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18	10A-102-17	Notes		
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20	10A-102-19	Notes		
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1	10A-103-00	Historical (BRI)		
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5	10A-103-04	General Notes		
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97	10A-103-96	General Notes		
98	10A-103-97	General Notes		
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	Index Sheet no.	Sheet Title	12/12/2015 Date Final	05/11/15 Date Iss
11	B-361-02	Completed		Yes
Mechanical (MPP)				
1	M-100-01	Mechanical General Sheet	Yes	Yes
2	M-100-02	Mechanical Ceiling - Plenum	Yes	Yes
3	M-100-03	Mechanical Ceiling - Plenum - Ductwork	Yes	Yes
4	M-100-04	Mechanical First Floor Plenum - Ductwork	Yes	Yes
5	M-100-05	Mechanical Second Floor Plenum - Ductwork	Yes	Yes
6	M-202-01	Mechanical First Floor Plenum - Ductwork	Yes	Yes
7	M-202-02	Mechanical First Floor Plenum - Ductwork/Plenum	Yes	Yes
8	M-202-03	Mechanical First Floor Plenum - Plenum	Yes	Yes
9	M-302-01	Mechanical Ceiling - Plenum	Yes	Yes
10	M-302-02	Mechanical Ceiling - Plenum - Ductwork	Yes	Yes
11	M-302-03	Mechanical First Floor Plenum - Plenum	Yes	Yes
12	M-302-04	Mechanical Schedules	Yes	Yes
13	M-700-01	Mechanical General	Yes	Yes
14	M-701-01	Mechanical General	Yes	Yes
15	M-701-02	Mechanical General	Yes	Yes
16	M-701-03	Mechanical General	Yes	Yes
Plumbing (AP)				
1	P-100-01	Plumbing General Sheet	Yes	Yes
2	P-101-01	Plumbing Ceiling - Plenum - Ductwork	Yes	Yes
3	P-101-02	Plumbing First Floor Plenum - Ductwork	Yes	Yes
4	P-202-01	Plumbing Ceiling - Plenum	Yes	Yes
5	P-202-02	Plumbing First Floor Plenum - Plenum	Yes	Yes
6	P-202-03	Plumbing Second Floor Plenum	Yes	Yes
7	P-303-01	Plumbing Water, Drainage	Yes	Yes
Structural (AP)				
1	SP-100-01	Structural General Sheet	Yes	Yes
2	SP-100-02	Structural First Floor Plenum - Ductwork	Yes	Yes
3	SP-202-01	Structural Ceiling - Plenum	Yes	Yes
4	SP-202-02	Structural Ceiling - Plenum	Yes	Yes
5	SP-202-03	Structural First Floor Plenum	Yes	Yes
6	SP-202-04	Structural Second Floor Plenum	Yes	Yes
7	SP-303-01	Structural Water, Drainage	Yes	Yes
8	SP-400-01	Structural Schedules	Yes	Yes
Standpipe (AP)				
1	SP-100-01	Standpipe General Sheet	Yes	Yes
2	SP-100-02	Standpipe Ceiling - Plenum	Yes	Yes
3	SP-100-03	Standpipe First Floor Plenum	Yes	Yes
4	SP-202-01	Standpipe Ceiling - Plenum	Yes	Yes
5	SP-202-02	Standpipe First Floor Plenum	Yes	Yes
6	SP-202-03	Standpipe Second Floor Plenum	Yes	Yes
7	SP-303-01	Standpipe Water, Drainage	Yes	Yes
Energy Code (F&E)				
1	EC-100-01	Energy Code Compliance	Yes	Yes
2	EC-100-02	Energy Code Compliance Sheet	Yes	Yes
3	EC-100-03	Energy Code Compliance Sheet	Yes	Yes
4	EC-100-04	Energy Code Compliance Sheet	Yes	Yes
5	EC-100-05	Energy Code Compliance Sheet	Yes	Yes
6	EC-100-06	Energy Code Compliance Sheet	Yes	Yes
7	EC-100-07	Energy Code Compliance Sheet	Yes	Yes
8	EC-100-08	Energy Code Compliance Sheet	Yes	Yes
9	EC-100-09	Energy Code Compliance Sheet	Yes	Yes
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67	EC-100-67	Energy Code Compliance Sheet	Yes	Yes
68	EC-100-68	Energy Code Compliance Sheet	Yes	Yes
69	EC-100-69	Energy Code Compliance Sheet	Yes	Yes
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71	EC-100-71	Energy Code Compliance Sheet	Yes	Yes
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86	EC-100-86	Energy Code Compliance Sheet	Yes	Yes
87	EC-100-87	Energy Code Compliance Sheet	Yes	Yes
88	EC-100-88	Energy Code Compliance Sheet	Yes	Yes
89	EC-100-89	Energy Code Compliance Sheet	Yes	Yes
90	EC-100-90	Energy Code Compliance Sheet	Yes	Yes
91	EC-100-91	Energy Code Compliance Sheet	Yes	Yes
92	EC-100-92	Energy Code Compliance Sheet	Yes	Yes
93	EC-100-93	Energy Code Compliance Sheet	Yes	Yes
94	EC-100-94	Energy Code Compliance Sheet	Yes	Yes
95	EC-100-95	Energy Code Compliance Sheet	Yes	Yes
96	EC-100-96	Energy Code Compliance Sheet	Yes	Yes
97	EC-100-97	Energy Code Compliance Sheet	Yes	Yes
98	EC-100-98	Energy Code Compliance Sheet	Yes	Yes
99	EC-100-99	Energy Code Compliance Sheet	Yes	Yes
100	EC-100-100	Energy Code Compliance Sheet	Yes	Yes
* Sheet numbers against changed				

* Steel numbering sequence changed

70 WEST
93rd Street

**BEYER
BLINDER
BELLE**

120 Broadway, 20th Floor
New York, NY 10271
212.777.7800

Owner
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156 Williams Street, 10th Floor
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Exterior Wall & Roofing
Frank Seta & Assoc. LLC
35 West 35th Street, 8th Floor
New York, NY 10001
212.465.1600

Sect & Signature



1	12/18/15	Issued to DoB
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No	Date	Description

Drawing Title

Cove

& Draw

Scale _____

Date _____

Project No. _____

Drawing No.

G-000

C-000

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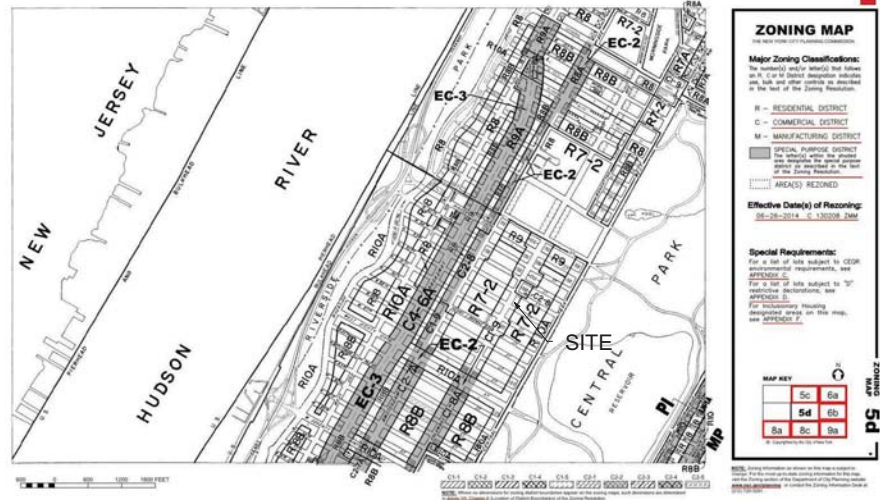
1211002

1211903





Large Scale Residential Development Map
1" = 400'



Zoning Map
1" = 400'

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10271
212.777.7800

Owner
Stellar Management
888 Seventh Avenue, 4th Floor
New York, NY 10019
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MEPFP Engineer
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Exterior Wall & Roofing
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212.465.1800

Seal & Signature

1. TITLES

By: Date Description

Drawn/Revised

Checked

Zoning Map, LSRD Map,
Plot Plan, Location Plan

Scale: As indicated

Date: 03/01/16

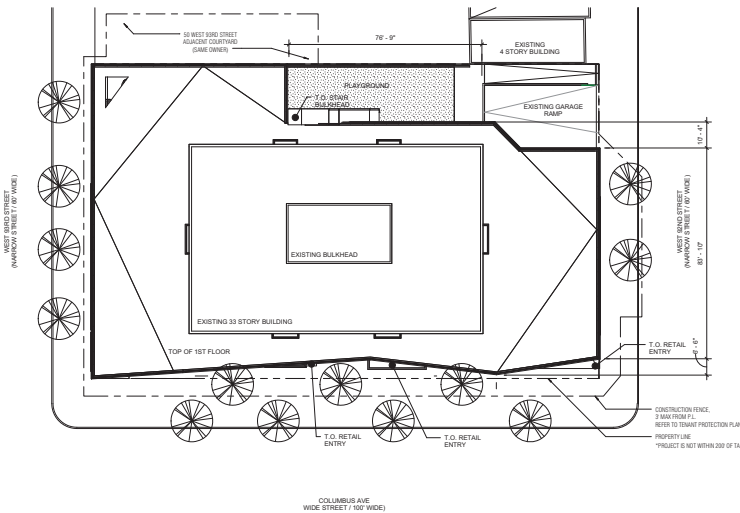
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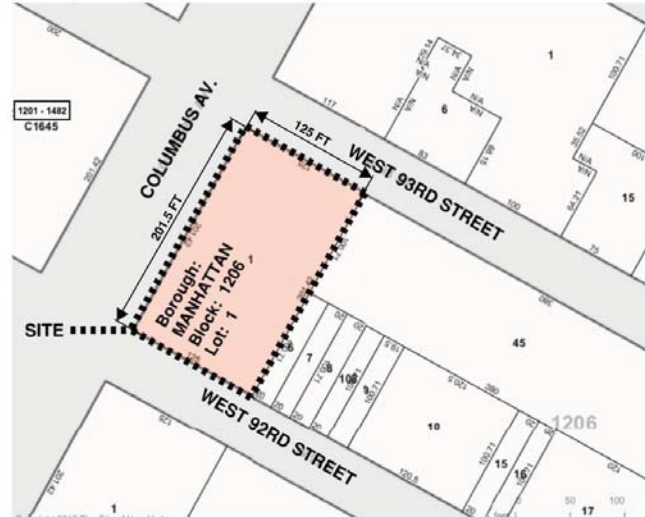
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121190362



Plot Plan
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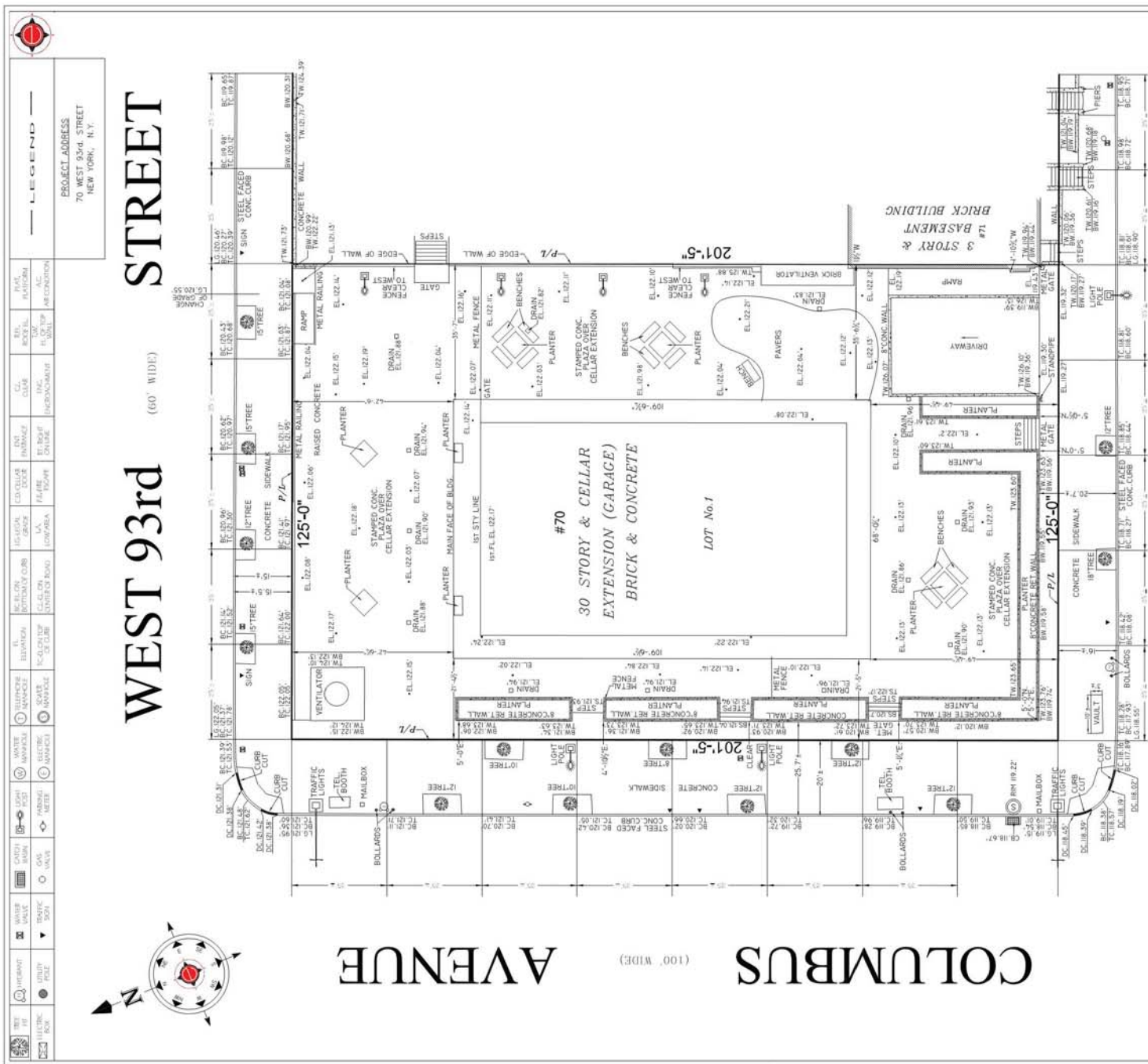


Location Plan
1" = 400'



Scan Code

121190362



STREET

(60" WIDE)

WEST 92nd

EMPIRE STATE
LAYOUT, INC.



CAUTION: (1) Before performing any digging or drilling on this site, it is required that subsurface services, including the underground mains be marked and identified by the utility involved in compliance with industrial code 53 of New York

(T) All elevations refer to NAVD 88 Datum.

NOTE. Unauthorized alterations or additions to this survey is a violation of section 7209 of the New York State education law. Copies of this survey may not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy.

SCALE: 1"= 16'

DATE	DESCRIPTION
AUGUST 1, 2016	SURVEY
BLOCK _____ 1206	
LOT _____ 1	
SECTION _____ 4	
COUNTY _____ NEW YORK	
DWG BY _____ A.G.	
CHECK'D BY _____ J.A.	



Job Number

Scan Code

**BEYER
BLINDER
BELLE**

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New York, NY 10001
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FEMA Flood	
Scale	1
Date	
Overseer	

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70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
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Stellar Management
150 Williams Street, 15th Floor
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Exterior Wall & Roofing
Frank Soto & Assoc. LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

Site Plan

Scale: 1" = 20'-0"

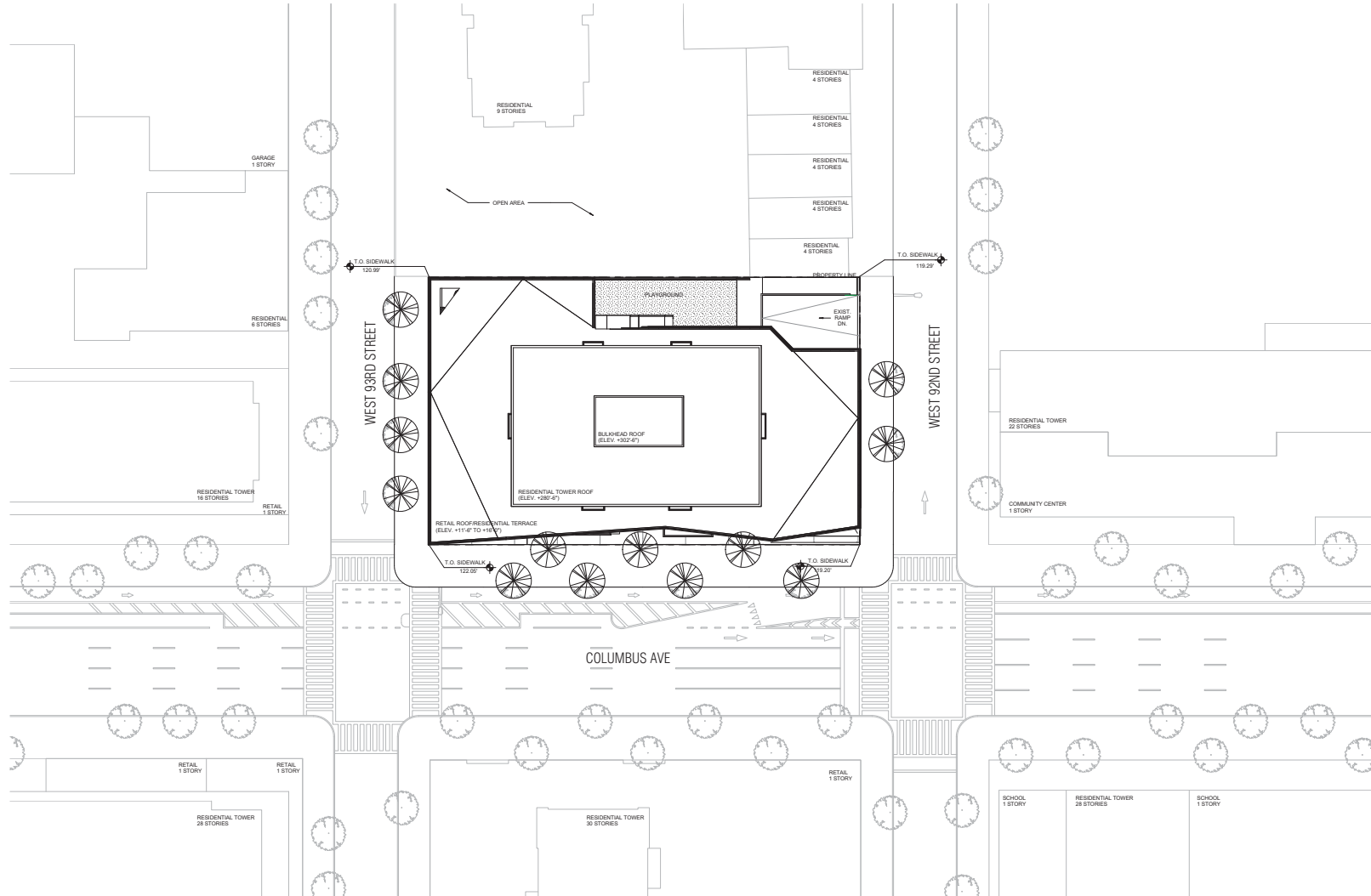
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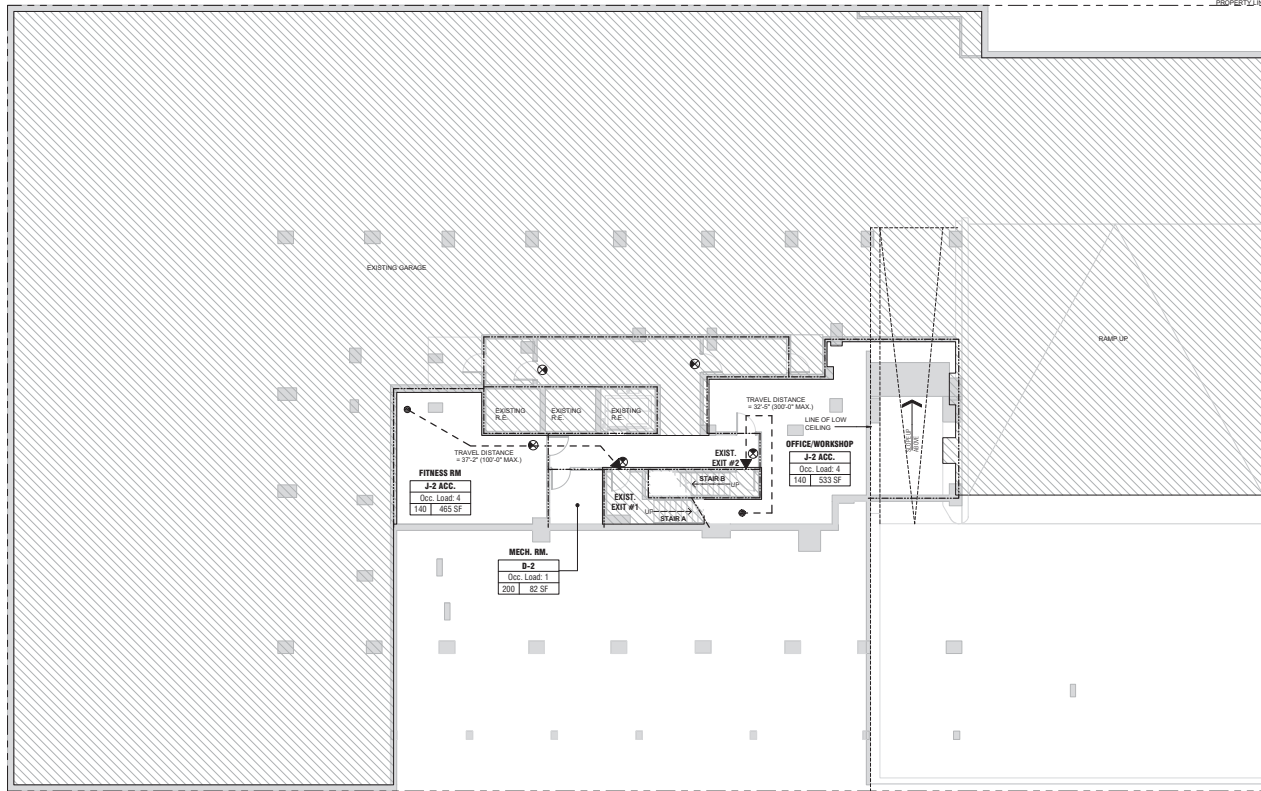
Project No: 02413.02

Drawing No: G-007.00

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121190362





SMOKE AND CARBON MONOXIDE DETECTOR NOTES:

- SMOKE / CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE HOUSING MAINTENANCE CODE AND MULTIPLE DWELLING LAW. THE NEW YORK CITY BUILDING CODE AS THE NEW YORK CITY DEPARTMENT OF BUILDINGS.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF THE TYPE OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK AND ANY APPLICABLE RULES FROM LOCATED THEREAFTER.
- EACH SMOKE / CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH REFERENCE STANDARDS 17-52 OF THE NEW YORK CITY BUILDING CODE.
- HARDWIRED CARBON MONOXIDE DETECTORS COMPLYING WITH REFERENCE STANDARDS 17-52 AND 17-54 SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN 15' OF THE PRIMARY ENTRANCE TO EACH DWELLING UNIT.
- EACH SMOKE CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READY TESTING OF SUCH DEVICE.
- DUPLEX UNITS SHALL HAVE A DEVICE LOCATED ON EACH LEVEL, IF ONLY ONE MEANS OF EGRESS IS PROVIDED FROM EACH LEVEL.
- CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4' FROM ANY WALL.
- WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 4" TO A MAXIMUM OF 36" FROM THE CEILING.
- EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE / CARBON MONOXIDE DETECTOR DEVICE RECEIVING POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER NEW YORK CITY BUILDING CODE SEC. 27-09.
- EACH SMOKE / CARBON MONOXIDE DETECTOR MUST BE EITHER THERMIONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER NEW YORK CITY BUILDING CODE SEC. 27-09. (b) A CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE / CARBON MONOXIDE DETECTOR MUST BE FILED WITH THE DEPARTMENT OF BUILDINGS AND RECORDS WITHIN 10 DAYS OF THE INSTALLATION. WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.

LEGEND: SMOKE DETECTORS AND EMERGENCY LIGHTING

SMOKE AND CARBON MONOXIDE DETECTOR

EXIT SIGN

Occupancy Group Code Designation: 1968 / 2014			
Occ. Group	1968 Designation	2014 Designation	
INDUSTRIAL (LOW HAZARD)	D-2	F-2	
RESIDENTIAL (APARTMENT)	J-2	R-2	
MERCANTILE	C	M	
STORAGE (LOW HAZARD)	B-2	S-2	
ASSEMBLY	F-3	A-3	

70 WEST 93rd Street

BEYER BLINDER BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

Owner
Stellar Management
180 Williams Street, 15th Floor
New York, NY 10038
212.456.0050

Owner
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888 Seventh Avenue, 44th Floor
New York, NY 10019
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Code and Flag Consultant
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212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc. LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

Egress Analysis - SubCellar									
Occupancy Type	Door Width	Unit Width/Occ.	Occupant Per Unit	Door Capacity*	Stair No.	Stair Width	Unit Width/Occ.	Occupant Per Unit	Stair Capacity*
EXIST. EXT. #1	36"	1.5 Units	40	80 PPL	EXIST. STAIR #1	48"	2.0	30	80 PPL
EXIST. EXT. #1	36"	1.5 Units	40	80 PPL	EXIST. STAIR #2	48"	2.0	30	80 PPL
TOTAL:				120 PPL					120 PPL

Occupant Load Analysis - SubCellar				
Room	Occ. Type	Area	Load Factor	Occupant Load *
MECH. RM.	D-2	82 SF	200	1
FITNESS RM.	J-2 ACC.	485 SF	140	4
OFFICE/WORKSHOP	J-2 ACC.	533 SF	140	4
Total Occupants				9

* Based on the 1968 Edition of New York City Building Code:
D-2, J-2 - Title 27, Subchapter 6, Table 5-1 Determination of Exit and Access Requirements

FIRE STRATEGY CODE SUMMARY					LIFE SAFETY SYMBOLS LEGEND					
BUILDING SUMMARY THE PROJECT IS LOCATED ON 93RD ST. BETWEEN COLUMBUS AVE. AND CENTRAL PARK WEST IN MANHATTAN. THE BUILDING COMPRISES 30 STORIES OF OFFICE, RESIDENTIAL, AND RECREATION SPACE, AS WELL AS THE EXTENSION OF COMMERCIAL SPACE AND ROOF TERRACE.	USE & CLASSIFICATION THE BUILDING CLASSIFICATION WILL BE RESIDENTIAL (J-2), AND THE ROOF TERRACE WILL BE ASSEMBLY (F-3).	OCCUPANCY THE BUILDING OCCUPANCY HAS BEEN CALCULATED USING THE FOLLOWING LOAD FACTORS: • RESIDENTIAL - 140 SF / FT ² (PERSON) (GROUP) • MERCANTILE AT GRADE - 250 SF / FT ² (PERSON) (GROUP) • ASSEMBLY (UNCONCENTRATED) - 150 SF / FT ² (PERSON) (GROUP)	ACCESSIBILITY PER SECTION 1, THE ACCESSIBLE MEANS OF EGRESS IS VIA THE ELEVATORS. ALL ELEVATORS ARE CONNECTED TO THE EMERGENCY POWER SYSTEM. ONLY ONE CAR IN EACH COSE CAN BE RUN ON EMERGENCY POWER AT A TIME AND CAN BE CONTROLLED BY THE ELEVATOR CONTROL PANEL AT THE LOBBY LEVEL.	TRAVEL DISTANCES THE BUILDING COMPLIES WITH THE FOLLOWING TRAVEL DISTANCES: J-2 RESIDENTIAL DWELLING UNITS • GRADE END - 40 FT (IN 2 HR RATED CORRIDOR) • COMMON PATH - 10 FT • TRAVEL DISTANCE - 140 FT (7 PERSONS) • BUILD END - 30 FT • COMMON PATH - 10 FT • TRAVEL DISTANCE - 110 FT (7 PERSONS) • GRADE END - 10 FT • COMMON PATH - 10 FT • TRAVEL DISTANCE - 100 FT	EMERGENCY POWER SYSTEM AS AN OCCUPANCY PART OF THE BUILDING, AN EMERGENCY POWER SYSTEM (COMPLYING WITH SECTION 27-09) SHALL BE PROVIDED TO SUPPORT THE FOLLOWING: • EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10. • AT LEAST ONE ELEVATOR SERVING ALL FLOORS OR ONE.	GENERAL NOTES 1. ALL EXITS TO BE 2 HR RATED. 2. ALL DOORS ARE 3' 0" WIDE, 32" CLEAR WIDTH PER AREA REQUIREMENT. 3. DOORS IN 2 HR RATED PARTITION SHALL BE 90 MIN. SELF-CLOSING. 4. DOORS IN 1 HR RATED PARTITION SHALL BE 45 MIN. SELF-CLOSING.	EMERGENCY POWER SYSTEM A FIRE COMMAND CENTER (FCC) WILL BE PROVIDED WITHIN THE MAIN ENTRANCE LOBBY AT LEVEL 01. THE FCC WILL BE PART OF THE FIRE ALARM/NOTIFY PANEL. ELEVATOR CONTROL PANEL OR IMMEDIATELY ADJACENT TO THESE, THE FCC SHALL COMPLY WITH NFPA 101.	1-HOUR FIRE RATED ASSEMBLY 2-HOUR FIRE RATED ASSEMBLY MIN. USE SHEET 4.00 FOR PARTITION ASSEMBLY	MINIMUM TRAVEL DISTANCE	OCCUPANCY LOAD INFORMATION EXIT DISCHARGE EXIT SIGN

Used & Signature

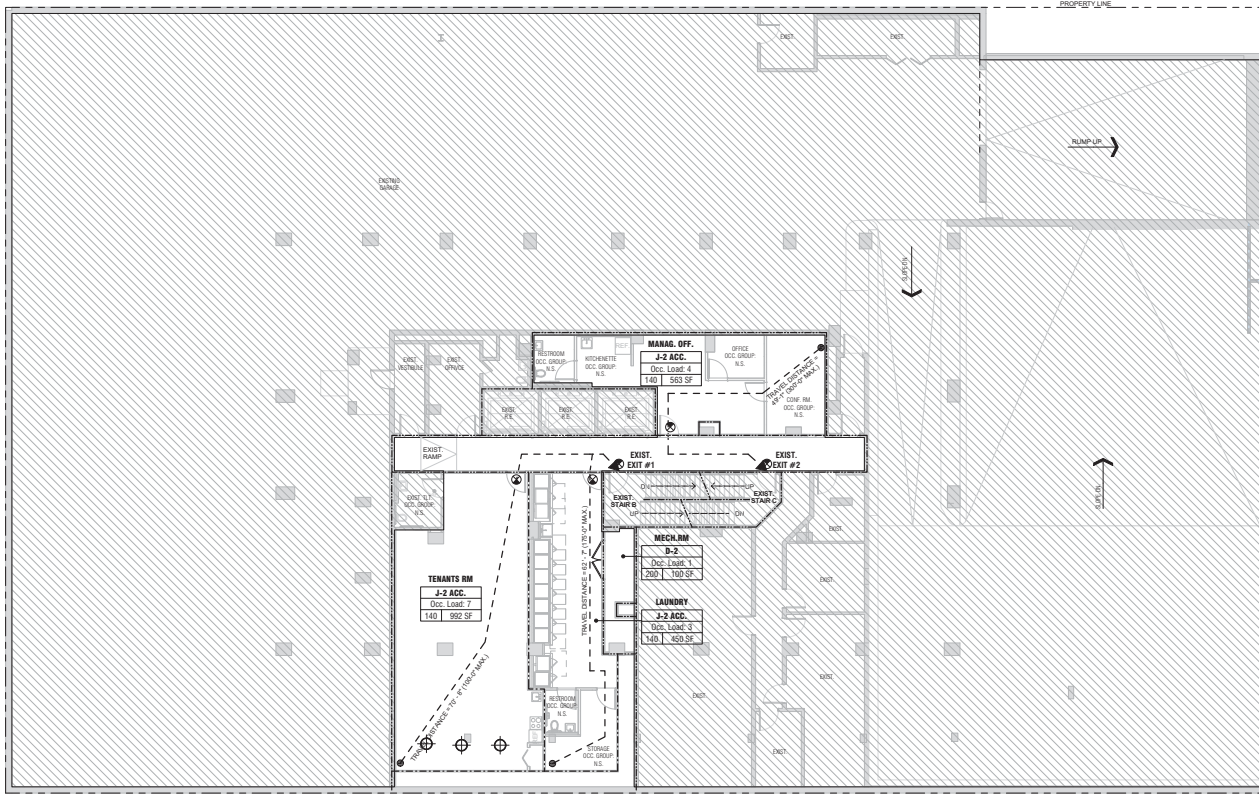
Cellar 2 Life Safety Plan

Drawn: As indicated

Project No: 02413.02

Drawing No: 121190362

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SMOKE AND CARBON MONOXIDE DETECTOR NOTES:

- SMOKE / CARBON MONOXIDE DETECTORS OR DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE HOUSING MAINTENANCE CODE AND THE NEW YORK CITY BUILDING CODE.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF TITLE OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK AND ANY APPLICABLE RULES PROMULGATED THEREUNDER.
- EACH SMOKE / CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH REFERENCE STANDARDS 17-52 OF THE NEW YORK CITY BUILDING CODE.
- SMOKE / CARBON MONOXIDE DETECTORS COMPLYING WITH REFERENCE STANDARDS 17-52 AND 17-53 SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN 15'-0" OF THE PRIMARY ENTRANCE TO EACH DWELLING UNIT.
- EACH SMOKE CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READY TESTING OF SUCH DEVICE.
- DUPLEX UNITS SHALL HAVE A DEVICE LOCATED ON EACH LEVEL. IF ONLY ONE MEANS OF EGRESS IS PROVIDED FROM EACH LEVEL, CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4' FROM ANY WALL.
- WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 4' TO A MAXIMUM OF 37" FROM THE CEILING.
- EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE / CARBON MONOXIDE DETECTOR DEVICE RECEIVING POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER NEW YORK CITY BUILDING CODE SEC. 27-09.
- EACH SMOKE / CARBON MONOXIDE DETECTOR MUST BE EITHER THERMO-IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER NEW YORK CITY BUILDING CODE SEC. 27-09 (b).
- A CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE / CARBON MONOXIDE DETECTOR MUST BE FILED WITH THE DEPARTMENT OF CODES AND PLANNING (DCP) 10 DAYS AFTER INSTALLATION. WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.

LEGEND: SMOKE DETECTORS AND EMERGENCY LIGHTING

SMOKE AND CARBON MONOXIDE DETECTOR
EXIT SIGN

Occupancy Group Code Designation: 1968 / 2014		
Occ. Group	1968 Designation	2014 Designation
INDUSTRIAL (LOW HAZARD)	D-2	F-2
RESIDENTIAL (APARTMENT)	J-2	R-2
MERCANTILE	C	M
STORAGE (LOW HAZARD)	B-2	S-2
ASSEMBLY	F-3	A-3

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MERFP Engineer
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Landscape Architect
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Code and Flag Consultant
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Exterior Wall & Roofing
Frank-Saba & Assoc. LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

Egress Analysis - Cellar							
Occupancy Type	Door Width	Unit Width/Occ.	Occupant Per Unit	Door Capacity*	Stair No.	Stair Width	Stair Capacity*
EXIST. EXIT #1	3'	1.5 Units	40	80 PPL	EXIST. STAIR #1	4'	30
EXIST. EXIT #2	3'	1.5 Units	40	80 PPL	EXIST. STAIR #2	4'	30
TOTAL:				120 PPL			120 PPL

Occupant Load Analysis - Cellar			
Room	Occ. Type	Area	Occupant Load
Mechanical Room	D-2	100 SF	200
Laundry	J-2 ACC	450 SF	140
Storage Room	J-2 ACC	550 SF	140
Tenants' Room	J-2 ACC	950 SF	140
Total Occupants			18

* Based on the 1968 Edition of New York City Building Code:
D-2, J-2 - Title 27, Subchapter 6, Table 6-1 Determination of Exit and Access Requirements

FIRE STRATEGY CODE SUMMARY			
BUILDING RAMPWAY THE BUILDING IS LOCATED ON BROAD ST. BETWEEN COLLINGSWOOD AVE. AND CENTRAL PARK WEST IN BROOKLYN. THE BUILDING COMPRISES SIX STOREYS OF EXISTING RESIDENTIAL AND ANNUAL SPACE, AS WELL AS NEW EXISTING OF COMMERCIAL SPACE, AND ROOF TERRACE.	USE & CLASSIFICATION THE BUILDING'S OCCUPANCY WILL BE RESIDENTIAL (J-2), WHILE THE ELEVATOR WILL BE MERCANTILE (C), AND THE ROOF TERRACE WILL USE ASSEMBLY (F-3).	EGRESS CAPACITY PER ACTIVITY 1, THE ACCESSIBLE MEANS OF EGRESS WILL BE PROVIDED BY THE EXISTING STAIRS AND SECONDARY CORRIDOR. EACH STAIR CORRIDOR WILL BE SERVED BY THE EXISTING STAIR TOWER. AS WELL AS AN ADDITIONAL EXISTING COVERED STAIR.	TRAVEL DISTANCES PER ACTIVITY 1, THE ACCESSIBLE MEANS OF EGRESS IS VIA THE EXISTING STAIRS AND SECONDARY CORRIDOR. EACH STAIR CORRIDOR WILL BE SERVED BY THE EXISTING STAIR TOWER. AS WELL AS AN ADDITIONAL EXISTING COVERED STAIR.
OCCUPANCY THE BUILDING'S OCCUPANCY HAS BEEN CALCULATED USING THE FOLLOWING LOAD FACTORS: • RESIDENTIAL - 140 SQ. FT. / PERSON (GROSS) • MERCANTILE AT GRADE - 250 SQ. FT. / PERSON (GROSS) • ASSEMBLY (UNDERGROUND) - 150 SQ. FT. / PERSON (GROSS)	ACCESSIBILITY PER ACTIVITY 1, THE ACCESSIBLE MEANS OF EGRESS IS VIA THE EXISTING STAIRS AND SECONDARY CORRIDOR. EACH STAIR CORRIDOR WILL BE SERVED BY THE EXISTING STAIR TOWER. AS WELL AS AN ADDITIONAL EXISTING COVERED STAIR.	EGRESS CAPACITY PER ACTIVITY 1, THE ACCESSIBLE MEANS OF EGRESS IS VIA THE EXISTING STAIRS AND SECONDARY CORRIDOR. EACH STAIR CORRIDOR WILL BE SERVED BY THE EXISTING STAIR TOWER. AS WELL AS AN ADDITIONAL EXISTING COVERED STAIR.	TRAVEL DISTANCES PER ACTIVITY 1, THE ACCESSIBLE MEANS OF EGRESS IS VIA THE EXISTING STAIRS AND SECONDARY CORRIDOR. EACH STAIR CORRIDOR WILL BE SERVED BY THE EXISTING STAIR TOWER. AS WELL AS AN ADDITIONAL EXISTING COVERED STAIR.
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LIFE SAFETY SYMBOLS LEGEND	
1.400 PPL PER HOUR ASSEMBLY 2.400 PPL PER HOUR ASSEMBLY NOTE: SEE SHEET 4 AND FOR PARTITION ASSEMBLY	MAXIMUM TRAVEL DISTANCE
OCCUPANCY LOAD INFORMATION	
EXIT DISCHARGE	EXIT SIGN

Cellar 1 Life Safety Plan
Owner: As indicated
Project No: 0303106
Drawing No: 02413.02

G-1C1.00
121190362



Scan Code

Owner
Vornado Realty Trust
888 Seventh Avenue, 44th Floor
New York, NY 10019
212.894.7000

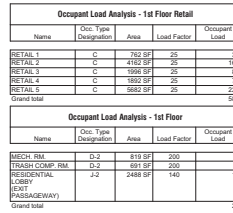
Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 10
New York, NY 10016
212.565.7878

MPEP Engineer
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Exterior Wet & Roofing
Frank Setz & Assoc. LLC
35 West 35th Street, 8th Floor
New York, NY 10001
212.465.1600

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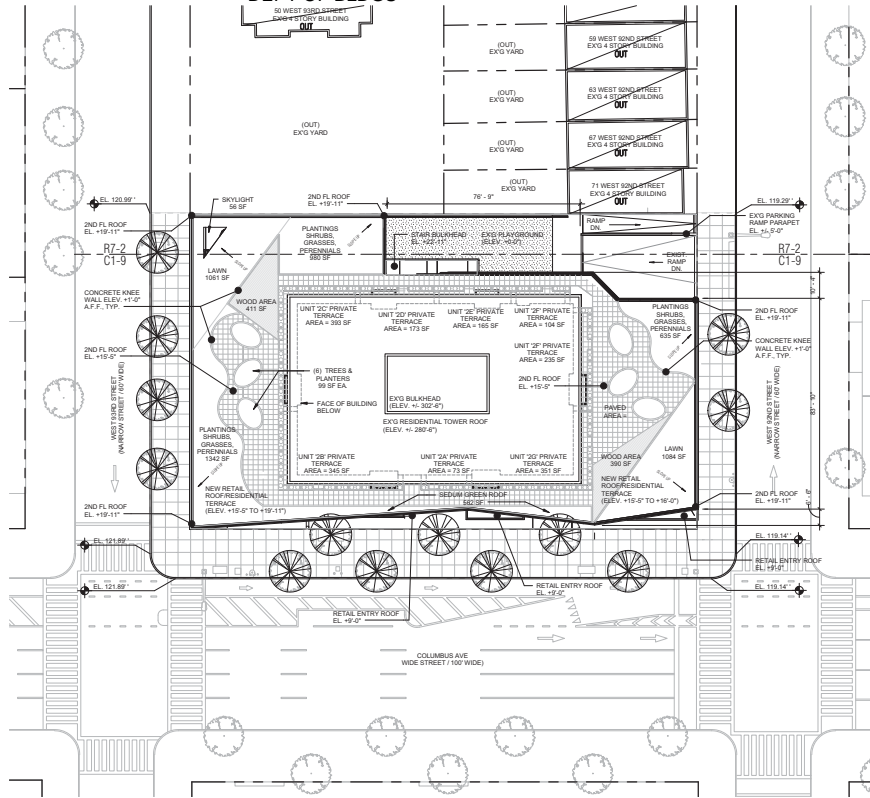
121190362

FIRE STRATEGY CODE SUMMARY				
BUILDING SUMMARY THE PROJECT IS LOCATED ON THE CORNER OF LAMAR AVENUE AND CENTRAL PARK WEST IN MANHATTAN. THE BUILDING COMPLETES 30 STORIES OF EXISTING RESTRUCTURING AND AN ADDITIONAL 10 STORIES OF NEW CONSTRUCTION, AND AN ADDITIONAL SPACE AS WELL AS NEW CONSTRUCTION OF CONDOMINIUM SPACE, AND ROOF TOPS.	USE & CLASSIFICATION THE BUILDING MAINS WILL BE RESIDENTIAL (R-2). THE ENTIRETY WILL BE MERCANTILE (C-2) AND THE ROOF TOPS WILL BE ASSEMBLY (A-2).	EMERGENCY EGRESS THE EXISTING RESTRUCTURING OCCUPANTS WILL BE SERVED BY THE EXISTING EGRESS ROUTES. THE NEW CONSTRUCTION WILL BE SERVED BY THE EXISTING EGRESS ROUTES AND NEW SECONDARY CORRIDORS. THE NEW CONSTRUCTION WILL BE SERVED BY THE EXISTING EGRESS ROUTES AND NEW SECONDARY CORRIDORS. THE NEW CONSTRUCTION WILL BE SERVED BY THE EXISTING EGRESS ROUTES AND NEW SECONDARY CORRIDORS.	TRAFFIC INDICES THE BUILDING COMPLETES WITH THE FOLLOWING TRAFFIC INDICES: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765.	

LIFE SAFETY SYMBOLS LEGEND	
-----	1-HOUR FIRE-RATED ASSEMBLY
-----	2-HOUR FIRE-RATED ASSEMBLY
◀-----●	NOTE: SEE SHEET A-800 FOR PARTITION ASSEMBLIES MAXIMUM TRAVEL DISTANCE
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Occupancy Classification Occupant Load Load Factor Area </div>	OCCUPANCY LOAD INFORMATION
▶	EXIT DISCHARGE
⊗	EXIT SIGN



NYC LPC - TPPN 1088 Plan
1" = 10'



1. Zoning - Site Plan
1" = 20'

- NOTE:
- ALL ELEVATIONS (EL. X.XX) INDICATED ARE ACTUAL AND REFER TO DATUM USED BY THE TOPOGRAPHIC SURVEY BUREAU OF MANHATTAN WHICH IS 7.75 FEET ABOVE NGVD (1025 MEAN SEA LEVEL, SANDY HOOK, NJ).
 - PROPERTY IS NOT WITHIN 200 FEET OF TA.

Open Space Area Calculations					
GROUND FLOOR			SECOND FLOOR		
Document Area		Totals	Landscaping		Totals
Programmed	1,000 SF	3,853 SF	Planting	2,300 SF	6,559 SF
Circulation	777 SF		Lawn	2,140 SF	
Ramp	1154 SF		Drives	552 SF	
			Trees & Plantings	500 SF	
			Wood Deck	301 SF	4,559 SF
			Planted Pavers	3,000 SF	
			Daylight	50 SF	
			Private Tennis		
			Planted Pavers	1,000 SF	2,668 SF
			Plaster & Hardscape Wall	627 SF	
2ND FLOOR TOTAL:		3,853 SF	2ND FLOOR TOTAL:		14,025 SF
			GRAND TOTAL:		17,878 SF

FLOOR AREA ANALYSIS				
	EXISTING	PROPOSED	PERMITTED PER Z.R.	
LOT AREA	25,178 SF	25,178 SF	25,178 SF	
RESIDENTIAL Z.F.A.	210,000 SF	210,000 SF (no change)	251,780 SF	
COMMUNITY FACILITY Z.F.A.	-	-	-	
COMMERCIAL Z.F.A.	1,350 SF	14,730 SF	50,356 SF	
TOTAL	211,350 SF	224,730 SF	251,780 SF	COMPLIES
FAR	8.39	8.92	10	COMPLIES
RESIDENTIAL (AS PER SPECIAL PERMIT SCHEDULE)				
RES. LOT AREA	210,000 SF	210,000 SF (no change)	210,000 SF	COMPLIES
RES. FAR	10	10 (no change)	10	COMPLIES
OPEN SPACE	17,800 SF	17,878 SF	17,800 SF (REQ.)	COMPLIES
ZONING ROOMS	N/A	N/A	N/A	N/A
LOT AREA PER ROOM	N/A	N/A	N/A	N/A
DWELLING UNITS	203	203 (no change)	203	COMPLIES

- General Notes:
- For Special Permit Schedule. Refer to Approved Land Use Review Application ID M9 20493H ZAM
 - Regulations of West Side Urban Renewal Area have expired for this site.

- Retail enlargement permitted under ZR Section 78-06 (b)(3) must:
- No residential use existing prior to July 23, 2008, located above the level of the ground floor can be converted to non-residential use.
 - Enlargement restricted to Retail uses in UG 6A, 6C, and 6F; no bank shall occupy more than 25 feet of the wide street frontage, measured to a depth of 30 feet.
 - Provide minimum 3 establishments along Columbus Ave. with entries from avenue with no one establishment occupying more than 100 feet of frontage along Columbus Ave.
 - Street wall to be glazed with transparent materials occupying 70 % of street wall at ground to the height of 12 feet along public sidewalk.
 - Required open space with appropriate circulation, seating, lighting and plantings shall be accessible and usable by all residents of the large-scale development.

1. Floor Area Analysis
1" = 10'

ZONING CALCULATIONS

70 West 93rd Street

Note: (LSRD note)

Applicable Section

Map 5D 1. Zoning District:
C1-9 (Equals R-10) & R7-2, Westside LSRD & Former URA
(Due to provisions of ZR section 77-11, the C1-9 District regulations apply to the entire Zoning Lot. See part 2 below)

2. Lot Area
R7-2: 3191 SF (12.7% of total area)
C1-9: 21,987 SF (87.3% of total area)
Total: 25,178 SF

22-00 3. Uses Permitted/Required:
32-00 Use Groups 1-6
West Side Urban Renewal Area (Expired)

4. Uses Provided:
Existing Building: Use Group 2 (Residential)
Use Group 6 (Commercial)
Enlargement: Use Group 6 (Commercial)
Complies: See Sheet Z-001

23-15 5. Floor Area Permitted
33-122 A. FAR permitted
35-23 Commercial 2
99-04 Residential 10
Maximum 10

B. Floor Area Permitted: 25,178 SF x 10 = 251,780 SF
1. Commercial: 25,178 SF x 2 = 50,356 SF
2. Residential: 25,178 SF x 10 = 251,780 SF
3. Maximum 251,780 SF

6. Floor Area Proposed
A. Existing Floor Area
Commercial 1,350 SF
Residential 210,000 SF
Total 211,350 SF
B. Enlargement (No Mech. Deductions Taken)
Commercial 14,730 SF
Residential (no change) 14,730 SF
Total 14,730 SF
C. Total
Commercial 16,080 SF
Residential 210,000 SF
Total 226,080 SF
Complies.

23-22 7. Dwelling Units Permitted
35-40 A. Dwelling Unit Factor: 790
B. Maximum residential floor area permitted R10:
1. Maximum Floor Area: 251,780 SF
2. Non-residential Floor Area: 16,080 SF
3. Resid. Floor Area Permitted: 235,700 SF
Calculation: 235,700 SF / 790 = 298 DU's
C. Dwelling Units Proposed: 203 DU's (Existing Non-complying)

23-47 8. Yard Regulations
35-53 Complies. See Sheet Z-001.
33-26

99-05 9. Height and Setback Regulations
Enlargement complies. See sheet Z-001

13-00 10. Accessory Off-Street Parking Regulations
13-41 88 spaces (unchanged from existing)

33-03 11. Street Tree Regulations
26-41 None required; enlargement less than 20%
Existing trees to remain.
A. Total Existing Floor Area: 211,350 SF
Total Enlargement Floor Area: 14,730 SF
(14,730 / 211,350) x 100 = 14.35 % EXEMPT

36-70 14. Bicycle Parking Regulations
None required; enlargement less than 50%

13-30 15. Loading Regulations
36-62 None required; retail use less than 25,000 SF; None Provided
88-50

23-10 16. Open Space Regulations
23-15 Existing compliance. No reduction of open space and no increase
of Residential ZFA

2. Zoning Calculations
1" = 10'

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

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New York, NY 10038
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Vornado Realty Trust
888 Seventh Avenue, 44th Floor
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Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
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Landscaping Architect
MPFP LLC
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Code and Flag Consultant
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40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Sells & Assoc. LLC
35 West 39th Street, 8th Floor
New York, NY 10018
212.465.1800

Seal & Signature

1. NOTARIES: Notary to Seal

Site Plan, Zoning Calcs. and Floor Area Anal.

Scale: As Indicated
Date: 02/27/16
Project No.: 02413.02
Drawing No.:

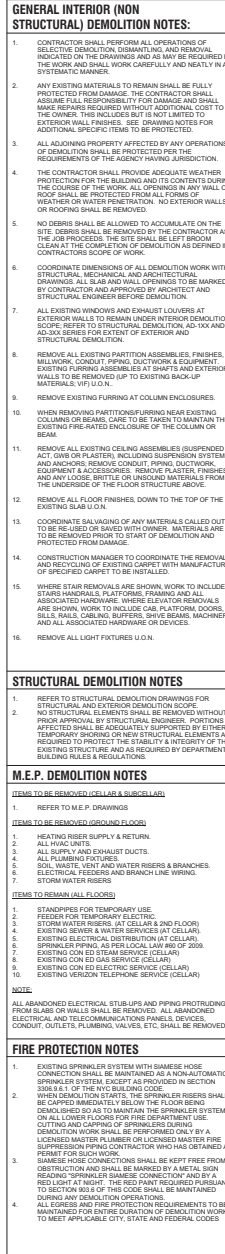
Z-001.00

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121190362



Scan Code



DEMO LEGEND	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING FLOOR STRUCTURE & SLAB TO BE REMOVED
	EXISTING CEILING FINISH TO BE REMOVED
	AREA OF EXISTING TO REMAIN

DEMOLITION KEY NOTES	
D1	REMOVE EXISTING PARTITION IN ITS ENTIRETY
D2	REMOVE EXISTING DOOR, FRAME, AND HANGING
D3	REMOVE EXISTING FLOORING OR COLUMN SUBGRADE
D4	REMOVE EXISTING CEILING THROUGHOUT REFER TO GENERAL NOTES FOR SCOPE (TYP)
D5	REMOVE EXISTING FLOORING FINISH DOWN TO ORIGINAL STRUCTURAL SLAB
D6	REMOVE EXISTING PLUMBING FIXTURE, CUT AND CAP LINE COORDINATE WITH MEP GENERAL NOTES
D7	REMOVE EXISTING KITCHEN IN ITS ENTIRETY INCLUDING COUNTERTOP, SINK, AND APPLIANCES
D8	REMOVE EXISTING BATHROOM IN ITS ENTIRETY INCLUDING SINK, TUB, TOILET AND FIXTURES
D9	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D10	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D11	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D12	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D13	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D14	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D15	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D16	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D17	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D18	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D19	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D20	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D21	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
D22	REMOVE EXISTING CHASE PARTITIONS REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN

GENERAL INTERIOR (NON STRUCTURAL) DEMOLITION NOTES:

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF SELECTIVE DEMOLITION, DEMOLITION, AND REMOVAL OF THE WORK AND SHALL WORK CAREFULLY AND NEATLY IN A SYSTEMATIC MANNER.
- ANY EXISTING MATERIALS TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO WEATHER OR WATER PENETRATION. NO EXTERIOR WALLS OR ROOFING SHALL BE REMOVED.
- ALL ADDITIONAL PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION. NO EXTERIOR WALLS OR ROOFING SHALL BE REMOVED.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROGRESSES. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION AS DEFINED IN CONTRACTORS SCOPE OF WORK.
- COORDINATE DIMENSIONS OF ALL DEMOLITION WORK WITH STRUCTURAL, MECHANICAL, AND ARCHITECTURAL DRAWINGS. ALL SLAB AND WALL OPENINGS TO BE MARKED BY CONTRACTOR AND APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER BEFORE DEMOLITION.
- ALL EXISTING WINDOWS AND EXHAUST COVERS AT DEMOLITION SHALL BE REMOVED UNDER INTERIOR DEMOLITION SCOPE. REFER TO STRUCTURAL DEMOLITION A5-10X AND A5-30X SERIES FOR EXTENT OF EXTERIOR AND STRUCTURAL DEMOLITION.
- REMOVE ALL EXISTING PARTITION ASSEMBLIES, FINISHES, MILLWORK, CONDUIT PIPING, DUCTWORK & EQUIPMENT. EXISTING EXTERIOR WALLS TO REMAIN. EXTERIOR WALLS TO BE REMOVED UP TO EXISTING SLAB & EQUIPMENT MATERIALS V.P. L.O.N.
- REMOVE EXISTING FURNISHING AT COLUMN ENCLOSURES.
- WHEN REMOVING PARTITIONS/FURNISHING NEAR EXISTING COLUMNS OR BEAMS, CARE TO BE TAKEN TO MAINTAIN THE EXISTING FIRE-RATED ENCLOSURE OF THE COLUMN OR BEAM.
- REMOVE ALL EXISTING CEILING ASSEMBLIES (SUSPENDED, ACT, DMR OR PLASTER, INCLUDING SUSPENSION SYSTEM AND ANCHORS, REMOVED CONDUIT, PIPING, DUCTWORK, EQUIPMENT & ACCESSORIES. REMOVE PLASTER, FINISHES, AND ANY LOOSE, BRITTLE OR UNSOUND MATERIALS FROM THE UNDERSIDE OF THE FLOOR STRUCTURE ABOVE.
- REMOVE ALL FLOOR FINISHES, DOWN TO THE TOP OF THE EXISTING SLAB L.O.N.
- COORDINATE SALVAGING OF ANY MATERIALS CALLED OUT TO BE REUSED OR SALVED WITH OWNER. MATERIALS ARE TO BE REMOVED PRIOR TO START OF DEMOLITION AND PROTECTED FROM DAMAGE.
- CONSTRUCTION MANAGER TO COORDINATE THE REMOVAL AND RECYCLING OF EXISTING CARPET WITH MANUFACTURER OF SPECIFIED CARPET TO BE RECYCLED.
- WHERE STAR REMOVALS ARE SHOWN, WORK TO INCLUDE EXISTING HARDWARE, PLASTER, FINISHES, AND ALL ASSOCIATED HARDWARE. WHERE ELEVATOR REMOVALS ARE SHOWN, WORK TO INCLUDE EXISTING HARDWARE, SILLS, RAILS, CAROLING, BUFFERS, SWIVE BEAMS, MACHINERY AND ALL ASSOCIATED HARDWARE OR DEVICES.
- REMOVE ALL LIGHT FIXTURES L.O.N.

STRUCTURAL DEMOLITION NOTES

- REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR STRUCTURAL AND EXTERIOR DEMOLITION SCOPE.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED WITHOUT PRIOR APPROVAL BY STRUCTURAL ENGINEER. PORTIONS AFFECTED SHALL BE FULLY SUPPORTED BY EITHER TEMPORARY SHORING OR SHIELDING. NEW STRUCTURAL ELEMENTS ARE REQUIRED TO PROTECT THE STABILITY & INTEGRITY OF THE EXISTING STRUCTURE AND AS REQUIRED BY DEPARTMENT OF BUILDING RULES & REGULATIONS.

M.E.P. DEMOLITION NOTES

(ITEMS TO BE REMOVED (CELLAR & SUBCELLAR))

- REFER TO M.E.P. DRAWINGS

(ITEMS TO BE REMOVED (GROUND FLOOR))

- HEATING RISER SUPPLY & RETURN.
- ALL PIPING UNITS.
- ALL SUPPLY AND EXHAUST DUCTS.
- ALL PLUMBING FIXTURES.
- SINK, WASH, VENT AND WATER RISERS & BRANCHES.
- ELECTRICAL FEEDERS AND BRANCH LINE WIRING.
- STORM WATER RISERS.

(ITEMS TO REMAIN (ALL FLOORS))

- STANDPIPES FOR TEMPORARY USE.
- FEEDER FOR TEMPORARY ELECTRIC.
- STORM WATER RISERS (AT CELLAR & 2ND FLOOR).
- EXISTING SEWER & WATER SERVICES (AT CELLAR).
- EXISTING ELECTRICAL DISTRIBUTION (AT CELLAR).
- SPRINKLER TYPICAL FOR LOCAL LAW 24 OF 2009.
- EXISTING COND STEAM SERVICE (CELLAR).
- EXISTING COND ELECTRIC SERVICE (CELLAR).
- EXISTING VENTILATION TELEPHONE SERVICE (CELLAR).

NOTE:

ALL ABANDONED ELECTRICAL, STUB-UPS AND PIPING PROTRUDING FROM SLABS OR WALLS SHALL BE REMOVED. ALL ABANDONED ELECTRICAL, AND TELECOMMUNICATIONS PANELS, DEVICES, CONDUIT, OUTLETS, PLUMBING, VALVES, ETC. SHALL BE REMOVED.

FIRE PROTECTION NOTES

- EXISTING SPRINKLER SYSTEM WITH SHAMERE HOSE CONNECTION SHALL BE MAINTAINED AS A NON-AUTOMATIC SPRINKLER SYSTEM EXCEPT AS PROVIDED IN SECTION 906.8.1.1 OF THE NYC BUILDING CODE.
- WHEN DEMOLITION STARTS, THE SPRINKLER RISERS SHALL BE CAPPED IMMEDIATELY BELOW THE FLOORING DEMOLITION. AS TO MAINTAIN THE SPRINKLER SYSTEM ON ALL LOWER FLOORS FOR FIRE DEPARTMENT USE. CUTTING AND CAPPING OF SPRINKLERS DURING DEMOLITION WORK SHALL BE PERFORMED ONLY BY A LICENSED MASTER PLUMBER OR LICENSED MASTER FIRE SUPPRESSION PIPING CONTRACTOR WHO HAS OBTAINED A PERMIT FOR SUCH WORK.
- SHAMERE HOSE CONNECTIONS SHALL BE KEPT FREE FROM OBSTRUCTION AND SHALL BE MARKED BY A METAL SIGN READING "SPRINKLER SHAMERE CONNECTION". THE RED PAINT REQUIRED PURSUANT TO SECTION 906.8 OF THIS CODE SHALL BE MAINTAINED DURING ANY DEMOLITION OPERATIONS. ALL EGRESS AND FIRE PROTECTION REQUIREMENTS TO BE MAINTAINED FOR THE DURATION OF DEMOLITION WORK TO MEET APPLICABLE CITY, STATE AND FEDERAL CODES.

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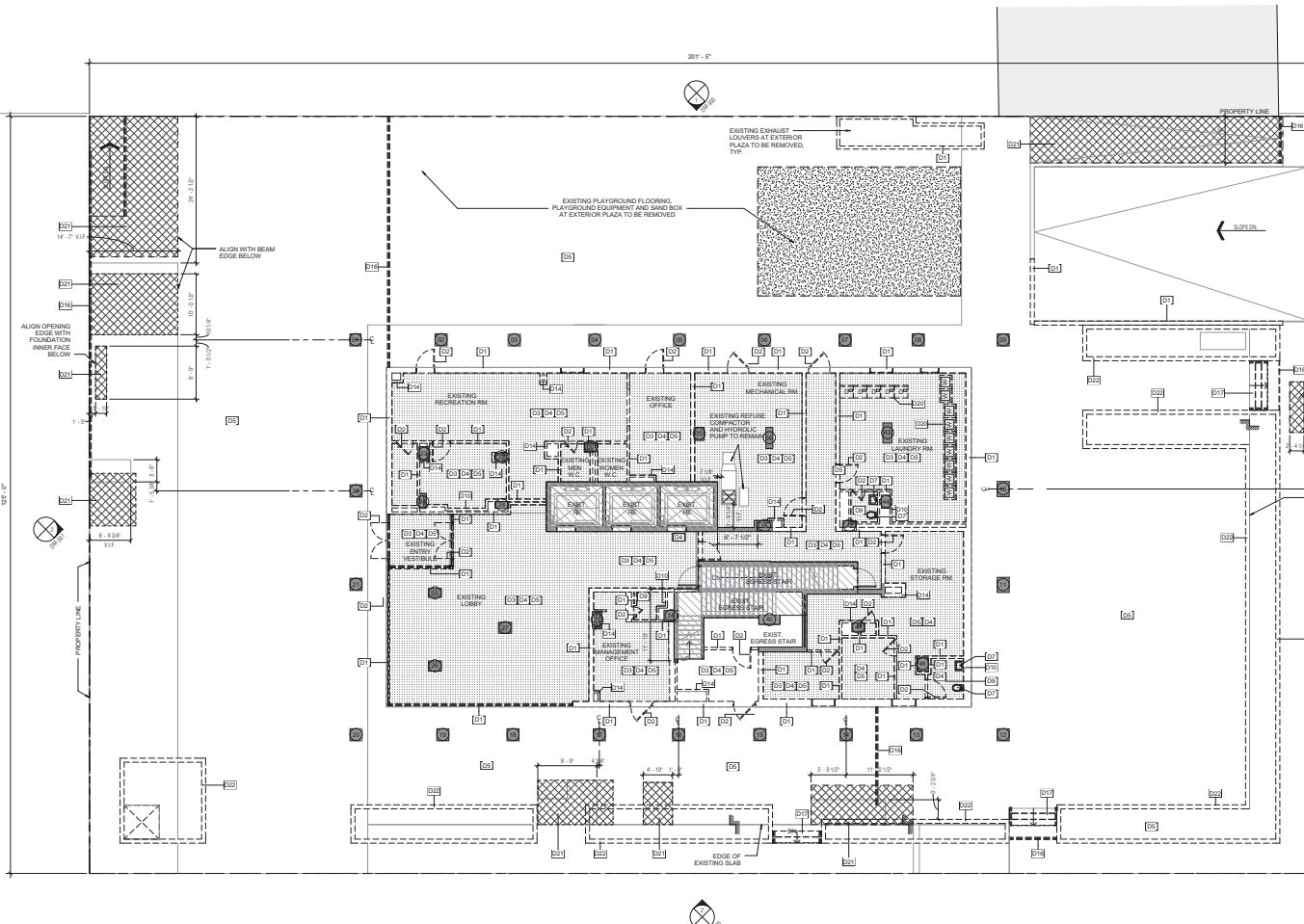
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DEMO LEGEND	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING FLOOR STRUCTURE & SLAB TO BE REMOVED
	EXISTING CEILING FINISH TO BE REMOVED. REFER TO GENERAL NOTES.
	AREA OF EXISTING TO REMAIN

DEMOLITION KEY NOTES	
01	REMOVE EXISTING PARTITION IN ITS ENTIRETY
02	REMOVE EXISTING DOOR, FRAME, AND HINGES
03	REMOVE EXISTING FLOORING OR COLUMN SURROUND
04	REMOVE EXISTING CEILING THROUGHOUT. REFER TO GENERAL NOTES FOR SCOPE (TYP)
05	REMOVE EXISTING FLOORING FINISH DOWN TO ORIGINAL STRUCTURAL SLAB
06	REMOVE EXISTING PLUMBING FUTURE. CUT AND CAP LINE COORDINATE WITH MEP GENERAL NOTES
07	REMOVE EXISTING KITCHEN IN ITS ENTIRETY INCLUDING COUNTER, SINK, AND APPLIANCES
08	REMOVE EXISTING BATHROOM IN ITS ENTIRETY INCLUDING SINK, TUB, TOILET AND FIXTURES
09	REMOVE PLUMBING CHASE PARTITIONS. REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN
10	REMOVE HALL UNITS
11	HATCHED AREA TO REMAIN. PROTECT EXISTING APARTMENT UNITS
12	WALLS TO REMAIN IN CORRIDORS AND OTHER AREAS BETWEEN UNITS. PROTECT DURING DEMO WORK
13	REMOVE EXISTING DUCT SHAF. COORDINATE WITH MEP GENERAL NOTES
14	REMOVE EXISTING WINDOW AND WALL ASSEMBLY AS REQUIRED TO COORDINATE WITH NEW CONSTRUCTION. TYP
15	REMOVE EXISTING RAILING ASSEMBLY IN ITS ENTIRETY
16	REMOVE EXISTING STAIRS IN ITS ENTIRETY
17	SELECTIVE EXTERIOR DEMO FOR FUTURE WATERPROOFING AND STRUCTURAL CONNECTIONS (S.D.)
18	REMOVE ALL EXISTING WALKERS AND DRIVERS. CUT AND CAP LINES. COORDINATE WITH MEP GENERAL NOTES
19	REMOVE PORTIONS OF EXISTING STRUCTURAL SLAB AS REQUIRED TO COORDINATE WITH NEW CONSTRUCTION. TYP
20	REMOVE ALL EXISTING PLANTERS AND LOUNGES AT EXTERIOR PLAZA. TYP

GENERAL INTERIOR (NON STRUCTURAL) DEMOLITION NOTES:

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF THE GENERAL DEMOLITION AND REMOVAL OF THE EXISTING INTERIOR WORK CAREFULLY AND NEATLY IN A SYSTEMATIC MANNER.
- ANY EXISTING MATERIALS TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO EXTERIOR WALL FINISHES. SEE DRAWING NOTES FOR ADDITIONAL SPECIFICATIONS TO BE PROTECTED.
- ALL ADDITIONAL PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION. NO EXTERIOR WALLS OR ROOF SHALL BE LEFT OPEN.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROGRESSES. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION AS DEFINED IN CONTRACTORS SCOPE OF WORK.
- COORDINATE DIMENSIONS OF ALL DEMOLITION WORK WITH STRUCTURAL, MECHANICAL, AND ARCHITECTURAL DRAWINGS. ALL SLAB AND WALL OPENINGS TO BE MARKED BY CONTRACTOR AND APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER BEFORE DEMOLITION.
- ALL EXISTING WINDOWS AND EXHAUST LOUNGES AT EXTERIOR WALLS TO REMAIN UNDER INTERIOR DEMOLITION SCOPE. REFER TO STRUCTURAL DEMOLITION A3-10X AND A3-30X SERIES FOR EXTENT OF EXTERIOR AND STRUCTURAL DEMOLITION.
- REMOVE ALL EXISTING PARTITION ASSEMBLIES, FINISHES, MILLWORK, CONDUIT PIPING, DUCTWORK & EQUIPMENT. EXTERIOR WALLS TO REMAIN UNDER INTERIOR WALLS TO BE REMOVED UP TO EXISTING BACK-UP MATERIALS (V.I. L.O.R.).
- REMOVE EXISTING FURNISHING AT COLUMN ENCLOSURES.
- WHEN REMOVING PARTITIONS/FURNISHING NEAR EXISTING COLUMNS OR BEAMS, CARE TO BE TAKEN TO MAINTAIN THE EXISTING FIRE-RATED ENCLOSURE OF THE COLUMN OR BEAM.
- REMOVE ALL EXISTING CEILING ASSEMBLIES (SUSPENDED, ACT, DMR OR PLASTER, INCLUDING SUSPENSION SYSTEM AND ANCHORS, REMOVED CONDUIT, PIPING, DUCTWORK, EQUIPMENT & ACCESSORIES). REMOVE PLASTER, FINISHES, AND ANY LOOSE, BRITTLE OR UNSOUND MATERIALS FROM THE UNDERSIDE OF THE FLOOR STRUCTURE ABOVE.
- REMOVE ALL FLOOR FINISHES, DOWN TO THE TOP OF THE EXISTING SLAB (V.I. L.O.R.).
- COORDINATE SALVAGING OF ANY MATERIALS CALLED OUT TO BE REUSED OR SAVED WITH OWNER. MATERIALS ARE TO BE REMOVED PRIOR TO START OF DEMOLITION AND PROTECTED FROM DAMAGE.
- CONSTRUCTION MANAGER TO COORDINATE THE REMOVAL AND RECYCLING OF EXISTING CARPET WITH MANUFACTURER OF SPECIFIED CARPET TO BE RECYCLED.
- WHERE STAIR REMOVALS ARE SHOWN, WORK TO INCLUDE STAIR HANDRAILS, PLATFORM FRAMING AND ALL ASSOCIATED HARDWARE. WHERE ELEVATOR REMOVALS ARE SHOWN, WORK TO INCLUDE ELEVATOR GUIDEWAYS, SLEWS, RAILS, CARLINS, BUFFERS, DRIVE BEAMS, MACHINERY AND ALL ASSOCIATED HARDWARE & DEVICES.
- REMOVE ALL LIGHT FIXTURES (S.D.).

STRUCTURAL DEMOLITION NOTES

- REFER TO STRUCTURAL DEMOLITION DRAWINGS FOR STRUCTURAL AND EXTERIOR DEMOLITION SCOPE.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED WITHOUT PRIOR APPROVAL BY STRUCTURAL ENGINEER. PORTIONS AFFECTED SHALL BE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY & INTEGRITY OF THE EXISTING STRUCTURE AND AS REQUIRED BY DEPARTMENT OF BUILDINGS RULES & REGULATIONS.

M.E.P. DEMOLITION NOTES

(ITEMS TO BE REMOVED (CELLAR & SUBCELLAR))

(ITEMS TO BE REMOVED (GROUND FLOOR))

- HEATING RISER SUPPLY & RETURN.
- ALL PIPING UNITS.
- ALL SUPPLY AND EXHAUST DUCTS.
- ALL PLUMBING FIXTURES.
- SOIL, WASTE, VENT AND WATER RISERS & BRANCHES.
- ELECTRICAL FEEDERS AND BRANCH LINE WIRING.
- STORM WATER RISERS.

(ITEMS TO REMAIN (ALL FLOORS))

- STANDPIPES FOR TEMPORARY USE.
- FEEDER FOR TEMPORARY ELECTRIC.
- STORM WATER RISERS (AT CELLAR & 2ND FLOOR).
- EXISTING SEWER & WATER SERVICES (AT CELLAR).
- EXISTING ELECTRICAL DISTRIBUTION (AT CELLAR).
- SPRINKLER PIPING FOR LOCAL LAKE REED OF 2005.
- EXISTING COND. STEAM SERVICE (CELLAR).
- EXISTING COND. ELECTRIC SERVICE (CELLAR).
- EXISTING VERIZON TELEPHONE SERVICE (CELLAR).

NOTE:

ALL ABANDONED ELECTRICAL, STUB-UPS AND PIPING PROTRUDING FROM SLABS OR WALLS SHALL BE REMOVED. ALL ABANDONED ELECTRICAL, AND TELECOMMUNICATIONS PANELS, DEVICES, CONDUIT, OUTLETS, PLUMBING, VALVES, ETC. SHALL BE REMOVED.

FIRE PROTECTION NOTES

- EXISTING SPRINKLER SYSTEM WITH SIAMEN HOSE CONNECTION SHALL BE MAINTAINED AS A NON-AUTOMATIC SPRINKLER SYSTEM EXCEPT AS PROVIDED IN SECTION 106.8.1.1 OF THE NYC BUILDING CODE.
- WHEN DEMOLITION STARTS, THE SPRINKLER RISERS SHALL BE CAPPED IMMEDIATELY BELOW THE FLOOR BEING DEMOLISHED SO AS TO MAINTAIN THE SPRINKLER SYSTEM ON ALL LOWER FLOORS FOR FIRE DEPARTMENT USE. CUTTING AND CAPPING OF SPRINKLERS DURING DEMOLITION WORK SHALL BE PERFORMED ONLY BY A LICENSED MASTER PLUMBER OR LICENSED MASTER FIRE SUPPRESSION PIPING CONTRACTOR WHO HAS OBTAINED A PERMIT FOR SUCH WORK.
- SIAMEN HOSE CONNECTIONS SHALL BE KEPT FREE FROM OBSTRUCTION AND SHALL BE MARKED BY A METAL SIGN READING "SPRINKLER SIAMEN CONNECTION". THE SIGN SHALL BE THE RED PAINT REQUIRED PURSUANT TO SECTION 106.8 OF THIS CODE. THE SIGN SHALL BE MAINTAINED DURING ANY DEMOLITION OPERATIONS. ALL EGRESS AND FIRE PROTECTION REQUIREMENTS TO BE MAINTAINED FOR THE DURATION OF DEMOLITION WORK TO MEET APPLICABLE CITY, STATE AND FEDERAL CODES.

70 WEST
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Shaw-Wink Sells & Assoc., LLC
60 West 39th Street, 8th Floor
New York, NY 10018
212.465.1800



1. TITLES	Issued to: GACE
Scale	1/8" = 1'-0"
Date	03/21/08
Project No.	02413.02
Drawing No.	

Existing Second Floor
Architectural Demolition
Plan

Scale: 1/8" = 1'-0"
Date: 03/21/08
Project No.: 02413.02
Drawing No.: 17 of 47

DM-102.00

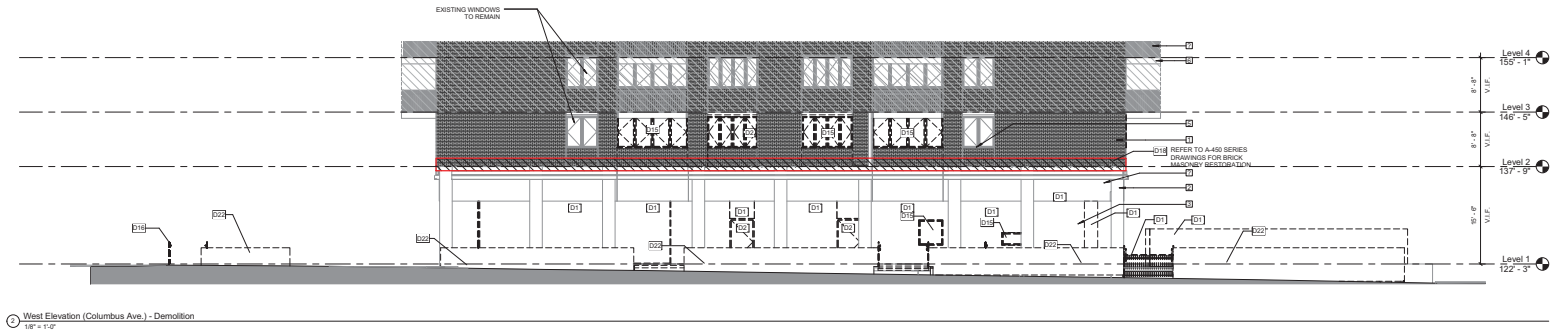
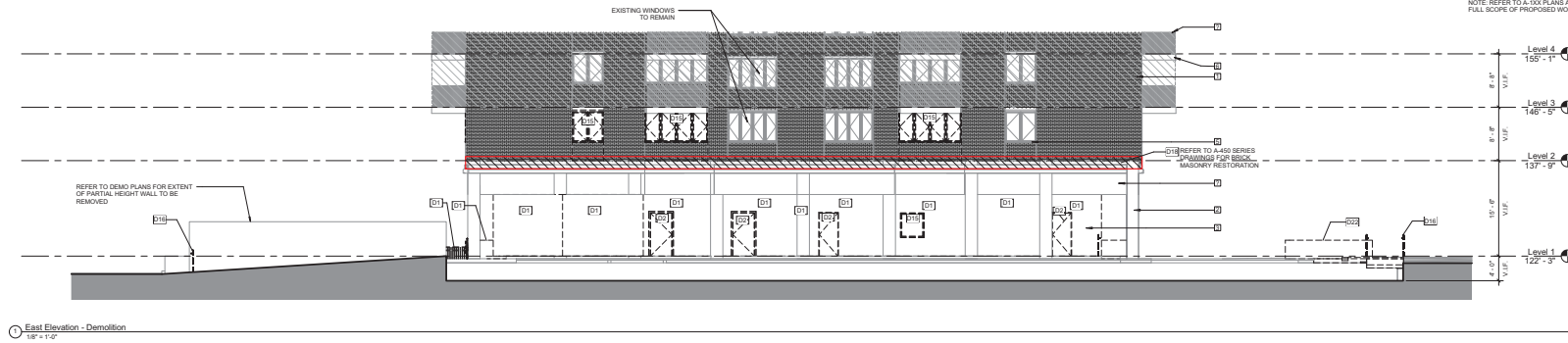
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DEMO LEGEND	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING FLOOR STRUCTURE & SLAB TO BE REMOVED
	EXISTING CEILING FINISH TO BE REMOVED. REFER TO GENERAL NOTES.
	AREA OF EXISTING TO REMAIN

MATERIALS LEGEND	
1	TAUPE BRICK
2	CEMENTITIOUS CONCRETE COVER
3	CEMENTITIOUS WALL COVERING WITH STONE AGGREGATE
4	METAL RAILING
5	CEMENT SILL
6	EXPOSED CONCRETE

DEMOLITION KEY NOTES	
D1	REMOVE EXISTING PARTITION IN ITS ENTIRETY.
D2	REMOVE EXISTING DOOR FRAME AND THRESHOLD.
D3	REMOVE EXISTING FURRING OR COLUMN SURROUND.
D4	REMOVE EXISTING CEILING THROUGHOUT. REFER TO GENERAL NOTES FOR SCOPE (TYP).
D5	REMOVE EXISTING FLOORING FINISH DOWN TO ORIGINAL STRUCTURAL SLAB.
D7	REMOVE EXISTING PLUMBING FIXTURE. CUT AND CAP LINE. COORDINATE WITH MEP GENERAL NOTES.
D8	REMOVE EXISTING KITCHEN IN ITS ENTIRETY. INCLUDING COUNTER, SINK, AND APPLIANCE.
D9	REMOVE EXISTING BATHROOM IN ITS ENTIRETY INCLUDING SINK, TUB, TOILET AND FIXTURES.
D10	REMOVE PLUMBING CHASE PARTITIONS. REFER TO MEP GENERAL NOTES FOR EXISTING PIPES TO REMAIN.
D11	REMOVE HVAC UNITS.
D12	PATCHED AREA TO REMAIN. PROTECT EXISTING APARTMENT UNITS.
D13	WALLS TO REMAIN IN CORRIDORS AND OTHER DEMISING BETWEEN UNITS. PROTECT DURING DEMO WORK.
D14	REMOVE EXISTING DUCT SHAFT. COORDINATE WITH MEP GENERAL NOTES.
D15	REMOVE EXISTING WINDOW AND WALL ASSEMBLY AS REQUIRED TO COORDINATE WITH NEW CONSTRUCTION, TYP.
D16	REMOVE EXISTING RAILING ASSEMBLY IN ITS ENTIRETY.
D17	REMOVE EXISTING STAIRS IN ITS ENTIRETY.
D18	SELECTIVE EXTERIOR DEMO FOR FUTURE WATERPROOFING AND STRUCTURAL CONNECTIONS (T.B.D).
D20	REMOVE ALL EXISTING WASHERS AND DRYERS. CUT AND CAP LINES. COORDINATE WITH MEP GENERAL NOTES.
D21	REMOVE PORTIONS OF EXISTING STRUCTURAL SLAB AS REQUIRED TO COORDINATE WITH NEW CONSTRUCTION, TYP.
D22	REMOVE ALL EXISTING PLANTERS AND LOUVERS AT EXTERIOR PLAZA, TYP.

NOTE: REFER TO A-100 PLANS AND A-100 ELEVATIONS FOR FULL SCOPE OF PROPOSED WORK.



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Seal & Signature

1. LISTED AS REQUIRED TO SCALE

By: Date: Description:

Issued/Revised:

Issued/Revised:

East & West Existing
Conditions/ Demolition
Elevations

Scale: 1/8" = 1'-0"

Date: 03/01/08

Project No: 02413.02

Drawing No:

DM-300.00

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121190362



ES683586058 Scan Code

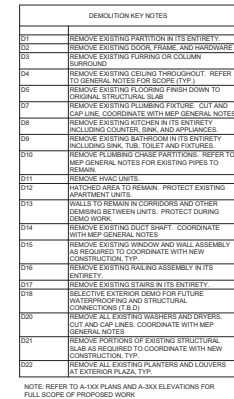
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BELLE**

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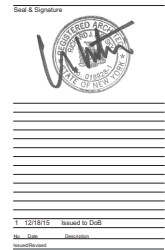
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1 South Elevation (92nd Street) - Demolition
1/8" = 1'-0"



Scale	1/8" = 1'-0"
Date	03/31/16
Project No.	02413.02
Drawing No.	

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121190362



ES818642811

SLAB EDGE SYMBOLS

GENERAL NOTES:
T.O.S.S. = TOP OF STRUCTURAL SLAB

New York, NY 10001
212.465.1600



1 12/18/15 Issued to Doll	
Iss. Date	Description
Drawing Time	

First Floor
Slab Edge Plan

Scale	1/8" = 1'-0"
Date	03/31/11
Project No.	02413.02
Revision No.	

A-001.00

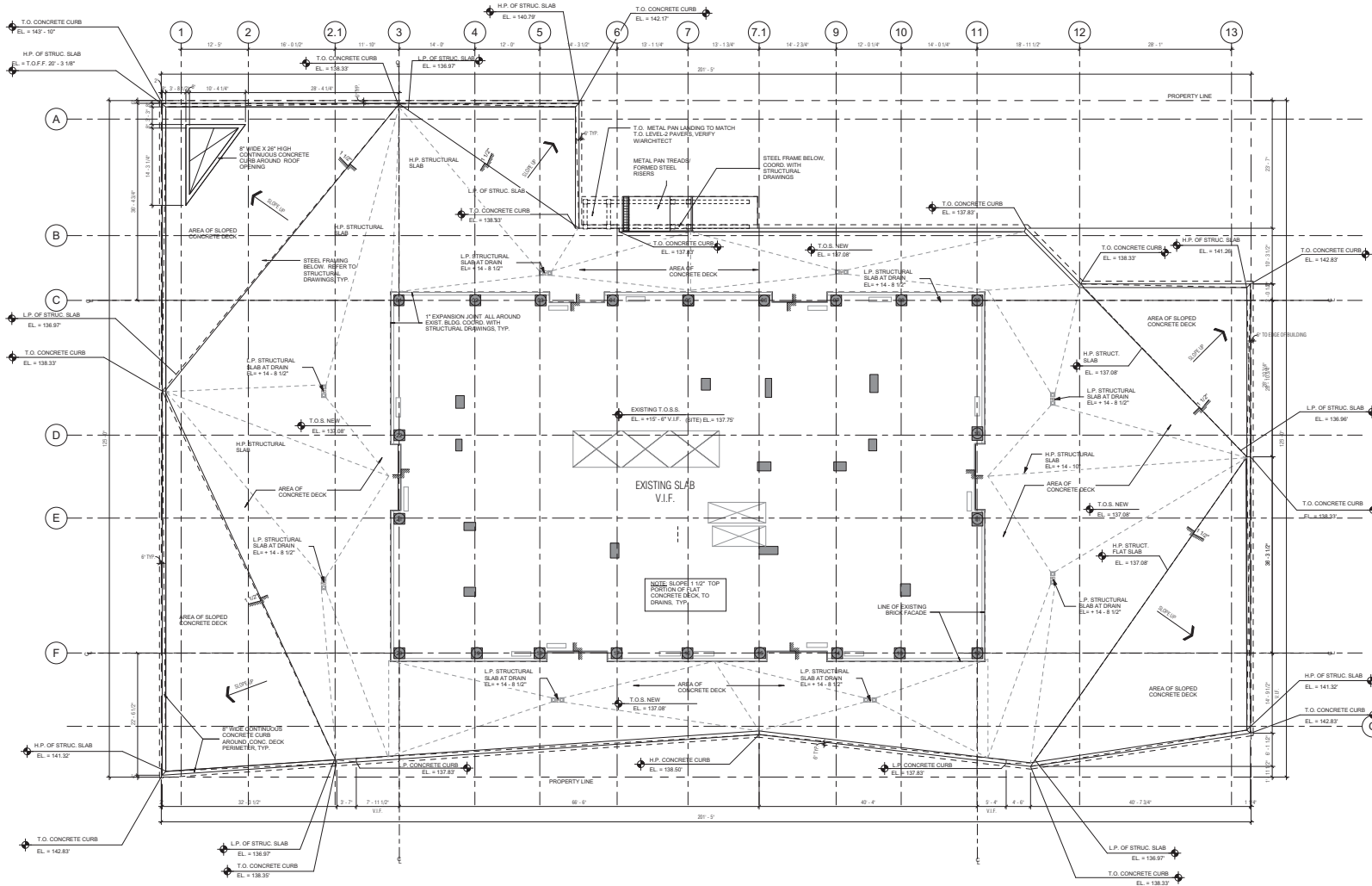
20 of 47

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SLAB EDGE SYMBOLS	
	EXISTING STRUCTURE, V.I.F.
	COLUMN BELOW
	EXISTING SLAB, V.I.F.
	PROPOSED CONCRETE SLAB
	PROPOSED TOPPING SLAB
	VALLEY RIDGE OF SLOPED TOPPING SLAB
	FLOOR DRAIN OVERFLOW DRAIN

GENERAL NOTES
T.O.S.B. = TOP OF STRUCTURAL SLAB



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Seal & Signature



No.	Date	Description
1	03/21/06	Issued/Revised
2	04/13/06	Issued/Revised
3	04/13/06	Issued/Revised
4	04/13/06	Issued/Revised
5	04/13/06	Issued/Revised
6	04/13/06	Issued/Revised
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97	04/13/06	Issued/Revised
98	04/13/06	Issued/Revised
99	04/13/06	Issued/Revised
100	04/13/06	Issued/Revised

Second Floor
Slab Edge Plan
Scale: 1/8" = 1'-0"
Date: 03/21/06
Project No.: 02413.02
Drawing No.: A-002.00

21 of 47
121190362

GENERAL FLOOR PLAN NOTES

- DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE USED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSION CRITERIA SHALL BE USED:
 - FOR GYPSUM BOARD AND METAL STUD WALL CONSTRUCTION, ALL DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD (GWB). REFER TO ADDENDUM DRAWINGS FOR APPLIED FINISH MATERIAL. ASSEMBLES TO BE APPLIED TO FACE OF GWB ASSEMBLIES.
 - REFER TO SPECIFIC PARTITION TYPE ON PROJECT PARTITION SCHEDULE FOR ACTUAL DIMENSIONS. IN SOME CASES, NOMINAL DIMENSIONS ARE LISTED IN FLOOR PLANS TO SAVE SPACE. INFORMATION PROVIDED. SEE PARTITION SCHEDULE FOR ALL M.E.A.S.A. ASSEMBLY NUMBERS.
 - DOOR FRAME FINISHES ARE LOCATED 4" NOMINALLY OF THE ADJACENT PERPENDICULAR WALL. ALL FINAL DOOR LOCATIONS SHALL BE CONFIRMED WITH PROJECT ARCHITECT.
 - DUE TO EXISTING BUILDING AND POSSIBILITY OF UNIFORMED CONDITIONS REGARDING LOCATION OF COLUMN AND EXTERIOR ENVELOPE, CERTAIN DIMENSIONS STRINGS ARE LISTED WITH "A" INDICATING THAT THESE DIMENSIONS ARE TO BE WITHIN TOLERANCE WHILE DIMENSIONS OF OTHER ITEMS WITHOUT "A" ARE FIXED.
- SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, AND LANDSCAPED DRAWINGS FOR ADDITIONAL INFORMATION.
- IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS OR BETWEEN THESE DOCUMENTS AND THAT OF OTHER DESIGN TEAM CONSULTANTS, PLEASE NOTIFY THE ARCHITECT IN WRITING, IDENTIFYING THE AREAS IN QUESTION PRIOR TO INSTALLATION OR CONSTRUCTION.
- ALL EXPOSED OR NEW STRUCTURAL STEEL FLOOR FRAMING SHALL RECEIVE 1.5 HOUR RATED FIRE RESISTANT GYPSUM BOARD OR OTHER FIRE PROOFING. OTHERWISE NOTED. EXISTING MASONRY FIREPROOFING TO REMAIN INTACT. COLUMN GIRDERS, JOISTS, AND FRAMING SUPPORTING MORE THAN ONE FLOOR SHALL RECEIVE 2 HOUR RATING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
- FOR ALL EXISTING PERIMETER COLLARS, MAINTAIN ALCOVE REQUIRED FIRE RATED ENCLOSURES, SEPARATIONS, AND PROTECTIONS. CONTINGUARY EQUIVALENTS OF ORIGINAL MASONRY SHALL BE UNDERWRITER'S LABORATORY (UL) RATED MATERIALS AND SYSTEMS INCLUDING BUT NOT LIMITED TO: CONCRETE MASONRY UNITS (CMU), GYPSUM WALL BOARD SYSTEM, SPRAY-ON FIREPROOFING, AMBI-SCENT PAINT. CM SHALL IDENTIFY IN WRITING ALL LOCATIONS AND PROPOSED REPAIRS, AND NO WORK SHALL BE PERFORMED WITHOUT ARCHITECT'S WRITTEN APPROVAL.
- CM SHALL BE RESPONSIBLE FOR REVIEWING ALL PARTITION TAGS AND COORDINATING FINISH REQUIREMENTS, HOLLOW METAL AND WOOD FRAMES, ETC.
- FOR ALL KITCHEN AND BATHROOM TYPES, ELEVATIONS/PLAN DETAILS, SECTIONS, AND DETAILS REFER TO A-8XX SERIES DRAWINGS.
- ALL HORIZONTAL AND VERTICAL EXHAUST AND SUPPLY DUCTWORK SHALL BE ENCLOSED IN 2 HOUR FIRE RATED SHAFT CONSTRUCTION. SEE PARTITION SCHEDULE FOR DETAILS. REFER TO MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS FOR SLAB OPENINGS.
- CONFIRM ALL SLAB OPENING SIZES AND LOCATIONS WITH LATEST STRUCTURAL, MECHANICAL, AND EQUIPMENT SHOP DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL COLUMN AND STRUCTURAL MEMBERS. COORDINATE LOCATIONS AND SIZES.
- FOR ALL PARTITION, DOORS, AND WINDOW TYPES, REFER TO ARCHITECTURAL SCHEDULES, DETAILS, AND DETAILS.
- CM SHALL COORDINATE ALL CONCRETE HOUSEKEEPING PAD QUANTITIES, SIZES AND LOCATIONS WITH MEP EQUIPMENT REQUIREMENTS AND FINAL APPROVED EQUIPMENT SHOP DRAWINGS.

LEGEND

- EXISTING STRUCTURE
 - AREA OF EXISTING TO REMAIN
- LEGEND: SMOKE DETECTORS AND EMERGENCY LIGHTING
- SMOKE AND CARBON MONOXIDE DETECTOR
 - EXIT SIGN

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Cellar 2 Plan
Scale: 1/8" = 1'-0"
Date: 07/27/08
Project No.: 02413.02
Drawing No.: A-199.00

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121190362



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GENERAL FLOOR PLAN NOTES

70 WEST
93rd Street

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BLINDER
BELLE**

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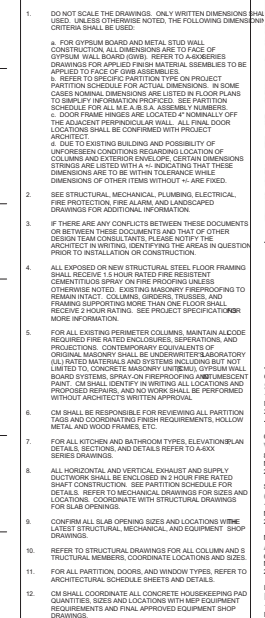
Structural Engineer
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EXISTING STRUCTURE

LEGEND: SMOKE DETECTORS AND EMERGENCY LIGHTING

 SMOKE AND CARBON MONOXIDE DETECTOR

Seal & Signature

[illegible]

Cellar 1 Plan	
Scale	1/8" = 1'
Date	07/27/20
Project No.	02413

Cellar 1 Plan

Scale	1/8" = 1'
Date	07/27/
Project No.	02413

Δ 100.00

Cellar 1 Plan

Scale	1/8" = 1'
Date	07/27/
Project No.	02413

Δ 100.00

A-100.00

23 of 42

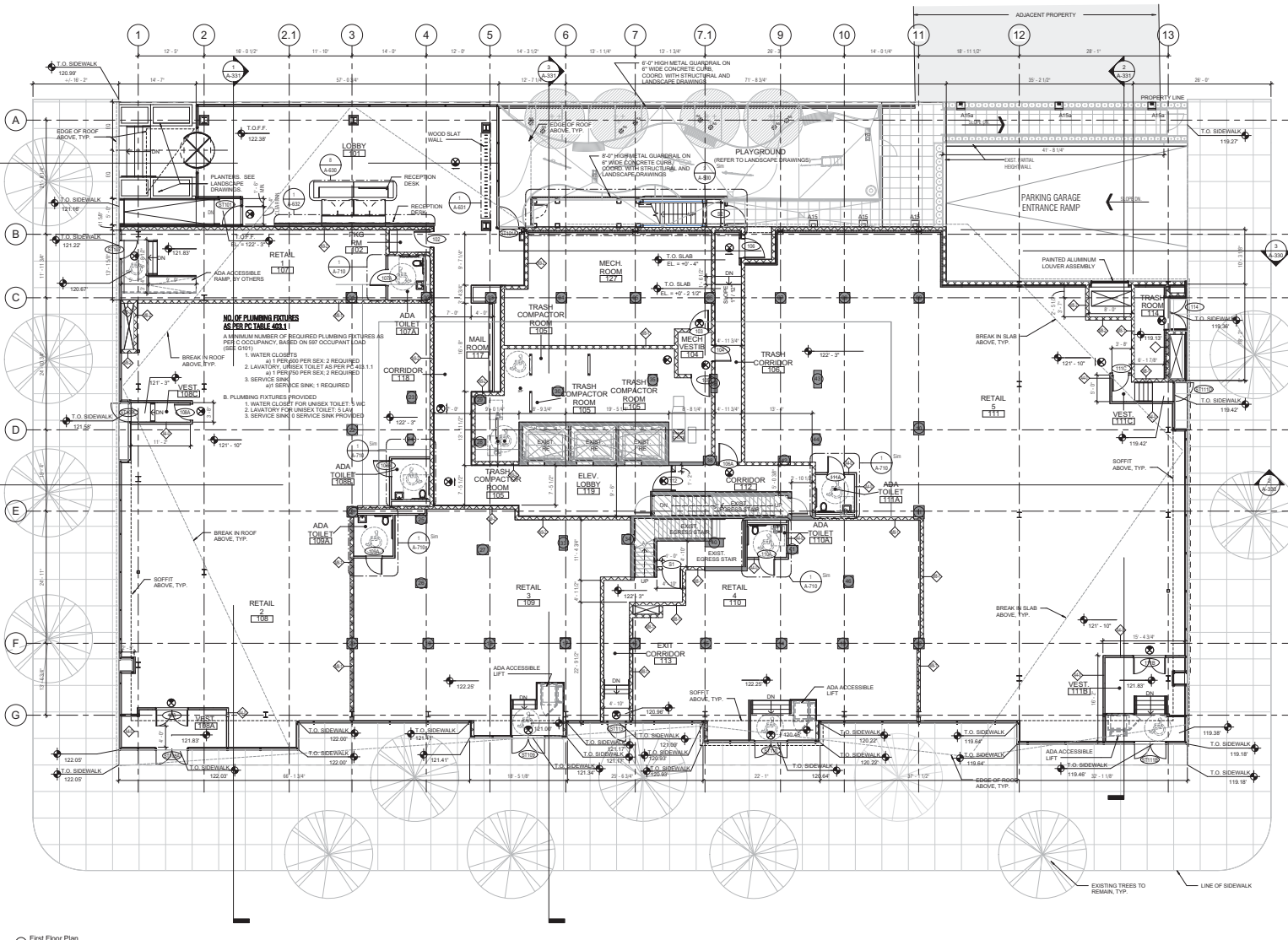
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- DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE USED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSION CRITERIA SHALL BE USED:
 - FOR GYPSUM BOARD AND METAL STUD WALL CONSTRUCTION, ALL DIMENSIONS ARE TO FACE OF PARTITION SCHEDULES FOR ACTUAL DIMENSIONS. IN SOME CASES, NOMINAL DIMENSIONS ARE LISTED IN FLOOR PLANS TO SIMPLIFY INFORMATION PROVIDED. SEE PARTITION SCHEDULE FOR ALL PARTITION ACCESSORIES.
 - DOOR FRAME HINGERS ARE LOCATED 4" NOMINALLY OFF THE ADJACENT PERPENDICULAR WALL. ALL FINAL DOOR LOCATIONS SHALL BE CONFIRMED WITH PROJECT ARCHITECT.
 - DUE TO EXISTING BUILDING AND POSSIBILITY OF UNFORSEEN CONDITIONS REGARDING LOCATION OF COLUMNS AND EXTERIOR ENVELOPE, CERTAIN DIMENSIONS ARE LISTED WITH A "P" INDICATING THAT THESE DIMENSIONS ARE LISTED WITH A "P" INDICATING THAT THESE DIMENSIONS OF OTHER ITEMS WITHOUT A "P" ARE FINISHED.
- SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS OR BETWEEN THESE DOCUMENTS AND THAT OF OTHER DESIGN TEAM CONSULTANTS, PLEASE NOTIFY THE ARCHITECT IN WRITING, IDENTIFYING THE AREAS IN QUESTION PRIOR TO INSTALLATION ON CONSTRUCTION.
- EXPOSED IN NEW STRUCTURAL STEEL FLOOR FRAMING SHALL RECEIVE 1.5 HOUR RATED FIRE RESISTANT GYPSUM BOARD SPRAY ON FIRE PROOFING UNLESS OTHERWISE NOTED. EXISTING MASONRY FIREPROOFING TO REMAIN INTACT. COLUMNS, GIRDERS, TRUSSES, AND FRAMING SUPPORTING MORE THAN ONE FLOOR SHALL RECEIVE 1.5 HOUR RATING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
- FOR ALL EXISTING PERIMETER COLUMNS, MAINTAIN ALCOHOL REQUIRED FIRE RATED ENCLOSURES, SEPARATIONS, AND PARTITIONS. CONTEMPORARY EQUIVALENTS OF ORIGINAL MASONRY SHALL BE UNDERWRITER'S LABORATORY (UL) LISTED MATERIALS AND SYSTEMS INCLUDING BUT NOT LIMITED TO: CONCRETE MASONRY UNIFORMITY, GYPSUM WALL BOARD SYSTEM, SPRAY ON FIREPROOFING, AND EMERGENCY PAINT. ON SHALL IDENTIFY IN WRITING ALL LOCATIONS AND PROPOSED REPAIRS, AND NO WORK SHALL BE PERFORMED WITHOUT ARCHITECT'S WRITTEN APPROVAL.
- ON SHALL BE RESPONSIBLE FOR REVIEWING ALL PARTITION TAGS AND COORDINATING FINISH REQUIREMENTS, HOLLOW METAL AND WOOD FRAMES, ETC.
- FOR ALL KITCHEN AND BATHROOM TYPES, ELEVATION/PLAN DETAILS, SECTIONS, AND DETAILS REFER TO A-400 SERIES DRAWINGS.
- ALL HORIZONTAL AND VERTICAL EXHAUST AND SUPPLY DUCTWORK SHALL BE ENCLOSED IN 2 HOUR FIRE RATED SHIELD CONSTRUCTION. SEE PARTITION SCHEDULE FOR DETAILS. REFER TO MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS FOR SLAB OPENINGS.
- CONFIRM ALL SLAB OPENING SIZES AND LOCATIONS WITH LATEST STRUCTURAL, MECHANICAL, AND EQUIPMENT SHOP DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL COLUMNS AND STRUCTURAL MEMBERS. COORDINATE LOCATIONS AND SIZES.
- FOR ALL PARTITION, DOOR, AND WINDOW TYPES, REFER TO ARCHITECTURAL SCHEDULE SHEETS AND DETAILS.
- ON SHALL COORDINATE ALL CONCRETE HOUSEKEEPING PAD QUANTITIES, SIZES AND LOCATIONS WITH MEPP EQUIPMENT REQUIREMENTS AND FINAL APPROVED EQUIPMENT SHOP DRAWINGS.

LEGEND

- EXISTING STRUCTURE
AREA OF EXISTING TO REMAIN
- LEGEND: SMOKE DETECTORS AND EMERGENCY LIGHTING
SMOKE AND CARBON MONOXIDE DETECTOR
EXIT SIGN



1st Floor Plan
1/8" = 1'-0"

90 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

Owner
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Exterior Wall & Roofing
Frank-Sale & Assoc. LLC
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New York, NY 10018
212.465.1800

Seal & Signature



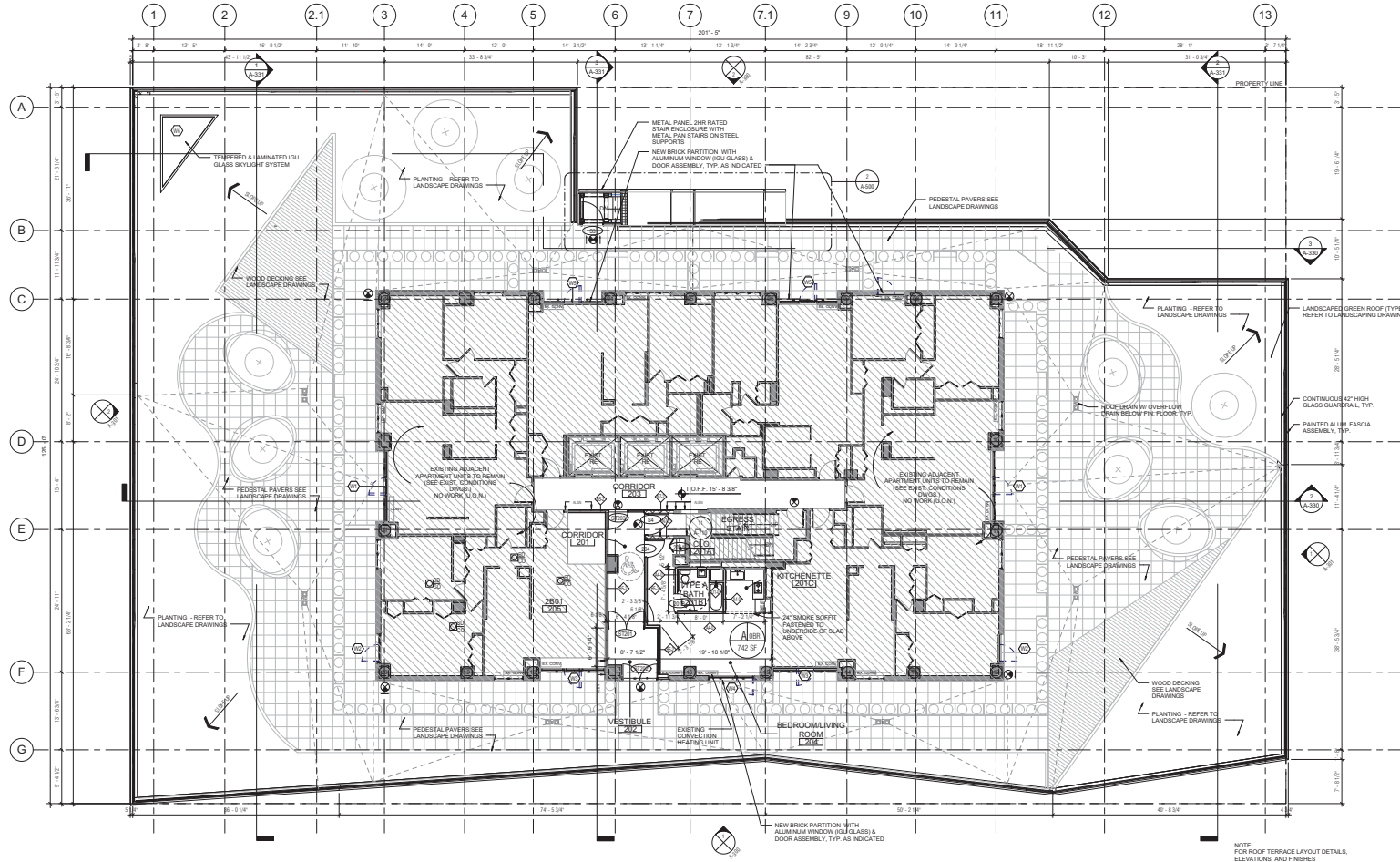
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First Floor Plan

Scale
Date
Project No.
Drawing No.

1/8" = 1'-0"
02/27/16
02413.02
A-101.00

24 of 42
121190362



- DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE USED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSIONS SHALL BE USED:
 - FOR OYSPUM BOARD AND METAL STUD WALL CONSTRUCTION, ALL DIMENSIONS ARE TO FACE OF OYSPUM WALL BOARD (OYSPUM). REFER TO ADVERTISED DRAWINGS FOR APPLIED FINISH MATERIAL ASSEMBLIES TO BE APPLIED TO FACE OF OYSPUM ASSEMBLIES.
 - REFER TO SPECIFIC PARTITION TYPE ON PROJECT PARTITION SCHEDULE FOR ACTUAL DIMENSIONS. IN SOME CASES NOMINAL DIMENSIONS ARE LISTED IN FLOOR PLANS TO ASSIST IN INFORMATION PROVIDED. SEE PARTITION SCHEDULE FOR ACTUAL DIMENSIONS.
 - DOOR FRAME HINGES ARE LOCATED 4" NOMINALLY OFF THE ADJACENT PERPENDICULAR WALL. ALL FINAL DOOR LOCATIONS SHALL BE CONFIRMED WITH PROJECT ARCHITECT.
 - DUE TO EXISTING BUILDING AND POSSIBILITY OF UNFORESEEN CONDITIONS REGARDING LOCATION OF COLUMNS AND EXTERIOR ENVELOPE, CERTAIN DIMENSIONS ARE LISTED WITH A +/- INDICATING THAT THESE DIMENSIONS ARE TO BE WITHIN TOLERANCE WHILE DIMENSIONS OF OTHER ITEMS WITHOUT +/- ARE FIXED.
- SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS AND BETWEEN THESE DOCUMENTS AND THAT OF OTHER DESIGN TEAM CONSULTANTS, PLEASE NOTIFY THE ARCHITECT IN WRITING, IDENTIFYING THE AREAS IN QUESTION PRIOR TO INSTALLATION OR CONSTRUCTION.
- ALL EXPOSED OR NEW STRUCTURAL STEEL FLOOR FRAMING SHALL RECEIVE 1-HOUR RATED FIRE RESISTANT CHIMNEY/SPRAY ON RATED FIRE RESISTANT UNLESS OTHERWISE NOTED. EXISTING MASONRY FIREPROOFING TO REMAIN INTACT. COLUMNS, GIRDERS, TRUSSES, AND FRAMING SUPPORTING MORE THAN ONE FLOOR SHALL RECEIVE 2-HOUR RATING. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
- FOR ALL EXISTING PERIMETER COLUMNS, MANTAIN ALCOVE REQUIRED FOR FIRE RATED ENCLOSURES, SEPARATIONS, AND PARTITIONS. CONTINGUARY EQUIVANT OF ORIGINAL MASONRY SHALL BE UNDERWRITERSLABORATORY (UL) RATED MATERIALS AND SYSTEMS INCLUDING BUT NOT LIMITED TO: CONCRETE MASONRY (UNITARY), OYSPUM WALL BOARD SYSTEM, SPRAY ON FIREPROOFING AND MANTAINMENT PAINT. CM SHALL IDENTIFY IN WRITING ALL LOCATIONS AND PROPOSED REPAIRS, AND NO WORK SHALL BE PERFORMED WITHOUT ARCHITECT'S WRITTEN APPROVAL.
- CM SHALL BE RESPONSIBLE FOR RECEIVING ALL PARTITION TAGS AND COORDINATING FINISH REQUIREMENTS, FOLLOW METAL AND WOOD FRAMES, ETC.
- FOR ALL KITCHEN AND BATHROOM TYPES, ELEVATIONS/PLAN DETAILS, SECTIONS, AND DETAILS REFER TO A-80X SERIES DRAWINGS.
- ALL HORIZONTAL AND VERTICAL EXHAUST AND SUPPLY DUCTWORK SHALL BE ENCLOSED IN 2-HOUR FIRE RATED SNAG CONSTRUCTION. SEE PARTITION SCHEDULE FOR DETAILS. REFER TO MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS FOR SLAB OPENINGS.
- CONFIRM ALL SLAB OPENING SIZES AND LOCATIONS WITH LATEST STRUCTURAL, MECHANICAL, AND EQUIPMENT SHOP DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL COLUMN AND S TRUCTURAL MEMBERS. COORDINATE LOCATIONS AND SIZES. FOR ALL PARTITION, DOOR, AND WINDOW TYPES, REFER TO ARCHITECTURAL SCHEDULE SHEETS AND DETAILS.
- CM SHALL COORDINATE ALL CONCRETE HOUSEKEEPING PAD QUANTITIES, SIZES AND LOCATIONS WITH MEP EQUIPMENT REQUIREMENTS AND FINAL APPROVED EQUIPMENT SHOP DRAWINGS.

LEGEND

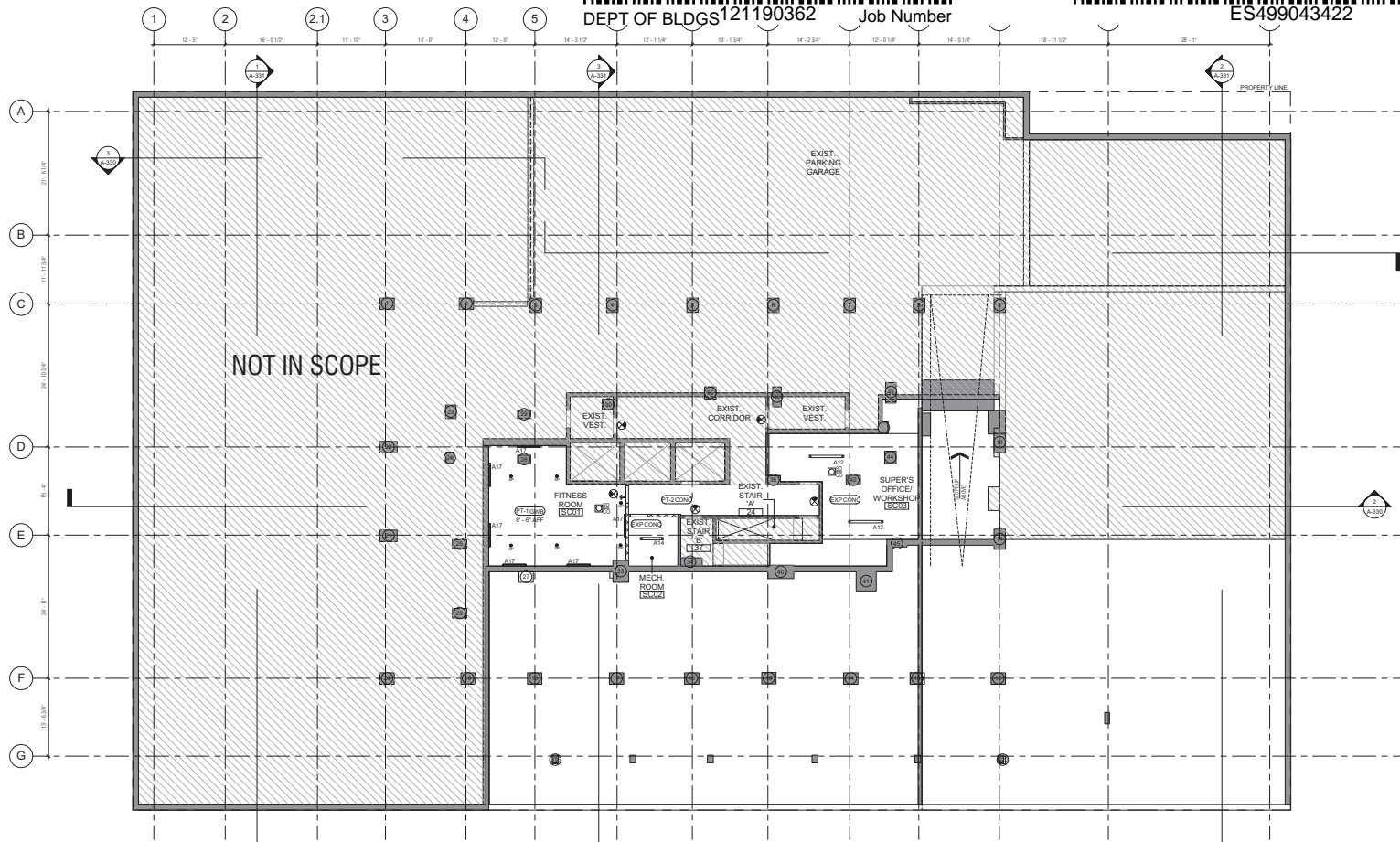
- EXISTING STRUCTURE
- AREA OF EXISTING TO REMAIN
- LEGEND: SMOKE DETECTORS AND EMERGENCY LIGHTING
- SMOKE AND CARBON MONOXIDE DETECTOR
- EXIT SIGN

NOTE:
FOR ROOF TERRACE LAYOUT DETAILS,
ELEVATIONS, AND FINISHES
SEE LANDSCAPE DESIGN DRAWINGS.

70 WEST
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BEYER
BLINDER
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Seal & Signature
1. TITLES
2. Date
3. Description
Drawing Title



GENERAL REFLECTED CEILING PLAN NOTES

1. DASHED LINES ON RCP'S REPRESENT ASSUMED EXISTING OR NEW STEEL SUPERSTRUCTURE AND ARE SHOWN FOR GENERAL REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR SIZES AND DETAIL. ALL LOCATIONS AND SIZES ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY WORK COMMENCING. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY ON ANY CONFLICT AND/OR DISCREPANCY. REFER TO LIGHTING DRAWINGS FOR ADDITIONAL DETAILS. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING OUTLETS, CONTROLS AND SWITCH LOCATIONS.
2. SPRINKLERS & EQUIPMENT SHOWN FOR GENERAL REFERENCE ONLY. REFER TO MEP, FIRE PROTECTION, AND SPECIFICATIONS SCHEDULES FOR FULL SCOPE OF WORK. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY ON ANY CONFLICT AND/OR DISCREPANCY. TYPICAL RESIDENTIAL UNIT SUSPENDED GIBB CEILING TO BE AT MINIMUM ELEVATION MORE FIFTH FLOOR (A/F 2.1) AS INDICATED ON REFLECTED CEILING PLAN. CEILING HEIGHTS SHOWN FOR BATHROOMS AND KITCHENS SHALL BE 8'0" UNLESS OTHERWISE NOTED. COORDINATE THAT ALL SERVICES WITHIN THE CEILING PLANS ARE NOT IN CONFLICT WITH THE CEILING PLANS AND TO THE INDEXES OF DECK, UIC ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD A CONFLICT ARISE WHERE THE CEILING A/F.F. IS LESS THAN INDICATED.
3. TYPICAL DROP CEILING IN COMMON AREAS SHALL BE 8'0" UNLESS OTHERWISE NOTED AT THE ELEVATION A/F.F. INDICATED ON DRAWINGS.
4. TYPICAL EXPOSED CONCRETE AND METAL DECK SURFACES IN BACK OF HOUSE SPACES SHALL BE PAINTED. SEE PLANS AND FINISH SCHEDULE.
5. ELECTRICAL ENGINEER TO VERIFY EMERGENCY LIGHT LEVELS ARE AS SHOWN.
6. ACCESS DOORS SHOWN ARE FOR INFORMATION PURPOSES ONLY. IN ADDITION TO DOORS SHOWN ON DRAWING, PROVIDE 18" SQUARE MINIMUM ACCESS DOOR AT ALL REQUIRED MEP SYSTEM COMPONENTS, INCLUDING BUT NOT LIMITED TO ALL CLEANOUTS, FIRE DAMPERS, FIRE/RAIR DAMPERS PER SPECIFICATIONS AND MEP DRAWINGS. LOCATE ACCESS PANELS IN CLOSETS WHERE POSSIBLE.
7. PROVIDE 2 HOUR FIRE RATED PROTECTION AT ALL HORIZONTAL DUCT TRANSFERS, U.O.N.

LIGHT FIXTURE SYMBOLS

- INTERIOR FIXTURES
- TROUGH LIGHTS (RECESSED) (x = NO. OF LIGHTS)
 - RECESSED LIGHTS
 - BACK OF HOUSE RECESSED LIGHT FIXTURE
 - BACK OF HOUSE PENDANT LIGHT FIXTURE
 - EMERGENCY LIGHT FIXTURE

SYMBOL LEGEND (REFER TO MEP DWGS)

- RETURN AIR GRILLE, SEE MECHANICAL DRAWINGS
- SUPPLY AIR GRILLE, SEE MECHANICAL DRAWINGS

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93rd Street

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Seal & Signature



1. TITLES

No. Date Description
Issued/Revised
Drawing Title

Cellar 2
Reflected Ceiling Plan

Scale: 1/8" = 1'-0"
Date: 03/03/08
Project No.: 02413.02
Drawing No.:

A-2C2.00

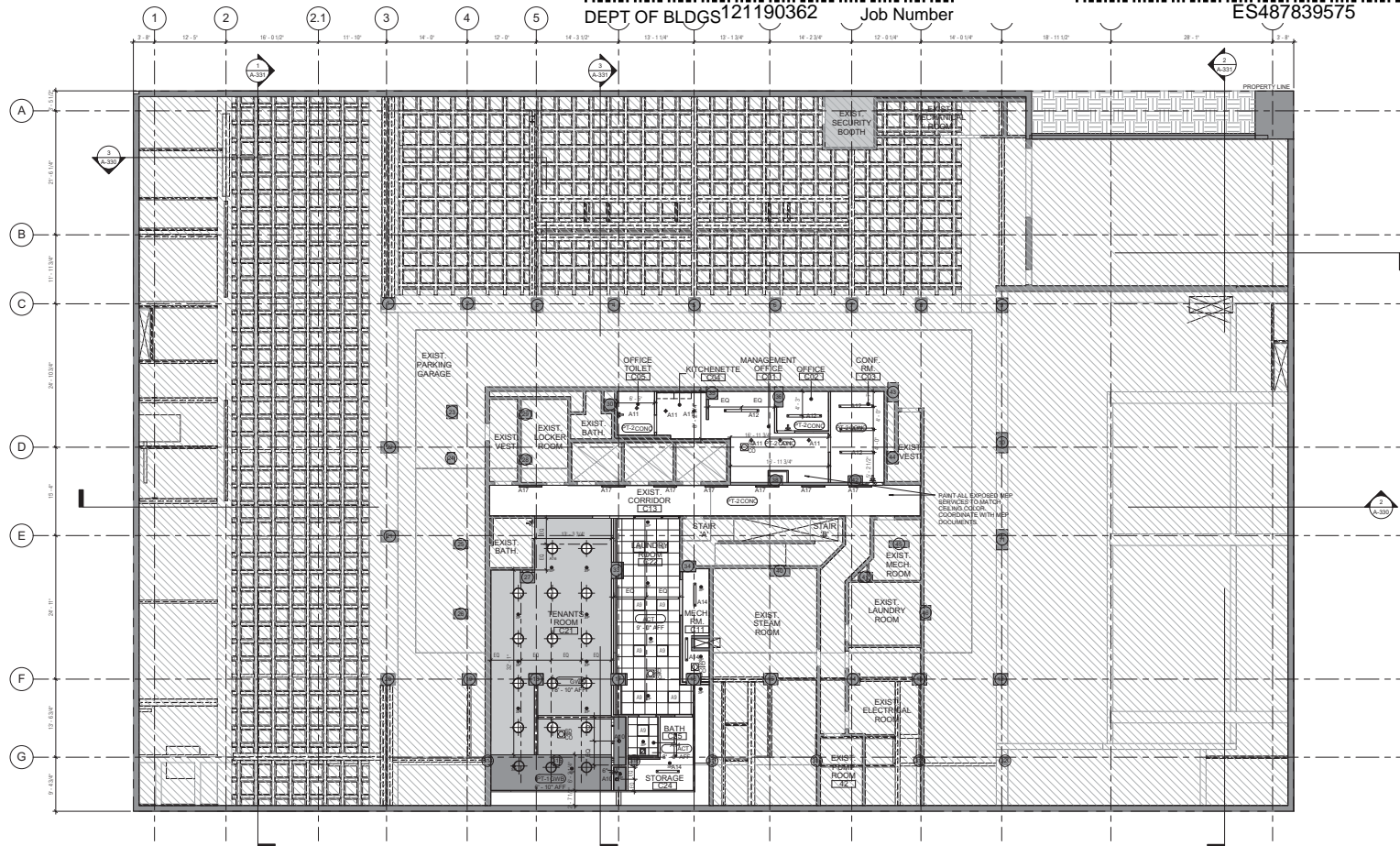
26 of 47

121190362

DEPT OF BLDGS 121190362 Job Number

ES487839575

Scan Code



GENERAL REFLECTED CEILING PLAN NOTES

- DASHED LINES ON ROOF REPRESENT ASSUMED EXISTING OR NEW STEEL SUPERSTRUCTURE AND ARE SHOWN FOR GENERAL REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR SIZES AND DETAILS. ALL LOCATIONS AND SIZES ARE TO BE VERIFIED IN FIELD PRIOR TO ANY WORK COMMENCING. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY ON ANY CONFLICT AND/OR DISCREPANCY. REFER TO LIGHTING DRAWINGS FOR ADDITIONAL DETAILS. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING OUTS, CONTROLS AND SWITCH LOCATIONS.
- SPRINKLERS & EQUIPMENT SHOWN FOR GENERAL REFERENCE ONLY. REFER TO MEP, FIRE PROTECTION, AND SPECIFICATIONS SCHEDULES FOR FULL SCOPE OF WORK. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY ON ANY CONFLICT AND/OR DISCREPANCY. TYPICAL RESIDENTIAL UNIT SUSPENDED WIRE CEILING TO BE AT MINIMUM ELEVATION ABOVE FINISH FLOOR (A.F.F.) AS INDICATED ON REFLECTED CEILING PLAN. CEILING HEIGHTS SHOWN FOR ALL BUILDINGS AND ATTACHED SHALL BE HOLD DIMENSIONS. U.O.N. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD A CONFLICT ARISE WHERE THE CEILING A.F.F. IS LESS THAN INDICATED. TYPICAL DROP CEILING IN COMMON AREAS SHALL BE HOLD DIMENSIONS AT THE ELEVATION A.F.F. INDICATED ON DRAWINGS.
- TYPICAL EXPOSED CONCRETE AND METAL DECK SURFACES IN BACK OF HOUSE SPACES SHALL BE PAINTED. SEE PLANS AND FINISH SCHEDULE.
- ELECTRICAL ENGINEER TO VERIFY EMERGENCY LIGHT LEVELS ARE AS SHOWN.
- ACCESS DOORS SHOWN ARE FOR INFORMATION PURPOSES ONLY. IN ADDITION TO DOORS SHOWN ON DRAWING, PROVIDE 10" MINIMUM ACCESS DOOR AT ALL REQUIRED MEP SYSTEM COMPONENTS, INCLUDING BUT NOT LIMITED TO ALL CLEANOUTS, FIRE DAMPERS, FIREAR DAMPERS PER SPECIFICATIONS AND MEP DRAWINGS. LOCATE ACCESS PANELS IN CLOSETS WHERE POSSIBLE.
- PROVIDE 2 HOUR FIRE RATED PROTECTION AT ALL HORIZONTAL DUCT TRANSFERS, U.O.N.

LIGHT FIXTURE SYMBOLS

- INTERIOR FIXTURES
- THROUGH LIGHTS (RECESSED), (x = NO. OF LIGHTS)
 - RECESSED LIGHTS
 - BACK OF HOUSE RECESSED LIGHT FIXTURE
 - BACK OF HOUSE PENDANT LIGHT FIXTURE
 - EMERGENCY LIGHT FIXTURE

SYMBOL LEGEND (REFER TO MEP DWGS)

- RETURN AIR GRILLE, SEE MECHANICAL DRAWINGS
- SUPPLY AIR GRILLE, SEE MECHANICAL DRAWINGS

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
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New York, NY 10001
212.465.1800

Seal & Signature

1. NOTES

By: Date: Description:

Issued/Revised:

Drawing Title:

Cellar 1
Reflected Ceiling Plan

Scale: 1/8" = 1'-0"

Date: 03/03/08

Project No: 02413.02

Drawing No:

A-2C1.00

27 of 41

121190362

- DASHED LINES ON RCP'S REPRESENT ASSUMED EXISTING OR NEW STEEL SUPERSTRUCTURE AND ARE SHOWN FOR GENERAL REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR SIZES AND DETAILS. ALL LOCATIONS AND SIZES ARE TO BE VERIFIED IN FIELD PRIOR TO ANY WORK. COMMENCEMENT. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICT AND DISCREPANCY.
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- SPRINKLERS & EQUIPMENT SHOWN FOR GENERAL REFERENCE ONLY. REFER TO MEP, FIRE PROTECTION, AND SCHEDULING SCHEDULES FOR FULL SCOPE OF WORK. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY ON ANY CONFLICT AND DISCREPANCY.
- TYPICAL RESIDENTIAL UNIT DISPERSED GWS (GLASS) TO BE AT MINIMUM ELEVATION ABOVE FINISH FLOOR (A.F.F.) AS INDICATED ON REFLECTED CEILING PLAN. ALL SERVICES WITHIN THE CEILING PLenum MUST TIGHT TO EACH OTHER AND TO THE UNDERSIDE OF DECK, U.G.N. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD A CONFLICT ARISE WHERE THE CEILING A.F.F. IS LESS THAN INDICATED ON DRAWING.
- TYPICAL DROP CEILING IN COMMON AREAS SHALL BE HOLD DIMENSIONAL AT THE ELEVATION A.F.F. INDICATED ON DRAWING AND FINISH SCHEDULE.
- TYPICAL EXPOSED CONCRETE AND METAL DECK SURFACES IN BACK OF HOUSE SPACES SHALL BE PAINTED. SEE PLANS AND FINISH SCHEDULE.
- ELECTRICAL ENGINEER TO VERIFY EMERGENCY LIGHT LEVELS ARE CODE COMPLIANT.
- ACCESS DOORS SHOWN ARE FOR INFORMATION PURPOSES ONLY. IN ADDITION TO DOORS SHOWN ON DRAWING, PROVIDE 18" SQUARE MINIMUM ACCESS DOOR AT ALL REQUIRED MEP SYSTEM COMPONENTS, INCLUDING BUT NOT LIMITED TO ALL CLEANOUTS, FIRE DAMPERS, FRESH AIR DAMPERS PER SPECIFICATIONS AND MEP DRAWINGS. LOCATE ACCESS PANELS IN CLOSETS WHERE POSSIBLE. PROVIDE 2 HOUR FIRE RATED PROTECTION AT ALL HORIZONTAL DUCT TRANSFERS, U.G.N.

LIGHT FIXTURE SYMBOLS

- INTERIOR LIGHTS
- THROUGH LIGHTS (RECESSED) (S) = NO. OF LIGHTS
 - RECESSED LIGHTS
 - BACK OF HOUSE RECESSED LIGHT FIXTURE
 - BACK OF HOUSE PENDANT LIGHT FIXTURE
 - EMERGENCY LIGHT FIXTURE

SYMBOL LEGEND (REFER TO MEP DWGS)

- RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS
- SUPPLY AIR GRILLE. SEE MECHANICAL DRAWINGS

70 WEST
93rd Street

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Exterior Wall & Roofing
Frank Soto & Assoc., LLC
35 West 39th Street, 8th Floor
New York, NY 10018
212.465.1800

Seal & Signature



1. REVISIONS	
No.	Description

First Floor
Reflected Ceiling Plan

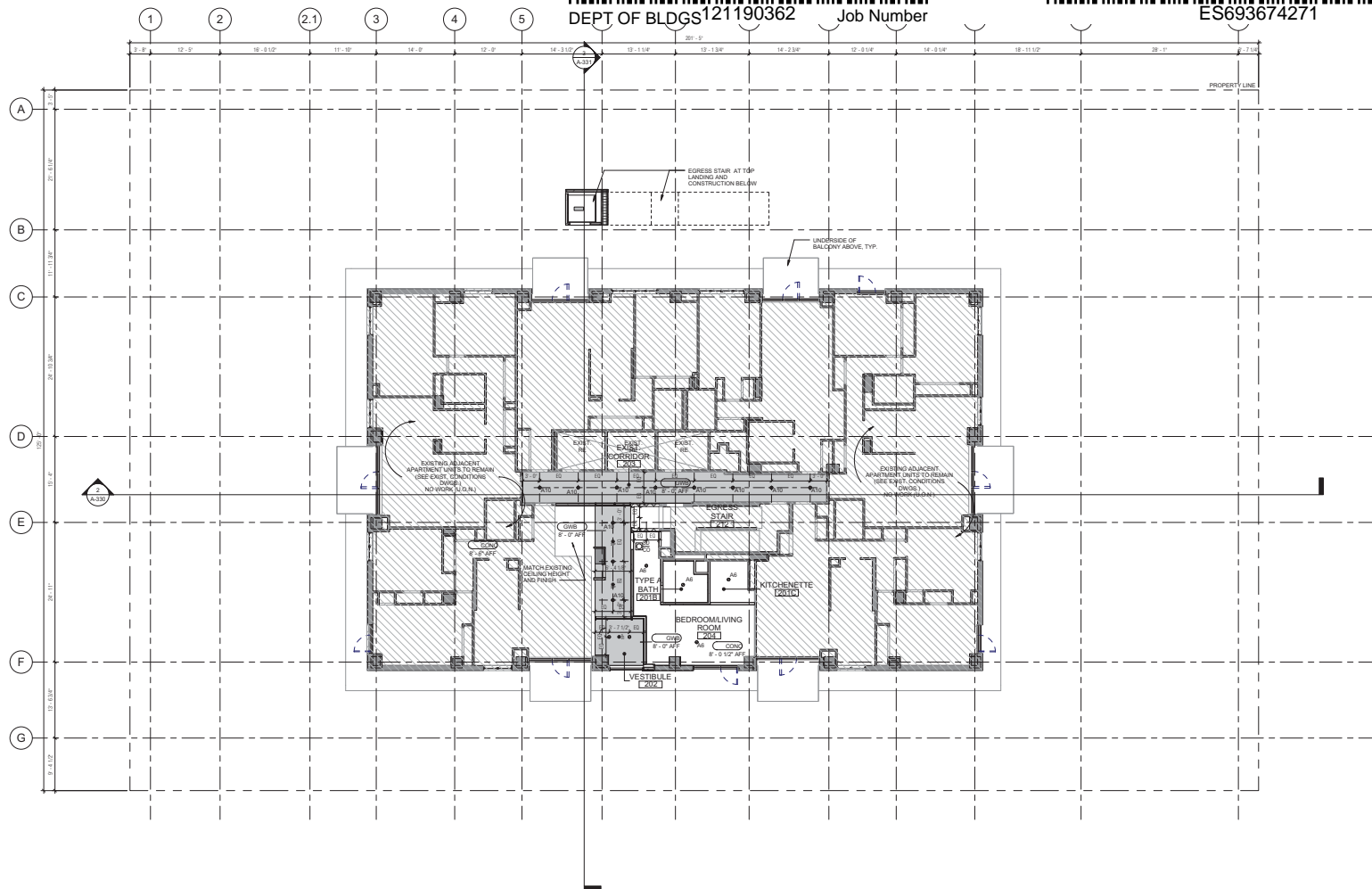
Scale: 1/8" = 1'-0"
Date: 07/27/2016
Project No.: 02413.02
Drawing No.:

A-201.00
28 of 42
121190362

DEPT OF BLDGS 121190362 Job Number

ES693674271

Scan Code



- GENERAL REFLECTED CEILING PLAN NOTES**
1. DASHED LINES ON RCP'S REPRESENT ASSUMED EXISTING OR NEW STEEL SUPERSTRUCTURE AND ARE SHOWN FOR GENERAL REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR SIZES AND DETAILS. ALL LOCATIONS AND SIZES ARE TO BE VERIFIED IN FIELD PRIOR TO ANY WORK. COMMENCEMENT. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY ON ANY CONFLICT AND/OR DISCREPANCY.
 2. REFER TO LIGHTING DRAWINGS FOR ADDITIONAL DETAILS. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING CUTS, CONTROLS AND SWITCH LOCATIONS.
 3. SPRINKLERS & EQUIPMENT SHOWN FOR GENERAL REFERENCE ONLY. REFER TO MEP, FIRE PROTECTION, AND SPECIFICATIONS SCHEDULES FOR FULL SCOPE OF WORK. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY ON ANY CONFLICT AND/OR DISCREPANCY.
 4. TYPICAL RESIDENTIAL UNIT SUSPENDED GIBB CEILING TO BE AT MINIMUM ELEVATION ABOVE FINISH FLOOR (A.F.F.) AS INDICATED ON REFLECTED CEILING PLAN. CEILING HEIGHTS WITHIN THE CEILING PLUMB RAIL RIGHT TO EACH OTHER AND TO THE UNDERSIDE OF DECK U.O.D.N. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD A CONFLICT ARISE WHERE THE CEILING A.F.F. IS LESS THAN INDICATED.
 5. TYPICAL DROP CEILING IN COMMON AREAS SHALL BE HOLD DIMENSIONS AT THE ELEVATION A.F.F. INDICATED ON DRAWING.
 6. TYPICAL EXPOSED CONCRETE AND METAL DECK SURFACES IN BACK OF HOUSE SPACES SHALL BE PAINTED. SEE PLANS AND FINISH SCHEDULE.
 7. ELECTRICAL ENGINEER TO VERIFY EMERGENCY LIGHT LEVELS ARE CODE COMPLIANT.
 8. ACCESS DOORS SHOWN ARE FOR INFORMATION PURPOSES ONLY. IN ADDITION TO DOORS SHOWN ON DRAWING, PROVIDE 18" SQUARE MINIMUM ACCESS DOOR AT ALL REQUIRED MEP SYSTEM COMPONENTS, INCLUDING BUT NOT LIMITED TO ALL CLEANABLE FIRE DAMPERS, FIREAIR DAMPERS PER SPECIFICATIONS AND MEP DRAWING LOCATIONS. ACCESS PANELS IN CLOSETS WHERE POSSIBLE. PROVIDE 2 HOUR FIRE RATED PROTECTION AT ALL HORIZONTAL DUCT TRANSFERS, U.O.D.N.

LIGHT FIXTURE SYMBOLS

- INTERIOR FIXTURES**
- THROUGH LIGHTS (RECESSED) (N = NO. OF LIGHTS)
 - RECESSED LIGHTS
 - BACK OF HOUSE RECESSED LIGHT FIXTURE
 - BACK OF HOUSE PENDANT LIGHT FIXTURE
 - EMERGENCY LIGHT FIXTURE

SYMBOL LEGEND (REFER TO MEP DWGS)

- RETURN AIR GRILLE, SEE MECHANICAL DRAWINGS
- SUPPLY AIR GRILLE, SEE MECHANICAL DRAWINGS

**70 WEST
93rd Street**

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Seal & Signature



1. NOTES

Revised by: [Name]
Date: [Date]
Description: [Description]
Drawing No. [Number]

Second Floor
Reflected Ceiling Plan

Scale: 1/8" = 1'-0"

Date: 07/27/08

Project No.: 02413.02

Drawing No. [Number]

29 of 42

A-202.00

121190362

70 WEST
93rd Street

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Seal & Signature



1. NOTES

2. DATE

3. DESCRIPTION

4. DRAWING TITLE

East & West
Exterior Elevations

Scale: 1/8" = 1'-0"

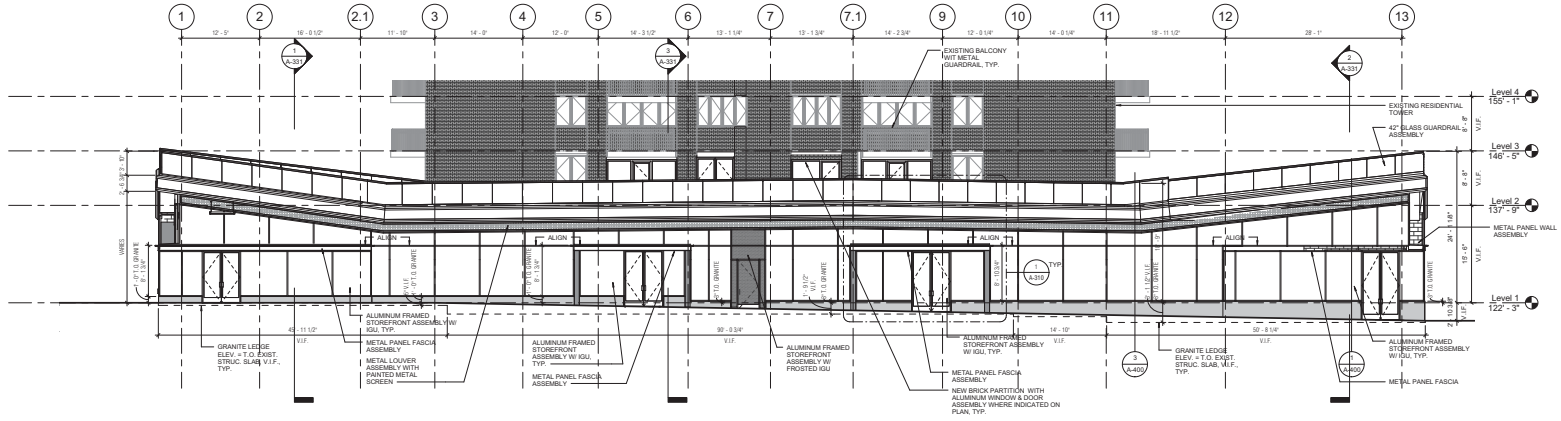
Date: 03/21/08

Project No: 02413.02

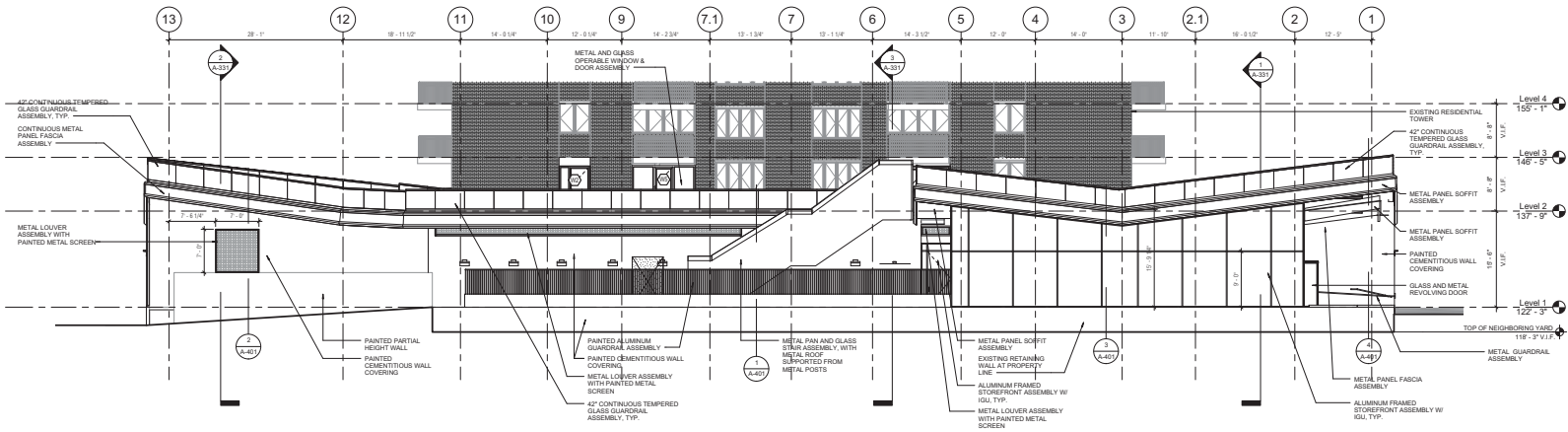
Drawing No: A-300.00

30 of 47

121190362



1 West Elevation (Columbus Ave.)
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE USED. UNLESS OTHERWISE NOTED.
2. REFER TO A-400 SERIES FOR WALL SECTIONS SHOWING TYPICAL EXTERIOR WALL ASSEMBLIES.
3. REFER TO A-400 SERIES FOR ENLARGED ELEVATIONS.
4. REFER TO A-400 SERIES FOR MASONRY RESTORATION DETAILS.
5. REFER TO A-400 SERIES FOR WINDOW TYPE SCHEDULES AT SECOND FLOOR.
6. ELEVATION MARKERS SHOWN ARE FROM THE NAVD83 DATUM.

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10271
212.777.7820

Owner
Stellar Management
150 Williams Street, 15th Floor
New York, NY 10038
212.456.0530

Owner
Vornado Realty Trust
888 Seventh Avenue, 44th Floor
New York, NY 10019
212.684.1700

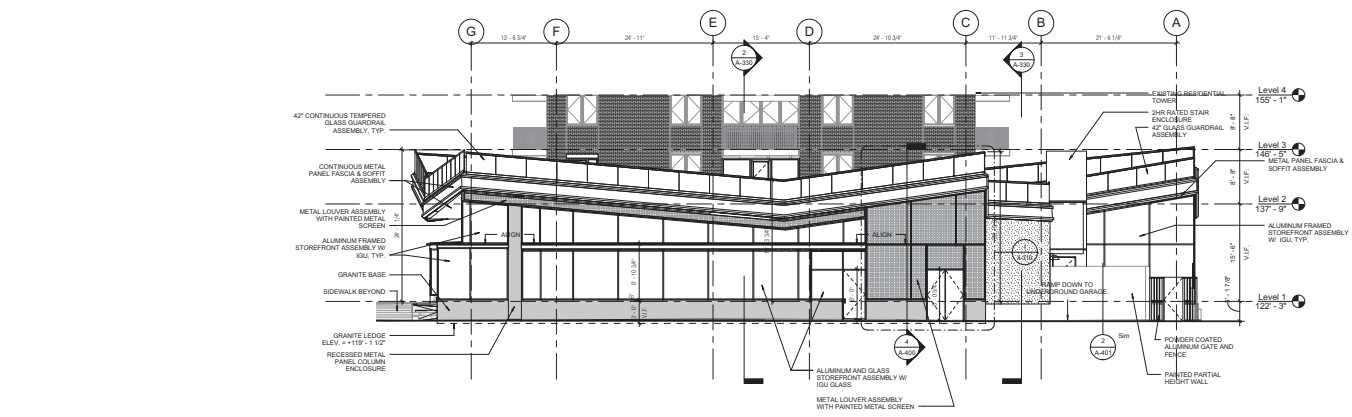
Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.645.7878

MERFP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.9899

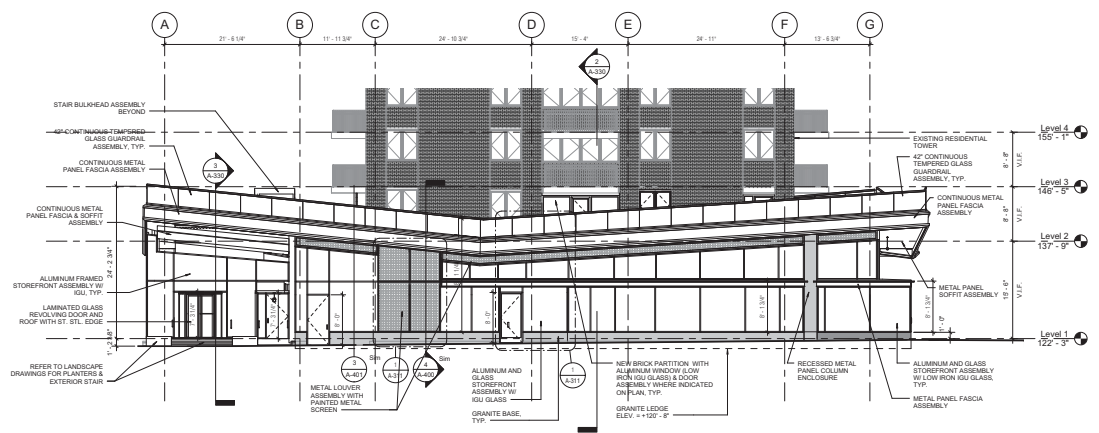
Landscaper Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10271
212.477.8366

Code and Flg Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc. LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800



1 South Elevation (92nd Street)
1/8" = 1'-0"



2 North Elevation (93rd Street)
1/8" = 1'-0"

Sheet & Signature

1. 10/15/15 Issued to CMH

No. Date Description

Drawing Title

North & South
Exterior Elevations

- EXTERIOR ELEVATION GENERAL NOTES**
- DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE USED. UNLESS OTHERWISE NOTED.
 - REFER TO A-301 SERIES FOR WALL SECTIONS SHOWING TYPICAL EXTERIOR WALL ASSEMBLIES.
 - REFER TO A-301 SERIES FOR ENLARGED ELEVATIONS.
 - REFER TO A-301 SERIES FOR MASONRY RESTORATION DETAILS.
 - REFER TO A-301 SERIES FOR WINDOW TYPE SCHEDULES AT SECOND FLOOR.
 - ELEVATION MARKERS SHOWN ARE FROM THE NAVD83 DATUM.

A-301.00
31 of 47
121190362



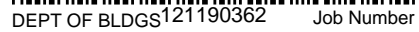
Job Number

Scan Code

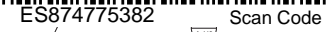
35 West 35th Street, 8th Floor
New York, NY 10001
212.465.1600



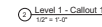
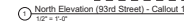
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DEPT OF BLDGS121190362 Job Number



ES874775382 Scan Code



NOTE:
FOR ALL STOREFRONT GLAZING

- MAX. U-VALUE OF .37 FOR FIXED UNITS
- SHGC MAX. OF .39 REQUIRED.

FOR ALL STOREFRONT ENTRANCE DOORS

- MAX. U-VALUE OF .77
- SHGC MAX. OF .39 REQUIRED.

121190362

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10019
212.777.7800

Owner
Stellar Management
150 William Street, 15th Floor
New York, NY 10038
212.466.0000

Owner
Vornado Realty Trust
888 Seventh Avenue, 44th Floor
New York, NY 10019
212.654.7000

Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.545.7575

MERFP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.8888

Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10021
212.477.6366

Code and Flag Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc. LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

Seal & Signature



1. TO THESE
No. Date Description
Issued/Revised
Drawing Title

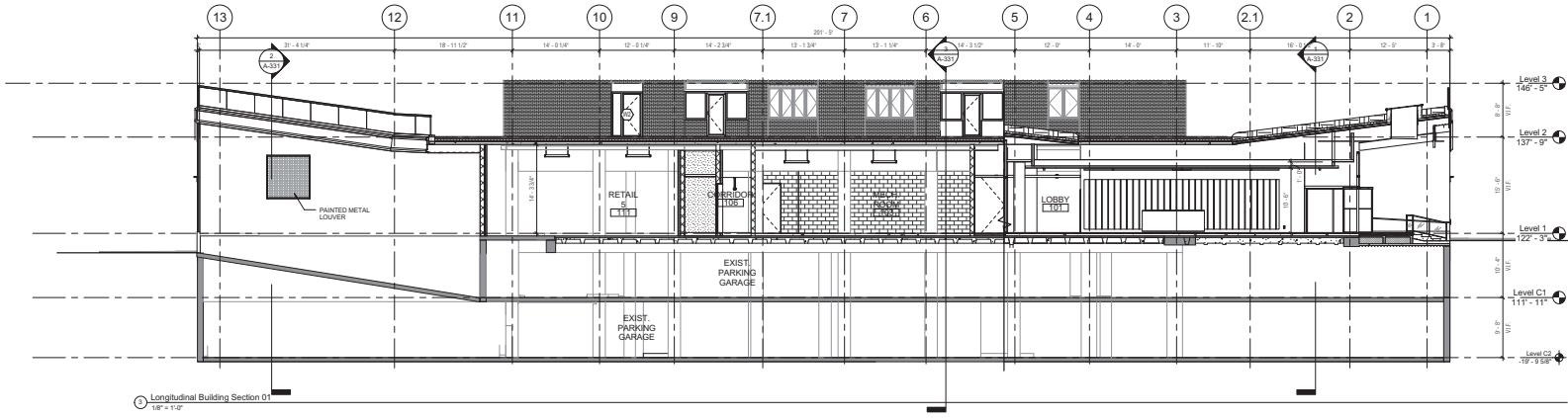
Building Sections

Scale: 1/8" = 1'-0"
Date: 03/01/08
Project No.: 02413.02
Drawing No.:

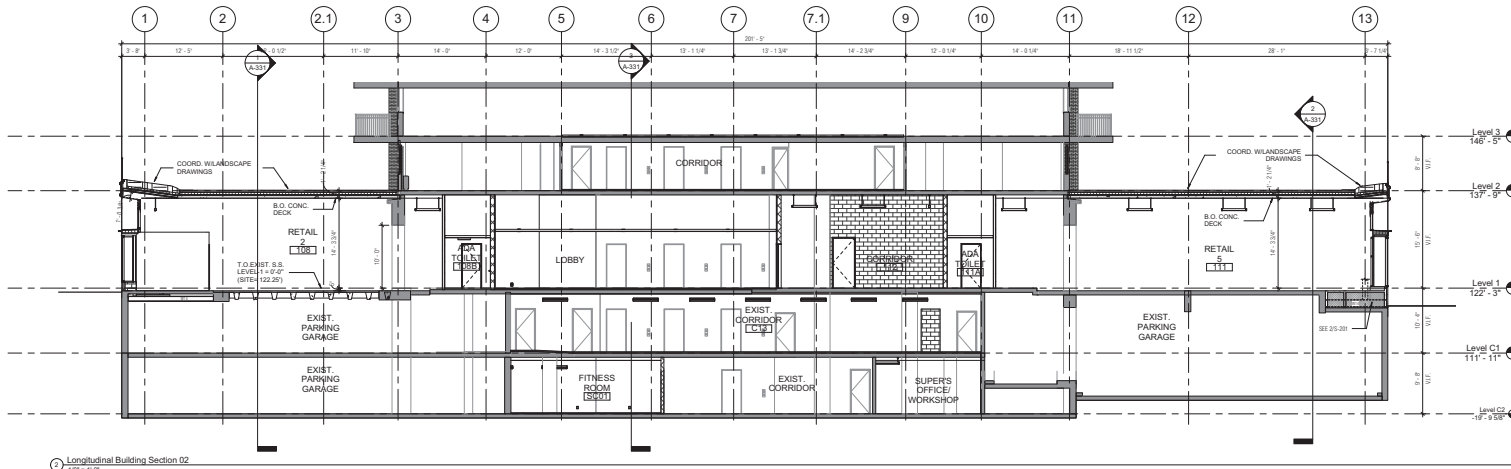
A-330.00

34 of 47

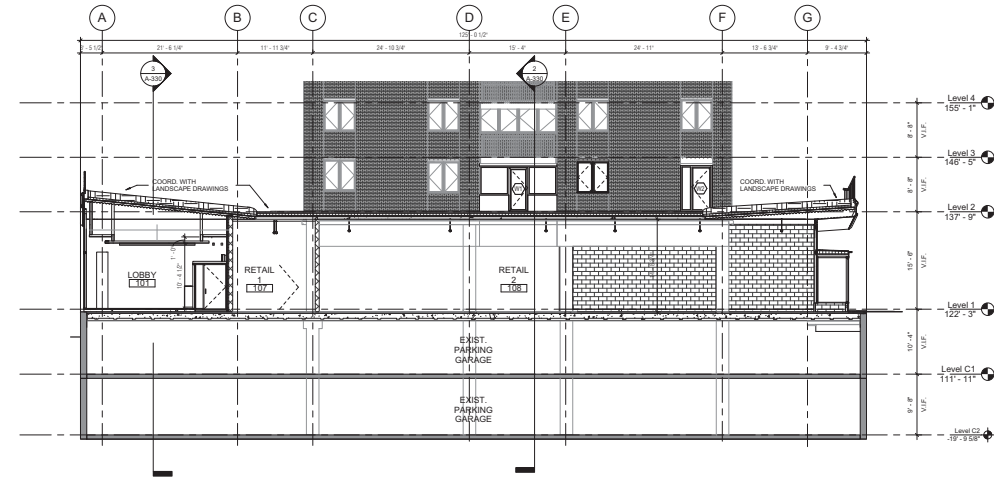
121190362



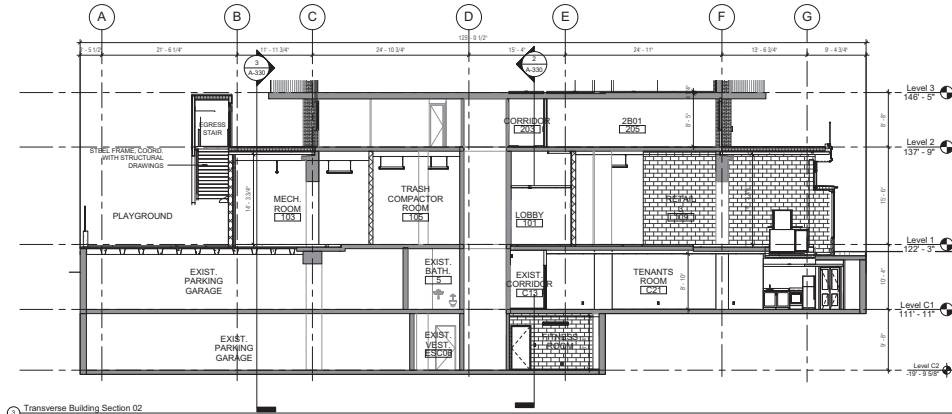
Longitudinal Building Section 01
1/8" = 1'-0"



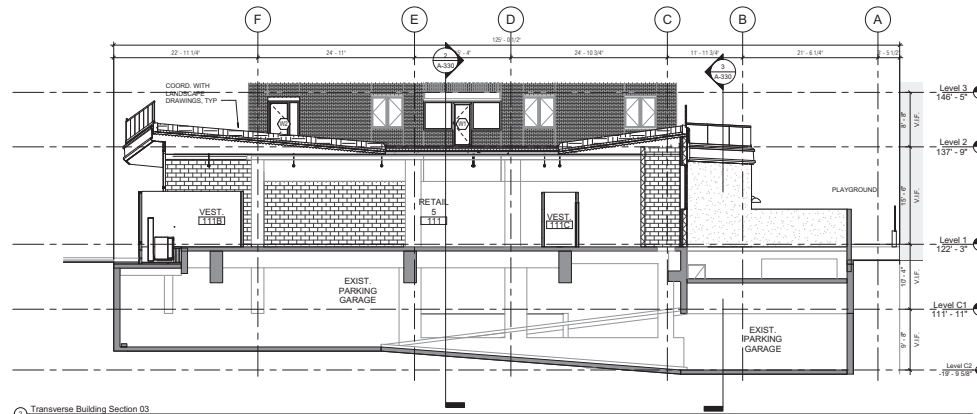
Longitudinal Building Section 02
1/8" = 1'-0"



Transverse Building Section 01
1/8" = 1'-0"



Transverse Building Section 02
1/8" = 1'-0"



Transverse Building Section 03
1/8" = 1'-0"

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10071
212.777.7800

Owner
Stellar Management
150 Williams Street, 15th Floor
New York, NY 10038
212.456.0000

Owner
Vornado Realty Trust
888 Seventh Avenue, 44th Floor
New York, NY 10019
212.684.7000

Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.545.7575

MERFP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.8888

Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10021
212.477.8366

Code and Flag Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc. LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

Seal & Signature



No.	Date	Description
1	10/15/15	Issued for Title
2		
3		
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Building Sections

Scale: 1/8" = 1'-0"
Date: 03/01/16
Project No.: 02413.02
Drawing No.:

A-331.00

35 of 47

121190362

70 WEST
93rd Street

**BEYER
BLINDER
BELLE**

120 Broadway, 20th Floor
New York, NY 10021
212.777.7820

Owner
Stellar Management
150 William Street, 15th Floor
New York, NY 10038
212.456.0550

Owner
Vornado Realty Trust
888 Seventh Avenue, 44th Floor
New York, NY 10019
212.654.7000

Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.545.1775

MERFP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.5699

Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10021
212.477.8366

Code and Flag Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc., LLC
35 West 39th Street, 8th Floor
New York, NY 10018
212.465.1800

Seal & Signature

1. NOTES: Revised by GACE
No. Date Description
Revised/Issued
Drawing Title

Scale: 1/2" = 1'-0"
Date: 02/27/18
Project No.: G2413.02
Drawing No.: A-400.00

Wall Sections

34 of 42

121190362

NOTE:
FOR ALL EXTERIOR MASS WALLS
-ASSEMBLY U-VALUES SHALL BE 0.083 & 0.063, RESPECTIVELY
FOR ALL STOREFRONT GLAZING
-MAX. U-VALUE OF .27 FOR FIXED UNITS
-SHGC MAX. OF .38 REQUIRED
FOR ALL STOREFRONT ENTRANCE DOORS
-MAX. U-VALUE OF .77
-SHGC MAX. OF .38 REQUIRED.

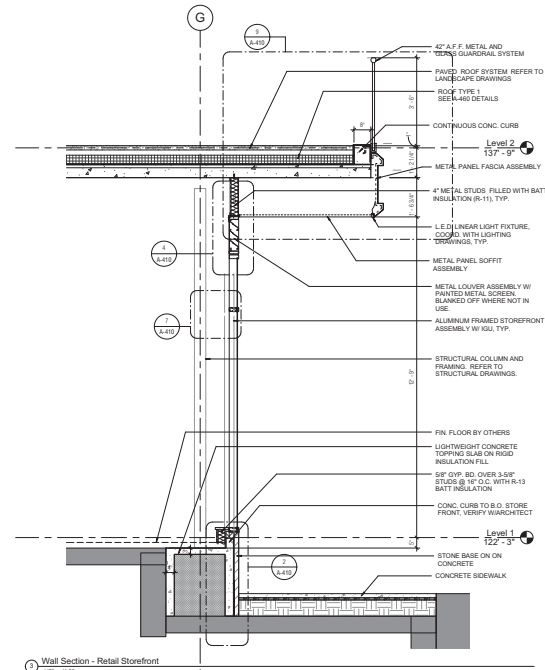
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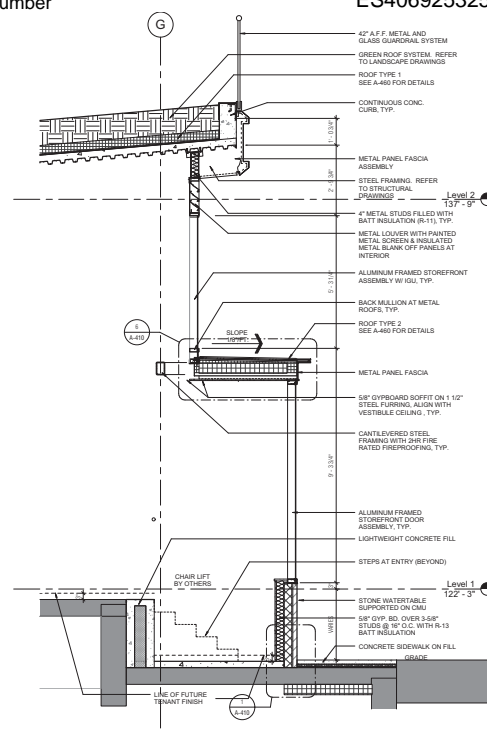
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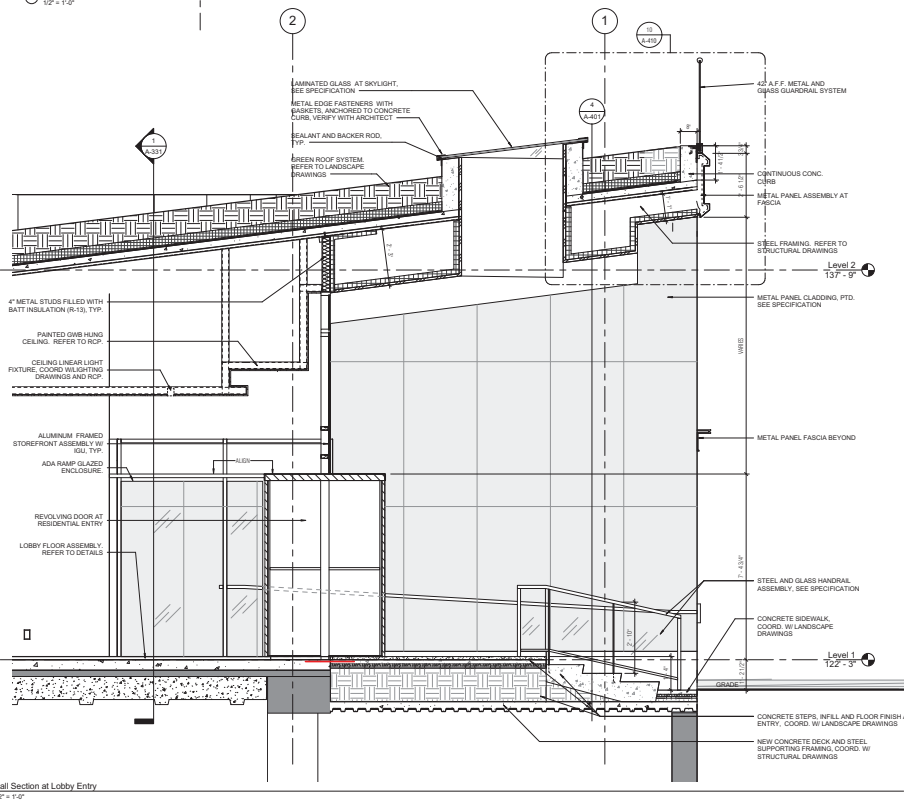
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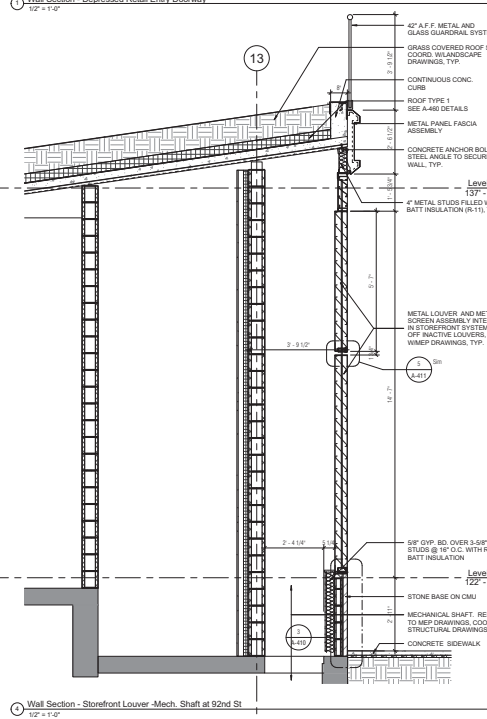
1 Wall Section - Retail Storefront
1/2" = 1'-0"



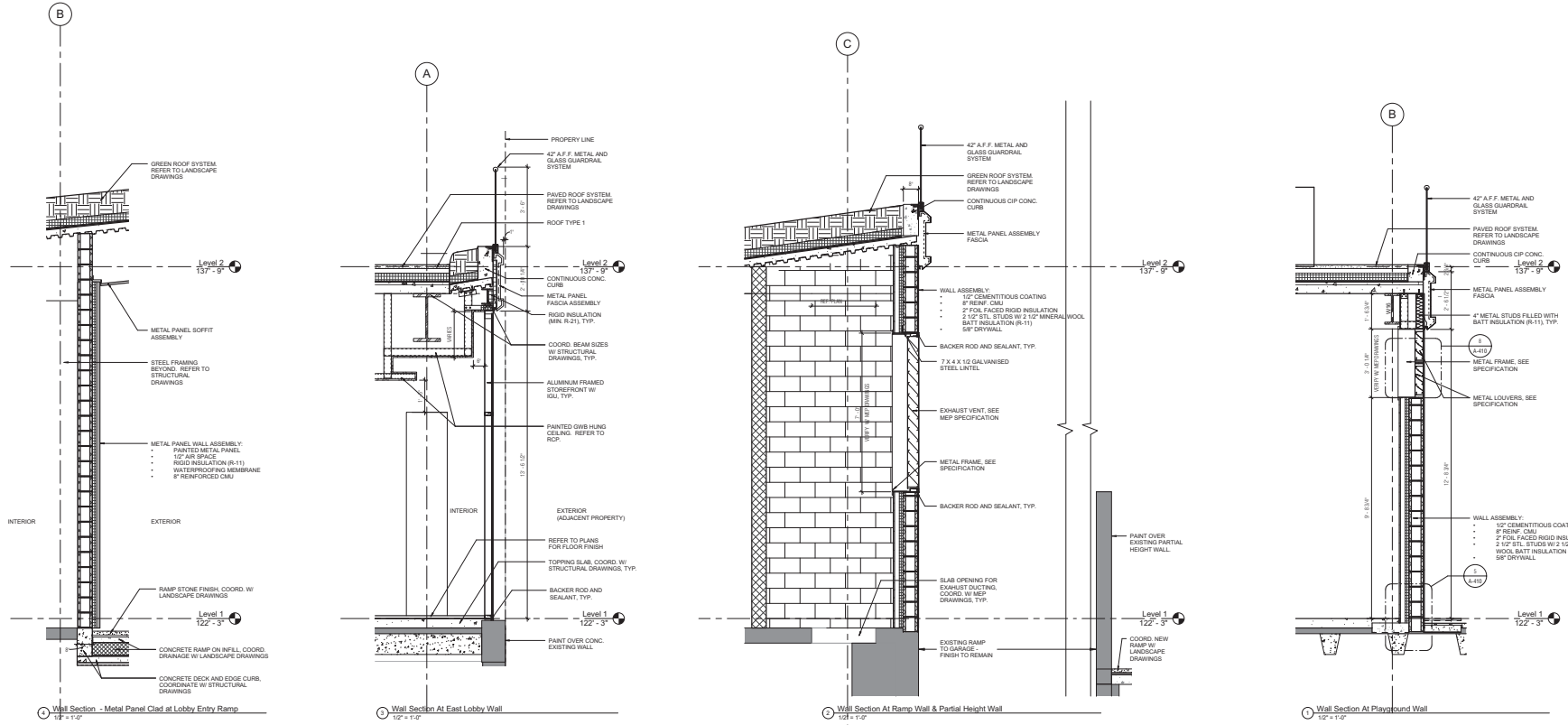
1 Wall Section - Depressed Retail Entry Doorway
1/2" = 1'-0"



1 Wall Section at Lobby Entry
1/2" = 1'-0"



1 Wall Section - Storefront Louver Mech. Shaft at 92nd St
1/2" = 1'-0"



70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10071
212.777.7800

Owner
Stellar Management
888 Seventh Avenue, 4th Floor
New York, NY 10019
212.854.7000

Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.345.7575

MERFP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10019
212.354.8666

Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10071
212.477.8366

Code and Flag Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc., LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

Seal & Signature

1. TO THESE

By: _____ Date: _____

Drawn/Checked: _____

Checked: _____

Wall Sections

Scale: 1/2" = 1'-0"

Date: 02/27/18

Project No: 02413.02

Drawing No: A-401.00

35 of 42

121190362

NOTE:
FOR ALL EXTERIOR MASS WALLS
-ASSEMBLY U-VALUES SHALL BE 0.083 & 0.063, RESPECTIVELY
FOR ALL STOREFRONT GLAZING
-MAX. U-VALUE OF .37 FOR FIXED UNITS
-SHGC MAX. OF .39 REQUIRED.
FOR ALL STOREFRONT ENTRANCE DOORS
-MAX. U-VALUE OF .77
-SHGC MAX. OF .39 REQUIRED.

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

Owner
Stellar Management
888 Seventh Avenue, 4th Floor
New York, NY 10038
212.456.0050

Owner
Vornado Realty Trust
888 Seventh Avenue, 4th Floor
New York, NY 10038
212.456.0050

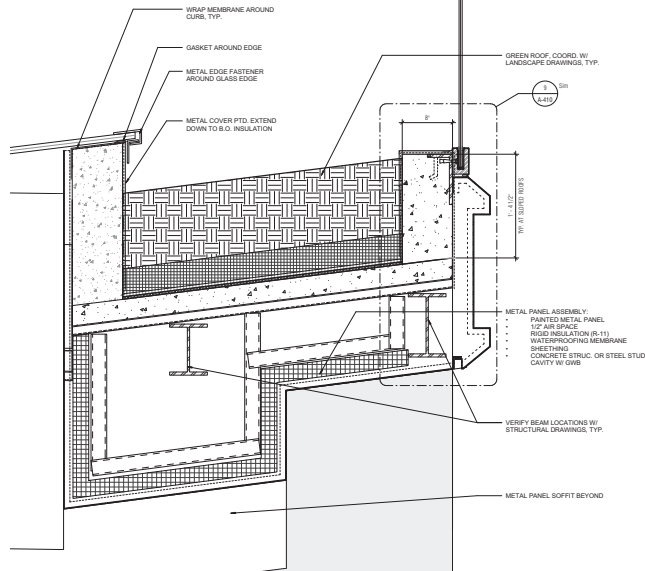
Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.545.2575

MEPP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10038
212.354.9899

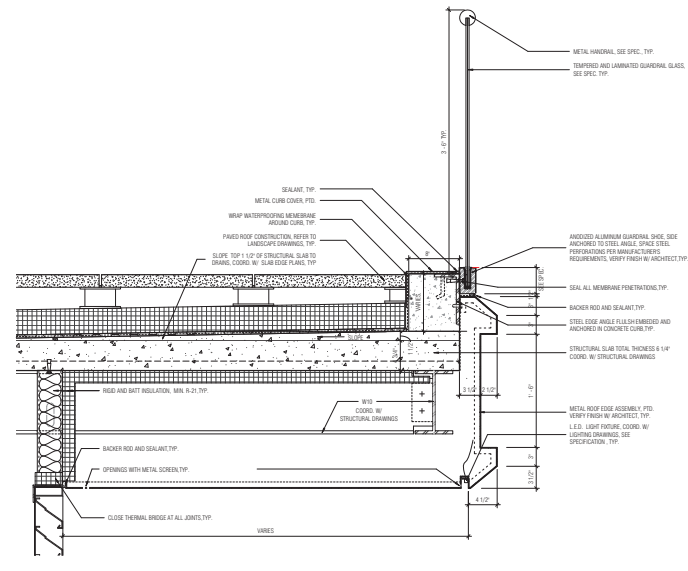
Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10021
212.477.8366

Code and Flag Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

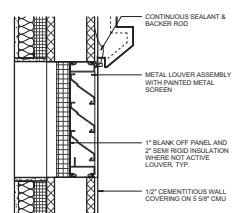
Exterior Wall & Roofing
Frank Sells & Assoc., LLC
35 West 39th Street, 8th Floor
New York, NY 10018
212.465.1800



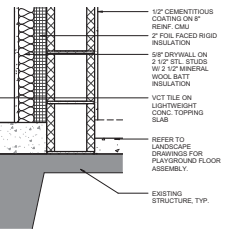
Detail - Roof Section at Lobby Entry
1 1/2" = 1'-0"



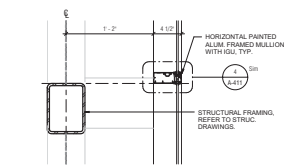
Detail - Roof Fascia at Flat Areas. Typ.
1 1/2" = 1'-0"



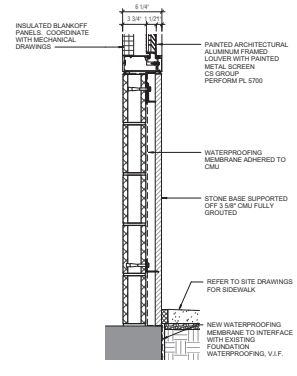
Detail - Playground Wall Louver
1 1/2" = 1'-0"



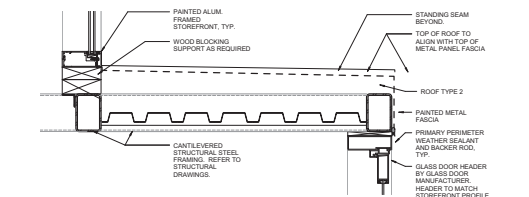
Detail - Playground Wall Base
1 1/2" = 1'-0"



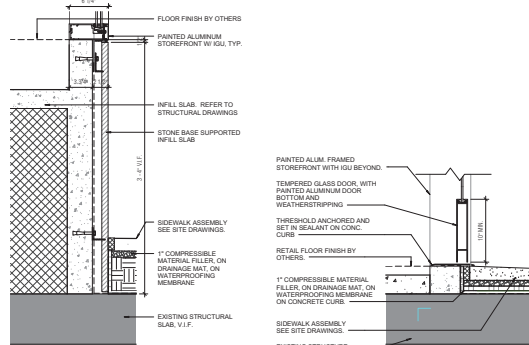
Detail - Retail Storefront Horizontal Mullion
1 1/2" = 1'-0"



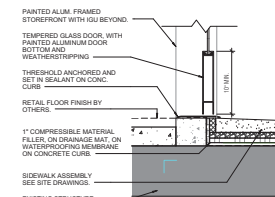
Detail - Retail Storefront Louver
1 1/2" = 1'-0"



Detail - Retail Low Roof
1 1/2" = 1'-0"



Detail - Retail Storefront Granite Base
1 1/2" = 1'-0"



Detail - Retail Storefront Door Sill
1 1/2" = 1'-0"

Seal & Signature

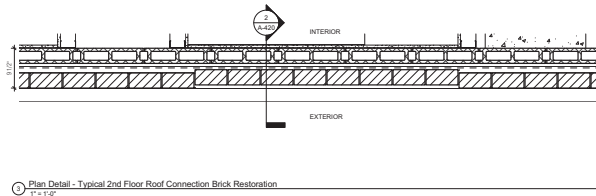
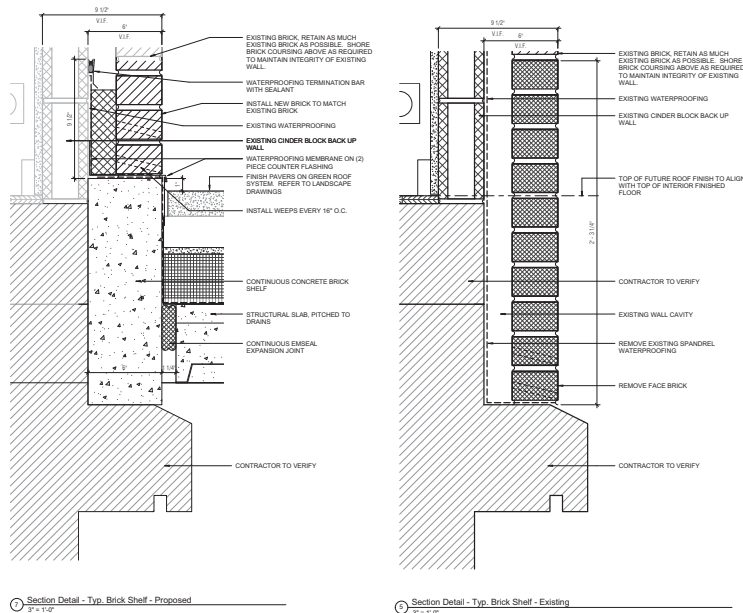
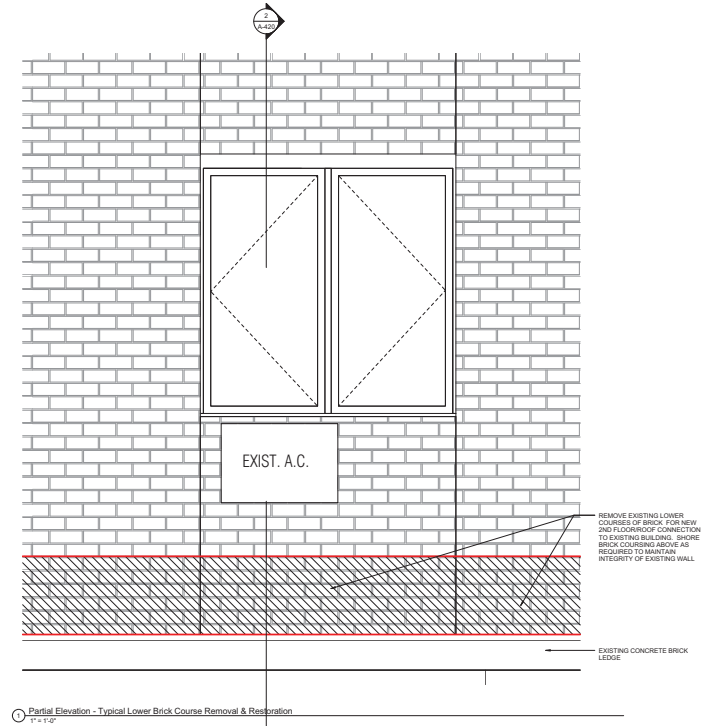
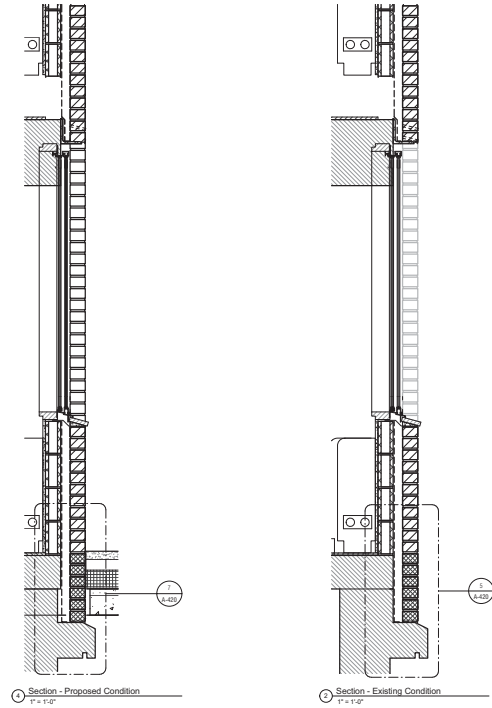
1. TITLES

Scale

Project No.

121190362

38 of 47



70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

Owner
Stellar Management
150 William Street, 15th Floor
New York, NY 10038
212.456.0050

Owner
Vornado Realty Trust
888 Seventh Avenue, 44th Floor
New York, NY 10019
212.654.7000

Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.545.1875

MERFP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.8899

Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10021
212.477.8366

Code and Flag Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc., LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

Seal & Signature

1. TO THESE

By: Date: Description:

Issued/Revised:

Drawing Title:

Masonry Restoration
Details

Scale: As indicated

Date: 03/01/06

Project No: 02413.02

Drawing No: A-420.00

40 of 47



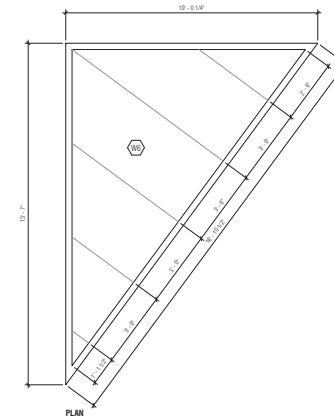
ES039175675 Scan Code

NOTE:
FOR ALL WINDOW AND DOOR ASSEMBLIES WITH VISION GLASS
GREATER THAN 50%

MAX. U-VALUE OF .37 FOR FIXED WINDOWS
MIN. U-VALUE OF .45 FOR OPERABLE WINDOWS
SHGC OF .4 REQUIRED.

**BEYER
BLINDER
BELLE**

Exterior Wall & Roofing
Frank Seta & Assoc. LLC
35 West 35th Street, 8th Floor
New York, NY 10001
212.465.1600



No.	Date	Description
Issued/Revised		
Crawling Title		

Scale	1/2" = 1'-0"
Date	03/31/16
Project No.	02413.02

A-450.00



70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

Owner
Stellar Management
188 Seventh Avenue, 15th Floor
New York, NY 10038
212.456.0550

Owner
Vornado Realty Trust
888 Seventh Avenue, 14th Floor
New York, NY 10019
212.854.7000

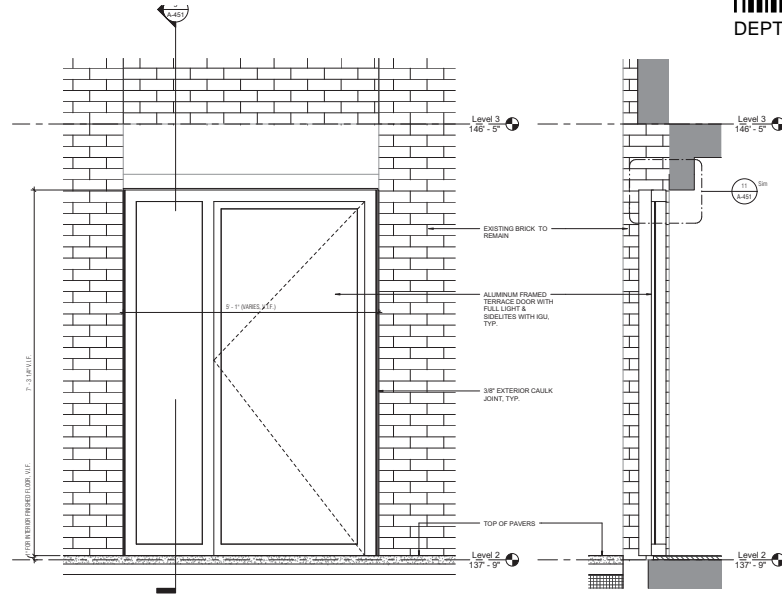
Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.545.2575

MERFP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.8666

Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10021
212.477.8366

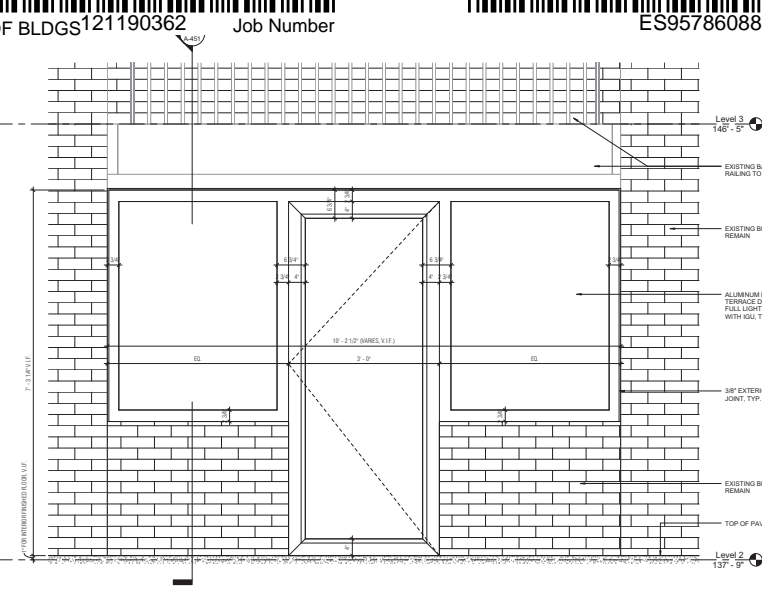
Code and Flap Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc., LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800



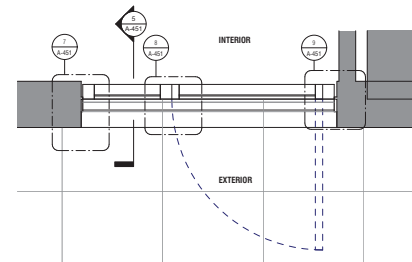
1 Enlarged Elevation - Replacement Window With Door and Single Sidelite
1" = 1'-0"

1 Section 18
3" = 1'-0"

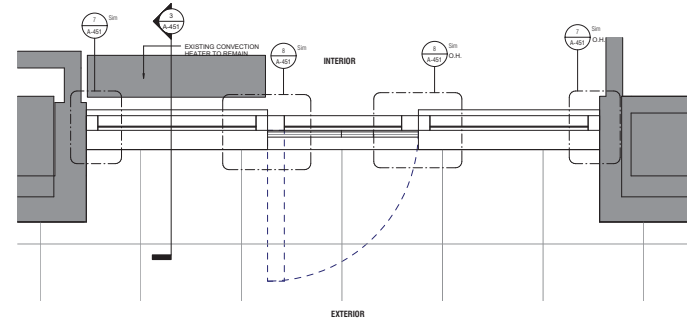


1 Enlarged Elevation - Replacement Window With Door and Windows
1" = 1'-0"

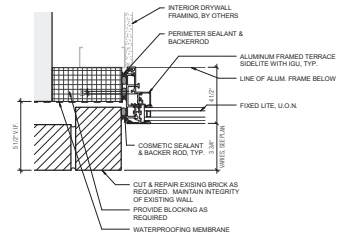
1 Section 17
3" = 1'-0"



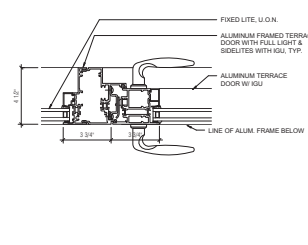
1 Enlarged Plan - Replacement Window With Door and Single Sidelite
1" = 1'-0"



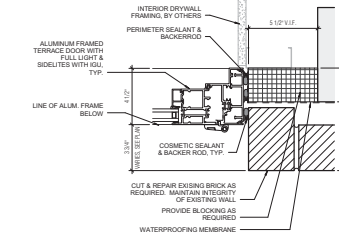
1 Enlarged Plan - Replacement Window With Door and Windows
1" = 1'-0"



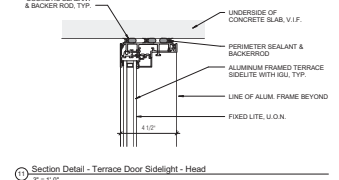
1 Replacement Window/Door - Typical Jamb Detail
3" = 1'-0"



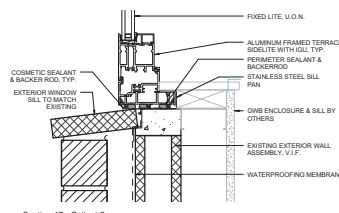
1 Replacement Window/Door - Typical Door Jamb To Mullion Detail
3" = 1'-0"



1 Enlarged Plan - Replacement Window With Door and Single Sidelite - Callout 1
3" = 1'-0"



11 Section Detail - Terrace Door Sidelite - Head
3" = 1'-0"



10 Section 17 - Callout 2
3" = 1'-0"

Seal & Signature

1. TITLES

No.	Date	Description
1		Issued/Revised
2		Issued/Revised
3		Issued/Revised
4		Issued/Revised
5		Issued/Revised
6		Issued/Revised
7		Issued/Revised
8		Issued/Revised
9		Issued/Revised
10		Issued/Revised
11		Issued/Revised
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14		Issued/Revised
15		Issued/Revised
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19		Issued/Revised
20		Issued/Revised

Second Floor Terrace Window Replacement Details

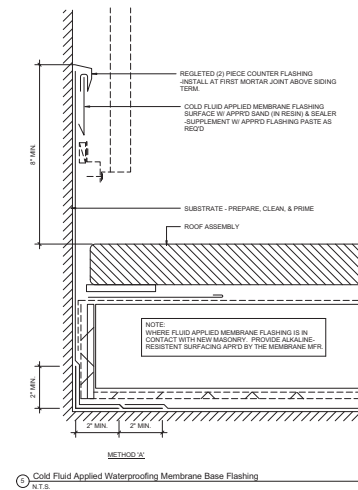
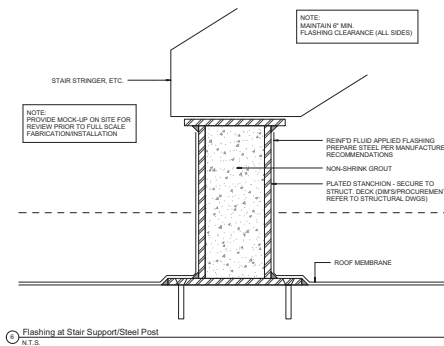
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Date: 03/01/06

Project No.: 02413.02

Drawing No.: A-451.00

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70 WEST
93rd Street

**BEYER
BLINDER
BELLE**

120 Broadway, 20th Floor
New York, NY 10271
212.777.7800

Owner
Stellar Management
156 Williams Street, 10th Floor
New York, NY 10038
212.406.0030

Owner
Vornado Realty Trust
888 Seventh Avenue, 44th Floor
New York, NY 10019
212.894.7000

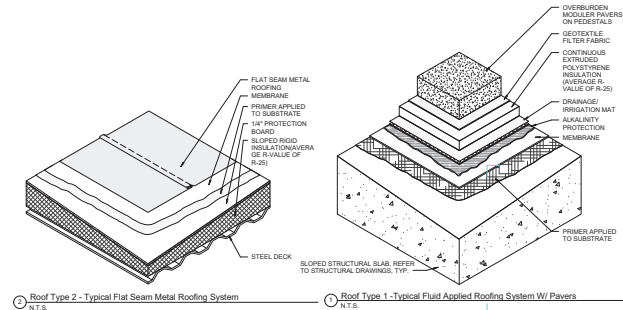
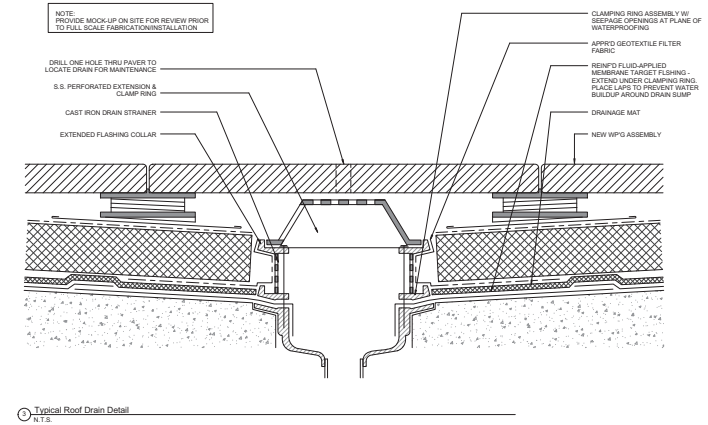
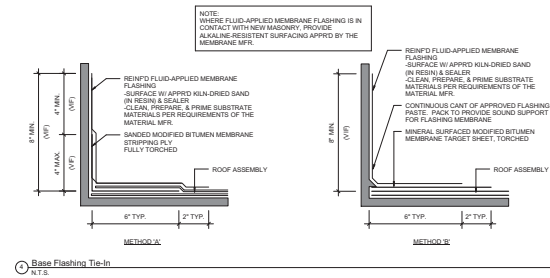
Structural Engineer
GACE Consulting Engineers
105 Madison Avenue, Floor 5
New York, NY 10016
212.545.7878

MEP/FP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.5656

MPFP LLC
120 Broadway, 20th Floor
New York, NY 10271
212.477.6366

CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Seta & Assoc. LLC
35 West 35th Street, 8th Floor
New York, NY 10001
212.465.1600



Seal & Signature

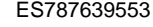
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Scale	
Date	03/03/2018
Project No.	024

Drawing No. **A-460.0**



Job Number



Scan Code

70 WEST
93rd Street

**BEYER
BLINDER
BELLE**

120 Broadway, 20th Floor
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Owner
Stellar Management
156 Williams Street, 10th Floor
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888 Seventh Avenue, 44th Floor
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New York, NY 10013
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Exterior Wall & Roofing
Frank Seta & Assoc. LLC
35 West 35th Street, 8th Floor
New York, NY 10001
212.465.1600



1	12/18/15	Issued to Doli
Iss	Date	Description
Drawing Title		

Stair Plans, Sections, and Details

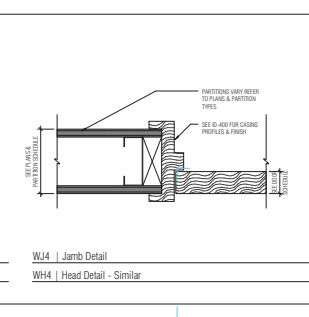
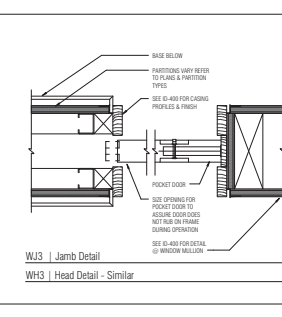
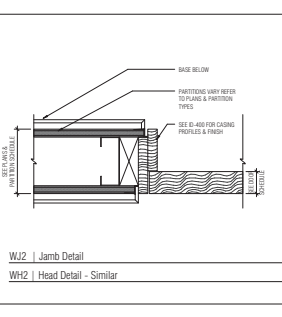
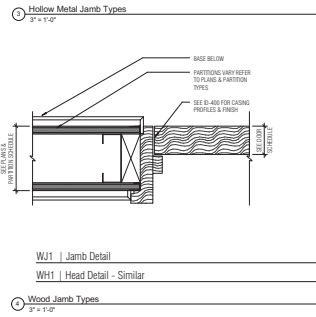
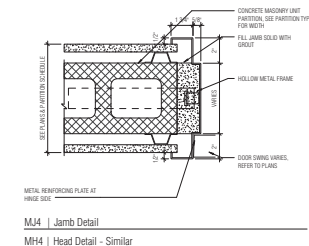
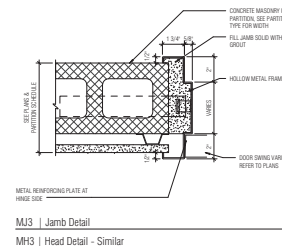
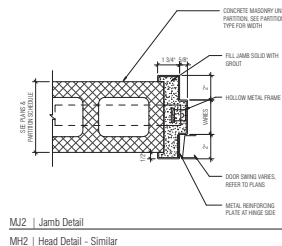
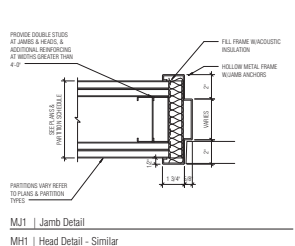
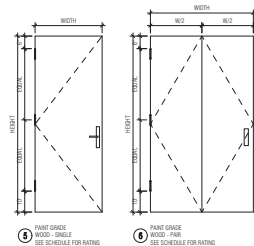
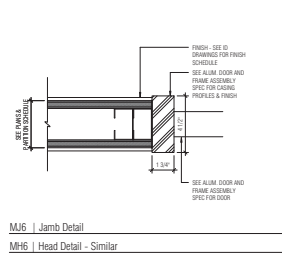
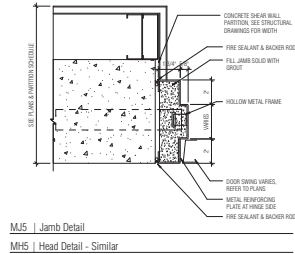
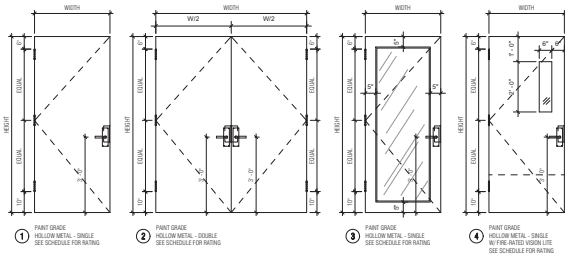
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Date	03/31/16
Project No.	02413.02
Drawing No.	

A-500.00

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STOREFRONT SCHEDULE															
Door No.	Location	Frame					Storefront					Fire Rating (Hours)	H/W R Set	Notes	
		Opening Size	Width	Height	Type	Material	Finish	Jamb	Head	Sill	Thickness				
LJW1 C1															
BT022	EXIST. CORRIDOR	2'-11" 7'-3 1/4"	ALUM	PAIN				ALUM	PAIN	TEMP	45 MIN				
LJW1															
BT021	LOBBY	3'-6 1/8" 7'-3 1/4"	ALUM	PAIN				ALUM	PAIN	TEMP					
BT024	LOBBY	2'-10 1/8" 7'-3 1/4"	ALUM	PAIN				ALUM	PAIN	TEMP					
BT112	VEST	3'-6 1/8" 7'-3 1/4"	ALUM	PAIN				ALUM	PAIN	TEMP					
BT114	TRASH ROOM	2'-8 1/8" 7'-3 1/4"	ALUM	PAIN				ALUM	PAIN	TEMP					
LJW2															
BT201	VESTIBULE	8'-1 3/8" 7'-6 5/8"	ALUM	PAIN				ALUM	PAIN	TEMP	1 1/2				
BT202	VESTIBULE	3'-10 7/8" 7'-6 5/8"	ALUM	PAIN				ALUM	PAIN	TEMP					
BT203	CORRIDOR	2'-4 1/8" 7'-6 5/8"	ALUM	PAIN				ALUM	PAIN	TEMP	1 1/2				

DOOR SCHEDULE															
Door No.	Location	Frame					Door					Fire Rating (Hours)	Hardw are Set	Notes	
		Opening Size	Width	Height	Type	Material	Finish	Jamb	Head	Sill	Thickness				
LJW1 C2															
SC01	EXIST. CORRIDOR	3'-0" 7'-0"	B	HM	PAIN	MAD	MH12	BT	1 3/4"	3	HM	PAIN	TEMP	1 1/2	1
SC02	MECH ROOM	3'-0" 7'-0"	B	HM	PAIN	MAD	MH12	BT	1 3/4"	1	HM	PAIN	TEMP	1 1/2	9
LJW1 C1															
021	MANAGEMENT OFFICE	3'-0" 7'-0"	B	HM	PAIN	MAD	MH13	BT	1 3/4"	3	HM	PAIN	TEMP	1 1/2	22
032	OFFICE	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		3	
033	TOILET RM	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		18	
035	OFFICE TOILET	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		5	
037	MECH RM	3'-0" 7'-0"	A	HM	PAIN	MAD	MH11	BT	1 3/4"	2	HM	PAIN		17	
021	TENANT'S ROOM	3'-0" 7'-0"	B	HM	PAIN	MAD	MH11	BT	1 3/4"	4	HM	PAIN	TEMP	1 1/2	22
034	STORAGE	2'-0" 7'-0"	B	HM	PAIN	MAD	MH11	BT	1 3/4"	1	HM	PAIN	TEMP	1 1/2	9
035	BATH	3'-0" 7'-0"	A	HM	PAIN	MAD	MH11	BT	1 3/4"	1	HM	PAIN		5	
037	PANTRY	3'-0" 6'-8"	A	WD	PAIN	MAD	MH14	BT	1 1/4"	6	WD	PAIN		20	
LJW1															
102	WPK RM	3'-0" 7'-0"	B	HM	PAIN	MAD	MH12	BT	1 3/4"	1	HM	PAIN		112	15
103	MECH ROOM	3'-0" 6'-8"	B	HM	PAIN	MAD	MH12	BT	1 3/4"	1	HM	PAIN		112	15
104	MECH VESTIB	3'-0" 7'-0"	B	HM	PAIN	MAD	MH12	BT	1 3/4"	1	HM	PAIN		112	23
105	TRASH COMPACTOR ROOM	3'-0" 6'-8"	B	HM	PAIN	MAD	MH12	BT	1 3/4"	1	HM	PAIN		112	14
107A	ADA TOILET	2'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		112	
108	VEST	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		112	
108B	ADA TOILET	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		112	
109A	ADA TOILET	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		112	
110A	ADA TOILET	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		112	
111A	ADA TOILET	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		112	
111B	RETAIL S	6'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		112	
111C	RETAIL S	3'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	WD	PAIN		112	
112	CORRIDOR	3'-0" 7'-0"	B	HM	PAIN	MAD	MH13	BT	1 3/4"	4	HM	PAIN	TEMP	1 1/2	
BT1	EXT CORRIDOR	2'-0" 7'-0"	B	HM	PAIN	MAD	MH13	BT	1 3/4"	4	HM	PAIN	TEMP	1 1/2	
BT2	PLAYGROUND	3'-0" 7'-0"	B	HM	PAIN	MAD	MH13	BT	1 3/4"	4	HM	PAIN	TEMP	1 1/2	
BT7	RETAIL 2	3'-0" 6'-8"	A	HM	PAIN	MAD	MH13	BT	1 3/4"	4	HM	PAIN	TEMP	1 1/2	
LJW2															
201A	LO	2'-8" 7'-0"	A	WD	PAIN	MAD	MH14	BT	1 1/4"	8	WD	PAIN			
201B	TYPE A BATH	2'-0" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	HM	PAIN		1 1/2	
204	GRESS STAIR	3'-8" 7'-0"	A	HM	PAIN	MAD	MH14	BT	1 3/4"	5	HM	PAIN		1 1/2	



70 WEST 93rd Street

BEYER BLINDER BELLE

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New York, NY 10011
212.777.7800

Owner
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188 Seventh Avenue, 4th Floor
New York, NY 10018
212.684.7000

Owner
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New York, NY 10019
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Structural Engineer
GACE Consulting Engineers DPC
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New York, NY 10016
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MERFP Engineer
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New York, NY 10019
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New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Seta & Assoc. LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800



Seal & Signature

1. TITLES: Issued to Seal

No. Date Description

Issued/Revised

Closing: Yes

Door Types, Details, & Schedule

Scale: As indicated

Date: 03/03/08

Project No: 02413.02

Closing No:

A-610.00

45 of 47

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10071
212.777.7800

Owner
Stellar Management
888 Seventh Avenue, 14th Floor
New York, NY 10019
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Vornado Realty Trust
888 Seventh Avenue, 14th Floor
New York, NY 10019
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Structural Engineer
GACE Consulting Engineers DPC
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New York, NY 10016
212.545.2575

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AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.8666

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MPFP LLC
120 Broadway, 20th Floor
New York, NY 10071
212.477.8366

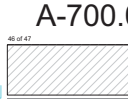
Code and Flang Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Soto & Assoc., LLC
35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

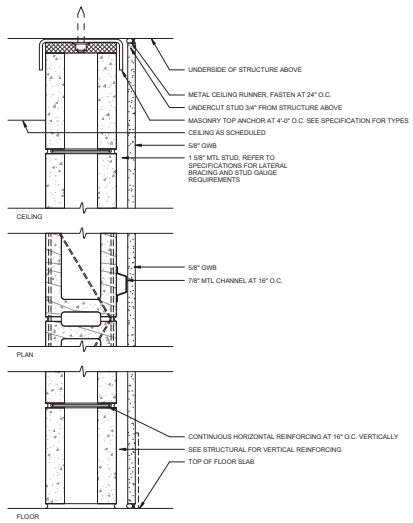


Rev.	Date	Description
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2	02/15/24	Issued/Revised
3	02/15/24	Issued/Revised
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5	02/15/24	Issued/Revised
6	02/15/24	Issued/Revised
7	02/15/24	Issued/Revised
8	02/15/24	Issued/Revised
9	02/15/24	Issued/Revised
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Partition Types
Scale: 1/4" = 1'-0"
Date: 02/15/24
Project No.: 02413.02
Drawing No.: A-700.00



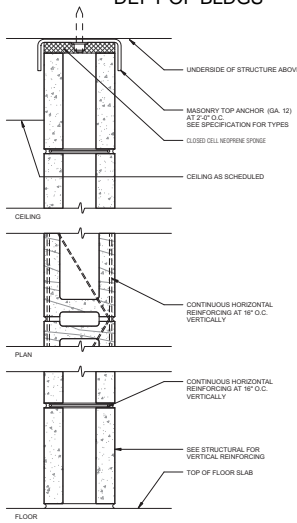
46 of 47



N PARTITION TYPE N - MASONRY GYP BD FURRING

Wall Type 'N'
2' x 1'-0"

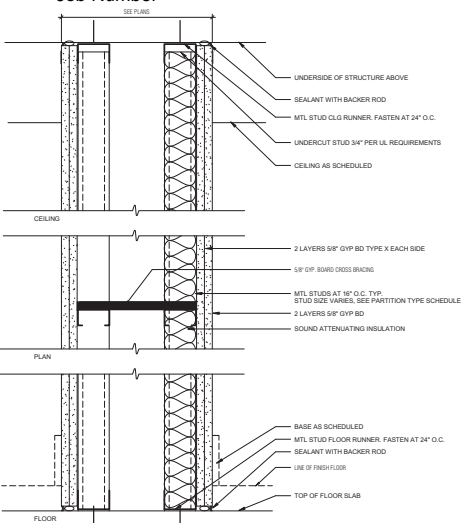
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N-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
N-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



M PARTITION TYPE M - MASONRY PARTITION

Wall Type 'M'
2' x 1'-0"

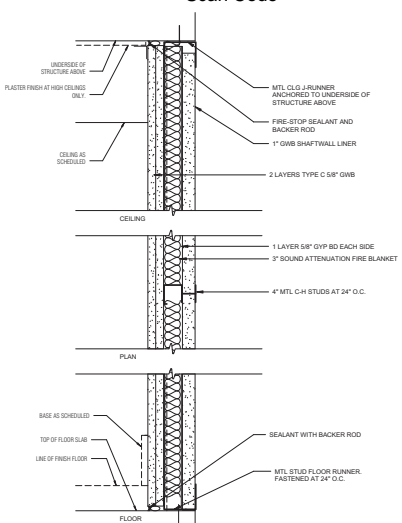
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M-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
M-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



L PARTITION TYPE L - CHASE WALL

Wall Type 'L'
2' x 1'-0"

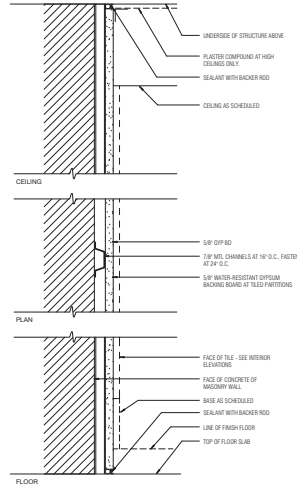
TYPE	WIDTH	FRAMING WIDTH	FRAMING HEIGHT	FRAMING FINISH	FRAMING INSULATION	UL Rating	COMMENTS
L-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
L-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



F PARTITION TYPE F - SHAFTWALL

Wall Type 'F'
2' x 1'-0"

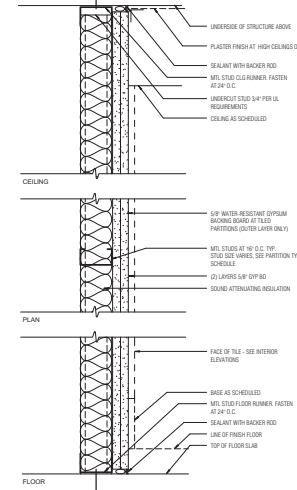
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F-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
F-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



E PARTITION TYPE E - GYP BD FURRING

Wall Type 'E'
2' x 1'-0"

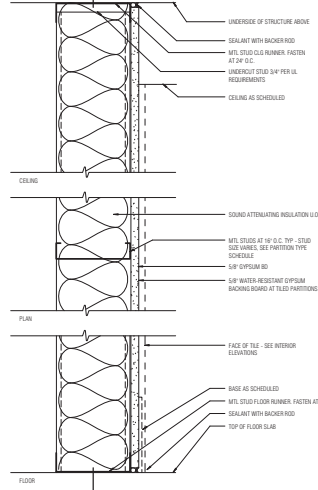
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E-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
E-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



D PARTITION TYPE D - SINGLE-SIDED GYP BD

Wall Type 'D'
2' x 1'-0"

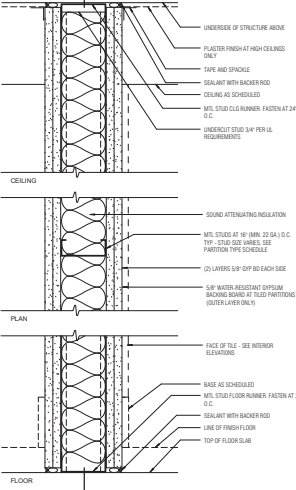
TYPE	WIDTH	FRAMING WIDTH	FRAMING HEIGHT	FRAMING FINISH	FRAMING INSULATION	UL Rating	COMMENTS
D-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
D-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



C PARTITION TYPE C - SINGLE-SIDED GYP BD

Wall Type 'C'
2' x 1'-0"

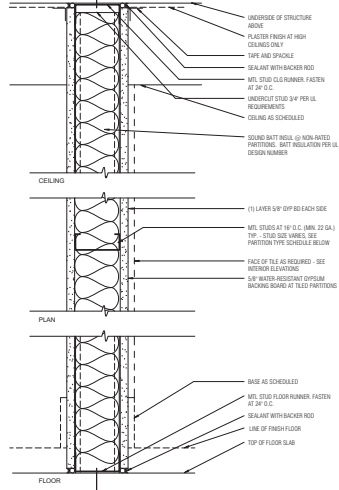
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C-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
C-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



B GYPSUM BOARD DOUBLE SIDED PARTITION

Wall Type 'B'
2' x 1'-0"

TYPE	WIDTH	FRAMING WIDTH	FRAMING HEIGHT	FRAMING FINISH	FRAMING INSULATION	UL Rating	COMMENTS
B-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
B-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



A GYPSUM BOARD PARTITION

Wall Type 'A'
2' x 1'-0"

TYPE	WIDTH	FRAMING WIDTH	FRAMING HEIGHT	FRAMING FINISH	FRAMING INSULATION	UL Rating	COMMENTS
A-1	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK
A-2	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	UL LABEL: RUSK



ES913442198 Scan Code

70 WEST
93rd Street

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New York, NY 10019

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35 West 35th Street, 8th Floor
New York, NY 10001
212.665.1600

NOTES

1	ALL CELLAR BATHROOM FIXTURES, ACCESSORIES TO BE ADA COMPLIANT UNLESS OTHERWISE NOTED
2	ALL CELLAR KITCHEN FIXTURES AND APPLIANCES TO BE ADA COMPLIANT UNLESS OTHERWISE NOTED

No.	Date	Description
Issued/Revised		
Crawing Title		

Scale _____

Date _____

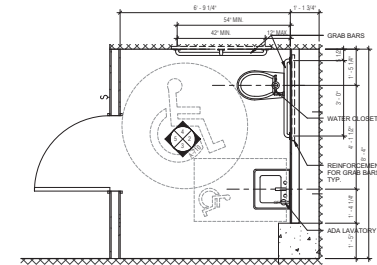
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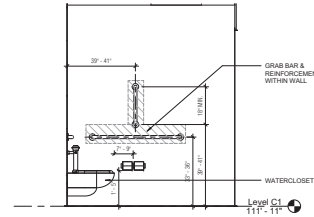
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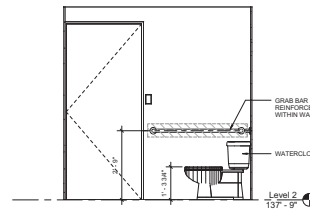
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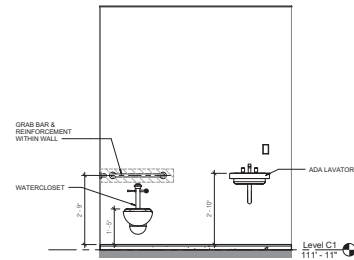
1 Typical Retail Toilet Room Plan
1/2" = 1'-0"



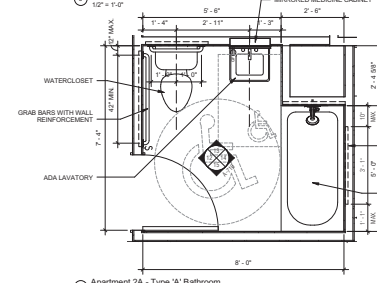
7 Laundry Rm. Toilet - Elevation North
1/2" = 1'-0"



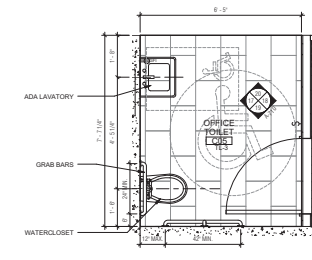
12 Apartment 2A Toilet - Elevation North
1/2" = 1'-0"



17 Management Office Toilet - Elevation North
1/2" = 1'-0"




11 Apartment 2A - Type 'A' Bathroom
1/2" = 1'-0"



16 Management Office - Toilet Room Plan
1/2" = 1'-0"

A-710.00


47 of 47





HOOKED BAR TENSION DEVELOPMENT LENGTHS FOR CONCRETE 'L _{dh} ' (in.)		
SIZE	f _y (ksi)	4000 psi
#3	60	5
#4	60	10
#5	60	12
#6	60	15
#7	60	17
#8	60	19
#9	60	22
#10	60	25
#11	60	27
	75	34

LOADING SCHEDULE									
		LOAD					LIVE LOAD		
LEVEL	OCCUPANCY	SLAB	STEEL	CLAS	FIN.	RTS & INCL.			TOTAL
2ND FLOOR	GARAGE	-	-	-	-	-	60	75	135
1ST FLOOR	CELLAR	-	-	-	-	-	112	75	187
1ST	RETAIL	55/69	-	-	-	65/22	130/11	100	200/191
	NON-SLAB	45	5	5	25	-	5	100	130
	TOWER	64	-	-	22	-	40	100	161
	TERRACE PLUMBING	41	5	5	35	12	116	100	216
ROOF	LANDSCAPING GRASS	41	5	5	125	12	146	100	269
	LANDSCAPING GRAVEL	41	5	5	140	12	231	100	389



WELDED STEEL PLATE BONDING AGENT

CONCRETE SLAB

T GLR

CRACK WIDER THAN 1/16" WIDE

STEP 2

SURFACE CRACK
(AT TOP & BOTTOM OF SLAB)

CRACK FULL THICKNESS OF SLAB

5. TYPICAL CRACKED CONCRETE SLAB REPAIR

3/4" x 1'-0"

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7. TYPICAL ADDED REINFORCING AT OPENINGS IN CONCRETE SLAB
AND TYPICAL SLAB OPENINGS AT BATHROOMS

DETAIL 10-1
 DETAIL 10-2
 DETAIL 10-3
 DETAIL 10-4
 DETAIL 10-5
 DETAIL 10-6
 DETAIL 10-7
 DETAIL 10-8
 DETAIL 10-9
 DETAIL 10-10
 DETAIL 10-11
 DETAIL 10-12
 DETAIL 10-13
 DETAIL 10-14
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 DETAIL 10-98
 DETAIL 10-99
 DETAIL 10-100

REINFORCEMENT SCHEDULE	
SLAB THICKNESS	REINFORCEMENT
8"	6x8-M2.0/M2.0

The diagrams illustrate the following details:

- TYPICAL SLAB-ON-GRADE:** Shows a cross-section of a slab with a 5/8" CLR. dimension, WELDED WIRE FABRIC (SEE PLAN 1585D), and 8" COMPACT APPROVED FILL.
- CONSTRUCTION JOINT:** Shows a cross-section with a CONT. KEY PART, 8" CLR. dimension, and VAPOR BARRIER FOR SLAB THICKNESS SEE PLAN.
- CONTROL JOINT:** Shows a cross-section with a 5/8" JOINT, 5/8" CUT AS SOON AS CONC. FILL NOT TRAVEL, 24 HRS MAX. FILL JOINT, 4" COMPRESSIBLE FILLER, and 1/2" SEALANT AS PER ARCH.

○ TYPICAL SLAB-ON-GRADE

04/22/16	100% CONSTRUCTION DOCUMENTS
04/11/16	ISSUED TO DOB
07/31/15	100% DD
05/01/15	SCHEMATIC DESIGN
11/1/14	PRELIMINARY

DRAWING INDEX & DESIGN CRITERIA

Scale	As indicated
Date	07/31/15
Project No.	B5000.00
Drawing No.	

S-001.00



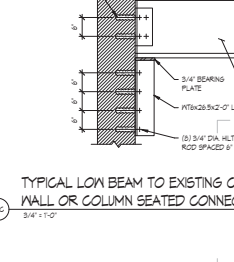
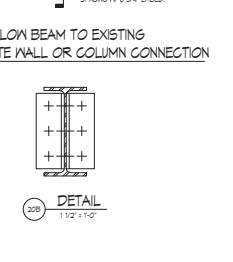
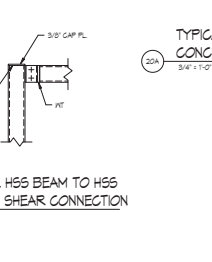
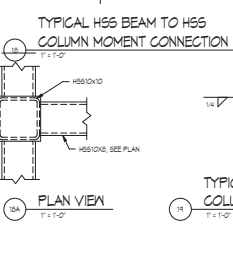
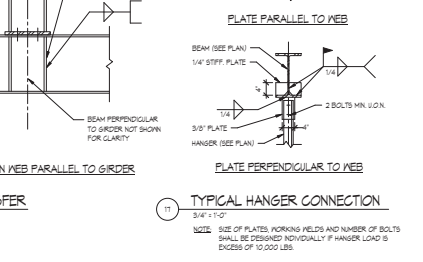
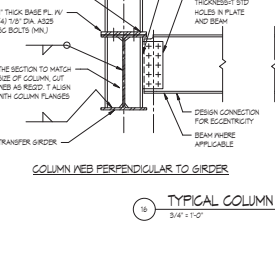
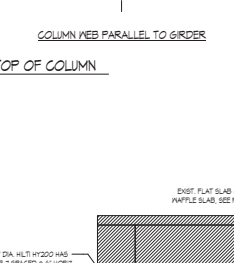
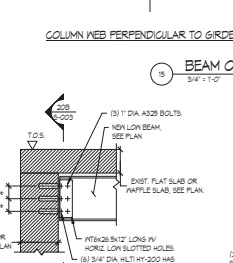
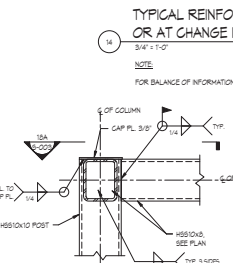
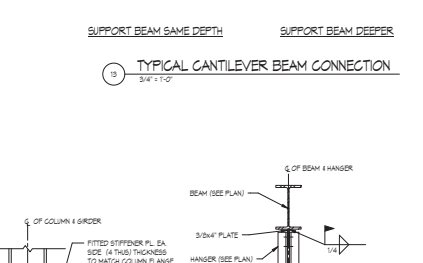
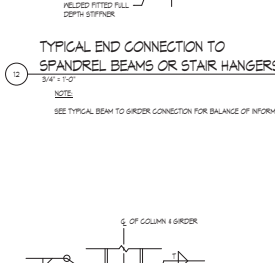
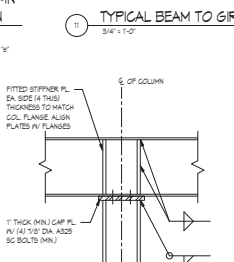
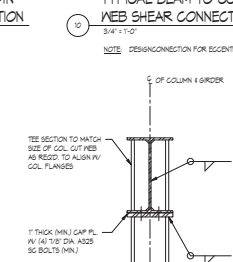
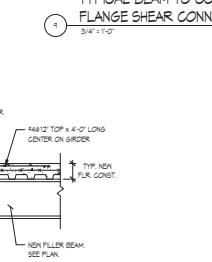
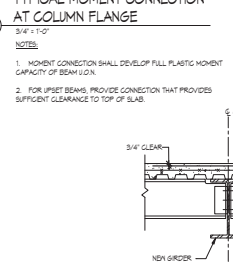
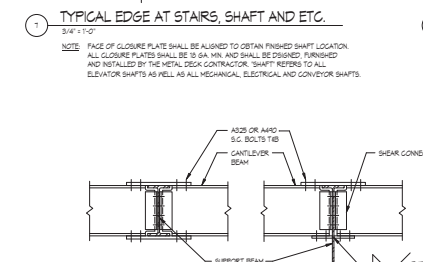
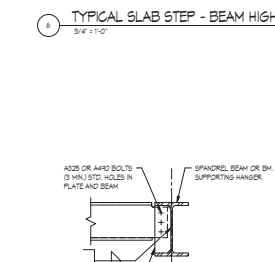
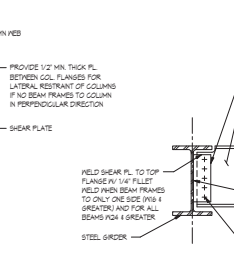
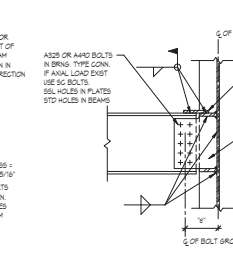
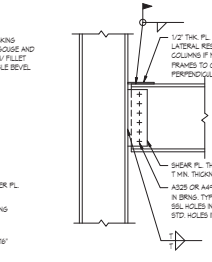
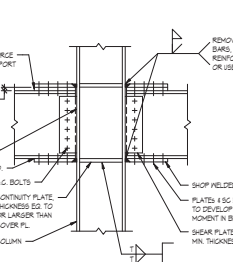
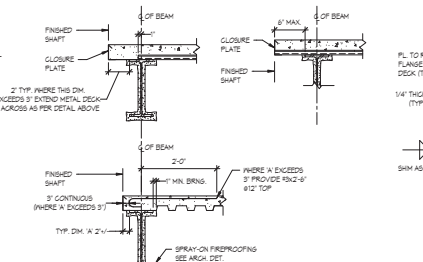
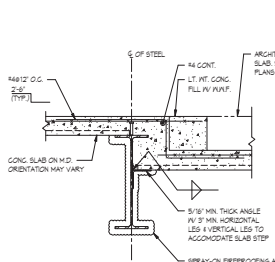
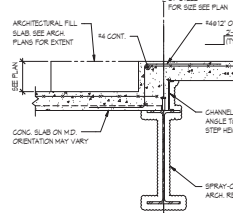
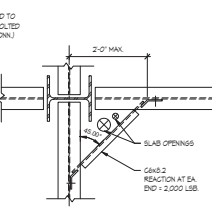
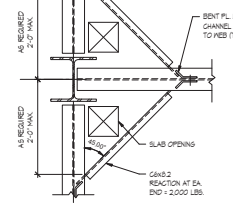
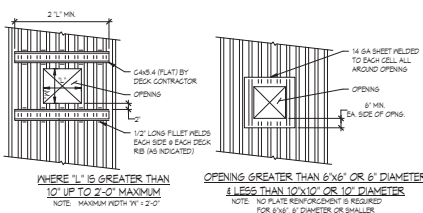
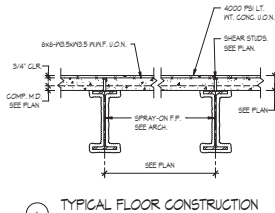
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07/01/16	100% CD	
08/01/16	PERMANENT DESIGN	

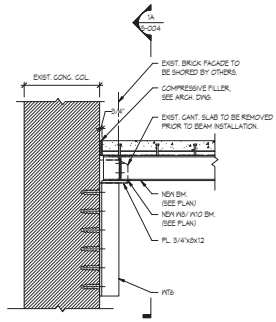
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In: [Signature]
Date: [Date]
Drawing Title

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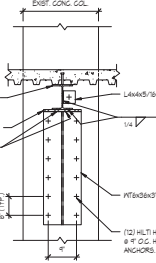
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Drawing No: B8000.00

S-003.00

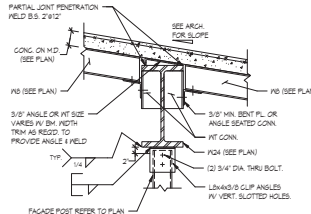




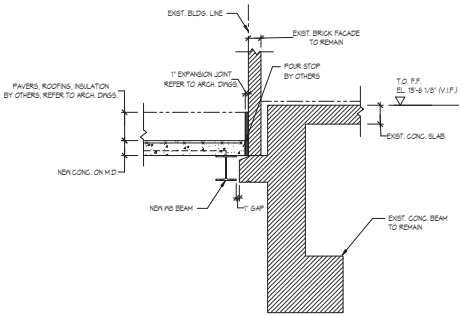
1 TYPICAL STEEL BEAM TO EXISTING CONCRETE COLUMN CONNECTION
3/4" x 1'-0"



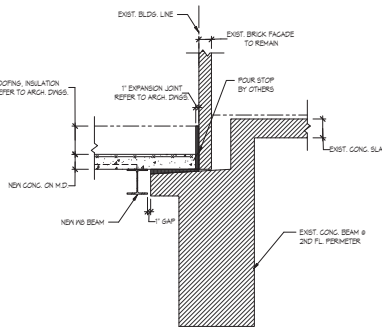
1A SECTION
3/4" x 1'-0"



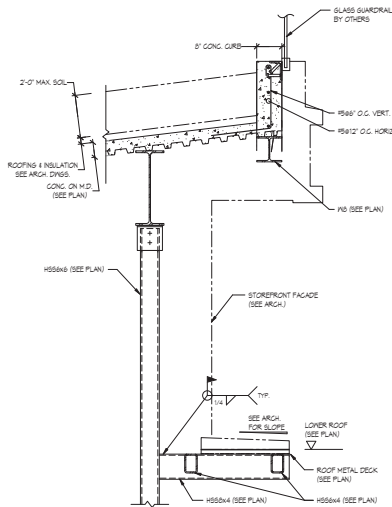
2 TYPICAL SLOPED CONCRETE SLAB ON METAL DECK TO BEAM CONNECTION
3/4" x 1'-0"



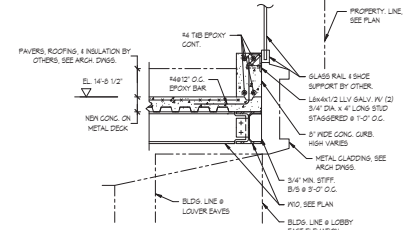
4A TYPICAL NEW STEEL & CONCRETE ON METAL SLAB TO EXISTING SPANDREL CONDITION @ 2ND FLOOR
3/4" x 1'-0"



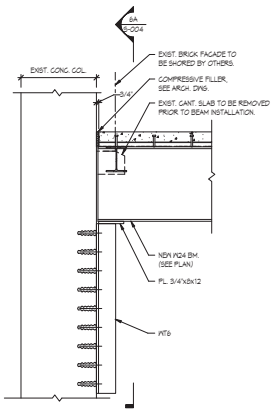
4B TYPICAL NEW STEEL & CONCRETE ON METAL SLAB TO EXISTING SPANDREL CONDITION @ 2ND FLOOR
3/4" x 1'-0"



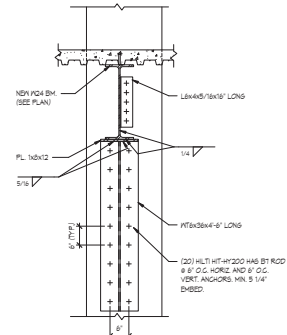
3 SECTION
3/4" x 1'-0"



5 TYPICAL SPANDREL DETAIL @ WEST
3/4" x 1'-0"



6 NEW N24 BEAM TO EXISTING CONCRETE COLUMN CONNECTION @ ROOF
3/4" x 1'-0"



6A SECTION
3/4" x 1'-0"

70 WEST
93rd Street

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DATE	DESCRIPTION
04/24/18	ISSUED FOR CONSTRUCTION
04/24/18	ISSUED FOR CONSTRUCTION
07/13/18	ISSUED FOR CONSTRUCTION
07/13/18	ISSUED FOR CONSTRUCTION
07/13/18	ISSUED FOR CONSTRUCTION
07/13/18	ISSUED FOR CONSTRUCTION
07/13/18	ISSUED FOR CONSTRUCTION
07/13/18	ISSUED FOR CONSTRUCTION
07/13/18	ISSUED FOR CONSTRUCTION
07/13/18	ISSUED FOR CONSTRUCTION

TYPICAL DETAILS 2
Scale: 3/4" = 1'-0"
Date: 07/13/18
Project No.: E80000.00
Drawing No.: S-004.00

S-004.00



ES763364376 Scan Code



CELLAR 1 FRAMING PLAN
1/8" = 1'-0"

70 WEST
93rd Street

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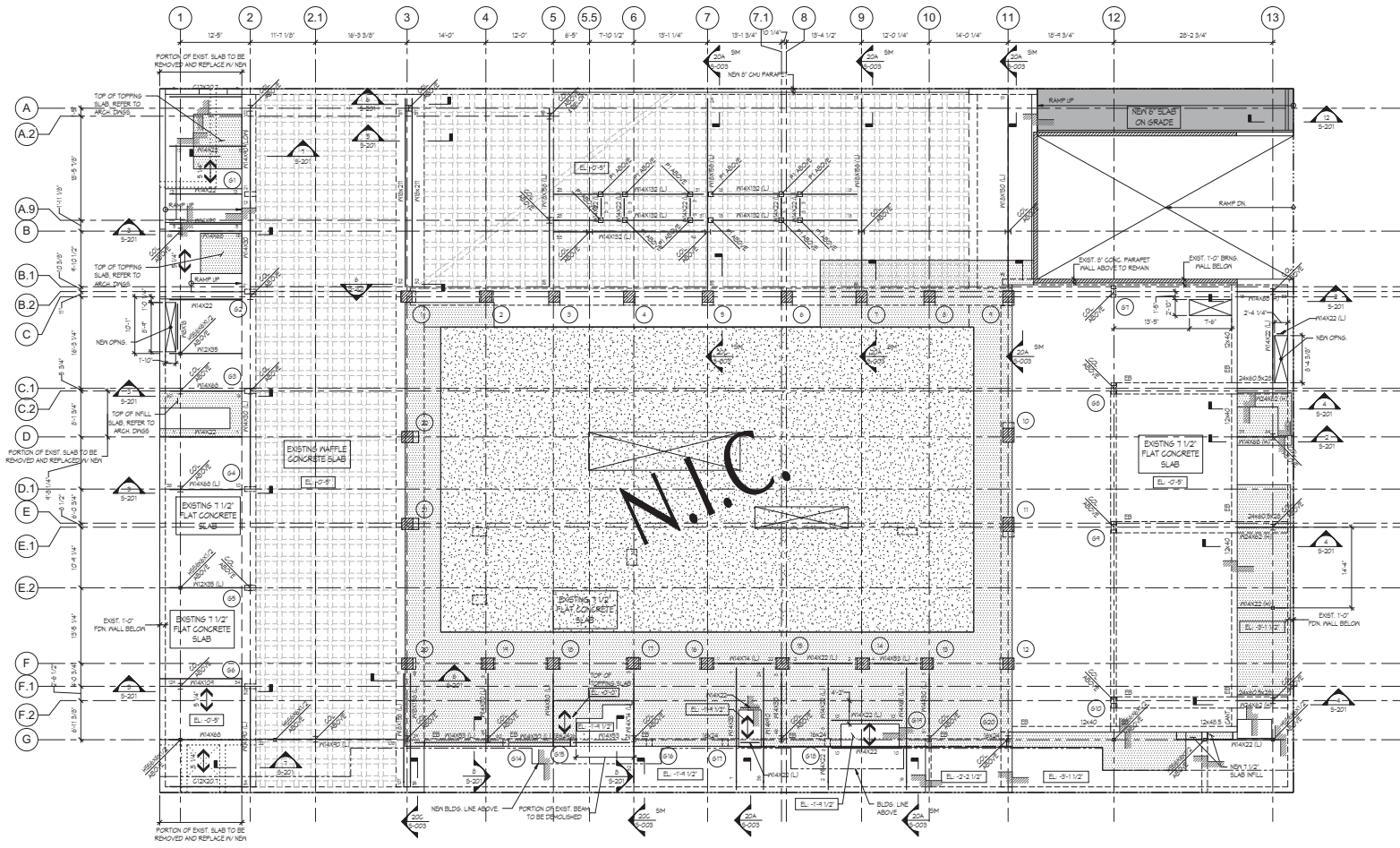
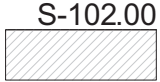


NO.	DATE	DESCRIPTION
04/22/16	100% CONSTRUCTION	DOCUMENTS
04/11/16	ISSUED TO OWNER	
07/01/15	100% CD	
05/01/15	SCHEMATIC DESIGN	

By: Date: Description:
Issued/Revised:
Drawing Title:

GROUND FLOOR
FRAMING PLAN

Scale: 1/8" = 1'-0"
Date: 07/03/16
Project No.: ES217772217
Drawing No.: S-102.00

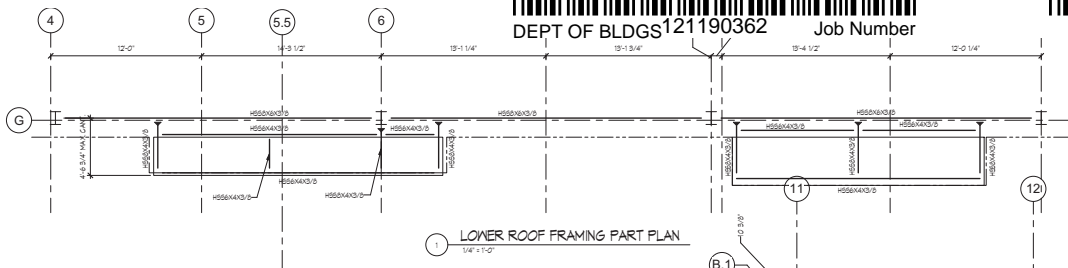





GROUND FLOOR

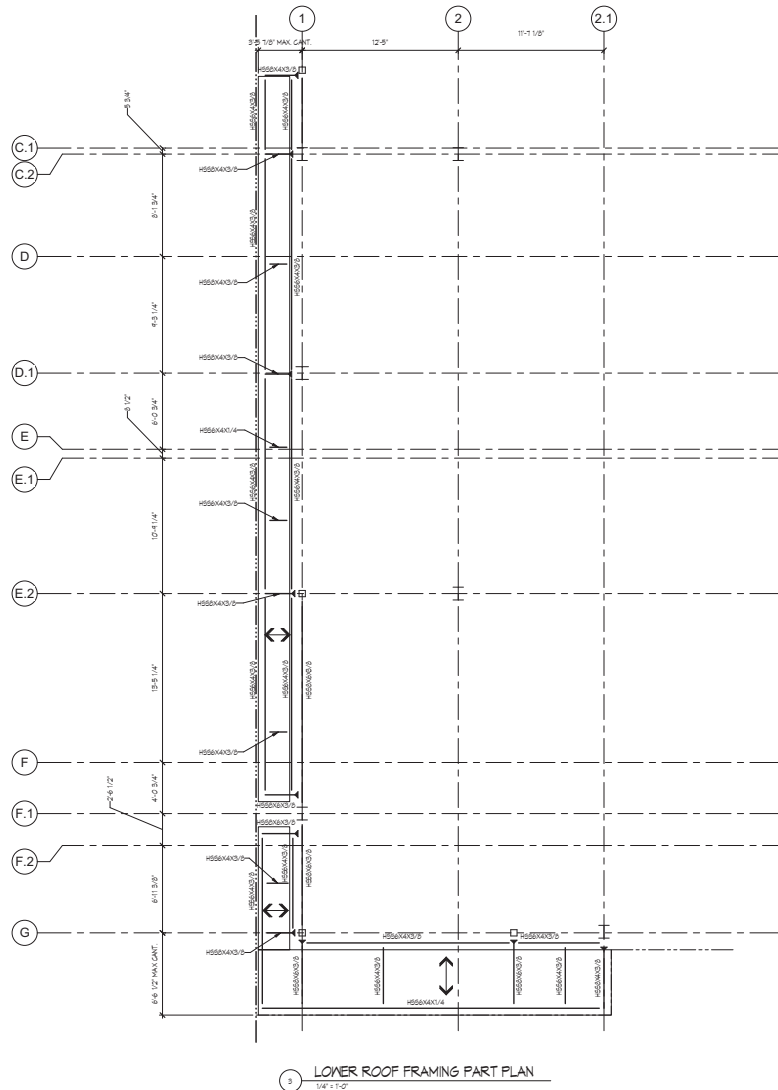
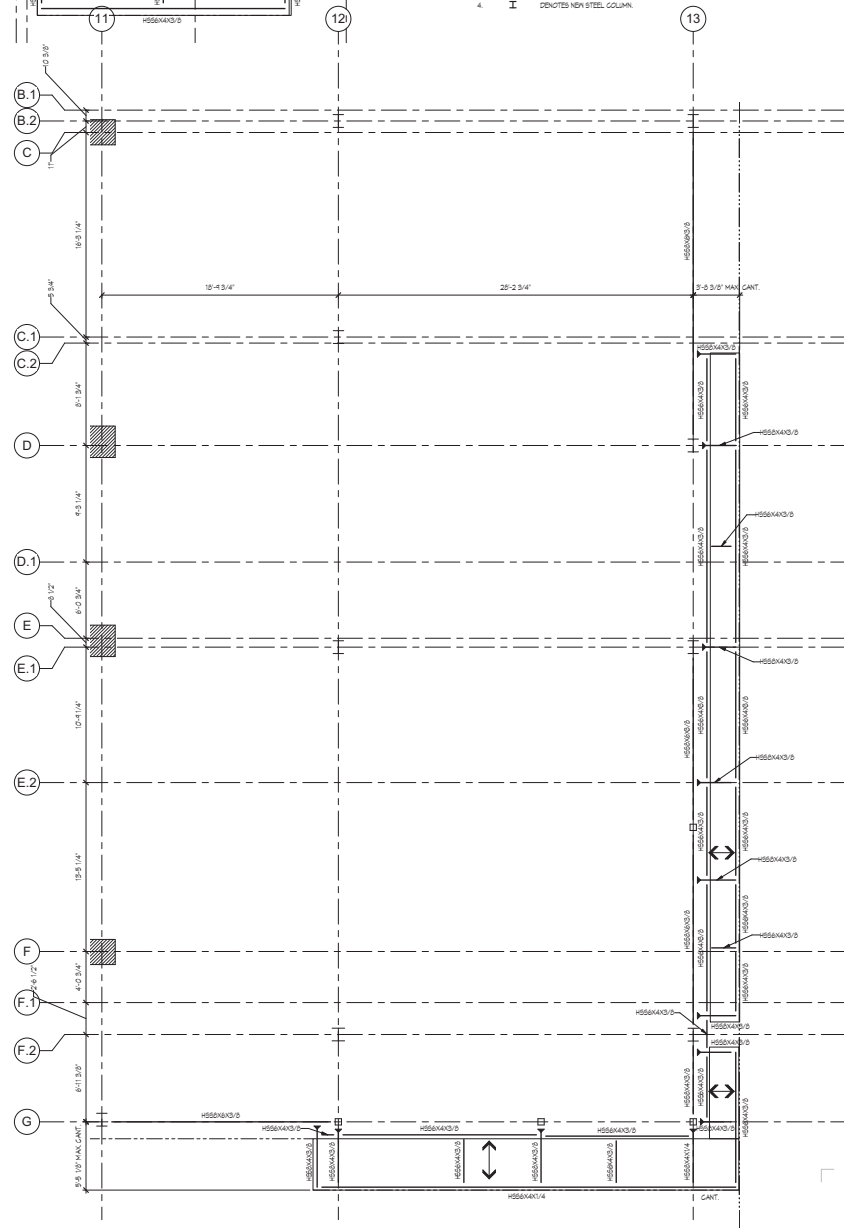
1/8" = 1'-0"

1. EL. -0'-0" DENOTES TOP OF SLAB ELEVATION WITH RESPECT TO PROJECT ELEVATION 0'-0".
2. 3/4" DENOTES NEW 3/4" LIGHT WEIGHT CONCRETE ON 1 1/2" - 16 GAUGE WITH BATHING RAMP 4 PWF METAL DECK SLAB BY CANAM OR EQUAL (TOTAL THICKNESS 4 3/4").
3. 1 1/2" DENOTES NEW 1 1/2" LIGHT WEIGHT CONCRETE SLAB ON 2" - 16 GAUGE METAL DECK WITH BATHING RAMP 4 PWF BY CANAM OR EQUAL (TOTAL THICKNESS 5 1/4").
4. DENOTES NEW STEEL FRAMING.
5. I DENOTES NEW STEEL COLUMN.
6. DENOTES EXISTING CONCRETE COLUMN.
7. TOP OF STEEL TO BE BELOW TOP OF NEW SLAB LEVEL ELEVATION AT SHOWN LOCATIONS. WHERE TOP OF STEEL DIFFERS FROM TYPICAL ELEVATION, TOP OF STEEL NOTED PLUS (+) OR MINUS (-) WITH RESPECT TO LEVEL ELEVATION NOTED ABOVE OR CALLED OUT ON HIGH REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR FINISHES.
8. BEAM REACTIONS ARE INDICATED AT EITHER END OF BEAM. REACTIONS SHOWN ARE SERVICE LOADS.
9. DENOTES MOMENT CONNECTION. DETAIL CONNECTION FOR FULL MOMENT CAPACITY OF MEMBER (UNLESS OTHERWISE NOTED).
10. COORDINATE DIMENSIONS, ELEVATIONS, SLAB EDGES AND OPENINGS WITH ARCHITECTURAL AND MEP DRAWINGS.
11. Ø10 DENOTES 3/4" DIAMETER STUDS WITH 3 1/2" LONG STUDS SPACED UNIFORMLY.

12. DENOTES NOT IN CONTRACT WORK.
13. DENOTES EXISTING CONCRETE WALL TO BE REMOVED.
14. DENOTES 3" LIGHT WEIGHT CONCRETE TOPPING SLAB ON STYROFOAM. REFER TO DETAIL 6 ON S-201.
15. EB DENOTES EXISTING CONCRETE BEAM AS PER 19M STRUCTURAL DRAWINGS 11/17.
16. LB DENOTES LOW NEW STEEL BEAM BELOW THE EXISTING SLAB OR BEAM.
17. HB DENOTES HIGH NEW STEEL BEAM ABOVE EXISTING SLAB OR BEAM.
18. DENOTES NEW POST.



- NOTES:
1.  DENOTES TOP OF SLAB ELEVATION WITH RESPECT TO MANHATTAN BOROUGH DATUM.
 2.  DENOTES NEW 1 1/2" ROOF METAL DECK.
 3.  DENOTES NEW STEEL FRAMING.
 4.  DENOTES NEW STEEL COLUMN.



70 WEST
93rd Street

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04/22/16	100% CONSTRUCTION DOCUMENTS	
04/11/16	ISSUED TO DOB	
07/31/15	100% DD	
No	Date	Description
Issue 5 Revised		

LOWER ROOF FRAMING PART PLANS

Scale	As indicated
Date	07/31/15
Declared Nil	*****

S-103.00





ES304926775 Scan Code

**BEYER
BLINDER
BELLE**

New York, NY 10013
212.766.8100



Drawing Title	
Scale	3/4" = 1'-0"
Date	07/31/11
Project No.	B5000.0
Drawing No.	

Scale	3/4" = 1'-0"
Date	07/31/11
Project No.	B5000.0
Drawing No.	



NOTE: FOR BALANCE OF INFORMATION, SEE DETAIL 5 ON S-002



NOTE: FOR BALANCE OF INFORMATION SEE DETAIL 5 ON 5-004

C:\Revel-Learn\15-85000-00 TO WARD ST_Jerry Chan.wt
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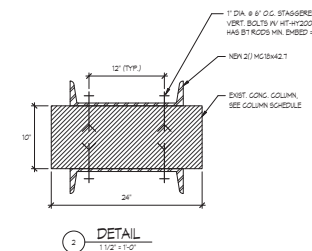
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**BEYER
BLINDER
BELLE**

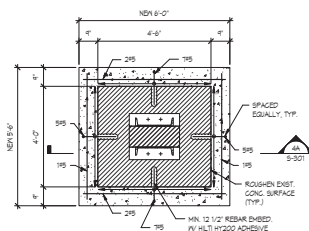
Code and Filing Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

COLUMN SCHEDULE 2 OF 2																				
COLUMN FLOOR	FLOOR HEIGHT	F-5/8	F-6/11	F-7/9	F-8/5	F-9/4	F-10/5	F-11/2	F-5/1	F-2/12/9/10	F-3/2/6	F-2/3	G-2/1	G-3	G-4	G-6	G-11	G-10	G-11/10/20	COLUMN FLOOR
2ND FLOOR	8'-2"	EXIST 2X4	2X4	EXIST 2X4	EXIST 2X4	EXIST 2X4	EXIST 2X6	EXIST 2X4	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	1ST FLOOR
1ST FLOOR	8'-0"	EXIST 2X4	2X4	EXIST 2X4	EXIST 2X4	EXIST 2X4	EXIST 2X6	EXIST 2X4	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	PROSS	2ND FLOOR
BASEPLATE	8'-11"	EXIST 3X6	EXIST 3X6	EXIST 3X6	EXIST 3X6	EXIST 3X6	EXIST 3X6	EXIST 3X6	TRANSFER BEAM	EXIST 2X6 EXIST 2X6 EXIST 2X6	EXIST 2X6	EXIST CONC BEAM	TRANSFER BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	BASEPLATE
EXISTING 1ST CELLAR	8'-11"	EXIST 2X6	EXIST 2X6	EXIST 2X6	EXIST 2X6	EXIST 2X6	EXIST 2X6	EXIST 2X6	EXIST 2X6	EXIST 2X6 EXIST 2X6 EXIST 2X6	EXIST 2X6	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXIST CONC BEAM	EXISTING 1ST CELLAR
EXISTING 2ND CELLAR	8'-10"							EXIST 2X6												EXISTING 2ND CELLAR
FLOOR COLUMN	FLOOR HEIGHT	F-5/8	F-6/11	F-7/9	F-8/5	F-9/4	F-10/5	F-11/2	F-5/1	F-2/12/9/10	F-3/2/6	F-2/3	G-2/1	G-3	G-4	G-6	G-11	G-10	G-11/10/20	FLOOR COLUMN

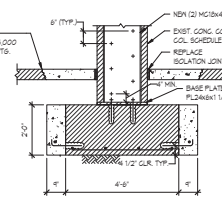
COLUMN SCHEDULE 2 OF 2



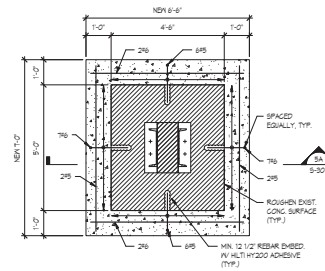
NOTE: REFER TO COLUMN SCHEDULE FOR EXISTING COLUMN SIZE & ORIENTATION



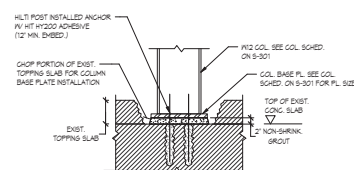
4 TYPICAL EXISTING FOOTING
REINFORCEMENT AT COLUMNS G1, G2, G3, G5, & G6
1/2" = 1'-0"



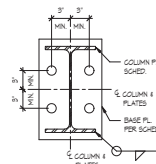
SECTION
1/2" = 1'-0"



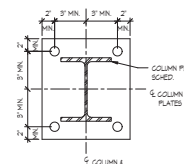
EXISTING FOOTING
REINFORCEMENT AT COLUMN G9
5
1/2" x 1'-0"



6 TYPICAL COLUMN BASE PLATE CONNECTION
3/4" = 1'-0"



7 TYPICAL BASE PLATE
1 1/2" x 1'-0"



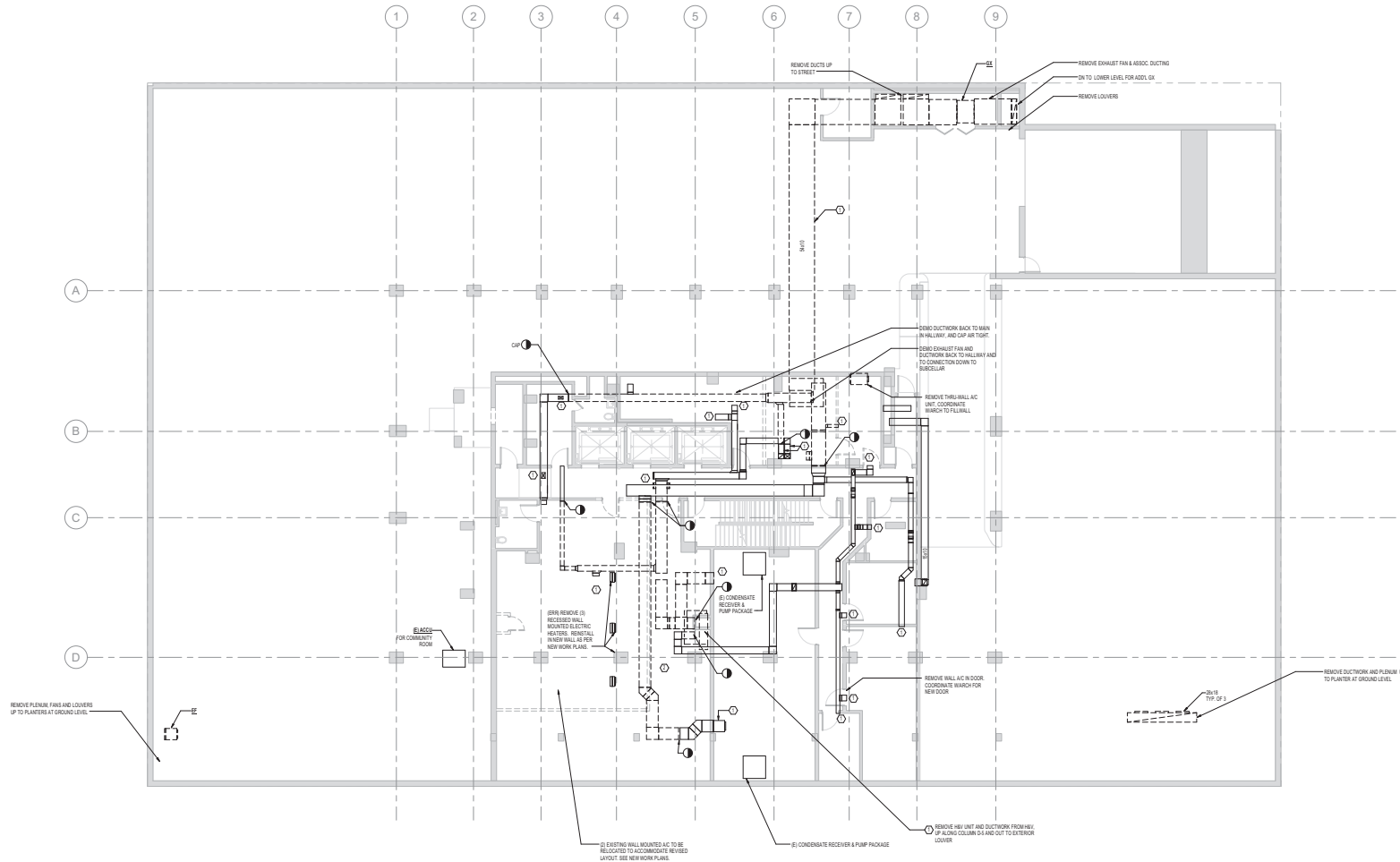
6 TYPICAL BASE PLATE 2
1 1/2" x 1'-0"

S-301.00



Job Number

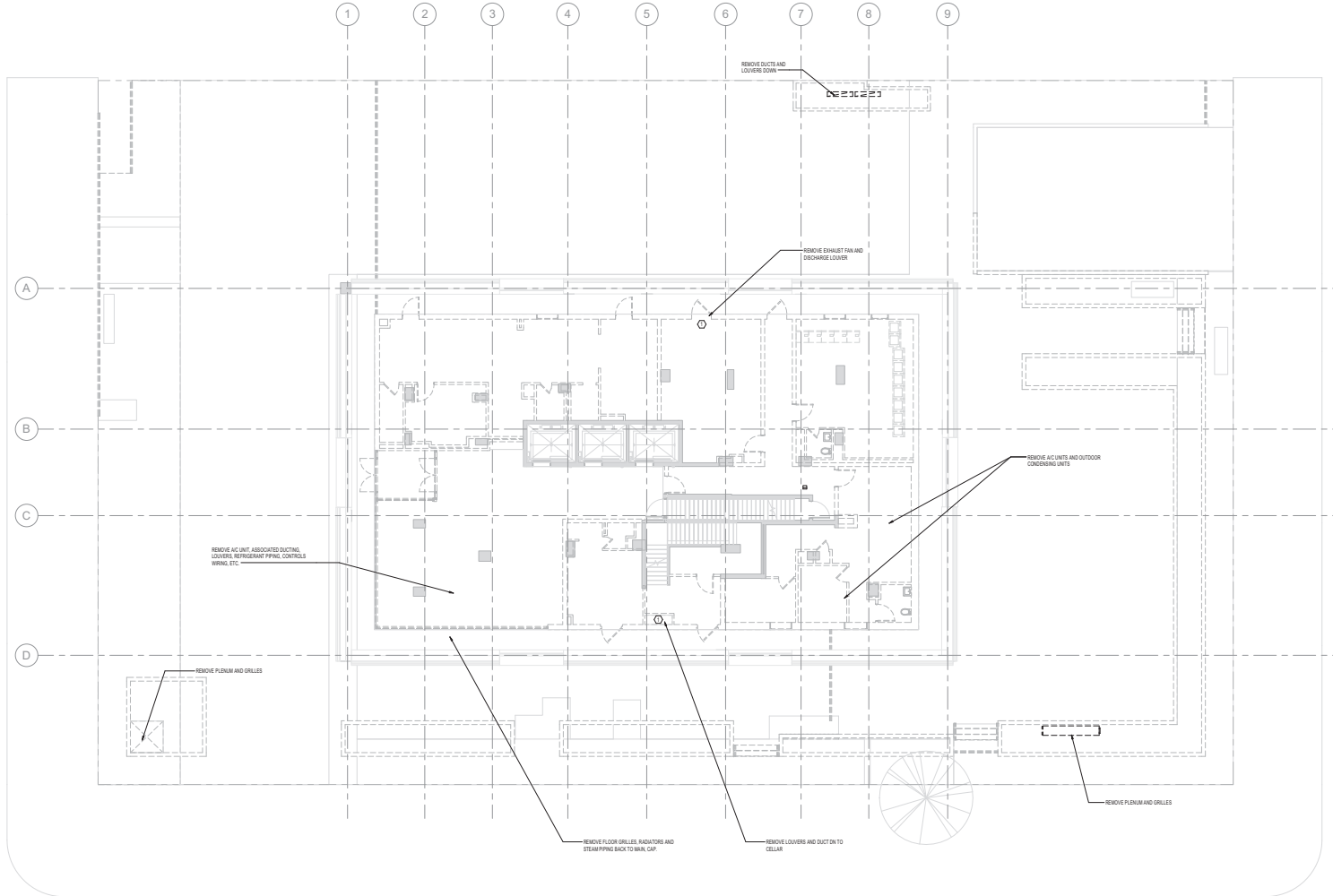
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2009-03-04 10 PM

REVISIONS:
1. SEE DEMOLITION NOTES ON COVER PAGE

NOTES:
1. TAKE PRE-DEMOLITION AIR FLOW READINGS AT ALL OUTLETS SERVED BY EXHAUST FAN. UNIT - SEE IF NOT INDICATED ON PLANS. TAKE FULL TAB READINGS AT BOTH UNITS.
2. REMOVE ALL DUCTING IN THIS ROOM. REINSTALL NEW AS PER NEW WORKSHEET.



70 WEST
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CODES.

Seal & Signature



4 - 05/2018 Reasoned for DOB
3 - 01/22/18 100% Construction Documents
2 - 07/18/15 Issued to DOB
1 - 07/15/15 100% Design Development

No. Date Description
Issued/Revised
Drawing Title

MECHANICAL FIRST
FLOOR PLAN -
DEMOLITION

Scale: 1/8" = 1'-0"
Date: 06/28/15
Project No: Y150341-000
Drawing No:

M-102.00

4 of 24





Job Number

Scan Code

① (E) OUTLETS THAT DID NOT CHANGE ARE TO BE REBALANCED TO ORIGINAL AIRFLOW AS PER PRE-DEMOLITION TAB REPORT.



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CODES.



4	05/20/16	Revised for DOB
3	03/22/16	100% Construction Documents
2	07/18/15	Issued to DOB
1	07/15/15	100% Design Development
By:	Date:	Drawn/Revised:
Author:	Date:	

MECHANICAL CELLAR
1 PLAN - DUCTWORK

Scale: 1/8" = 1'-0"
Date: 06/26/16
Project No: Y150341-000
Drawing No:

M-201.00

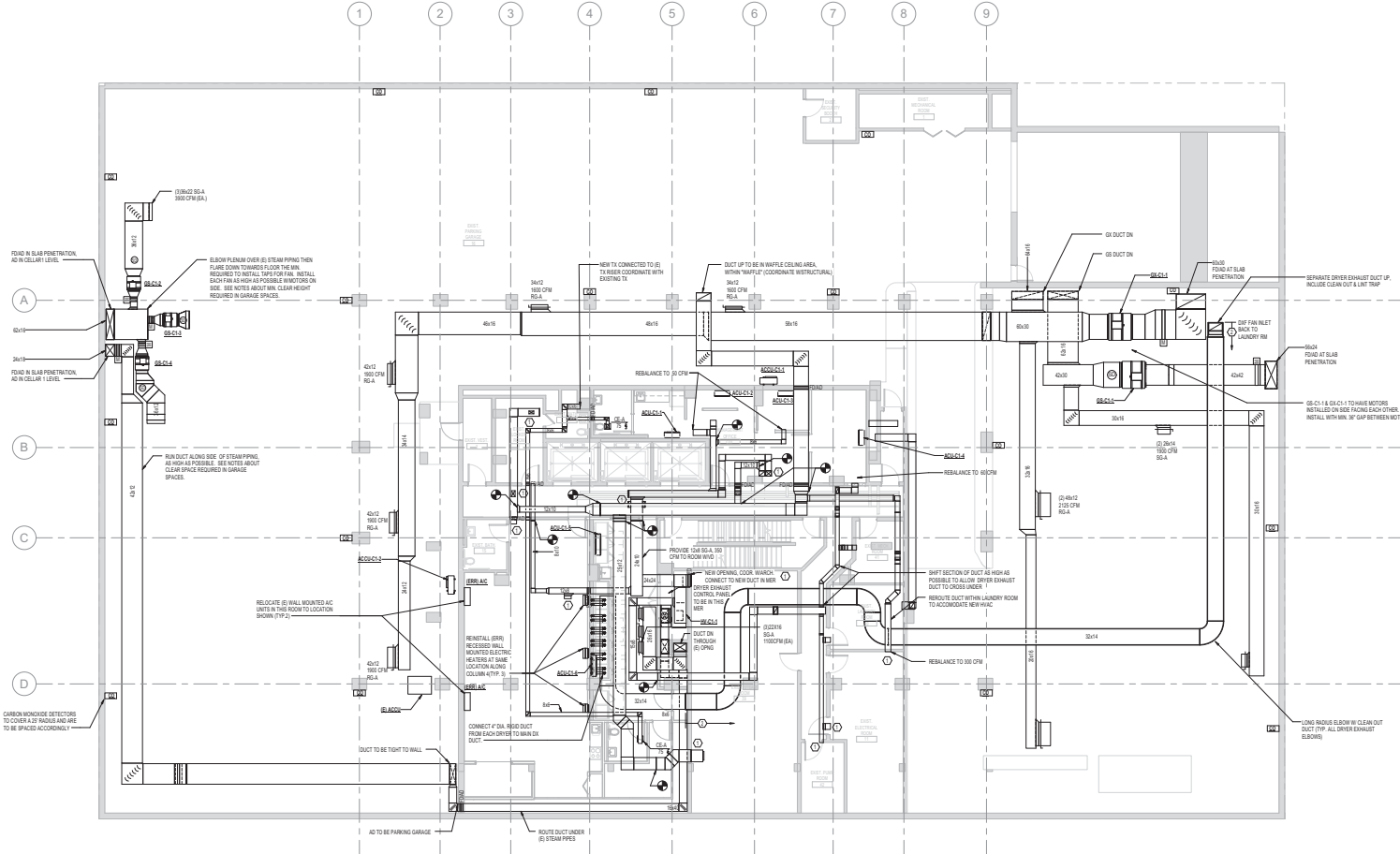
6 of 24

DRAWING NOTES:

- ALL NEW & RELOCATED DUCTS & PIPES WITHIN PARKING AREA TO BE INSTALLED WITH MIN. 7' CLEARANCE (INCLUDING SUPPORTS).
- COORDINATE ALL NEW WALL & SLAB OPENINGS WITH ARCHITECTURAL & STRUCTURAL DRAWINGS.

KEY NOTES:

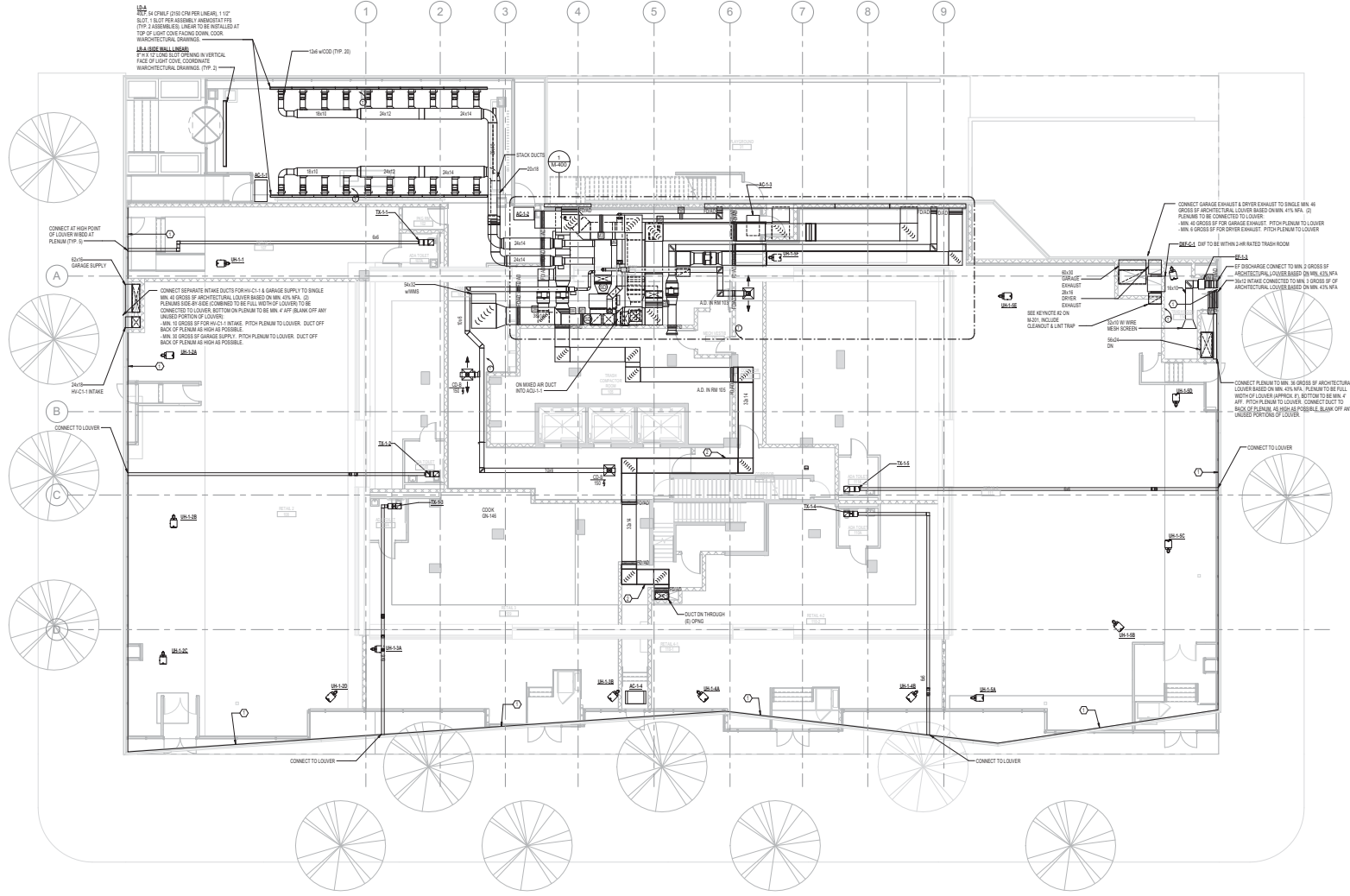
- (E) OUTLETS THAT DO NOT CHANGE ARE TO BE REBALANCED TO ORIGINAL AIRFLOW AS PER PRE-COMMISSIONING REPORT.
- DUCT FROM LAUNDRY ROOM TO DRY-ON-DECK FLOOR IS TO BE CONDUIT PREPARED FLAME-RATE RATED DUCT SYSTEM. ENTIRE SYSTEM TO INCLUDE PRE-TESTED JOINT & GASKET, INCLUDING HANGERS & THROUGH-WALL PENETRATION DETAILS.



COORDINATE ALL NEW WALL & SLAB OPENINGS WITH ARCHITECTURAL & STRUCTURAL DRAWINGS.

BLANK ALL UNBUILT PORTIONS OF LOUVER AIR AND WATER TIGHT

DUCT INDICATED FROM TD TO TD TO CONDUIT FREEFALL PLUMBING & HANGERS DUCT SYSTEM, DUCT SYSTEM TO INCLUDE THE HANGERS & CABLE, MOUNTING HARDWARE & THROUGH WALL PENETRATION DETAILS.



70 WEST 93rd Street
BEYER BLINDER BELLE

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Exterior Wall & Roofing: Frank Seta & Assoc., LLC
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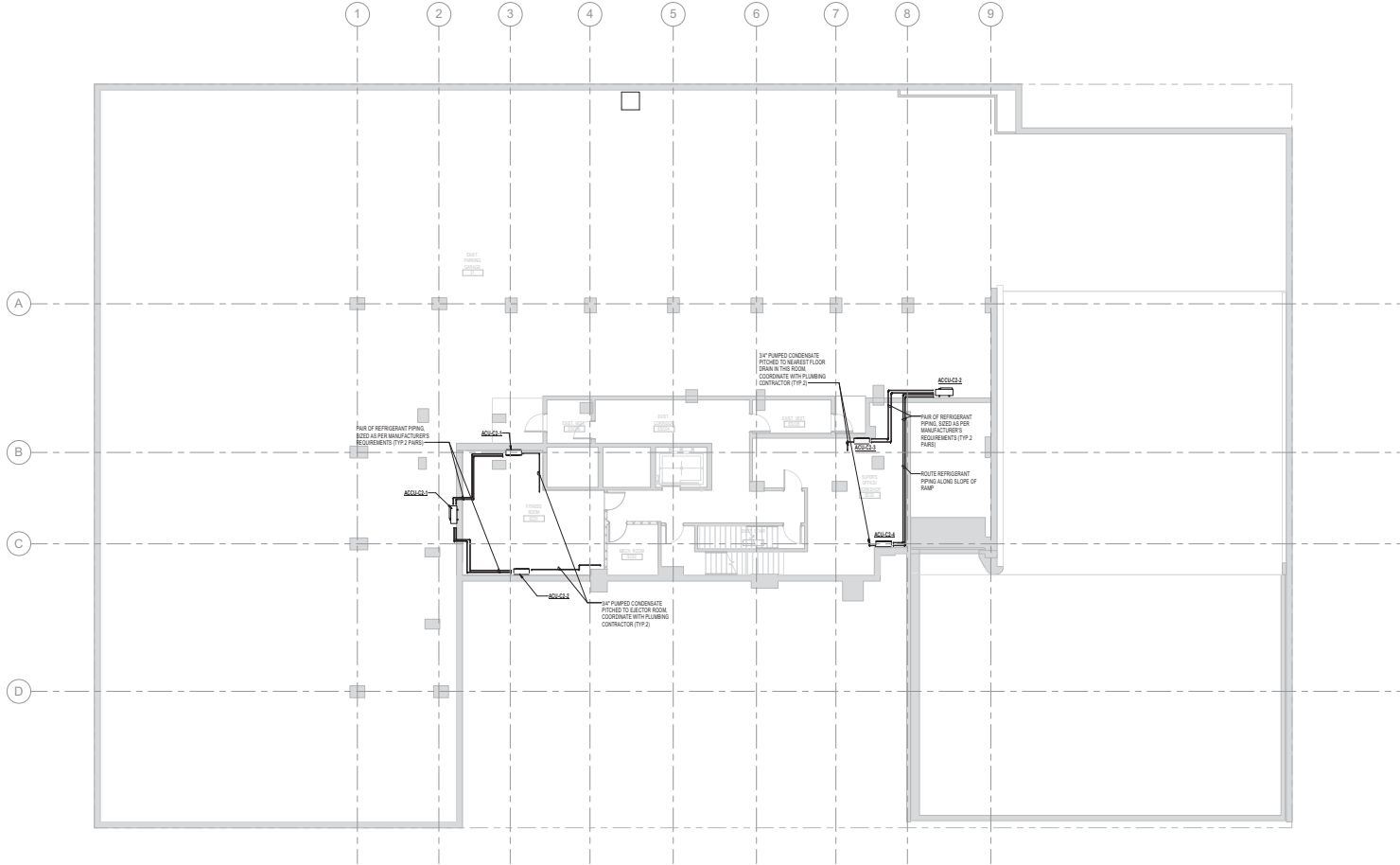
NEW YORK CITY BUILDING DEPARTMENT NOTE
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4	05/20/18	Revised for DOB
3	03/22/18	100% Construction Documents
2	07/18/15	Issued for DOB
1	07/15/15	100% Design Development

By: Date: Issued/Revised: Drawing Title: MECHANICAL FIRST FLOOR PLAN - DUCTWORK
Scale: 1/8" = 1'-0"
Date: 06/26/18
Project No: Y150341-000
Drawing No: M-202.00

- NOTES:**
1. ALL NEW & RELOCATED DUCTS & PIPES WITHIN PARKING AREA TO BE INSTALLED WITH MIN. 7' CLEARANCE INCLUDING SUPPORTS.
 2. COORDINATE ALL NEW WALL & SLAB OPENINGS WITH ARCHITECTURAL & STRUCTURAL DRAWINGS.
- REFERENCES:**
- ① (E) OUTLETS THAT DID NOT CHANGE ARE TO BE REBALANCED TO ORIGINAL AREAS ON AS PER PRE-EXISTING CONDITION REPORT.
 - ② DUCT FROM LAUNDRY ROOM TO SHV ON 1ST FLOOR TO BE CONCEPT. RECEPTOR LAUNDRY SHV RATED DUCT SYSTEM. DUCTING SYSTEM TO INCLUDE FIRE RATED LEAKAGE & DUCT, MOUNTING HARDWARE & THROUGH WALL PENETRATION DETAILS.



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CODES.

Seal & Signature



3	05/20/16	Revised for SDB
2	04/23/16	100% Construction Documents
1	03/18/16	Revised for SDB

By: Date: Drawn: 06/26/16

Issued/Revised: 06/26/16

Drawing Title: MECHANICAL CELLAR 2 PLAN - PIPING

Scale: 1/8" = 1'-0"

Project No: Y150341-000

Drawing No: M-300.00

9 of 24





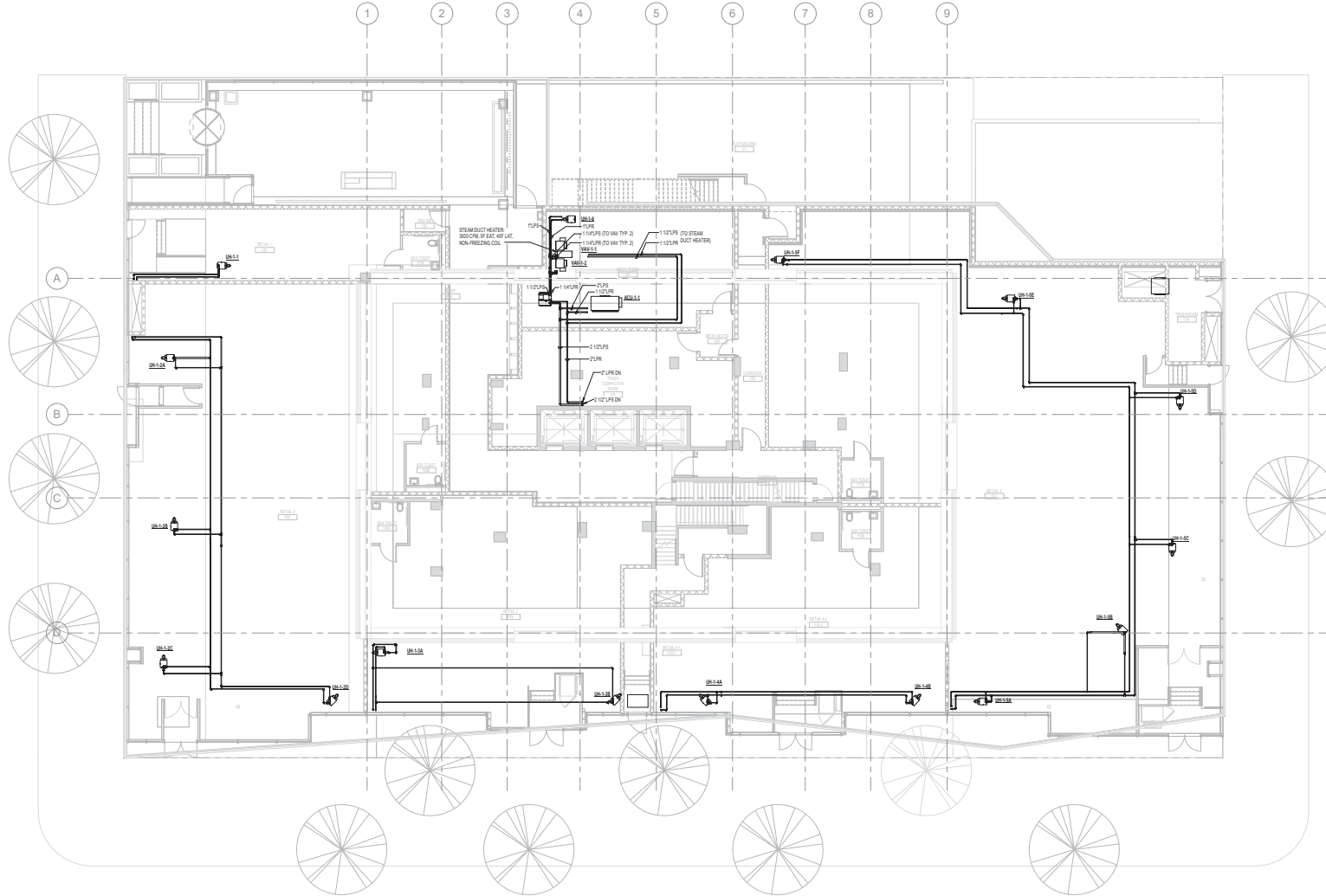
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KEYNOTES:



40 of 24

1. COORDINATE ALL NEW WALL & SLAB OPENINGS WITH ARCHITECTURAL & STRUCTURAL DRAWINGS.



70 WEST
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3 05/2016 Reissued for 508
2 04/2016 100% Construction Documents
1 03/18/16 Revised for 508

By: Date: Issued/Revised:
Drawing Title

MECHANICAL FIRST
FLOOR PLAN - PIPING

Scale: 1/8" = 1'-0"

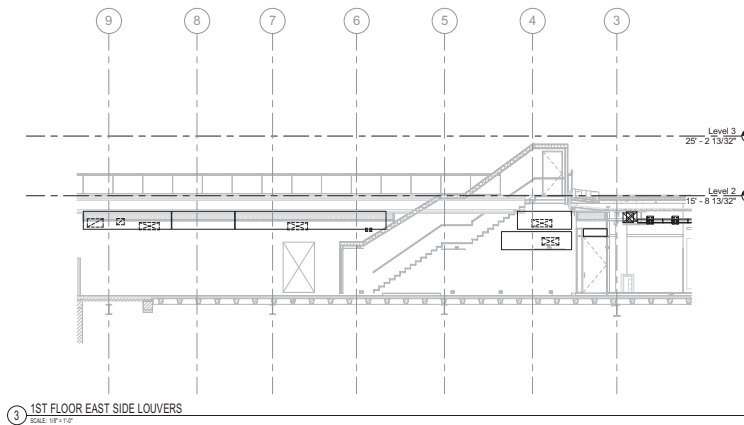
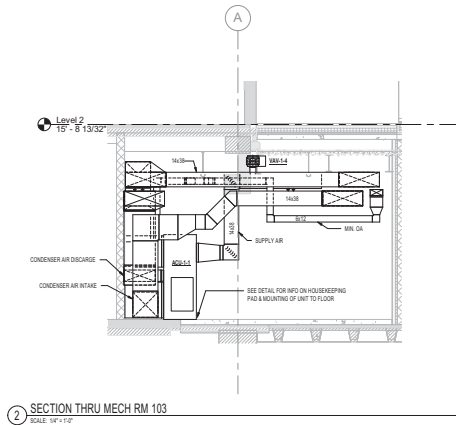
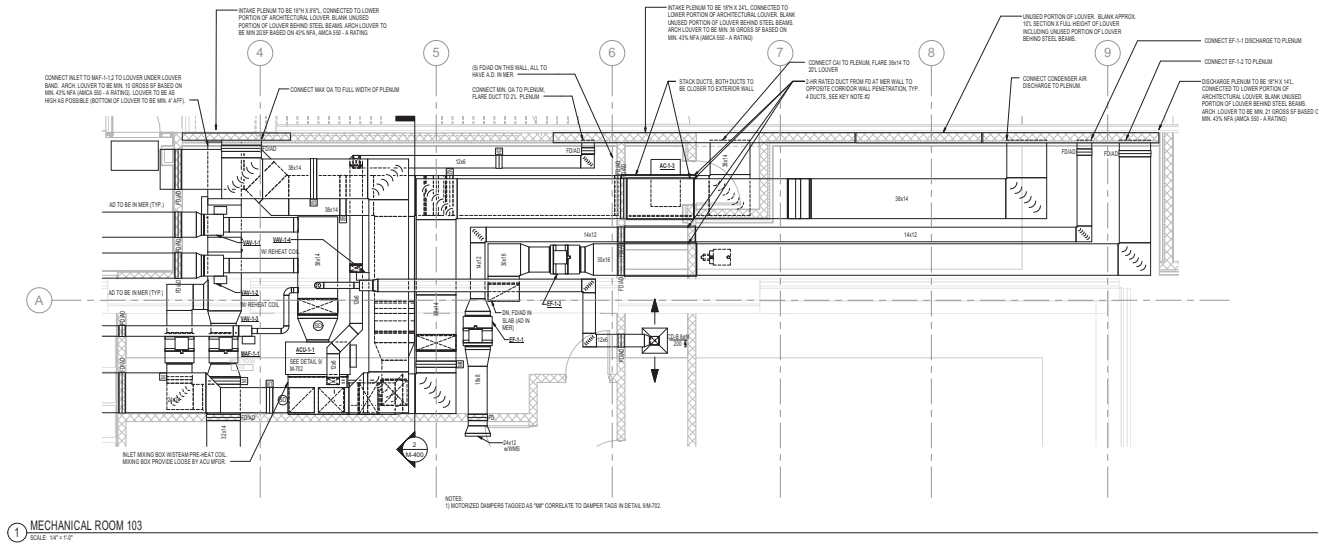
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Project No: Y150341-000

Drawing No:

M-302.00

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70 WEST
93rd Street

BEYER
BLINDER
BELLE

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CODES.

Seal & Signature
[Seal]
[Signature]
[Blank lines for additional signatures]
2' (05/2016) Reissued for D008
1' (04/2016) 100% Communication Requirements
By: Date: Description:
Issued/Revised:
Drawing Title:

MECHANICAL
SECTIONS
Scale: As indicated
Date: 06/05/15
Project No: Y150341-000
Drawing No:

M-400.00
13 of 24

70 WEST
93rd Street

BEYER
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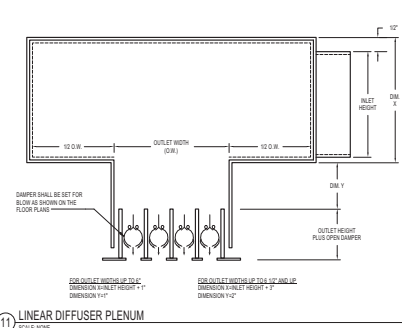
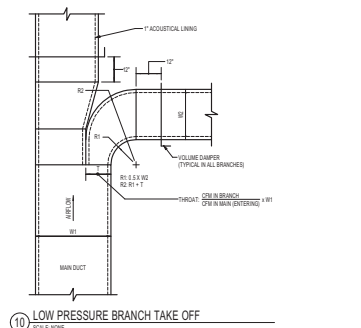
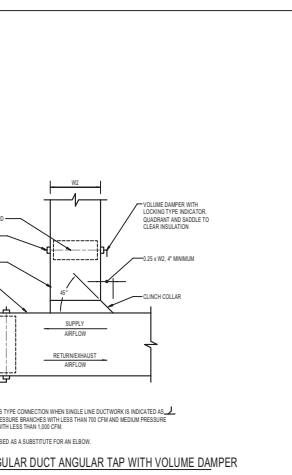
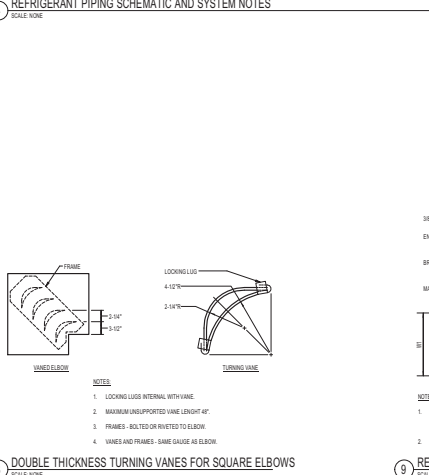
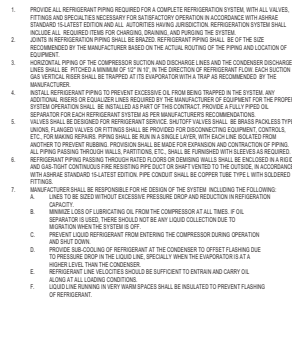
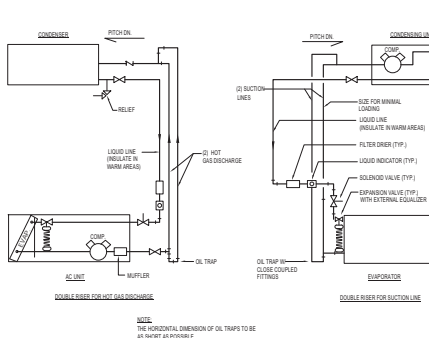
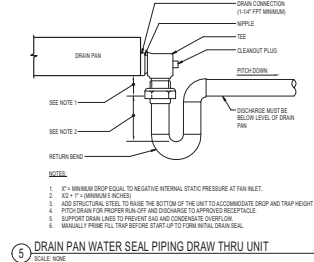
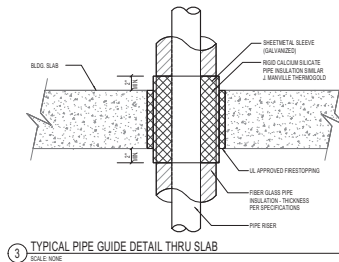
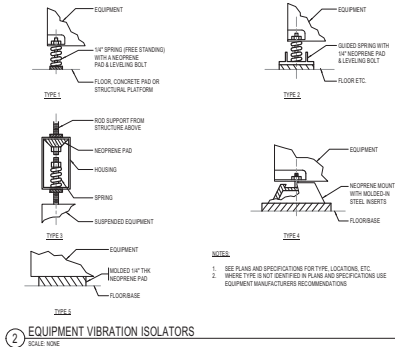
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Date: 08/26/15

Project No: Y150341-000

Drawing No: M-700.00

16 of 24



70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
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212.684.7000

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MERPP Engineer
AKF Group LLC
One Liberty Plaza, 22nd Floor
New York, NY 10006
212.354.8686

Landmark Architect
MPPF LLC
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New York, NY 10021
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Code and Flg Consultant
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New York, NY 10013
212.768.8100

Exterior Wall & Roofing
Franklin Sells & Assoc., LLC
35 West 39th Street, 8th Floor
New York, NY 10001
212.468.1800

NEW YORK CITY ENERGY
CONSERVATION CODE
AS OF THE BEST OF THE APPLICANT'S KNOWLEDGE,
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YORK CITY ENERGY CONSERVATION CODE.

NEW YORK CITY BUILDING DEPARTMENT NOTE
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CODES.

Seal & Signature

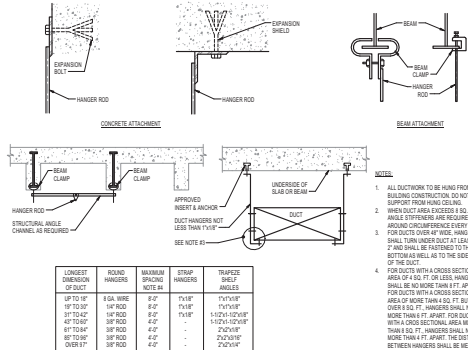


4 - DIS/2016 Request for DOB
3 - DIS/2016 100% Construction Documents
3 - DIS/2015 Request for DOB
1 - DIS/2015 100% Design Development
No. Date Description
Issued/Revised
Drawing Title

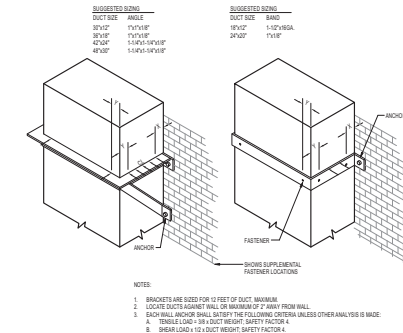
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Scale: 1/4" = 1'-0"
Project No. 060826-01
Drawing No. Y150341-000

M-701.00

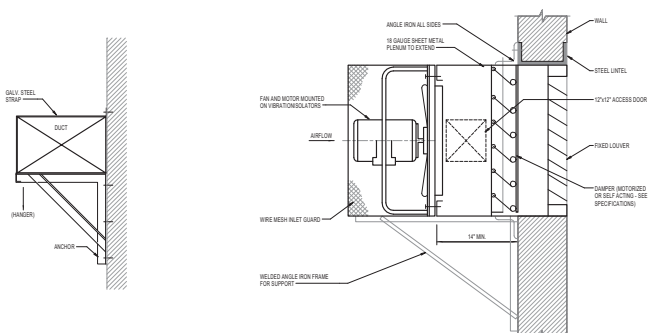
17 of 24



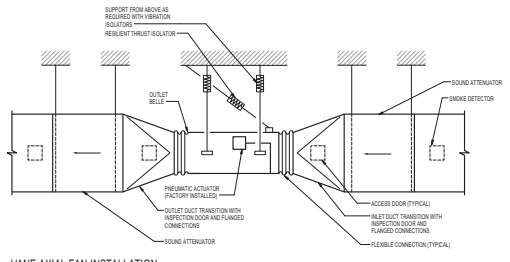
1 DUCT SUPPORT
SCALE: NONE



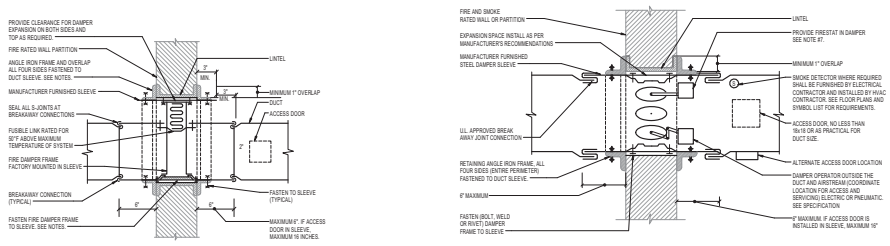
2 DUCT SUPPORT - WALL MOUNTED
SCALE: NONE



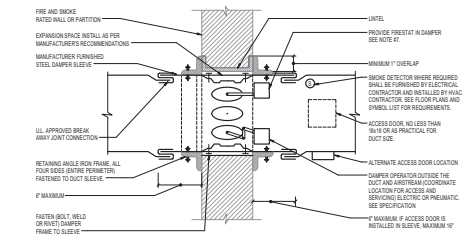
3 PROPELLER FAN WITH SUPPORT
SCALE: NONE



4 VANE AXIAL FAN INSTALLATION
SCALE: NONE



5 BRANCH OR MAIN DUCT WITH TYPE B FIRE DAMPER
SCALE: NONE

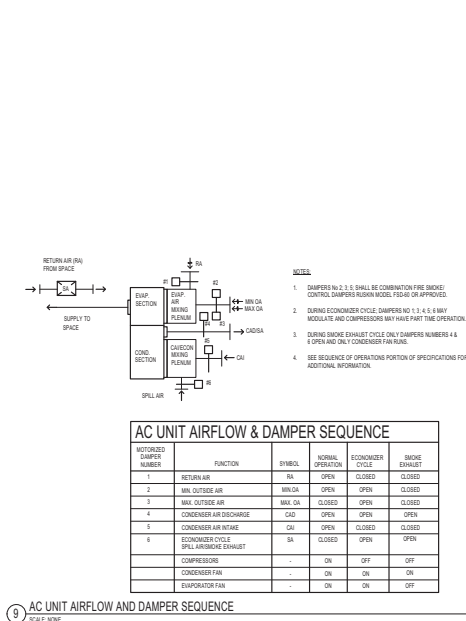
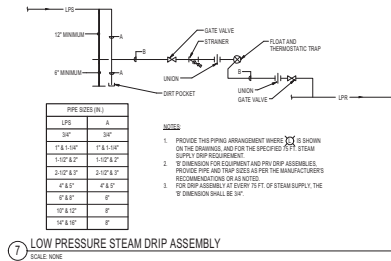
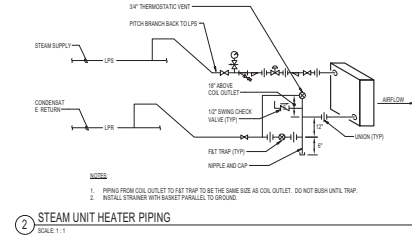
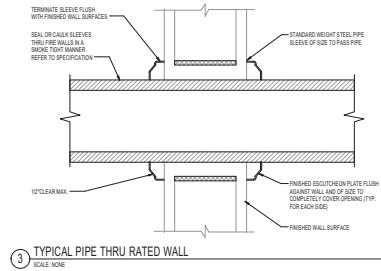
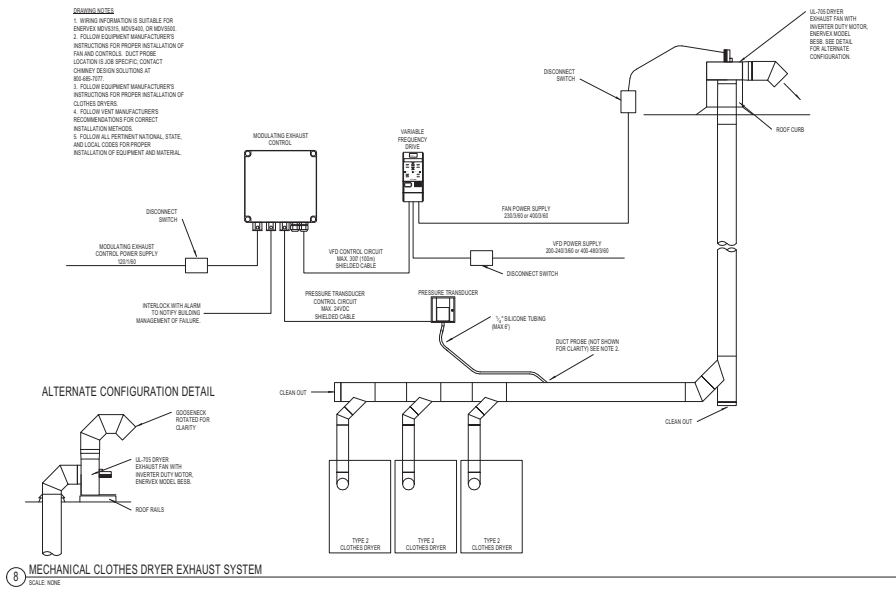
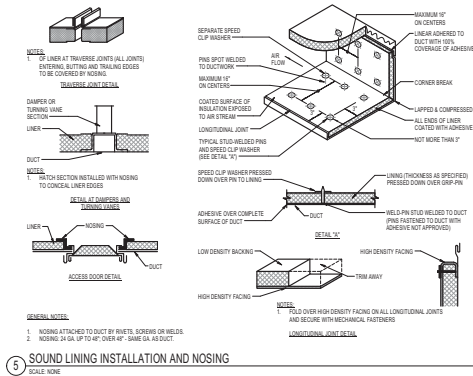
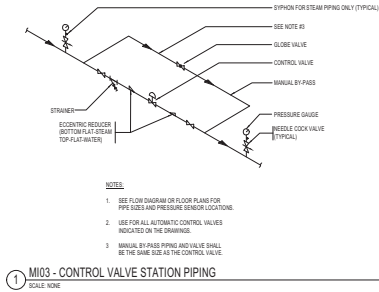


6 COMBINATION FIRE AND SMOKE DAMPER WITH FIRESTAY
SCALE: NONE

PIPE HANGER & SUPPORT SCHEDULE

CLEVIS HANGERS FOR 1" PIPE AND BELOW			CLEVIS HANGERS FOR 1" PIPE AND BELOW			CLEVIS HANGERS FOR 1" PIPE AND BELOW			CLEVIS HANGERS FOR 1" PIPE AND BELOW		
FIG. NO.	LESS THAN 1/4" MOVEMENT EXCEPT AS NOTED	MORE THAN 1/4" MOVEMENT EXCEPT AS NOTED	FIG. NO.	LESS THAN 1/4" MOVEMENT EXCEPT AS NOTED	MORE THAN 1/4" MOVEMENT EXCEPT AS NOTED	FIG. NO.	LESS THAN 1/4" MOVEMENT EXCEPT AS NOTED	MORE THAN 1/4" MOVEMENT EXCEPT AS NOTED	FIG. NO.	LESS THAN 1/4" MOVEMENT EXCEPT AS NOTED	MORE THAN 1/4" MOVEMENT EXCEPT AS NOTED
	NON WELD LABEL	WELD LABEL		NON WELD LABEL	WELD LABEL		NON WELD LABEL	WELD LABEL		NON WELD LABEL	WELD LABEL
1			1			1			1		
2			2			2			2		
3			3			3			3		
4			4			4			4		
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88			88			88			88		

PIPE HANGER AND SUPPORT SCHEDULE
SCALE: NONE



70 WEST 93rd Street

BEYER BLINDER BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

Owner
Stellar Management
888 Seventh Avenue, 44th Floor
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New York, NY 10006
212.364.8666

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New York, NY 10021
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35 West 29th Street, 8th Floor
New York, NY 10001
212.465.1800

NEW YORK CITY ENERGY CONSERVATION CODE

TO THE BEST OF THE APPLICANT'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE 2014 NEW YORK CITY ENERGY CONSERVATION CODE.

NEW YORK CITY BUILDING DEPARTMENT NOTE

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Seal & Signature

4/20/2016 Received for DOB
4/20/2016 100% Construction Documents
3/27/2015 Issued to DOB
1/20/2015 100% Design Development

By: Date: Issued/Received: Drawing Title

MECHANICAL DETAILS

Scale: 1:1
Date: 06/26/16
Project No: Y150341-000
Drawing No: M-702.00

16 of 24

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
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Owner
Stellar Management
150 William Street, 12th Floor
New York, NY 10038
212.456.0530

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ME/PEP Engineer
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New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Seta & Assoc., LLC
35 West 39th Street, 8th Floor
New York, NY 10018
212.465.1800

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Seal & Signature



4	06/26/15	Reviewed for DOB
3	06/26/15	100% Construction Documents
2	07/15/15	Issued to DOB
1	07/15/15	100% Design Development

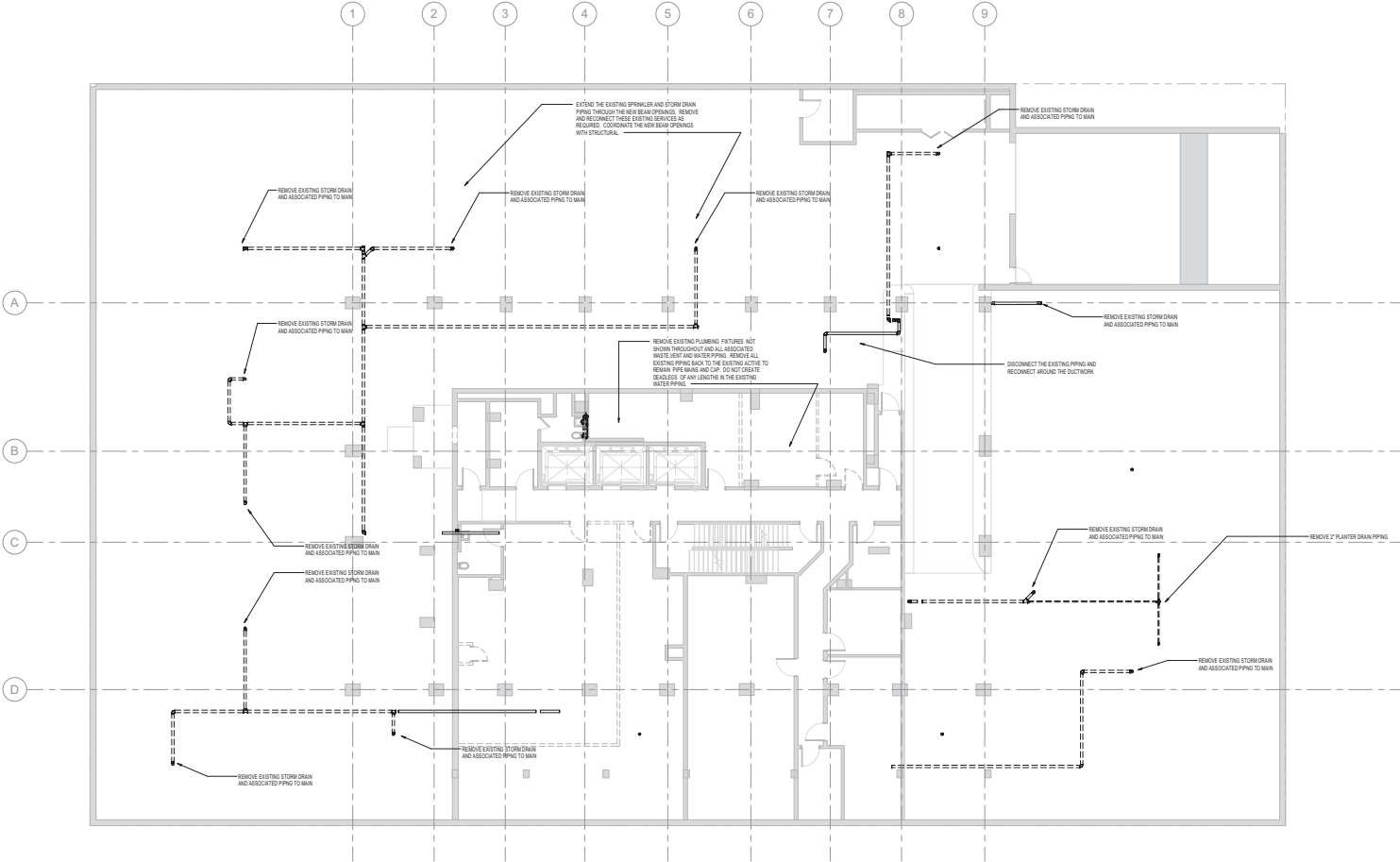
By: Date: Drawn: Date: Issued/Revised: Drawing Title: Approved: Date:

PLUMBING CELLAR 1
PLAN - DEMOLITION

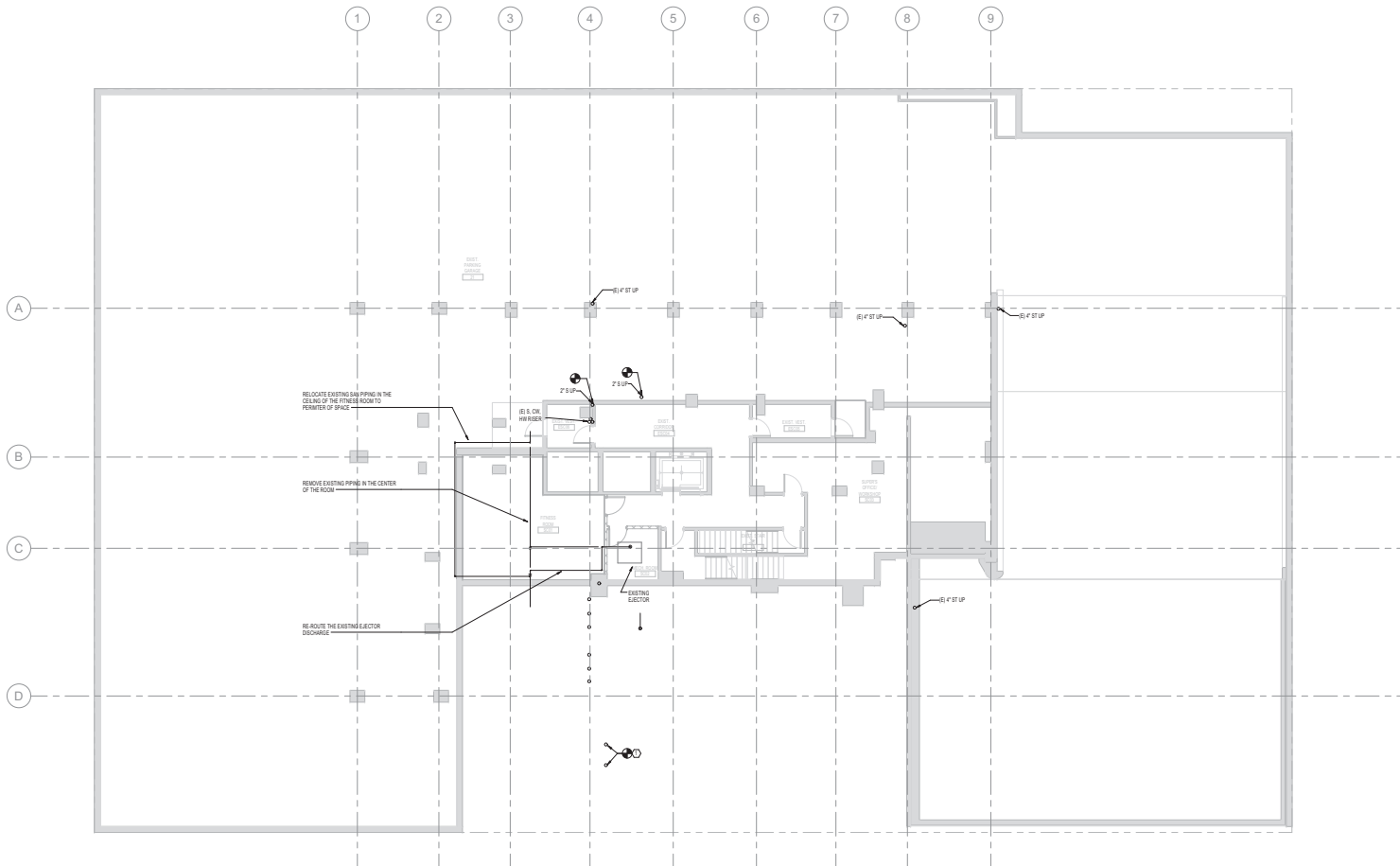
Scale: As Indicated
Date: 06/26/15
Project No: Y150341-000
Drawing No:

P-101.00

3 of 11



- DRAWING NOTES**
1. ALL NEW AND RELOCATED PIPING, DUCTING, PLUMBING, CONDUITS, LOCATED IN THE FINISH GARAGE TO BE INSTALLED TO PROVIDE MINIMUM 7" CLEAR INCLUDING SUPPORTS.
 2. ALL NEW OPENINGS TO BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.



- GENERAL NOTE**
1. ALL NEW AND RELOCATED PIPING, DUCTING, PLUMBING, CONDUITS LOCATED IN THE FINISHING CASING TO BE INSTALLED TO PROVIDE MINIMUM 2" CLEAR INCLUDING SUPPORTS
 2. ALL NEW PIPING TO BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS

70 WEST
93rd Street

**BEYER
BLINDER
BELLE**

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212.766.8100

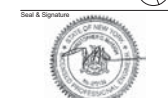
Exterior Wall & Roofing
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212.465.1800

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3	05/20/16	Revised for SDB
2	04/23/16	100% Construction Documents
1	03/18/16	Revised for SDB
No.	Date	Description
Issued/Revised		
Drawing Title		

**PLUMBING CELLAR 2
PLAN**

Scale: As indicated
Date: 06/06/16
Project No: Y150341-000
Drawing No:

P-200.00

6 of 11

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
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New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Seta & Assoc., LLC
35 West 39th Street, 8th Floor
New York, NY 10018
212.465.1800

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CODES.

Seal & Signature



4 05/2016 Received for DOB
3 04/22/16 100% Construction Documents
2 07/18/15 Issued to DOB
1 07/15/15 100% Design Development

No. Date Description
Issued/Revised
Drawing Title

PLUMBING CELLAR 1
PLAN

Scale As Indicated
Date 06/05/16
Project No. Y150341-000
Drawing No.

P-201.00

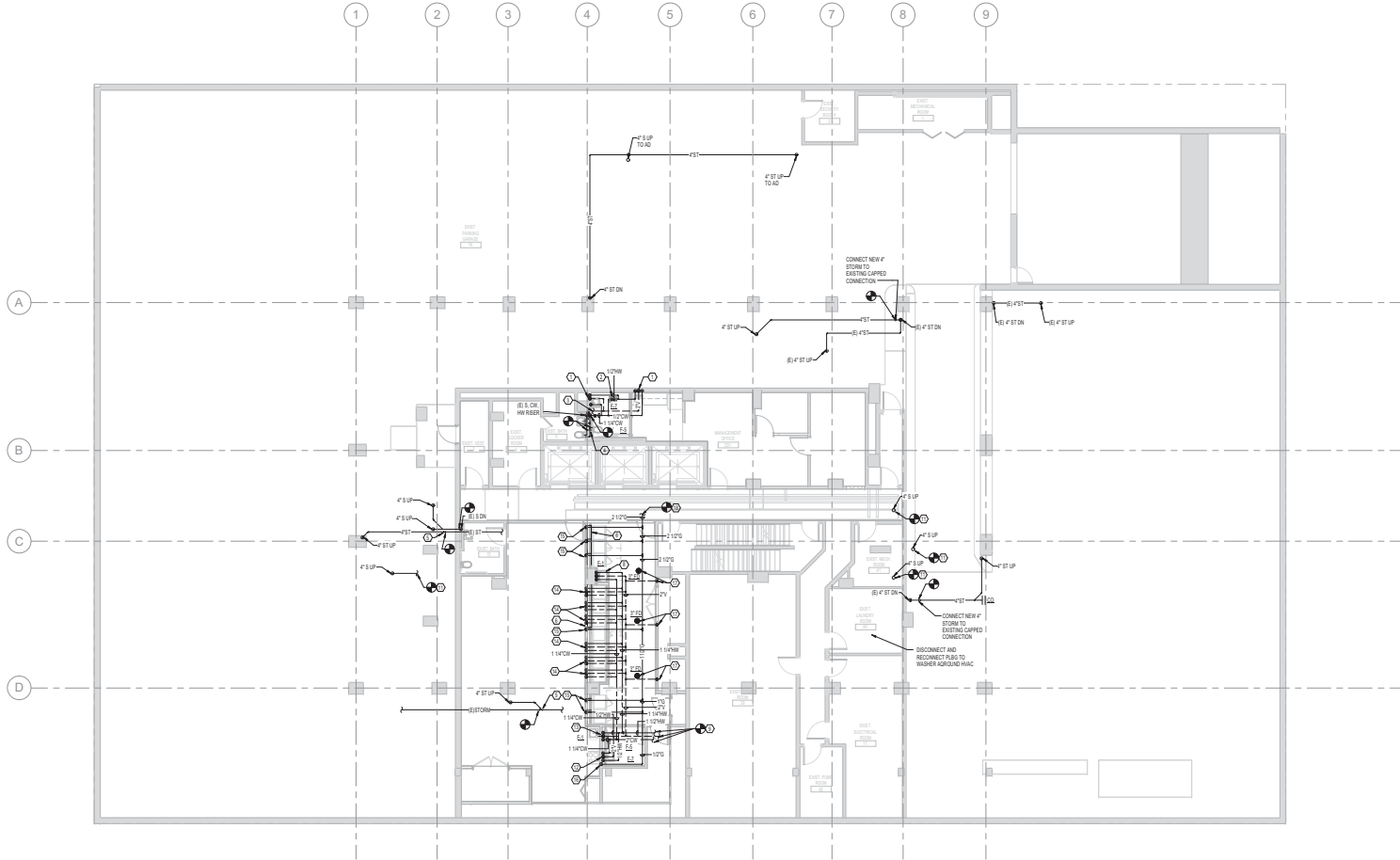
7 of 11



- DRAWING NOTES
1. ALL NEW AND RELOCATED PIPING, DUCTING, PLUMBING, CONDUIT LOCATED IN THE PARKING GARAGE TO BE INSTALLED TO PROVIDE MINIMUM 7'-0" CLEAR INCLUDING SUPPORTS.
 2. ALL NEW OPENINGS TO BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

PERMITS

1. 375.20 WITH 2V, 1/2" DIA, 10' MIN.
2. PROVIDE NEW ELECTRIC 15 GALLON DOMESTIC WATER HEATER WITH DRAIN PAN FOR PANTRY & LAV.
3. CONNECT NEW VENT INTO EXISTING VENT STACK.
4. CONNECT NEW 4" S 1-1/4" CW INTO EXISTING.
5. CONNECT NEW 4" STORM TO EXISTING CAPPED CONNECTION.
6. PROVIDE NEW WASTE PIPING DOWN TO NEW LIFT TRAP.
7. PROVIDE NEW WASTE PIPING TRAPPED FOR EACH WASHINER.
8. PROVIDE NEW 4" S WITH 2V, 1/2" DIA & 10' MIN. CONNECT TO EXISTING.
9. CONNECT NEW 2V, 2" CW, 1-1/2" DIA & 10' MIN. TO EXISTING.
10. 4" S ON WITH 2V, 1-1/4" DIA, 10' MIN.
11. CONNECT NEW 4" S ON TO EXISTING BURIED SAN. PROVIDE NEW 2" DIA, 10' MIN.
12. PROVIDE NEW 4" S WITH 2V, 1/2" DIA & 10' MIN. CONNECT SERVICES TO NEW WASHINER MACHINE SAN. LAUNDRY MACHINE BOX TO CONSIST OF 14" DIA SHOOT OFF VALVE WITH INTERNAL SHOCK ABSORBER. BOX TO CONSIST OF 2" STAMPEE.
13. 1/2" GAS DOWN TO TWO CLOTHES DRYER STACKS. CONNECT NEW 1/2" GAS TO EACH DRYER CONNECTION. PROVIDE GAS REGULATOR, SHUT OFF VALVE, UNION AND NO. 100 ATTACH BASED UPON 1/2" GAS FIT PER HUBBARD GAS PRESSURE FOR PROPER OPERATION OF EQUIPMENT.
14. 1/2" GAS DOWN TO GAS STOVE. CONNECT THE 1/2" GAS TO EXISTING CONNECTION. PROVIDE GAS REGULATOR, SHUT OFF VALVE, UNION AND NO. 100 ATTACH BASED UPON 1/2" GAS FIT PER HUBBARD GAS PRESSURE FOR PROPER OPERATION OF EQUIPMENT.
15. 1/2" VENT ON FOR VENT OF THE INDICATED 4" FID. CONNECT THE 1/2" FID LIFT TRAP TO THE EXISTING BURIED BATHROOM. PROVIDE A TRAP PRIMER DEVICE FOR CONNECTION TO 1/2" TRAP PRIMER CONNECTION.
16. GAS SERVICE BASED UPON LOW PRESSURE GAS. PIPE SIZES BASED UPON 40' OF A 1/2" DIA TOTAL EQUIVALENT LENGTH. TABLE 401.4.1 OF THE FUEL GAS CODE FOR NYC WAS USED TO SIZE THE PIPE. REDUCE PIPE SIZE AS NECESSARY BASED A T.E.L. OF LESS THAN 100' FT.



70 WEST
93rd Street

BEYER
BLINDER
BELLE

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New York, NY 10019
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New York, NY 10018
212.465.1800

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Seal & Signature



4 05/2016 Received for DOB
3 03/2016 100% Construction Documents
2 07/18/15 Issued to DOB
1 07/15/15 100% Design Development

No. Date Description

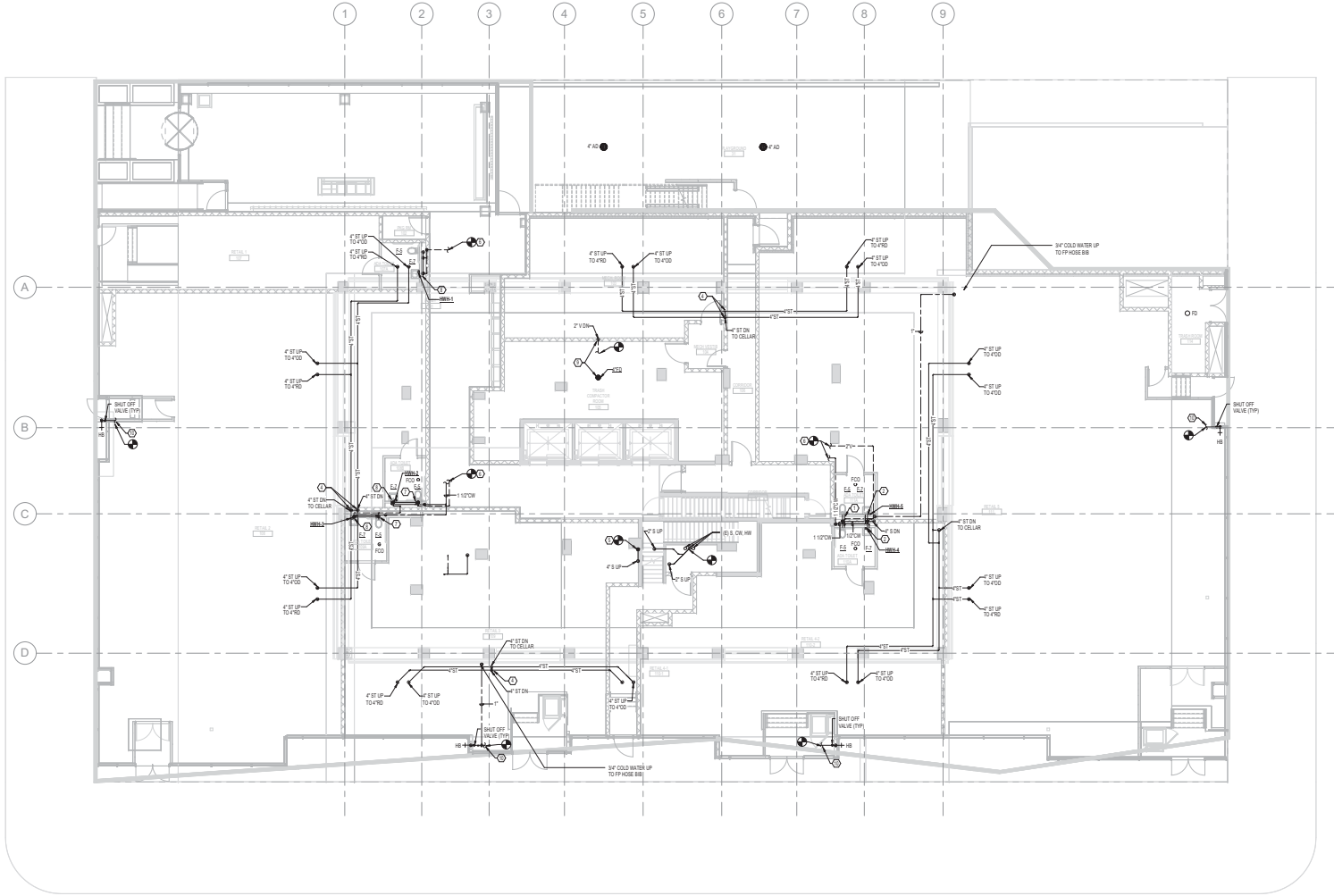
Issued/Revised Drawing Title

PLUMBING FIRST
FLOOR PLAN

Scale As Indicated
Date 06/05/15
Project No. Y150341-000
Drawing No.

P-202.00

8 of 11



NOTES:

1. ALL NEW OPENINGS TO BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

- KEY:
- 1. 1/2\"/>

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

Owner
Stellar Management
150 Madison Street, 12th Floor
New York, NY 10038
212.456.0030

Owner
Vornado Realty Trust
888 Seventh Avenue, 44th Floor
New York, NY 10019
212.684.7000

Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016
212.545.7878

MERFP Engineer
AKF Group LLC
One Liberty Place, 22nd Floor
New York, NY 10006
212.354.9699

Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10021
212.477.8366

Code and Filing Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Seta & Assoc., LLC
35 West 39th Street, 8th Floor
New York, NY 10018
212.465.1800

NEW YORK CITY ENERGY
CONSERVATION CODE
TO THE BEST OF THE APPLICANT'S KNOWLEDGE,
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YORK CITY ENERGY CONSERVATION CODE.

NEW YORK CITY BUILDING DEPARTMENT NOTE
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OTHER MATTERS SHOWN ARE NOT TO BE RELIED
UPON, OR TO BE CONSIDERED AS EITHER BEING
APPROVED OR IN ACCORDANCE WITH APPLICABLE
CODES.

Seal & Signature



4	05/2016	Received for DOB
3	03/2016	100% Construction Documents
2	07/18/15	Issued to DOB
1	07/15/15	100% Design Development
By: Date: _____		
Issued/Received: _____		
Drawing Title: _____		

PLUMBING SECOND
FLOOR PLAN

Scale: As Indicated
Date: 06/05/16
Project No: Y150341-000
Drawing No:

P-203.00

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DRAWING NOTES

- ALL NEW WORK IS TO BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

KEY SYMBOL

- 4" DN WITH PVL 1/2" OM TO PL
- 2" DN WITH PVL 1/2" OM TO PL
- 2" DN WITH PVL 1/2" OM TO PL
- EXTEND NEW PVL 1/2" OM 10' MIN TO RIM FROM EXISTING RIMERS TO PL. CONNECT NEW VENT INTO EXISTING VENT.

CONNECT NEW RANGE TO EXISTING GAS RISER

PROVIDE NEW FROST PROOF HOSE BIB

PROVIDE NEW FROST PROOF HOSE BIB AND 1/2" DN WATER CONNECTION FOR REGULATOR



Job Number

Scan Code

**BEYER
BLINDER
BELLE**

Owner
Stellar Management
156 Williams Street, 10th Floor
New York, NY 10038
212.406.0030

Structural Engineer
GACE Consulting Engineers DPC
105 Madison Avenue, Floor 6
New York, NY 10016

MEP/FP Engineer
AKF Group LLC
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New York, NY 10005
212.354.5656

Landscape Architect
MPFP LLC
120 Broadway, 20th Floor
New York, NY 10271
212.477.6366

Code and Filing Consultant
CODE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.766.8100

Exterior Wall & Roofing
Frank Seta & Assoc. LLC
35 West 35th Street, 8th Floor
New York, NY 10001
212.465.1600

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Seal & Signature



2	05/20/16	Reissued for COB
1	04/22/16	100% Construction Documents
No.	Date	Description
Issued/Revised		
Drawing Title		

PLUMBING RISER DIAGRAMS

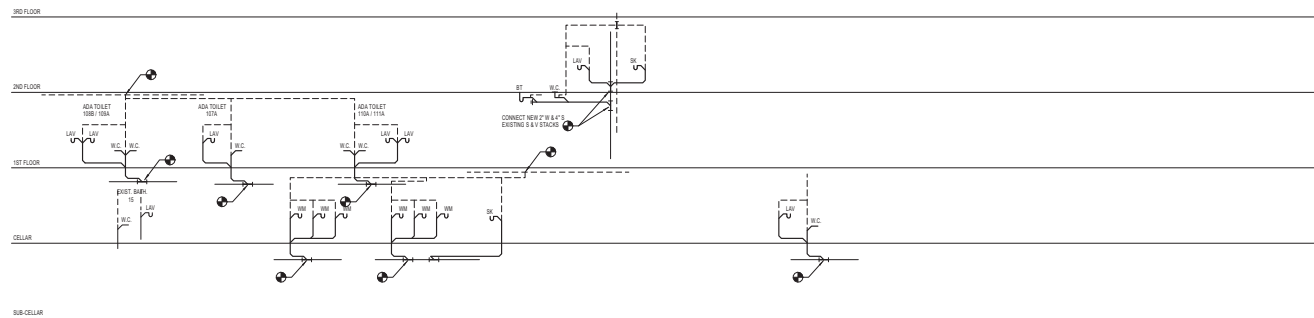
Scale	12" = 1'-0"
Date	06/26/15
Project No.	Y150341-000

P-300.00

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STORM WATER RISER DIAGRAM
SCALE: N.T.S.



SANITARY RISER DIAGRAM
SCALE: N.T.S.

70 WEST
93rd Street

BEYER
BLINDER
BELLE

120 Broadway, 20th Floor
New York, NY 10021
212.777.7800

Owner
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New York, NY 10019
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GACE Consulting Engineers DPC
100 Broadway, 10th Floor
New York, NY 10003
212.364.8699

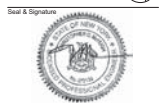
MERFP Engineer
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Code and Filing Consultant
COJOE LLC
40 Worth Street, Suite 800
New York, NY 10013
212.768.8100

Exterior Wall & Roofing
Frank Soto & Assoc., LLC
35 West 39th Street, 8th Floor
New York, NY 10001
212.465.1800

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CODES.



3 10/20/16 Received for SDB
2 11/23/16 100% Consultation Documents
1 12/15/16 Issued for SDB
By Date Issued for SDB
Issued/Revised
Issued for SDB

PLUMBING
SPECIFICATIONS

Scale NONE
Date 09/06/16
Project No. Y150341-100
Drawing No.

P-400.00



REQUIRED SIGN OFFS AND APPROVALS FOR THE WORK INSTALLED.

3. SHOP DRAWINGS

A. PRIOR TO THE INSTALLATION OF ANY WORK AND PROCUREMENT OF EQUIPMENT, PROVIDE COMPLETE SET OF COORDINATED SHOP DRAWINGS OF ALL WORK AND MATERIALS TO BE INSTALLED, INCLUDING MANUFACTURER'S AND SEQUENCE OF OPERATION FOR WRITTEN APPROVAL OF THE ARCHITECT AND OWNER.

B. INDICATE ON EACH SHOP DRAWING SUBMITTED:

1. PROJECT NAME AND LOCATION

2. NAME OF ARCHITECT AND ENGINEER

3. PROJECT IDENTIFICATION

4. APPROVAL, STAMP OF PRIME CONTRACTOR

C. SUBMISSIONS

1. SUBMISSIONS SHOULD BE SENT THROUGH THE ARCHITECT OR POF THE ARCHITECT WILL FORWARD THE ORIGINALS TO THE ENGINEER. ALL COPIES OF THIS SHALL BE COMING THROUGH THE ARCHITECT. ALL SUBMISSIONS SHALL BE SENT AS POF BACK THROUGH ARCHITECT FOR REVIEW.

D. SUBMIT SHOP DRAWINGS FOR THE FOLLOWING:

1. PIPE AND FITTINGS

2. VALVES

3. PLUMBING FIXTURES AND TRIM

4. PIPING LAYOUTS

5. SUPPORTS, HANGERS AND GUIDES

6. ISOLATION

7. WATER HEATERS

4. AS-BUILT DRAWINGS AND EQUIPMENT OPERATIONAL INSTRUCTIONS

A. UPON COMPLETION AND ACCEPTANCE OF WORK, CONTRACTOR SHALL PROVIDE WRITTEN INSTRUCTIONS AND EQUIPMENT MANUALS AND DEMONSTRATE TO THE OWNER THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND APPARATUS FURNISHED UNDER THIS CONTRACT.

B. THESE INSTRUCTIONS SHALL BE IN WRITTEN FORM AND TO BE SUBMITTED AS PARTS TO BE IN THE OWNER AND TO THE ENGINEER.

C. THE INSTRUCTION BOOKLET SHALL BEAR THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PROJECT'S DESIGN AND CONSTRUCTION ENGINEER.

D. REPRODUCIBLE "AS-BUILT" DRAWINGS SHALL BE PROVIDED INDICATING THE AS INSTALLED CONDITIONS OF THE WORK. "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AFTER COMPLETION OF THE INSTALLATION.

1. PERMITS AND FEES

A. THE CONTRACTOR SHALL OBTAIN NECESSARY NOTICE, FILE DRAWINGS AND SPECIFICATIONS WITH THE APPLICABLE HAVING JURISDICTION. OBTAIN PERMITS OR LICENSES NECESSARY TO CARRY OUT THIS WORK AND PAY ALL FEES THEREON. THE CONTRACTOR SHALL ARRANGE FOR GROUPING TRAPWAYS HANGERS AND BOILERS INTO MANHOLE OR CHANNELS FOR GROUPING LINES AND SERVICES.

C. PROVIDE ADDITIONAL FRAMING WHERE BUILDING CONSTRUCTION IS INADEQUATE. SUBMIT FOR REVIEW.

D. SUSPENDED HORIZONTAL PIPING

1. SUPPORT ALL PIPING INDEPENDENTLY FROM STRUCTURE USING HEAVY RIVETED STEEL HANGERS, STEEL BRACKETS OR CONCRETE BRACKETS. ETC. REQUIRED FOR PIPING WITH ALL AGENCIES REQUIRED FOR THIS WORK INCLUDING BUT NOT LIMITED TO: "NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION", "NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION", "NEW YORK DEPARTMENT OF HEALTH", "NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY", "FOXY", ETC.

2. SPECIAL CONTROLLED INSPECTION NYC

A. SPECIAL CONTROLLED INSPECTION SHALL BE PROVIDED BY THE CONTRACTOR WHO SHALL HAVE A LICENSED PROFESSIONAL ENGINEER.

3. INSPECTIONS / TESTING

A. INDEPENDENT TESTING AND INSPECTIONS SHALL BE PROVIDED BY THE CONTRACTOR WHO SHALL HIRE THE INSPECTOR OR TESTING AGENCY.

5. GENERAL PROVISIONS FOR PLUMBING WORK

A. SPECIAL CONDITIONS AND NOTES FOR WORK ARE INCLUDED IN THE SPECIFICATIONS. WORKS OR PHRASES SUCH AS "THE CONTRACTOR SHALL" SHALL BE "FURNISH", "PROVIDE", "HIRE", "AND" "HOLD" HAVE BEEN OMITTED FOR BREVITY.

B. DEFINITIONS

1. "PROVIDE" TO SUPPLY, INSTALL AND CONNECT OF COMPLETE AND READY FOR USE AND REGULAR OPERATION OF THE PARTICULAR WORK REFERRED TO UNLESS SPECIFICALLY OTHERWISE NOTED.

2. "INSTALL" TO ERECT, MOUNT AND CONNECT COMPLETE WITH RELATED ACCESSORIES.

3. "FURNISH" OR "SUPPLY" TO PURCHASE, PROVIDE, ACQUIRE AND DELIVER COMPLETE WITH RELATED ACCESSORIES.

4. "WORK" MATERIALS, MATERIALS, EQUIPMENT, APPARATUS, CONTROLS, ACCESSORIES AND OTHER ITEMS REQUIRED FOR PURPOSE AND COMPLETE INSTALLATION.

5. "CONCEAL" TO BE BARRIED BY OTHER CONSTRUCTION INSTALLED IN REAR OF SPACE, WITHIN DOUBLE ENCLOSURE OR HANG CLINGS IN TRUNKS, IN CEILING SPACES, OR IN ENCLOSURES.

6. "CONCEAL" NOT INSTALLED UNDERGROUND OR CONCEALED AS DEFINED ABOVE.

7. "EQUIVALENT" OR "EQUIVALENT" EQUAL IN MATERIALS, WEIGHT, SIZE, DESIGN, PERFORMANCE AND EFFICIENCY OF SPECIFIED PRODUCT.

C. QUALITY ASSURANCE

1. QUALITY AND QUANTITY OF MATERIALS, NEW, BEST OF THEIR RESPECTIVE KINDS, AND FREE FROM DEFECTS, MATERIALS AND EQUIPMENT OF SIMILAR APPLICATION SHALL BE OF HIGHEST MANUFACTURE EXCEPT AS NOTED.

2. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF WORK.

D. PRODUCT DELIVERY, STORAGE, AND HANDLING

1. WORKS OF EQUIPMENT, MATERIALS, AND MATERIALS SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S PERSONNEL OR BY THE ELEMENTS OF NATURE.

2. ACCESSIBILITY: FOR OPERATION, MAINTENANCE AND REPAIR, UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL WORK AREAS AND EQUIPMENT. EXTRA COSTS ARE NOT PERMISSIBLE WITHOUT REVIEW.

3. BRUSH AND CLEAN WORK PRIOR TO CONCRETE, PAINTING AND ACCEPTANCE. FINISHED WORK SHALL BE PROTECTED FROM DAMAGE AND REPAIR TO MATCH ADJOINING WORK BEFORE FINAL ACCEPTANCE.

4. FINISH LOCATIONS AND MOUNTING ORIENTATIONS OF ALL PLUMBING FIXTURES SHALL BE VERIFIED BY ARCHITECT.

5. ALL ACCESS DOOR LOCATIONS SHALL BE REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.

6. PIPE AND FITTINGS

A. SANITARY DRAINAGE AND VENT

1. HUBLESS CAST IRON SOIL PIPE AND FITTINGS WITH ANCHOR FOUNDATION. HUBLESS CAST IRON SOIL PIPE AND FITTINGS WITH ANCHOR FOUNDATION. HUBLESS CAST IRON SOIL PIPE AND FITTINGS WITH ANCHOR FOUNDATION.

1. BRONZE HINGE ITEM 100 PSI SIMILAR TO HINGE 1-111 (THREADED, 3/4" UNF).

B. BALL VALVES

1. TWO-PIECE BRONZE, END ENTRY, 600 PSI WMP, SIMILAR TO HINGE 1-111 (THREADED, 3/4" UNF).

C. GASKET VALVES

1. BRONZE, THREADED CAP, TYPICAL, SIMILAR TO HINGE 1-111 (THREADED, 3/4" UNF).

D. INSULATION

A. ALL INSULATION INCLUDING GASKET PACKING AND ADHESIVE SHALL HAVE COMPLETE FIRE AND SMOKE RESISTANCE AS TESTED BY PROCEDURES LISTED IN NEW YORK CITY AND IN ALL TESTS NOT EXCEEDING A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT OF 25.

B. PROVIDE PIPE INSULATED PERMANENT FLEXIBLE INSULATION FITTINGS ON ALL VALVES AND PIPE FITTINGS.

1. PROVIDE VAPOR BARRIER ON ALL COLDS WATER PIPES AND FITTINGS.

C. PIPE INSULATION SHALL BE SECTIONED, COVERED, REPELLED, SECURED IN PLACE WITH ADHESIVE TYPICAL BASED 1/2" THICK.

1. INSULATION SHALL NOT BE SECURED WITH STAPLES.

D. PROVIDE 1/2" THICK INSULATION WITH VAPOR BARRIER ON ALL COLDS WATER PIPES.

E. PROVIDE 1/2" THICK INSULATION ON ALL HOT WATER PIPING.

F. HOT WATER TEMPERATURE MAINTENANCE

A. WHERE INDICATED ON PLANS, PROVIDE RADIANT HEATING/COOLING INSULATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CABLE SHALL BE SECURED TO HOT WATER PIPING UNDER INSULATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

C. PROVIDE A CONTROL BOX WITH A 24 HOUR TIME CLOCK FOR 24 HOUR OPERATION OF EACH CIRCUIT.

D. ELECTRICAL POWER REQUIREMENT: 240 VOLTS.

E. PLUMBING FIXTURES

A. PROVIDE ALL FIXTURES WITH FITTINGS, VALVES AND SUPPLIES AND FIXTURE TRIMS AS REQUIRED.

B. ALL FIXTURES SHALL BE AS SCHEDULED ON THE DOCUMENTS.

C. REFER TO ARCHITECTURAL AND OTHER CONSULTANT DOCUMENTS FOR EXACT LOCATION AND INSULATING HEIGHTS OF ALL PLUMBING FIXTURES.

D. PIPING SUPPORTS

1. SUPPORT ALL PIPING INDEPENDENTLY FROM STRUCTURE USING HEAVY RIVETED STEEL HANGERS, STEEL BRACKETS OR CONCRETE BRACKETS. ETC. REQUIRED FOR PIPING WITH ALL AGENCIES REQUIRED FOR THIS WORK INCLUDING BUT NOT LIMITED TO: "NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION", "NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION", "NEW YORK DEPARTMENT OF HEALTH", "NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY", "FOXY", ETC.

2. SUSPENDED HORIZONTAL PIPING

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END OF SECTION

A. GATE VALVES

FIRE PROTECTION SYMBOL LIST

BASIC	
	FIRE STANDPIPE PIPING (STANCHION)
	SPRINKLER PIPING
	DRY SPRINKLER PIPING
	PRE-ACTION SPRINKLER PIPING
	DRAIN PIPING
	PIPING BELOW SLAB
	EXISTING PIPING
	EXISTING WORK TO BE REMOVED
	HEAT TRACE / FREEZE PROTECTION CABLE & INSULATION
	SLOPED DRAIN PIPING ELEVATION
	BOTTOM WATER CONNECTION
	TOP PIPE CONNECTION
	SIDE CONNECTION
	PIPE DOWNDROP
	PIPE RISEUP
	PIPE SLOPE
	VALVE IN VERTICAL
	UNION
	REDUCER
	WATER PROOF SLEEVE
	SLEEVE
	FIRE EXTINGUISHER
	A - WATER
	B - DRY CHEMICAL
	C - CARBON DIOXIDE (SEE SPEC)
	FIRE HOSE VALVE IN CABINET
	FIRE HOSE VALVE
	FIRE HOSE VALVE IN CABINET
	FIRE HOSE VALVE
	FIRE HOSE VALVE IN CABINET
	FIRE HOSE VALVE
	ROOF MANIFOLD (3-WAY)
	SPRINKLER CONTROL VALVE ASSEMBLY
	VALVE ASSEMBLY
	AC ALARM CHECK
	DR - DRY PIPE
	PA - PRE-ACTION
	CONNECT TO EXISTING
	DISCONNECT FROM EXISTING
	FIRE DEPARTMENT SERVICE CONNECTION (WALL MOUNTED)
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	TEMPERATURE AND PRESSURE RELIEF VALVE
	PLUG VALVE
	MINING VALVE
	RELIEF VALVE
	BALL VALVE
	GATE VALVE
	GLOBE VALVE
	OUTSIDE SCREEN & Yoke (S&Y) VALVE
	CHECK VALVE
	PRESSURE REDUCING VALVE (PRV)
	ISOLATION VALVE
	FLOAT VALVE
	Y STRAINER w/Flow Off Valve
	REDUCED PRESSURE DETECTOR ASSEMBLY
	DOUBLE CHECK DETECTOR ASSEMBLY
	HYDRAULIC TEST POINT
	ELEMENT
	TAMPER SWITCH
	WATER ON DECK
	PRESSURE GAUGE w/ALARM CLOCK
	RISE DESIGNATION
	X-RISER SERVICE
	RISER NUMBER
	EXTEND EXISTING SPRINKLER PIPING TO NEW SPRINKLER HEAD

FIRE PROTECTION ABBREVIATIONS

ABD	AUTOMATIC BALL DROP
AD	ABOVE SLAB
AFB	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
BOP	BOTTOM OF PIPE
CFM	CUBIC FEET PER MINUTE
CV	CHECK VALVE
DN	DOWN (PENETRATES FLOOR SLAB)
DR	DRAIN
(E)	EXISTING
(ER)	EXISTING TO BE REMOVED
(ER)	EXISTING TO BE REMOVED & RELOCATED
FD	FLOOR DOWN
GC	GENERAL CONTRACTOR
GRV	GALLONS PER MINUTE
GV	GATE VALVE
HD	HEAD DETECTOR
IF	FIRE PUMP
IFP	FIRE STANDPIPE
FT	FEET
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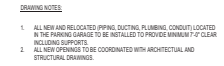
Job Number

Scan Code





ES489066833 Scan Code



**BEYER
BLINDER
BELLE**

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Exterior Wall & Roofing
Frank Seta & Assoc. LLC
35 West 35th Street, 8th Floor
New York, NY 10001
212.465.1600

**NEW YORK CITY ENERGY
CONSERVATION CODE**

NEW YORK CITY BUILDING DEPARTMENT NOTE
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED
ON THE APPLICATION SPECIFICATION SHEET. ALL
OTHER MATTERS SHOWN ARE NOT TO BE RELIED
UPON, OR TO BE CONSIDERED AS EITHER BEING
APPROVED OR IN ACCORDANCE WITH APPLICABLE
CODES.



Seal & Signature



3	05/20/16	Reissued for DOB
2	04/22/16	100% Construction Documents
1	12/18/15	Issued to DoB
No.	Date	Description
Issued/Revised		
Drawing Title		

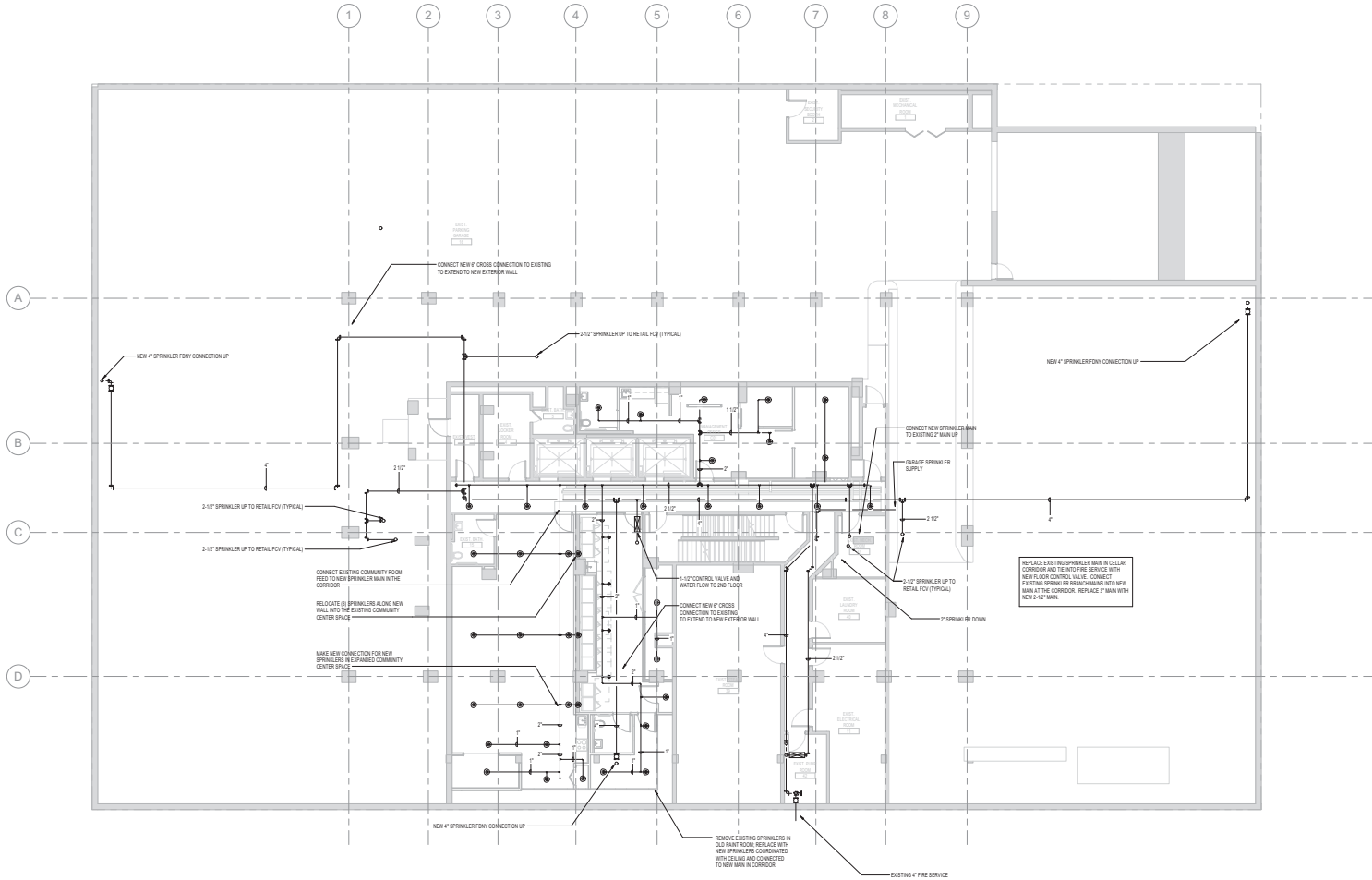
SPRINKLER CELLAR 2
PLAN

Scale	As indicated
Date	06/25/15
Project No.	Y150341-000

Drawing No.
SP-200.00

3 of 8





- GENERAL NOTES:**
1. ALL NEW AND RELOCATED PIPING, DUCTING, PLUMBING, CONDUIT, LOCATED IN THE PARKING GARAGE TO BE RETAILO TO PROVIDE MINIMUM 7'-0" CLEAR INCLUDING SUPPORTS.
 2. ALL NEW SPRINKLERS TO BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

70 WEST
93rd Street

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BLINDER
BELLE**

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**NEW YORK CITY ENERGY
CONSERVATION CODE**
TO THE BEST OF THE APPLICANT'S KNOWLEDGE,
BELIEF AND PROFESSIONAL JUDGEMENT, THESE
PLANS ARE IN COMPLIANCE WITH THE 2014 NEW
YORK CITY ENERGY CONSERVATION CODE.

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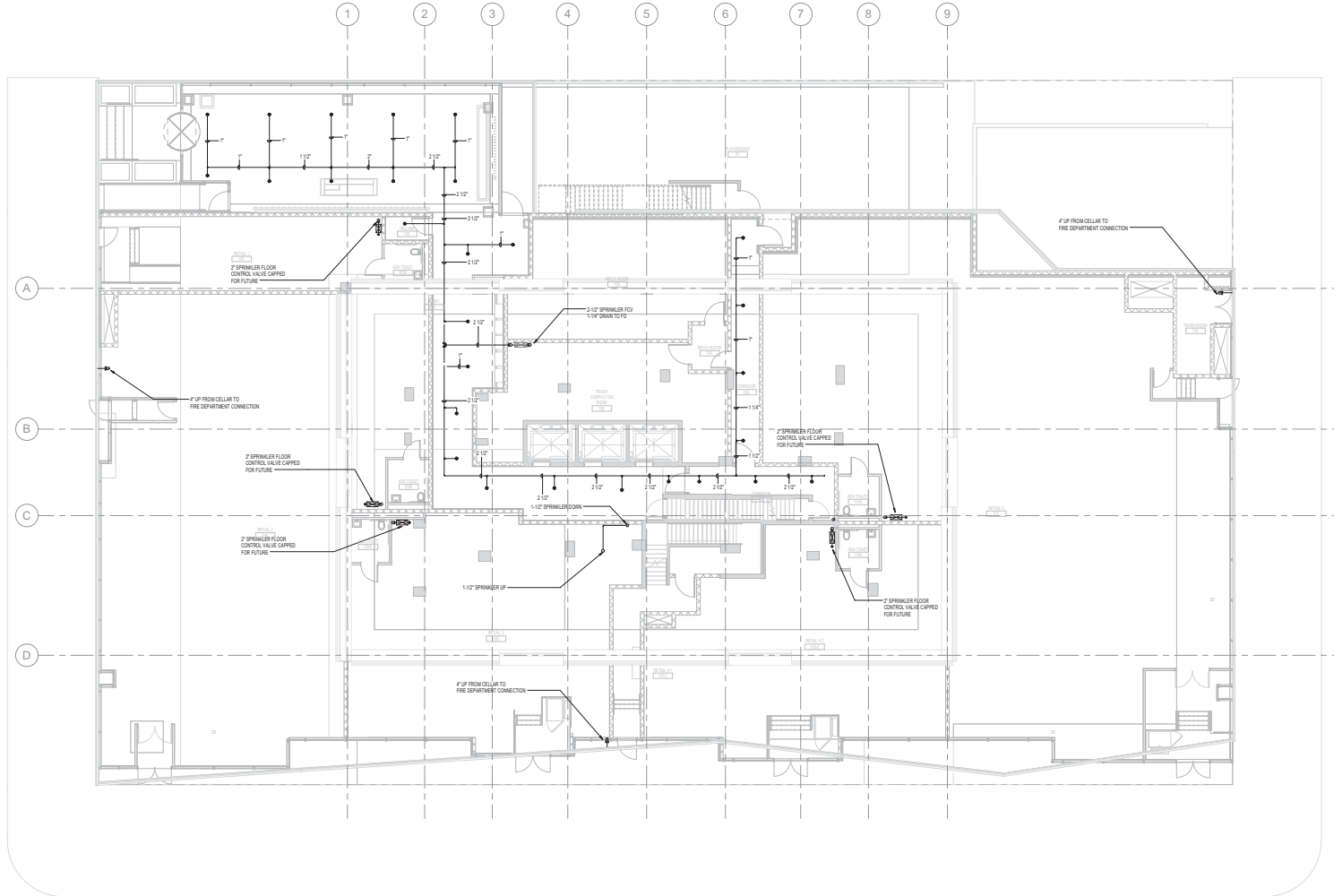
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2	02/2016	100% Construction Documents
3	03/18/15	Issued to DOB
4	03/18/15	100% Design Development
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6	04/18/15	100% Design Development
7	04/18/15	100% Design Development
8	04/18/15	100% Design Development
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17	04/18/15	100% Design Development
18	04/18/15	100% Design Development
19	04/18/15	100% Design Development
20	04/18/15	100% Design Development

**SPRINKLER CELLAR 1
PLAN**

Scale: As indicated
Date: 06/05/15
Project No: Y150341-000

Drawn By: SP-201.00
4 of 8





GENERAL NOTES:
1. ALL NEW OPENINGS TO BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

70 WEST
93rd Street

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4 05/2016 Received for DOB
3 03/2016 100% Construction Documents
2 07/18/15 Issued to DOB
1 07/15/16 100% Design Development
By: Date: Drawn/Revised:
Issued/Revised:
Drawing Title:

SPRINKLER FIRST
FLOOR PLAN

Scale: As indicated
Date: 06/05/16
Project No: Y150341-000

Sheet No: SP-202.00



5 of 8



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1	12/18/15	Issued to DOB
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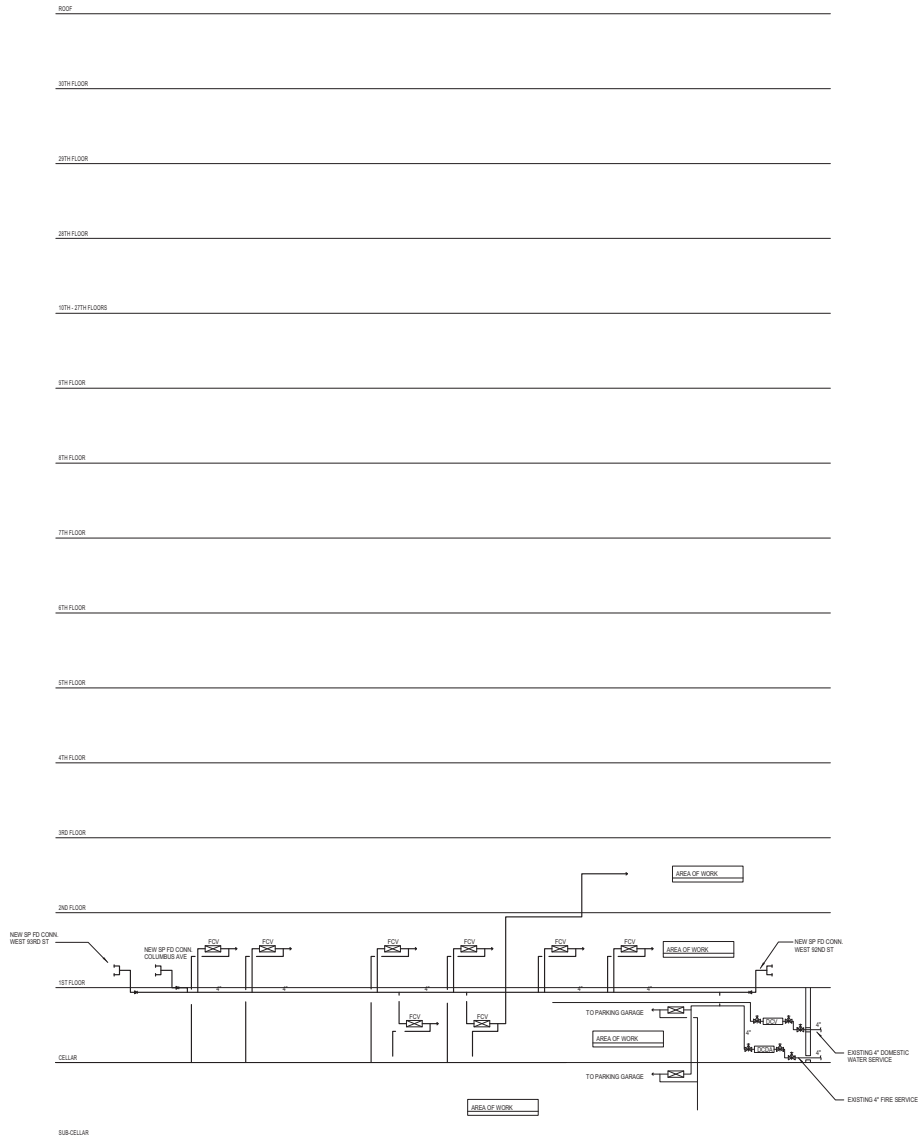
SPRINKLER SECOND
FLOOR PLAN

Scale	As indicated
Date	06/26/15
Project No.	Y150341-000

Drawing No.

SP-203.00

6 of 8



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2	04/22/16	100% Construction Documents
1	03/18/16	Revised for SDB
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Issued By		

SPRINKLER RISER
DIAGRAM

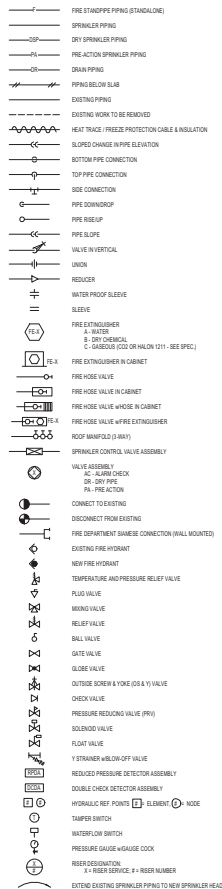
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Date: 06/26/16
Project No: Y150341-000

Sheet No:
SP-300.00



FIRE PROTECTION SYMBOL LIST

BASIC



FIRE PROTECTION ABBREVIATIONS

ABD	AUTOMATIC BALL DROP
AD	AIR DRAIN
AFB	ABOVE FINISHED FLOOR
AFS	AUTOMATIC FIRE SWITCH
BOP	BOTTOM OF PIPE
CFM	CUBIC FEET PER MINUTE
CH	CHECK VALVE
DN	DRAIN
DN	DOWN (PENETRATES FLOOR SLAB)
DR	DRAIN
EXT	EXISTING
ERS	EXISTING TO BE REMOVED
ERS	EXISTING TO BE REMOVED & RELOCATED
FD	FLOOR DRAIN
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FHV	FIRE HOSE VALVE
FHV	FIRE HOSE VALVE CABINET
FNC	FIRE NOSE
FL	FLOOR
FP	FIRE PUMP
FSP	FIRE STANDPIPE
FT	FEET
GAL	GALLONS
GEN	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HD	HEAD DETECTOR
ID	INSIDE DIAMETER
IN	INCH
J	JOCKEY PUMP
MAX	MAXIMUM
MIN	MINIMUM
NC	NORMALLY CLOSE
NOT IN THIS CONTRACT	NORMALLY OPEN
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OSBY	OUTSIDE SCREW & YONG GATE VALVE
PSV	PRESSURE REDUCING VALVE
PSV	POUNDS PER SQUARE INCH (GAUGE)
PSV	POUNDS PER SQUARE INCH (ABSOLUTE)
REL	RELICATED EXISTING
ERS	EXISTING TO BE REMOVED AND RETURN TO OWNER
SD	SMOKE DETECTOR
SPR	SPRINKLER
TS	TOP OF PIPE
TS	TAMPER SWITCH
UON	UNDER (PENETRATES FLOOR SLAB)
WFS	WATER FLOW SWITCH
Z	ZONE

FIRE PROTECTION DEMOLITION NOTES

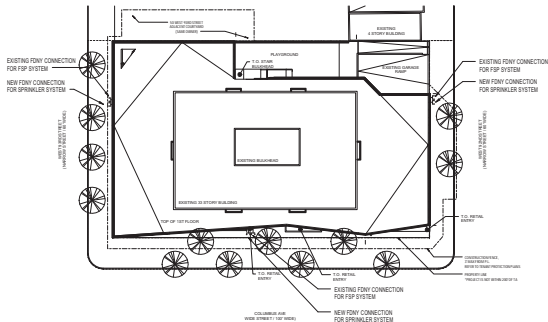
- REMOVE EXISTING SPRINKLER HEADS AND PIPING IN THE AREA OF WORK, BACK TO EXISTING SPRINKLER MAINS, ALL ABANDONED PIPING TO BE REMOVED.
- MAKE ANY NECESSARY TEMPORARY CONNECTIONS BETWEEN EXISTING AND NEW WORK TO MAINTAIN CONTINUOUS SERVICE OF ALL EXISTING SYSTEMS, MINIMUMS, SCHEDULES, DESIGN INTENT, APPROVAL FROM ARCHITECT/OWNER FOR SHUTDOWNS. ALL SHUTDOWNS REQUIRE 48 HOUR NOTICE TO OWNER.
- CONTRACTOR SHALL CAREFULLY EXAMINE EXISTING CONDITIONS BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE REMOVING OR RELOCATING ANY EXISTING PIPING NOT INDICATED ON DRAWINGS.

FIRE PROTECTION GENERAL NOTES

- GENERAL NOTES, SYMBOL LIST AND DETAILS ARE APPLICABLE TO ALL FIRE PROTECTION DRAWINGS.
- ALL WORK IN NEW AREAS OTHERWISE NOTED.
- ALL FIRE PROTECTION WORK SHALL BE IN ACCORDANCE WITH THE CURRENT FIRE PROTECTION CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- REFER TO SPECIFICATION SECTION 1500 FOR GENERAL LEAD REQUIREMENTS FOR COMMERCIAL INTERIORS.
- REFER TO SPECIFICATION SECTION 1510 FOR LEAD REQUIREMENTS FOR COMMERCIAL.
- PROVIDE NEW PIPE SPRINKLER IN ALL AREAS, DEMOLISH 200-TYPE SPRINKLER SYSTEM IN ALL AREAS WHERE AMBIENT TEMPERATURE IS 40 DEGREE F OR BELOW.
- SECURE WATER FLOW TEST DATA TAKEN FROM FIRE HYDRANTS NEAREST SITE, IF RECENT FLOW TEST DATA NOT AVAILABLE FROM CITY RECORDS, HAVE NECESSARY TESTS AS REQUIRED BY NFPA STANDARDS TO DETERMINE CHARACTER OF WATER SUPPLY, MINIMUM 20 PSI DROP IN PRESSURE BETWEEN STATIC AND RESIDUAL PRESSURE SHALL BE REQUIRED IN ORDER TO OBTAIN ACCURATE DATA.
- SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED.
- ADD 10% CONTINGENCY FACTOR TO HYDRAULIC CALCULATIONS.
- EXACT LOCATION OF SPRINKLER HEADS IN FINISHED AREAS WITH SUSPENDED CEILING SHALL BE AS NOTED ON ARCHITECT'S CEILING PLAN.
- MINIMUM PRESSURE AT END SPRINKLER HEAD 7 PSI.
- EQUIVALENT FITTING LENGTHS USED IN HYDRAULIC CALCULATIONS SHALL BE IN ACCORDANCE WITH NFPA STANDARD NO. 13 AND FACTORY RATING 1.5 TO 3.
- WHENEVER FITTINGS ARE USED IN CONNECTION WITH LEAD PIPING, EQUIVALENT FITTING LENGTHS INDICATED IN NFPA 13 SHALL BE INCREASED BY 50%.
- MAXIMUM FLOW VELOCITY SHALL NOT EXCEED 20 F.P.S.
- ALL AUTOMATIC SPRINKLER HEADS, PIPE FITTINGS, PIPE HANGERS, AUTOMATIC CONTROL VALVES AND MANUAL CONTROL VALVES SHALL BE LISTED AND BEAR FACTORY MUTUAL APPROVAL AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- ALL EXPOSED PIPE, FITTINGS, HANGERS AND SUPPLEMENTARY STEEL SHALL BE PAINTED.
- ENDS OF ALL CROSS MAINS SHALL BE PROVIDED WITH THREE-DEGREE PLUGGING CONNECTION NO MORE THAN 2 INCHES IN DIAMETER.
- PROVIDE AUXILIARY DRAINS FOR ALL PIPING BELOW OUTLET SPRINKLERS AND OPEN TRAPPED SECTIONS, PIPING TO ONE SINGLE SPRINKLER IS EXCLUDED.
- PROVIDE FLUING CONNECTIONS WHERE REQUIRED BY NFPA AND IF.
- COORDINATE WITH OWNER FOR ALL SHUTDOWNS.
- PROVIDE TEST CONNECTION AT HIGHEST POINT OF BRANCHED SECTION OF EACH SPRINKLER SYSTEM WITH 1" PIPE AND VALVE. TEST PIPE SHALL BE CONNECTED TO SPRINKLER PIPE AT LEAST 1' AT 1" IN SIZE AND SHALL DISCHARGE OUTSIDE BUILDING OR THROUGH 10" SMOOTH-WALL BRASS OUTLET, WHERE IT CAN BE EASILY SEEN.
- PROVIDE ADDITIONAL HEADS UNDER DUCTWORK LARGER THAN 48" WIDE.
- THE REUSE OF EXISTING SPRINKLER HEADS SHALL BE PROHIBITED.
- NEW SPRINKLER HEAD TYPE AND TEMPERATURE RATING SHALL BE IN ACCORDANCE WITH SCHEDULE UNLESS NOTED OTHERWISE AND/OR REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- COORDINATE ALL PIPE PENETRATIONS AND CORING WITH STRUCTURAL ENGINEER AND IN ACCORDANCE WITH DIVISION 5.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL CEILING RELATED WORK.
- COORDINATE ALL NEW FIRE PROTECTION WORK WITH ALL EXISTING AND/OR NEW OUTDOOR PIPING AND UTILITIES OF ANY SYSTEM, DRAWINGS ARE INDICATIVE AND SHOW THE INTENT OF THE DESIGN, RESISTANT TO SPRINKLER EXISTING WATER MAIN SYSTEM, INCLUDING ALL REQUIRED FITTINGS AND SUPPORTS TO MAKE THE INSTALLATION OF THE PIPING AND SPRINKLER HEADS POSSIBLE. REUSE ANY FIRE AND/OR SMOKE DETECTOR POINTS THAT HAVE BEEN AFFECTED AS A RESULT OF THE MODIFICATION.
- ALL COMPONENTS USED IN FIRE PROTECTION SYSTEM SHALL BE IN ACCORDANCE WITH THE OWNERS' QUALITIES, STANDARDS AND SPECIFICATIONS.
- WATER SUPPLY INFORMATION TO BE VERIFIED BY FLOW TEST.
 - STATIC PRESSURE - 140 PSI
 - RESIDUAL PRESSURE - 120 PSI
 - RESIDUAL FLOW - 400 GPM
 - ELEVATION - FIRE PUMP RACKER
 - A FIRE BOOSTER PUMP IS INSTALLED IN THE BUILDING, THE FIRE PUMP IS RATED AT 1000 GPM AND 15 PSI HEAD.

NYC BUILDING DEPARTMENT STANDPIPE NOTES

- THE STANDPIPE SYSTEM SHALL COMPLY WITH THE FULL REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, SECTION BC 0105 AND NEW YORK CITY FIRE CODE.
- STANDPIPE COMPONENTS SHALL BE OF AN APPROVED TYPE IN ACCORDANCE WITH CHAPTER 9, SECTION BC 0105 AND NEW YORK CITY FIRE CODE, CHAPTER 4.
- THE MAXIMUM PRESSURE AT ANY POINT IN THE SYSTEM AT ANY TIME SHALL NOT EXCEED 200 PSI PER APPENDIX Q, SECTION BC 0105, CHAPTER 7.2.
- ONLY NEW PIPING SHALL BE USED IN THE STANDPIPE SYSTEM.
- ANY PART OF THE STANDPIPE SUBJECT TO FREEZING SHALL COMPLY WITH APPENDIX Q, SECTION BC 0105, CHAPTER 1.1.1.
- SHARED CONNECTIONS SHALL BE DESIGNED, CONSTRUCTED AND LOCATED IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, CHAPTER 4.2.2.
- SHARED CONNECTIONS SHALL BE IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, CHAPTER 4.2.2.
- SHARED CONNECTIONS SHALL BE LOCATED IN 16 IN TO 36 IN ABOVE THE EXISTING GROUND, SIDEWALK OR DRIVE SURFACE IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, CHAPTER 4.4.
- HOSE OUTLETS SHALL BE PROVIDED ON EACH FLOOR AND LOCATED IN ACCORDANCE WITH CHAPTER 9, SECTION BC 0105.
- THE HOSE VALVE OUTLET FOR THE ENTRANCE FLOOR SHALL BE LOCATED ON THE REAR SIDE OF THE REAR CONTROL VALVE.
- PIPING IN STANDPIPE SYSTEMS SHALL BE ADEQUATELY SUPPORTED BY CLAMPS, HANGERS, OR OTHER APPROVED SUPPORTING DEVICES AS PER APPENDIX Q, SECTION BC 0105, CHAPTER 4.5.
- PIPING FOR THE STANDPIPE SYSTEM SHALL BE IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, CHAPTER 4.2.
- PRESSURE RATINGS AND THE NAME OF THE MANUFACTURER SHALL BE CAST IN OR ON EACH VALVE USED IN THE SYSTEM.
- AT THE TOP OF THE HIGHEST STANDPIPE REAR, ABOVE THE MAIN ROOF LEVEL, THERE SHALL BE A THREE-WAY MANIFOLD WITH THREE (3) 1/2 IN HOSE VALVES WITH HOSE VALVE CAPS IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, CHAPTER 7.1.2.
- PRESSURE RATINGS SHALL BE CAST IN OR ON THE FITTINGS USE APPENDIX Q, SECTION BC 0105, TABLE 4.3.1 FOR REQUIRED RATINGS.
- FITTINGS USED IN STANDPIPE SYSTEMS SHALL BE IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, CHAPTER 4.3.
- FITTINGS USED IN STANDPIPE SYSTEMS THAT ARE OF WELDED CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, TABLE 4.3.1 AND 4.3.1.
- APPROVED MECHANICAL JOINT FITTINGS MAY BE USED IN THE STANDPIPE SYSTEM IN CONNECTION WITH COUPLINGS DESIGNED FOR USE WITH THE FITTINGS.
- VALVES AND RELATED PRODUCTS SHALL BE IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, CHAPTER 4.5.
- REAR CONTROL VALVES SHALL BE LOCATED IN THE STAIR ENCLOSURE AT THE ENTRANCE FLOOR PER APPENDIX Q, SECTION BC 0105, CHAPTER 4.3.1.
- THE REAR CONTROL VALVE SHALL BE CONSPICUOUSLY MARKED WITH A METAL TAG AT LEAST TWO (2) INCHES IN DIAMETER SECURED ATTACHED TO THE VALVE, PER APPENDIX Q, SECTION BC 0105, CHAPTER 4.3.1.1.
- CHECK VALVES SHALL BE IN ACCORDANCE WITH APPENDIX Q, SECTION BC 0105, CHAPTER 4.3.1.1.
- STANDPIPE SIGNAL SYSTEMS SHALL BE AS PER CHAPTER 1, BC 907, CHAPTER 907.2.1.3.
- INSPECTIONS OF STANDPIPE SYSTEMS SHALL COMPLY WITH APPENDIX Q, SECTION BC 0105, CHAPTER 11.
- ELEVATIONS SHALL BE AVAILABLE FOR FIRE DEPARTMENT USE AS PER CHAPTER 11, BC 901, SECTION 1003.2 AND 1003.3.
- AUTOMATIC FIRE PUMP INSTALLATION SHALL COMPLY WITH APPENDIX Q, SECTION BC 0105, CHAPTERS 1.2 AND 1.3.
- STANDPIPE SYSTEMS REQUIRED FOR CONSTRUCTION, ALTERATION AND DEMOLITION SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 11, BC 1001, SECTION 1003.8.



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1 05/05/16 Reissued for 2008
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Drawing Title

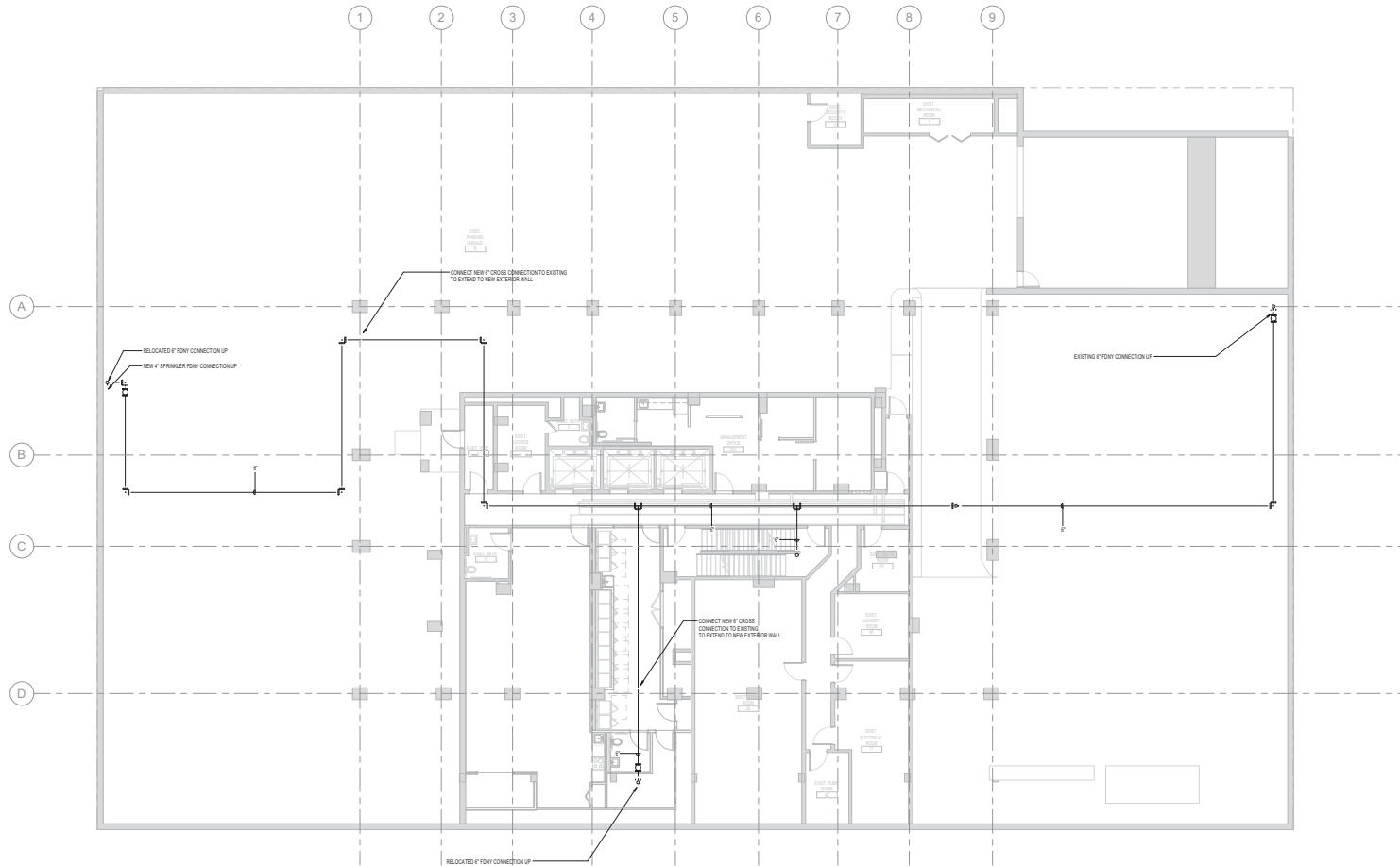
STANDPIPE COVER SHEET
Scale As indicated
Date 05/05/16
Project No. Y150341-000
Revision

SD-000.00
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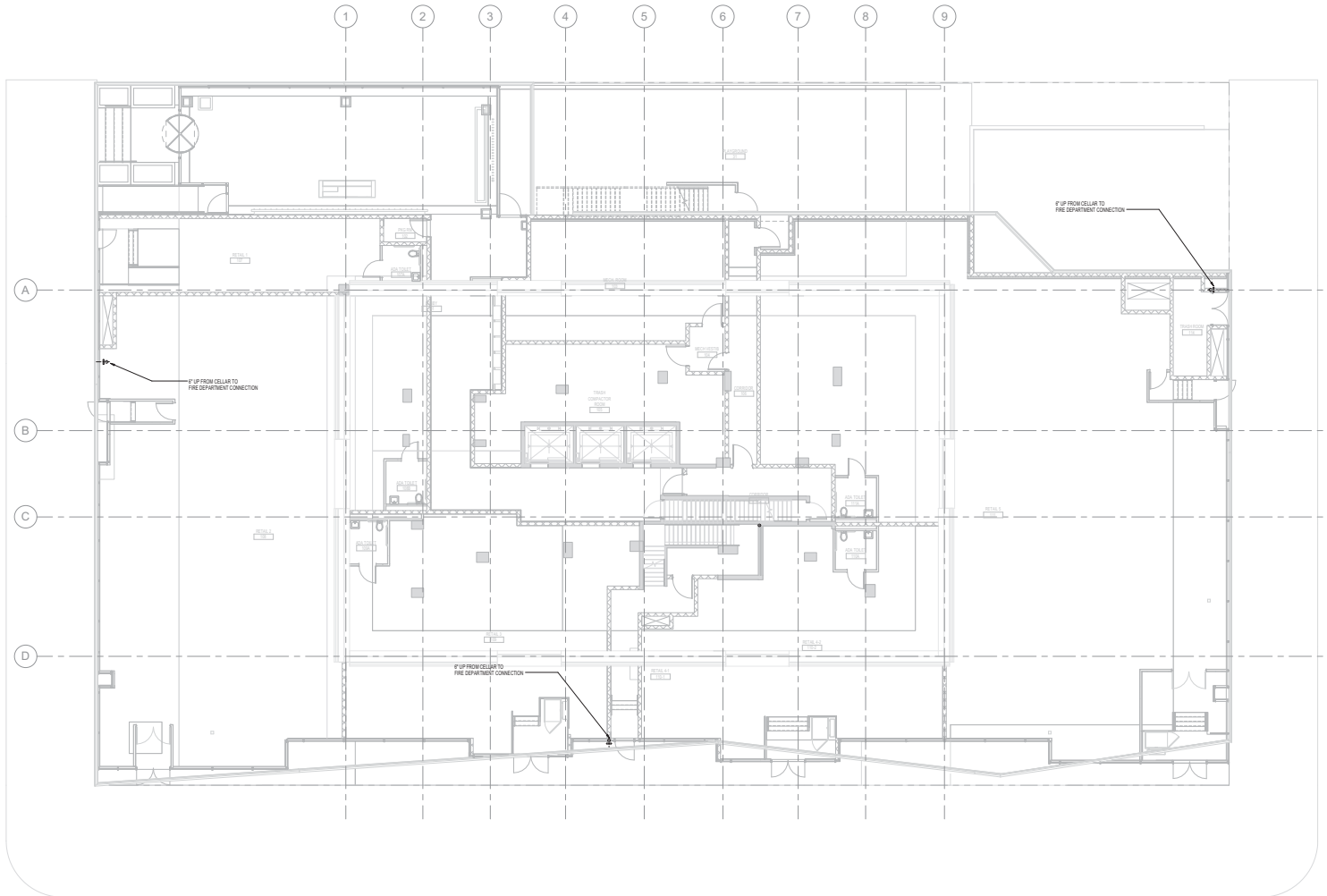
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STANDPIPE RISER DIAGRAM	
Scale	12" = 1'-0"
Date	06/26/15
Project No.	Y150341-000

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1 Envelope Energy Calcs.
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Energy Code Compliance	
Scale	1/32" = 1'-0"
Date	03/31/16
Project No.	02413.02

1 of 5



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Drawing Title		

ENERGY CODE
COMPLIANCE SHEET

Scale	
Date	06/26/15
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Drawn by	

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1 of 5





Project Title: PG W 83rd Street Retail Development
Data Filename: P:\Projects\7150000\7150341-000\Drawings\2\archcheck\MECH_COMCHECK.cck

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TR-8 Technical Report
Statement of Responsibility for
Energy Code Progress Inspections

3 Energy Code Progress Inspection		
Y	N	Reference Drawing
Progress Inspections		
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<input type="checkbox"/>	<input type="checkbox"/>	Air sealing and insulation - testing (047)
<input type="checkbox"/>	<input type="checkbox"/>	Protection factors (047)
<input type="checkbox"/>	<input type="checkbox"/>	Loading deck weather seals (048)
<input type="checkbox"/>	<input type="checkbox"/>	Weatherstrips (049)
<input type="checkbox"/>	<input type="checkbox"/>	Fireplaces (081), (081)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shutoff dampers (082), (082) M-200-202.0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	HVAC and service water heating equipment (083), (083) M-200-202.0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	HVAC and service water heating system controls (084), (084) M-800.0 SERIES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	HVAC insulation and sealing (085), (085) M-800.0 SERIES
<input type="checkbox"/>	<input type="checkbox"/>	Duct leakage testing (086), (086)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical energy consumption (087), (087) E-400.0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting in dwelling units (088)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior lighting power (089) E-200, E-300.0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior lighting power (090) E-202, 203, 302, 303.0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting controls (091) E-200-202.0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exit Signs (092) E-300-303.0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical meters (093) E-300-303.0
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maintenance information (094), (094)
<input type="checkbox"/>	<input type="checkbox"/>	Permanent notation (095)

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

Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
IIA Envelope Inspections			
IIA1 Protection of exposed foundation insulation. Insulation shall be visually inspected to verify proper protection where applied to the exterior of basement or cellar walls, crawl-space walls and/or the perimeter of slab-on-grade floors.	As required during foundation work and prior to backfill	Approved construction documents	C302.2.1; ASHRAE 90.1 - 5.8.1.7
IIA2 Insulation placement and R-values. Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R-values are marked, that such R-values conform to the R-values identified in the construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly inspected.	As required to verify continuous envelope, while walls, ceilings and floors are open	Approved construction documents	C303.1, C303.1.1, C303.1.2, C402.1, C402.2; ASHRAE 90.1 - 5.5, 5.6 or 11, 5.8.1
IIA3 Fenestration U-factor and product ratings. U-factors, SHGC and VT values of installed fenestration shall be visually inspected for conformance with the U-factors, SHGC and VT values identified in the construction drawings by verifying the manufacturer's NFRC label or, where not labeled, using the ratings in ECC Tables C303.1.X(1), (2) and (3).	As required during construction	Approved construction documents, NFRC 100, NFRC 200	C303.1, C303.1.3, C402.3, ASHRAE 90.1 - 5.5, 5.6 or 11, 5.8.2
IIA4 Fenestration air leakage. Windows and sliding or swinging door assemblies, except site-built windows and/or doors, shall be visually inspected to verify that installed assemblies are listed and labeled by the manufacturer to the referenced standard.	As required during installation; prior to final construction inspection	NFRC 400, AAMA/WDMA/CSA 1011.5.2.4-440 ASTM E283, ANSI/DASMA 105	C402.4.3; ASHRAE 90.1 - 5.4.3.2
For curtain wall, storefront glazing, commercial entrance doors and revolving doors, the testing reports shall be reviewed to verify that the installed assembly complies with the standard cited in the approved plans.			
IIA5 Fenestration areas. Dimensions of windows, doors and skylights shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents	C402.3; ASHRAE 90.1 - 5.4.2, 5.6 or 11
IIA6 Air sealing and insulation - visual inspection. Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that a continuous air barrier around the envelope forms an air-tight enclosure.	As required during construction	Approved construction documents, ASTM E2178, ASTM E2377, ASTM E2779, ASTM E283.	C402.4; ASHRAE 90.1 - 5.4.3.1
The progress inspector shall visually inspect to verify that materials and/or assemblies have been tested and meet the requirements of the respective standards, or that the building is tested and meets the requirements of the standard, in accordance with the standard(s) cited in the approved plans.			
IIA7 Projection factors. Where the energy analysis utilized a projection factor > 0.4, the projection dimensions of overhangs, eaves or permanently attached shading devices shall be verified for conformance with approved plans by visual inspection.	Prior to final construction inspection	Approved construction documents, including energy analysis	C402.3; ASHRAE 90.1 - 5.4.2, 5.6 or 11

Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
IIA8 Loading deck weatherstrips. Weatherstrips at loading docks shall be visually verified.	Prior to final construction inspection	Approved construction documents	C402.4.6; ASHRAE 90.1 - 5.4.3.3
IIA9 Weatherstrips. Required entrance weatherstrips shall be visually inspected for proper operation.	Prior to final construction inspection	Approved construction documents	C402.4.7; ASHRAE 90.1 - 5.4.3.4
IIIB Mechanical and Service Water Heating Inspections			
IIIB1 Fireplaces. Provision of combustion air and tight-fitting fireplace doors shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents; ANSI Z21.69 (see also MC 909), ANSI Z21.50	C402.2.9; BC 2111; MC Chapters 7, 8, 9; FGC Chapter 6
IIIB2 Shutoff dampers. Dampers for stair elevator shaft intakes and exhaust openings integral to the building envelope shall be visually inspected to verify that such dampers, except where permitted to be gravity dampers, comply with approved construction drawings.	As required during installation	Approved construction documents, AMCA 500D	C402.2.4.4; ASHRAE 90.1 - 6.4.3.4
Manufacturer's literature shall be reviewed to verify that the product has been tested and found to meet the standard.			
IIIB3 HVAC and service water heating. Equipment rating, efficiency and other performance factors of all major equipment units, as determined by the applicant of record, and to less than 10% of minor equipment units, shall be verified by visual inspection and, where necessary, review of manufacturer's data.	Prior to final plumbing and construction inspection	Approved construction documents	C403.2, C404.2, C404.7, C406.2; ASHRAE 90.1 - 6.3, 6.4.1, 6.4.2, 6.8, 7.4, 7.8
IIIB4 HVAC and service water heating system controls. No less than 30% of each type of required controls and components shall be visually inspected and tested for functionality and proper operation. Such controls shall include, but are not limited to: <ul style="list-style-type: none"> Thermostats Set point overlap restriction Off hour Shutoff damper Snow-melt system Demand control systems Outdoor heating systems Zones Economizers Air systems Variable air volume fan Single Zone Cooling Systems Hydronic systems Heat rejection equipment fan speed Complex mechanical systems serving multiple zones Ventilation Energy recovery systems Hot gas bypass limitation Temperature Service water heating Hot water system Pool heater and time switches Exhaust hoods Radiant heating systems HVAC Control in Group R-1 Sleeping Rooms 	After installation and prior to final construction inspection	Approved construction documents, including control system narratives; ASHRAE Guideline 1: The HVAC Commissioning Process where applicable	C403.2.4, C403.2.5.1, C403.2.11, C403.3, C404.4, C404.7, C406.2, C408.4, C408.7; ASHRAE 90.1 - 6.3, 6.4, 6.5, 7.4.4, 7.4.5
Pool heaters and covers shall be verified by visual inspection.			
IIIC Electrical Power and Lighting Systems			
IIIC1 Electrical energy consumption. The presence and operation of individual meters or other means of monitoring apartments shall be verified by visual inspection for all apartments and where required in a covered tenant space.	Prior to final electrical and construction inspection	Approved construction documents	C405.7
IIIC2 Lighting in dwelling units. Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements.	Prior to final electrical and construction inspection	Approved construction documents	C405.1; ASHRAE 90.1 - 8.1.1
IIIC3 Interior lighting power. Installed lighting shall be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.5, C406.3; ASHRAE 90.1 - 9.1, 9.2, 9.5, 9.6; IBC/NYS 101-07(c)(3)(v)(c)(4)
IIIC4 Exterior lighting power. Installed lighting shall be verified for compliance with source efficacy and/or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.6; ASHRAE 90.1 - 9.4.2, IBC/NYS 101-07(c)(3)(v)(c)(4)
IIIC5 Lighting controls. Each type of required lighting controls, including: <ul style="list-style-type: none"> occupant sensors manual interior lighting controls light-reduction controls automatic lighting shut-off daylight zone controls sleeping unit controls exterior lighting controls shall be verified by visual inspection and tested for functionality and proper operation.	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	C405.2; ASHRAE 90.1 - 9.4.1 (as modified by section ECC A103)
IIIC6 Exit signs. Installed exit signs shall be visually inspected to verify that the label indicates that they do not exceed maximum permitted wattage.	Prior to final electrical and construction inspection	Approved construction documents	C405.4; ASHRAE 90.1 - 9.4.2
IIIC7 Electric meters (including but not limited to fan motors). Where required by the construction documents for energy code compliance, meter listing or labels shall be visually inspected to verify that they comply with the respective energy requirements in the construction documents.	Prior to final electrical and construction inspection	Approved construction documents	C403.2.10; ASHRAE 90.1 - 10.4
IID Other			
IID1 Maintenance information. Maintenance manuals for mechanical, service hot water and electrical equipment and systems requiring preventive maintenance shall be reviewed for applicability to installed equipment and systems before such manuals are provided to the owner. Labels required for such equipment or systems shall be inspected for accuracy and completeness.	Prior to sign-off or issuance of Final Certificate of Occupancy	Approved construction documents, including electrical drawings where applicable; ASHRAE Guideline 4: Preparation of Operating and Maintenance Documentation for Building Systems	C303.3, C408.2.5.2; ASHRAE 90.1 - 4.2.2.3, 6.7.2.2, 8.7.2, 9.7.2.2

Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter C5) or Other Criteria	ECC or Other Citation
IIID5 HVAC insulation and sealing. Installed duct and piping insulation shall be visually inspected to verify proper installation, placement and values.	After installation and prior to closing shafts, ceilings and walls	Approved construction documents; SMACNA Duct Construction Standards, Metal and Flexible	C403.2.7, C403.2.8, C404.5, MC 603.9; ASHRAE 90.1 - 6.3, 6.4.4, 6.8.2, 6.8.3, 7.4.3
IIID6 Duct leakage testing. For duct systems designed to operate at static pressures in excess of 3 inches w.g. (756 Pa), representative sections, as determined by the progress inspector, sealed at least 25% of the duct area, per ECC C403.2.7.1.3, shall be tested to verify that actual air leakage is below allowable amounts.	After installation and sealing and prior to closing shafts, ceilings and walls	Approved construction documents; SMACNA HVAC Air Duct Leakage Test Manual	C403.2.7.1.3; ASHRAE 90.1 - 6.4.4.2.2
IIIE Stellar Management			
IIIE1 Electrical energy consumption. The presence and operation of individual meters or other means of monitoring apartments shall be verified by visual inspection for all apartments and where required in a covered tenant space.	Prior to final electrical and construction inspection	Approved construction documents	C405.7
IIIE2 Lighting in dwelling units. Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements.	Prior to final electrical and construction inspection	Approved construction documents	C405.1; ASHRAE 90.1 - 8.1.1
IIIE3 Interior lighting power. Installed lighting shall be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.5, C406.3; ASHRAE 90.1 - 9.1, 9.2, 9.5, 9.6; IBC/NYS 101-07(c)(3)(v)(c)(4)
IIIE4 Exterior lighting power. Installed lighting shall be verified for compliance with source efficacy and/or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	C405.6; ASHRAE 90.1 - 9.4.2, IBC/NYS 101-07(c)(3)(v)(c)(4)
IIIE5 Lighting controls. Each type of required lighting controls, including: <ul style="list-style-type: none"> occupant sensors manual interior lighting controls light-reduction controls automatic lighting shut-off daylight zone controls sleeping unit controls exterior lighting controls shall be verified by visual inspection and tested for functionality and proper operation.	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	C405.2; ASHRAE 90.1 - 9.4.1 (as modified by section ECC A103)
IIIE6 Exit signs. Installed exit signs shall be visually inspected to verify that the label indicates that they do not exceed maximum permitted wattage.	Prior to final electrical and construction inspection	Approved construction documents	C405.4; ASHRAE 90.1 - 9.4.2
IIIE7 Electric meters (including but not limited to fan motors). Where required by the construction documents for energy code compliance, meter listing or labels shall be visually inspected to verify that they comply with the respective energy requirements in the construction documents.	Prior to final electrical and construction inspection	Approved construction documents	C403.2.10; ASHRAE 90.1 - 10.4
IIIF Other			
IIIF1 Maintenance information. Maintenance manuals for mechanical, service hot water and electrical equipment and systems requiring preventive maintenance shall be reviewed for applicability to installed equipment and systems before such manuals are provided to the owner. Labels required for such equipment or systems shall be inspected for accuracy and completeness.	Prior to sign-off or issuance of Final Certificate of Occupancy	Approved construction documents, including electrical drawings where applicable; ASHRAE Guideline 4: Preparation of Operating and Maintenance Documentation for Building Systems	C303.3, C408.2.5.2; ASHRAE 90.1 - 4.2.2.3, 6.7.2.2, 8.7.2, 9.7.2.2

NEW YORK CITY ENERGY CONSERVATION CODE
TO THE BEST OF THE APPLICANT'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE 2014 NEW YORK CITY ENERGY CONSERVATION CODE.

NEW YORK CITY BUILDING DEPARTMENT NOTE
THIS PLAN IS REVISED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RE-OPENED, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

Seal & Signature
[Signature]
[Seal]
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3: 06/20/16 Received for DOB
2: 06/22/16 100% Construction Documents
1: 07/08/16 Received for DOB
By: [Signature] Issued to: [Signature]
Issued/Revised: [Blank]
Drawn by: [Blank]

TR-8 ENERGY CODE PROGRESS INSPECTION
Scale: 06/28/16
Project No: Y150341-000
Drawing No: EN-200.00

4 of 5



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