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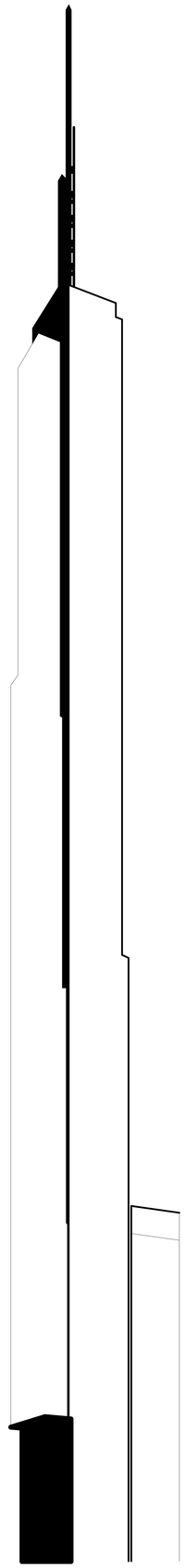
NEW YORK, NY



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Damian Titus
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Under Directive 1 of 1975
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36" x 48" Arch E - SHEET SIZE

PAGE	DRAWING NUMBER	DRAWING TITLE
1	G-001	DRAWING LIST
2	Z-001.00	SITE PLAN/ ROOF PLAN
3	Z-002.00	ZONING CALCULATIONS
4	Z-003.00	FLOOR AREA SCHEDULE
5	Z-004.00	SURVEY
6	Z-005.00	BUILDING SECTIONS
7	Z-006.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS LOT 23, LOT 27 (EXISTING)
8	Z-007.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS LOT 36, LOT 37 (EXISTING)
9	Z-008.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS SUBCELLARS, 2, 1, CELLAR
10	Z-009.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS GROUND, 2ND, 3RD FLOOR
11	Z-010.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 4TH, 5TH, 6TH FLOOR
12	Z-011.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 7TH, 8TH, 9TH FLOOR
13	Z-012.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 10TH, 10A, 11TH, 12TH FLOOR
14	Z-013.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 13TH, 14TH,15TH FLOOR
15	Z-014.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 16TH, 17TH,18TH FLOOR
16	Z-015.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 19TH, 20TH, 21ST FLOOR
17	Z-016.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 22ND 23RD, 24TH FLOOR
18	Z-017.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 25TH, 26TH, 27TH FLOOR
19	Z-018.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 28TH, 29TH, 30TH FLOOR
20	Z-019.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 31ST, 32ND, 33RD FLOOR
21	Z-020.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 34TH, 35TH, 36TH FLOOR
22	Z-021.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 37TH, 38TH, 39TH FLOOR
23	Z-022.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 40TH, 41ST, 42ND FLOOR
24	Z-023.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 43RD, 44TH, 45TH FLOOR
25	Z-024.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 46TH, 47TH, 48TH FLOOR
26	Z-025.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 49TH, 50TH, 51ST FLOOR
27	Z-026.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 52ND, 53RD, 54TH FLOOR
28	Z-027.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 55TH, 56TH, 57TH FLOOR
29	Z-028.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 58TH, 59TH, 60TH FLOOR
30	Z-029.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 61ST, 62ND, 63RD FLOOR
31	Z-030.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 64TH, 65TH, 66TH FLOOR
32	Z-031.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 67TH, 68TH, 69TH FLOOR
33	Z-032.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 70TH, 71ST, 72ND FLOOR
34	Z-033.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 73RD, 74TH, 75TH FLOOR
35	Z-034.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 76TH, 77TH, 78TH FLOOR
36	Z-035.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 79TH, 80TH, 81ST FLOOR
37	Z-036.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 82ND, 83RD, 84TH FLOOR
38	Z-037.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 85TH, 86TH, 87TH FLOOR
39	Z-038.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 88TH, 89TH, 90TH FLOOR
40	Z-039.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 91ST, 92ND, 93RD FLOOR
41	Z-040.00	ZONING FLOOR AREA PLAN AND DEDUCTIONS 93RD, 94TH, 95TH (ROOF) FLOOR
42	Z-041.00	STREET WALL CONTINUITY C5-3 AND C6-6 WEST 57TH STREET
43	Z-042.00	STREET WALL CONTINUITY C5-3 BROADWAY
44	Z-043.00	STREET WALL CONTINUITY C5-1 WEST 58TH STREET
45	Z-044.00	RETAIL CONTINUITY
46	Z-045.00	SPECIAL URBAN DESIGN REGULATIONS C5-1
47	Z-046.00	SPECIAL URBAN DESIGN REGULATIONS C5-3
48	Z-047.00	STREETSCAPE TREE PLANTING
49	Z-048.00	REAR YARD & REAR YARD EQUIVALENTS-SITE PLAN AND SECTION
50	Z-049.00	RESIDENTIAL RECREATIONAL SPACE
51	Z-050.00	C5-1 HEIGHT AND SETBACK-SITE PLAN, SECTIONS AND ELEVATIONS
52	Z-051.00	ZONING ROOF PLAN AND VIEW POINTS
53	Z-052.00	SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 1
54	Z-053.00	SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 2
55	Z-054.00	SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 3
56	Z-055.00	SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 4
57	Z-056.00	SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 5
58	Z-057.00	SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 6
59	A-001	GENERAL NOTES, STANDARDS AND ABBREVIATIONS
60	A-006	PARTITION SCHEDULE - 1
61	A-007	PARTITION SCHEDULE - 2
62	A-008	FIRE STOPPING DETAILS
63	A-009	FIRE STOPPING DETAILS
64	A-010	SITE PLAN / ROOF PLAN
65	A-011	GRIDLINES SETTING OUT PLAN
66	A-020	CODE COMPLIANCE NOTES - 1
67	A-021	CODE COMPLIANCE NOTES - 2
68	A-022	CODE COMPLIANCE NOTES - 3 ACCESSIBILITY
69	A-031	SUB CELLAR 3 FLOOR PLAN / BUILDING CODE NOTES (B.O.H. SUPPORT)
70	A-032	SUB CELLAR 2 FLOOR PLAN / BUILDING CODE NOTES (B.O.H. SUPPORT)
71	A-033	SUB CELLAR 1 FLOOR PLAN / BUILDING CODE NOTES (RETAIL)
72	A-034	CELLAR FLOOR PLAN / BUILDING CODE NOTES (RETAIL)
73	A-035	GROUND FLOOR PLAN / BUILDING CODE NOTES (LOBBY)
74	A-036	GROUND FLOOR INTERMEDIATE STAIR TRANSFER PLAN / BUILDING CODE NOTES
75	A-037	2ND FLOOR PLAN / BUILDING CODE NOTES (RETAIL)
76	A-038	3RD FLOOR PLAN / BUILDING CODE NOTES (RETAIL)
77	A-039	4TH FLOOR PLAN / BUILDING CODE NOTES (RETAIL)
78	A-040	5TH FLOOR PLAN / BUILDING CODE NOTES (RETAIL)
79	A-041	6TH FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
80	A-042	7TH FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
81	A-043	8TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL AMENITIES)
82	A-044	9TH FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
83	A-045	10TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL AMENITIES)
84	A-046	10TH INTERMEDIATE, 1, 2, AND BMU PLAN / BUILDING CODE NOTES (STAIR TRANSFER)
85	A-047	11TH FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
86	A-048	12TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 1A)
87	A-049	13TH-19TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 1A)
88	A-050	20TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 1C SIMPLEX)
89	A-051	21ST - 26TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 1C)
90	A-052	27TH FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
91	A-053	28TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 2 SIMPLEX)
92	A-054	29TH-45TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 2)
93	A-055	46TH FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
94	A-056	47TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 3)
95	A-057	48TH-66TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 3)
96	A-058	67TH FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
97	A-059	67TH INTERMEDIATE FLOOR PLAN FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
98	A-060	68TH FLOOR PLAN / BUILDING CODE NOTES (DUPLEX A - LOWER)
99	A-061	69TH FLOOR PLAN / BUILDING CODE NOTES (DUPLEX A - UPPER)
100	A-062	70TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 4)
101	A-063	71ST-88TH FLOOR PLAN / BUILDING CODE NOTES (RESIDENTIAL - TIER 4)
102	A-064	89TH FLOOR PLAN / BUILDING CODE NOTES (PENTHOUSE L1)
103	A-065	90TH FLOOR PLAN / BUILDING CODE NOTES (PENTHOUSE L2)
104	A-066	91ST FLOOR PLAN / BUILDING CODE NOTES (PENTHOUSE L3 / MECHANICAL)
105	A-067	92ND AND 92ND INTERMEDIATE FLOOR PLAN / BUILDING CODE NOTES (PENTHOUSE L4 / MECHANICAL)
106	A-068	93RD FLOOR PLAN / BUILDING CODE NOTES (EMR)
107	A-069	94TH FLOOR PLAN / BUILDING CODE NOTES (DAMPER)
108	A-070	95TH AND 95TH INTERMEDIATE FLOOR PLAN / BUILDING CODE NOTES (MECHANICAL)
109	A-071	96TH FLOOR AND ROOF PLAN / BUILDING CODE NOTES (ROOF)
110	A-072	OVERALL ROOF PLAN
111	A-090	ENERGY CONSERVATION CODE - BUILDING ENVELOPE AREAS
112	A-091	ENERGY CONSERVATION CODE - ROOF AREAS
113	A-101	SUB CELLAR 3 FLOOR PLAN (B.O.H. SUPPORT)
114	A-102	SUB CELLAR 2 FLOOR PLAN (B.O.H. SUPPORT)
115	A-103	SUB CELLAR 1 FLOOR PLAN (RETAIL)
116	A-104	CELLAR FLOOR PLAN (RETAIL)
117	A-105	GROUND FLOOR PLAN (LOBBY)
118	A-106	GROUND FLOOR PLAN INTERMEDIATE (STAIR TRANSFER)
119	A-107	2ND FLOOR PLAN (RETAIL)
120	A-108	3RD FLOOR PLAN (RETAIL)
121	A-109	4TH FLOOR PLAN (RETAIL)
122	A-110	5TH FLOOR PLAN (RETAIL)
123	A-111	6TH FLOOR PLAN (MECHANICAL)
124	A-112	7TH FLOOR PLAN (MECHANICAL)
125	A-113	8TH FLOOR PLAN (RESIDENTIAL AMENITIES)
126	A-114	8TH FLOOR PLAN (RESIDENTIAL AMENITIES)
127	A-115	9TH FLOOR PLAN (MECHANICAL)
128	A-116	9TH FLOOR PLAN (MECHANICAL)
129	A-117	10TH FLOOR PLAN (RESIDENTIAL AMENITIES)
130	A-118	10TH FLOOR INTERMEDIATE 1 PLAN
131	A-119	10TH FLOOR INTERMEDIATE 2 PLAN
132	A-120	10TH FLOOR INTERMEDIATE 3 BMU PLAN
133	A-121	11TH FLOOR PLAN (MECHANICAL)
134	A-122	11TH FLOOR PLAN (MECHANICAL)
135	A-123	12TH FLOOR PLAN (RESIDENTIAL - TIER 1)
136	A-124	12TH FLOOR PLAN (RESIDENTIAL - TIER 1)
137	A-125	13TH FLOOR PLAN (RESIDENTIAL - TIER 1)
138	A-126	13TH FLOOR PLAN (RESIDENTIAL - TIER 1)
139	A-127	14TH-16TH FLOOR PLAN (RESIDENTIAL - TIER 1)
140	A-128	14TH-16TH FLOOR PLAN (RESIDENTIAL - TIER 1)
141	A-129	17TH-18TH FLOOR PLAN (RESIDENTIAL - TIER 1)
142	A-130	17TH-18TH FLOOR PLAN (RESIDENTIAL - TIER 1)
143	A-131	19TH FLOOR PLAN (RESIDENTIAL - TIER 1)
144	A-132	19TH FLOOR PLAN (RESIDENTIAL - TIER 1)
145	A-133	20TH FLOOR PLAN (RESIDENTIAL - TIER 1)
146	A-134	20TH FLOOR PLAN (RESIDENTIAL - TIER 1)
147	A-135	21ST FLOOR PLAN (RESIDENTIAL - TIER 1)
148	A-136	21ST FLOOR PLAN (RESIDENTIAL - TIER 1)
149	A-137	22ND-25TH FLOOR PLAN (RESIDENTIAL - TIER 1)
150	A-138	22ND-25TH FLOOR PLAN (RESIDENTIAL - TIER 1)
151	A-139	26TH FLOOR PLAN (RESIDENTIAL - TIER 1)
152	A-140	26TH FLOOR PLAN (RESIDENTIAL - TIER 1)
153	A-141	27TH FLOOR PLAN (MECHANICAL)
154	A-142	27TH FLOOR PLAN (MECHANICAL)
155	A-143	28TH FLOOR PLAN (RESIDENTIAL - TIER 2)
156	A-144	28TH FLOOR PLAN (RESIDENTIAL - TIER 2)
157	A-145	29TH FLOOR PLAN (RESIDENTIAL - TIER 2)
158	A-146	30TH-44TH FLOOR PLAN (RESIDENTIAL - TIER 2)
159	A-147	45TH FLOOR PLAN (RESIDENTIAL - TIER 2)
160	A-148	46TH FLOOR PLAN (MECHANICAL)
161	A-149	47TH FLOOR PLAN (RESIDENTIAL - TIER 3)
162	A-150	48TH-65TH FLOOR PLAN (RESIDENTIAL - TIER 3)
163	A-151	66TH FLOOR PLAN (RESIDENTIAL - TIER 3)

PAGE	DRAWING NUMBER	DRAWING TITLE
164	A-152	67TH FLOOR PLAN (MECHANICAL)
165	A-153	67TH INTERMEDIATE FLOOR PLAN
166	A-154	68TH FLOOR PLAN (RESIDENTIAL - TIER 4)
167	A-155	69TH FLOOR PLAN (RESIDENTIAL - TIER 4)
168	A-156	70TH FLOOR PLAN (RESIDENTIAL - TIER 4)
169	A-157	71ST-88TH FLOOR PLAN (RESIDENTIAL - TIER 4)
170	A-158	89TH FLOOR PLAN (RESIDENTIAL - TIER 4)
171	A-159	90TH FLOOR PLAN (RESIDENTIAL - TIER 4)
172	A-160	91ST FLOOR PLAN (RESIDENTIAL - TIER 4)
173	A-161	92ND FLOOR PLAN (MECHANICAL)
174	A-162	93RD FLOOR PLAN (EMR)
175	A-163	94TH FLOOR PLAN (DAMPER)
176	A-164	95TH FLOOR PLAN
177	A-165	95TH INTERMEDIATE FLOOR PLAN
178	A-166	96TH FLOOR PLAN (ROOF)
179	A-167	BMU TRACK LEVEL FLOOR PLAN
180	A-201	AXONOMETRIC VIEWS
181	A-202	OVERALL BUILDING ELEVATIONS
182	A-210	PARTIAL ELEVATION - NORTH
183	A-211	PARTIAL ELEVATION - NORTH
184	A-212	PARTIAL ELEVATION - NORTH
185	A-213	PARTIAL ELEVATIONS - NORTH
186	A-214	PARTIAL ELEVATIONS - NORTH
187	A-215	PARTIAL ELEVATION - SOUTH
188	A-216	PARTIAL ELEVATION - SOUTH
189	A-217	PARTIAL ELEVATION - SOUTH
190	A-218	PARTIAL ELEVATIONS - SOUTH
191	A-219	PARTIAL ELEVATIONS - SOUTH
192	A-220	PARTIAL ELEVATION - EAST
193	A-221	PARTIAL ELEVATION - EAST
194	A-222	PARTIAL ELEVATION - EAST
195	A-223	PARTIAL ELEVATION - EAST
196	A-224	PARTIAL ELEVATION - EAST
197	A-225	PARTIAL ELEVATION - WEST
198	A-226	PARTIAL ELEVATION - WEST
199	A-227	PARTIAL ELEVATION - WEST
200	A-228	PARTIAL ELEVATION - WEST
201	A-229	PARTIAL ELEVATION - WEST
202	A-230	SPIRE ELEVATIONS
203	A-301	BUILDING STACKING SECTIONS
204	A-302	NORTH-SOUTH BUILDING SECTION
205	A-303	NORTH-SOUTH BUILDING SECTION
206	A-304	EAST-WEST BUILDING SECTION
207	A-305	EAST-WEST BUILDING SECTION
208	A-306	OVERALL BUILDING SECTIONS
209	A-307	PARTIAL SECTION - NORTH SOUTH- SC3 TO 9TH FLOOR
210	A-308	PARTIAL SECTION - NORTH SOUTH - 8TH FLOOR TO 15TH FLOOR
211	A-309	PARTIAL SECTION - NORTH SOUTH
212	A-310	PARTIAL SECTION - NORTH SOUTH - 85TH FLOOR TO TOP OF TOWER
213	A-311	PARTIAL SECTION - NORTH SOUTH - SC3 TO 9TH FLOOR
214	A-312	PARTIAL SECTION - NORTH SOUTH - 8TH FLOOR TO 15TH FLOOR
215	A-313	PARTIAL SECTION - NORTH SOUTH
216	A-314	PARTIAL SECTION - NORTH SOUTH - 87TH FLOOR TO TOP OF TOWER
217	A-316	PARTIAL SECTION - EAST WEST - SC3 TO 9TH FLOOR
218	A-317	PARTIAL SECTION - EAST WEST - 8TH FLOOR TO 15TH FLOOR
219	A-318	PARTIAL SECTION - EAST WEST - 17TH FLOOR TO 30TH FLOOR
220	A-319	PARTIAL SECTION - EAST WEST
221	A-322	PARTIAL SECTION - EAST WEST - SC3 TO 9TH FLOOR
222	A-323	PARTIAL SECTION - EAST WEST - 8TH FLOOR TO 15TH FLOOR
223	A-324	PARTIAL SECTION - EAST WEST - 17TH FLOOR TO 30TH FLOOR
224	A-325	PARTIAL SECTION - EAST WEST
225	A-360	STAIRS ST-K & ST-G SECTIONS
226	A-361	STAIRS ST-J & ST-H SECTIONS
227	A-362	STAIRS ST-A & ST-B SECTIONS
228	A-363	STAIRS ST-C SECTIONS
229	A-364	STAIRS ST-D SECTIONS
230	A-365	STAIRS ST-E SECTIONS
231	A-366	STAIRS ST-F SECTIONS
232	A-367	STAIRS ST-B & ST-B1 SECTIONS
233	A-368	STAIRS ST-B SECTIONS
234	A-369	STAIRS ST-B & ST-A SECTIONS
235	A-370	STAIRS ST-A SECTIONS
236	A-371	STAIRS ST-A & ST-B SECTIONS
237	A-372	STAIRS ST-A & ST-B SECTIONS
238	A-373	STAIRS ST-A & ST-B SECTIONS
239	A-374	STAIRS ST-A & ST-B SECTIONS
240	A-380	PODIUM ELEVATORS M-1 & M-2 ENLARGED SECTIONS
241	A-381	PODIUM ELEVATORS N-1 & S-1 ENLARGED SECTIONS
242	A-382	PODIUM ELEVATORS P-1 & P-4 ENLARGED SECTIONS
243	A-383	TOWER ELEVATORS R-1, R-3 & R-4 ENLARGED SECTIONS
244	A-384	TOWER ELEVATORS R-1, R-3 & R-4 ENLARGED SECTIONS
245	A-385	TOWER ELEVATORS R-1, R-3 & R-4 ENLARGED SECTIONS
246	A-386	TOWER ELEVATORS R-1, R-3 & R-4 ENLARGED SECTIONS
247	A-387	TOWER ELEVATORS R-1, R-3, R-4 & T-1 ENLARGED SECTIONS
248	A-388	TOWER ELEVATORS RL-1 & RL-2 ENLARGED SECTION
249	A-391	VT-100
250	A-392	VT-200
251	A-393	VT-300
252	A-394	VT-400
253	A-395	VT-500
254	A-401	SUB CELLAR 3 PART PLAN (SOUTH-EAST)
255	A-402	SUB CELLAR 3 PART PLAN (NORTH-EAST)
256	A-403	SUB CELLAR 3 PART PLAN (NORTH-WEST)
257	A-404	SUB CELLAR 3 PART PLAN (SOUTH-WEST)
258	A-407	SUB CELLAR 2 PART PLAN (SOUTH-EAST)
259	A-408	SUB CELLAR 2 PART PLAN (NORTH-EAST)
260	A-409	SUB CELLAR 2 PART PLAN (NORTH-WEST)
261	A-410	SUB CELLAR 2 PART PLAN (SOUTH-WEST)
262	A-413	SUB CELLAR 1 PART PLAN (SOUTH-EAST)
263	A-414	SUB CELLAR 1 PART PLAN (NORTH-EAST)
264	A-415	SUB CELLAR 1 PART PLAN (NORTH-WEST)
265	A-416	SUB CELLAR 1 PART PLAN (SOUTH-WEST)
266	A-419	CELLAR PART PLAN (SOUTH-EAST)
267	A-420	CELLAR PART PLAN (NORTH-EAST)
268	A-421	CELLAR PART PLAN (NORTH-WEST)
269	A-422	CELLAR PART PLAN (SOUTH-WEST)
270	A-423	CELLAR PART PLAN (WEST)
271	A-425	GROUND FLOOR PART PLAN (SOUTH-EAST)
272	A-426	GROUND FLOOR PART PLAN (NORTH-EAST)
273	A-427	GROUND FLOOR PART PLAN (NORTH-WEST)
274	A-428	GROUND FLOOR PART PLAN (SOUTH-WEST)
275	A-429	GROUND FLOOR PART PLAN (WEST)
276	A-430	GROUND FLOOR PLAN INTERMEDIATE (STAIR TRANSFER)
277	A-431	2ND FLOOR PART PLAN (SOUTH-EAST)
278	A-432	2ND FLOOR PART PLAN (NORTH-EAST)
279	A-433	2ND FLOOR PART PLAN (NORTH-WEST)
280	A-434	2ND FLOOR PART PLAN (SOUTH-WEST)
281	A-435	2ND FLOOR PART PLAN (WEST)
282	A-437	3RD FLOOR PART PLAN (SOUTH-EAST)
283	A-438	3RD FLOOR PART PLAN (NORTH-EAST)
284	A-439	3RD FLOOR PART PLAN (NORTH-WEST)
285	A-440	3RD FLOOR PART PLAN (SOUTH-WEST)
286	A-441	3RD FLOOR PART PLAN (WEST)
287	A-443	4TH FLOOR PART PLAN (SOUTH-EAST)
288	A-444	4TH FLOOR PART PLAN (NORTH-EAST)
289	A-445	4TH FLOOR PART PLAN (NORTH-WEST)
290	A-446	4TH FLOOR PART PLAN (SOUTH-WEST)
291	A-447	4TH FLOOR PART PLAN (WEST)
292	A-449	5TH FLOOR PART PLAN (SOUTH-EAST)
293	A-450	5TH FLOOR PART PLAN (NORTH-EAST)
294	A-451	5TH FLOOR PART PLAN (NORTH-WEST)
295	A-452	5TH FLOOR PART PLAN (SOUTH-WEST)
296	A-453	5TH FLOOR PART PLAN (WEST)
297	A-455	6TH FLOOR PART PLAN (SOUTH-EAST)
298	A-456	6TH FLOOR PART PLAN (NORTH-EAST)
299	A-457	6TH FLOOR PART PLAN (NORTH-WEST)
300	A-458	6TH FLOOR PART PLAN (SOUTH-WEST)
301	A-459	6TH FLOOR PART PLAN (WEST)
302	A-460	6TH FLOOR INTERMEDIATE PART PLAN (STAIR TRANSFER)
303	A-461	7TH FLOOR PART PLAN (SOUTH-EAST)
304	A-462	7TH FLOOR PART PLAN (NORTH-EAST)
305	A-463	7TH FLOOR PART PLAN (NORTH-WEST)
306	A-464	7TH FLOOR PART PLAN (SOUTH-WEST)
307	A-465	7TH FLOOR PART PLAN (WEST)
308	A-466	7TH FLOOR INTERMEDIATE PART PLAN (STAIR TRANSFER)
309	A-467	8TH FLOOR PART PLAN (SOUTH-EAST)
310	A-468	8TH FLOOR PART PLAN (NORTH-EAST)
311	A-469	8TH FLOOR PART PLAN (NORTH-WEST)
312	A-470	8TH FLOOR PART PLAN (SOUTH-WEST)
313	A-471	8TH FLOOR PART PLAN (WEST)
314	A-472	9TH FLOOR PART PLAN (SOUTH-EAST)
315	A-473	9TH FLOOR PART PLAN (NORTH-EAST)
316	A-474	9TH FLOOR PART PLAN (NORTH-WEST)
317	A-475	9TH FLOOR PART PLAN (SOUTH-WEST)
318	A-476	9TH FLOOR PART PLAN (WEST)
319	A-501	ELEVATOR PIT, SUMP PIT & EJECTOR PIT DETAILS
320	A-555	RESIDENTIAL GARBAGE CHUTE DETAILS
321	A-560	TYPICAL RESIDENTIAL CONCRETE SCISSOR STAIR DETAILS
322	A-561	TYPICAL CONCRETE STAIR DETAILS
323	A-565	TYPICAL RESIDENTIAL STEEL HALF LANDING STAIR DETAILS
324	A-569	TYPICAL BOH STEEL STAIR DETAILS
325	A-570	TYPICAL SHEAR WALL OPENING DETAILS
326	A-572	TYPICAL WASHROOM CHASE WALL SECTION DETAILS

PAGE	DRAWING NUMBER	DRAWING TITLE
327	A-573	SHAFT DETAILS
328	A-574	SHAFT DETAILS
329	A-577	MISCELLANEOUS DETAILS
330	A-601	DOOR SCHEDULE SC3 TO 11TH FLOOR
331	A-602	DOOR SCHEDULE LEVEL 12 TO 50
332	A-603	DOOR SCHEDULE LEVEL 51 AND ABOVE
333	A-604	RESIDENTIAL DOOR SCHEDULE
334	A-610	DOOR TYPES
335	A-611	DOOR FRAME DETAILS
336	A-661	ELEVATOR STACK DIAGRAM
337	A-700	TYPICAL CEILING DETAILS
338	A-701	SUB CELLAR 3 REFLECTED CEILING PLAN (B.O.H. SUPPORT)
339	A-702	SUB CELLAR 2 REFLECTED CEILING PLAN (B.O.H. SUPPORT)
340	A-703	SUB CELLAR 1 REFLECTED CEILING PLAN (RETAIL)
341	A-704	CELLAR REFLECTED CEILING PLAN (RETAIL)
342	A-708	3RD FLOOR REFLECTED CEILING PLAN (RETAIL)
343	A-710	5TH FLOOR REFLECTED CEILING PLAN (RETAIL)
344	A-711	8TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL AMENITIES)
345	A-712	8TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL AMENITIES)
346	A-717	10TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL AMENITIES)
347	A-723	12TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
348	A-724	12TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
349	A-725	13TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
350	A-726	13TH FLOOR REFLECETED CEILING PLAN (RESIDENTIAL - TIER 1)
351	A-727	14TH-16TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
352	A-728	14TH-16TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
353	A-729	17TH-18TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
354	A-730	17TH-18TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
355	A-731	19TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
356	A-732	19TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
357	A-733	20TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
358	A-734	20TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
359	A-735	21ST FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
360	A-736	21ST FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
361	A-737	22ND-25TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
362	A-738	22ND-25TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
363	A-739	26TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 1)
364	A-740	26TH FLOOR REFLECETED CEILING PLAN (RESIDENTIAL - TIER 1)
365	A-743	28TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 2)
366	A-745	29TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 2)
367	A-746	30TH-44TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER2)
368	A-747	45TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 2)
369	A-749	47TH FLOOR REFLECETED CEILING PLAN (RESIDENTIAL - TIER 3)
370	A-750	48TH-65TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 3)
371	A-751	66TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 3)
372	A-754	68TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 4)
373	A-755	69TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 4)
374	A-756	70TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 4)
375	A-757	71ST-88TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 4)
376	A-758	89TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 4)
377	A-759	90TH FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 4)
378	A-760	91ST FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 4)
379	A-761	92ND FLOOR REFLECTED CEILING PLAN (RESIDENTIAL - TIER 4)
380	A-770	SUB CELLAR 3 PART REFLECTED CEILING PLAN (SOUTH)
381	A-771	SUB CELLAR 3 PART REFLECTED CEILING PLAN (NORTH)
382	A-772	SUB CELLAR 2 PART REFLECTED CELING PLAN (SOUTH-EAST)
383	A-773	PART REFLECTED CEILING PLANS
384	A-776	PART REFLECTED CEILING PLANS
385	A-801	CURTAIN WALL ZONES
386	A-802	PODIUM ZONES AND MATERIAL DESIGNATION
387	A-803	TOWER ZONE AND MATERIAL DESIGNATION
388	A-804	EXTERIOR WALL DETAILS - PODIUM - NORTH
389	A-805	EXTERIOR WALL DETAILS - PODIUM - NORTH
390	A-806	EXTERIOR WALL DETAILS - PODIUM - NORTH
391	A-807	EXTERIOR WALL DETAILS - PODIUM - NORTH AND EAST
392	A-809	EXTERIOR WALL DETAILS - PODIUM - SOUTH
393	A-811	EXTERIOR WALL DETAILS - PODIUM - SOUTH
394	A-812	EXTERIOR WALL DETAILS - PODIUM - WEST
395	A-815	EXTERIOR WALL TYPICAL DETAILS PODIUM
396	A-823	EXTERIOR WALL TYPICAL DETAILS - PODIUM
397	A-825	EXTERIOR WALL DETAILS - LEVEL 08 SECONDARY CLADDING
398	A-826	EXTERIOR WALL DETAILS - LEVEL 08 SECONDARY CLADDING
399	A-828	EXTERIOR WALL DETAILS - T1 - NORTH
400	A-829	EXTERIOR WALL DETAILS - T1 - EAST
401	A-830	EXTERIOR WALL DETAILS - T1 - SOUTH
402	A-831	EXTERIOR WALL DETAILS - T1 - WEST
403	A-832	EXTERIOR WALL DETAILS - T1 - NORTH - EAST
404	A-833	EXTERIOR WALL DETAILS - T1 - SOUTH
405	A-834	EXTERIOR WALL DETAILS - T1 - WEST
406	A-836	EXTERIOR WALL DETAILS - T1 - NORTH
407	A-837	EXTERIOR WALL DETAILS - T1 - EAST
408	A-838	EXTERIOR WALL DETAILS - T1 - SOUTH - WEST
409	A-839	EXTERIOR WALL DETAILS - T1 - SOUTH EAST
410	A-840	EXTERIOR WALL DETAILS - T1 - NORTH
411	A-841	EXTERIOR WALL DETAILS - T1 - EAST
412	A-842	EXTERIOR WALL DETAILS - T1 - SOUTH
413	A-843	EXTERIOR WALL DETAILS - T1 - WEST
414	A-845	EXTERIOR WALL DETAILS - T2 - NORTH
415	A-846	EXTERIOR WALL DETAILS - T2 - EAST
416	A-847	EXTERIOR WALL DETAILS - T2 - SOUTH
417	A-848	EXTERIOR WALL DETAILS - T2 - WEST
418	A-850	EXTERIOR WALL DETAILS - T3 - NORTH - EAST
419	A-851	EXTERIOR WALL DETAILS - T3 - NORTH - EAST
420	A-852	EXTERIOR WALL DETAILS - T3 - SOUTH
421	A-853	EXTERIOR WALL DETAILS - T3 - WEST
422	A-855	EXTERIOR WALL DETAILS - T4 - NORTH
423	A-856	EXTERIOR WALL DETAILS - T4 - EAST
424	A-857	EXTERIOR WALL DETAILS - T4 - SOUTH
425	A-858	EXTERIOR WALL DETAILS - T4 - WEST
426	A-859	EXTERIOR WALL DETAILS - T4 - NORTH
427	A-860	EXTERIOR WALL DETAILS - T4 - EAST
428	A-861	EXTERIOR WALL DETAILS - T4 - SOUTH
429	A-862	EXTERIOR WALL DETAILS - T4 WEST
430	A-864	EXTERIOR WALL DETAILS - T4 - NORTH - EAST
431	A-865	EXTERIOR WALL DETAILS - T4 - SOUTH - WEST
432	A-866	EXTERIOR WALL DETAILS - T4 - NORTH - EAST
433	A-867	EXTERIOR WALL DETAILS - T4 - NORTH - EAST
434	A-868	EXTERIOR WALL DETAILS - T4 - SOUTH - WEST
435	A-869	EXTERIOR WALL DETAILS - T4 - SOUTH - WEST
436	A-880	ROOF DETAILS
437	A-881	T1 DETAILS
438	A-882	T1 DETAILS
439	A-901	SC3 - BOH INTERIOR PLAN DETAIL
440	A-902	SC2 - BOH INTERIOR PLAN DETAL AND RCP
441	A-903	SC3 & SC2- BOH INTERIOR ELEVATION
442	A-904	SC3 & SC2- BOH INTERIOR ELEVATION
443	A-950	KITCHEN PLANS AND ELEVATIONS
444	A-951	KITCHEN PLANS AND ELEVATIONS
445	A-952	KITCHEN PLANS AND ELEVATIONS
446	A-953	KITCHEN PLANS AND ELEVATIONS
447	A-954	KITCHEN PLANS AND ELEVATIONS
448	A-955	KITCHEN PLANS AND ELEVATIONS
449	A-956	KITCHEN PLANS AND ELEVATIONS
450	A-957	KITCHEN PLANS AND ELEVATIONS
451	A-958	KITCHEN PLANS AND ELEVATIONS
452	A-960	WASHROOM PLANS AND ELEVATIONS
453	A-961	WASHROOM PLANS AND ELEVATIONS
454	A-962	WASHROOM PLANS AND ELEVATIONS
455	A-963	WASHROOM PLANS AND ELEVATIONS
456	A-964	WASHROOM PLANS AND ELEVATIONS
457	A-965	WASHROOM PLANS AND ELEVATIONS
458	A-966	WASHROOM PLANS AND ELEVATIONS
459	A-970	TYPE-A BATHROOMS SB-A01,SB-A02,SB-A03
460	A-971	ADAPTABLE BATHROOMS SB-C01,SB-C02
461	A-972	ADAPTABLE BATHROOMS SB-C03,SB-C04
462	A-973	ADAPTABLE BATHROOMS MB-C01,MB-C02
463	A-974	ADAPTABLE BATHROOMS MB-C03,MB-C04
464	A-975	ADAPTABLE BATHROOMS MB-C05,MB-C06
465	A-976	ADAPTABLE BATHROOMS MB-C07,MB-C08
466	A-977	ADAPTABLE BATHROOMS MB-C09,MB-C10
467	A-978	ADAPTABLE BATHROOMS MB-C11
468	A-979	ADAPTABLE BATHROOMS TB-C01, TB-C02, TB-C03
469	A-980	ADAPTABLE BATHROOMS TB-C04,TB-C05,TB-C06
470	A-981	ADAPTABLE BATHROOMS TB-C07,TB-C08,TB-C09
471	A-982	ADAPTABLE BATHROOMS PR-C01, PR-C02
472	G-101	GENERAL ARRANGEMENT PLAN SUB CELLAR 2 1780 BROADWAY LANDMARK
473	G-102	GENERAL ARRANGEMENT PLAN SUB CELLAR 1 1780 BROADWAY LANDMARK
474	G-103	GENERAL ARRANGEMENT PLAN CELLAR 1780 BROADWAY LANDMARK
475	G-104	GENERAL ARRANGEMENT PLAN GROUND FLOOR 1780 BROADWAY LANDMARK
476	G-105	GENERAL ARRANGEMENT PLAN 2ND FLOOR 1780 BROADWAY LANDMARK
477	G-106	GENERAL ARRANGEMENT PLAN 3RD FLOOR 1780 BROADWAY LANDMARK
478	G-107	GENERAL ARRANGEMENT PLAN 4TH FLOOR 1780 BROADWAY LANDMARK
479	G-108	GENERAL ARRANGEMENT PLAN 5TH FLOOR 1780 BROADWAY LANDMARK
480	G-109	GENERAL ARRANGEMENT PLAN 6TH FLOOR 1780 BROADWAY LANDMARK
481	G-110	GENERAL ARRANGEMENT PLAN 7TH FLOOR 1780 BROADWAY LANDMARK
482	G-111	GENERAL ARRANGEMENT PLAN 8TH FLOOR 1780 BROADWAY LANDMARK
483	G-112	GENERAL ARRANGEMENT PLAN 9TH FLOOR 1780 BROADWAY LANDMARK
484	G-295	1780 BROADWAY - LANDMARK SECTIONS
485	G-300	1780 BROADWAY WEST FACADE - EXISTING AND PROPOSED ELEVATIONS
486	G-301	1780 BROADWAY NORTH FACADE - EXISTING AND PROPOSED ELEVATIONS
487	G-302	1780 BROADWAY WEST FACADE - EXISTING AND PROPOSED STOREFRONTS
488	G-303	1780 BROADWAY NORTH FACADE - ESISTING AND PROPOSED WINDOW DETAILS
489	G-304	1780 BROADWAY WEST FACADE - PROPOSED CENTER AND SIDE BAY WINDOWS

PAGE	DRAWING NUMBER	DRAWING TITLE
490	G-305	1780 BROADWAY WEST FACADE - PROPOSED 12TH FLOOR WINDOWS AND WINDOW SCHEDULE
491	G-306	1780 BROADWAY TYPICAL FACADE MASONARY DETAILS
492	G-307	1780 BROADWAY WEST FACADE - 12TH FLOOR WROUGHT IRON RAILING DETAILS
493	G-308	1780 BROADWAY WEST FACADE - STOREFRONT DETAILS
494	G-309	1780 BROADWAY WEST FACADE - SIDE ENTRY DETAILS
495	G-310	1780 BROADWAY HISTORIC IMAGE REFERENCES
496	G-351	1780 BROADWAY WEST FACADE - ENTRANCE DETAILS
497	G-800	1780 BROADWAY - FACADE DETAILS
498	G-801	1780 BROADWAY - FACADE DETAILS
499	G-802	1780 BROADWAY - FACADE DETAILS
500	G-803	1780 BROADWAY - FACADE DETAILS

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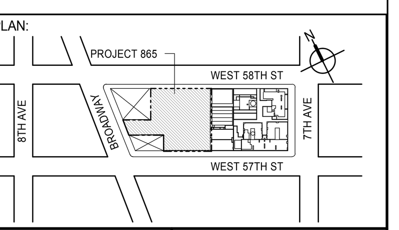

PROJECT NORTH

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	D.O.B. SUBMISSION	05 DEC 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

DRAWING LIST

SEAL & SIGNATURE:

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

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 4
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SCALE: 12" = 1'-0"	
DWG No:	G-001.00
DOB PAGE No:	1 of 500

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APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

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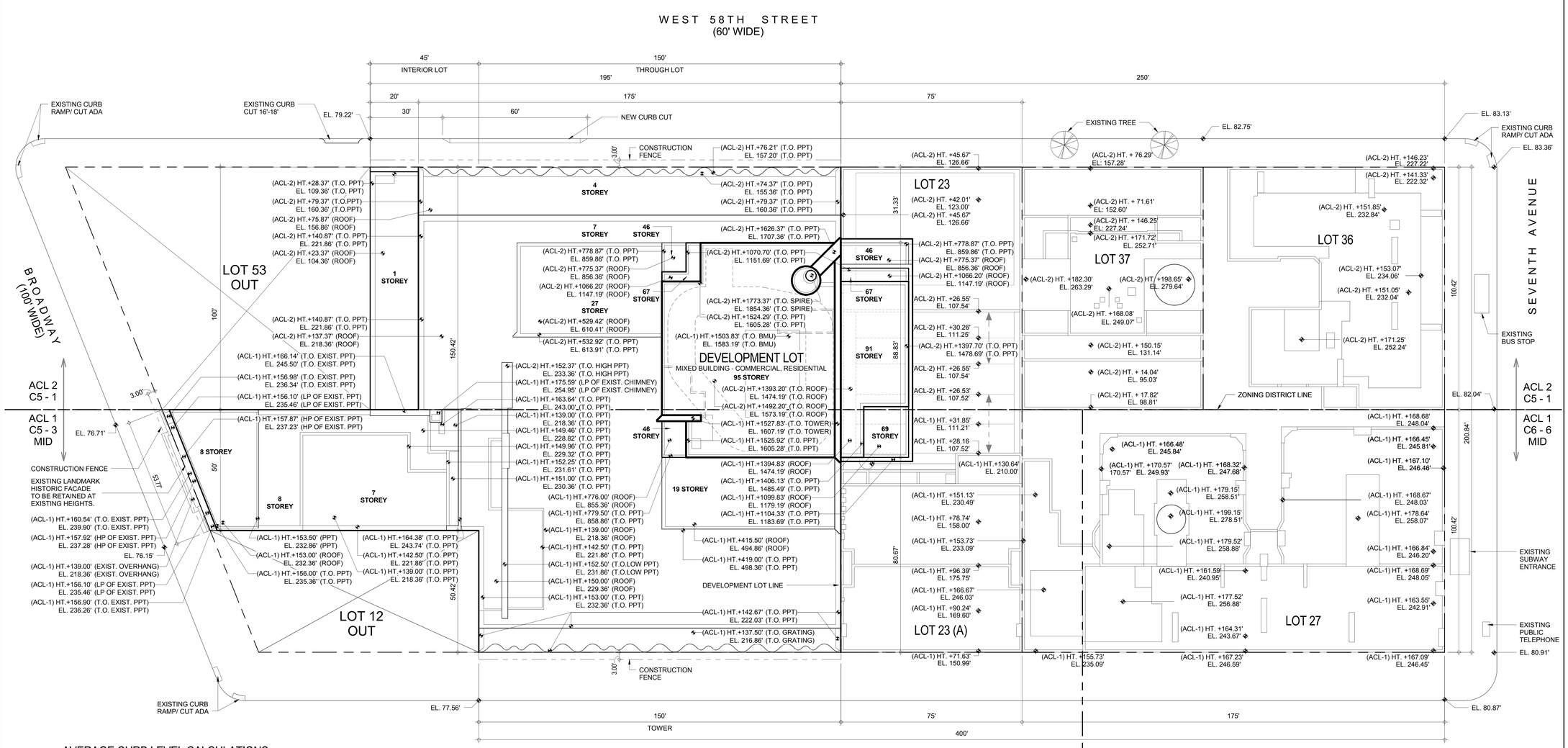
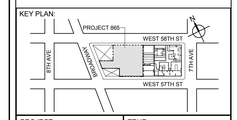


AVERAGE CURB LEVEL CALCULATIONS

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

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

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SITE PLAN/ ROOF PLAN

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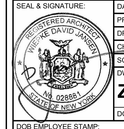

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DWG No:	Z-001.00
DOB PAGE No: 2 of 500	

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CD PROGRESS ISSUE 1

DEPT OF BLDGS 421263626 Job Number
E5974660626 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

ZONING CALCULATIONS

Ref	Item		
Map 8c	**BLOCK / LOTS :**	1029 / 14, 19, 23, 27, 36, 37, 43, 47 and 50	
	1. ZONING DISTRICTS		
	C5-1		
	C5-3 MID		
	C6-6 MID		
	2. LOT AREA		
	C5-1	44,686 SF	
	C5-3 MID	31,171 SF	
	C6-6 MID	15,058 SF	
	Sub-Total MID	46,229 SF	
	Total	90,915 SF	
32-00	**3. USES PERMITTED**		
	C5-1	UG 1-6, 9-11	
	C5-3 MID	UG 1-6, 9-11	
	C6-6 MID	UG 1-12	
	4. USES PROPOSED		
	Existing to Remain:	C5-1	UG 3 - School
		C5-3 / C6-6 MID	UG 2 - Residential UG 4 - Not for Profit without Sleeping Accomodation UG 6 - Commercial
	Proposed New Building :	C5-1 / C5-3 MID	UG 2 - Residential UG 6 - Retail UG 10 - Large Retail
81-21	**5. FLOOR AREA PERMITTED**		
	A) FAR PERMITTED		
	1. C5-1		
33-122	Commercial	4 FAR	
34-112	Residential	10 FAR	
	w/ Inclusionary Housing Bonus	12 FAR	
33-123	Community Facility	10 FAR	
23-95	Inclusionary Housing Provided		
	Off-Site New Construction	25,533.5 SF	
23-951	Bonus Rate 3.5 FAR	25,533.5 SF X 3.5 = 89,367 SF	
	Floor Area Permitted	(44,686 X 10) + 89,367 SF = 536,227 SF	
	FAR Permitted	536,227 SF / 44,686 = 12 FAR	
	2. C5-3 MID and C6-6 MID (zones are identical for Zoning Bulk purposes)		
81-211	Commercial	15 FAR	
81-241	Residential	10 FAR	
	w/ Residential Recreational Space Bonus	12 FAR	
33-123	Community Facility	15 FAR	
	B) FLOOR AREA PERMITTED		
	1. C5-1		
	Commercial	44,686 SF X 4 FAR	178,744 SF
	Residential	44,686 SF X 12 FAR	536,232 SF *
	Community Facility	44,686 SF X 10 FAR	446,860 SF
	Maximum FA Permitted		**536,232 SF**
	2. C5-3 MID and C6-6 MID (zones are identical)		
	Commercial	46,229 SF X 15 FAR	693,435 SF
	Residential	46,229 SF X 10 FAR	462,290 SF *
	Residential with Recreation Space	46,229 SF X 12 FAR	554,748 SF
	Community Facility	46,229 SF X 15 FAR	693,435 SF
	Maximum FA Permitted		**693,435 SF**
	3. Total Zoning Lot		
	Maximum Commercial		872,179 SF
	Maximum Residential		1,090,980 SF *
	Maximum Community Facility		1,140,295 SF
	Maximum FA Permitted		**1,229,667 SF**

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

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

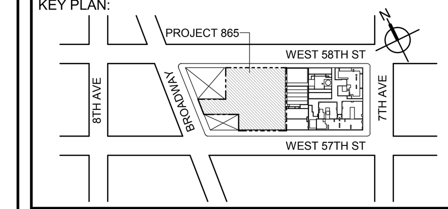
1. C5-1	
Existing Buildings :	
Retail	3,527 SF
Residential	82,603 SF
Community Facility	71,010 SF
Total	**157,140 SF**
New Building :	
Retail	74,311 SF
Residential	531,074 SF
Total	**605,385 SF**
Total C5-1 Zone :	
Retail	77,838 SF
Residential	613,677 SF
Community Facility	71,010 SF
Total	**762,525 SF**
2. C5-3 MID and C6-6 MID	
Existing Buildings :	
Retail	5,638 SF
Residential	157,145 SF
Community Facility	26,397 SF
Total	**189,180 SF**
New Building :	
Retail	98,719 SF
Residential	163,269 SF
Total	**261,988 SF**
Total C5-3 MID and C6-6 MID Zones :	
Retail	104,357 SF
Residential	320,414 SF
Community Facility	26,397 SF
Total	**451,168 SF**
3. Total Zoning Lot	
Existing Buildings :	
Retail	9,165 SF
Residential	239,748 SF
Community Facility	97,407 SF
Total	**346,320 SF**
New Building :	
Retail	173,030 SF
Residential	694,343 SF
Total	**867,373 SF**
Total Zoning Lots :	
Retail	182,195 SF
Residential	934,091 SF
Community Facility	97,407 SF
Total	**1,213,693 SF**

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

A) Maximum Floor Area			1,213,693 SF
B) Non-Residential Floor Area	182,195 SF	+ 97,407 SF	279,602 SF
C) Floor Area for Dwelling Units	1,213,693 SF	- 279,602 SF	934,091 SF
D) Maximum Dwelling Units	934,091 SF	/ 790 SF per unit	1182 D.U.
E) Proposed	183 D.U.	+ 170 Existing D.U.	353 D.U.

Ref	Item		
36-62	**8. REQUIRED OFF-STREET LOADING**		
	A) Retail Floor Area	Berths Required	Total
	0 - 25,000 SF	0	0
	Next 15,000 SF (25,001 - 40,000 SF)	1	1
	Next 60,000 SF (40,001 - 100,000 SF)	1	2
	Each additional 150,000 (100,001 - 250,000 SF)	1	3 ...
	New Retail Floor Area Provided	Berths Required	
	Above Grade Retail Floor Area = 173,030 SF		
	Below Grade Retail Sales Only Floor Area = 71,104 SF (see 3 and 4 / Z-008.00)		
	Total New Retail Floor Area = 244,134 SF	3	
	B) Residential	Berths Required	Total
	None Required	0	0
	Off-Street Loading Berths Required	3	3
	OFF-STREET LOADING BERTHS PROVIDED	3	COMPLIES
36-681	Size of required Berths	(see 1 / Z-045.00)	COMPLIES
13-00	**9. ACCESSORY OFF-STREET PARKING**		
13-41	A) None Required		
	PARKING PROVIDED	None	COMPLIES
36-70	**10. BICYCLE PARKING**		
36-73	Required Bicycle Parking (15 SF / Bicycle) :		
	Residential : 1 Bicycle per 2 Dwelling Units	183 D.U. / 2 = 92 BICYCLES	
36-71	Retail : 1 Bicycle / 10,000 SF	244,134 SF / 10,000 = 25 BICYCLES	
	Total Bicycles required	92 + 25 = 117	
	Total Bicycle Parking Space required	(92 X 9 SF) + (25 X 15 SF) = 1203 SF	
	BICYCLE PARKING SPACE PROVIDED	1548 SF (See Z-045.00)	COMPLIES
37-30	**11. STREETSCAPE**		
	A) Street Wall Continuity - C5-3 - West 57th Street		COMPLIES
81-43	Street Wall Continuity	See Z-041.00	
	B) Street Wall Continuity - C5-3 - Broadway		COMPLIES
81-43	Street Wall Continuity	See Z-042.00	
	C) Street Wall Continuity - C5-1 - West 58th Street		COMPLIES
37-36	Sign Regulations	See Z-043.00	
	D) Retail Continuity - C5-1 and C5-3		COMPLIES
37-36	Sign Regulations	See Z-043.00	
37-37	Street Wall Articulation	See Z-044.00	
81-42	Glazing Requirements	See Z-044.00	
37-35	Retail Continuity - C5-1	See Z-044.00	
81-42	Retail Continuity - C5-3 / C6-6 MID	See Z-044.00	
26-00 / 37-00	E) Special Urban Design Requirements C5-1		COMPLIES
26-15 / 81-44	Curb Cuts	See Z-045.00	
26-16	Central Refuse Storage Area	See Z-045.00	
26-00 / 37-00	F) Special Urban Design Requirements C5-3		COMPLIES
37-50 / 81-45	Pedestrian Circulation Space	See Z-046.00	
81-47	Major Building Entrances	See Z-046.00	
81-46	Waiver of Relocation of Subway Stair at Seventh Avenue to be Requested Pursuant to Section 37-44		
26-41	**12. STREETSCAPE TREE PLANTING**		
33-03	A) Required number of trees : One every 25' of Street Frontage of the Zoning Lot		
	Length of Street Frontage	1,099.61'	
26-41	Trees Required (one street tree / 25')	1,099.61' / 25' = 44 Trees	
	TREES PROVIDED 2 Existing Trees + 42 New Off Site Trees = 44 Trees (see Z-047.00)		COMPLIES
33-28 23-532	**13. YARD EQUIVALENTS**		
	REAR YARD PROVIDED	Yes (see Z-048.00)	COMPLIES
81-241c)	**14. RESIDENTIAL RECREATIONAL SPACE**		
	Residential floor area in C5-3 / C6-6 zones exceed 10 FAR. Recreational space is required in C5-3 / C6-6.		
	A) Recreational Space Required	5,000 SF	
	RESIDENTIAL RECREATIONAL SPACE PROVIDED	7,727 SF (see Z-049.00)	COMPLIES
81-27	**15. HEIGHT AND SETBACK**		
	C5-1 Height and Setback Regulations		COMPLIES
33-432	A) Maximum Height of Front Walls and Required Setbacks		
23-65	B) Tower Regulations		
35-63 b)	C) Special Tower Regulations for Mixed Buildings		
32-42	C5-1 HEIGHT AND SETBACK PROVIDED	See Z-050.00	COMPLIES
	C5-3 Height and Setback Regulations		
81-27	A) Alternative Height and Setback Regulations - Daylight Evaluation		
	B) Analysis Plan and Section Angles Scoring Schedules		
	C) Analysis Plan and Section Angles Scoring Charts		
	C5-3 HEIGHT AND SETBACK PROVIDED	See Z-051.00 to Z-057.00	COMPLIES

DEPT OF BLDGS 121328205 Job Number
ES520357541 Scan Code
36" x 48" Arch E -SHEET SIZE

KEY PLAN:


PROJECT NORTH
TRUE NORTH

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

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING CALCULATIONS

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 1/64" = 1'-0"	
DWG No:	**Z-002.00**
DOB PAGE No:	3 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number   ES003677014 Scan Code

NEW BUILDING FLOOR AREA: ABOVE GRADE

FLOOR AREA ABOVE GRADE		ZONE C5-1 GROSS	ZONE C5-1 DEDUCTIONS	ZONE C5-1 ZFA	ZONE C5-3 MID GROSS	ZONE C5-3 MID DEDUCTIONS	ZONE C5-3 MID ZFA	TOTAL GROSS	TOTAL DEDUCTIONS	TOTAL ZFA	DWELLING UNITS
GR FLOOR	RESIDENTIAL	3,862	77	3,785	4,279	127	4,153	8,141	203	7,938	
GR FLOOR	RETAIL	15,720	2,729	12,990	16,844	180	16,663	32,563	2,909	29,654	
TOTAL		19,581	2,806	16,775	21,123	307	20,816	40,704	3,113	37,591	
2ND FLOOR	RESIDENTIAL	913	104	809	219	166	53	1,133	270	862	
2ND FLOOR	RETAIL	16,505	305	16,200	20,478	150	20,327	36,982	455	36,527	
TOTAL		17,418	409	17,009	20,697	317	20,380	38,115	725	37,390	
3RD FLOOR	RESIDENTIAL	930	121	809	398	345	53	1,328	465	863	
3RD FLOOR	RETAIL	16,476	378	16,098	20,813	49	20,765	37,290	427	36,863	
TOTAL		17,406	499	16,907	21,211	393	20,818	38,617	892	37,725	
4TH FLOOR	RESIDENTIAL	915	106	809	432	379	53	1,348	485	862	
4TH FLOOR	RETAIL	16,503	383	16,120	20,265	49	20,216	36,767	432	36,336	
TOTAL		17,418	489	16,929	20,697	428	20,269	38,115	917	37,198	
5TH FLOOR	RESIDENTIAL	931	121	809	398	345	53	1,329	466	863	
5TH FLOOR	RETAIL	13,294	391	12,903	20,801	53	20,748	34,095	444	33,651	
TOTAL		14,225	512	13,713	21,199	398	20,801	35,424	910	34,514	
6TH FLOOR MEP	RESIDENTIAL	5,419	5,419	0	6,326	6,032	294	11,745	11,451	294	
6TH FLOOR MEP	RETAIL	8,645	8,645	0	14,348	14,348	0	22,994	22,994	0	
TOTAL		14,064	14,064	0	20,674	20,380	294	34,739	34,444	294	
7TH FLOOR MEP	RESIDENTIAL	14,064	14,064	0	20,674	19,931	743	34,738	33,995	743	
8TH FLOOR	RESIDENTIAL	7,528	284	7,243	8,276	102	8,174	15,804	386	15,418	
9TH FLOOR	RESIDENTIAL	7,462	7,462	0	3,690	3,690	0	11,151	11,151	0	
10TH FLOOR	RESIDENTIAL	7,462	284	7,178	3,690	61	3,628	11,151	345	10,806	
10A FLOOR	RESIDENTIAL	7,462	7,462	0	3,690	3,690	0	11,151	11,151	0	
11TH FLOOR MEP	RESIDENTIAL	9,401	9,401	0	4,243	4,243	0	13,645	13,645	0	
12TH FLOOR	RESIDENTIAL	9,396	4,078	5,318	4,243	1,389	2,854	13,640	5,467	8,172	2 DWELLING UNITS
13TH FLOOR	RESIDENTIAL	9,401	681	8,721	4,243	267	3,976	13,645	948	12,697	6 DWELLING UNITS
14TH FLOOR	RESIDENTIAL	9,401	687	8,714	4,243	267	3,976	13,645	955	12,690	6 DWELLING UNITS
15TH FLOOR	RESIDENTIAL	9,401	705	8,696	4,243	267	3,976	13,645	972	12,673	6 DWELLING UNITS
16TH FLOOR	RESIDENTIAL	9,401	681	8,721	4,243	267	3,976	13,645	948	12,697	6 DWELLING UNITS
17TH FLOOR	RESIDENTIAL	9,401	681	8,721	4,243	266	3,978	13,645	946	12,698	6 DWELLING UNITS
18TH FLOOR	RESIDENTIAL	9,401	698	8,703	4,243	267	3,976	13,645	965	12,679	6 DWELLING UNITS
19TH FLOOR	RESIDENTIAL	9,401	681	8,721	4,243	267	3,976	13,645	948	12,697	6 DWELLING UNITS
20TH FLOOR	RESIDENTIAL	9,401	620	8,782	2,019	116	1,903	11,420	735	10,685	2 DWELLING UNITS
21ST FLOOR	RESIDENTIAL	9,401	743	8,658	2,023	188	1,836	11,424	931	10,494	4 DWELLING UNITS
22ND FLOOR	RESIDENTIAL	9,401	724	8,677	2,023	188	1,836	11,424	912	10,512	4 DWELLING UNITS
23RD FLOOR	RESIDENTIAL	9,401	724	8,677	2,023	188	1,836	11,424	912	10,512	4 DWELLING UNITS
24TH FLOOR	RESIDENTIAL	9,401	743	8,658	2,023	188	1,836	11,424	931	10,494	4 DWELLING UNITS
25TH FLOOR	RESIDENTIAL	9,401	743	8,658	2,023	188	1,836	11,424	931	10,494	4 DWELLING UNITS
26TH FLOOR	RESIDENTIAL	9,401	724	8,677	2,023	188	1,836	11,424	912	10,512	4 DWELLING UNITS
27TH FLOOR MEP	RESIDENTIAL	9,146	9,146	0	1,960	1,960	0	11,106	11,106	0	
28TH FLOOR	RESIDENTIAL	7,060	579	6,481	2,023	103	1,920	9,083	682	8,401	1 DWELLING UNITS
29TH FLOOR	RESIDENTIAL	7,060	496	6,564	2,023	147	1,876	9,083	643	8,440	3 DWELLING UNITS
30TH FLOOR	RESIDENTIAL	7,060	479	6,582	2,023	147	1,876	9,083	626	8,458	3 DWELLING UNITS
31ST FLOOR	RESIDENTIAL	7,060	490	6,571	2,023	147	1,876	9,083	637	8,447	3 DWELLING UNITS
32ND FLOOR	RESIDENTIAL	7,060	490	6,571	2,023	147	1,876	9,083	637	8,447	3 DWELLING UNITS
33RD FLOOR	RESIDENTIAL	7,060	471	6,589	2,023	147	1,876	9,083	618	8,465	3 DWELLING UNITS
34TH FLOOR	RESIDENTIAL	7,060	490	6,571	2,023	147	1,876	9,083	637	8,447	3 DWELLING UNITS
35TH FLOOR	RESIDENTIAL	7,060	490	6,571	2,023	147	1,876	9,083	637	8,447	3 DWELLING UNITS
36TH FLOOR	RESIDENTIAL	7,060	471	6,589	2,023	147	1,876	9,083	618	8,465	3 DWELLING UNITS
37TH FLOOR	RESIDENTIAL	7,060	490	6,570	2,023	148	1,875	9,083	638	8,446	3 DWELLING UNITS
38TH FLOOR	RESIDENTIAL	7,060	490	6,570	2,023	148	1,875	9,083	638	8,446	3 DWELLING UNITS
39TH FLOOR	RESIDENTIAL	7,060	472	6,589	2,023	148	1,875	9,083	620	8,464	3 DWELLING UNITS
40TH FLOOR	RESIDENTIAL	7,060	490	6,570	2,023	148	1,875	9,083	638	8,446	3 DWELLING UNITS
41ST FLOOR	RESIDENTIAL	7,060	490	6,570	2,023	148	1,875	9,083	638	8,446	3 DWELLING UNITS
42ND FLOOR	RESIDENTIAL	7,060	473	6,587	2,023	148	1,875	9,083	621	8,462	3 DWELLING UNITS
43RD FLOOR	RESIDENTIAL	7,060	490	6,570	2,023	148	1,875	9,083	638	8,446	3 DWELLING UNITS
44TH FLOOR	RESIDENTIAL	7,060	490	6,570	2,023	148	1,875	9,083	638	8,446	3 DWELLING UNITS
45TH FLOOR	RESIDENTIAL	7,060	473	6,587	2,023	148	1,875	9,083	621	8,462	3 DWELLING UNITS
46TH FLOOR MEP	RESIDENTIAL	6,929	6,929	0	1,960	1,960	0	8,889	8,889	0	
47TH FLOOR	RESIDENTIAL	6,763	447	6,315	2,023	122	1,901	8,786	570	8,216	2 DWELLING UNITS
48TH FLOOR	RESIDENTIAL	6,643	466	6,177	1,873	122	1,751	8,516	588	7,928	2 DWELLING UNITS
49TH FLOOR	RESIDENTIAL	6,643	449	6,194	1,873	122	1,751	8,516	571	7,945	2 DWELLING UNITS
50TH FLOOR	RESIDENTIAL	6,643	467	6,176	1,873	122	1,751	8,516	589	7,927	2 DWELLING UNITS
51ST FLOOR	RESIDENTIAL	6,643	467	6,176	1,873	122	1,751	8,516	589	7,927	2 DWELLING UNITS
52ND FLOOR	RESIDENTIAL	6,643	448	6,194	1,873	122	1,751	8,516	570	7,945	2 DWELLING UNITS
53RD FLOOR	RESIDENTIAL	6,643	467	6,176	1,873	122	1,751	8,516	589	7,927	2 DWELLING UNITS
54TH FLOOR	RESIDENTIAL	6,643	467	6,176	1,873	122	1,751	8,516	589	7,927	2 DWELLING UNITS
55TH FLOOR	RESIDENTIAL	6,643	449	6,194	1,873	122	1,751	8,516	571	7,945	2 DWELLING UNITS
56TH FLOOR	RESIDENTIAL	6,643	467	6,176	1,873	122	1,751	8,516	589	7,927	2 DWELLING UNITS
57TH FLOOR	RESIDENTIAL	6,643	467	6,176	1,873	103	1,770	8,516	570	7,946	2 DWELLING UNITS
58TH FLOOR	RESIDENTIAL	6,643	448	6,195	1,873	103	1,770	8,516	551	7,965	2 DWELLING UNITS
59TH FLOOR	RESIDENTIAL	6,643	467	6,176	1,873	103	1,770	8,516	570	7,946	2 DWELLING UNITS
60TH FLOOR	RESIDENTIAL	6,643	466	6,176	1,873	103	1,770	8,516	569	7,946	2 DWELLING UNITS
61ST FLOOR	RESIDENTIAL	6,643	447	6,195	1,873	116	1,757	8,516	563	7,953	2 DWELLING UNITS
62ND FLOOR	RESIDENTIAL	6,643	466	6,176	1,873	103	1,770	8,516	569	7,946	2 DWELLING UNITS
63RD FLOOR	RESIDENTIAL	6,643	466	6,176	1,873	103	1,770	8,516	569	7,946	2 DWELLING UNITS
64TH FLOOR	RESIDENTIAL	6,643	466	6,176	1,873	103	1,770	8,516	569	7,946	2 DWELLING UNITS
65TH FLOOR	RESIDENTIAL	6,643	466	6,176	1,873	103	1,770	8,516	569	7,946	2 DWELLING UNITS
66TH FLOOR	RESIDENTIAL	6,643	436	6,207	1,873	103	1,770	8,516	539	7,978	2 DWELLING UNITS
67TH FLOOR MEP	RESIDENTIAL	6,639	6,639	0	1,870	1,870	0	8,509	8,509	0	
67TH FLOOR MEZ	RESIDENTIAL	6,639	6,639	0	1,870	1,870	0	8,509	8,509	0	
68TH FLOOR	RESIDENTIAL	6,350	296	6,054	1,873	105	1,768	8,223	402	7,822	1 DWELLING UNITS
69TH FLOOR	RESIDENTIAL	6,285	2,006	4,279	1,873	143	1,730	8,158	2,149	6,009	
70TH FLOOR	RESIDENTIAL	6,327	362	5,965	1,506	115	1,391	7,833	477	7,356	1 DWELLING UNITS
71ST FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
72ND FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
73RD FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
74TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
75TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
76TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
77TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
78TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
79TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
80TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
81ST FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
82ND FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
83RD FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
84TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
85TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
86TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
87TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
88TH FLOOR	RESIDENTIAL	6,327	359	5,968	1,506	117	1,389	7,833	476	7,357	1 DWELLING UNITS
89TH FLOOR	RESIDENTIAL	6,327	300	6,027	1,506	101	1,405	7,833	401	7,432	1 DWELLING UNITS
90TH FLOOR	RESIDENTIAL	6,323	1,804	4,519	1,506	111	1,395	7,829	1,915	5,914	
91ST FLOOR	RESIDENTIAL	6,327	2,862	3,465	1,506	1,454	52	7,833	4,316	3,517	
92ND FLOOR	RESIDENTIAL	4,884	2,426	2,458	1,496	938	557	6,380	3,365	3,015	
93RD FLOOR EMR	RESIDENTIAL	4,865	4,583	282	1,319	1,319	0	6,184	5,902	282	
94TH FLOOR DAMPER GROSS FLOOR AREA PLAN AND DEDUCTIONS	RESIDENTIAL	4,865	4,865	0	1,319	1,319	0	6,184	6,184	0	
95TH FLOOR	RESIDENTIAL	4,865	4,865	0	1,319	1,319	0	6,184	6,184	0	
96TH FLOOR ROOF	RESIDENTIAL	259	259	0	12	12	0	271	271	0	

		ZONE C5-1 GROSS	ZONE C5-1 DEDUCTIONS	ZONE C5-1 ZFA	ZONE C5-3 MID GROSS	ZONE C5-3 MID DEDUCTIONS	ZONE C5-3 MID ZFA	TOTAL GROSS	TOTAL DEDUCTIONS	TOTAL ZFA	
ABOVE GRADE TOTAL	**RESIDENTIAL**	**668,342**	**137,268**	**531,074**	**228,452**	**65,183**	**163,269**	**896,794**	**202,451**	**694,343**	
	RETAIL	**87,142**	**12,831**	**74,311**	**113,549**	**14,830**	**98,719**	**200,692**	**27,661**	**173,031**	
	TOTAL	**755,484**	**150,098**	**605,386**	**342,002**	**80,013**	**261,988**	**1,097,486**	**230,112**	**867,374**	**183** TOTAL DWELLING UNITS

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

NEW BUILDING FLOOR AREA: BELOW GRADE

FLOOR AREA BELOW GRADE		ZONE C5-1 GROSS	ZONE C5-1 DEDUCTIONS	ZONE C5-1 ZFA	ZONE C5-3 MID GROSS	ZONE C5-3 MID DEDUCTIONS	ZONE C5-3 MID ZFA	TOTAL GROSS	TOTAL DEDUCTIONS	TOTAL ZFA
SUB CELLAR 3	RESIDENTIAL	9,174	9,174	0	8,622	8,622	0	17,796	17,796	0
TOTAL		9,174	9,174	0	8,622	8,622	0	17,796	17,796	0
SUB CELLAR 2	RESIDENTIAL	4,368	4,368	0	9,566	9,566	0	13,934	13,934	0
SUB CELLAR 2	RETAIL	15,213	15,213	0	7,747	7,747	0	22,960	22,960	0
TOTAL		19,581	19,581	0	17,313	17,313	0	36,894	36,894	0
SUB CELLAR 1	RESIDENTIAL	639	639	0	480	480	0	1,120	1,120	0
SUB CELLAR 1	RETAIL	18,942	18,942	0	16,832	16,832	0	35,774	35,774	0
TOTAL		19,581	19,581	0	17,313	17,313	0	36,894	36,894	0
CELLAR	RESIDENTIAL	2,650	2,650	0	2,538	2,538	0	5,188	5,188	0
CELLAR	RETAIL	16,745	16,745	0	18,585	18,585	0	35,330	35,330	0
TOTAL		19,395	19,395	0	21,123	21,123	0	40,518	40,518	0
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
BELOW GRADE TOTAL	**RESIDENTIAL**	**16,831**	**16,831**	**0**	**21,206**	**21,206**	**0**	**38,038**	**38,038**	**0**
	RETAIL	**50,900**	**50,900**	**0**	**43,164**	**43,164**	**0**	**94,064**	**94,064**	**0**
	TOTAL	**67,731**	**67,731**	**0**	**64,370**	**64,370**	**0**	**132,101**	**132,101**	**0**

		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
ABOVE & BELOW GRADE TOTAL	**RESIDENTIAL**	**685,174**	**154,099**	**531,074**	**249,658**	**86,389**	**163,269**	**934,832**	**240,488**	**694,343**
	RETAIL	**138,042**	**63,731**	**74,311**	**156,713**	**57,994**	**98,719**	**294,755**	**121,724**	**173,031**
	TOTAL	**823,216**	**217,830**	**605,386**	**406,371**	**144,383**	**261,988**	**1,229,587**	**362,213**	**867,374**

EXISTING BUILDING FLOOR AREA SCHEDULE

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

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

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

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

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

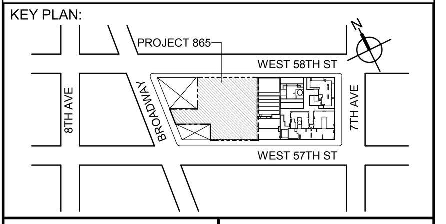
FLOOR AREA ABOVE GRADE		ZONE C5-1 GROSS	ZONE C5-1 DEDUCTIONS	ZONE C5-1 ZFA	ZONE C5-3 / C6-6 MID GROSS	ZONE C5-3 / C6-6 MID DEDUCTIONS	ZONE C5-3 / C6-6 MID ZFA	TOTAL GROSS	TOTAL DEDUCTIONS	TOTAL ZFA
1ST FLOOR	RESIDENTIAL	3,599	108	3,491			0	3,599	108	3,491
	RETAIL	3,636	109	3,527			0	3,636	109	3,527
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

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

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

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH   TRUE NORTH

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39 West 37th Street, 12A
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
FLOOR AREA SCHEDULE

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

DATE: 05 DEC 14
PROJECT No: 1216-00
DRAWN: Author
CHK: Checker
REV: 2
SCALE:
DWG No: **Z-003.00**
DOB PAGE No: 4 of 500

DOB EMPLOYEE STAMP: Damian Titus NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421268505 Job Number
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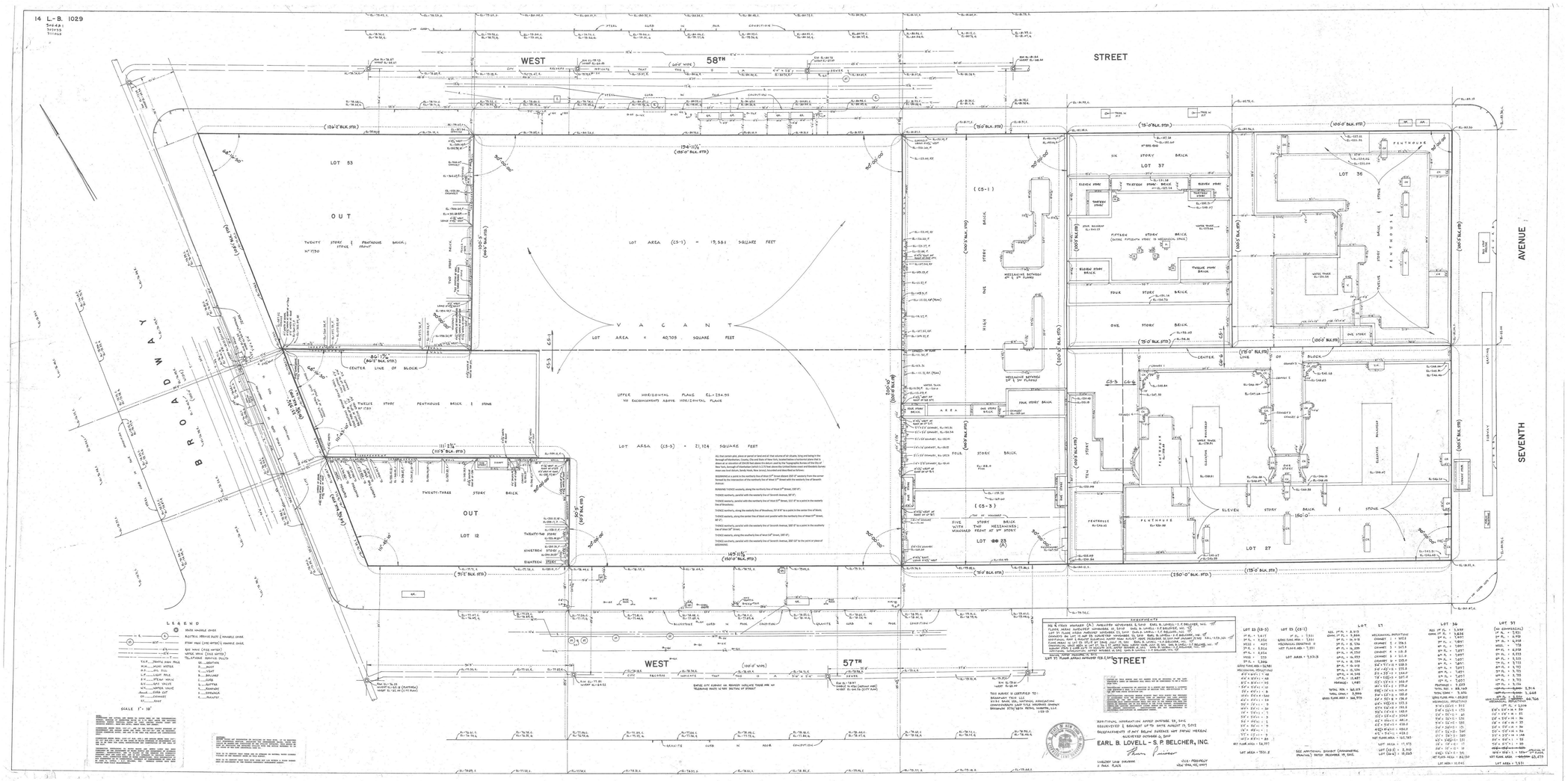

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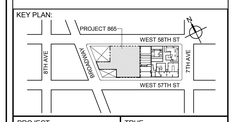
KEY PLAN:



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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SURVEY

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JAYNES No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-004.00
DOB PAGE No:	5 of 500

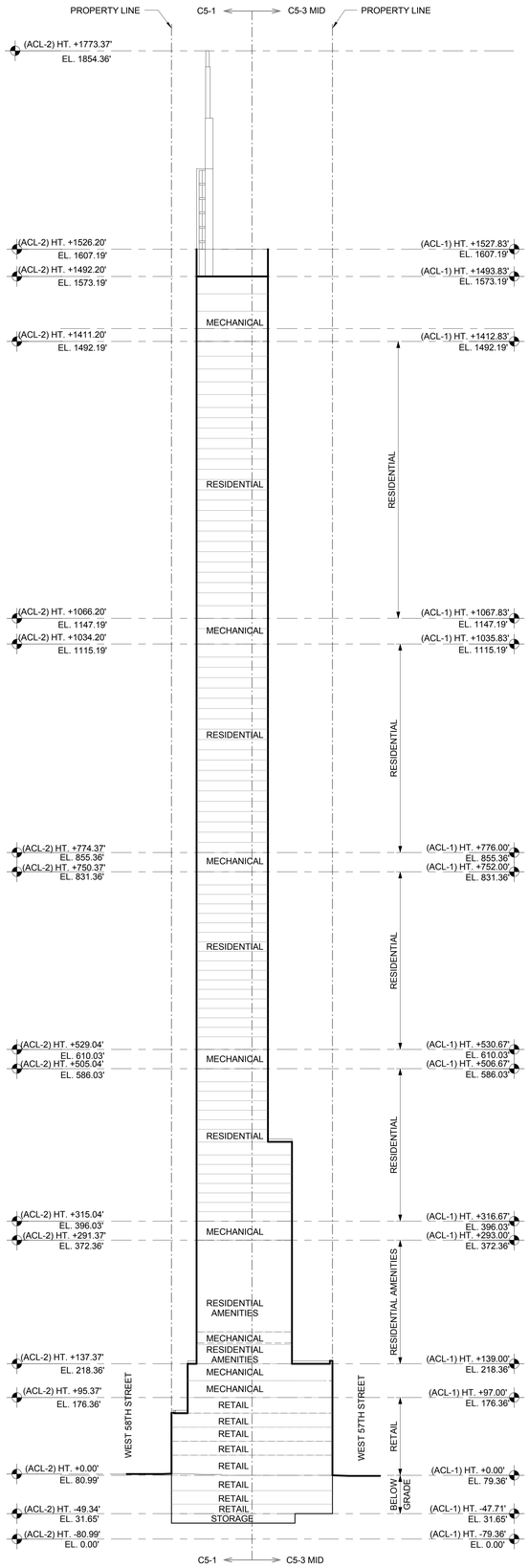
DOB EMPLOYEE STAMP:

Damian Titus
BuildSafe
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

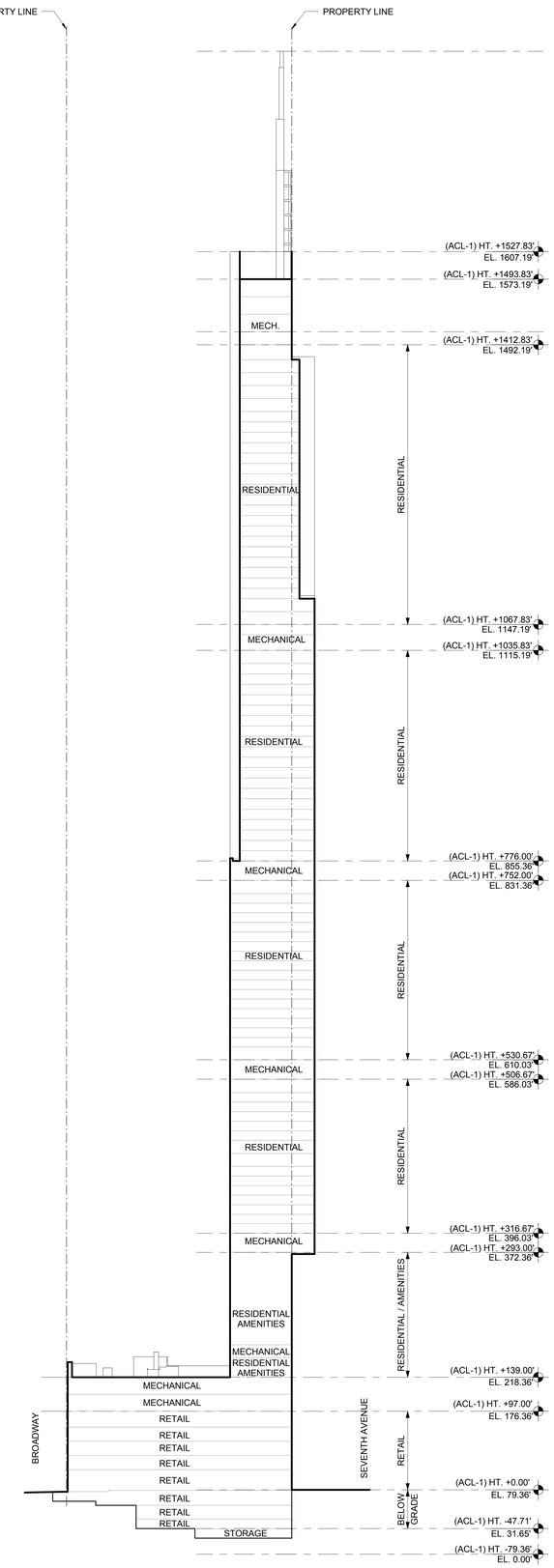
DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

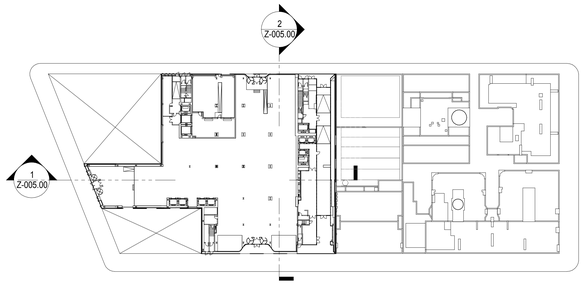
DEPT OF BLDGS 421208305 Job Number
E345595276 Scan Code



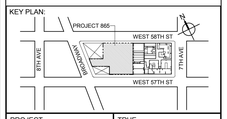
2 **NORTH-SOUTH BUILDING SECTION**
1/64" = 1'-0"



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



KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

ARCHITECT OF RECORD: Base Building Shell & Core
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Toronto, ON M5V 1E7 Canada
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TEL: 212 687 9888 FAX: 646 487 5501

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
BUILDING SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT WILLIAM DAVID JAMES No. 026881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-005.00
DOB PAGE No:	6 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E SHEET SIZE

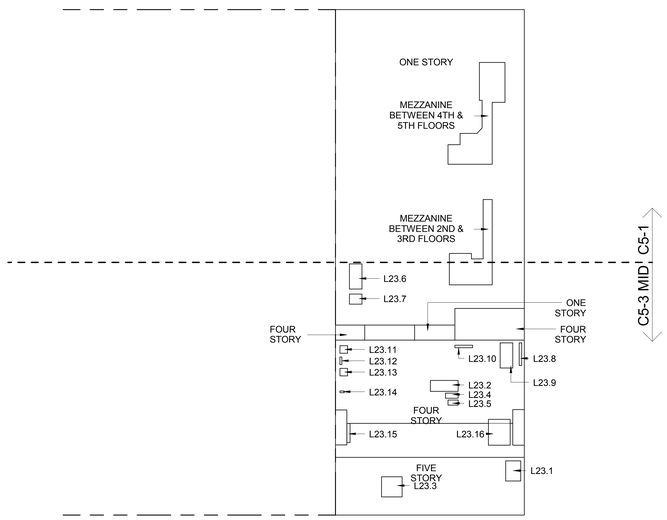
FILE NAME:
PLOT DATE:

*EXISTING FLOOR AREAS AND MECHANICAL DEDUCTIONS ON EXISTING BUILDINGS
OBTAINED FROM SURVEY AS AMENDED AND DATED FEBRUARY 5, 2013
PROVIDED BY: EARL B. LOVELL - S.P BELCHER, INC
SIGNED AND SCALED BY: THOMAS PICIOCCO

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

FLOOR AREA		ZONE C5-1			ZONE C5-3 MID			TOTAL		
ABOVE GRADE		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
1ST FLOOR	RETAIL	7,531	0	7,531	7,417	50	7,367	14,948	50	14,898
2ND FLOOR	COMMUNITY FACILITY			0	5,524	50	5,474	5,524	50	5,474
MEZZ	COMMUNITY FACILITY			0	407		407	407	0	407
3RD FLOOR	COMMUNITY FACILITY			0	5,524	50	5,474	5,524	50	5,474
4TH FLOOR	COMMUNITY FACILITY			0	5,524	50	5,474	5,524	50	5,474
MEZZ	COMMUNITY FACILITY			0	279		279	279	0	279
5TH FLOOR	COMMUNITY FACILITY			0	2,306	384	1,922	2,306	384	1,922
		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
ABOVE GRADE	COMMUNITY FACILITY	0	0	0	19,564	534	19,030	19,564	534	19,030
TOTAL	RESIDENTIAL	0	0	0	0	0	0	0	0	0
	RETAIL	7,531	0	7,531	7,417	50	7,367	14,948	50	14,898
TOTAL GROSS		7,531	0	7,531	26,981	584	26,397	34,512	584	33,928

LOT 23 MECHANICAL DEDUCTIONS			
NO.	LENGTH/WIDTH	COUNT	AREA
L23.1	8'-0" x 6'-0"	1	48
L23.2	4'-4" x 11'-0"	1	48
L23.3	8'-2" x 8'-0"	1	65
L23.4	5'-0" x 2'-0"	1	10
L23.5	2'-0" x 4'-0"	1	8
L23.6	10'-0" x 5'-0"	4	200
L23.7	4'-0" x 5'-0"	1	20
L23.8	9'-0" x 1'-0"	1	9
L23.9	10'-0" x 5'-0"	1	50
L23.10	1'-0" x 7'-0"	1	7
L23.11	3'-0" x 3'-0"	1	9
L23.12	3'-0" x 0'-9"	1	2
L23.13	3'-0" x 3'-0"	1	9
L23.14	1'-8" x 0'-8"	1	1
L23.15	7'-7" x 1'-3"	1	9
L23.16	10'-3" x 8'-8"	1	89
TOTAL			584



1 **LOT 23 GROSS FLOOR AREA PLAN AND DEDUCTIONS**
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

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

DEVELOPMENT LOT LINE

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

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

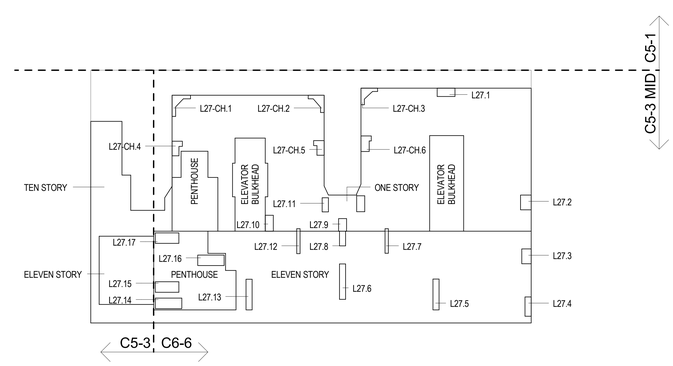
*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

*EXISTING FLOOR AREAS AND MECHANICAL DEDUCTIONS ON EXISTING BUILDINGS
OBTAINED FROM SURVEY AS AMENDED AND DATED FEBRUARY 5, 2013
PROVIDED BY: EARL B. LOVELL - S.P BELCHER, INC
SIGNED AND SCALED BY: THOMAS PICIOCCO

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

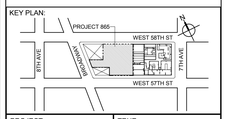
FLOOR AREA		ZONE C5-1			ZONE C5-3 / C6-6 MID			TOTAL		
ABOVE GRADE		GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA	GROSS	DEDUCTIONS	ZFA
1ST FLOOR	RESIDENTIAL			0	8,613	335	8,278	8,613	335	8,278
	RETAIL			0	5,866	228	5,638	5,866	228	5,638
	TOTAL	0	0	0	14,479	563	13,916	14,479	563	13,916
2ND FLOOR	RESIDENTIAL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

LOT 27 MECHANICAL DEDUCTIONS			
NO.	LENGTH/WIDTH	COUNT	AREA
L27-CH.1	CHIMNEY 1	1	302.5
L27-CH.2	CHIMNEY 2	1	258.5
L27-CH.3	CHIMNEY 3	1	247.5
L27-CH.4	CHIMNEY 4	1	115.5
L27-CH.5	CHIMNEY 5	1	211.0
L27-CH.6	CHIMNEY 6	1	235.0
L27.1	3'-4" x 7'-1"	11	258.5
L27.2	5'-10" x 4'-3"	11	272.5
L27.3	5'-11" x 3'-9"	11	244.0
L27.4	7'-8" x 2'-5 1/2"	11	207.0
L27.5	12'-3" x 2'-5"	11	326.0
L27.6	14'-1" x 2'-5"	11	375.0
L27.7	9'-9 1/2" x 1'-4"	11	143.0
L27.8	5'-10" x 2'-5"	11	155.0
L27.9	5'-0" x 3'-2"	11	174.0
L27.10	6'-4" x 3'-2 1/2"	11	223.5
L27.11	5'-7" x 2'-6"	11	153.5
L27.12	9'-11" x 1'-4"	11	145.0
L27.13	12'-2" x 2'-5"	11	324.0
L27.14	4'-2" x 10'-6"	11	481.0
L27.15	4'-2" x 9'-4"	11	428.0
L27.16	4'-2 1/4" x 10'-6"	11	484.0
L27.17	4'-2" x 9'-4"	11	428.0
TOTAL			6196



2 **LOT 27 GROSS FLOOR AREA PLAN AND DEDUCTIONS**
3/64" = 1'-0"

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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TEL: 212 687 9888 FAX: 646 487 5501

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

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

CODE CONSULTANTS:
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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11 Hanover Square, 16th Floor
New York, NY 1005
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
LOT 23, LOT 27 (EXISTING)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ANDRE DAVID VAUGHAN 024868 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-006.00
DOB PAGE No:	7 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 421206305 Job Number
E5310052870 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

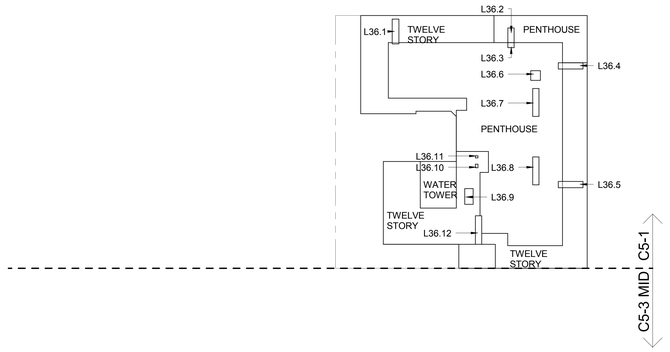
*EXISTING FLOOR AREAS AND MECHANICAL DEDUCTIONS ON EXISTING BUILDINGS
OBTAINED FROM SURVEY AS AMENDED AND DATED FEBRUARY 5, 2013
PROVIDED BY: EARL B. LOVELL - S.P BELCHER, INC
SIGNED AND SCALED BY: THOMAS PICIOCCO

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

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

LOT 36 MECHANICAL DEDUCTIONS

NO.	LENGTH/WIDTH	COUNT	AREA
L36.1	9'-10" x 2'-8"	12	315
L36.2	5'-10" x 2'-6"	12	175
L36.3	2'-0" x 2'-6"	13	65
L36.4	9'-10" x 2'-6"	12	295
L36.5	9'-10" x 2'-6"	12	295
L36.6	3'-10" x 3'-10"	13	191
L36.7	11'-1" x 2'-6"	13	360
L36.8	11'-1" x 2'-6"	13	360
L36.9	6'-3" x 3'-4 1/4"	12	251
L36.10	1'-5" x 1'-0"	12	17
L36.11	0'-10" x 1'-0"	12	10
L36.12	11'-4 1/4" x 2'-6"	12	341
TOTAL			2675



1 **LOT 36 GROSS FLOOR AREA PLAN AND DEDUCTIONS**
3/64" = 1'-0"

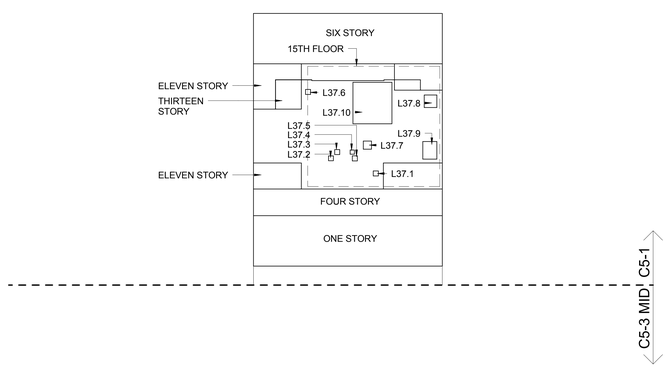
*EXISTING FLOOR AREAS AND MECHANICAL DEDUCTIONS ON EXISTING BUILDINGS
OBTAINED FROM SURVEY AS AMENDED AND DATED FEBRUARY 5, 2013
PROVIDED BY: EARL B. LOVELL - S.P BELCHER, INC
SIGNED AND SCALED BY: THOMAS PICIOCCO

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

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

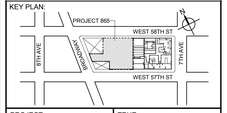
LOT 37 MECHANICAL DEDUCTIONS

NO.	LENGTH/WIDTH	COUNT	AREA
15TH FLOOR			2506
L37.1	2'-0" x 2'-0"	14	56
L37.2	1'-11" x 1'-11"	14	52
L37.3	2'-0" x 2'-0"	14	56
L37.4	1'-8" x 1'-8"	14	39
L37.5	2'-0" x 2'-0"	14	56
L37.6	2'-0" x 2'-0"	14	56
L37.7	3'-3" x 3'-3"	14	148
L37.8	5'-0" x 5'-0"	1	25
L37.9	7'-0" x 5'-7"	1	39
LOT 37 OPENINGS TO BELOW			
L37.10	16'-6" x 15'-6"	1	256
TOTAL			3289



2 **LOT 37 GROSS FLOOR AREA PLAN AND DEDUCTIONS**
3/64" = 1'-0"

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

ARCHITECT OF RECORD: Base Building Shell & Core
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AKF GROUP
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CURTAINWALL CONSULTANT:
AJLP Consulting
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

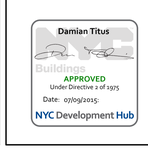
PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
LOT 36, LOT 37 (EXISTING)

SEAL & SIGNATURE:

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-007.00
DOB PAGE No:	8 of 500

DOB EMPLOYEE STAMP:



DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 421268305 Job Number
E300633031 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number

ES532765138 Scan Code

REPRESENTS RETAIL SALES AREA FOR LOADING BAYS CALCULATION

RETAIL SALES AREA = 35,774 SF

3 SUB CELLAR 1 GROSS FLOOR AREA PLAN AND DEDUCTIONS

3/64" = 1'-0"

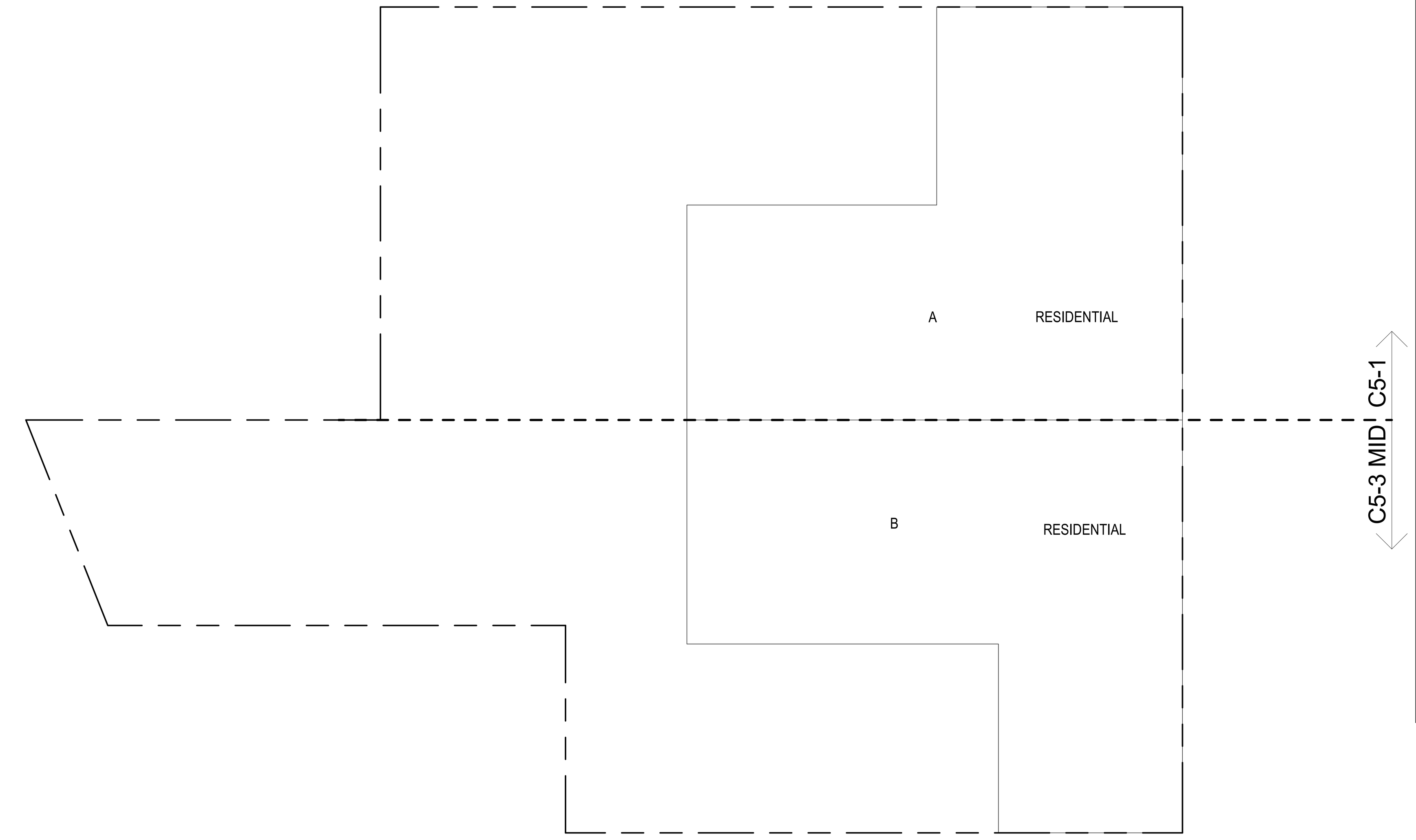
SUB CELLAR 1 AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	639	639	0
RETAIL	B	18,942	18,942	0
TOTAL		19,581	19,581	0

SUB CELLAR 1 AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	480	480	0
RETAIL	D	16,832	16,832	0
TOTAL		17,313	17,313	0

SUB CELLAR 1 AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,120	1,120	0
RETAIL	35,774	35,774	0
TOTAL	36,894	36,894	0

SUB CELLAR 1 FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	A			639.3
SUBTOTAL					639.3
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	B	82' - 10"	228' - 8"	18,942.0
SUBTOTAL					18,942.0

SUB CELLAR 1 FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	C			480.4
SUBTOTAL					480.4
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	D	67' - 4"	249' - 10"	16,832.1
SUBTOTAL					16,832.1



1 SUB CELLAR 3 GROSS FLOOR AREA PLAN AND DEDUCTIONS

3/64" = 1'-0"

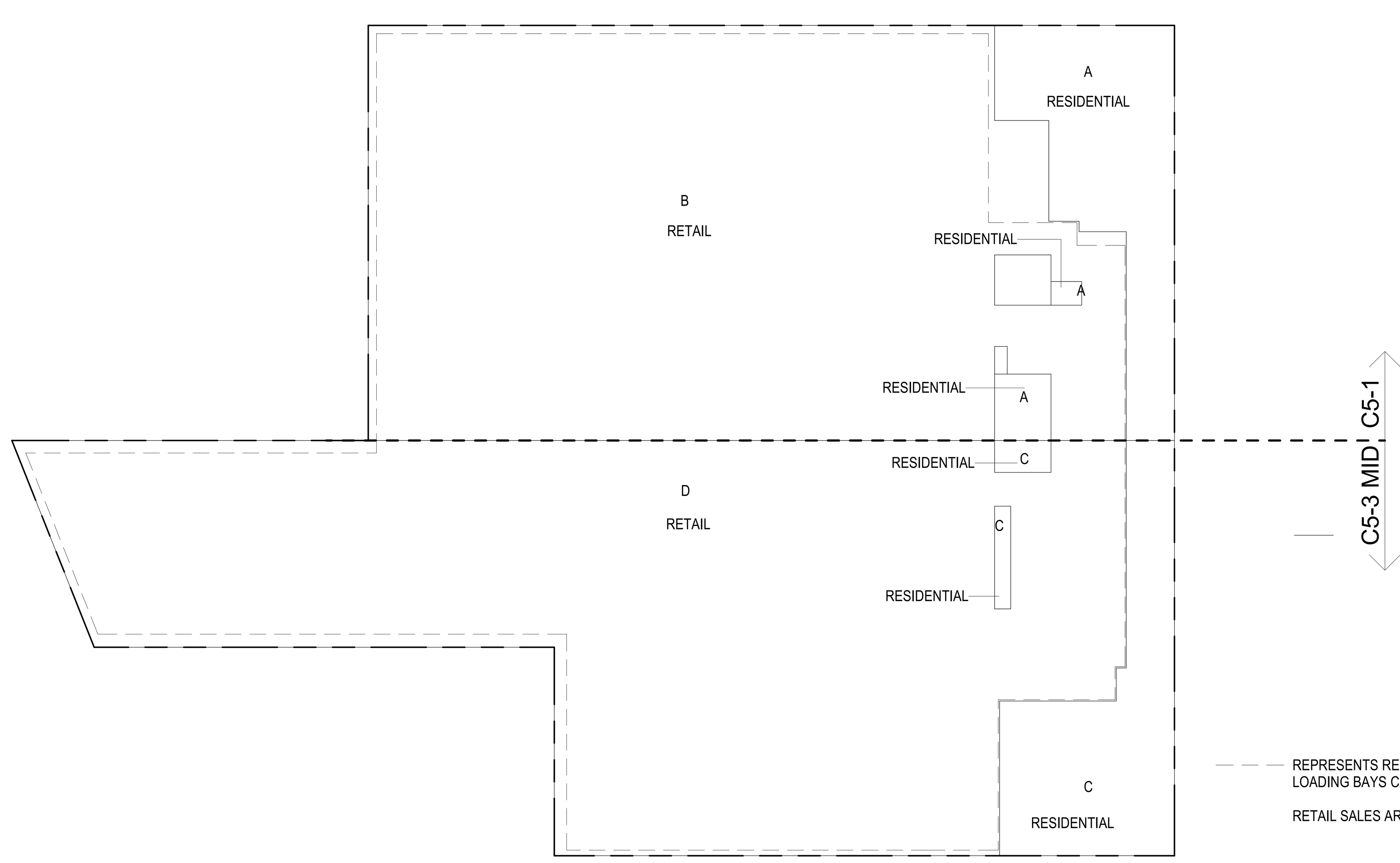
SUB CELLAR 3 AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,174	9,174	0
TOTAL		9,174	9,174	0

SUB CELLAR 3 AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	8,622	8,622	0
TOTAL		8,622	8,622	0

SUB CELLAR 3 AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	17,796	17,796	0
TOTAL	17,796	17,796	0

SUB CELLAR 3 FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	A	55' - 5"	165' - 6"	9,174.0
SUBTOTAL					9,174.0

SUB CELLAR 3 FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	B	50' - 8"	170' - 3"	8,621.9
SUBTOTAL					8,621.9



REPRESENTS RETAIL SALES AREA FOR LOADING BAYS CALCULATION

RETAIL SALES AREA = 35,330 SF

4 CELLAR GROSS FLOOR AREA PLAN AND DEDUCTIONS

3/64" = 1'-0"

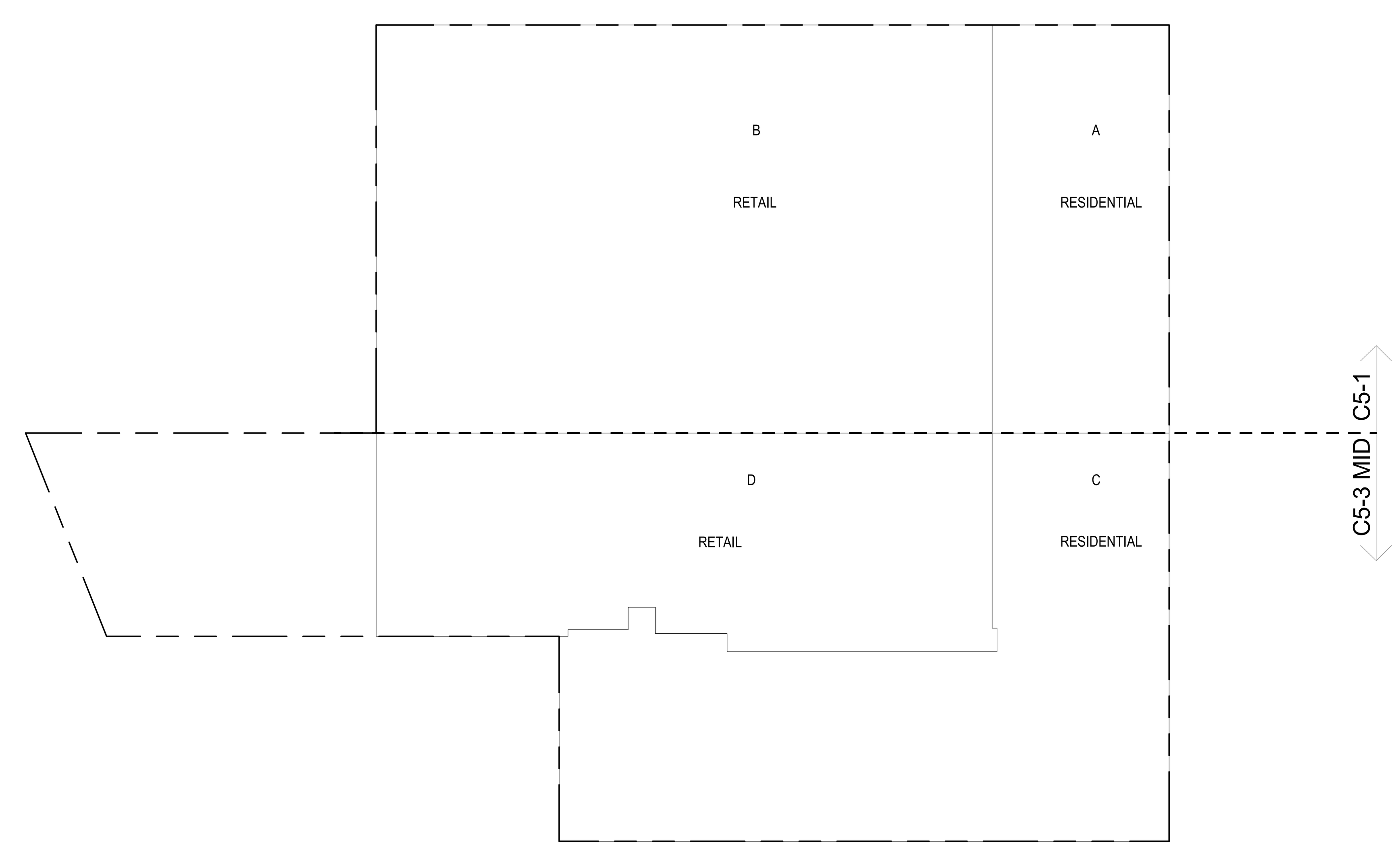
CELLAR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	2,650	2,650	0
RETAIL	B	16,745	16,745	0
TOTAL		19,395	19,395	0

CELLAR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	2,538	2,538	0
RETAIL	D	18,585	18,585	0
TOTAL		21,123	21,123	0

CELLAR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	5,188	5,188	0
RETAIL	35,330	35,330	0
TOTAL	40,518	40,518	0

CELLAR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	A			2,650.2
SUBTOTAL					2,650.2
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	B	71' - 2"	235' - 5"	16,744.8
SUBTOTAL					16,744.8

CELLAR FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	C			2,538.1
SUBTOTAL					2,538.1
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	D	60' - 0"	309' - 7"	18,584.9
SUBTOTAL					18,584.9



2 SUB CELLAR 2 GROSS FLOOR AREA PLAN AND DEDUCTIONS

3/64" = 1'-0"

SUB CELLAR 2 AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	4,368	4,368	0
RETAIL	B	15,213	15,213	0
TOTAL		19,581	19,581	0

SUB CELLAR 2 AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	9,566	9,566	0
RETAIL	D	7,747	7,747	0
TOTAL		17,313	17,313	0

SUB CELLAR 2 AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,934	13,934	0
RETAIL	22,960	22,960	0
TOTAL	36,894	36,894	0

SUB CELLAR 2 FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	A	43' - 6"	100' - 5"	4,368.0
SUBTOTAL					4,368.0
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	B	100' - 5"	151' - 6"	15,213.2
SUBTOTAL					15,213.2

SUB CELLAR 2 FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	BG	C	43' - 8"	218' - 10"	9,565.7
SUBTOTAL					9,565.7
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	BG	D	46' - 3"	167' - 4"	7,746.8
SUBTOTAL					7,746.8

ZONING AND DEDUCT LEGEND

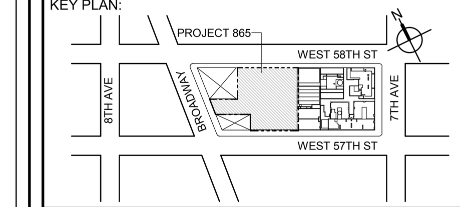
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

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

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

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

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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MEP ENGINEERS:
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LANDMARK/PRESERVATION CONSULTANT:
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New York, NY 10018
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 15

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS

SUBCELLARS, 2, 1, CELLAR

SEAL & SIGNATURE:

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-008.00	
DOB PAGE No: 9 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number

ES102647934 Scan Code

GROUND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	3,862	77	3,785
RETAIL	B	15,720	2,729	12,990
TOTAL		19,581	2,806	16,775

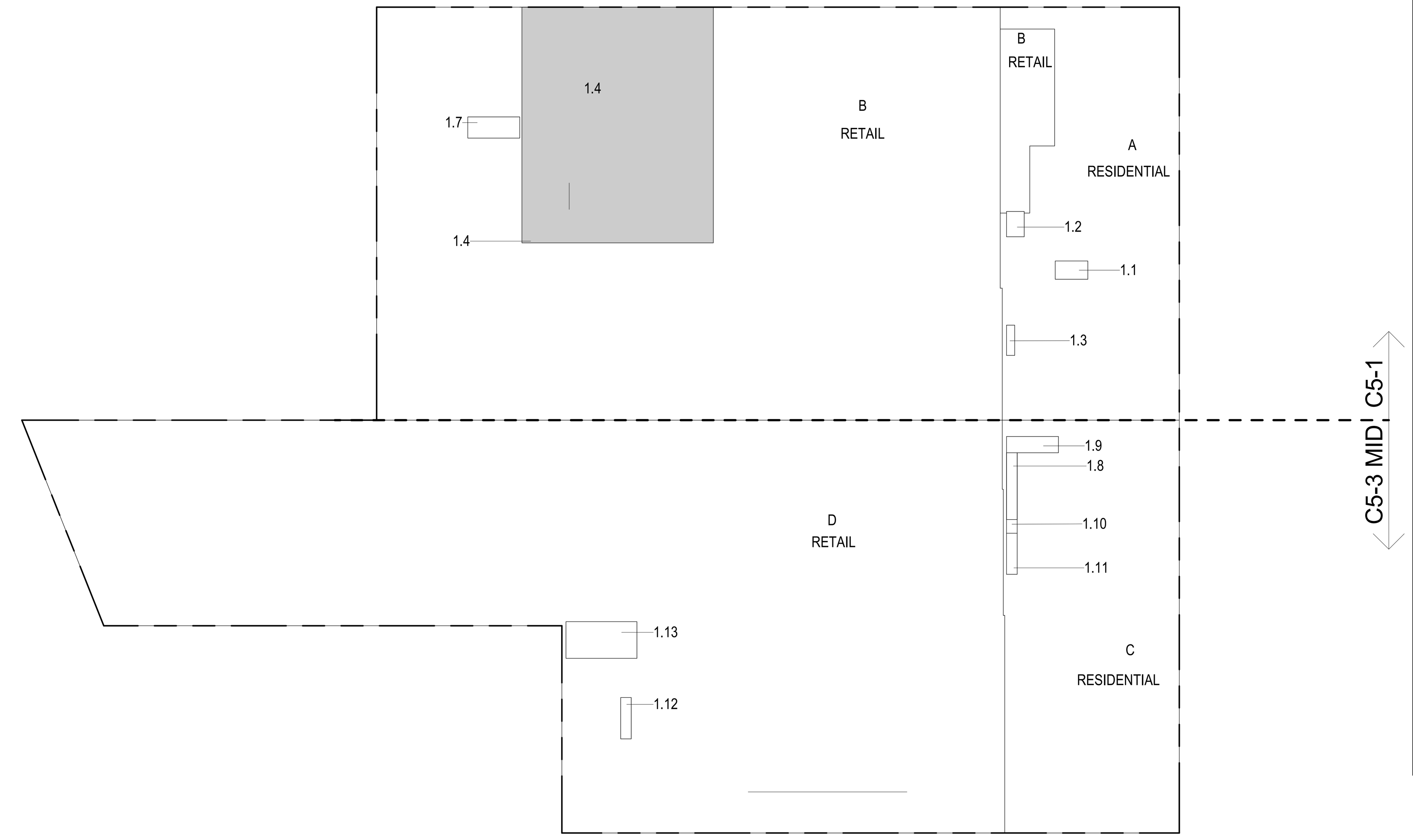
GROUND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	4,279	127	4,153
RETAIL	D	16,844	180	16,663
TOTAL		21,123	307	20,816

GROUND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,141	203	7,938
RETAIL	32,563	2,909	29,654
TOTAL	40,704	3,113	37,591

GROUND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	1.1	4' - 5"	7' - 11"	35.2
RESIDENTIAL	M	1.2	4' - 4"	6' - 2"	26.7
RESIDENTIAL	P	1.3	2' - 0"	7' - 4"	14.7
SUBTOTAL					76.6
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	L *	1.4	46' - 6"	57' - 4"	2,664.0
RETAIL	M	1.7	5' - 2"	12' - 8"	65.2
SUBTOTAL					2,729.2

GROUND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	1.8	2' - 7"	16' - 3"	42.3
RESIDENTIAL	M	1.9	3' - 11"	12' - 8"	49.8
RESIDENTIAL	M	1.10	2' - 7"	3' - 4"	8.7
RESIDENTIAL	P	1.11	2' - 7"	10' - 0"	26.0
SUBTOTAL					126.7
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	1.12	2' - 7"	10' - 1"	25.8
RETAIL	M	1.13	8' - 11"	17' - 3"	154.4
SUBTOTAL					180.2

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



GROUND FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

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

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

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

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

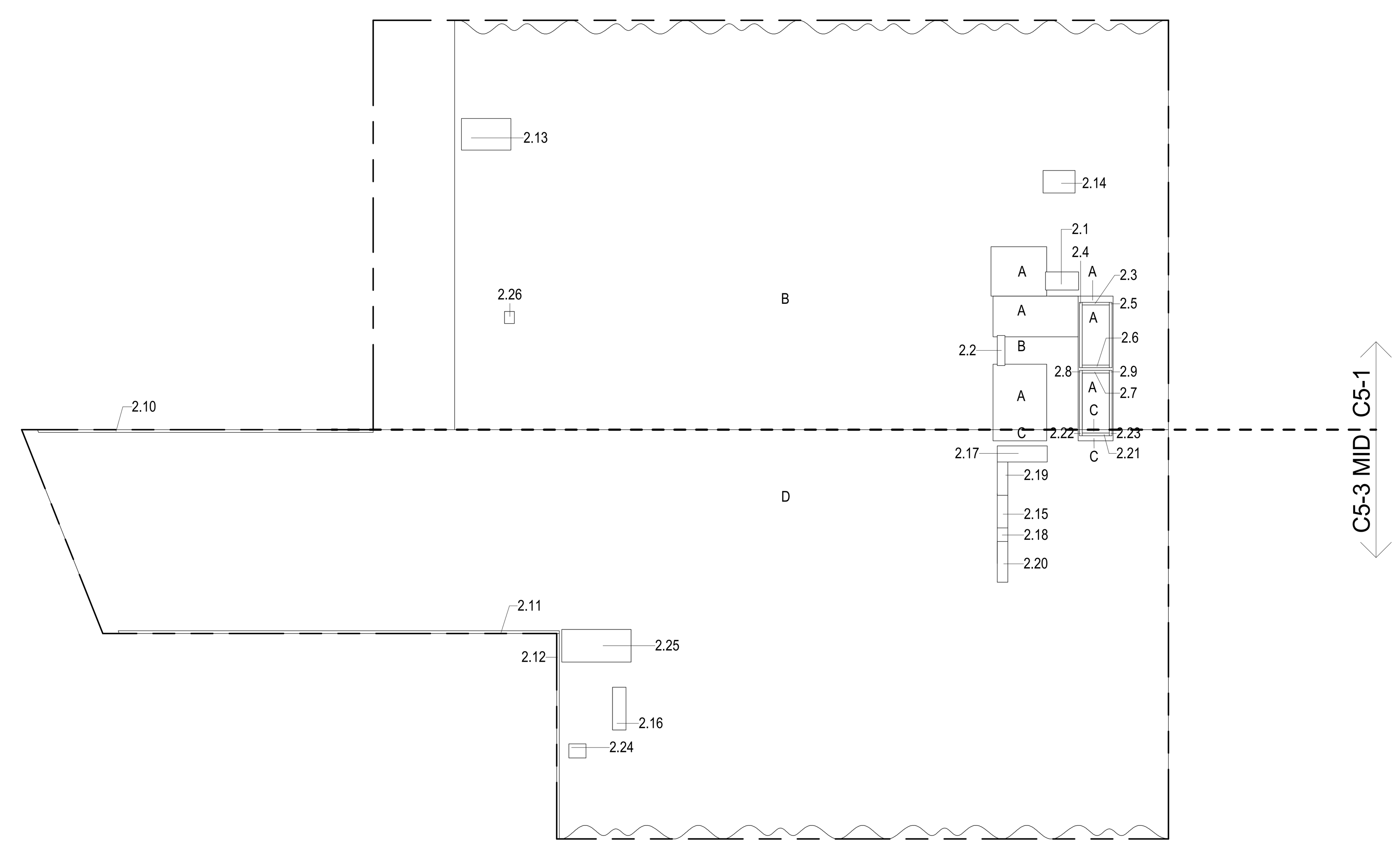
2ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	913	104	809
RETAIL	B	16,505	305	16,200
TOTAL		17,418	409	17,009

2ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	219	166	53
RETAIL	D	20,478	150	20,327
TOTAL		20,697	317	20,380

2ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,133	270	862
RETAIL	36,982	455	36,527
TOTAL	38,115	725	37,390

2ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	2.1	4' - 5"	8' - 2"	36.1
RESIDENTIAL	P	2.2	1' - 11"	7' - 4"	13.8
RESIDENTIAL	ST	2.3	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	2.4	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	2.5	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	2.6	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	2.7	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	2.8	0' - 8"	14' - 7"	9.7
RESIDENTIAL	ST	2.9	0' - 8"	14' - 7"	9.7
SUBTOTAL					104.1
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	G	2.10	0' - 8"	82' - 2"	54.8
RETAIL	G	2.11	0' - 8"	108' - 1"	72.0
RETAIL	G	2.12	0' - 8"	50' - 1"	33.6
RETAIL	M	2.13	7' - 9"	12' - 2"	94.0
RETAIL	M	2.14	5' - 6"	7' - 10"	43.2
RETAIL	M	2.26	2' - 5"	2' - 11"	7.0
SUBTOTAL					304.7

2ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	2.15	2' - 7"	8' - 0"	20.8
RESIDENTIAL	E	2.16	3' - 3"	10' - 6"	34.5
RESIDENTIAL	M	2.17	3' - 11"	12' - 3"	48.3
RESIDENTIAL	M	2.18	2' - 7"	3' - 4"	8.7
RESIDENTIAL	M	2.19	2' - 7"	8' - 1"	21.3
RESIDENTIAL	P	2.20	2' - 7"	10' - 0"	26.0
RESIDENTIAL	ST	2.21	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	2.22	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	2.23	0' - 8"	1' - 6"	1.0
SUBTOTAL					166.1
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	2.24	3' - 6"	4' - 2"	14.5
RETAIL	M	2.25	8' - 0"	17' - 0"	136.0
SUBTOTAL					150.5



2ND FLOOR GROSS FLOOR AREA PLAN AND DECUCTIONS (2)

3/64" = 1'-0"

3RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	930	121	809
RETAIL	B	16,476	378	16,098
TOTAL		17,406	499	16,907

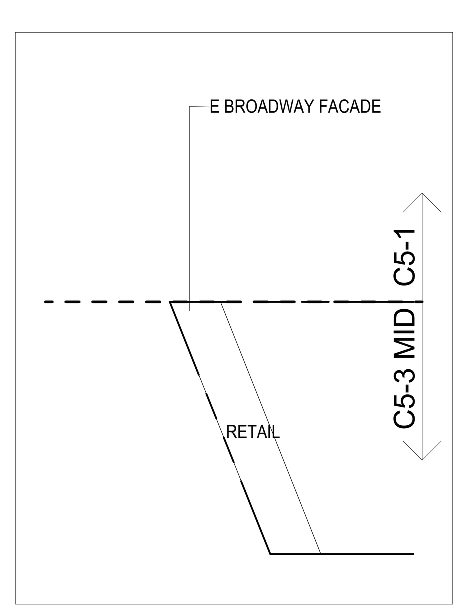
3RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	398	345	53
RETAIL	D	20,311	49	20,262
TOTAL		20,709	393	20,316

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

3RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,328	465	863
RETAIL	37,290	427	36,863
TOTAL	38,617	892	37,725

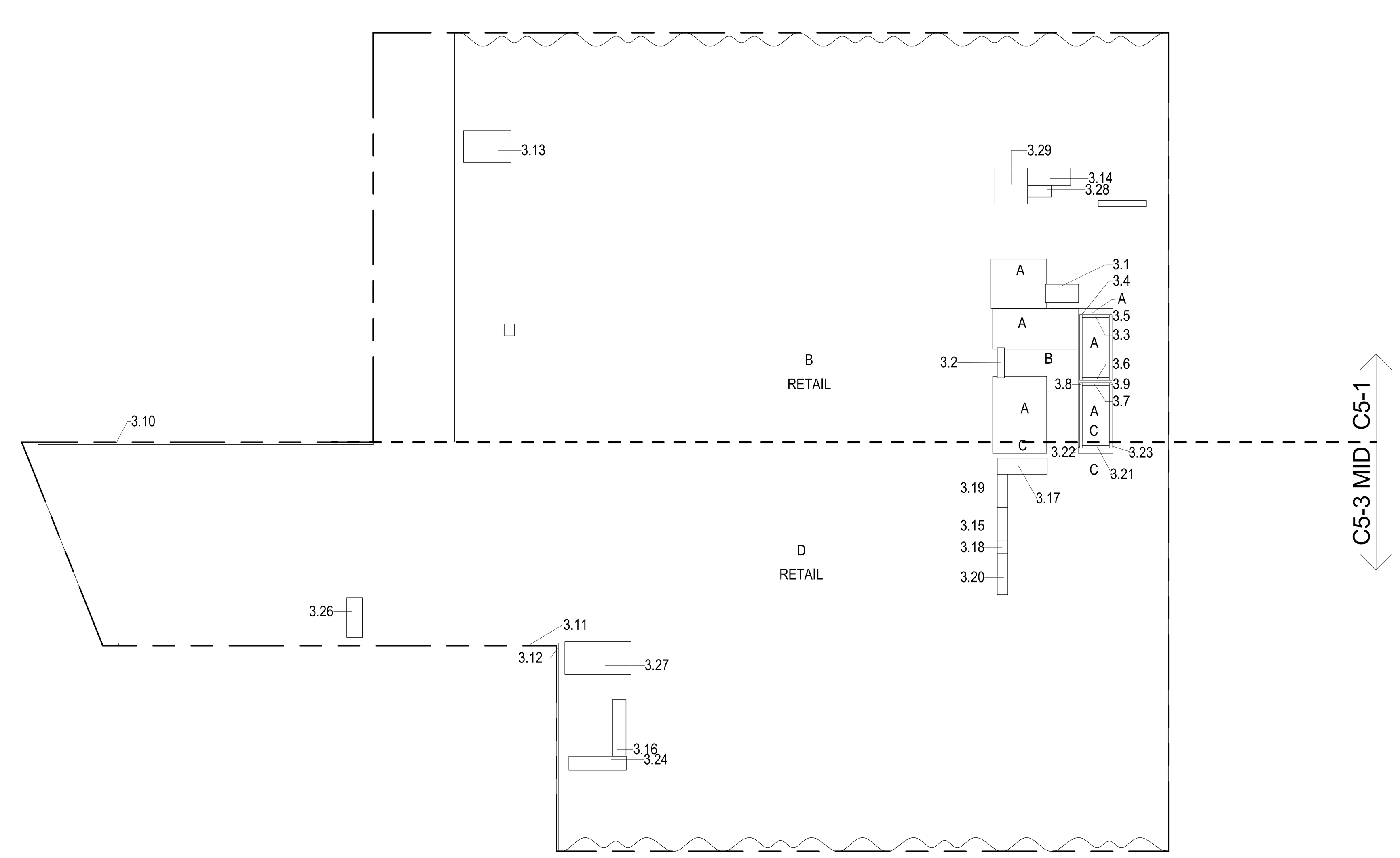
3RD FLOOR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	3.1	4' - 5"	8' - 2"	36.1
RESIDENTIAL	P	3.2	1' - 9"	7' - 4"	13.0
RESIDENTIAL	ST	3.3	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	3.4	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	3.5	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	3.6	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	3.7	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	3.8	0' - 8"	14' - 7"	9.7
RESIDENTIAL	ST	3.9	0' - 8"	14' - 7"	9.7
RESIDENTIAL	P	3.30	1' - 6"	11' - 9"	17.3
SUBTOTAL					120.5
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	G	3.10	0' - 7"	82' - 2"	51.3
RETAIL	G	3.11	0' - 8"	107' - 11"	71.9
RETAIL	G	3.12	0' - 6"	50' - 2"	25.2
RETAIL	M	3.13	7' - 9"	11' - 8"	90.1
RETAIL	M	3.14	4' - 4"	10' - 6"	45.2
RETAIL	M	3.25	2' - 5"	2' - 11"	7.0
RETAIL	M	3.28	2' - 10"	5' - 9"	16.2
RETAIL	M	3.29	8' - 0"	8' - 10"	71.1
SUBTOTAL					378.1

3RD FLOOR FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	3.15	2' - 7"	8' - 0"	20.8
RESIDENTIAL	E	3.16	3' - 3"	13' - 11"	45.7
RESIDENTIAL	M	3.17	3' - 11"	12' - 3"	48.3
RESIDENTIAL	M	3.18	2' - 7"	3' - 4"	8.7
RESIDENTIAL	M	3.19	2' - 7"	8' - 1"	21.3
RESIDENTIAL	P	3.20	2' - 7"	10' - 0"	26.0
RESIDENTIAL	ST	3.21	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	3.22	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	3.23	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	3.26	3' - 10"	9' - 9"	37.4
RESIDENTIAL	M	3.27	8' - 0"	16' - 3"	130.0
SUBTOTAL					344.7
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	3.24	3' - 6"	14' - 1"	48.7
SUBTOTAL					48.7



3RD FLOOR BROADWAY FACADE GROSS FLOOR AREA PLAN AND DEDUCTIONS (4)

3/64" = 1'-0"



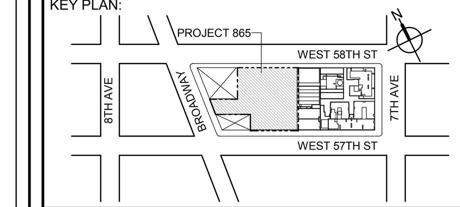
3RD FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

3/64" = 1'-0"

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS

GROUND, 2ND, 3RD FLOOR

SEAL & SIGNATURE:

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-009.00	
DOB PAGE No: 10 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES598122896 Scan Code

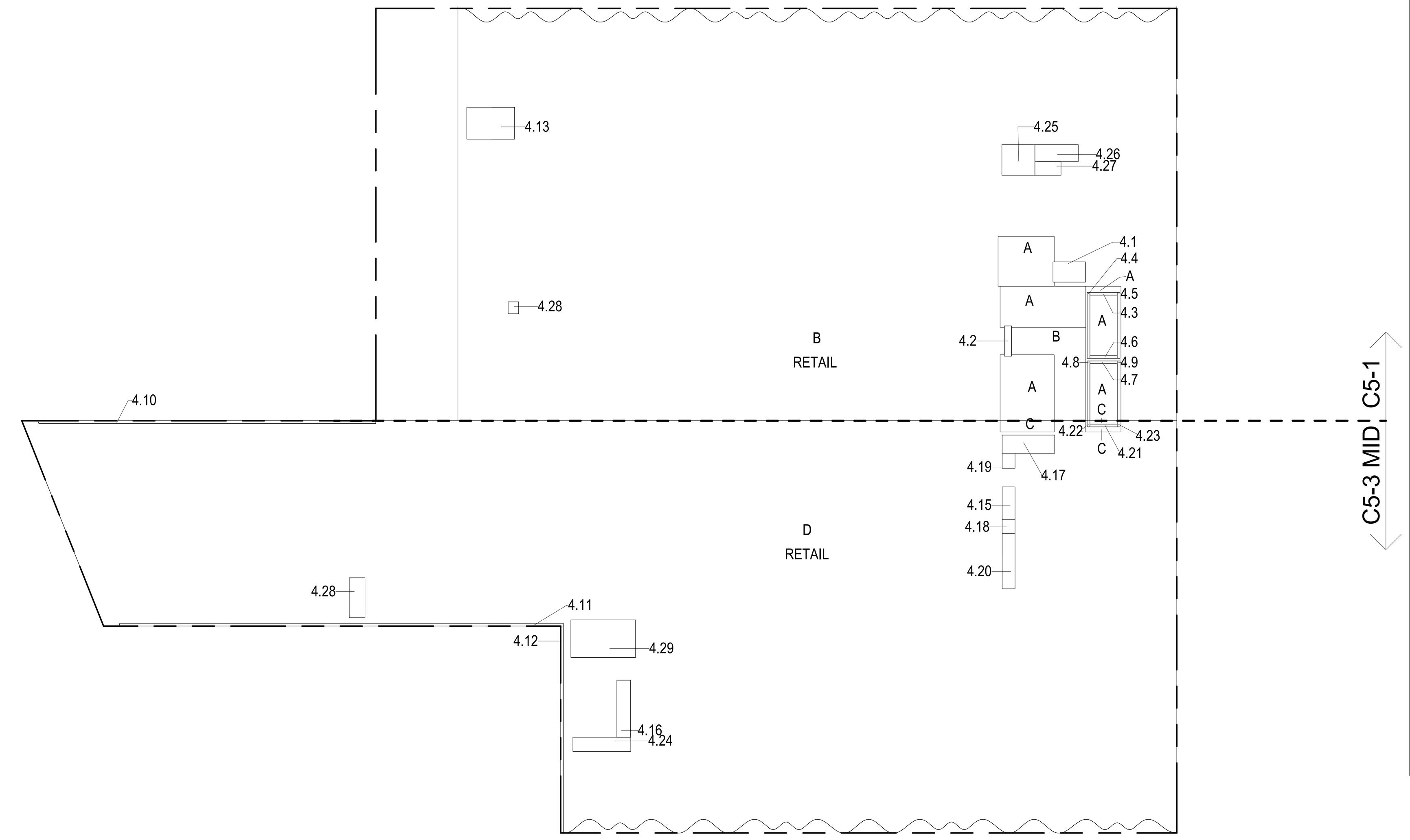
4TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	915	106	809
RETAIL	B	16,503	383	16,120
TOTAL		17,418	489	16,929

4TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	432	379	53
RETAIL	D	20,265	49	20,216
TOTAL		20,697	428	20,269

4TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,348	485	862
RETAIL	36,767	432	36,336
TOTAL	38,115	917	37,198

4TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	4.1	4' - 11"	7' - 11"	39.2
RESIDENTIAL	P	4.2	1' - 9"	7' - 4"	13.0
RESIDENTIAL	ST	4.3	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	4.4	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	4.5	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	4.6	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	4.7	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	4.8	0' - 8"	14' - 7"	9.7
RESIDENTIAL	ST	4.9	0' - 8"	14' - 7"	9.7
SUBTOTAL					106.3
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	G	4.10	0' - 8"	82' - 2"	54.8
RETAIL	G	4.11	0' - 8"	108' - 1"	72.0
RETAIL	G	4.12	0' - 8"	50' - 1"	33.6
RETAIL	M	4.13	7' - 9"	11' - 8"	90.1
RETAIL	M	4.25	7' - 6"	8' - 0"	60.0
RETAIL	M	4.26	4' - 2"	10' - 7"	43.8
RETAIL	M	4.27	3' - 4"	6' - 4"	21.1
RETAIL	M	4.28	2' - 7"	2' - 11"	7.4
SUBTOTAL					382.9

4TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	4.15	3' - 1"	8' - 0"	24.8
RESIDENTIAL	E	4.16	3' - 3"	13' - 11"	45.7
RESIDENTIAL	M	4.17	4' - 5"	12' - 9"	56.7
RESIDENTIAL	M	4.18	3' - 1"	3' - 4"	10.3
RESIDENTIAL	M	4.19			11.4
RESIDENTIAL	P	4.20	3' - 1"	13' - 6"	41.9
RESIDENTIAL	ST	4.21	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	4.22	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	4.23	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	4.28	3' - 10"	9' - 9"	37.4
RESIDENTIAL	M	4.29	9' - 2"	15' - 9"	144.3
SUBTOTAL					378.9
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	4.24	3' - 6"	14' - 1"	48.7
SUBTOTAL					48.7



4TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

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

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

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

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

5TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	931	121	809
RETAIL	B	13,294	391	12,903
TOTAL		14,225	512	13,713

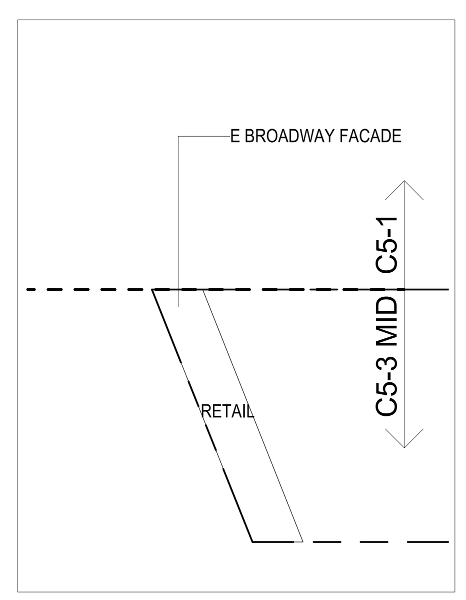
5TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	398	345	53
RETAIL	D	20,299	53	20,246
TOTAL		20,697	398	20,299

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

5TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	1,329	466	863
RETAIL	34,095	444	33,651
TOTAL	35,424	910	34,514

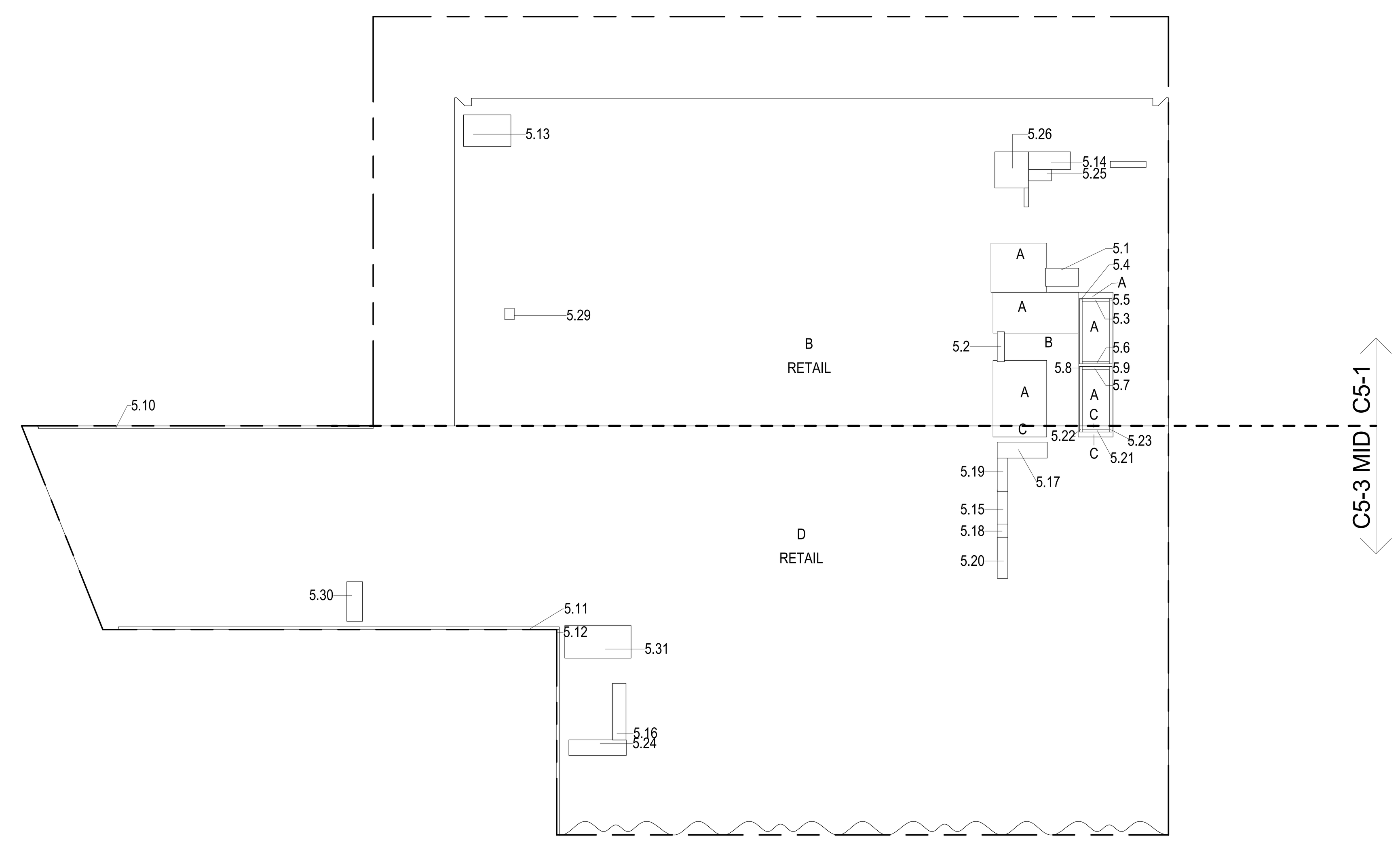
5TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	5.1	4' - 5"	8' - 2"	36.1
RESIDENTIAL	P	5.2	1' - 9"	7' - 4"	13.0
RESIDENTIAL	ST	5.3	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	5.4	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	5.5	0' - 8"	16' - 1"	10.7
RESIDENTIAL	ST	5.6	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	5.7	0' - 8"	6' - 8"	4.4
RESIDENTIAL	ST	5.8	0' - 8"	14' - 7"	9.7
RESIDENTIAL	ST	5.9	0' - 8"	14' - 7"	9.7
RESIDENTIAL	P	5.27	1' - 1"	4' - 8"	5.2
RESIDENTIAL	P	5.28	1' - 6"	8' - 9"	13.0
SUBTOTAL					121.4
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	G	5.10	0' - 8"	82' - 1"	54.7
RETAIL	G	5.11	0' - 8"	108' - 1"	72.0
RETAIL	G	5.12	0' - 8"	50' - 2"	33.7
RETAIL	M	5.13	7' - 9"	11' - 8"	90.1
RETAIL	M	5.14	4' - 4"	10' - 4"	44.3
RETAIL	M	5.25	2' - 10"	5' - 7"	15.6
RETAIL	M	5.26	8' - 4"	8' - 10"	73.5
RETAIL	M	5.29	2' - 4"	2' - 10"	6.6
SUBTOTAL					390.6

5TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	5.15	2' - 7"	8' - 0"	20.83
RESIDENTIAL	E	5.16	3' - 3"	13' - 11"	45.71
RESIDENTIAL	M	5.17	3' - 11"	12' - 3"	48.32
RESIDENTIAL	M	5.18	2' - 7"	3' - 4"	8.68
RESIDENTIAL	M	5.19	2' - 7"	8' - 1"	21.27
RESIDENTIAL	P	5.20	2' - 7"	10' - 0"	26.04
RESIDENTIAL	ST	5.21	0' - 8"	6' - 8"	4.44
RESIDENTIAL	ST	5.22	0' - 8"	1' - 6"	1.00
RESIDENTIAL	ST	5.23	0' - 8"	1' - 6"	1.00
RESIDENTIAL	M	5.30	3' - 10"	9' - 9"	37.38
RESIDENTIAL	M	5.31	8' - 0"	16' - 3"	130.00
SUBTOTAL					344.66
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	5.24	3' - 10"	14' - 0"	53.32
SUBTOTAL					53.32



5TH FLOOR BROADWAY FACADE GROSS FLOOR AREA PLAN AND DEDUCTIONS (4)

3/64" = 1'-0"



5TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

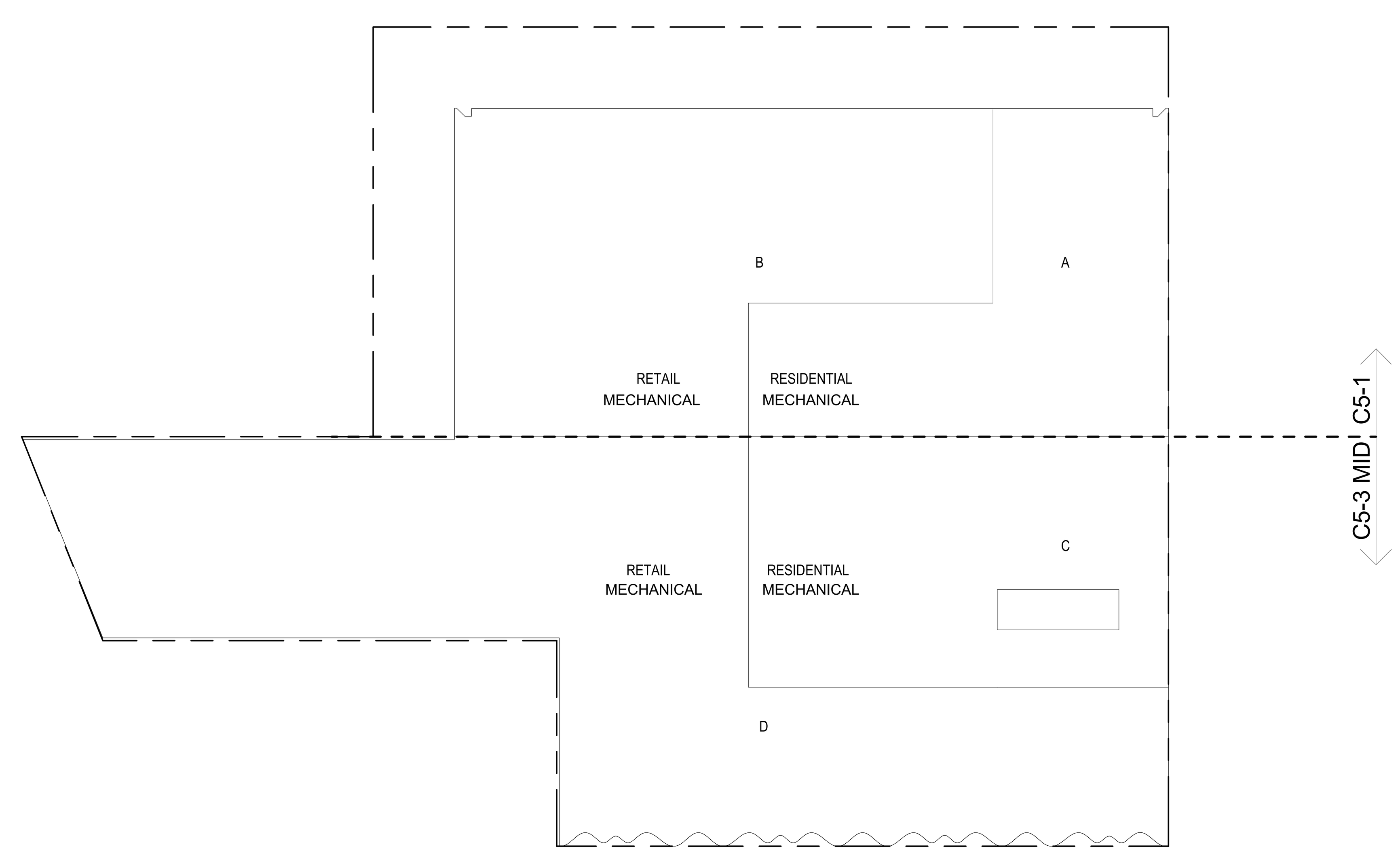
6TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	5,419	5,419	0
RETAIL	B	8,645	8,645	0
TOTAL		14,064	14,064	0

6TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	C	6,326	6,032	294
RETAIL	D	14,348	14,348	0
TOTAL		20,674	20,380	294

6TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,745	11,451	294
RETAIL	22,994	22,994	0
TOTAL	34,739	34,444	294

6TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	6.1	36' - 7"	148' - 1"	5,418.9
SUBTOTAL					5,418.9
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	6.2	54' - 2"	159' - 6"	8,645.3
SUBTOTAL					8,645.3

6TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	6.3	55' - 4"	109' - 1"	6,031.6
SUBTOTAL					6,031.6
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RETAIL	M	6.4	41' - 9"	343' - 8"	14,348.5
SUBTOTAL					14,348.5



6TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

3/64" = 1'-0"

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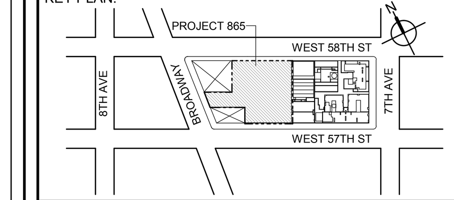
FILE NAME:
PLOT DATE:

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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CURTAINWALL CONSULTANT:
AJLP Consulting
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LANDMARK/PRESERVATION CONSULTANT:
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Jan Hird Pokorny Associates, Inc.
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TEL: 212 759 6462 FAX: 212 759 6540

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

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

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-010.00	
DOB PAGE No: 11 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BUILDINGS 421263505 Job Number
E301253505 Scan Code

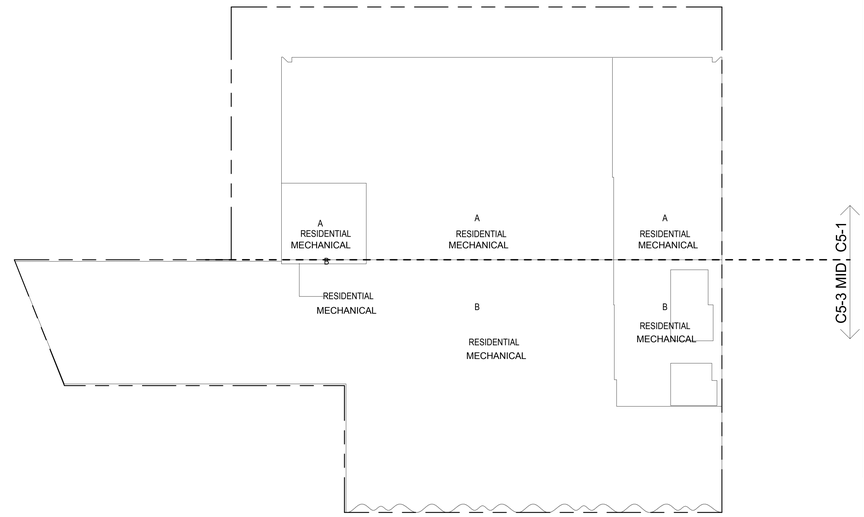
7TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	14,064	14,064	0
TOTAL		14,064	14,064	0

7TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	20,674	19,931	743
TOTAL		20,674	19,931	743

7TH FLOOR AREA CALCULATIONS				
ZONE C5-1 AND C5-3 MID				
USE		*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		34,738	33,995	743
TOTAL		34,738	33,995	743

7TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	7.1	63' - 9"	150' - 0"	9,561.9
RESIDENTIAL	M	7.2	41' - 7"	83' - 7"	3,477.7
RESIDENTIAL	M	7.3	30' - 5"	33' - 8"	1,024.5
SUBTOTAL					14,064.2

7TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	7.4	54' - 9"	331' - 2"	18,132.4
RESIDENTIAL	M	7.5	22' - 0"	79' - 2"	1,742.6
RESIDENTIAL	M	7.6	1' - 8"	33' - 8"	55.6
SUBTOTAL					19,930.6



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

ZONING AND DEDUCT LEGEND

DEDUCTIONS

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

DEVELOPMENT LOT LINE

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

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

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

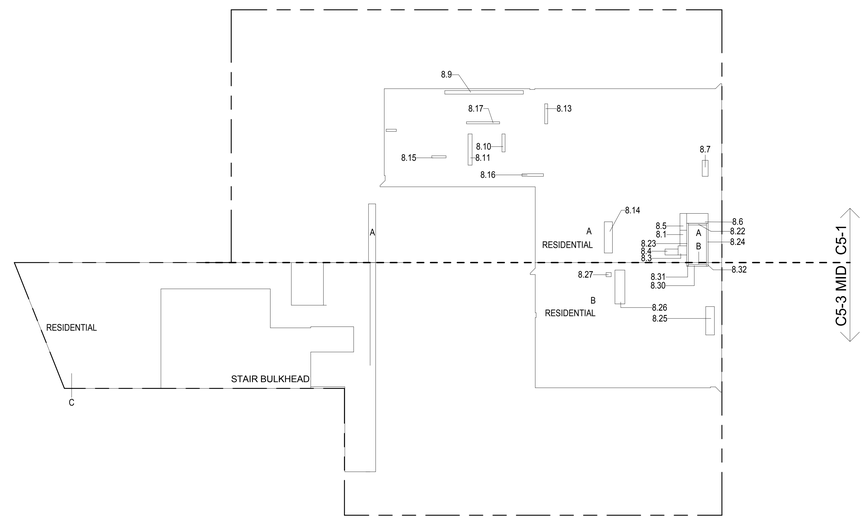
8TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,528	284	7,243
TOTAL		7,528	284	7,243

8TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	3,690	102	3,588
RESIDENTIAL	C	4,587	0	4,587
TOTAL		8,276	102	8,174

8TH FLOOR AREA CALCULATIONS				
ZONE C5-1 AND C5-3 MID				
USE		*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		15,804	386	15,418
TOTAL		15,804	386	15,418

8TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	8.1	2' - 8"	6' - 2"	16.7
RESIDENTIAL	M	8.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	8.4	2' - 4"	5' - 2"	12.3
RESIDENTIAL	P	8.5	2' - 8"	6' - 8"	17.9
RESIDENTIAL	P	8.6	3' - 11"	8' - 6"	33.3
RESIDENTIAL	P	8.7	2' - 4"	6' - 5"	14.9
RESIDENTIAL	P	8.9	1' - 5"	31' - 2"	44.8
RESIDENTIAL	P	8.10	1' - 3"	7' - 2"	8.9
RESIDENTIAL	P	8.11	1' - 7"	12' - 5"	19.7
RESIDENTIAL	P	8.13	1' - 2"	7' - 11"	9.4
RESIDENTIAL	P	8.14	3' - 3"	12' - 5"	40.3
RESIDENTIAL	P	8.15	0' - 10"	5' - 8"	4.9
RESIDENTIAL	P	8.16	1' - 0"	8' - 6"	8.5
RESIDENTIAL	P	8.17	0' - 10"	13' - 3"	11.0
RESIDENTIAL	P	8.18	0' - 11"	4' - 1"	3.7
RESIDENTIAL	ST	8.22	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	8.23	0' - 8"	15' - 7"	10.4
RESIDENTIAL	ST	8.24	0' - 8"	15' - 7"	10.4
SUBTOTAL					284.4

8TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	8.25	3' - 5"	11' - 3"	38.6
RESIDENTIAL	M	8.26	3' - 11"	13' - 5"	52.9
RESIDENTIAL	M	8.27	1' - 7"	2' - 1"	3.3
RESIDENTIAL	ST	8.30	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	8.31	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	8.32	0' - 8"	1' - 6"	1.0
SUBTOTAL					101.6



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

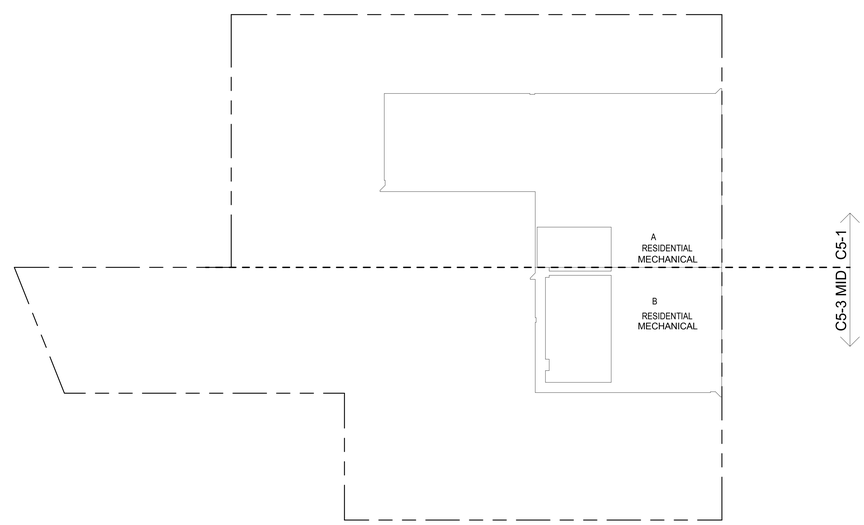
9TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,462	7,462	0
TOTAL		7,462	7,462	0

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

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

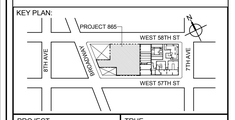
9TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	9.1	37' - 11"	184' - 4"	6,990.8
RESIDENTIAL	O	9.2	16' - 0"	29' - 5"	471.0
SUBTOTAL					7,461.8

9TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	9.3	24' - 6"	103' - 11"	2,549.2
RESIDENTIAL	O	9.4	23' - 10"	46' - 4"	1,103.4
RESIDENTIAL	O	9.5	1' - 6"	24' - 8"	36.9
SUBTOTAL					3,689.5



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

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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100 Church Street
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TEL: 212 385 1818 FAX: 212 385 1911

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAMES KING No. 028581 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-011.00
DOB PAGE No:	12 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED — Under Directive 2 of 1975 — Date: 07/09/2015: — NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E, SHEET SIZE

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

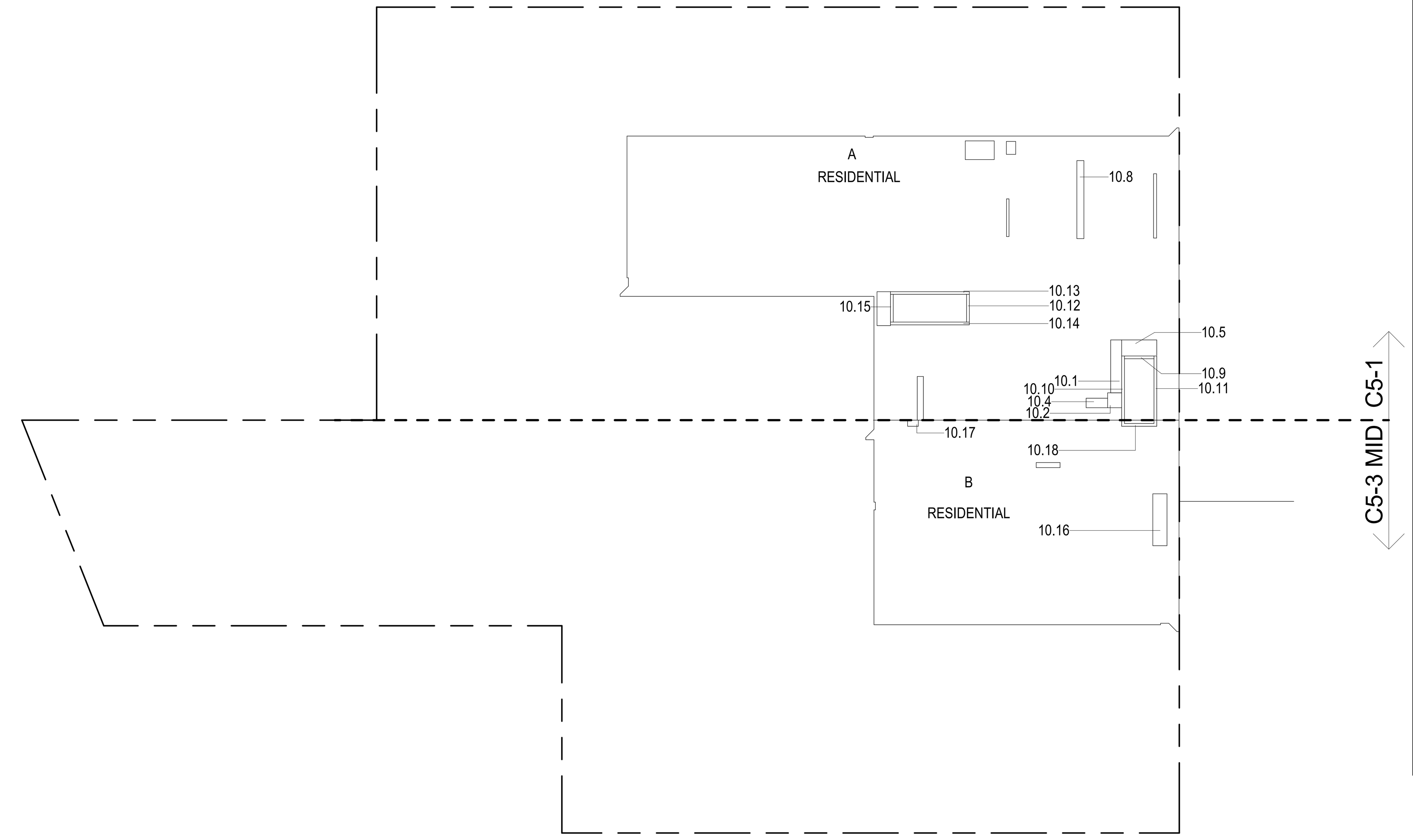
10TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,462	284	7,178
TOTAL		7,462	284	7,178

10TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	3,690	61	3,628
TOTAL		3,690	61	3,628

10TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,151	345	10,806
TOTAL	11,151	345	10,806

10TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	10.1	2' - 8"	12' - 11"	34.3
RESIDENTIAL	M	10.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	10.3	4' - 7"	7' - 0"	32.1
RESIDENTIAL	P	10.4	2' - 4"	5' - 3"	12.2
RESIDENTIAL	P	10.5	4' - 0"	8' - 4"	33.3
RESIDENTIAL	P	10.8	1' - 8"	19' - 0"	32.0
RESIDENTIAL	ST	10.9	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	10.10	0' - 8"	15' - 7"	10.4
RESIDENTIAL	ST	10.11	0' - 8"	15' - 7"	10.4
RESIDENTIAL	ST	10.12	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	10.13	0' - 8"	19' - 2"	12.8
RESIDENTIAL	ST	10.14	0' - 8"	19' - 2"	12.8
RESIDENTIAL	ST	10.15	0' - 8"	6' - 9"	4.5
RESIDENTIAL	M	10.19	2' - 4"	3' - 2"	7.2
RESIDENTIAL	M	10.20	3' - 3"	8' - 3"	27.1
RESIDENTIAL	P	10.21	0' - 7"	9' - 2"	5.5
RESIDENTIAL	P	10.22	0' - 9"	15' - 8"	11.5
RESIDENTIAL	P	10.23	1' - 6"	10' - 8"	16.1
SUBTOTAL					283.8

10TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	10.16	3' - 5"	12' - 7"	43.3
RESIDENTIAL	M	10.17	1' - 6"	2' - 7"	3.9
RESIDENTIAL	ST	10.18	0' - 8"	10' - 2"	6.8
RESIDENTIAL	P	10.24	1' - 3"	5' - 9"	7.1
SUBTOTAL					61.1



ZONING AND DEDUCT LEGEND

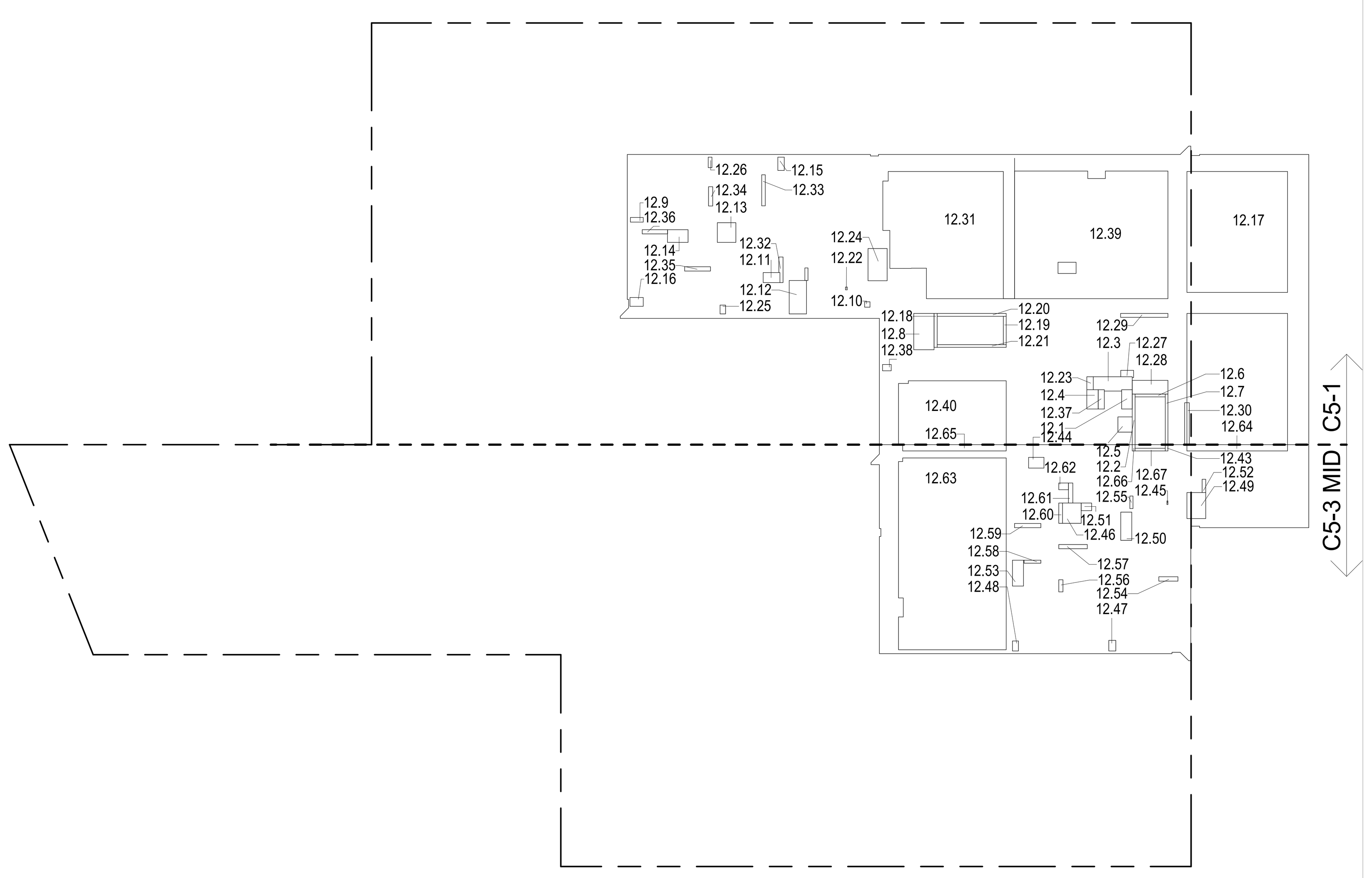
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

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

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

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

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



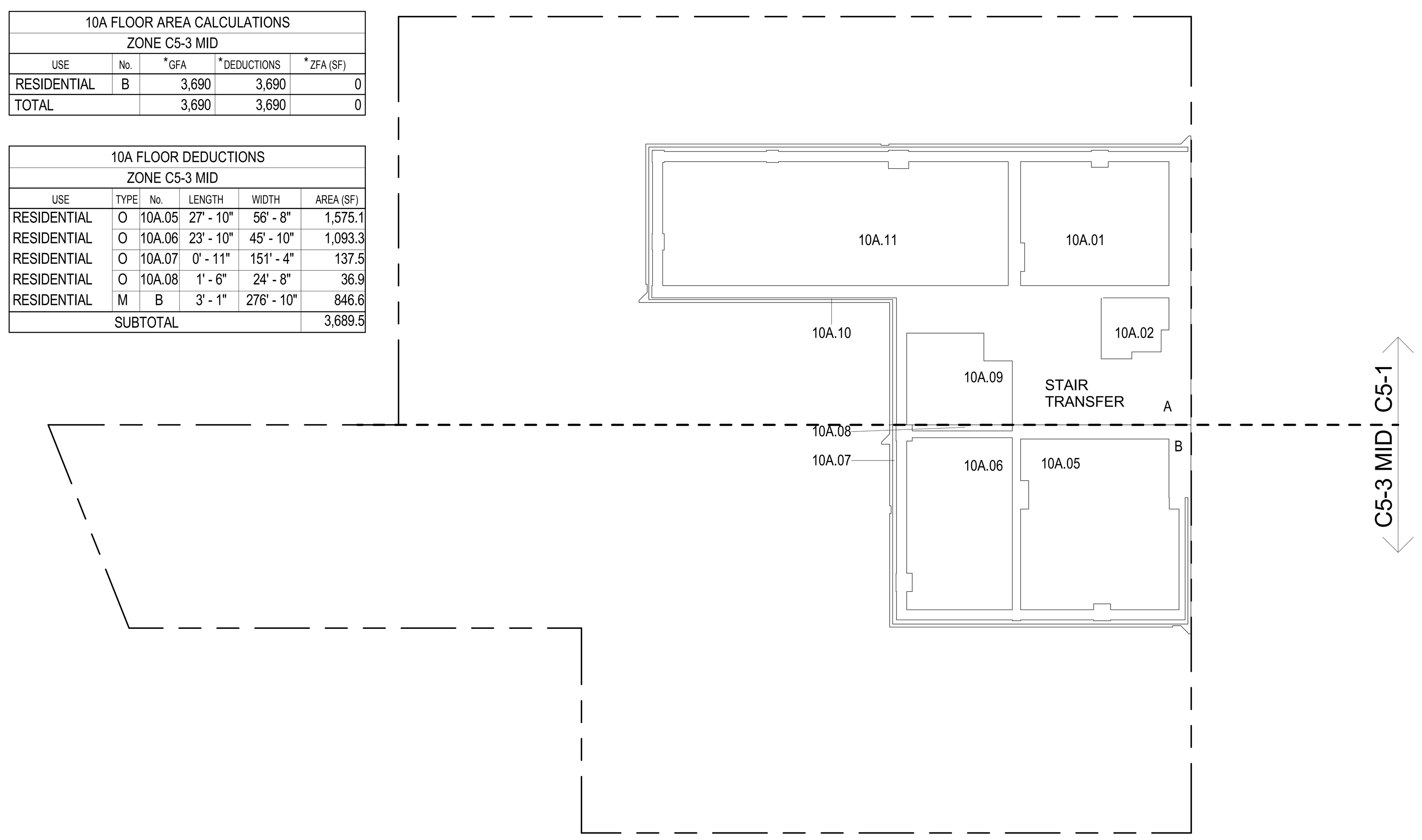
10A FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,462	7,462	0
TOTAL		7,462	7,462	0

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

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

10A FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	O	10A.01	24' - 7"	44' - 10"	1,100.5
RESIDENTIAL	O	10A.02	11' - 0"	20' - 5"	224.3
RESIDENTIAL	O	10A.09	17' - 2"	31' - 5"	538.9
RESIDENTIAL	O	10A.10	0' - 11"	261' - 8"	230.0
RESIDENTIAL	O	10A.11	29' - 1"	88' - 8"	2,581.8
RESIDENTIAL	M	A	5' - 9"	484' - 9"	2,786.3
SUBTOTAL					7,461.8

10A FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	O	10A.05	27' - 10"	56' - 8"	1,575.1
RESIDENTIAL	O	10A.06	23' - 10"	45' - 10"	1,093.3
RESIDENTIAL	O	10A.07	0' - 11"	151' - 4"	137.5
RESIDENTIAL	O	10A.08	1' - 6"	24' - 8"	36.9
RESIDENTIAL	M	B	3' - 1"	276' - 10"	846.6
SUBTOTAL					3,689.5



10A FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

12TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,396	4,078	5,318
TOTAL		9,396	4,078	5,318

12TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	1,389	2,854
TOTAL		4,243	1,389	2,854

12TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,640	5,467	8,172
TOTAL	13,640	5,467	8,172

12TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	12.1	2' - 7"	4' - 7"	11.6
RESIDENTIAL	ST	12.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	12.3	3' - 2"	9' - 6"	30.1
RESIDENTIAL	M	12.4	2' - 9"	4' - 7"	12.4
RESIDENTIAL	M	12.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	12.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	12.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	E	12.8	4' - 10"	8' - 8"	41.8
RESIDENTIAL	M	12.9	1' - 1"	3' - 1"	3.4
RESIDENTIAL	M	12.10	1' - 3"	1' - 3"	1.6
RESIDENTIAL	M	12.11	2' - 5"	4' - 0"	9.5
RESIDENTIAL	M	12.12	4' - 2"	7' - 11"	32.8
RESIDENTIAL	M	12.13	4' - 5"	4' - 8"	20.7
RESIDENTIAL	M	12.14	3' - 0"	4' - 11"	14.8
RESIDENTIAL	M	12.15	1' - 6"	3' - 2"	4.8
RESIDENTIAL	M	12.16	2' - 1"	3' - 2"	6.6
RESIDENTIAL	O	12.17	24' - 0"	28' - 9"	689.8
RESIDENTIAL	ST	12.18	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	12.19	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	12.20	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	12.21	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	12.22	0' - 5"	0' - 8"	0.3
RESIDENTIAL	P	12.23	1' - 6"	3' - 1"	4.8
RESIDENTIAL	M	12.24	4' - 6"	7' - 8"	34.7
RESIDENTIAL	M	12.25	1' - 3"	2' - 1"	2.7
RESIDENTIAL	M	12.26	0' - 11"	2' - 6"	2.3
SUBTOTAL					

12TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	12.27	1' - 5"	3' - 5"	4.8
RESIDENTIAL	M	12.28	3' - 4"	8' - 6"	28.0
RESIDENTIAL	P	12.29	0' - 11"	11' - 4"	10.4
RESIDENTIAL	P	12.30	0' - 7"	10' - 0"	5.6
RESIDENTIAL	O	12.31	19' - 9"	39' - 3"	776.3
RESIDENTIAL	P	12.32	0' - 11"	6' - 2"	5.5
RESIDENTIAL	P	12.33	0' - 10"	7' - 5"	6.2
RESIDENTIAL	P	12.34	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	12.35	1' - 0"	6' - 2"	6.1
RESIDENTIAL	P	12.36	1' - 0"	6' - 0"	6.0
RESIDENTIAL	E	12.37	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	12.38	1' - 6"	2' - 1"	3.2
RESIDENTIAL	O	12.39	24' - 11"	43' - 9"	1,091.2
RESIDENTIAL	O	12.40	15' - 1"	25' - 9"	388.1
RESIDENTIAL	P	12.41	0' - 9"	3' - 0"	2.2
RESIDENTIAL	O	12.42	23' - 3"	31' - 11"	743.1
SUBTOTAL					4,078.0

12TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	12.43	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	12.44	2' - 7"	3' - 8"	9.5
RESIDENTIAL	M	12.45	0' - 3"	0' - 10"	0.2
RESIDENTIAL	M	12.46	4' - 5"	4' - 10"	21.4
RESIDENTIAL	M	12.47	1' - 8"	2' - 6"	4.2
RESIDENTIAL	M	12.48	1' - 5"	2' - 5"	3.4
RESIDENTIAL	M	12.49	4' - 7"	6' - 1"	27.7
RESIDENTIAL	M	12.50	2' - 8"	6' - 9"	17.8
RESIDENTIAL	M	12.51	1' - 10"	2' - 6"	4.5
RESIDENTIAL	P	12.52	0' - 10"	3' - 2"	2.6
RESIDENTIAL	M	12.53	2' - 8"	6' - 2"	16.2
RESIDENTIAL	P	12.54	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	12.55	0' - 9"	3' - 0"	2.2
RESIDENTIAL	P	12.56	1' - 0"	2' - 11"	2.9
RESIDENTIAL	P	12.57	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	12.58	0' - 9"	4' - 0"	2.9
RESIDENTIAL	P	12.59	1' - 0"	6' - 3"	6.3
RESIDENTIAL	P	12.60	0' - 11"	4' - 10"	4.3
RESIDENTIAL	P	12.61	1' - 0"	4' - 9"	4.9
RESIDENTIAL	M	12.62	1' - 7"	2' - 4"	3.7
RESIDENTIAL	O	12.63	24' - 1"	48' - 4"	1,163.7
RESIDENTIAL	O	12.64	1' - 6"	24' - 0"	35.9
RESIDENTIAL	O	12.65	1' - 6"	24' - 7"	36.9
RESIDENTIAL	ST	12.66	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	12.67	0' - 8"	7' - 2"	4.8
SUBTOTAL					1,389.4

12TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (4)
3/64" = 1'-0"

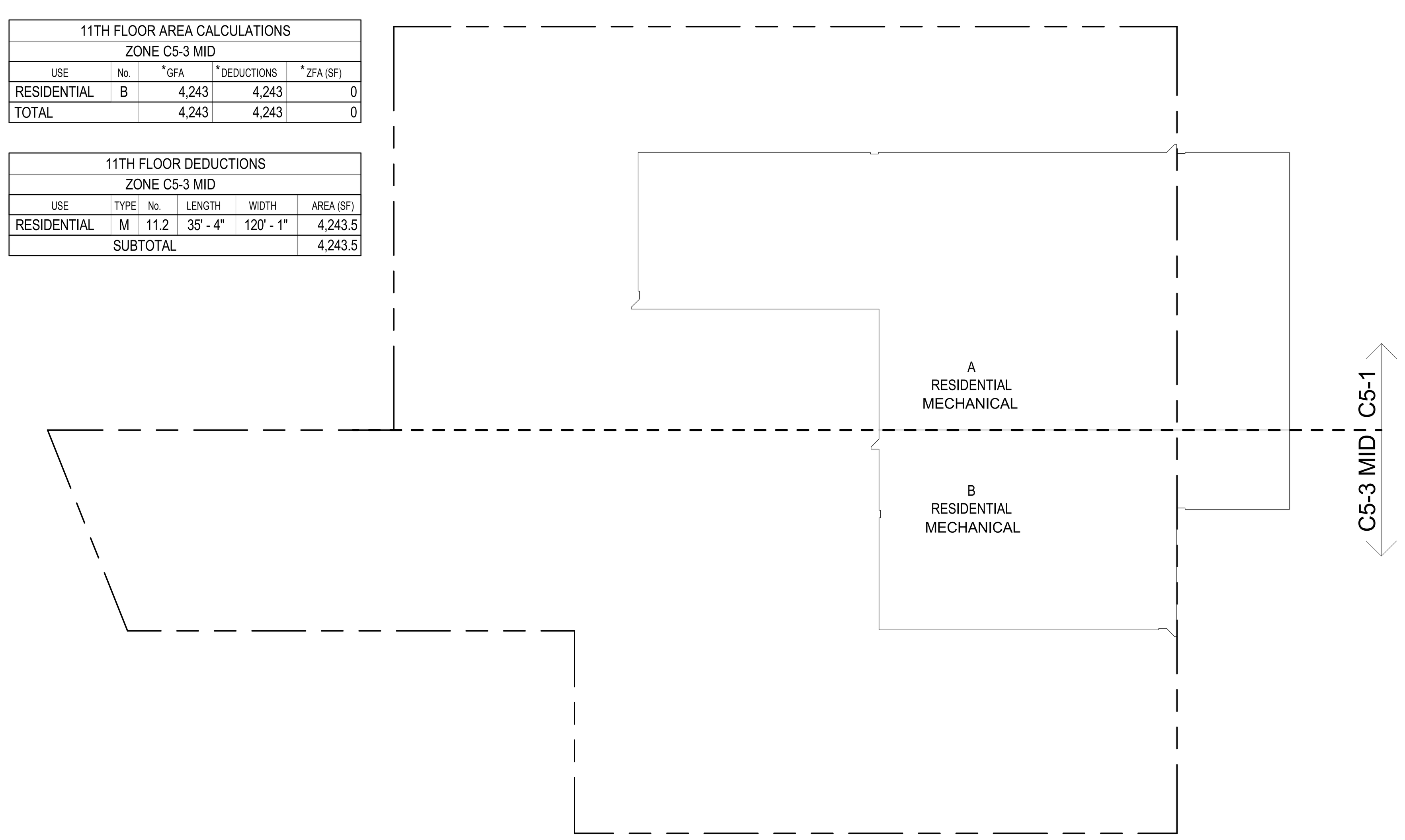
11TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	9,401	0
TOTAL		9,401	9,401	0

11TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	4,243	0
TOTAL		4,243	4,243	0

11TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	13,645	0
TOTAL	13,645	13,645	0

11TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	11.1	51' - 3"	183' - 5"	9,401.3
SUBTOTAL					9,401.3

11TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	11.2	35' - 4"	120' - 1"	4,243.5
SUBTOTAL					4,243.5

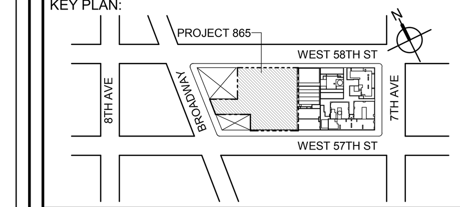


11TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES218031890 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
10TH, 10A, 11TH, 12TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-012.00**
DOB PAGE No:	13 of 500

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number

ES885447933 Scan Code

13TH FLOOR AREA CALCULATIONS — ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	681	8,721
TOTAL		9,401	681	8,721

13TH FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	13.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	E	13.2	5' - 0"	8' - 10"	43.7
RESIDENTIAL	E	13.3	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	13.4	3' - 3"	9' - 7"	31.2
RESIDENTIAL	M	13.5	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	13.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	13.7	3' - 9"	8' - 7"	32.2
RESIDENTIAL	M	13.8	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	13.9	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	13.10	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	13.11	1' - 9"	2' - 4"	4.2
RESIDENTIAL	M	13.12	2' - 6"	3' - 9"	9.3
RESIDENTIAL	M	13.13	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	13.14	4' - 9"	4' - 10"	22.9
RESIDENTIAL	M	13.15	2' - 8"	2' - 10"	7.5
RESIDENTIAL	M	13.16	4' - 7"	5' - 5"	25.1
RESIDENTIAL	M	13.17	1' - 9"	3' - 10"	6.9
RESIDENTIAL	M	13.18	1' - 0"	1' - 0"	0.9
RESIDENTIAL	M	13.19	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	13.20	4' - 6"	7' - 11"	35.4
RESIDENTIAL	M	13.21	4' - 5"	4' - 8"	20.7
RESIDENTIAL	M	13.22	3' - 1"	4' - 11"	15.0
RESIDENTIAL	M	13.23	1' - 6"	3' - 2"	4.7
RESIDENTIAL	M	13.24	2' - 2"	3' - 0"	6.5
RESIDENTIAL	M	13.25	2' - 1"	3' - 2"	6.6
RESIDENTIAL	M	13.26	2' - 0"	3' - 3"	6.6
RESIDENTIAL	M	13.27	1' - 6"	2' - 1"	3.2
RESIDENTIAL	M	13.28	1' - 7"	2' - 7"	4.0
RESIDENTIAL	M	13.29	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	13.30	2' - 4"	2' - 9"	6.5
RESIDENTIAL	M	13.31	4' - 6"	7' - 8"	34.5
RESIDENTIAL	M	13.32	1' - 4"	2' - 1"	2.7
RESIDENTIAL	M	13.33	0' - 11"	2' - 6"	2.3
RESIDENTIAL	P	13.34	0' - 9"	1' - 6"	1.1
RESIDENTIAL	M	13.35	2' - 11"	2' - 11"	8.5
SUBTOTAL					

13TH FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	13.36	2' - 8"	3' - 4"	8.7
RESIDENTIAL	M	13.37	1' - 5"	2' - 11"	4.2
RESIDENTIAL	M	13.38	3' - 4"	9' - 0"	29.6
RESIDENTIAL	M	13.39	0' - 11"	0' - 11"	0.8
RESIDENTIAL	M	13.40	4' - 8"	4' - 10"	22.7
RESIDENTIAL	P	13.41	1' - 7"	3' - 3"	5.1
RESIDENTIAL	P	13.42	0' - 11"	11' - 4"	10.4
RESIDENTIAL	P	13.43	1' - 0"	5' - 9"	5.9
RESIDENTIAL	P	13.44	1' - 3"	1' - 7"	2.0
RESIDENTIAL	ST	13.45	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	13.46	1' - 0"	10' - 0"	10.3
RESIDENTIAL	P	13.47	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	13.48	0' - 9"	4' - 6"	3.2
RESIDENTIAL	P	13.49	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	13.50	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	13.51	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	13.52	1' - 0"	6' - 6"	6.5
RESIDENTIAL	P	13.53	0' - 8"	3' - 1"	2.1
RESIDENTIAL	P	13.54	1' - 0"	5' - 11"	6.1
RESIDENTIAL	ST	13.55	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	13.56	0' - 8"	6' - 9"	4.5
RESIDENTIAL	P	13.57	0' - 8"	6' - 5"	4.4
RESIDENTIAL	P	13.58	1' - 2"	3' - 11"	4.6
RESIDENTIAL	P	13.59	1' - 2"	4' - 9"	5.5
RESIDENTIAL	P	13.60	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	13.61	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	13.62	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	13.63	1' - 0"	6' - 10"	6.8
RESIDENTIAL	ST	13.64	0' - 9"	8' - 1"	5.9
RESIDENTIAL	P	13.65	1' - 1"	6' - 1"	6.4
RESIDENTIAL	ST	13.66	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	13.67	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	13.68	0' - 8"	12' - 1"	8.0
RESIDENTIAL	P	13.69	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	13.70	1' - 0"	6' - 9"	6.7
RESIDENTIAL	P	13.71	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	13.72	0' - 8"	2' - 4"	1.6
RESIDENTIAL	M	13.73	1' - 0"	1' - 0"	0.9
SUBTOTAL					680.8

13TH FLOOR AREA CALCULATIONS — ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	267	3,976
TOTAL		4,243	267	3,976

13TH FLOOR DEDUCTIONS — ZONE C5-3 MID

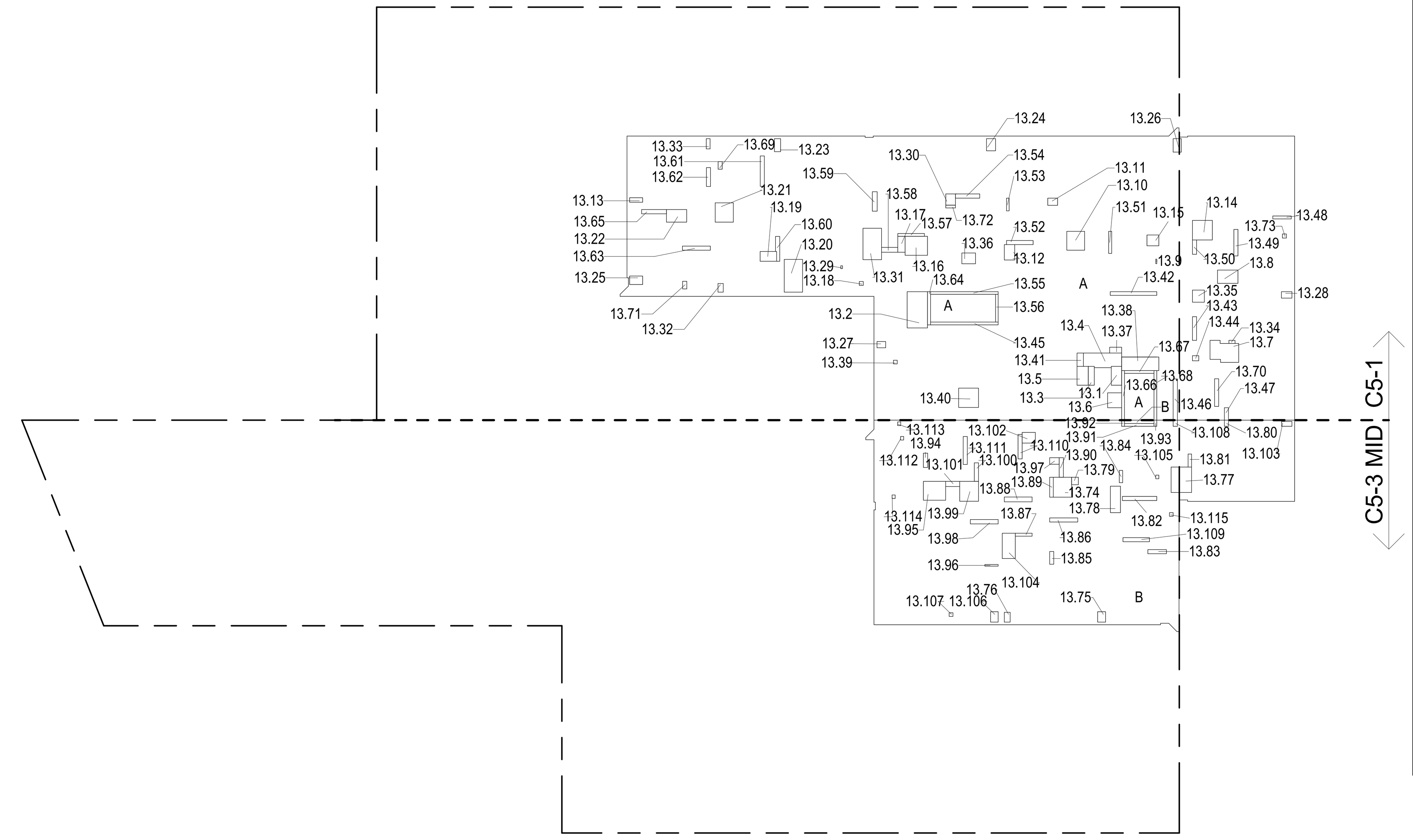
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	13.74	4' - 5"	4' - 10"	21.4
RESIDENTIAL	M	13.75	1' - 11"	2' - 6"	4.8
RESIDENTIAL	M	13.76	1' - 5"	2' - 5"	3.4
RESIDENTIAL	M	13.77	5' - 1"	6' - 0"	30.8
RESIDENTIAL	M	13.78	2' - 6"	6' - 6"	15.9
RESIDENTIAL	M	13.79	1' - 7"	1' - 10"	2.9
RESIDENTIAL	P	13.80	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	13.81	0' - 10"	3' - 2"	2.6
RESIDENTIAL	P	13.82	1' - 0"	8' - 4"	8.3
RESIDENTIAL	P	13.83	1' - 0"	4' - 6"	4.5
RESIDENTIAL	P	13.84	0' - 10"	3' - 0"	2.5
RESIDENTIAL	P	13.85	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	13.86	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	13.87	0' - 9"	4' - 1"	3.0
RESIDENTIAL	P	13.88	1' - 2"	6' - 9"	7.8
RESIDENTIAL	P	13.89	0' - 11"	4' - 10"	4.3
RESIDENTIAL	P	13.90	1' - 0"	4' - 9"	4.9
RESIDENTIAL	ST	13.91	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	13.92	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	13.93	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	13.94	1' - 0"	3' - 6"	3.6
RESIDENTIAL	M	13.95	4' - 7"	5' - 5"	24.9
RESIDENTIAL	P	13.96	0' - 5"	3' - 3"	1.3
RESIDENTIAL	M	13.97	1' - 7"	2' - 4"	3.7
RESIDENTIAL	P	13.98	1' - 1"	6' - 9"	7.2
RESIDENTIAL	M	13.99	4' - 7"	4' - 10"	22.1
RESIDENTIAL	P	13.100	1' - 0"	4' - 6"	4.7
RESIDENTIAL	P	13.101	1' - 3"	3' - 5"	4.2
RESIDENTIAL	M	13.102	2' - 7"	3' - 2"	8.2
RESIDENTIAL	M	13.103	1' - 2"	2' - 6"	3.0
RESIDENTIAL	M	13.104	3' - 2"	6' - 2"	19.3
RESIDENTIAL	M	13.105	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	13.106	1' - 10"	2' - 6"	4.7
RESIDENTIAL	M	13.107	0' - 11"	0' - 11"	0.8
SUBTOTAL					

13TH FLOOR AREA CALCULATIONS — ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	948	12,697
TOTAL	13,645	948	12,697

13TH FLOOR DEDUCTIONS — ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	13.108	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	13.109	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	13.110	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	13.111	1' - 0"	6' - 9"	6.8
RESIDENTIAL	P	13.112	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	13.113	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	13.114	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	13.115	0' - 11"	0' - 11"	0.8
SUBTOTAL					267.1



13TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

14TH FLOOR AREA CALCULATIONS — ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	687	8,714
TOTAL		9,401	687	8,714

14TH FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	14.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	E	14.2	5' - 0"	8' - 10"	43.7
RESIDENTIAL	E	14.3	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	14.4	3' - 3"	9' - 7"	31.2
RESIDENTIAL	M	14.5	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	14.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	14.7	4' - 5"	7' - 6"	33.0
RESIDENTIAL	M	14.8	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	14.9	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	14.10	4' - 4"	4' - 7"	19.9
RESIDENTIAL	ST	14.11	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	14.12	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	14.13	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	14.14	1' - 9"	2' - 4"	4.2
RESIDENTIAL	M	14.15	2' - 6"	3' - 9"	9.3
RESIDENTIAL	M	14.16	1' - 6"	3' - 2"	4.7
RESIDENTIAL	M	14.17	4' - 9"	4' - 10"	22.9
RESIDENTIAL	M	14.18	2' - 8"	2' - 10"	7.5
RESIDENTIAL	M	14.19	4' - 7"	5' - 5"	25.1
RESIDENTIAL	M	14.20	1' - 9"	3' - 10"	6.9
RESIDENTIAL	M	14.21	1' - 0"	1' - 0"	0.9
RESIDENTIAL	M	14.22	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	14.23	4' - 6"	7' - 11"	35.4
RESIDENTIAL	M	14.24	4' - 5"	4' - 8"	20.7
RESIDENTIAL	M	14.25	3' - 1"	4' - 11"	15.0
RESIDENTIAL	M	14.26	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	14.27	2' - 2"	3' - 0"	6.5
RESIDENTIAL	M	14.28	2' - 1"	3' - 2"	6.6
RESIDENTIAL	M	14.29	2' - 0"	3' - 3"	6.6
RESIDENTIAL	M	14.30	1' - 7"	2' - 7"	4.0
RESIDENTIAL	ST	14.31	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	14.32	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	14.33	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	14.34	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	14.35	0' - 5"	0' - 8"	0.3
SUBTOTAL					

14TH FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	14.36	1' - 7"	3' - 3"	5.1
RESIDENTIAL	M	14.37	2' - 4"	2' - 9"	6.5
RESIDENTIAL	M	14.38	4' - 6"	7' - 8"	34.5
RESIDENTIAL	M	14.39	1' - 4"	2' - 1"	2.7
RESIDENTIAL	M	14.40	0' - 11"	2' - 6"	2.3
RESIDENTIAL	M	14.41	2' - 11"	2' - 11"	8.5
RESIDENTIAL	M	14.42	2' - 8"	3' - 4"	8.7
RESIDENTIAL	M	14.43	1' - 5"	2' - 11"	4.2
RESIDENTIAL	M	14.44	3' - 4"	9' - 0"	29.6
RESIDENTIAL	M	14.45	0' - 11"	0' - 11"	0.8
RESIDENTIAL	P	14.46	0' - 11"	11' - 4"	10.4
RESIDENTIAL	P	14.47	1' - 0"	5' - 9"	5.9
RESIDENTIAL	P	14.48	1' - 3"	3' - 9"	4.7
RESIDENTIAL	P	14.49	1' - 0"	10' - 0"	10.3
RESIDENTIAL	P	14.50	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	14.51	0' - 9"	4' - 6"	3.2
RESIDENTIAL	P	14.52	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	14.53	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	14.54	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	14.55	1' - 0"	6' - 6"	6.5
RESIDENTIAL	P	14.56	0' - 8"	3' - 1"	2.1
RESIDENTIAL	P	14.57	1' - 0"	5' - 11"	6.1
RESIDENTIAL	P	14.58	0' - 8"	6' - 5"	4.4
RESIDENTIAL	P	14.59	1' - 2"	3' - 11"	4.6
RESIDENTIAL	P	14.60	1' - 2"	4' - 9"	5.5
RESIDENTIAL	P	14.61	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	14.62	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	14.63	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	14.64	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	14.65	1' - 1"	6' - 1"	6.4
RESIDENTIAL	M	14.66	1' - 6"	2' - 1"	3.2
RESIDENTIAL	M	14.67	4' - 8"	4' - 10"	22.7
RESIDENTIAL	P	14.68	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	14.69	1' - 0"	6' - 9"	6.7
RESIDENTIAL	P	14.70	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	14.71	0' - 8"	2' - 4"	1.6
RESIDENTIAL	M	14.72	1' - 0"	1' - 0"	0.9
RESIDENTIAL	P	14.73	0' - 7"	4' - 6"	2.5
RESIDENTIAL	M	14.74	0' - 7"	3' - 0"	1.7
SUBTOTAL					687.5

14TH FLOOR AREA CALCULATIONS — ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	267	3,976
TOTAL		4,243	267	3,976

14TH FLOOR DEDUCTIONS — ZONE C5-3 MID

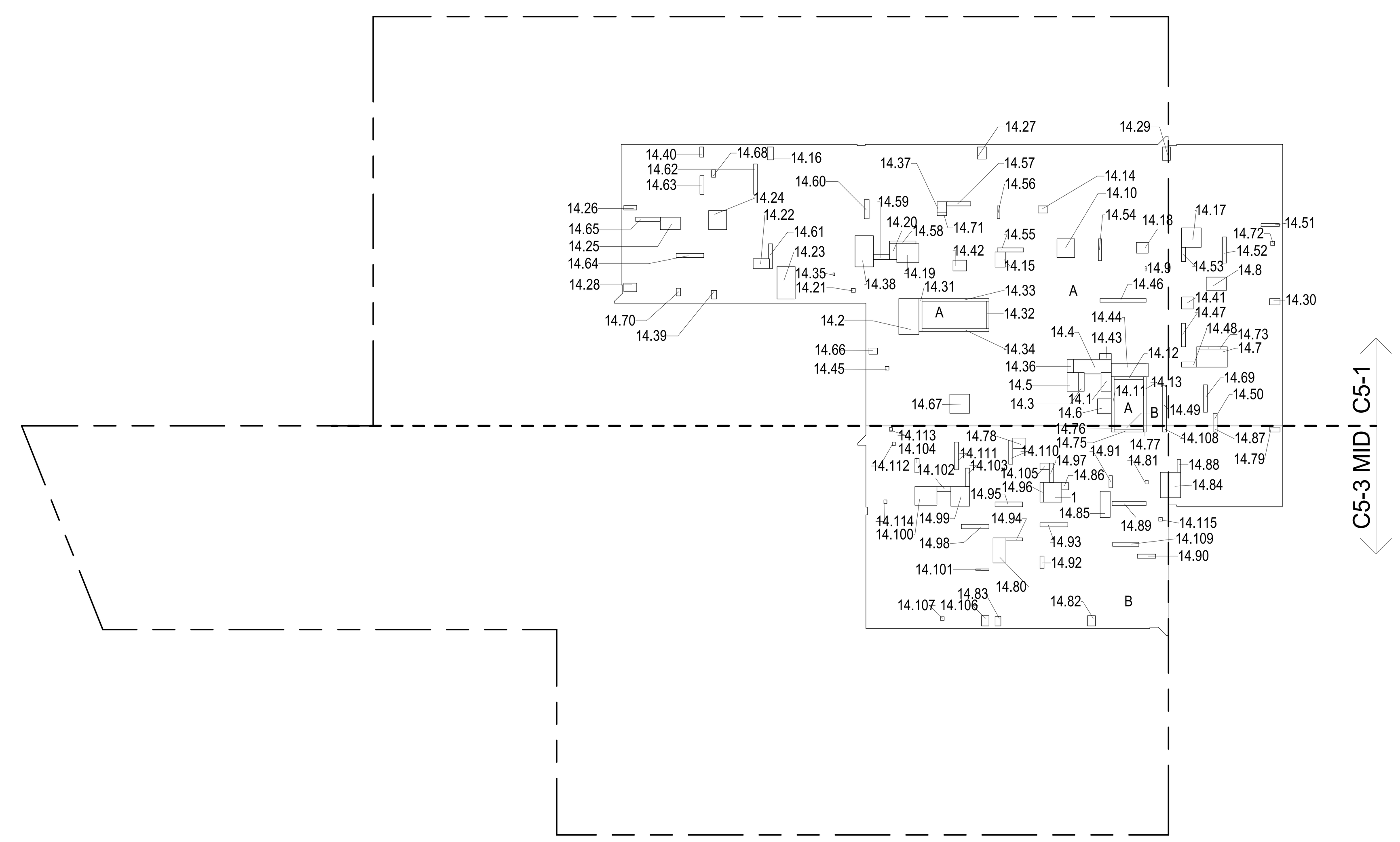
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	1	4' - 5"	4' - 10"	21.4
RESIDENTIAL	ST	14.75	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	14.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	14.77	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	14.78	2' - 7"	3' - 2"	8.2
RESIDENTIAL	M	14.79	1' - 2"	2' - 6"	3.0
RESIDENTIAL	M	14.80	3' - 2"	6' - 2"	19.3
RESIDENTIAL	M	14.81	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	14.82	1' - 11"	2' - 6"	4.8
RESIDENTIAL	M	14.83	1' - 5"	2' - 5"	3.4
RESIDENTIAL	M	14.84	5' - 1"	6' - 0"	30.8
RESIDENTIAL	M	14.85	2' - 6"	6' - 6"	15.9
RESIDENTIAL	M	14.86	1' - 7"	1' - 10"	2.9
RESIDENTIAL	P	14.87	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	14.88	0' - 10"	3' - 2"	2.6
RESIDENTIAL	P	14.89	1' - 0"	8' - 4"	8.3
RESIDENTIAL	P	14.90	1' - 0"	4' - 6"	4.5
RESIDENTIAL	P	14.91	0' - 10"	3' - 0"	2.5
RESIDENTIAL	P	14.92	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	14.93	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	14.94	0' - 9"	4' - 1"	3.0
RESIDENTIAL	P	14.95	1' - 2"	6' - 9"	7.8
RESIDENTIAL	P	14.96	0' - 11"	4' - 10"	4.3
RESIDENTIAL	P	14.97	1' - 0"	4' - 9"	4.9
RESIDENTIAL	P	14.98	1' - 1"	6' - 9"	7.2
RESIDENTIAL	M	14.99	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	14.100	4' - 7"	5' - 5"	24.9
RESIDENTIAL	P	14.101	0' - 5"	3' - 3"	1.3
RESIDENTIAL	P	14.102	1' - 3"	3' - 5"	4.2
RESIDENTIAL	P	14.103	1' - 0"	4' - 6"	4.7
RESIDENTIAL	P	14.104	1' - 0"	3' - 6"	3.6
RESIDENTIAL	M	14.105	1' - 7"	2' - 4"	3.7
RESIDENTIAL	M	14.106	1' - 10"	2' - 6"	4.7
RESIDENTIAL	M	14.107	0' - 11"	0' - 11"	0.8
SUBTOTAL					

14TH FLOOR AREA CALCULATIONS — ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	955	12,690
TOTAL	13,645	955	12,690

14TH FLOOR DEDUCTIONS — ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	14.108	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	14.109	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	14.110	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	14.111	1' - 0"	6' - 9"	6.8
RESIDENTIAL	P	14.112	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	14.113	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	14.114	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	14.115	0' - 11"	0' - 11"	0.8
SUBTOTAL					267.1



14TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

15TH FLOOR AREA CALCULATIONS — ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	705	8,696
TOTAL		9,401	705	8,696

15TH FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	15.1	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	15.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	15.3	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	15.4	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	15.5	4' - 5"	7' - 6"	33.0
RESIDENTIAL	M	15.6	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	15.7	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	15.8	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	15.9	1' - 9"	2' - 4"	4.2
RESIDENTIAL	M	15.10	2' - 6"	3' - 9"	9.3
RESIDENTIAL	E	15.11	5' - 0"	8' - 10"	43.7
RESIDENTIAL	M	15.12	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	15.13	4' - 9"	4' - 10"	22.9
RESIDENTIAL	M	15.14	2' - 8"	2' - 10"	7.5
RESIDENTIAL	M	15.15	4' - 7"	5' - 5"	25.1
RESIDENTIAL	M	15.16	1' - 9"	3' - 10"	6.9
RESIDENTIAL	M	15.17	1' - 0"	1' - 0"	0.9
RESIDENTIAL	M	15.18	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	15.19	4' - 6"	7' - 11"	35.4
RESIDENTIAL	M	15.20	4' - 5"	4' - 8"	20.7
RESIDENTIAL	M	15.21	3' - 1"	4' - 11"	15.0
RESIDENTIAL	M	15.22	1' - 6"	3' - 2"	4.7
RESIDENTIAL	M	15.23	2' - 2"	3' - 0"	6.5
RESIDENTIAL	M	15.24	2' - 1"	3' - 2"	6.6
RESIDENTIAL	M	15.25	2' - 0"	3' - 3"	6.6
RESIDENTIAL	M	15.26	1' - 7"	2' - 7"	4.0
RESIDENTIAL	ST	15.27	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	15.28	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	15.29	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	15.30	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	15.31	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	15.32	2' - 4"	2' - 9"	6.5
RESIDENTIAL	M	15.33	4' - 6"	7' - 8"	34.5
RESIDENTIAL	M	15.34	1' - 4"	2' - 1"	2.7
RESIDENTIAL	M	15.35	0' - 11"	2' - 6"	2.3
SUBTOTAL					

15TH FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	15.36	2' - 11"	2' - 11"	8.5
RESIDENTIAL	M	15.38	2' - 8"	3' - 4"	8.7
RESIDENTIAL	M	15.39	0' - 11"	0' - 11"	0.8
RESIDENTIAL	P	15.40	0' - 11"	11' - 4"	10.4
RESIDENTIAL	P	15.41	1' - 0"	5' - 9"	5.9
RESIDENTIAL	P	15.42	1' - 3"	3' - 9"	4.7
RESIDENTIAL	P	15.43	1' - 0"	10' - 0"	10.3
RESIDENTIAL	P	15.44	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	15.45	0' - 9"	4' - 6"	3.2
RESIDENTIAL	P	15.46	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	15.47	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	15.48	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	15.49	1' - 0"	6' - 6"	6.5
RESIDENTIAL	P	15.50	0' - 8"	3' - 1"	2.1
RESIDENTIAL	P	15.51	1' - 0"	5' - 11"	6.1
RESIDENTIAL	P	15.52	0' - 8"	6' - 5"	4.4
RESIDENTIAL	P	15.53	1' - 2"	3' - 11"	4.6
RESIDENTIAL	P	15.54	1' - 2"	4' - 9"	5.5
RESIDENTIAL	P	15.55	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	15.56	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	15.57	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	15.58	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	15.59	1' - 1"	6' - 1"	6.4
RESIDENTIAL	M	15.60	1' - 6"	2' - 1"	3.2
RESIDENTIAL	M	15.61	4' - 8"	4' - 10"	22.7
RESIDENTIAL	P	15.62	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	15.63	1' - 0"	6' - 9"	6.7
RESIDENTIAL	P	15.64	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	15.65	0' - 8"	2' - 4"	1.6
RESIDENTIAL	M	15.66	1' - 0"	1' - 0"	0.9
RESIDENTIAL	P	15.67	0' - 7"	4' - 6"	2.5
RESIDENTIAL	M	15.68	0' - 7"	3' - 0"	1.7
RESIDENTIAL	E	15.69	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	15.70	3' - 3"	9' - 3"	30.0
RESIDENTIAL	M	15.71	2' - 9"	4' - 7"	12.6
RESIDENTIAL	P	15.72	1' - 7"	3' - 3"	5.1
RESIDENTIAL	M	15.73	1' - 5"	2' - 11"	4.2
RESIDENTIAL	M	15.74	3' - 4"	9' - 0"	29.6
SUBTOTAL					705.1

15TH FLOOR AREA CALCULATIONS — ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	267	3,976
TOTAL		4,243	267	3,976

15TH FLOOR DEDUCTIONS — ZONE C5-3 MID

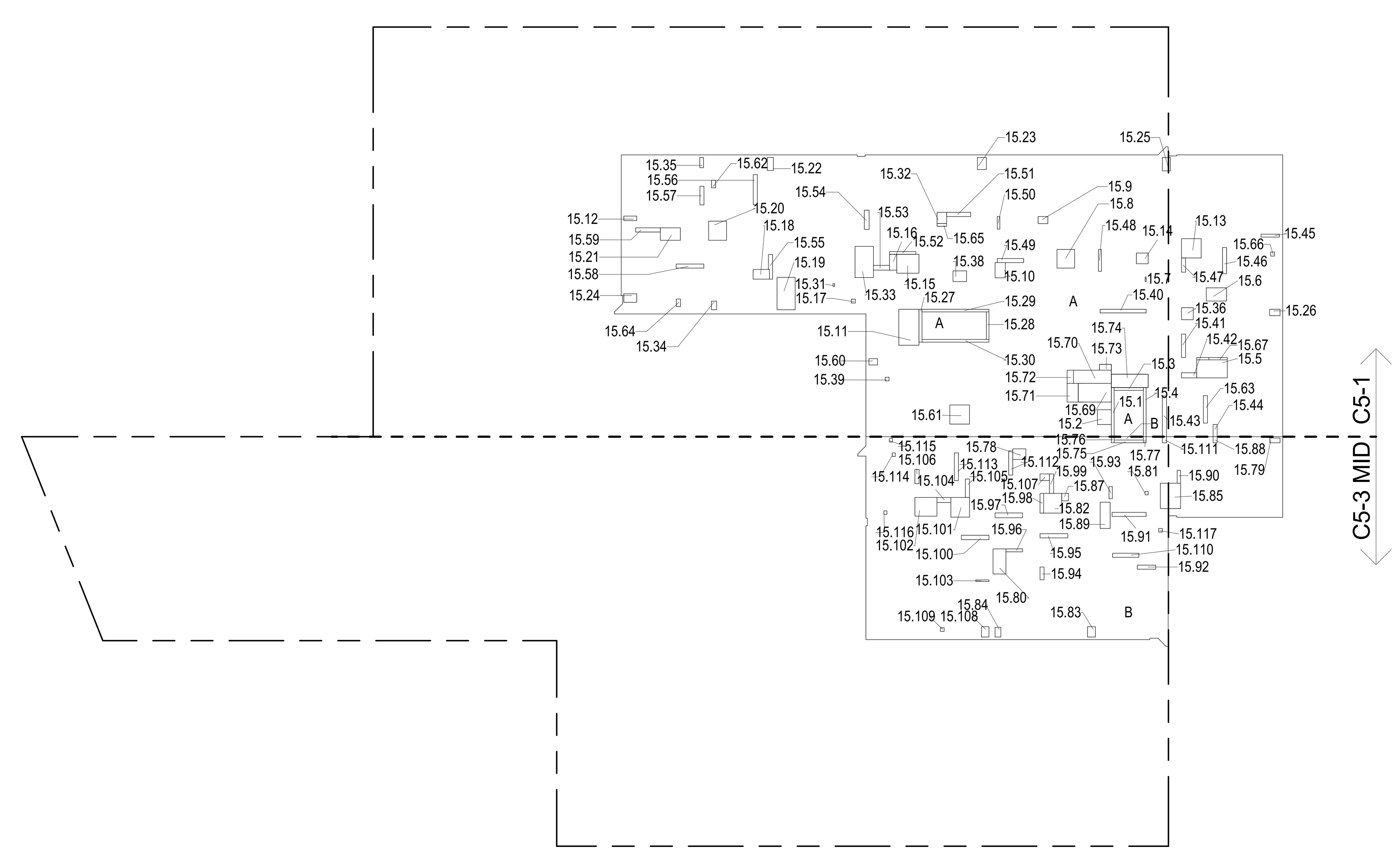
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	15.75	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	15.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	15.77	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	15.78	2' - 7"	3' - 2"	8.2
RESIDENTIAL	M	15.79	1' - 2"	2' - 6"	3.0
RESIDENTIAL	M	15.80	3' - 2"	6' - 2"	19.3
RESIDENTIAL	M	15.81	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	15.82	4' - 5"	4' - 10"	21.4
RESIDENTIAL	M	15.83	1' - 11"	2' - 6"	4.8
RESIDENTIAL	M	15.84	1' - 5"	2' - 5"	3.4
RESIDENTIAL	M	15.85	5' - 1"	6' - 0"	30.8
RESIDENTIAL	M	15.87	1' - 7"	1' - 10"	2.9
RESIDENTIAL	P	15.88	1' - 0"	1' - 6"	1.5
RESIDENTIAL	M	15.89	2' - 6"	6' - 6"	15.9
RESIDENTIAL	P	15.90	0' - 10"	3' - 2"	2.6
RESIDENTIAL	P	15.91	1' - 0"	8' - 4"	8.3
RESIDENTIAL	P	15.92	1' - 0"	4' - 6"	4.5
RESIDENTIAL	P	15.93	0' - 10"	3' - 0"	2.5
RESIDENTIAL	P	15.94	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	15.95	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	15.96	0' - 9"	4' - 1"	3.0
RESIDENTIAL	P	15.97	1' - 2"	6' - 9"	7.8
RESIDENTIAL	P	15.98	0' - 11"	4' - 10"	4.3
RESIDENTIAL	P	15.99	1' - 0"	4' - 9"	4.9
RESIDENTIAL	P	15.100	1' - 1"	6' - 9"	7.2
RESIDENTIAL	M	15.101	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	15.102	4' - 7"	5' - 5"	24.9
RESIDENTIAL	P	15.103	0' - 5"	3' - 3"	1.3
RESIDENTIAL	P	15.104	1' - 3"	3' - 5"	4.2
RESIDENTIAL	P	15.105	1' - 0"	4' - 6"	4.7
RESIDENTIAL	P	15.106	1' - 0"	3' - 6"	3.6
RESIDENTIAL	M	15.107	1' - 7"	2' - 4"	3.7
RESIDENTIAL	M	15.108	1' - 10"	2' - 6"	4.7
RESIDENTIAL	M	15.109	0' - 11"	0' - 11"	0.8
SUBTOTAL					

15TH FLOOR AREA CALCULATIONS — ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	972	12,673
TOTAL	13,645	972	12,673

15TH FLOOR DEDUCTIONS — ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	15.110	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	15.111	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	15.112	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	15.113	1' - 0"	6' - 9"	6.8
RESIDENTIAL	P	15.114	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	15.115	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	15.116	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	15.117	0' - 11"	0' - 11"	0.8
SUBTOTAL					267.1



15TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

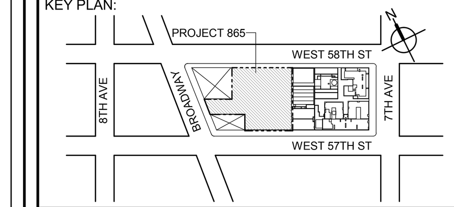
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

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

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

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

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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STRUCTURAL ENGINEERS:
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New York, NY 10017 USA
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MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-013.00**
DOB PAGE No:	14 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

16TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	681	8,721
TOTAL		9,401	681	8,721

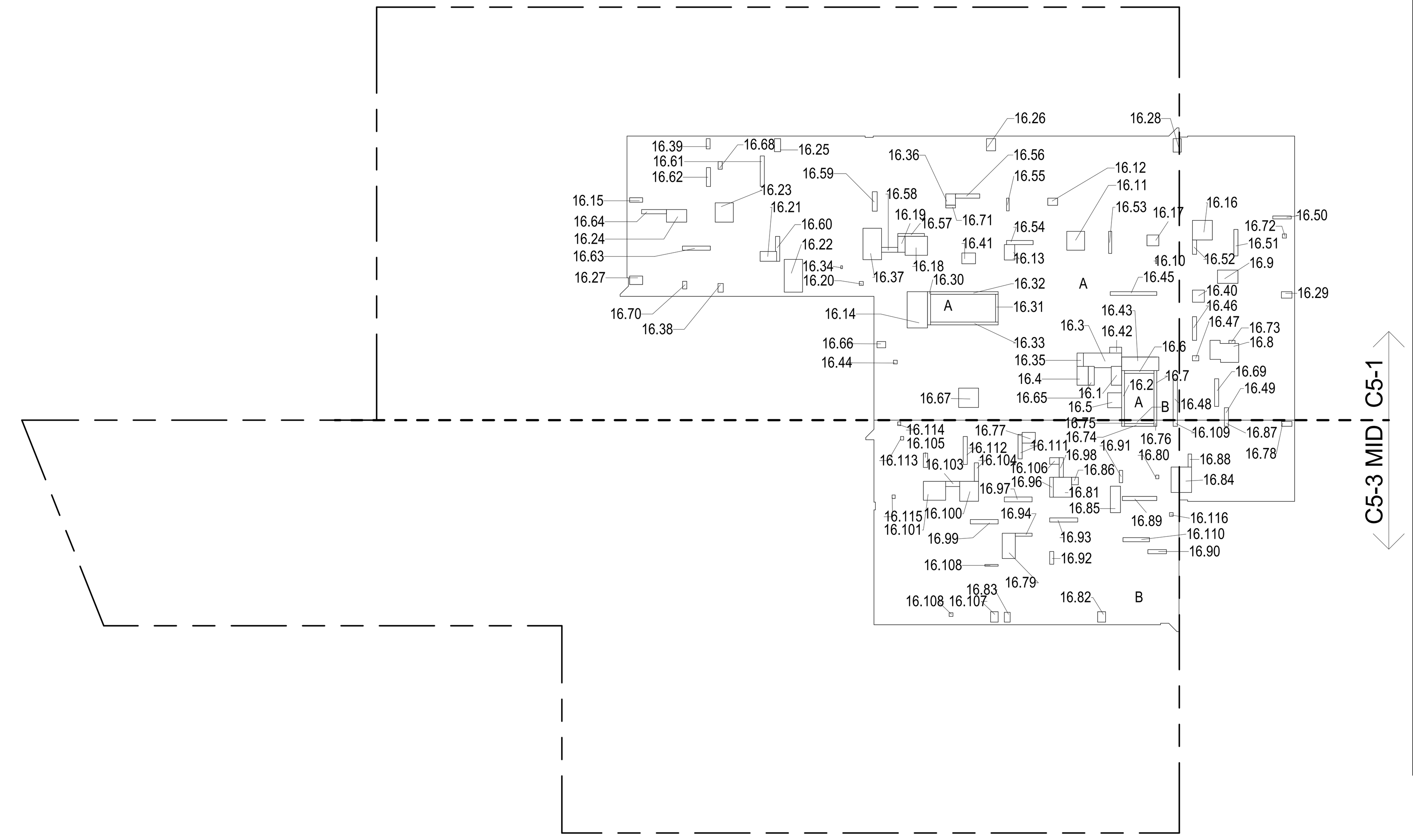
16TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	16.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	ST	16.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	16.3	3' - 3"	9' - 7"	31.2
RESIDENTIAL	M	16.4	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	16.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	16.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	16.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	16.8	3' - 9"	8' - 7"	32.2
RESIDENTIAL	M	16.9	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	16.10	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	16.11	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	16.12	1' - 9"	2' - 4"	4.2
RESIDENTIAL	M	16.13	2' - 6"	3' - 9"	9.3
RESIDENTIAL	E	16.14	5' - 0"	8' - 10"	43.7
RESIDENTIAL	M	16.15	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	16.16	4' - 9"	4' - 10"	22.9
RESIDENTIAL	M	16.17	2' - 8"	2' - 10"	7.5
RESIDENTIAL	M	16.18	4' - 7"	5' - 5"	25.1
RESIDENTIAL	M	16.19	1' - 9"	3' - 10"	6.9
RESIDENTIAL	M	16.20	1' - 0"	1' - 0"	0.9
RESIDENTIAL	M	16.21	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	16.22	4' - 6"	7' - 11"	35.4
RESIDENTIAL	M	16.23	4' - 5"	4' - 8"	20.7
RESIDENTIAL	M	16.24	3' - 1"	4' - 11"	15.0
RESIDENTIAL	M	16.25	1' - 6"	3' - 2"	4.7
RESIDENTIAL	M	16.26	2' - 2"	3' - 0"	6.5
RESIDENTIAL	M	16.27	2' - 1"	3' - 2"	6.6
RESIDENTIAL	M	16.28	2' - 0"	3' - 3"	6.6
RESIDENTIAL	M	16.29	1' - 7"	2' - 7"	4.0
RESIDENTIAL	ST	16.30	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	16.31	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	16.32	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	16.33	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	16.34	0' - 5"	0' - 8"	0.3
RESIDENTIAL	P	16.35	1' - 7"	3' - 3"	5.1
RESIDENTIAL	M	16.36	2' - 4"	2' - 9"	6.5
RESIDENTIAL	M	16.37	4' - 6"	7' - 8"	34.5
RESIDENTIAL	M	16.38	1' - 4"	2' - 1"	2.7
RESIDENTIAL	M	16.39	0' - 11"	2' - 6"	2.3
RESIDENTIAL	M	16.40	2' - 11"	2' - 11"	8.5
RESIDENTIAL	M	16.41	2' - 8"	3' - 4"	8.7
RESIDENTIAL	M	16.42	1' - 5"	2' - 11"	4.2
RESIDENTIAL	M	16.43	3' - 4"	9' - 0"	29.6
RESIDENTIAL	M	16.44	0' - 11"	0' - 11"	0.8
RESIDENTIAL	P	16.45	0' - 11"	11' - 4"	10.4
RESIDENTIAL	P	16.46	1' - 0"	5' - 9"	5.9
RESIDENTIAL	P	16.47	1' - 3"	1' - 7"	2.0
RESIDENTIAL	P	16.48	1' - 0"	10' - 0"	10.3
RESIDENTIAL	P	16.49	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	16.50	0' - 9"	4' - 6"	3.2
RESIDENTIAL	P	16.51	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	16.52	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	16.53	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	16.54	1' - 0"	6' - 6"	6.5
RESIDENTIAL	P	16.55	0' - 8"	3' - 1"	2.1
RESIDENTIAL	P	16.56	1' - 0"	5' - 11"	6.1
RESIDENTIAL	P	16.57	0' - 8"	6' - 5"	4.4
RESIDENTIAL	P	16.58	1' - 2"	3' - 11"	4.6
RESIDENTIAL	P	16.59	1' - 2"	4' - 9"	5.5
RESIDENTIAL	P	16.60	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	16.61	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	16.62	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	16.63	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	16.64	1' - 1"	6' - 1"	6.4
RESIDENTIAL	E	16.65	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	16.66	1' - 6"	2' - 1"	3.2
RESIDENTIAL	M	16.67	4' - 8"	4' - 10"	22.7
RESIDENTIAL	P	16.68	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	16.69	1' - 0"	6' - 9"	6.7
RESIDENTIAL	P	16.70	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	16.71	0' - 8"	2' - 4"	1.6
RESIDENTIAL	M	16.72	1' - 0"	1' - 0"	0.9
RESIDENTIAL	P	16.73	0' - 9"	1' - 6"	1.1
SUBTOTAL					680.8

16TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	267	3,976
TOTAL		4,243	267	3,976

16TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	16.74	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	16.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	16.76	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	16.77	2' - 7"	3' - 2"	8.2
RESIDENTIAL	M	16.78	1' - 2"	2' - 6"	3.0
RESIDENTIAL	M	16.79	3' - 2"	6' - 2"	19.3
RESIDENTIAL	M	16.80	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	16.81	4' - 5"	4' - 10"	21.4
RESIDENTIAL	M	16.82	1' - 11"	2' - 6"	4.8
RESIDENTIAL	M	16.83	1' - 5"	2' - 5"	3.4
RESIDENTIAL	M	16.84	5' - 1"	6' - 0"	30.8
RESIDENTIAL	M	16.85	2' - 6"	6' - 6"	15.9
RESIDENTIAL	M	16.86	1' - 7"	1' - 10"	2.9
RESIDENTIAL	P	16.87	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	16.88	0' - 10"	3' - 2"	2.6
RESIDENTIAL	P	16.89	1' - 0"	8' - 4"	8.3
RESIDENTIAL	P	16.90	1' - 0"	4' - 6"	4.5
RESIDENTIAL	P	16.91	0' - 10"	3' - 0"	2.5
RESIDENTIAL	P	16.92	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	16.93	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	16.94	0' - 9"	4' - 1"	3.0
RESIDENTIAL	P	16.96	0' - 11"	4' - 10"	4.3
RESIDENTIAL	P	16.97	1' - 2"	6' - 9"	7.8
RESIDENTIAL	P	16.98	1' - 0"	4' - 9"	4.9
RESIDENTIAL	P	16.99	1' - 1"	6' - 9"	7.2
RESIDENTIAL	M	16.100	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	16.101	4' - 7"	5' - 5"	24.9
RESIDENTIAL	P	16.103	1' - 3"	3' - 5"	4.2
RESIDENTIAL	P	16.104	1' - 0"	4' - 6"	4.7
RESIDENTIAL	P	16.105	1' - 0"	3' - 6"	3.6
RESIDENTIAL	M	16.106	1' - 7"	2' - 4"	3.7
RESIDENTIAL	M	16.107	1' - 10"	2' - 6"	4.7
SUBTOTAL					

16TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	948	12,697
TOTAL	13,645	948	12,697

16TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	16.108	0' - 5"	3' - 3"	1.3
RESIDENTIAL	M	16.108	0' - 11"	0' - 11"	0.8
RESIDENTIAL	P	16.109	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	16.110	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	16.111	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	16.112	1' - 0"	6' - 9"	6.8
RESIDENTIAL	P	16.113	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	16.114	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	16.115	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	16.116	0' - 11"	0' - 11"	0.8
SUBTOTAL					267.1



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

17TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	681	8,721
TOTAL		9,401	681	8,721

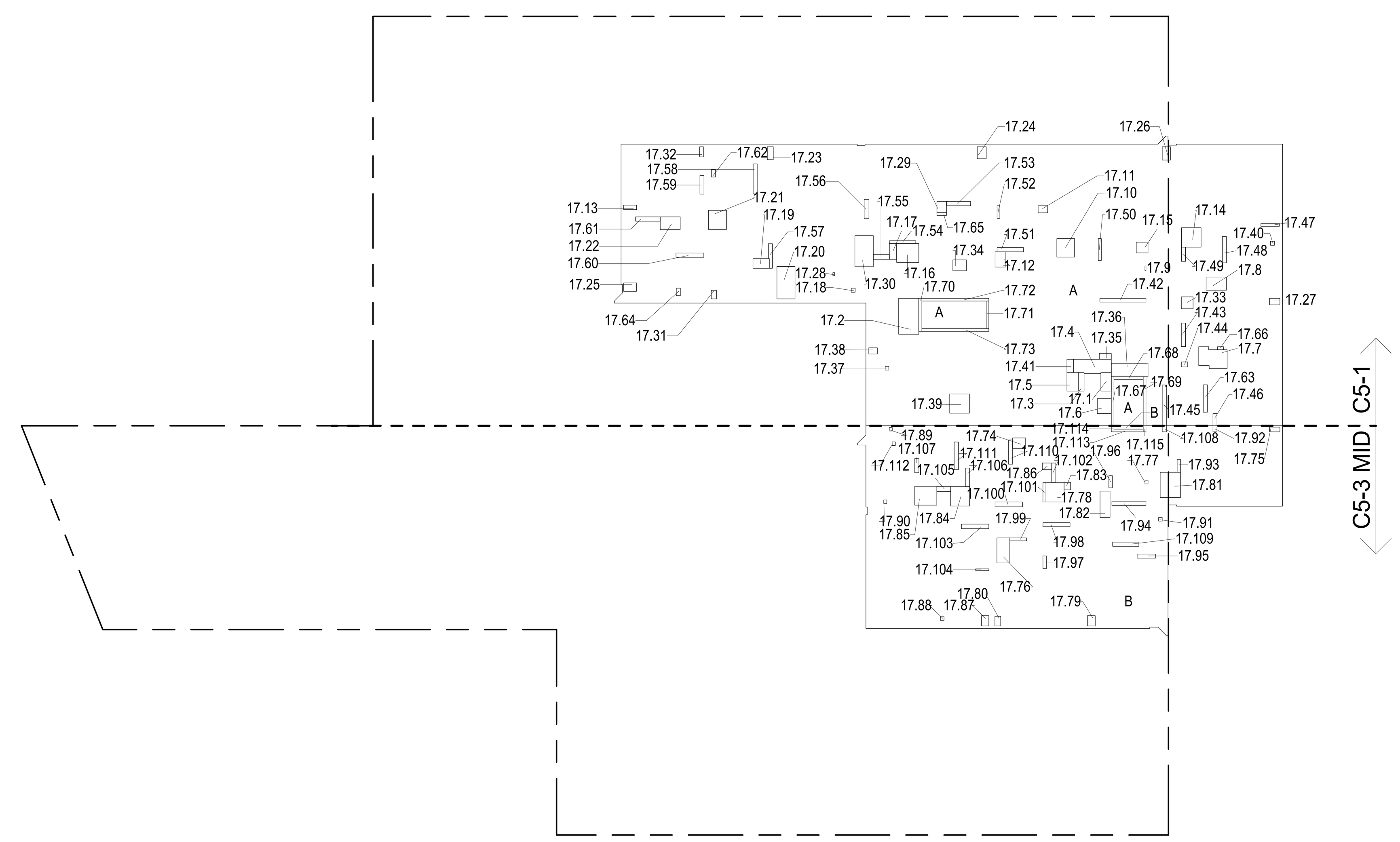
17TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	17.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	E	17.2	5' - 0"	8' - 10"	43.7
RESIDENTIAL	E	17.3	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	17.4	3' - 3"	9' - 7"	31.2
RESIDENTIAL	M	17.5	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	17.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	17.7	3' - 9"	8' - 7"	32.2
RESIDENTIAL	M	17.8	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	17.9	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	17.10	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	17.11	1' - 9"	2' - 4"	4.2
RESIDENTIAL	M	17.12	2' - 6"	3' - 9"	9.3
RESIDENTIAL	M	17.13	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	17.14	4' - 9"	4' - 10"	22.9
RESIDENTIAL	M	17.15	2' - 8"	2' - 10"	7.5
RESIDENTIAL	M	17.16	4' - 7"	5' - 5"	25.1
RESIDENTIAL	M	17.17	1' - 9"	3' - 10"	6.9
RESIDENTIAL	M	17.18	1' - 0"	1' - 0"	0.9
RESIDENTIAL	M	17.19	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	17.20	4' - 6"	7' - 11"	35.4
RESIDENTIAL	M	17.21	4' - 5"	4' - 8"	20.7
RESIDENTIAL	M	17.22	3' - 1"	4' - 11"	15.0
RESIDENTIAL	M	17.23	1' - 6"	3' - 2"	4.7
RESIDENTIAL	M	17.24	2' - 2"	3' - 0"	6.5
RESIDENTIAL	M	17.25	2' - 1"	3' - 2"	6.6
RESIDENTIAL	M	17.26	2' - 0"	3' - 3"	6.6
RESIDENTIAL	M	17.27	1' - 7"	2' - 7"	4.0
RESIDENTIAL	M	17.28	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	17.29	2' - 4"	2' - 9"	6.5
RESIDENTIAL	M	17.30	4' - 6"	7' - 8"	34.5
RESIDENTIAL	M	17.31	1' - 4"	2' - 1"	2.7
RESIDENTIAL	M	17.32	0' - 11"	2' - 6"	2.3
RESIDENTIAL	M	17.33	2' - 11"	2' - 11"	8.5
RESIDENTIAL	M	17.34	2' - 8"	3' - 4"	8.7
RESIDENTIAL	M	17.35	1' - 5"	2' - 11"	4.2
RESIDENTIAL	M	17.36	3' - 4"	9' - 0"	29.6
RESIDENTIAL	M	17.37	0' - 11"	0' - 11"	0.8
RESIDENTIAL	M	17.38	1' - 6"	2' - 1"	3.2
RESIDENTIAL	M	17.39	4' - 8"	4' - 10"	22.7
RESIDENTIAL	M	17.40	1' - 0"	1' - 0"	0.9
RESIDENTIAL	P	17.41	1' - 7"	3' - 3"	5.1
RESIDENTIAL	P	17.42	0' - 11"	11' - 4"	10.4
RESIDENTIAL	P	17.43	1' - 0"	5' - 9"	5.9
RESIDENTIAL	P	17.44	1' - 3"	1' - 7"	2.0
RESIDENTIAL	P	17.45	1' - 0"	10' - 0"	10.3
RESIDENTIAL	P	17.46	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	17.47	0' - 9"	4' - 6"	3.2
RESIDENTIAL	P	17.48	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	17.49	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	17.50	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	17.51	1' - 0"	6' - 6"	6.5
RESIDENTIAL	P	17.52	0' - 8"	3' - 1"	2.1
RESIDENTIAL	P	17.53	1' - 0"	5' - 11"	6.1
RESIDENTIAL	P	17.54	0' - 8"	6' - 5"	4.4
RESIDENTIAL	P	17.55	1' - 2"	3' - 11"	4.6
RESIDENTIAL	P	17.56	1' - 2"	4' - 9"	5.5
RESIDENTIAL	P	17.57	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	17.58	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	17.59	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	17.60	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	17.61	1' - 1"	6' - 1"	6.4
RESIDENTIAL	P	17.62	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	17.63	1' - 0"	6' - 9"	6.7
RESIDENTIAL	P	17.64	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	17.65	0' - 8"	2' - 4"	1.6
RESIDENTIAL	P	17.66	0' - 9"	1' - 6"	1.1
RESIDENTIAL	ST	17.67	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	17.68	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	17.69	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	17.70	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	17.71	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	17.72	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	17.73	0' - 8"	16' - 5"	11.0
SUBTOTAL					680.8

17TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	266	3,978
TOTAL		4,243	266	3,978

17TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	17.74	2' - 7"	3' - 2"	8.2
RESIDENTIAL	M	17.75	1' - 2"	2' - 6"	3.0
RESIDENTIAL	M	17.76	3' - 2"	6' - 2"	19.3
RESIDENTIAL	M	17.77	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	17.78	4' - 5"	4' - 10"	21.4
RESIDENTIAL	M	17.79	1' - 11"	2' - 6"	4.8
RESIDENTIAL	M	17.80	1' - 5"	2' - 5"	3.4
RESIDENTIAL	M	17.81	5' - 1"	6' - 0"	30.8
RESIDENTIAL	M	17.82	2' - 6"	6' - 6"	15.9
RESIDENTIAL	M	17.83	1' - 7"	1' - 10"	2.9
RESIDENTIAL	M	17.84	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	17.85	4' - 7"	5' - 5"	24.9
RESIDENTIAL	M	17.86	1' - 7"	2' - 4"	3.7
RESIDENTIAL	M	17.87	1' - 10"	2' - 6"	4.7
RESIDENTIAL	M	17.88	0' - 11"	0' - 11"	0.8
RESIDENTIAL	M	17.89	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	17.90	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	17.91	0' - 11"	0' - 11"	0.8
RESIDENTIAL	P	17.92	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	17.93	0' - 10"	3' - 2"	2.6
RESIDENTIAL	P	17.94	1' - 0"	8' - 4"	8.3
RESIDENTIAL	P	17.95	1' - 0"	4' - 6"	4.5
RESIDENTIAL	P	17.96	0' - 10"	3' - 0"	2.5
RESIDENTIAL	P	17.97	0' - 10"	3' - 1"	2.6
RESIDENTIAL	P	17.98	1' - 0"	6' - 8"	6.6
RESIDENTIAL	P	17.99	0' - 9"	4' - 1"	3.0
RESIDENTIAL	P	17.100	1' - 2"	6' - 9"	7.8
RESIDENTIAL	P	17.101	0' - 9"	4' - 10"	3.5
RESIDENTIAL	P	17.102	1' - 0"	4' - 9"	4.9
RESIDENTIAL	P	17.103	1' - 1"	6' - 9"	7.2
RESIDENTIAL	P	17.104	0' - 5"	3' - 3"	1.3
RESIDENTIAL	P	17.105	1' - 3"	3' - 5"	4.2
RESIDENTIAL	P	17.106	1' - 0"	4' - 6"	4.7
RESIDENTIAL	P	17.107	1' - 0"	3' - 6"	3.6
SUBTOTAL					

17TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	946	12,698
TOTAL	13,645	946	12,698

17TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	17.108	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	17.109	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	17.110	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	17.111	1' - 0"	6' - 9"	6.8
RESIDENTIAL	P	17.112	0' - 9"	0' - 10"	0.6
RESIDENTIAL	ST	17.113	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	17.114	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	17.115	0' - 8"	1' - 6"	1.0
SUBTOTAL					265.6



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

17TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	698	8,703
TOTAL		9,401	698	8,703

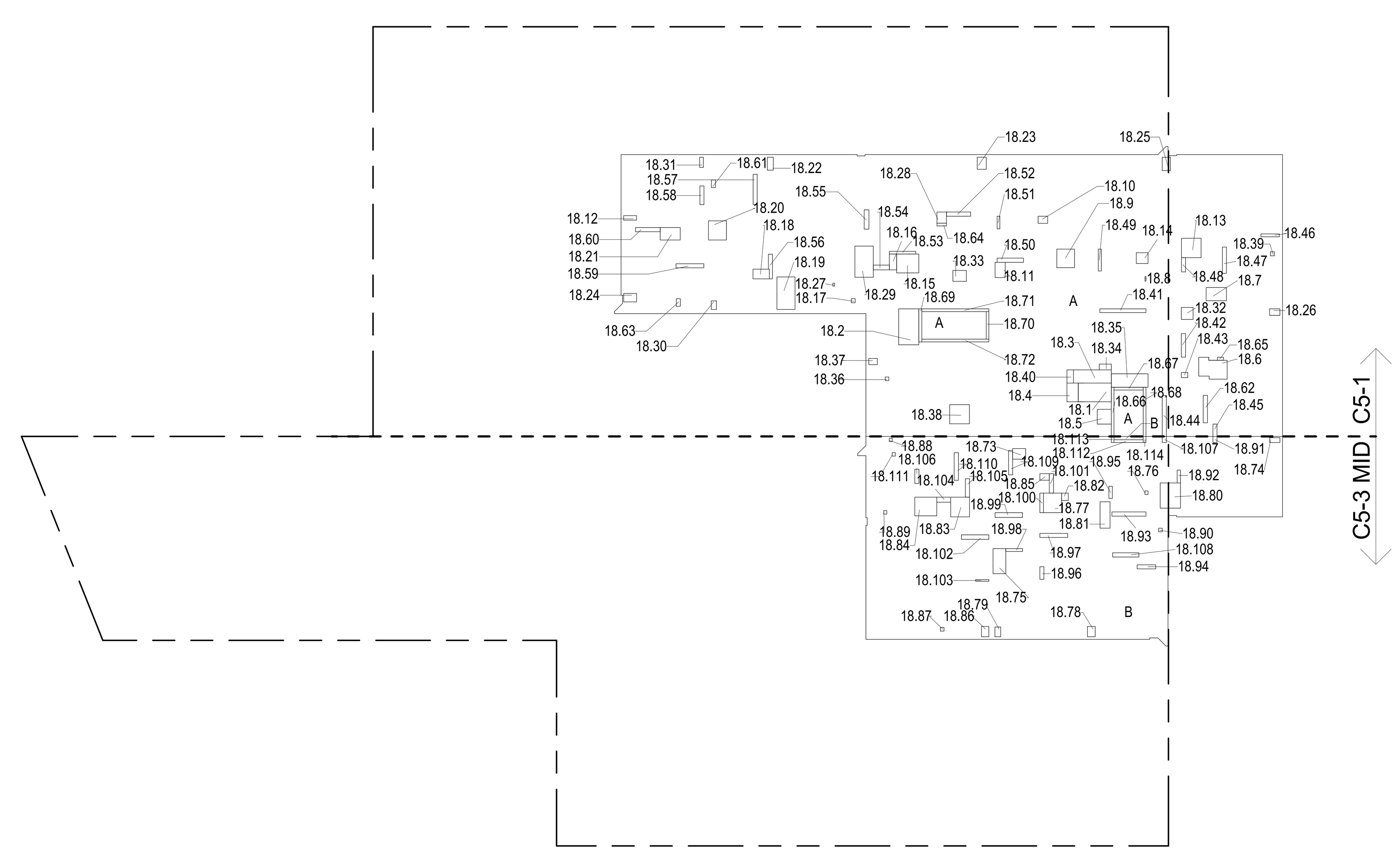
17TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	18.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	E	18.2	5' - 0"	8' - 10"	43.7
RESIDENTIAL	M	18.3	3' - 3"	9' - 3"	30.0
RESIDENTIAL	M	18.4	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	18.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	18.6	3' - 9"	8' - 7"	32.2
RESIDENTIAL	M	18.7	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	18.8	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	18.9	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	18.10	1' - 9"	2' - 4"	4.2
RESIDENTIAL	M	18.11	2' - 6"	3' - 9"	9.3
RESIDENTIAL	M	18.12	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	18.13	4' - 9"	4' - 10"	22.9
RESIDENTIAL	M	18.14	2' - 8"	2' - 10"	7.5
RESIDENTIAL	M	18.15	4' - 7"	5' - 5"	25.1
RESIDENTIAL	M	18.16	1' - 9"	3' - 10"	6.9
RESIDENTIAL	M	18.17	1' - 0"	1' - 0"	0.9
RESIDENTIAL	M	18.18	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	18.19	4' - 6"	7' - 11"	35.4
RESIDENTIAL	M	18.20	4' - 5"	4' - 8"	20.7
RESIDENTIAL	M	18.21	3' - 1"	4' - 11"	15.0
RESIDENTIAL	M	18.22	1' - 6"	3' - 2"	4.7
RESIDENTIAL	M	18.23	2' - 2"	3' - 0"	6.5
RESIDENTIAL	M	18.24	2' - 1"	3' - 2"	6.6
RESIDENTIAL	M	18.25	2' - 0"	3' - 3"	6.6
RESIDENTIAL	M	18.26	1' - 7"	2' - 7"	4.0
RESIDENTIAL	M	18.27	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	18.28	2' - 4"	2' - 9"	6.5
RESIDENTIAL	M	18.29	4' - 6"	7' - 8"	34.5
RESIDENTIAL	M	18.30	1' - 4"	2' - 1"	2.7
RESIDENTIAL	M	18.31	0' - 11"	2' - 6"	2.3
RESIDENTIAL	M	18.32	2' - 11"	2' - 11"	8.5
RESIDENTIAL	M	18.33	2' - 8"	3' - 4"	8.7
RESIDENTIAL	M	18.34	1' - 5"	2' - 11"	4.2
RESIDENTIAL	M	18.35	3' - 4"	9' - 0"	29.6
RESIDENTIAL	M	18.36	0' - 11"	0' - 11"	0.8
RESIDENTIAL	M	18.37	1' - 6"	2' - 1"	3.2
RESIDENTIAL	M	18.38	4' - 8"	4' - 10"	22.7
RESIDENTIAL	M	18.39	1' - 0"	1' - 0"	0.9
RESIDENTIAL	P	18.40	1' - 7"	3' - 3"	5.1
RESIDENTIAL	P	18.41	0' - 11"	11' - 4"	10.4
RESIDENTIAL	P	18.42	1' - 0"	5' - 9"	5.9
RESIDENTIAL	P	18.43	1' - 3"	1' - 7"	2.0
RESIDENTIAL	P	18.44	1' - 0"	10' - 0"	10.3
RESIDENTIAL	P	18.45	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	18.46	0' - 9"	4' - 6"	3.2
RESIDENTIAL	P	18.47	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	18.48	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	18.49	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	18.50	1' - 0"	6' - 6"	6.5
RESIDENTIAL	P	18.51	0' - 8"	3' - 1"	2.1
RESIDENTIAL	P	18.52	1' - 0"	5' - 11"	6.1
RESIDENTIAL	P	18.53	0' - 8"	6' - 5"	4.4
RESIDENTIAL	P	18.54	1' - 2"	3' - 11"	4.6
RESIDENTIAL	P	18.55	1' - 2"	4' - 9"	5.5
RESIDENTIAL	P	18.56	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	18.57	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	18.58	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	18.59	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	18.60	1' - 1"	6' - 1"	6.4
RESIDENTIAL	P	18.61	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	18.62	1' - 0"	6' - 9"	6.7
RESIDENTIAL	P	18.63	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	18.64	0' - 8"	2' - 4"	1.6
RESIDENTIAL	P	18.65	0' - 9"	1' - 6"	1.1
RESIDENTIAL	ST	18.66	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	18.67	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	18.68	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	18.69	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	18.70	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	18.71	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	18.72	0' - 8"	16' - 5"	11.0
SUBTOTAL					698.4

17TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	267	3,976
TOTAL		4,243	267	3,976

17TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	18.73	2' - 7"	3' - 2"	8.2
RESIDENTIAL	M	18.74	1' - 2"	2' - 6"	3.0
RESIDENTIAL	M	18.75	3' - 2"	6' - 2"	19.3
RESIDENTIAL	M	18.76	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	18.77	4' - 5"	4' - 10"	21.4
RESIDENTIAL	M	18.78	1' - 11"	2' - 6"	4.8
RESIDENTIAL	M	18.79	1' - 5"	2' - 5"	3.4
RESIDENTIAL	M	18.80	5' - 1"	6' - 0"	30.8
RESIDENTIAL	M	18.81	2' - 6"	6' - 6"	15.9
RESIDENTIAL	M	18.82	1' - 7"	1' - 10"	2.9
RESIDENTIAL	M	18.83	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	18.84	4' - 7"	5' - 5"	24.9
RESIDENTIAL	M	18.85	1' - 7"	2' - 4"	3.7
RESIDENTIAL	M	18.86	1' - 10"	2' - 6"	4.7
RESIDENTIAL	M	18.87	0' - 11"	0' - 11"	0.8
RESIDENTIAL	M	18.88	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	18.89	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	18.90	0' - 11"	0' - 11"	0.8
RESIDENTIAL	P	18.91	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	18.92	0' - 10"	3' - 2"	2.6
RESIDENTIAL	P	18.93	1' - 0"	8' - 4"	8.3
RESIDENTIAL	P	18.94	1' - 0"	4' - 6"	4.5
RESIDENTIAL	P	18.95	0' - 10"	3' - 0"	2.5
RESIDENTIAL	P	18.96	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	18.97	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	18.98	0' - 9"	4' - 1"	3.0
RESIDENTIAL	P	18.99	1' - 2"	6' - 9"	7.8
RESIDENTIAL	P	18.100	0' - 11"	4' - 10"	4.3
RESIDENTIAL	P	18.101	1' - 0"	4' - 9"	4.9
RESIDENTIAL	P	18.102	1' - 1"	6' - 9"	7.2
RESIDENTIAL	P	18.103	0' - 5"	3' - 3"	1.3
RESIDENTIAL	P	18.104	1' - 3"	3' - 5"	4.2
RESIDENTIAL	P	18.105	1' - 0"	4' - 6"	4.7
RESIDENTIAL	P	18.106	1' - 0"	3' - 6"	3.6
RESIDENTIAL	P	18.107	1' - 0"	1' - 6"	1.5
SUBTOTAL					

17TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	965	12,679
TOTAL	13,645	965	12,679

17TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	18.108	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	18.109	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	18.110	1' - 0"	6' - 9"	6.8
RESIDENTIAL	P	18.111	0' - 9"	0' - 10"	0.6
RESIDENTIAL	ST	18.112	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	18.113	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	18.114	0' - 8"	1' - 6"	1.0
SUBTOTAL					267.1



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

ZONING AND DEDUCT LEGEND

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

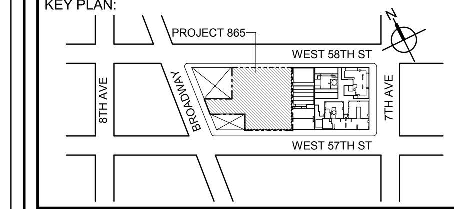
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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

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

DEPT OF BLDGS 121328205 Job Number
ES628583375 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-014.00**
DOB PAGE No:	15 of 500

DOB EMPLOYEE STAMP: Damian Titus, NYC Buildings, APPROVED Under Directive 2 of 1975, Date: 07/09/2015, NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE
FILE NAME:
PLOT DATE:

19TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	681	8,721
TOTAL		9,401	681	8,721

19TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	19.1	2' - 6"	4' - 7"	11.6
RESIDENTIAL	E	19.2	5' - 0"	8' - 10"	43.7
RESIDENTIAL	E	19.3	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	19.4	3' - 3"	9' - 7"	31.2
RESIDENTIAL	M	19.5	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	19.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	19.7	3' - 9"	8' - 7"	32.2
RESIDENTIAL	M	19.8	3' - 3"	5' - 0"	16.1
RESIDENTIAL	M	19.9	0' - 3"	1' - 2"	0.3
RESIDENTIAL	M	19.10	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	19.11	1' - 9"	2' - 4"	4.2
RESIDENTIAL	M	19.12	2' - 6"	3' - 9"	9.3
RESIDENTIAL	M	19.13	1' - 1"	3' - 2"	3.5
RESIDENTIAL	M	19.14	4' - 9"	4' - 10"	22.9
RESIDENTIAL	M	19.15	2' - 8"	2' - 10"	7.5
RESIDENTIAL	M	19.16	4' - 7"	5' - 5"	25.1
RESIDENTIAL	M	19.17	1' - 9"	3' - 10"	6.9
RESIDENTIAL	M	19.18	1' - 0"	1' - 0"	0.9
RESIDENTIAL	M	19.19	2' - 5"	4' - 0"	9.6
RESIDENTIAL	M	19.20	4' - 6"	7' - 11"	35.4
RESIDENTIAL	M	19.21	4' - 5"	4' - 8"	20.7
RESIDENTIAL	M	19.22	3' - 1"	4' - 11"	15.0
RESIDENTIAL	M	19.23	1' - 6"	3' - 2"	4.7
RESIDENTIAL	M	19.24	2' - 2"	3' - 0"	6.5
RESIDENTIAL	M	19.25	2' - 1"	3' - 2"	6.6
RESIDENTIAL	M	19.26	2' - 0"	3' - 3"	6.6
RESIDENTIAL	M	19.27	1' - 7"	2' - 7"	4.0
RESIDENTIAL	M	19.28	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	19.29	2' - 4"	2' - 9"	6.5
RESIDENTIAL	M	19.30	4' - 6"	7' - 8"	34.5
RESIDENTIAL	M	19.31	1' - 4"	2' - 1"	2.7
RESIDENTIAL	M	19.32	0' - 11"	2' - 6"	2.3
RESIDENTIAL	M	19.33	2' - 11"	2' - 11"	8.5
RESIDENTIAL	M	19.34	2' - 8"	3' - 4"	8.7
RESIDENTIAL	M	19.35	1' - 5"	2' - 11"	4.2
SUBTOTAL					

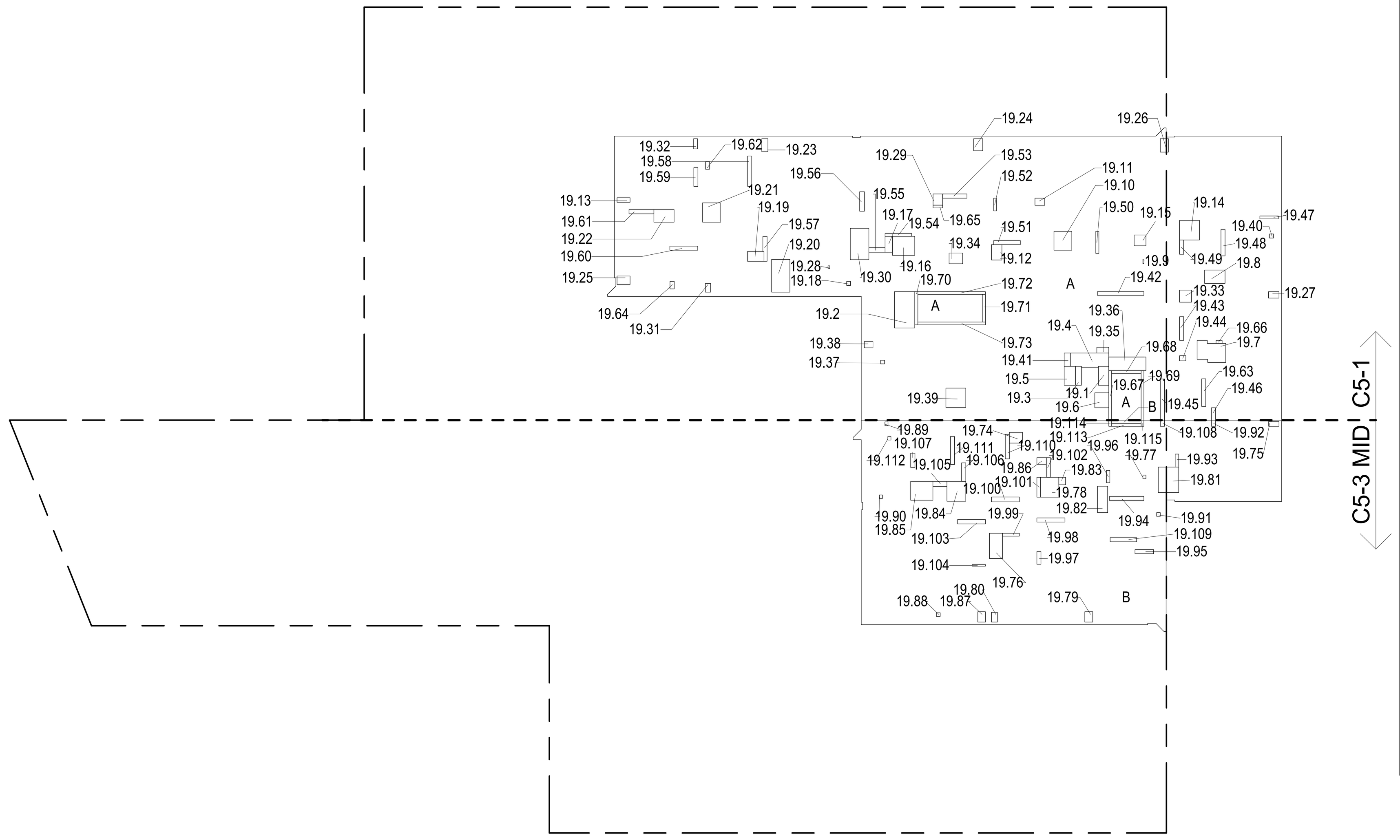
19TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	19.36	3' - 4"	9' - 0"	29.6
RESIDENTIAL	M	19.37	0' - 11"	0' - 11"	0.8
RESIDENTIAL	M	19.38	1' - 6"	2' - 1"	3.2
RESIDENTIAL	M	19.39	4' - 8"	4' - 10"	22.7
RESIDENTIAL	M	19.40	1' - 0"	1' - 0"	0.9
RESIDENTIAL	P	19.41	1' - 7"	3' - 3"	5.1
RESIDENTIAL	P	19.42	0' - 11"	11' - 4"	10.4
RESIDENTIAL	P	19.43	1' - 0"	5' - 9"	5.9
RESIDENTIAL	P	19.44	1' - 3"	1' - 7"	2.0
RESIDENTIAL	P	19.45	1' - 0"	10' - 0"	10.3
RESIDENTIAL	P	19.46	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	19.47	0' - 9"	4' - 6"	3.2
RESIDENTIAL	P	19.48	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	19.49	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	19.50	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	19.51	1' - 0"	6' - 6"	6.5
RESIDENTIAL	P	19.52	0' - 8"	3' - 1"	2.1
RESIDENTIAL	P	19.53	1' - 0"	5' - 11"	6.1
RESIDENTIAL	P	19.54	0' - 8"	6' - 5"	4.4
RESIDENTIAL	P	19.55	1' - 2"	3' - 11"	4.6
RESIDENTIAL	P	19.56	1' - 2"	4' - 9"	5.5
RESIDENTIAL	P	19.57	0' - 11"	6' - 2"	5.4
RESIDENTIAL	P	19.58	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	19.59	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	19.60	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	19.61	1' - 1"	6' - 1"	6.4
RESIDENTIAL	P	19.62	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	19.63	1' - 0"	6' - 9"	6.7
RESIDENTIAL	P	19.64	1' - 0"	1' - 10"	1.9
RESIDENTIAL	P	19.65	0' - 8"	2' - 4"	1.6
RESIDENTIAL	P	19.66	0' - 9"	1' - 6"	1.1
RESIDENTIAL	ST	19.67	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	19.68	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	19.69	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	19.70	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	19.71	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	19.72	0' - 8"	16' - 5"	11.0
RESIDENTIAL	ST	19.73	0' - 8"	16' - 5"	11.0
SUBTOTAL					680.8

19TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	4,243	267	3,976
TOTAL		4,243	267	3,976

19TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	19.74	2' - 7"	3' - 2"	8.2
RESIDENTIAL	M	19.75	1' - 2"	2' - 6"	3.0
RESIDENTIAL	M	19.76	3' - 2"	6' - 2"	19.3
RESIDENTIAL	M	19.77	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	19.78	4' - 5"	4' - 10"	21.4
RESIDENTIAL	M	19.79	1' - 11"	2' - 6"	4.8
RESIDENTIAL	M	19.80	1' - 5"	2' - 5"	3.4
RESIDENTIAL	M	19.81	5' - 1"	6' - 0"	30.8
RESIDENTIAL	M	19.82	2' - 6"	6' - 6"	15.9
RESIDENTIAL	M	19.83	1' - 7"	1' - 10"	2.9
RESIDENTIAL	M	19.84	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	19.85	4' - 7"	5' - 5"	24.9
RESIDENTIAL	M	19.86	1' - 7"	2' - 4"	3.7
RESIDENTIAL	M	19.87	1' - 10"	2' - 6"	4.7
RESIDENTIAL	M	19.88	0' - 11"	0' - 11"	0.8
RESIDENTIAL	M	19.89	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	19.90	0' - 9"	0' - 10"	0.6
RESIDENTIAL	M	19.91	0' - 11"	0' - 11"	0.8
RESIDENTIAL	P	19.92	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	19.93	0' - 10"	3' - 2"	2.6
RESIDENTIAL	P	19.94	1' - 0"	8' - 4"	8.3
RESIDENTIAL	P	19.95	1' - 0"	4' - 6"	4.5
RESIDENTIAL	P	19.96	0' - 10"	3' - 0"	2.5
RESIDENTIAL	P	19.97	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	19.98	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	19.99	0' - 9"	4' - 1"	3.0
RESIDENTIAL	P	19.100	1' - 2"	6' - 9"	7.8
RESIDENTIAL	P	19.101	0' - 11"	4' - 10"	4.3
RESIDENTIAL	P	19.102	1' - 0"	4' - 9"	4.9
RESIDENTIAL	P	19.103	1' - 1"	6' - 9"	7.2
RESIDENTIAL	P	19.104	0' - 5"	3' - 3"	1.3
RESIDENTIAL	P	19.105	1' - 3"	3' - 5"	4.2
RESIDENTIAL	P	19.106	1' - 0"	4' - 6"	4.7
RESIDENTIAL	P	19.107	1' - 0"	3' - 6"	3.6
RESIDENTIAL	P	19.108	1' - 0"	1' - 6"	1.5
SUBTOTAL					

19TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	13,645	948	12,697
TOTAL	13,645	948	12,697

19TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	19.109	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	19.110	1' - 0"	5' - 11"	5.9
RESIDENTIAL	P	19.111	1' - 0"	6' - 9"	6.8
RESIDENTIAL	P	19.112	0' - 9"	0' - 10"	0.6
RESIDENTIAL	ST	19.113	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	19.114	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	19.115	0' - 8"	1' - 6"	1.0
SUBTOTAL					267.1



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

20TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	620	8,782
TOTAL		9,401	620	8,782

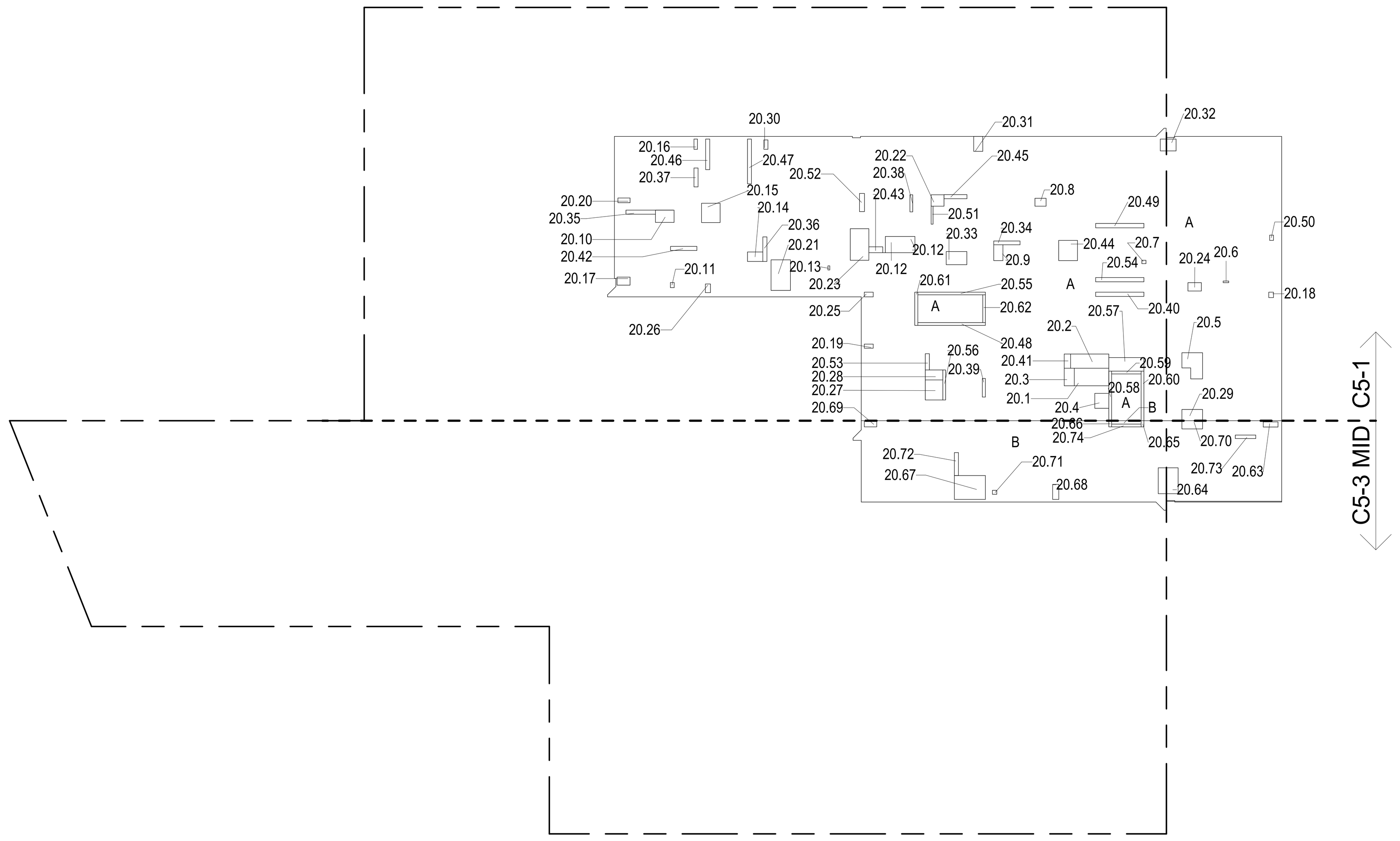
20TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	20.1	4' - 3"	8' - 5"	35.9
RESIDENTIAL	M	20.2	3' - 5"	9' - 3"	31.7
RESIDENTIAL	M	20.3	2' - 5"	4' - 3"	10.4
RESIDENTIAL	M	20.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	20.5	3' - 3"	8' - 2"	26.3
RESIDENTIAL	M	20.6	0' - 5"	1' - 4"	0.6
RESIDENTIAL	M	20.7	0' - 10"	1' - 0"	0.8
RESIDENTIAL	M	20.8	1' - 11"	2' - 8"	5.1
RESIDENTIAL	M	20.9	2' - 4"	3' - 9"	8.7
RESIDENTIAL	M	20.10	3' - 0"	4' - 6"	13.4
RESIDENTIAL	P	20.11	0' - 11"	1' - 3"	1.2
RESIDENTIAL	M	20.12	3' - 11"	7' - 2"	28.2
RESIDENTIAL	M	20.13	0' - 5"	1' - 0"	0.4
RESIDENTIAL	M	20.14	2' - 4"	3' - 9"	8.7
RESIDENTIAL	M	20.15	4' - 6"	4' - 8"	21.0
RESIDENTIAL	M	20.16	0' - 10"	2' - 6"	2.1
RESIDENTIAL	M	20.17	1' - 11"	3' - 2"	6.1
RESIDENTIAL	M	20.18	1' - 2"	1' - 4"	1.5
RESIDENTIAL	M	20.19	1' - 0"	2' - 2"	2.2
RESIDENTIAL	M	20.20	1' - 1"	2' - 11"	3.3
RESIDENTIAL	M	20.21	4' - 9"	7' - 5"	34.9
RESIDENTIAL	M	20.22	2' - 9"	3' - 1"	8.6
RESIDENTIAL	M	20.23	4' - 6"	7' - 8"	34.5
RESIDENTIAL	M	20.24	2' - 0"	3' - 3"	6.6
RESIDENTIAL	M	20.25	1' - 2"	2' - 2"	2.5
RESIDENTIAL	M	20.26	1' - 3"	2' - 1"	2.7
RESIDENTIAL	M	20.27	4' - 3"	4' - 10"	20.7
RESIDENTIAL	M	20.28	2' - 5"	4' - 3"	10.2
RESIDENTIAL	M	20.29	2' - 9"	5' - 0"	13.8
RESIDENTIAL	M	20.30	1' - 0"	2' - 3"	2.3
RESIDENTIAL	M	20.31	2' - 2"	3' - 7"	7.9
RESIDENTIAL	M	20.32	2' - 11"	3' - 10"	11.1
RESIDENTIAL	M	20.33	3' - 3"	5' - 0"	16.1
RESIDENTIAL	P	20.34	0' - 11"	6' - 5"	6.1
RESIDENTIAL	P	20.35	1' - 0"	7' - 2"	7.2
SUBTOTAL					

20TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	20.36	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	20.37	1' - 0"	4' - 7"	4.6
RESIDENTIAL	P	20.38	0' - 8"	4' - 2"	2.8
RESIDENTIAL	P	20.39	0' - 9"	4' - 6"	3.3
RESIDENTIAL	P	20.40	1' - 0"	11' - 9"	12.1
RESIDENTIAL	P	20.41	1' - 7"	3' - 5"	5.4
RESIDENTIAL	P	20.42	1' - 0"	6' - 5"	6.4
RESIDENTIAL	P	20.43	1' - 5"	3' - 5"	4.8
RESIDENTIAL	M	20.44	4' - 7"	4' - 11"	22.6
RESIDENTIAL	P	20.45	1' - 0"	5' - 7"	5.6
RESIDENTIAL	P	20.46	1' - 0"	7' - 5"	7.4
RESIDENTIAL	P	20.47	0' - 11"	10' - 10"	10.3
RESIDENTIAL	ST	20.48	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	20.49	1' - 1"	11' - 9"	12.4
RESIDENTIAL	P	20.50	0' - 11"	1' - 3"	1.2
RESIDENTIAL	P	20.51	0' - 5"	4' - 5"	2.0
RESIDENTIAL	P	20.52	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	20.53	1' - 0"	3' - 11"	3.9
RESIDENTIAL	P	20.54	1' - 0"	11' - 9"	12.1
RESIDENTIAL	ST	20.55	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	20.56	0' - 8"	7' - 3"	4.9
RESIDENTIAL	P	20.57	3' - 4"	8' - 6"	28.0
RESIDENTIAL	ST	20.58	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	20.59	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	20.60	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	20.61	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	20.62	0' - 8"	6' - 9"	4.5
SUBTOTAL					619.5

20TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,019	116	1,903
TOTAL		2,019	116	1,903

20TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	20.63	1' - 3"	3' - 7"	4.4
RESIDENTIAL	M	20.64	4' - 10"	6' - 3"	30.3
RESIDENTIAL	ST	20.65	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	20.66	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	20.67	5' - 9"	7' - 7"	43.7
RESIDENTIAL	M	20.68	1' - 6"	3' - 8"	5.5
RESIDENTIAL	M	20.69	1' - 4"	3' - 0"	4.0
RESIDENTIAL	M	20.70	2' - 0"	5' - 0"	10.0
RESIDENTIAL	P	20.71	0' - 11"	1' - 1"	1.0
RESIDENTIAL	P	20.72	1' - 0"	5' - 7"	5.7
RESIDENTIAL	P	20.73	0' - 10"	5' - 0"	4.2
RESIDENTIAL	ST	20.74	0' - 8"	7' - 2"	4.8
SUBTOTAL					115.6

20TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,420	735	10,685
TOTAL	11,420	735	10,685



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

21ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	743	8,658
TOTAL		9,401	743	8,658

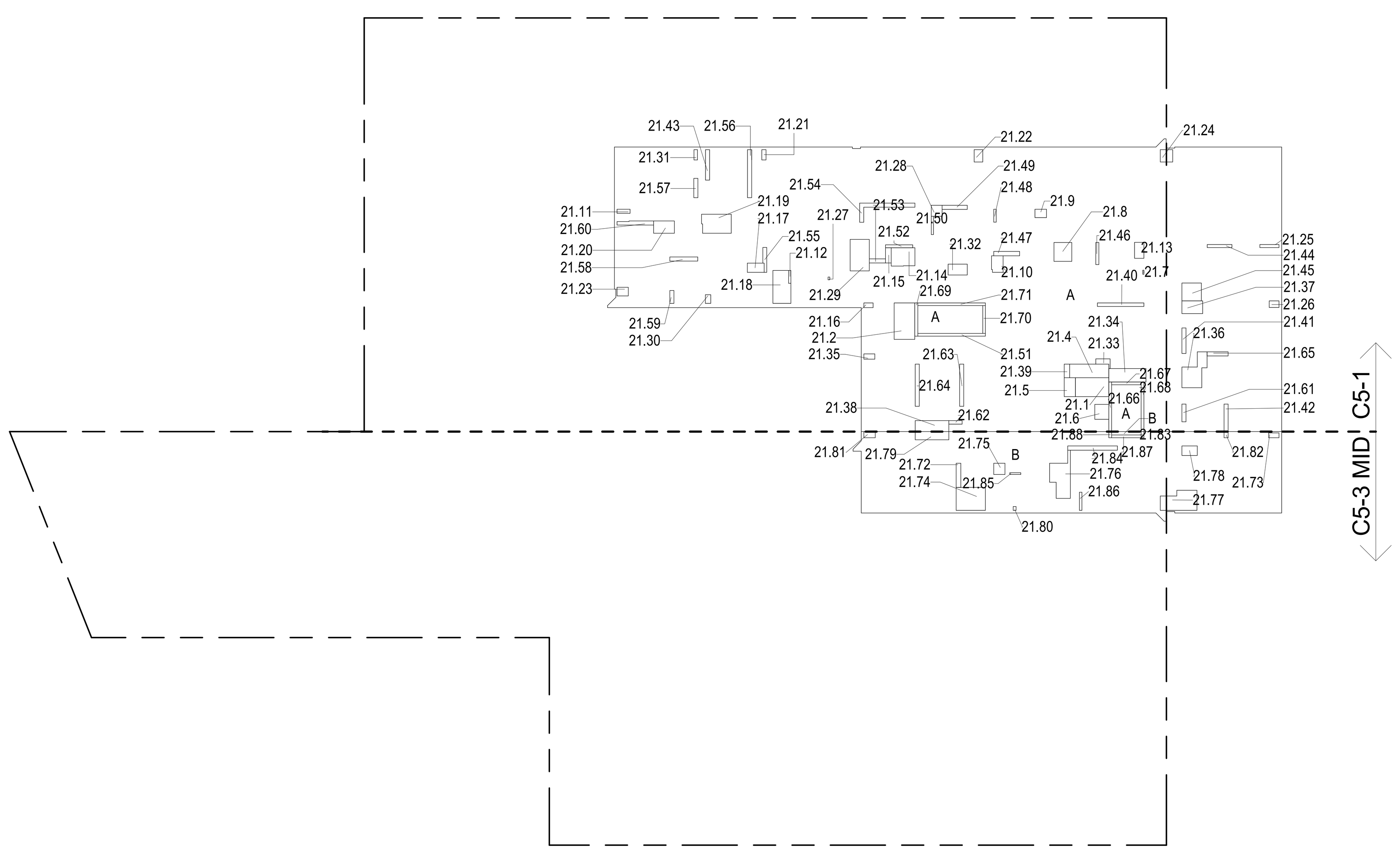
21ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	21.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	E	21.2	5' - 0"	8' - 10"	44.6
RESIDENTIAL	M	21.4	3' - 4"	9' - 6"	31.4
RESIDENTIAL	M	21.5	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	21.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	21.7	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	21.8	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	21.9	2' - 0"	2' - 10"	5.6
RESIDENTIAL	M	21.10	2' - 8"	4' - 1"	11.0
RESIDENTIAL	M	21.11	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	21.12	0' - 7"	3' - 2"	1.8
RESIDENTIAL	M	21.13	2' - 3"	3' - 11"	8.7
RESIDENTIAL	M	21.14	4' - 3"	5' - 11"	25.3
RESIDENTIAL	M	21.15	1' - 5"	3' - 8"	5.1
RESIDENTIAL	M	21.16	1' - 2"	2' - 3"	2.6
RESIDENTIAL	M	21.17	2' - 3"	4' - 1"	9.1
RESIDENTIAL	M	21.18	3' - 11"	8' - 5"	33.3
RESIDENTIAL	M	21.19	4' - 5"	7' - 5"	32.8
RESIDENTIAL	M	21.20	3' - 0"	5' - 1"	15.1
RESIDENTIAL	M	21.21	1' - 0"	2' - 6"	2.5
RESIDENTIAL	M	21.22	2' - 1"	3' - 0"	6.2
RESIDENTIAL	M	21.23	2' - 1"	2' - 9"	5.7
RESIDENTIAL	M	21.24	3' - 0"	3' - 0"	9.0
RESIDENTIAL	M	21.25	0' - 9"	4' - 8"	3.5
RESIDENTIAL	M	21.26	1' - 7"	2' - 5"	3.8
RESIDENTIAL	M	21.27	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	21.28	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	21.29	4' - 8"	7' - 8"	35.7
RESIDENTIAL	M	21.30	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	21.31	0' - 10"	2' - 6"	2.1
RESIDENTIAL	M	21.32	2' - 8"	4' - 8"	12.3
RESIDENTIAL	M	21.33	1' - 0"	4' - 10"	4.8
RESIDENTIAL	M	21.34	3' - 4"	9' - 0"	29.6
RESIDENTIAL	M	21.35	1' - 3"	2' - 8"	3.4
RESIDENTIAL	M	21.36	2' - 9"	12' - 1"	33.2
SUBTOTAL					

21ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	21.37	3' - 1"	5' - 1"	15.7
RESIDENTIAL	M	21.38	2' - 8"	8' - 2"	21.6
RESIDENTIAL	P	21.39	1' - 4"	3' - 4"	4.3
RESIDENTIAL	P	21.40	0' - 11"	11' - 3"	9.9
RESIDENTIAL	P	21.41	1' - 0"	6' - 2"	6.3
RESIDENTIAL	P	21.42	1' - 0"	6' - 8"	6.7
RESIDENTIAL	P	21.43	1' - 0"	7' - 5"	7.3
RESIDENTIAL	P	21.44	0' - 9"	6' - 0"	4.5
RESIDENTIAL	M	21.45	4' - 4"	4' - 9"	20.6
RESIDENTIAL	P	21.46	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	21.47	1' - 1"	6' - 4"	6.6
RESIDENTIAL	P	21.48	0' - 7"	3' - 1"	1.9
RESIDENTIAL	P	21.49	1' - 0"	6' - 1"	6.1
RESIDENTIAL	P	21.50	0' - 6"	4' - 5"	2.3
RESIDENTIAL	ST	21.51	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	21.52	0' - 8"	6' - 7"	4.5
RESIDENTIAL	P	21.53	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	21.54	1' - 0"	17' - 1"	17.1
RESIDENTIAL	P	21.55	0' - 10"	6' - 2"	5.0
RESIDENTIAL	P	21.56	1' - 0"	11' - 8"	12.0
RESIDENTIAL	P	21.57	1' - 0"	4' - 8"	4.7
RESIDENTIAL	P	21.58	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	21.59	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	21.60	0' - 11"	8' - 11"	8.4
RESIDENTIAL	P	21.61	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	21.62	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	21.63	1' - 0"	10' - 3"	10.2
RESIDENTIAL	P	21.64	1' - 0"	10' - 3"	10.2
RESIDENTIAL	P	21.65	1' - 0"	5' - 2"	5.1
RESIDENTIAL	ST	21.66	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	21.67	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	21.68	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	21.69	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	21.70	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	21.71	0' - 8"	16' - 5"	11.0
SUBTOTAL					743.4

21ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	188	1,836
TOTAL		2,023	188	1,836

21ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	21.72	1' - 2"	5' - 10"	6.8
RESIDENTIAL	M	21.73	1' - 2"	2' - 7"	3.0
RESIDENTIAL	M	21.74	5' - 7"	7' - 2"	39.8
RESIDENTIAL	M	21.75	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	21.76	2' - 10"	14' - 0"	39.1
RESIDENTIAL	M	21.77	3' - 9"	10' - 0"	37.7
RESIDENTIAL	M	21.78	2' - 4"	3' - 9"	8.6
RESIDENTIAL	M	21.79	2' - 0"	8' - 2"	16.3
RESIDENTIAL	M	21.80	0' - 8"	0' - 11"	0.7
RESIDENTIAL	M	21.81	1' - 5"	2' - 9"	3.9
RESIDENTIAL	P	21.82	1' - 0"	1' - 6"	1.5
RESIDENTIAL	ST	21.83	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	21.84	1' - 0"	12' - 1"	12.1
RESIDENTIAL	P	21.85	0' - 5"	2' - 8"	1.1
RESIDENTIAL	P	21.86	0' - 7"	4' - 5"	2.7
RESIDENTIAL	ST	21.87	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	21.88	0' - 8"	1' - 6"	1.0
SUBTOTAL					187.5

21ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	931	10,494
TOTAL	11,424	931	10,494



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

ZONING AND DEDUCT LEGEND

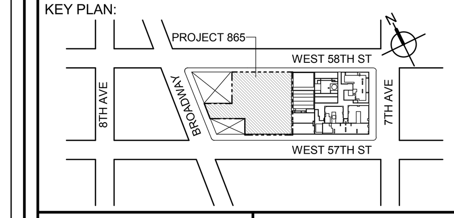
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

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

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

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

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-015.00**
DOB PAGE No:	16 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES978431597 Scan Code

36" x 48" Arch E -SHEET SIZE
FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number — ES890219417 Scan Code

22ND FLOOR AREA CALCULATIONS — ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	724	8,677
TOTAL		9,401	724	8,677

22ND FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	22.1	2' - 7"	4' - 7"	11.6
RESIDENTIAL	M	22.2	2' - 9"	4' - 7"	12.6
RESIDENTIAL	ST	22.3	0' - 8"	12' - 1"	8.0
RESIDENTIAL	E	22.4	5' - 0"	8' - 10"	44.6
RESIDENTIAL	ST	22.5	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	22.6	0' - 10"	2' - 6"	2.1
RESIDENTIAL	M	22.7	2' - 8"	4' - 1"	11.0
RESIDENTIAL	P	22.8	1' - 4"	3' - 4"	4.3
RESIDENTIAL	M	22.9	4' - 3"	5' - 11"	25.3
RESIDENTIAL	M	22.10	1' - 2"	2' - 3"	2.6
RESIDENTIAL	M	22.11	3' - 11"	8' - 5"	33.3
RESIDENTIAL	M	22.12	3' - 0"	5' - 1"	15.1
RESIDENTIAL	M	22.13	2' - 1"	3' - 0"	6.2
RESIDENTIAL	M	22.14	3' - 0"	3' - 0"	9.0
RESIDENTIAL	ST	22.15	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	22.16	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	22.17	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	22.18	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	22.19	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	22.20	2' - 8"	4' - 8"	12.3
RESIDENTIAL	M	22.21	3' - 4"	9' - 0"	29.6
RESIDENTIAL	P	22.22	0' - 11"	11' - 3"	9.9
RESIDENTIAL	P	22.23	1' - 0"	6' - 8"	6.7
RESIDENTIAL	P	22.24	1' - 0"	10' - 3"	10.2
RESIDENTIAL	M	22.25	4' - 4"	4' - 9"	20.6
RESIDENTIAL	P	22.26	0' - 6"	4' - 5"	2.3
RESIDENTIAL	P	22.27	1' - 0"	4' - 0"	4.0
RESIDENTIAL	M	22.28	3' - 4"	9' - 6"	31.4
RESIDENTIAL	M	22.29	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	22.30	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	22.31	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	22.32	3' - 1"	5' - 1"	15.7
RESIDENTIAL	P	22.33	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	22.34	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	22.35	0' - 7"	3' - 1"	1.9
SUBTOTAL					

22ND FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	22.36	1' - 5"	4' - 7"	6.6
RESIDENTIAL	P	22.37	1' - 0"	7' - 5"	7.3
RESIDENTIAL	P	22.38	1' - 0"	4' - 8"	4.7
RESIDENTIAL	P	22.39	0' - 10"	6' - 2"	5.0
RESIDENTIAL	M	22.40	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	22.41	4' - 4"	4' - 7"	19.9
RESIDENTIAL	ST	22.42	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	22.43	2' - 0"	2' - 10"	5.6
RESIDENTIAL	M	22.44	2' - 3"	3' - 11"	8.7
RESIDENTIAL	M	22.45	2' - 3"	4' - 1"	9.1
RESIDENTIAL	M	22.46	1' - 0"	2' - 6"	2.5
RESIDENTIAL	M	22.47	1' - 7"	2' - 5"	3.8
RESIDENTIAL	ST	22.48	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	22.49	4' - 8"	7' - 8"	35.7
RESIDENTIAL	M	22.50	1' - 0"	4' - 10"	4.8
RESIDENTIAL	P	22.51	1' - 0"	6' - 2"	6.3
RESIDENTIAL	P	22.52	1' - 1"	6' - 4"	6.6
RESIDENTIAL	P	22.53	0' - 8"	6' - 7"	4.5
RESIDENTIAL	P	22.54	1' - 0"	11' - 8"	12.0
RESIDENTIAL	P	22.55	0' - 11"	8' - 11"	8.4
RESIDENTIAL	M	22.56	2' - 8"	8' - 2"	21.6
RESIDENTIAL	M	22.57	0' - 9"	4' - 8"	3.5
RESIDENTIAL	P	22.58	0' - 7"	3' - 2"	1.8
RESIDENTIAL	P	22.59	1' - 0"	5' - 2"	5.1
RESIDENTIAL	M	22.60	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	22.61	4' - 5"	7' - 5"	32.8
RESIDENTIAL	ST	22.62	0' - 8"	6' - 9"	4.5
RESIDENTIAL	P	22.63	0' - 9"	6' - 0"	4.5
RESIDENTIAL	P	22.64	1' - 0"	17' - 1"	17.1
RESIDENTIAL	M	22.65	1' - 5"	3' - 8"	5.1
RESIDENTIAL	M	22.66	1' - 3"	2' - 8"	3.4
RESIDENTIAL	P	22.67	1' - 0"	6' - 10"	6.8
RESIDENTIAL	M	22.68	2' - 1"	2' - 9"	5.7
RESIDENTIAL	P	22.69	1' - 0"	6' - 1"	6.1
RESIDENTIAL	M	22.70	2' - 9"	12' - 1"	33.2
RESIDENTIAL	P	22.71	1' - 0"	10' - 3"	10.2
SUBTOTAL					724.5

22ND FLOOR AREA CALCULATIONS — ZONE C5-3 MID

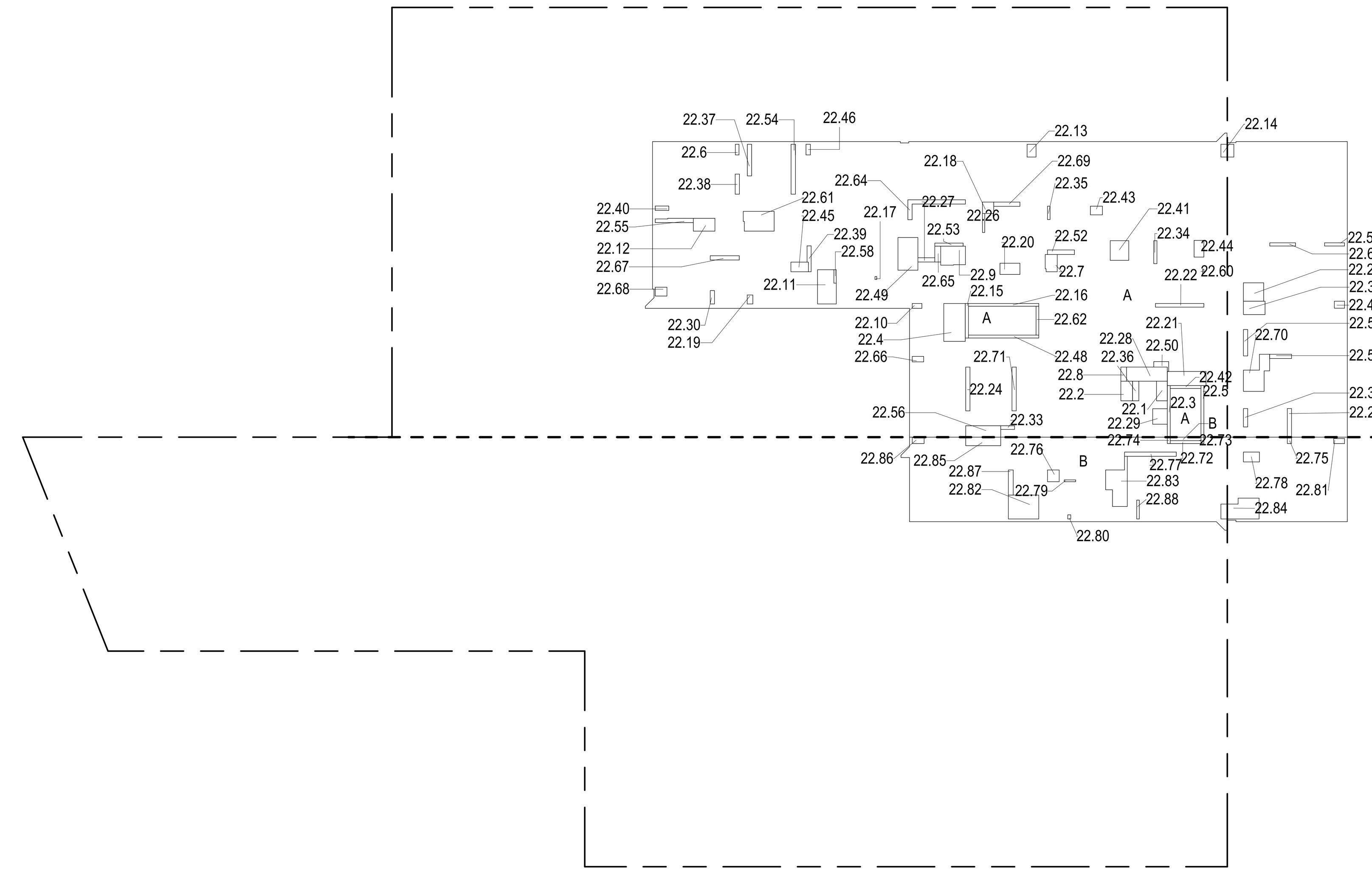
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	188	1,836
TOTAL		2,023	188	1,836

22ND FLOOR DEDUCTIONS — ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	22.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	22.73	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	22.74	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	22.75	1' - 0"	1' - 6"	1.5
RESIDENTIAL	M	22.76	2' - 9"	2' - 9"	7.5
RESIDENTIAL	P	22.77	1' - 0"	12' - 1"	12.1
RESIDENTIAL	M	22.78	2' - 4"	3' - 9"	8.6
RESIDENTIAL	P	22.79	0' - 5"	2' - 8"	1.1
RESIDENTIAL	M	22.80	0' - 8"	0' - 11"	0.7
RESIDENTIAL	M	22.81	1' - 2"	2' - 7"	3.0
RESIDENTIAL	M	22.82	5' - 7"	7' - 2"	39.8
RESIDENTIAL	M	22.83	2' - 10"	14' - 0"	39.1
RESIDENTIAL	M	22.84	3' - 9"	10' - 0"	37.7
RESIDENTIAL	M	22.85	2' - 0"	8' - 2"	16.3
RESIDENTIAL	M	22.86	1' - 5"	2' - 9"	3.9
RESIDENTIAL	P	22.87	1' - 2"	5' - 10"	6.8
RESIDENTIAL	P	22.88	0' - 7"	4' - 5"	2.7
SUBTOTAL					187.5

22ND FLOOR AREA CALCULATIONS — ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	912	10,512
TOTAL	11,424	912	10,512



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

23RD FLOOR AREA CALCULATIONS — ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	724	8,677
TOTAL		9,401	724	8,677

23RD FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	23.1	2' - 7"	4' - 7"	11.6
RESIDENTIAL	ST	23.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	23.3	2' - 9"	4' - 7"	12.6
RESIDENTIAL	ST	23.4	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	23.5	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	23.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	23.7	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	23.8	2' - 8"	4' - 1"	11.0
RESIDENTIAL	M	23.9	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	23.10	3' - 0"	3' - 0"	9.0
RESIDENTIAL	M	23.11	4' - 3"	5' - 11"	25.3
RESIDENTIAL	M	23.12	2' - 0"	2' - 10"	5.6
RESIDENTIAL	M	23.13	2' - 3"	3' - 11"	8.7
RESIDENTIAL	M	23.14	0' - 9"	4' - 8"	3.5
RESIDENTIAL	E	23.15	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	23.16	1' - 2"	2' - 3"	2.6
RESIDENTIAL	M	23.17	3' - 11"	8' - 5"	33.3
RESIDENTIAL	M	23.18	3' - 0"	5' - 1"	15.1
RESIDENTIAL	M	23.19	2' - 1"	3' - 0"	6.2
RESIDENTIAL	P	23.20	1' - 0"	7' - 5"	7.3
RESIDENTIAL	M	23.21	3' - 4"	9' - 6"	31.4
RESIDENTIAL	E	23.22	5' - 0"	8' - 10"	44.6
RESIDENTIAL	M	23.23	1' - 0"	2' - 6"	2.5
RESIDENTIAL	M	23.24	2' - 3"	4' - 1"	9.1
RESIDENTIAL	M	23.25	1' - 7"	2' - 5"	3.8
RESIDENTIAL	ST	23.26	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	23.27	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	23.28	1' - 4"	3' - 4"	4.3
RESIDENTIAL	M	23.29	4' - 8"	7' - 8"	35.7
RESIDENTIAL	M	23.30	1' - 0"	4' - 10"	4.8
RESIDENTIAL	M	23.31	1' - 3"	2' - 8"	3.4
RESIDENTIAL	P	23.32	0' - 9"	6' - 0"	4.5
RESIDENTIAL	P	23.33	1' - 1"	6' - 4"	6.6
RESIDENTIAL	P	23.34	1' - 0"	6' - 1"	6.1
RESIDENTIAL	P	23.35	0' - 8"	6' - 7"	4.5
SUBTOTAL					

23RD FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	23.36	1' - 0"	17' - 1"	17.1
RESIDENTIAL	P	23.37	1' - 0"	11' - 8"	12.0
RESIDENTIAL	P	23.38	1' - 0"	6' - 2"	6.3
RESIDENTIAL	M	23.39	0' - 10"	2' - 6"	2.1
RESIDENTIAL	ST	23.40	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	23.41	4' - 5"	7' - 5"	32.8
RESIDENTIAL	P	23.42	0' - 11"	11' - 3"	9.9
RESIDENTIAL	ST	23.43	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	23.44	0' - 5"	0' - 8"	0.3
RESIDENTIAL	ST	23.45	0' - 9"	8' - 1"	5.9
RESIDENTIAL	M	23.46	1' - 5"	3' - 8"	5.1
RESIDENTIAL	M	23.47	1' - 4"	2' - 1"	2.8
RESIDENTIAL	P	23.48	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	23.49	0' - 6"	4' - 5"	2.3
RESIDENTIAL	M	23.50	2' - 8"	4' - 8"	12.3
RESIDENTIAL	P	23.51	0' - 10"	6' - 2"	5.0
RESIDENTIAL	P	23.52	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	23.53	0' - 11"	8' - 11"	8.4
RESIDENTIAL	M	23.54	2' - 9"	12' - 1"	33.2
RESIDENTIAL	M	23.55	2' - 8"	8' - 2"	21.6
RESIDENTIAL	P	23.56	1' - 0"	10' - 3"	10.2
RESIDENTIAL	P	23.57	1' - 0"	5' - 2"	5.1
RESIDENTIAL	P	23.58	1' - 0"	6' - 8"	6.7
RESIDENTIAL	P	23.59	0' - 7"	3' - 2"	1.8
RESIDENTIAL	M	23.60	2' - 7"	2' - 8"	7.0
RESIDENTIAL	P	23.61	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	23.62	0' - 7"	3' - 1"	1.9
RESIDENTIAL	P	23.63	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	23.64	3' - 4"	9' - 0"	29.6
RESIDENTIAL	P	23.65	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	23.66	1' - 0"	4' - 8"	4.7
RESIDENTIAL	M	23.67	2' - 1"	2' - 9"	5.7
RESIDENTIAL	M	23.68	3' - 1"	5' - 1"	15.7
RESIDENTIAL	P	23.69	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	23.70	1' - 0"	10' - 3"	10.2
RESIDENTIAL	M	23.71	4' - 4"	4' - 9"	20.6
SUBTOTAL					724.5

23RD FLOOR AREA CALCULATIONS — ZONE C5-3 MID

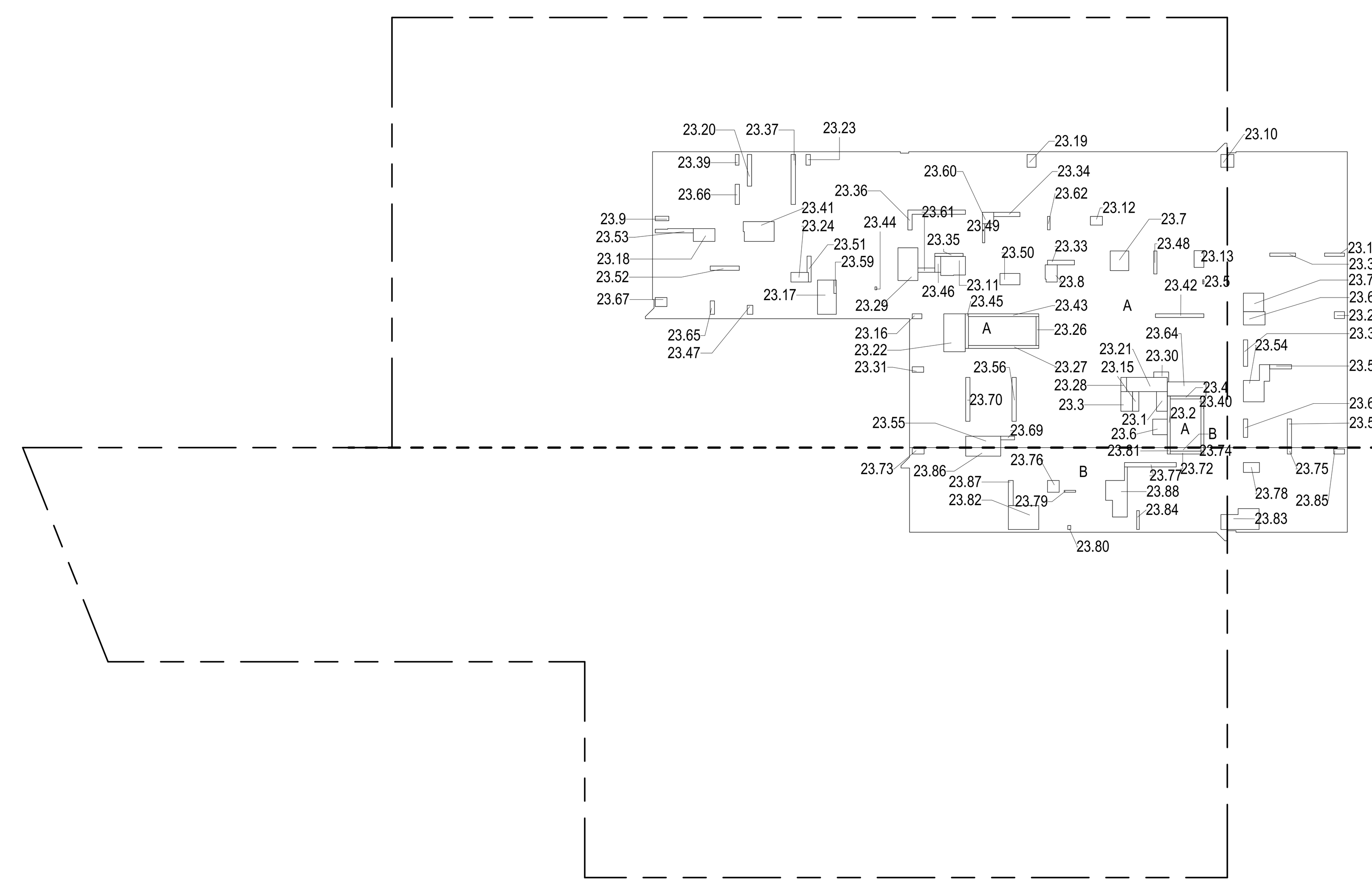
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	188	1,836
TOTAL		2,023	188	1,836

23RD FLOOR DEDUCTIONS — ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	23.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	23.73	1' - 5"	2' - 9"	3.9
RESIDENTIAL	ST	23.74	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	23.75	1' - 0"	1' - 6"	1.5
RESIDENTIAL	M	23.76	2' - 9"	2' - 9"	7.5
RESIDENTIAL	P	23.77	1' - 0"	12' - 1"	12.1
RESIDENTIAL	M	23.78	2' - 4"	3' - 9"	8.6
RESIDENTIAL	P	23.79	0' - 5"	2' - 8"	1.1
RESIDENTIAL	M	23.80	0' - 8"	0' - 11"	0.7
RESIDENTIAL	ST	23.81	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	23.82	5' - 7"	7' - 2"	39.8
RESIDENTIAL	M	23.83	3' - 9"	10' - 0"	37.7
RESIDENTIAL	P	23.84	0' - 7"	4' - 5"	2.7
RESIDENTIAL	M	23.85	1' - 2"	2' - 7"	3.0
RESIDENTIAL	M	23.86	2' - 0"	8' - 2"	16.3
RESIDENTIAL	P	23.87	1' - 2"	5' - 10"	6.8
RESIDENTIAL	M	23.88	2' - 10"	14' - 0"	39.1
SUBTOTAL					187.5

23RD FLOOR AREA CALCULATIONS — ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	912	10,512
TOTAL	11,424	912	10,512



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

24TH FLOOR AREA CALCULATIONS — ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	743	8,658
TOTAL		9,401	743	8,658

24TH FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	24.1	1' - 0"	6' - 10"	6.8
RESIDENTIAL	M	24.2	3' - 4"	9' - 6"	31.4
RESIDENTIAL	M	24.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	24.4	2' - 9"	12' - 1"	33.2
RESIDENTIAL	ST	24.5	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	24.6	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	24.7	2' - 8"	4' - 1"	11.0
RESIDENTIAL	M	24.8	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	24.9	4' - 3"	5' - 11"	25.3
RESIDENTIAL	M	24.10	1' - 2"	2' - 3"	2.6
RESIDENTIAL	ST	24.11	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	24.12	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	24.13	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	24.14	2' - 0"	2' - 10"	5.6
RESIDENTIAL	M	24.15	2' - 3"	3' - 11"	8.7
RESIDENTIAL	M	24.16	2' - 3"	4' - 1"	9.1
RESIDENTIAL	M	24.17	4' - 5"	7' - 5"	32.8
RESIDENTIAL	M	24.18	1' - 0"	2' - 6"	2.5
RESIDENTIAL	M	24.19	2' - 1"	2' - 9"	5.7
RESIDENTIAL	M	24.20	1' - 7"	2' - 5"	3.8
RESIDENTIAL	ST	24.21	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	24.22	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	24.23	1' - 4"	3' - 4"	4.3
RESIDENTIAL	P	24.24	1' - 0"	10' - 3"	10.2
RESIDENTIAL	M	24.25	4' - 8"	7' - 8"	35.7
RESIDENTIAL	M	24.26	0' - 10"	2' - 6"	2.1
RESIDENTIAL	M	24.27	1' - 0"	4' - 10"	4.8
RESIDENTIAL	M	24.28	1' - 3"	2' - 8"	3.4
RESIDENTIAL	E	24.29	4' - 7"	8' - 1"	37.1
RESIDENTIAL	P	24.30	0' - 9"	6' - 0"	4.5
RESIDENTIAL	P	24.31	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	24.32	1' - 0"	6' - 1"	6.1
RESIDENTIAL	P	24.33	0' - 8"	6' - 7"	4.5
RESIDENTIAL	P	24.34	1' - 0"	17' - 1"	17.1
RESIDENTIAL	P	24.35	1' - 0"	11' - 8"	12.0
SUBTOTAL					

24TH FLOOR DEDUCTIONS — ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	24.36	1' - 0"	4' - 8"	4.7
RESIDENTIAL	M	24.37	4' - 4"	4' - 9"	20.6
RESIDENTIAL	P	24.38	1' - 0"	7' - 5"	7.3
RESIDENTIAL	P	24.39	1' - 0"	6' - 2"	6.3
RESIDENTIAL	P	24.40	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	24.41	1' - 1"	6' - 4"	6.6
RESIDENTIAL	M	24.42	3' - 1"	5' - 1"	15.7
RESIDENTIAL	P	24.43	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	24.44	1' - 0"	10' - 3"	10.2
RESIDENTIAL	M	24.45	0' - 3"	1' - 0"	0.3
RESIDENTIAL	E	24.46	5' - 0"	8' - 10"	44.6
RESIDENTIAL	M	24.47	3' - 11"	8' - 5"	33.3
RESIDENTIAL	M	24.48	2' - 1"	3' - 0"	6.2
RESIDENTIAL	ST	24.49	0' - 9"	8' - 1"	5.9
RESIDENTIAL	M	24.50	0' - 5"	0' - 8"	0.3
RESIDENTIAL	P	24.51	0' - 10"	6' - 2"	5.0
RESIDENTIAL	M	24.52	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	24.53	3' - 4"	9' - 0"	29.6
RESIDENTIAL	P	24.54	1' - 0"	6' - 8"	6.7
RESIDENTIAL	P	24.55	0' - 7"	3' - 1"	1.9
RESIDENTIAL	P	24.56	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	24.57	0' - 11"	8' - 11"	8.4
RESIDENTIAL	P	24.58	1' - 0"	5' - 2"	5.1
RESIDENTIAL	M	24.59	0' - 9"	4' - 8"	3.5
RESIDENTIAL	M	24.60	1' - 5"	3' - 8"	5.1
RESIDENTIAL	M	24.61	3' - 0"	3' - 0"	9.0
RESIDENTIAL	M	24.62	2' - 7"	2' - 8"	7.0
RESIDENTIAL	P	24.63	0' - 11"	11' - 3"	9.9
RESIDENTIAL	P	24.64	0' - 7"	3' - 2"	1.8
RESIDENTIAL	M	24.65	2' - 8"	8' - 2"	21.6
RESIDENTIAL	P	24.66	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	24.67	0' - 6"	4' - 5"	2.3
RESIDENTIAL	M	24.68	3' - 0"	5' - 1"	15.1
RESIDENTIAL	ST	24.69	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	24.70	2' - 8"	4' - 8"	12.3
SUBTOTAL					743.4

24TH FLOOR AREA CALCULATIONS — ZONE C5-3 MID

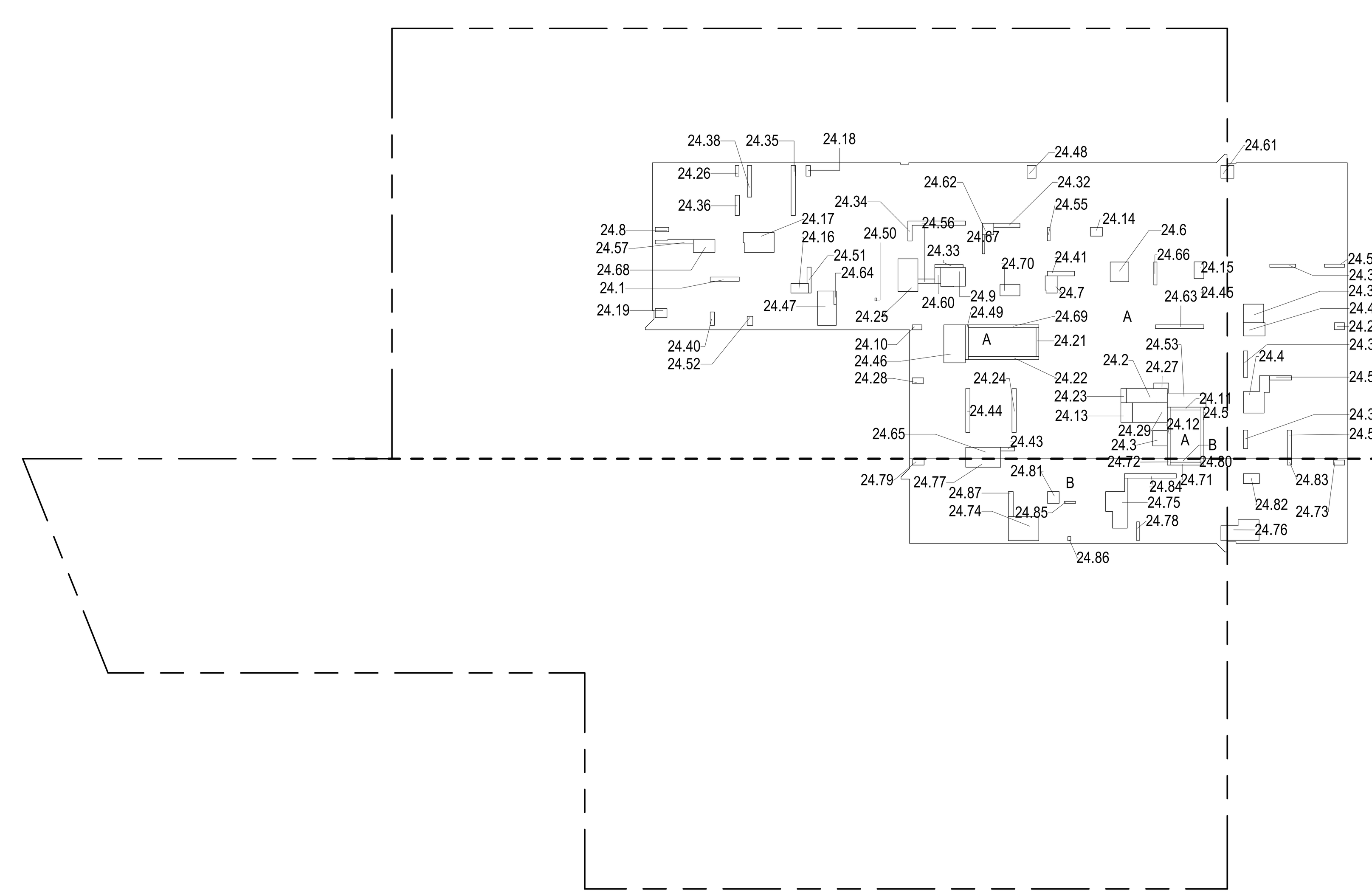
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	188	1,836
TOTAL		2,023	188	1,836

24TH FLOOR DEDUCTIONS — ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	24.71	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	24.72	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	24.73	1' - 2"	2' - 7"	3.0
RESIDENTIAL	M	24.74	5' - 7"	7' - 2"	39.8
RESIDENTIAL	M	24.75	2' - 10"	14' - 0"	39.1
RESIDENTIAL	M	24.76	3' - 9"	10' - 0"	37.7
RESIDENTIAL	M	24.77	2' - 0"	8' - 2"	16.3
RESIDENTIAL	P	24.78	0' - 7"	4' - 5"	2.7
RESIDENTIAL	M	24.79	1' - 5"	2' - 9"	3.9
RESIDENTIAL	ST	24.80	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	24.81	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	24.82	2' - 4"	3' - 9"	8.6
RESIDENTIAL	P	24.83	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	24.84	1' - 0"	12' - 1"	12.1
RESIDENTIAL	P	24.85	0' - 5"	2' - 8"	1.1
RESIDENTIAL	M	24.86	0' - 8"	0' - 11"	0.7
RESIDENTIAL	P	24.87	1' - 2"	5' - 10"	6.8
SUBTOTAL					187.5

24TH FLOOR AREA CALCULATIONS — ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	931	10,494
TOTAL	11,424	931	10,494



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

FILE NAME:
PLOT DATE:

ZONING AND DEDUCT LEGEND

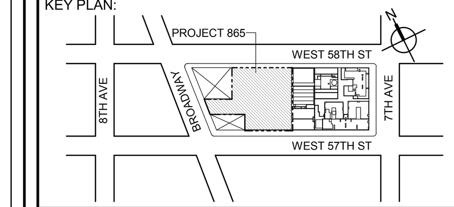
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

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

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

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

KEY PLAN:



PROJECT NORTH — TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

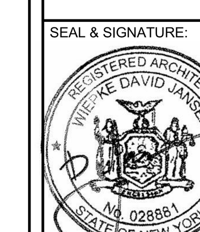
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-016.00
DOB PAGE No:	17 of 500

DOB EMPLOYEE STAMP: — DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

CD PROGRESS ISSUE 1

25TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	743	8,658
TOTAL		9,401	743	8,658

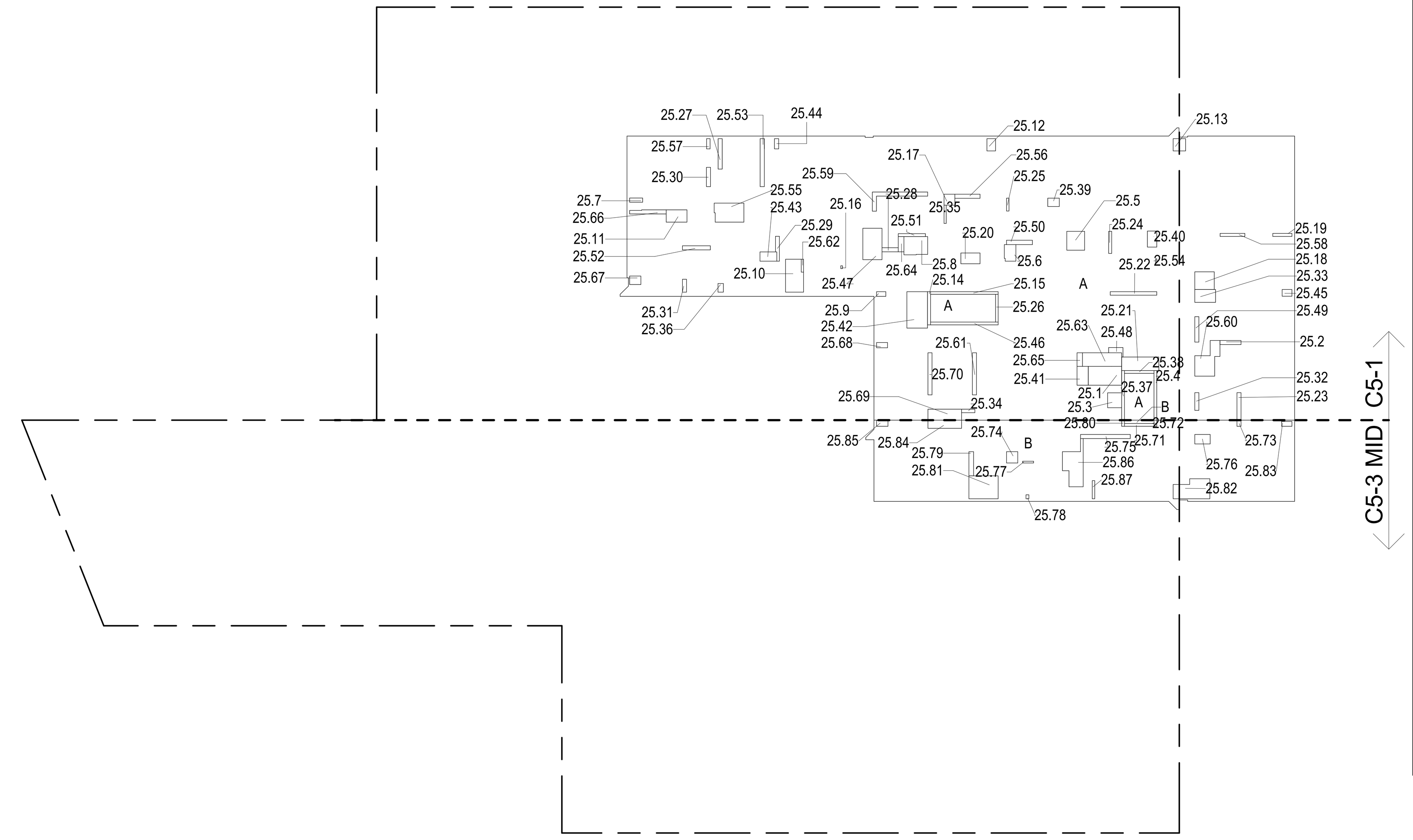
25TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	25.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	P	25.2	1' - 0"	5' - 2"	5.1
RESIDENTIAL	M	25.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	25.4	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	25.5	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	25.6	2' - 8"	4' - 1"	11.0
RESIDENTIAL	M	25.7	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	25.8	4' - 3"	5' - 11"	25.3
RESIDENTIAL	M	25.9	1' - 2"	2' - 3"	2.6
RESIDENTIAL	M	25.10	3' - 11"	8' - 5"	33.3
RESIDENTIAL	M	25.11	3' - 0"	5' - 1"	15.1
RESIDENTIAL	M	25.12	2' - 1"	3' - 0"	6.2
RESIDENTIAL	M	25.13	3' - 0"	3' - 0"	9.0
RESIDENTIAL	ST	25.14	0' - 9"	8' - 1"	5.9
RESIDENTIAL	ST	25.15	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	25.16	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	25.17	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	25.18	4' - 4"	4' - 9"	20.6
RESIDENTIAL	M	25.19	0' - 9"	4' - 8"	3.5
RESIDENTIAL	M	25.20	2' - 8"	4' - 8"	12.3
RESIDENTIAL	M	25.21	3' - 4"	9' - 0"	29.6
RESIDENTIAL	P	25.22	0' - 11"	11' - 3"	9.9
RESIDENTIAL	P	25.23	1' - 0"	6' - 8"	6.7
RESIDENTIAL	P	25.24	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	25.25	0' - 7"	3' - 1"	1.9
RESIDENTIAL	ST	25.26	0' - 8"	6' - 9"	4.5
RESIDENTIAL	P	25.27	1' - 0"	7' - 5"	7.3
RESIDENTIAL	P	25.28	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	25.29	0' - 10"	6' - 2"	5.0
RESIDENTIAL	P	25.30	1' - 0"	4' - 8"	4.7
RESIDENTIAL	P	25.31	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	25.32	1' - 0"	4' - 4"	4.3
RESIDENTIAL	M	25.33	3' - 1"	5' - 1"	15.7
RESIDENTIAL	P	25.34	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	25.35	0' - 6"	4' - 5"	2.3
SUBTOTAL					

25TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	25.36	1' - 4"	2' - 1"	2.8
RESIDENTIAL	ST	25.37	0' - 8"	12' - 1"	8.0
RESIDENTIAL	ST	25.38	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	25.39	2' - 0"	2' - 10"	5.6
RESIDENTIAL	M	25.40	2' - 3"	3' - 11"	8.7
RESIDENTIAL	M	25.41	2' - 9"	4' - 7"	12.6
RESIDENTIAL	E	25.42	5' - 0"	8' - 10"	44.6
RESIDENTIAL	M	25.43	2' - 3"	4' - 1"	9.1
RESIDENTIAL	M	25.44	1' - 0"	2' - 6"	2.5
RESIDENTIAL	M	25.45	1' - 7"	2' - 5"	3.8
RESIDENTIAL	ST	25.46	0' - 8"	16' - 5"	11.0
RESIDENTIAL	M	25.47	4' - 8"	7' - 8"	35.7
RESIDENTIAL	M	25.48	1' - 0"	4' - 10"	4.8
RESIDENTIAL	P	25.49	1' - 0"	6' - 2"	6.3
RESIDENTIAL	P	25.50	1' - 1"	6' - 4"	6.6
RESIDENTIAL	P	25.51	0' - 8"	6' - 7"	4.5
RESIDENTIAL	P	25.52	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	25.53	1' - 0"	11' - 8"	12.0
RESIDENTIAL	M	25.54	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	25.55	4' - 5"	7' - 5"	32.8
RESIDENTIAL	P	25.56	1' - 0"	6' - 1"	6.1
RESIDENTIAL	M	25.57	0' - 10"	2' - 6"	2.1
RESIDENTIAL	P	25.58	0' - 9"	6' - 0"	4.5
RESIDENTIAL	P	25.59	1' - 0"	17' - 1"	17.1
RESIDENTIAL	M	25.60	2' - 9"	12' - 1"	33.2
RESIDENTIAL	P	25.61	1' - 0"	10' - 3"	10.2
RESIDENTIAL	P	25.62	0' - 7"	3' - 2"	1.8
RESIDENTIAL	M	25.63	3' - 4"	9' - 6"	31.4
RESIDENTIAL	M	25.64	1' - 5"	3' - 8"	5.1
RESIDENTIAL	P	25.65	1' - 4"	3' - 4"	4.3
RESIDENTIAL	P	25.66	0' - 11"	8' - 11"	8.4
RESIDENTIAL	M	25.67	2' - 1"	2' - 9"	5.7
RESIDENTIAL	M	25.68	1' - 3"	2' - 8"	3.4
RESIDENTIAL	M	25.69	2' - 8"	8' - 2"	21.6
RESIDENTIAL	P	25.70	1' - 0"	10' - 3"	10.2
SUBTOTAL					743.4

25TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	188	1,836
TOTAL		2,023	188	1,836

25TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	25.71	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	25.72	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	25.73	1' - 0"	1' - 6"	1.5
RESIDENTIAL	M	25.74	2' - 9"	2' - 9"	7.5
RESIDENTIAL	P	25.75	1' - 0"	12' - 1"	12.1
RESIDENTIAL	M	25.76	2' - 4"	3' - 9"	8.6
RESIDENTIAL	P	25.77	0' - 5"	2' - 8"	1.1
RESIDENTIAL	M	25.78	0' - 8"	0' - 11"	0.7
RESIDENTIAL	P	25.79	1' - 2"	5' - 10"	6.8
RESIDENTIAL	ST	25.80	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	25.81	5' - 7"	7' - 2"	39.8
RESIDENTIAL	M	25.82	3' - 9"	10' - 0"	37.7
RESIDENTIAL	M	25.83	1' - 2"	2' - 7"	3.0
RESIDENTIAL	M	25.84	2' - 0"	8' - 2"	16.3
RESIDENTIAL	M	25.85	1' - 5"	2' - 9"	3.9
RESIDENTIAL	M	25.86	2' - 10"	14' - 0"	39.1
RESIDENTIAL	P	25.87	0' - 7"	4' - 5"	2.7
SUBTOTAL					187.5

25TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	931	10,494
TOTAL	11,424	931	10,494



25TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

26TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,401	724	8,677
TOTAL		9,401	724	8,677

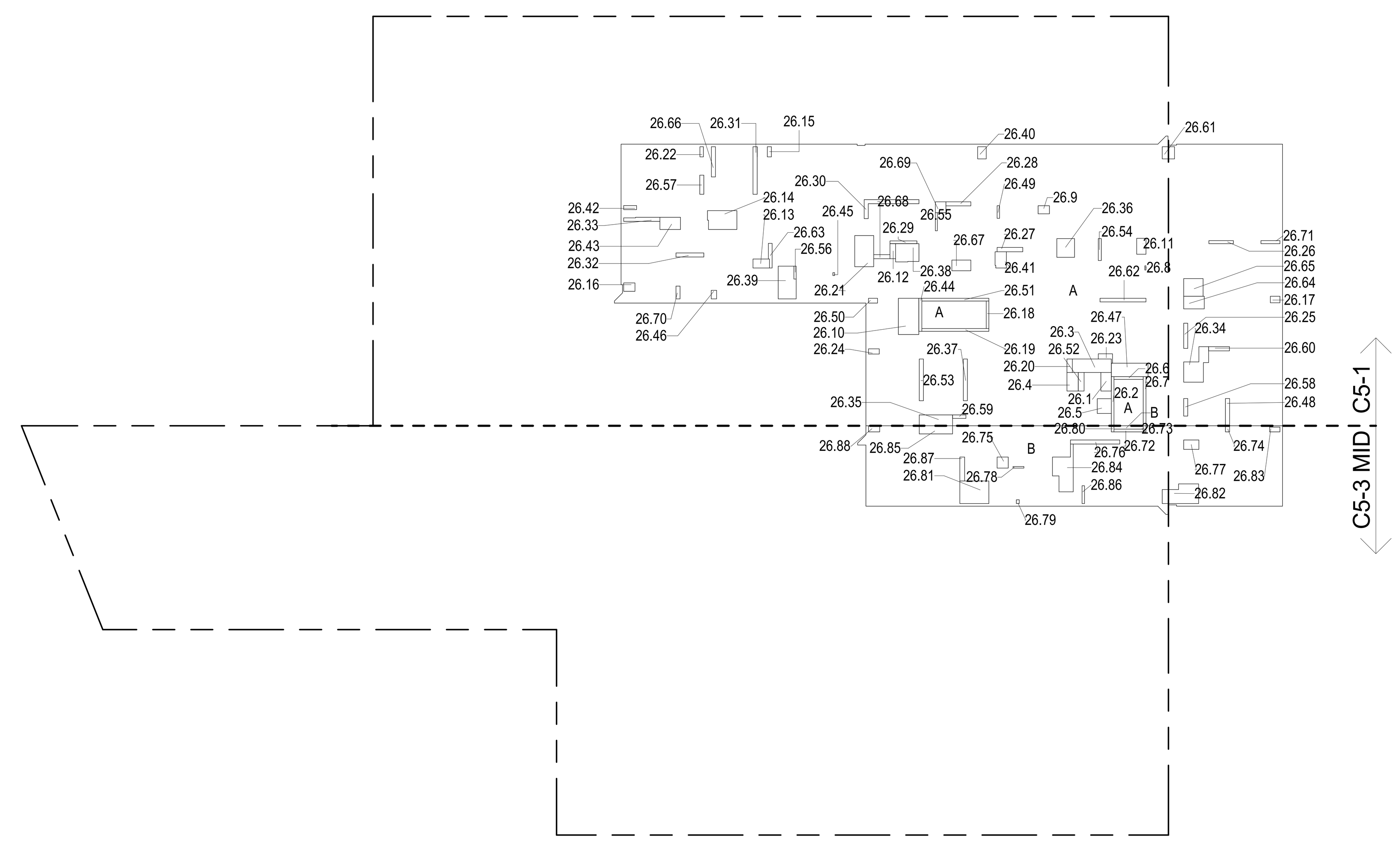
26TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	26.1	2' - 7"	4' - 7"	11.6
RESIDENTIAL	ST	26.2	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	26.3	3' - 4"	9' - 6"	31.4
RESIDENTIAL	M	26.4	2' - 9"	4' - 7"	12.6
RESIDENTIAL	M	26.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	26.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	26.7	0' - 8"	12' - 1"	8.0
RESIDENTIAL	M	26.8	0' - 3"	1' - 0"	0.3
RESIDENTIAL	M	26.9	2' - 0"	2' - 10"	5.6
RESIDENTIAL	E	26.10	5' - 0"	8' - 10"	44.6
RESIDENTIAL	M	26.11	2' - 3"	3' - 11"	8.7
RESIDENTIAL	M	26.12	1' - 5"	3' - 8"	5.1
RESIDENTIAL	M	26.13	2' - 3"	4' - 1"	9.1
RESIDENTIAL	M	26.14	4' - 5"	7' - 5"	32.8
RESIDENTIAL	M	26.15	1' - 0"	2' - 6"	2.5
RESIDENTIAL	M	26.16	2' - 1"	2' - 9"	5.7
RESIDENTIAL	M	26.17	1' - 7"	2' - 5"	3.8
RESIDENTIAL	ST	26.18	0' - 8"	6' - 9"	4.5
RESIDENTIAL	ST	26.19	0' - 8"	16' - 5"	11.0
RESIDENTIAL	P	26.20	1' - 4"	3' - 4"	4.3
RESIDENTIAL	M	26.21	4' - 8"	7' - 8"	35.7
RESIDENTIAL	M	26.22	0' - 10"	2' - 6"	2.1
RESIDENTIAL	M	26.23	1' - 0"	4' - 10"	4.8
RESIDENTIAL	M	26.24	1' - 3"	2' - 8"	3.4
RESIDENTIAL	P	26.25	1' - 0"	6' - 2"	6.3
RESIDENTIAL	P	26.26	0' - 9"	6' - 0"	4.5
RESIDENTIAL	P	26.27	1' - 1"	6' - 4"	6.6
RESIDENTIAL	P	26.28	1' - 0"	6' - 1"	6.1
RESIDENTIAL	P	26.29	0' - 8"	6' - 7"	4.5
RESIDENTIAL	P	26.30	1' - 0"	17' - 1"	17.1
RESIDENTIAL	P	26.31	1' - 0"	11' - 8"	12.0
RESIDENTIAL	P	26.32	1' - 0"	6' - 10"	6.8
RESIDENTIAL	P	26.33	0' - 11"	8' - 11"	8.4
RESIDENTIAL	M	26.34	2' - 9"	12' - 1"	33.2
RESIDENTIAL	M	26.35	2' - 8"	8' - 2"	21.6
SUBTOTAL					

26TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	26.36	4' - 4"	4' - 7"	19.9
RESIDENTIAL	P	26.37	1' - 0"	10' - 3"	10.2
RESIDENTIAL	M	26.38	4' - 3"	5' - 11"	25.3
RESIDENTIAL	M	26.39	3' - 11"	8' - 5"	33.3
RESIDENTIAL	M	26.40	2' - 1"	3' - 0"	6.2
RESIDENTIAL	M	26.41	2' - 8"	4' - 1"	11.0
RESIDENTIAL	M	26.42	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	26.43	3' - 0"	5' - 1"	15.1
RESIDENTIAL	ST	26.44	0' - 9"	8' - 1"	5.9
RESIDENTIAL	M	26.45	0' - 5"	0' - 8"	0.3
RESIDENTIAL	M	26.46	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	26.47	3' - 4"	9' - 0"	29.6
RESIDENTIAL	P	26.48	1' - 0"	6' - 8"	6.7
RESIDENTIAL	P	26.49	0' - 7"	3' - 1"	1.9
RESIDENTIAL	M	26.50	1' - 2"	2' - 3"	2.6
RESIDENTIAL	ST	26.51	0' - 8"	16' - 5"	11.0
RESIDENTIAL	E	26.52	1' - 5"	4' - 7"	6.6
RESIDENTIAL	P	26.53	1' - 0"	10' - 3"	10.2
RESIDENTIAL	P	26.54	0' - 9"	5' - 5"	4.0
RESIDENTIAL	P	26.55	0' - 6"	4' - 5"	2.3
RESIDENTIAL	P	26.56	0' - 7"	3' - 2"	1.8
RESIDENTIAL	P	26.57	1' - 0"	4' - 8"	4.7
RESIDENTIAL	P	26.58	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	26.59	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	26.60	1' - 0"	5' - 2"	5.1
RESIDENTIAL	M	26.61	3' - 0"	3' - 0"	9.0
RESIDENTIAL	P	26.62	0' - 11"	11' - 3"	9.9
RESIDENTIAL	P	26.63	0' - 10"	6' - 2"	5.0
RESIDENTIAL	M	26.64	3' - 1"	5' - 1"	15.7
RESIDENTIAL	M	26.65	4' - 4"	4' - 9"	20.6
RESIDENTIAL	P	26.66	1' - 0"	7' - 5"	7.3
RESIDENTIAL	M	26.67	2' - 8"	4' - 8"	12.3
RESIDENTIAL	P	26.68	1' - 0"	4' - 0"	4.0
RESIDENTIAL	M	26.69	2' - 7"	2' - 8"	7.0
RESIDENTIAL	P	26.70	1' - 0"	3' - 1"	3.1
RESIDENTIAL	M	26.71	0' - 9"	4' - 8"	3.5
SUBTOTAL					724.5

26TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	188	1,836
TOTAL		2,023	188	1,836

26TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	26.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	26.73	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	26.74	1' - 0"	1' - 6"	1.5
RESIDENTIAL	M	26.75	2' - 9"	2' - 9"	7.5
RESIDENTIAL	P	26.76	1' - 0"	12' - 1"	12.1
RESIDENTIAL	M	26.77	2' - 4"	3' - 9"	8.6
RESIDENTIAL	P	26.78	0' - 5"	2' - 8"	1.1
RESIDENTIAL	M	26.79	0' - 8"	0' - 11"	0.7
RESIDENTIAL	ST	26.80	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	26.81	5' - 7"	7' - 2"	39.8
RESIDENTIAL	M	26.82	3' - 9"	10' - 0"	37.7
RESIDENTIAL	M	26.83	1' - 2"	2' - 7"	3.0
RESIDENTIAL	M	26.84	2' - 10"	14' - 0"	39.1
RESIDENTIAL	M	26.85	2' - 0"	8' - 2"	16.3
RESIDENTIAL	P	26.86	0' - 7"	4' - 5"	2.7
RESIDENTIAL	P	26.87	1' - 2"	5' - 10"	6.8
RESIDENTIAL	M	26.88	1' - 5"	2' - 9"	3.9
SUBTOTAL					187.5

26TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	11,424	912	10,512
TOTAL	11,424	912	10,512



26TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

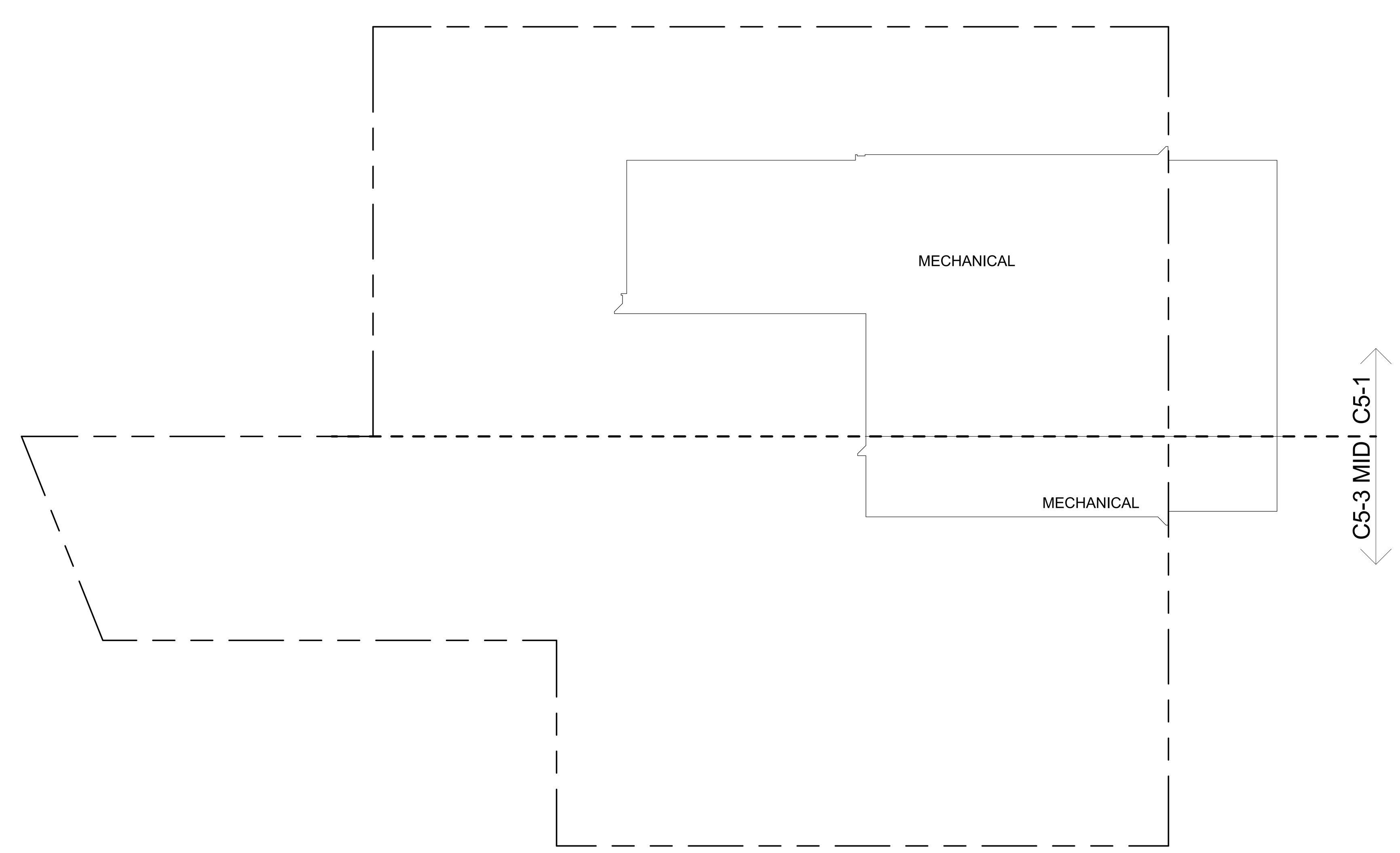
27TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	9,146	9,146	0
TOTAL		9,146	9,146	0

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

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

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

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



27TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

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

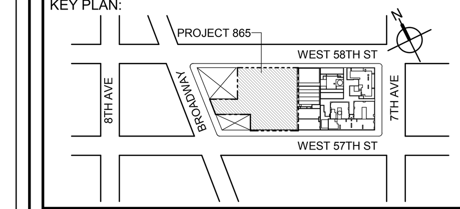
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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

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

DEPT OF BLDGS 121328205 Job Number
ES779983257 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
25TH, 26TH, 27TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-017.00	
DOB PAGE No: 18 of 500	

DOB EMPLOYEE STAMP: | DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

FILE NAME:
PLOT DATE:

36" x 48" Arch E - SHEET SIZE

28TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	579	6,481
TOTAL		7,060	579	6,481

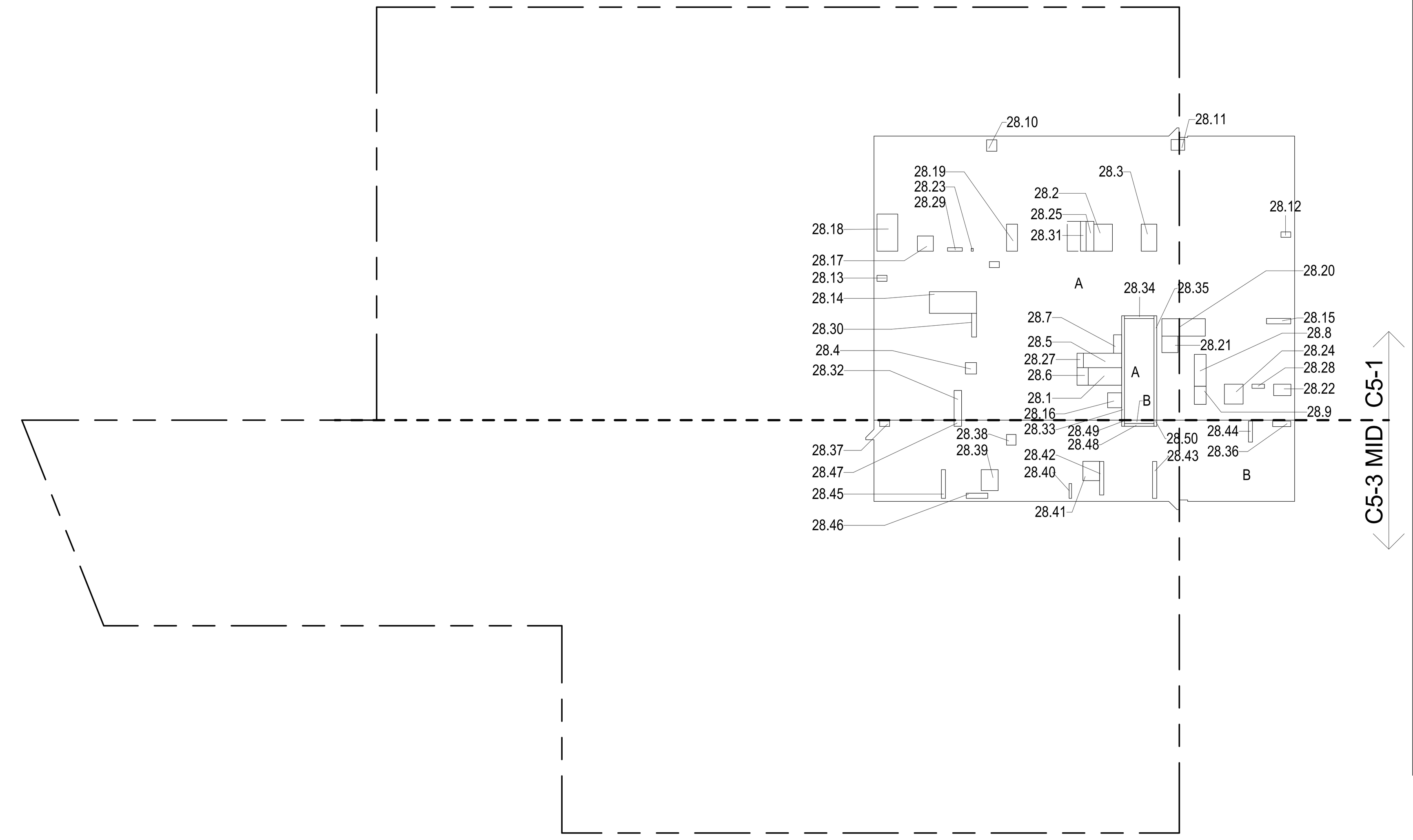
28TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	103	1,920
TOTAL		2,023	103	1,920

28TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	682	8,401
TOTAL	9,083	682	8,401

28TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	28.1	4' - 3"	8' - 1"	34.6
RESIDENTIAL	M	28.2	4' - 6"	6' - 7"	29.7
RESIDENTIAL	M	28.3	3' - 9"	6' - 7"	24.6
RESIDENTIAL	M	28.4	2' - 8"	2' - 9"	7.4
RESIDENTIAL	M	28.5	3' - 6"	9' - 3"	32.5
RESIDENTIAL	M	28.6	2' - 9"	4' - 3"	11.7
RESIDENTIAL	M	28.7	2' - 0"	4' - 6"	8.9
RESIDENTIAL	M	28.8	2' - 10"	7' - 9"	22.0
RESIDENTIAL	M	28.9	2' - 10"	4' - 5"	12.5
RESIDENTIAL	M	28.10	2' - 6"	2' - 9"	7.0
RESIDENTIAL	M	28.11	2' - 7"	3' - 4"	8.6
RESIDENTIAL	M	28.12	1' - 4"	2' - 5"	3.2
RESIDENTIAL	M	28.13	1' - 5"	2' - 5"	3.5
RESIDENTIAL	M	28.14	5' - 3"	11' - 6"	60.4
RESIDENTIAL	M	28.15	1' - 4"	5' - 11"	7.8
RESIDENTIAL	M	28.16	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	28.17	3' - 8"	3' - 11"	14.3
RESIDENTIAL	M	28.18	5' - 1"	9' - 0"	45.6
RESIDENTIAL	M	28.19	2' - 8"	6' - 7"	17.5
RESIDENTIAL	M	28.20	4' - 3"	10' - 7"	44.9
RESIDENTIAL	M	28.21	3' - 11"	4' - 0"	15.7
RESIDENTIAL	M	28.22	2' - 9"	4' - 2"	11.6
RESIDENTIAL	M	28.23	0' - 6"	0' - 8"	0.3
RESIDENTIAL	M	28.24	4' - 7"	4' - 10"	22.1
RESIDENTIAL	M	28.25	1' - 11"	7' - 3"	13.7
RESIDENTIAL	M	28.26	4' - 1"	5' - 9"	23.6
RESIDENTIAL	P	28.27	1' - 7"	3' - 6"	5.5
RESIDENTIAL	P	28.28	1' - 0"	3' - 0"	3.0
RESIDENTIAL	P	28.29	0' - 10"	3' - 7"	3.0
SUBTOTAL					

28TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	28.30	1' - 2"	5' - 9"	6.7
RESIDENTIAL	P	28.31	1' - 4"	7' - 3"	9.6
RESIDENTIAL	P	28.32	1' - 10"	7' - 3"	13.3
RESIDENTIAL	ST	28.33	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	28.34	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	28.35	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	28.51	1' - 5"	2' - 5"	3.5
SUBTOTAL					579.0

28TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	28.36	1' - 4"	4' - 5"	5.9
RESIDENTIAL	M	28.37	1' - 6"	2' - 5"	3.7
RESIDENTIAL	M	28.38	2' - 4"	2' - 7"	6.0
RESIDENTIAL	M	28.39	4' - 1"	5' - 1"	21.1
RESIDENTIAL	M	28.40	0' - 7"	3' - 7"	2.1
RESIDENTIAL	M	28.41	4' - 1"	4' - 8"	18.9
RESIDENTIAL	P	28.42	1' - 0"	8' - 2"	8.4
RESIDENTIAL	P	28.43	1' - 0"	9' - 0"	9.2
RESIDENTIAL	P	28.44	1' - 0"	5' - 1"	4.9
RESIDENTIAL	P	28.45	1' - 0"	7' - 0"	7.0
RESIDENTIAL	P	28.46	1' - 3"	5' - 3"	6.6
RESIDENTIAL	P	28.47	1' - 6"	1' - 10"	2.8
RESIDENTIAL	ST	28.48	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	28.49	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	28.50	0' - 8"	1' - 6"	1.0
SUBTOTAL					103.4



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

29TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	496	6,564
TOTAL		7,060	496	6,564

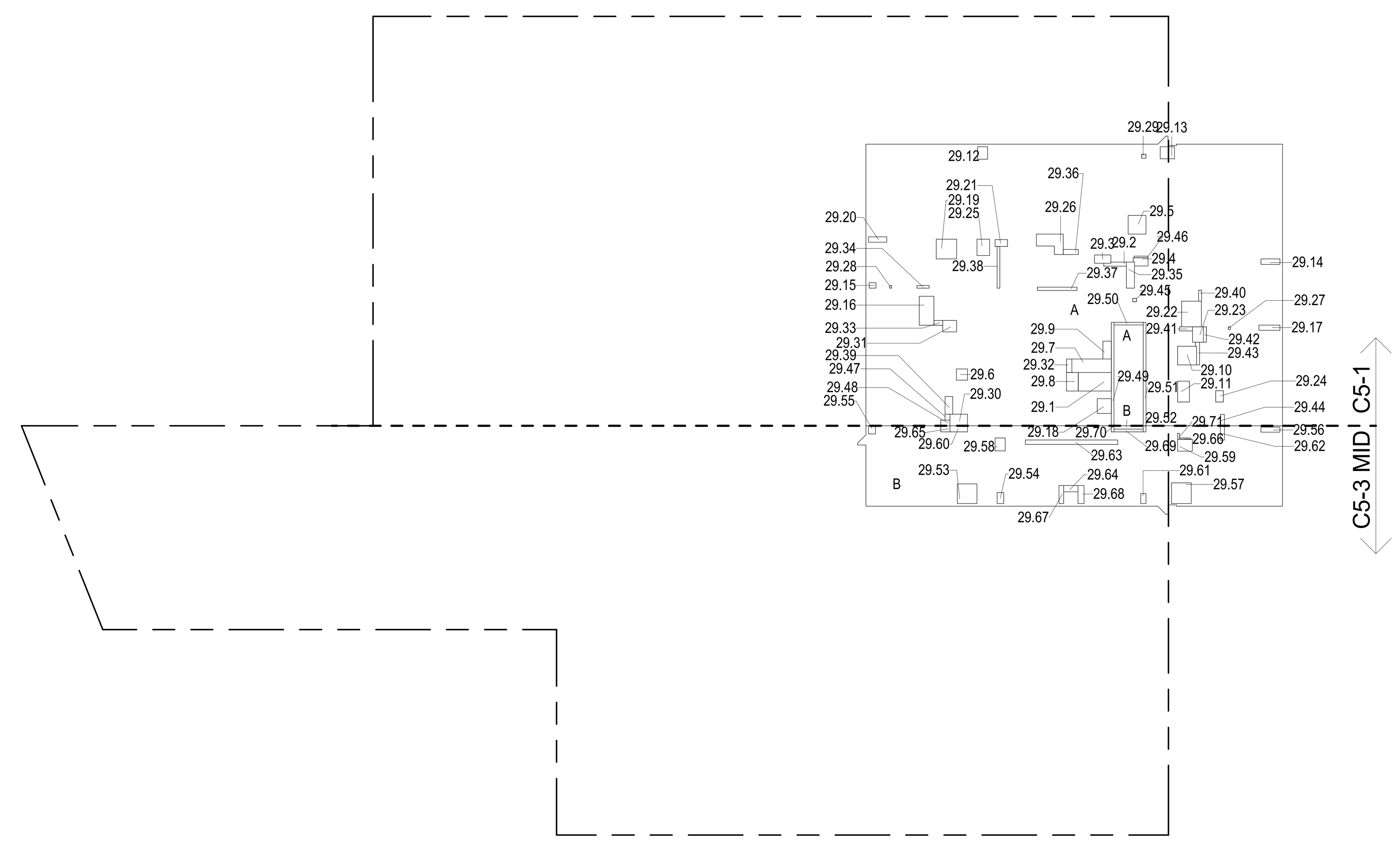
29TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	147	1,876
TOTAL		2,023	147	1,876

29TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	643	8,440
TOTAL	9,083	643	8,440

29TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	29.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	P	29.2	0' - 11"	5' - 8"	5.0
RESIDENTIAL	M	29.3	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	29.4	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	29.5	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	29.6	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	29.7	3' - 4"	9' - 8"	31.8
RESIDENTIAL	M	29.8	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	29.9	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	29.10	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	29.11	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	29.12	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	29.13	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	29.14	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	29.15	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	29.16	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	29.17	1' - 3"	5' - 2"	6.5
RESIDENTIAL	M	29.18	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	29.19	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	29.20	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	29.21	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	29.22	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	29.23	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	29.24	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	29.25	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	29.26	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	29.27	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	29.28	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	29.29	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	29.30	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	29.31	2' - 10"	3' - 5"	9.6
RESIDENTIAL	P	29.32	1' - 4"	3' - 4"	4.3
RESIDENTIAL	P	29.33	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	29.34	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	29.35	2' - 0"	6' - 5"	12.9
SUBTOTAL					

29TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	29.36	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	29.37	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	29.38	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	29.39	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	29.40	0' - 9"	2' - 8"	2.0
RESIDENTIAL	P	29.41	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	29.42	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	29.43	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	29.44	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	29.45	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	29.46	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	29.47	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	29.48	1' - 4"	2' - 3"	3.1
RESIDENTIAL	ST	29.49	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	29.50	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	29.51	0' - 8"	25' - 5"	16.9
SUBTOTAL					496.1

29TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	29.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	29.53	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	29.54	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	29.55	1' - 9"	2' - 0"	3.4
RESIDENTIAL	M	29.56	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	29.57	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	29.58	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	29.59	2' - 11"	3' - 8"	10.5
RESIDENTIAL	M	29.60	1' - 6"	4' - 4"	6.5
RESIDENTIAL	M	29.61	1' - 3"	2' - 5"	3.1
RESIDENTIAL	P	29.62	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	29.63	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	29.64	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	29.65	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	29.66	0' - 4"	2' - 8"	0.8
RESIDENTIAL	P	29.67	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	29.68	1' - 6"	4' - 5"	6.7
RESIDENTIAL	ST	29.69	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	29.70	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	29.71	0' - 6"	1' - 5"	0.7
SUBTOTAL					147.1



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

30TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	479	6,582
TOTAL		7,060	479	6,582

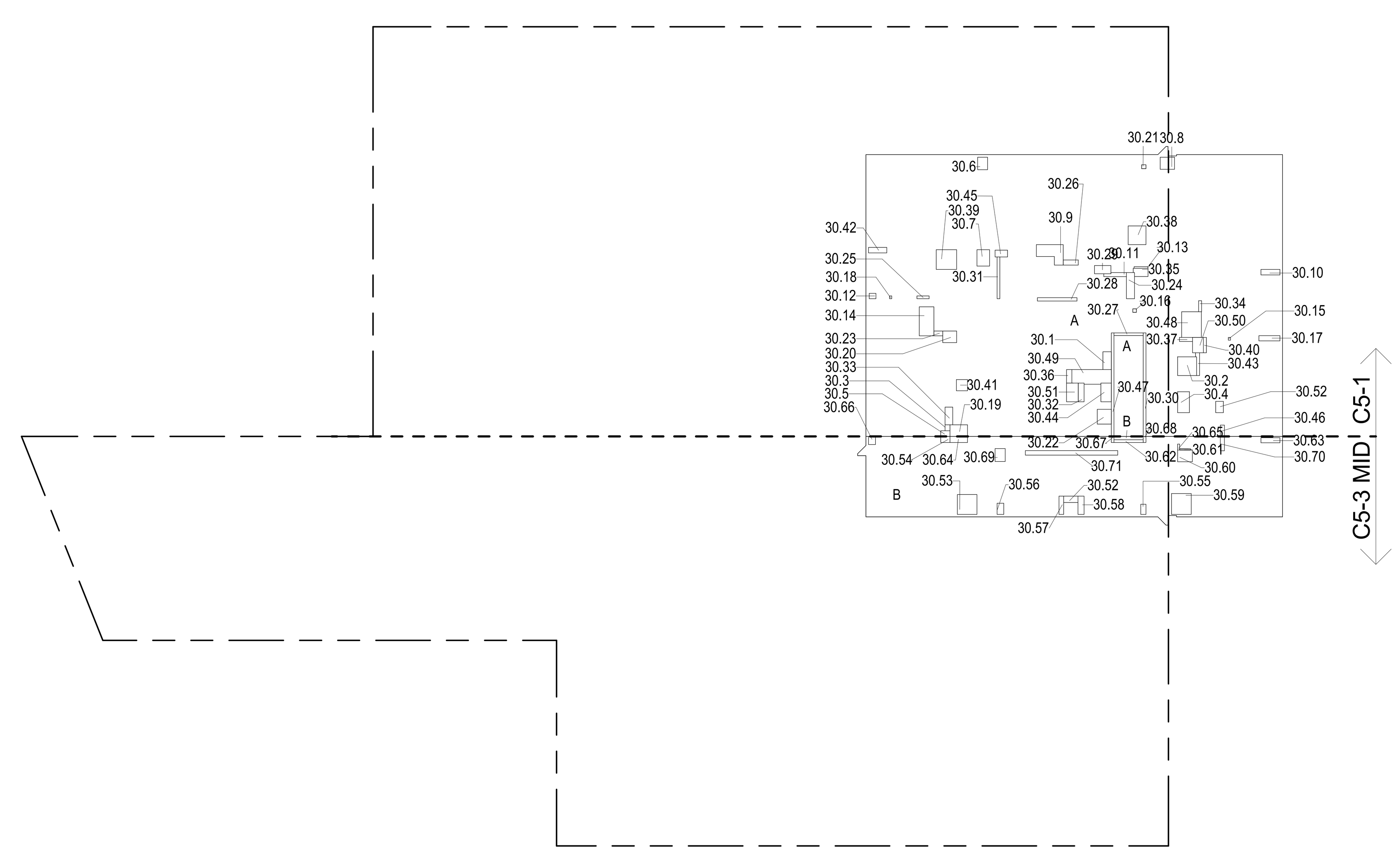
30TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	147	1,876
TOTAL		2,023	147	1,876

30TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	626	8,458
TOTAL	9,083	626	8,458

30TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	30.1	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	30.2	4' - 7"	4' - 8"	21.4
RESIDENTIAL	P	30.3	1' - 2"	1' - 6"	1.8
RESIDENTIAL	M	30.4	2' - 11"	5' - 1"	14.8
RESIDENTIAL	P	30.5	1' - 4"	2' - 3"	3.1
RESIDENTIAL	M	30.6	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	30.7	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	30.8	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	30.9	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	30.10	1' - 4"	4' - 8"	6.2
RESIDENTIAL	P	30.11	0' - 11"	5' - 8"	5.0
RESIDENTIAL	M	30.12	1' - 4"	1' - 8"	2.2
RESIDENTIAL	P	30.13	0' - 4"	3' - 5"	1.2
RESIDENTIAL	M	30.14	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	30.15	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	30.16	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	30.17	1' - 3"	5' - 2"	6.5
RESIDENTIAL	M	30.18	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	30.19	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	30.20	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	30.21	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	30.22	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	30.23	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	30.24	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	30.25	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	30.26	1' - 3"	3' - 8"	4.6
RESIDENTIAL	ST	30.27	0' - 8"	7' - 2"	4.8
RESIDENTIAL	P	30.28	0' - 10"	9' - 8"	7.9
RESIDENTIAL	M	30.29	2' - 1"	4' - 0"	8.2
RESIDENTIAL	ST	30.30	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	30.31	0' - 8"	10' - 3"	6.8
RESIDENTIAL	E	30.32	1' - 5"	4' - 7"	6.6
RESIDENTIAL	P	30.33	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	30.34	0' - 9"	2' - 8"	2.0
RESIDENTIAL	M	30.35	1' - 11"	3' - 9"	7.1
SUBTOTAL					

30TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	30.36	1' - 4"	3' - 4"	4.3
RESIDENTIAL	P	30.37	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	30.38	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	30.39	4' - 10"	5' - 0"	24.2
RESIDENTIAL	P	30.40	0' - 9"	3' - 9"	2.8
RESIDENTIAL	M	30.41	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	30.42	1' - 4"	4' - 6"	6.0
RESIDENTIAL	P	30.43	0' - 9"	5' - 10"	4.4
RESIDENTIAL	E	30.44	2' - 7"	4' - 7"	11.6
RESIDENTIAL	M	30.45	1' - 8"	3' - 1"	5.1
RESIDENTIAL	P	30.46	1' - 0"	2' - 9"	2.8
RESIDENTIAL	ST	30.47	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	30.48	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	30.49	3' - 4"	9' - 11"	33.1
RESIDENTIAL	M	30.50	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	30.51	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	30.52	2' - 0"	2' - 8"	5.3
SUBTOTAL					478.5

30TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	30.52	1' - 7"	3' - 6"	5.4
RESIDENTIAL	M	30.53	4' - 10"	4' - 10"	23.5
RESIDENTIAL	P	30.54	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	30.55	1' - 3"	2' - 5"	3.1
RESIDENTIAL	M	30.56	1' - 8"	2' - 9"	4.5
RESIDENTIAL	P	30.57	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	30.58	1' - 6"	4' - 5"	6.7
RESIDENTIAL	M	30.59	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	30.60	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	30.61	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	30.62	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	30.63	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	30.64	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	30.65	0' - 6"	1' - 5"	0.7
RESIDENTIAL	M	30.66	1' - 9"	2' - 0"	3.4
RESIDENTIAL	ST	30.67	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	30.68	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	30.69	2' - 6"	3' - 2"	8.0
RESIDENTIAL	P	30.70	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	30.71	1' - 1"	22' - 8"	24.5
SUBTOTAL					147.1



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

ZONING AND DEDUCT LEGEND

DEDUCTIONS

M - MECHANICAL ROOM / RISER

E - ELECTRICAL SHAFT / RISER

P - PLUMBING RISER

BG - BELOW GRADE

O - OPENING TO BELOW

L - LOADING BAYS

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

G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

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

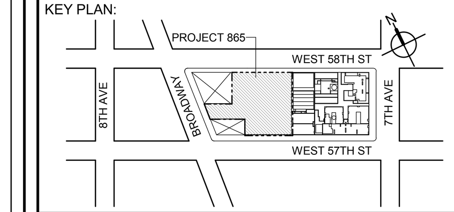
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

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

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES486152935 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-018.00	
DOB PAGE No: 19 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

31ST FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,571
TOTAL		7,060	490	6,571

31ST FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	147	1,876
TOTAL		2,023	147	1,876

31ST FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	637	8,447
TOTAL	9,083	637	8,447

31ST FLOOR DEDUCTIONS
ZONE C5-1

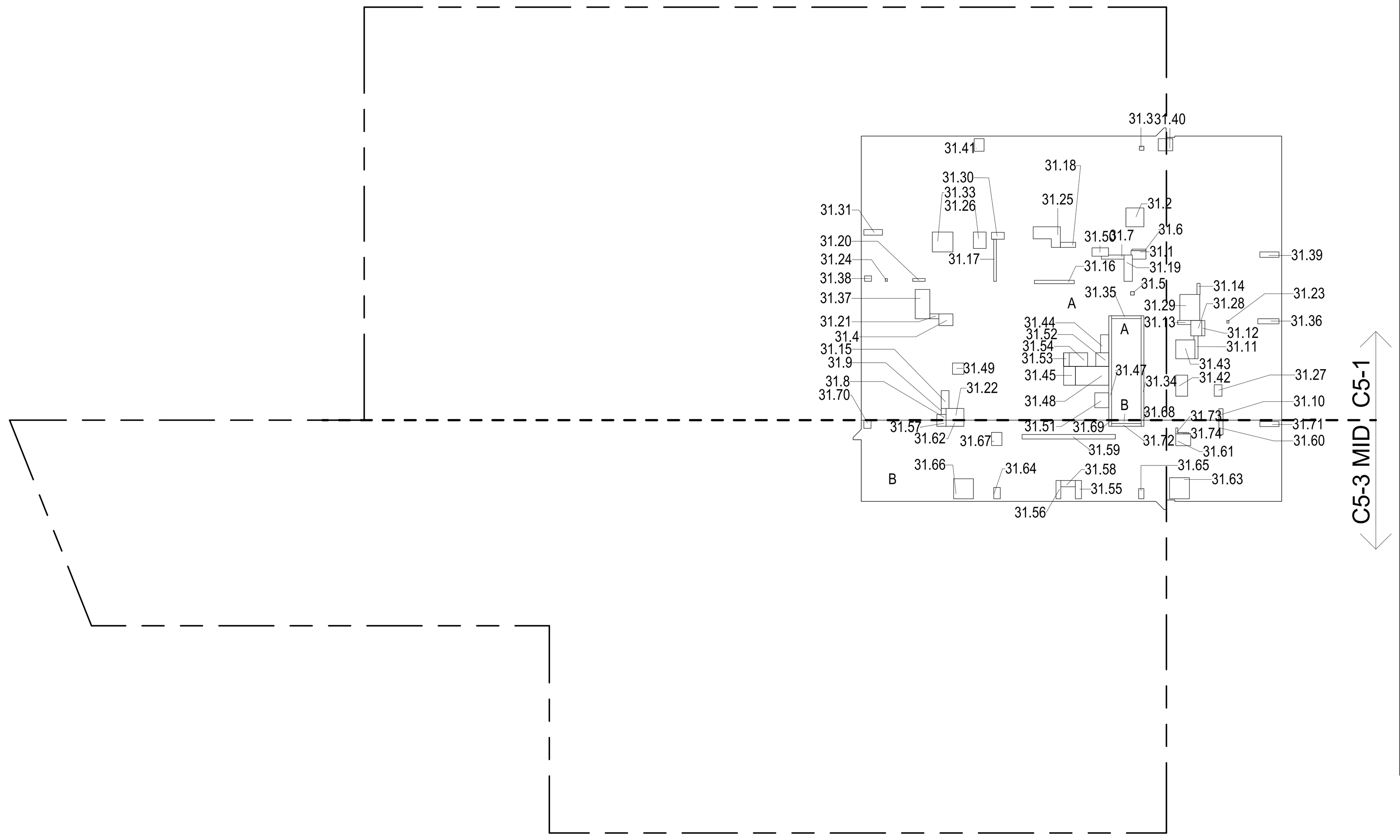
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	31.1	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	31.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	31.3	0' - 11"	1' - 1"	1.0
RESIDENTIAL	P	31.4	2' - 10"	3' - 5"	9.6
RESIDENTIAL	P	31.5	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	31.6	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	31.7	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	31.8	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	31.9	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	31.10	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	31.11	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	31.12	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	31.13	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	31.14	0' - 9"	2' - 8"	2.0
RESIDENTIAL	P	31.15	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	31.16	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	31.17	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	31.18	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	31.19	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	31.20	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	31.21	1' - 2"	2' - 2"	2.5
RESIDENTIAL	M	31.22	2' - 10"	4' - 4"	12.3
RESIDENTIAL	M	31.23	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	31.24	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	31.25	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	31.26	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	31.27	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	31.28	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	31.29	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	31.30	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	31.31	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	31.33	4' - 10"	5' - 0"	24.2
RESIDENTIAL	ST	31.34	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	31.35	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	31.36	1' - 3"	5' - 2"	6.5
SUBTOTAL					

31ST FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	31.37	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	31.38	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	31.39	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	31.40	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	31.41	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	31.42	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	31.43	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	31.44	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	31.45	2' - 11"	4' - 7"	13.2
RESIDENTIAL	ST	31.47	0' - 8"	25' - 5"	16.9
RESIDENTIAL	E	31.48	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	31.49	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	31.50	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	31.51	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	31.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	31.53	1' - 4"	3' - 4"	4.3
RESIDENTIAL	M	31.54	3' - 4"	4' - 6"	14.8
SUBTOTAL					489.6

31ST FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	31.55	1' - 6"	4' - 5"	6.7
RESIDENTIAL	P	31.56	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	31.57	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	31.58	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	31.59	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	31.60	1' - 0"	3' - 6"	3.5
RESIDENTIAL	M	31.61	2' - 11"	3' - 8"	10.5
RESIDENTIAL	M	31.62	1' - 6"	4' - 4"	6.5
RESIDENTIAL	M	31.63	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	31.64	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	31.65	1' - 3"	2' - 5"	3.1
RESIDENTIAL	M	31.66	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	31.67	2' - 6"	3' - 2"	8.0
RESIDENTIAL	ST	31.68	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	31.69	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	31.70	1' - 9"	2' - 0"	3.4
RESIDENTIAL	M	31.71	1' - 3"	4' - 8"	5.9
RESIDENTIAL	ST	31.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	P	31.73	0' - 6"	1' - 5"	0.7
RESIDENTIAL	P	31.74	0' - 4"	2' - 8"	0.8
SUBTOTAL					147.1



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

32ND FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,571
TOTAL		7,060	490	6,571

32ND FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	147	1,876
TOTAL		2,023	147	1,876

32ND FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	637	8,447
TOTAL	9,083	637	8,447

32ND FLOOR DEDUCTIONS
ZONE C5-1

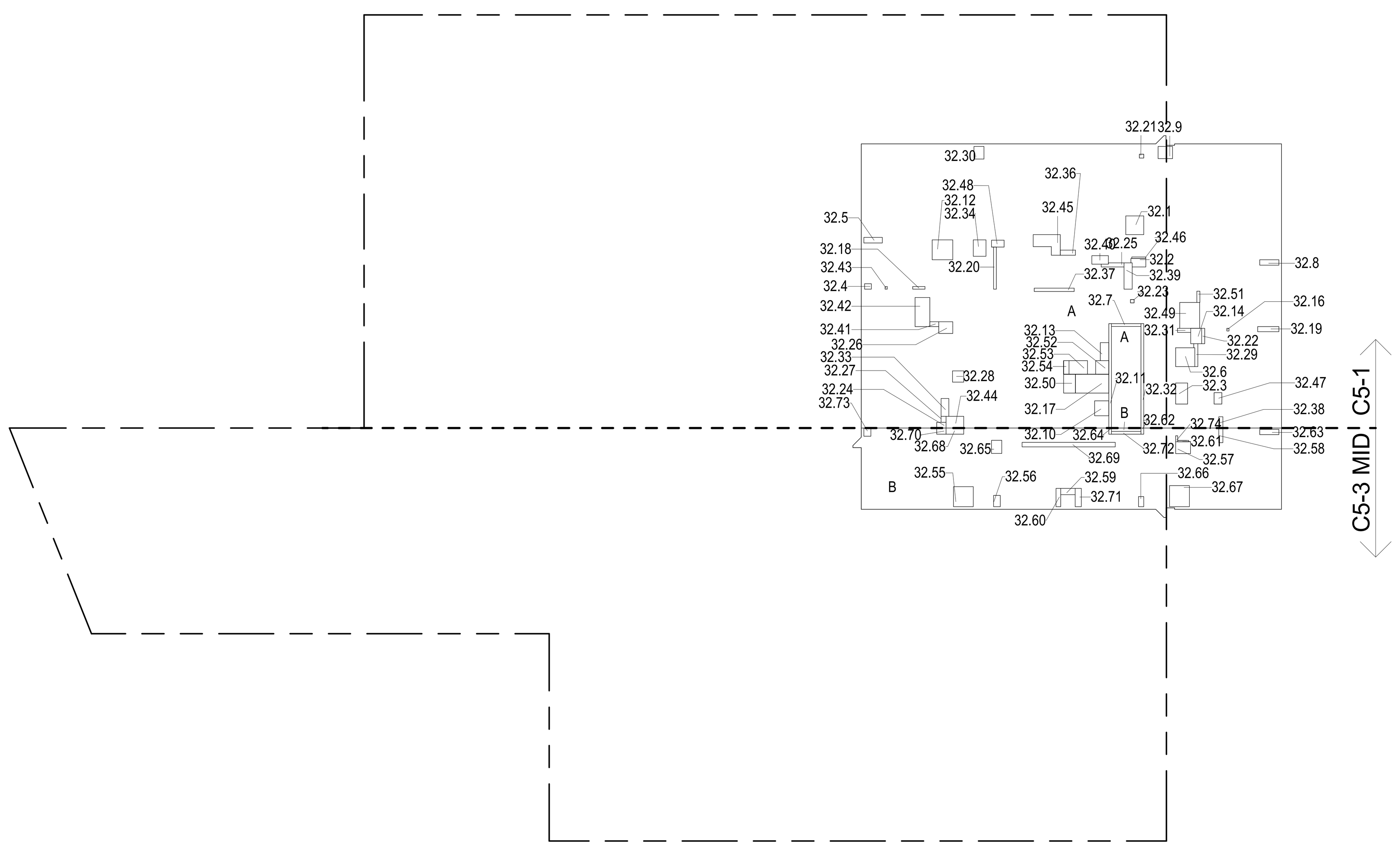
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	32.1	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	32.2	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	32.3	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	32.4	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	32.5	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	32.6	4' - 7"	4' - 8"	21.4
RESIDENTIAL	ST	32.7	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	32.8	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	32.9	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	32.10	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	32.11	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	32.12	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	32.13	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	32.14	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	32.16	0' - 6"	0' - 8"	0.4
RESIDENTIAL	E	32.17	4' - 7"	8' - 1"	37.1
RESIDENTIAL	P	32.18	0' - 8"	3' - 0"	2.0
RESIDENTIAL	M	32.19	1' - 3"	5' - 2"	6.5
RESIDENTIAL	P	32.20	0' - 8"	10' - 3"	6.8
RESIDENTIAL	M	32.21	0' - 11"	1' - 1"	1.0
RESIDENTIAL	P	32.22	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	32.23	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	32.24	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	32.25	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	32.26	2' - 10"	3' - 5"	9.6
RESIDENTIAL	P	32.27	1' - 2"	1' - 6"	1.8
RESIDENTIAL	M	32.28	2' - 9"	2' - 9"	7.5
RESIDENTIAL	P	32.29	0' - 9"	5' - 10"	4.4
RESIDENTIAL	M	32.30	2' - 5"	3' - 1"	7.4
RESIDENTIAL	P	32.31	1' - 0"	3' - 2"	3.2
RESIDENTIAL	ST	32.32	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	32.33	1' - 11"	4' - 4"	8.2
RESIDENTIAL	M	32.34	3' - 1"	4' - 0"	12.3
RESIDENTIAL	P	32.36	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	32.37	0' - 10"	9' - 8"	7.9
SUBTOTAL					

32ND FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	32.38	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	32.39	2' - 0"	6' - 5"	12.9
RESIDENTIAL	M	32.40	2' - 1"	4' - 0"	8.2
RESIDENTIAL	P	32.41	1' - 2"	2' - 2"	2.5
RESIDENTIAL	M	32.42	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	32.43	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	32.44	2' - 10"	4' - 4"	12.3
RESIDENTIAL	M	32.45	2' - 8"	8' - 11"	23.8
RESIDENTIAL	P	32.46	0' - 4"	3' - 5"	1.2
RESIDENTIAL	M	32.47	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	32.48	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	32.49	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	32.50	2' - 11"	4' - 7"	13.2
RESIDENTIAL	P	32.51	0' - 9"	2' - 8"	2.0
RESIDENTIAL	M	32.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	32.53	3' - 4"	4' - 6"	14.8
RESIDENTIAL	P	32.54	1' - 4"	3' - 4"	4.3
SUBTOTAL					489.6

32ND FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	32.55	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	32.56	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	32.57	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	32.58	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	32.59	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	32.60	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	32.61	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	32.62	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	32.63	1' - 3"	4' - 8"	5.9
RESIDENTIAL	ST	32.64	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	32.65	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	32.66	1' - 3"	2' - 5"	3.1
RESIDENTIAL	M	32.67	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	32.68	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	32.69	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	32.70	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	32.71	1' - 6"	4' - 5"	6.7
RESIDENTIAL	ST	32.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	32.73	1' - 9"	2' - 0"	3.4
RESIDENTIAL	P	32.74	0' - 6"	1' - 5"	0.7
SUBTOTAL					147.1



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

33RD FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	471	6,589
TOTAL		7,060	471	6,589

33RD FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	147	1,876
TOTAL		2,023	147	1,876

33RD FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	618	8,465
TOTAL	9,083	618	8,465

33RD FLOOR DEDUCTIONS
ZONE C5-1

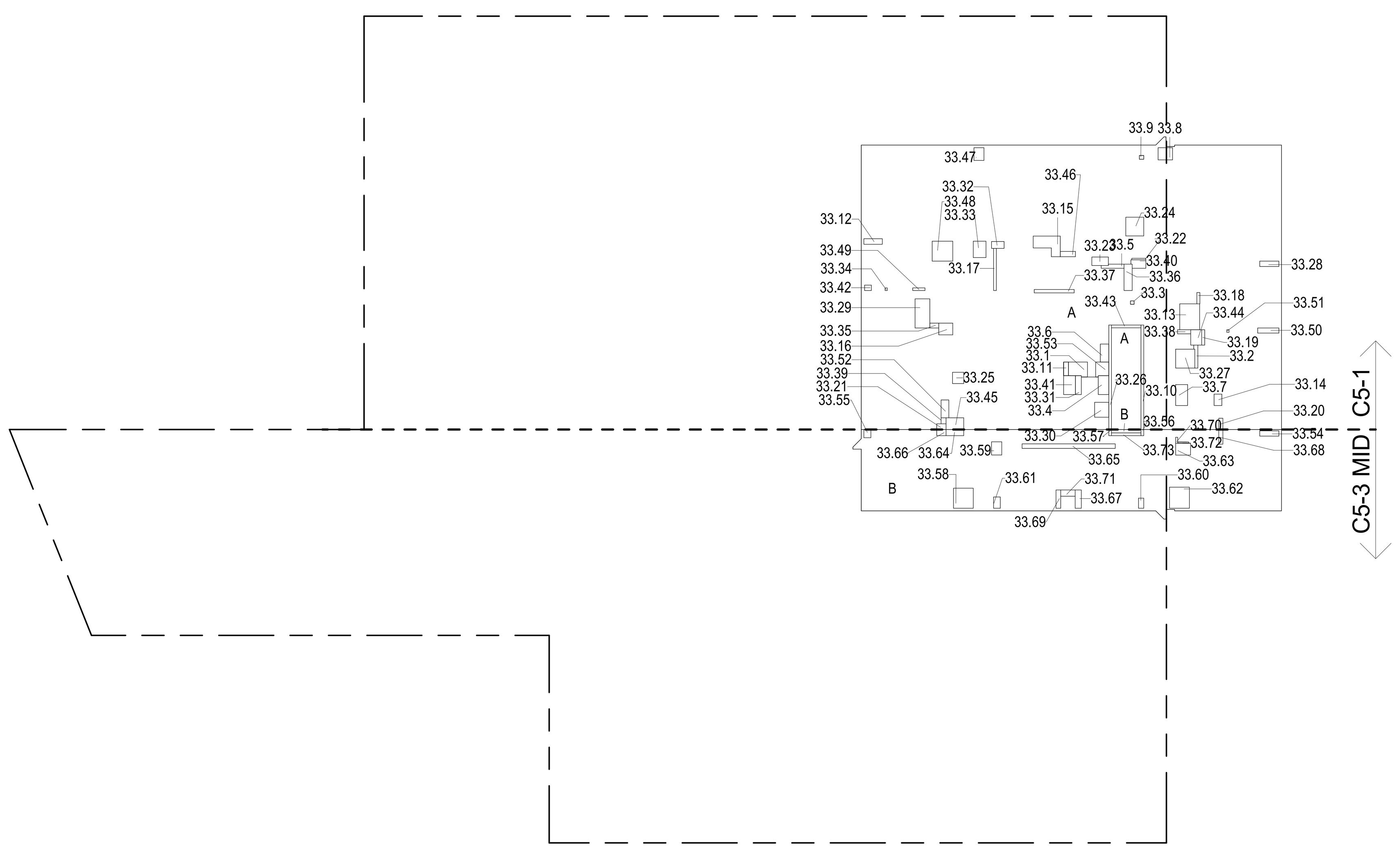
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	33.1	3' - 1"	5' - 2"	15.7
RESIDENTIAL	P	33.2	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	33.3	0' - 10"	0' - 11"	0.7
RESIDENTIAL	E	33.4	2' - 7"	4' - 7"	11.6
RESIDENTIAL	P	33.5	0' - 11"	5' - 8"	5.0
RESIDENTIAL	M	33.6	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	33.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	33.8	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	33.9	0' - 11"	1' - 1"	1.0
RESIDENTIAL	ST	33.10	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	33.11	1' - 2"	3' - 3"	3.9
RESIDENTIAL	M	33.12	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	33.13	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	33.14	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	33.15	2' - 8"	8' - 11"	23.8
RESIDENTIAL	P	33.16	2' - 10"	3' - 5"	9.6
RESIDENTIAL	P	33.17	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	33.18	0' - 9"	2' - 8"	2.0
RESIDENTIAL	P	33.19	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	33.20	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	33.21	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	33.22	0' - 4"	3' - 5"	1.2
RESIDENTIAL	M	33.23	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	33.24	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	33.25	2' - 9"	2' - 9"	7.5
RESIDENTIAL	ST	33.26	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	33.27	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	33.28	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	33.29	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	33.30	3' - 5"	3' - 8"	12.5
RESIDENTIAL	E	33.31	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	33.32	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	33.33	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	33.34	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	33.35	1' - 2"	2' - 2"	2.5
SUBTOTAL					

33RD FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	33.36	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	33.37	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	33.38	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	33.39	1' - 2"	1' - 6"	1.8
RESIDENTIAL	M	33.40	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	33.41	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	33.42	1' - 4"	1' - 8"	2.2
RESIDENTIAL	ST	33.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	33.44	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	33.45	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	33.46	1' - 3"	3' - 8"	4.6
RESIDENTIAL	M	33.47	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	33.48	4' - 10"	5' - 0"	24.2
RESIDENTIAL	P	33.49	0' - 8"	3' - 0"	2.0
RESIDENTIAL	M	33.50	1' - 3"	5' - 2"	6.5
RESIDENTIAL	M	33.51	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	33.52	1' - 11"	4' - 4"	8.2
RESIDENTIAL	M	33.53	2' - 6"	4' - 4"	10.6
SUBTOTAL					471.3

33RD FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	33.54	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	33.55	1' - 9"	2' - 0"	3.4
RESIDENTIAL	ST	33.56	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	33.57	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	33.58	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	33.59	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	33.60	1' - 3"	2' - 5"	3.1
RESIDENTIAL	M	33.61	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	33.62	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	33.63	2' - 11"	3' - 8"	10.5
RESIDENTIAL	M	33.64	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	33.65	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	33.66	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	33.67	1' - 6"	4' - 5"	6.7
RESIDENTIAL	P	33.68	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	33.69	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	33.70	0' - 6"	1' - 5"	0.7
RESIDENTIAL	P	33.71	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	33.72	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	33.73	0' - 8"	7' - 2"	4.8
SUBTOTAL					147.1



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

ZONING AND DEDUCT LEGEND

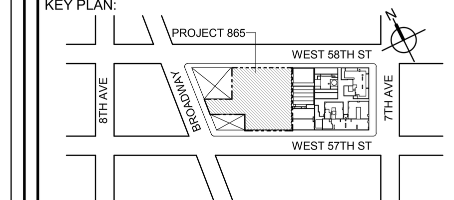
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

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

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

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

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
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LANDMARK/PRESERVATION CONSULTANT:
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11 Hanover Square, 16th Floor
New York, NY 1005
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-019.00
DOB PAGE No:	20 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES232896739 Scan Code

36" x 48" Arch E -SHEET SIZE
FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

34TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,571
TOTAL		7,060	490	6,571

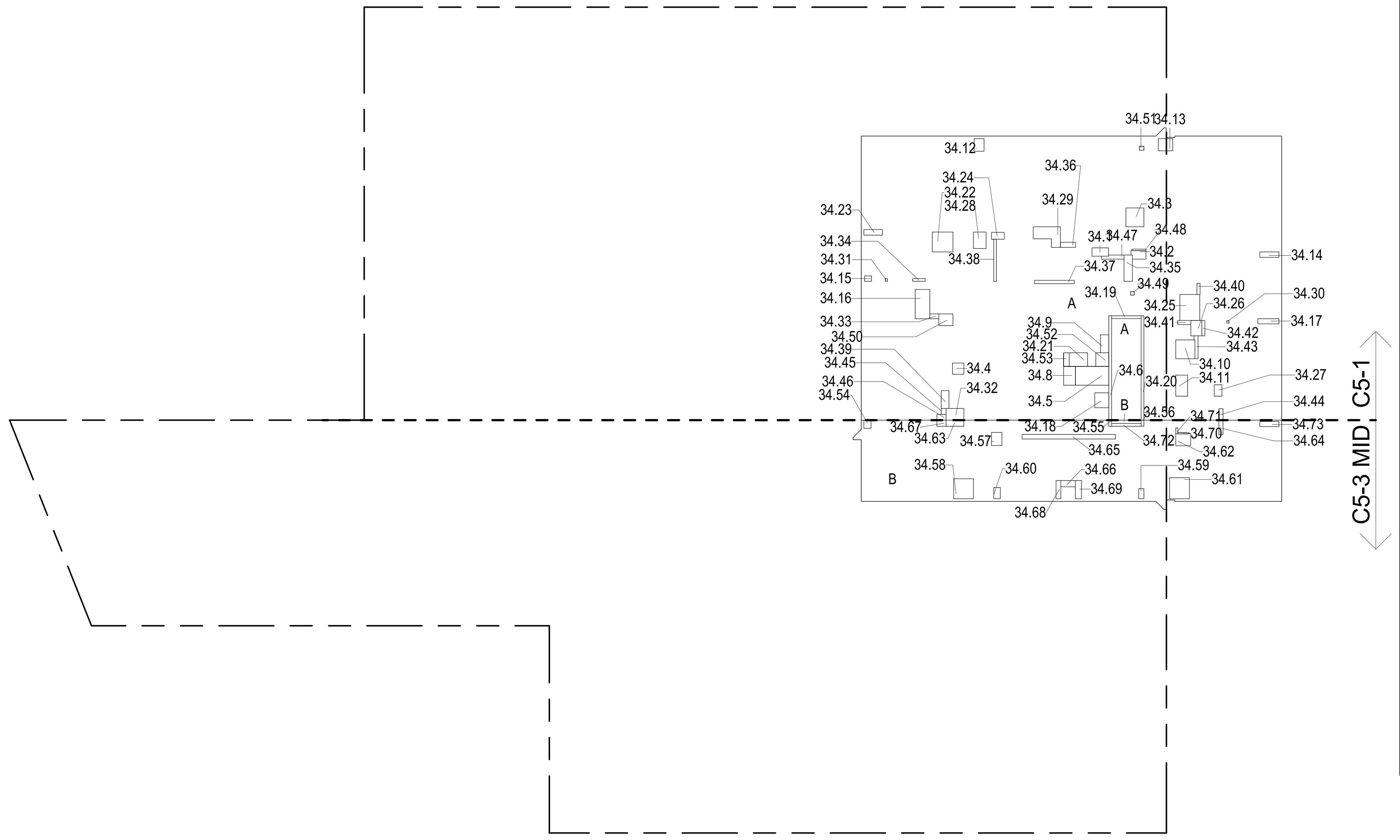
34TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	147	1,876
TOTAL		2,023	147	1,876

34TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	637	8,447
TOTAL	9,083	637	8,447

34TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	34.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	34.2	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	34.3	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	34.4	2' - 9"	2' - 9"	7.5
RESIDENTIAL	E	34.5	4' - 7"	8' - 1"	37.1
RESIDENTIAL	ST	34.6	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	34.8	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	34.9	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	34.10	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	34.11	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	34.12	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	34.13	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	34.14	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	34.15	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	34.16	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	34.17	1' - 3"	5' - 2"	6.5
RESIDENTIAL	M	34.18	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	34.19	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	34.20	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	34.21	3' - 4"	4' - 6"	14.8
RESIDENTIAL	M	34.22	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	34.23	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	34.24	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	34.25	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	34.26	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	34.27	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	34.28	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	34.29	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	34.30	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	34.31	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	34.32	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	34.33	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	34.34	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	34.35	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	34.36	1' - 3"	3' - 8"	4.6
SUBTOTAL					

34TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	34.37	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	34.38	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	34.39	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	34.40	0' - 9"	2' - 8"	2.0
RESIDENTIAL	P	34.41	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	34.42	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	34.43	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	34.44	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	34.45	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	34.46	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	34.47	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	34.48	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	34.49	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	34.50	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	34.51	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	34.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	34.53	1' - 4"	3' - 4"	4.3
SUBTOTAL					489.6

34TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	34.54	1' - 9"	2' - 0"	3.4
RESIDENTIAL	ST	34.55	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	34.56	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	34.57	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	34.58	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	34.59	1' - 3"	2' - 5"	3.1
RESIDENTIAL	M	34.60	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	34.61	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	34.62	2' - 11"	3' - 8"	10.5
RESIDENTIAL	M	34.63	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	34.64	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	34.65	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	34.66	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	34.67	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	34.68	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	34.69	1' - 6"	4' - 5"	6.7
RESIDENTIAL	P	34.70	0' - 4"	2' - 8"	0.8
RESIDENTIAL	P	34.71	0' - 6"	1' - 5"	0.7
RESIDENTIAL	ST	34.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	34.73	1' - 3"	4' - 8"	5.9
SUBTOTAL					147.1



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

35TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,571
TOTAL		7,060	490	6,571

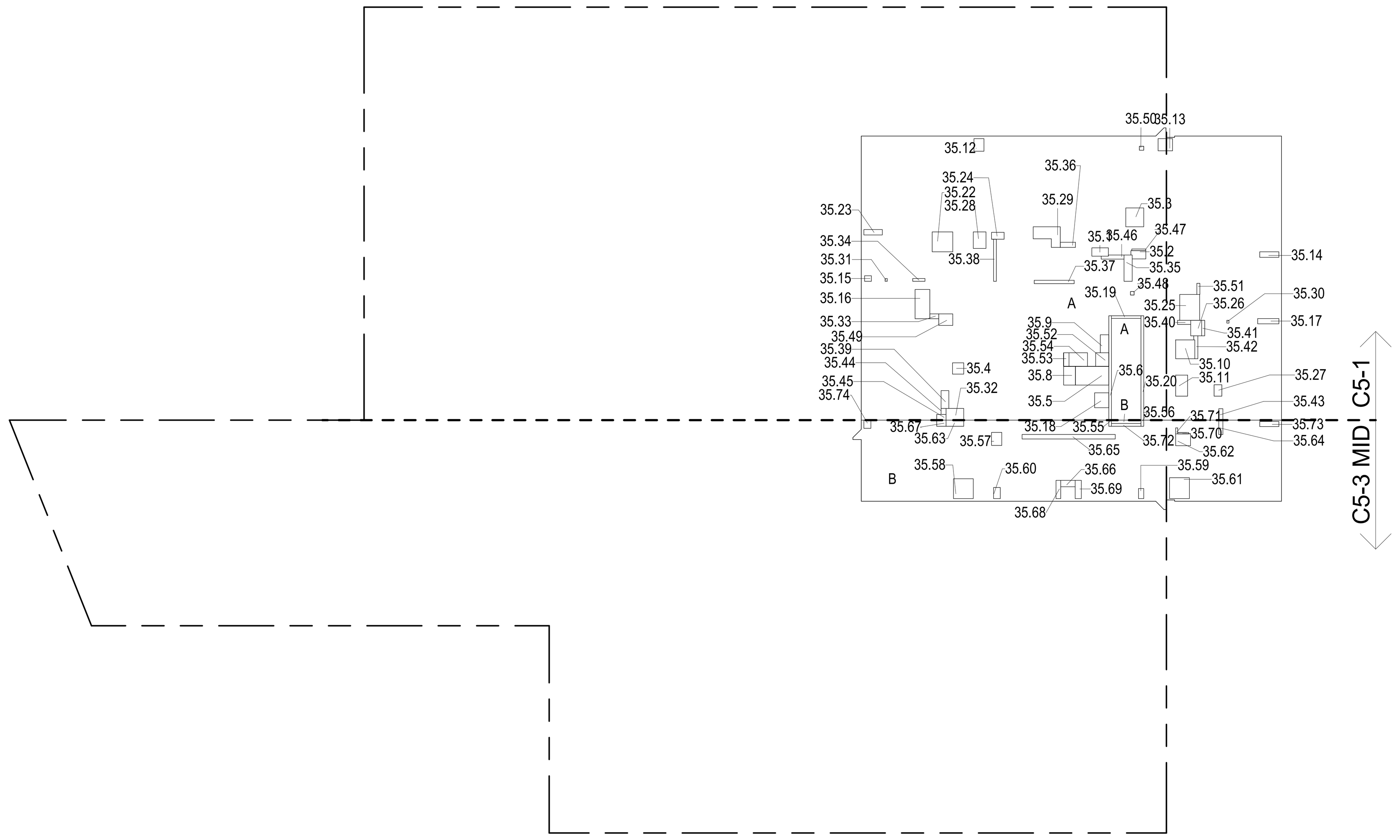
35TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	147	1,876
TOTAL		2,023	147	1,876

35TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	637	8,447
TOTAL	9,083	637	8,447

35TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	35.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	35.2	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	35.3	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	35.4	2' - 9"	2' - 9"	7.5
RESIDENTIAL	E	35.5	4' - 7"	8' - 1"	37.1
RESIDENTIAL	ST	35.6	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	35.8	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	35.9	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	35.10	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	35.11	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	35.12	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	35.13	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	35.14	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	35.15	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	35.16	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	35.17	1' - 3"	5' - 2"	6.5
RESIDENTIAL	M	35.18	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	35.19	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	35.20	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	35.22	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	35.23	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	35.24	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	35.25	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	35.26	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	35.27	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	35.28	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	35.29	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	35.30	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	35.31	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	35.32	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	35.33	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	35.34	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	35.35	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	35.36	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	35.37	0' - 10"	9' - 8"	7.9
SUBTOTAL					

35TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	35.38	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	35.39	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	35.40	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	35.41	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	35.42	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	35.43	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	35.44	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	35.45	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	35.46	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	35.47	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	35.48	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	35.49	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	35.50	0' - 11"	1' - 1"	1.0
RESIDENTIAL	P	35.51	0' - 9"	2' - 8"	2.0
RESIDENTIAL	M	35.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	35.53	1' - 4"	3' - 4"	4.3
RESIDENTIAL	M	35.54	3' - 4"	4' - 6"	14.8
SUBTOTAL					489.6

35TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	35.55	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	35.56	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	35.57	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	35.58	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	35.59	1' - 3"	2' - 5"	3.1
RESIDENTIAL	M	35.60	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	35.61	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	35.62	2' - 11"	3' - 8"	10.5
RESIDENTIAL	M	35.63	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	35.64	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	35.65	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	35.66	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	35.67	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	35.68	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	35.69	1' - 6"	4' - 5"	6.7
RESIDENTIAL	P	35.70	0' - 4"	2' - 8"	0.8
RESIDENTIAL	P	35.71	0' - 6"	1' - 5"	0.7
RESIDENTIAL	ST	35.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	35.73	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	35.74	1' - 9"	2' - 0"	3.4
SUBTOTAL					147.1



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

36TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	471	6,589
TOTAL		7,060	471	6,589

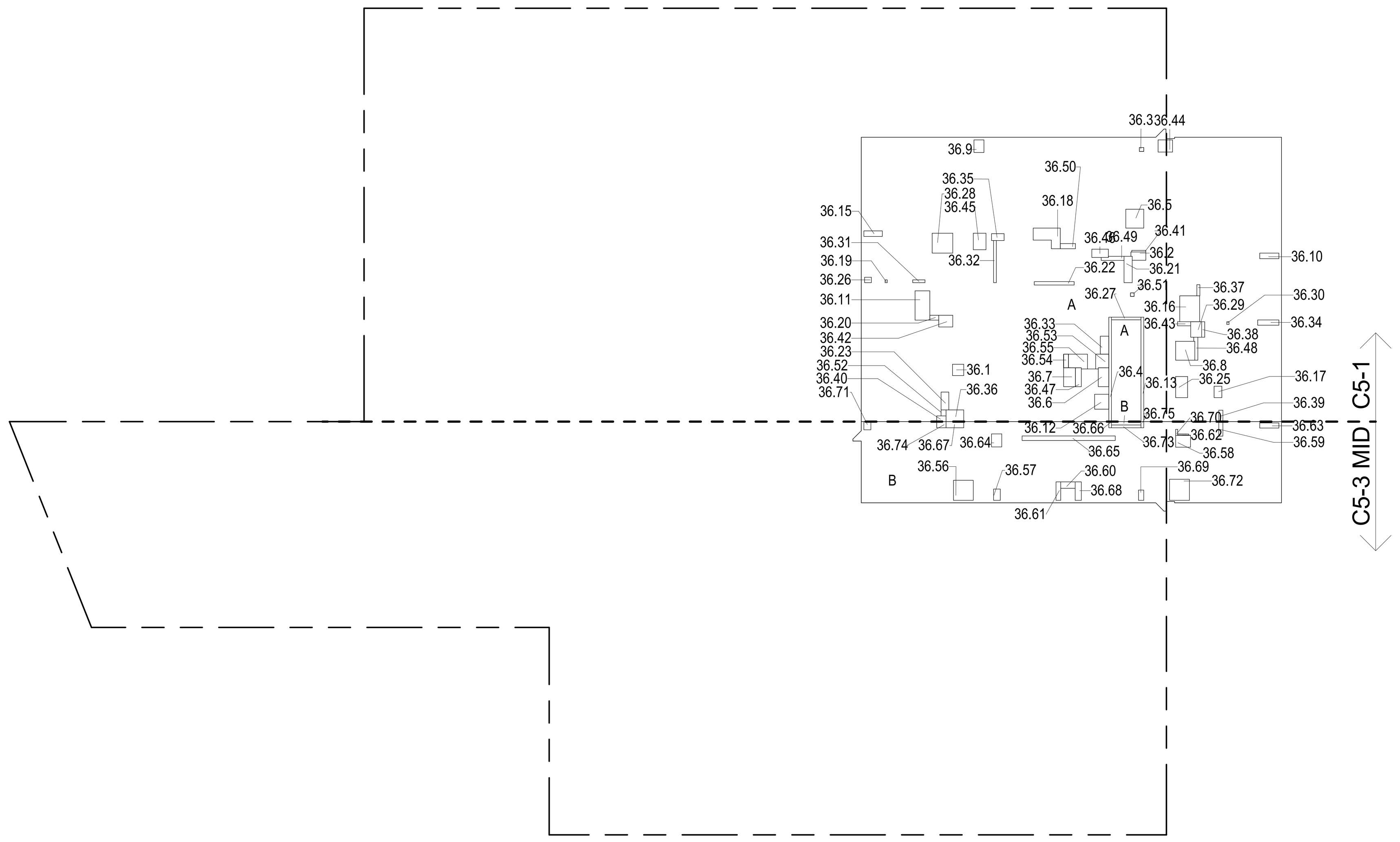
36TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	147	1,876
TOTAL		2,023	147	1,876

36TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	618	8,465
TOTAL	9,083	618	8,465

36TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	36.1	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	36.2	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	36.3	0' - 11"	1' - 1"	1.0
RESIDENTIAL	ST	36.4	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	36.5	4' - 4"	4' - 7"	19.9
RESIDENTIAL	E	36.6	2' - 7"	4' - 7"	11.6
RESIDENTIAL	M	36.7	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	36.8	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	36.9	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	36.10	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	36.11	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	36.12	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	36.13	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	36.15	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	36.16	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	36.17	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	36.18	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	36.19	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	36.20	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	36.21	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	36.22	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	36.23	1' - 11"	4' - 4"	8.2
RESIDENTIAL	M	36.25	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	36.26	1' - 4"	1' - 8"	2.2
RESIDENTIAL	ST	36.27	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	36.28	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	36.29	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	36.30	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	36.31	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	36.32	0' - 8"	10' - 3"	6.8
RESIDENTIAL	M	36.33	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	36.34	1' - 3"	5' - 2"	6.5
RESIDENTIAL	M	36.35	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	36.36	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	36.37	0' - 9"	2' - 8"	2.0
SUBTOTAL					

36TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	36.38	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	36.39	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	36.40	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	36.41	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	36.42	2' - 10"	3' - 5"	9.6
RESIDENTIAL	P	36.43	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	36.44	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	36.45	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	36.46	2' - 1"	4' - 0"	8.2
RESIDENTIAL	E	36.47	1' - 5"	4' - 7"	6.6
RESIDENTIAL	P	36.48	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	36.49	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	36.50	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	36.51	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	36.52	1' - 2"	1' - 6"	1.8
RESIDENTIAL	M	36.53	2' - 6"	4' - 4"	10.6
RESIDENTIAL	P	36.54	1' - 2"	3' - 3"	3.9
RESIDENTIAL	M	36.55	3' - 1"	5' - 2"	15.7
SUBTOTAL					471.3

36TH FLOOR FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	36.56	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	36.57	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	36.58	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	36.59	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	36.60	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	36.61	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	36.62	0' - 4"	2' - 8"	0.8
RESIDENTIAL	M	36.63	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	36.64	2' - 6"	3' - 2"	8.0
RESIDENTIAL	P	36.65	1' - 1"	22' - 8"	24.5
RESIDENTIAL	ST	36.66	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	36.67	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	36.68	1' - 6"	4' - 5"	6.7
RESIDENTIAL	M	36.69	1' - 3"	2' - 5"	3.1
RESIDENTIAL	P	36.70	0' - 6"	1' - 5"	0.7
RESIDENTIAL	M	36.71	1' - 9"	2' - 0"	3.4
RESIDENTIAL	M	36.72	4' - 10"	5' - 1"	24.7
RESIDENTIAL	ST	36.73	0' - 8"	7' - 2"	4.8
RESIDENTIAL	P	36.74	1' - 6"	2' - 3"	3.4
RESIDENTIAL	ST	36.75	0' - 8"	1' - 6"	1.0
SUBTOTAL					147.1



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

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

ZONING AND DEDUCT LEGEND

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

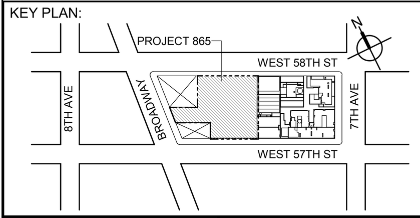
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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

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

DEPT OF BLDGS 121328205 Job Number
ES291565602 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-020.00**	
DOB PAGE No: 21 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

37TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,570
TOTAL		7,060	490	6,570

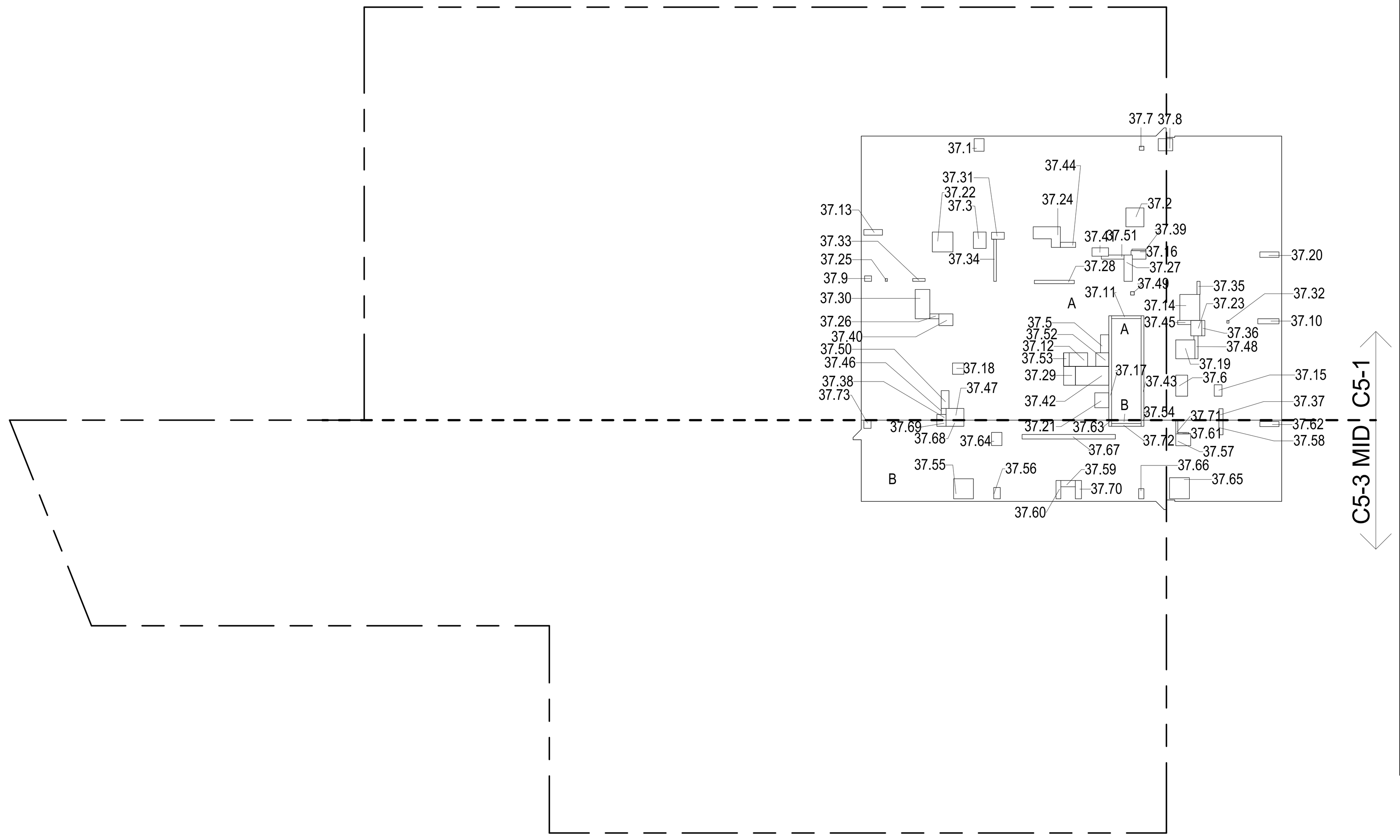
37TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

37TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	638	8,446
TOTAL	9,083	638	8,446

37TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	37.1	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	37.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	37.3	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	37.5	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	37.6	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	37.7	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	37.8	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	37.9	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	37.10	1' - 3"	5' - 2"	6.5
RESIDENTIAL	ST	37.11	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	37.12	3' - 4"	4' - 6"	14.8
RESIDENTIAL	M	37.13	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	37.14	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	37.15	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	37.16	1' - 11"	3' - 9"	7.1
RESIDENTIAL	ST	37.17	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	37.18	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	37.19	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	37.20	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	37.21	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	37.22	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	37.23	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	37.24	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	37.25	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	37.26	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	37.27	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	37.28	0' - 10"	9' - 8"	7.9
RESIDENTIAL	M	37.29	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	37.30	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	37.31	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	37.32	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	37.33	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	37.34	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	37.35	0' - 9"	3' - 2"	2.4
RESIDENTIAL	P	37.36	0' - 9"	3' - 9"	2.8
SUBTOTAL					

37TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	37.37	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	37.38	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	37.39	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	37.40	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	37.41	2' - 1"	4' - 0"	8.2
RESIDENTIAL	E	37.42	4' - 7"	8' - 1"	37.1
RESIDENTIAL	ST	37.43	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	37.44	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	37.45	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	37.46	1' - 2"	1' - 6"	1.8
RESIDENTIAL	M	37.47	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	37.48	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	37.49	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	37.50	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	37.51	0' - 11"	5' - 8"	5.0
RESIDENTIAL	M	37.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	37.53	1' - 4"	3' - 4"	4.3
SUBTOTAL					489.9

37TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	37.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	37.55	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	37.56	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	37.57	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	37.58	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	37.59	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	37.60	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	37.61	0' - 4"	2' - 8"	0.8
RESIDENTIAL	M	37.62	1' - 3"	4' - 8"	5.9
RESIDENTIAL	ST	37.63	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	37.64	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	37.65	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	37.66	1' - 3"	2' - 5"	3.1
RESIDENTIAL	P	37.67	1' - 1"	22' - 8"	24.5
RESIDENTIAL	M	37.68	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	37.69	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	37.70	1' - 6"	4' - 5"	6.7
RESIDENTIAL	P	37.71	0' - 6"	3' - 2"	1.6
RESIDENTIAL	ST	37.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	37.73	1' - 9"	2' - 0"	3.4
SUBTOTAL					148.0



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

38TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,570
TOTAL		7,060	490	6,570

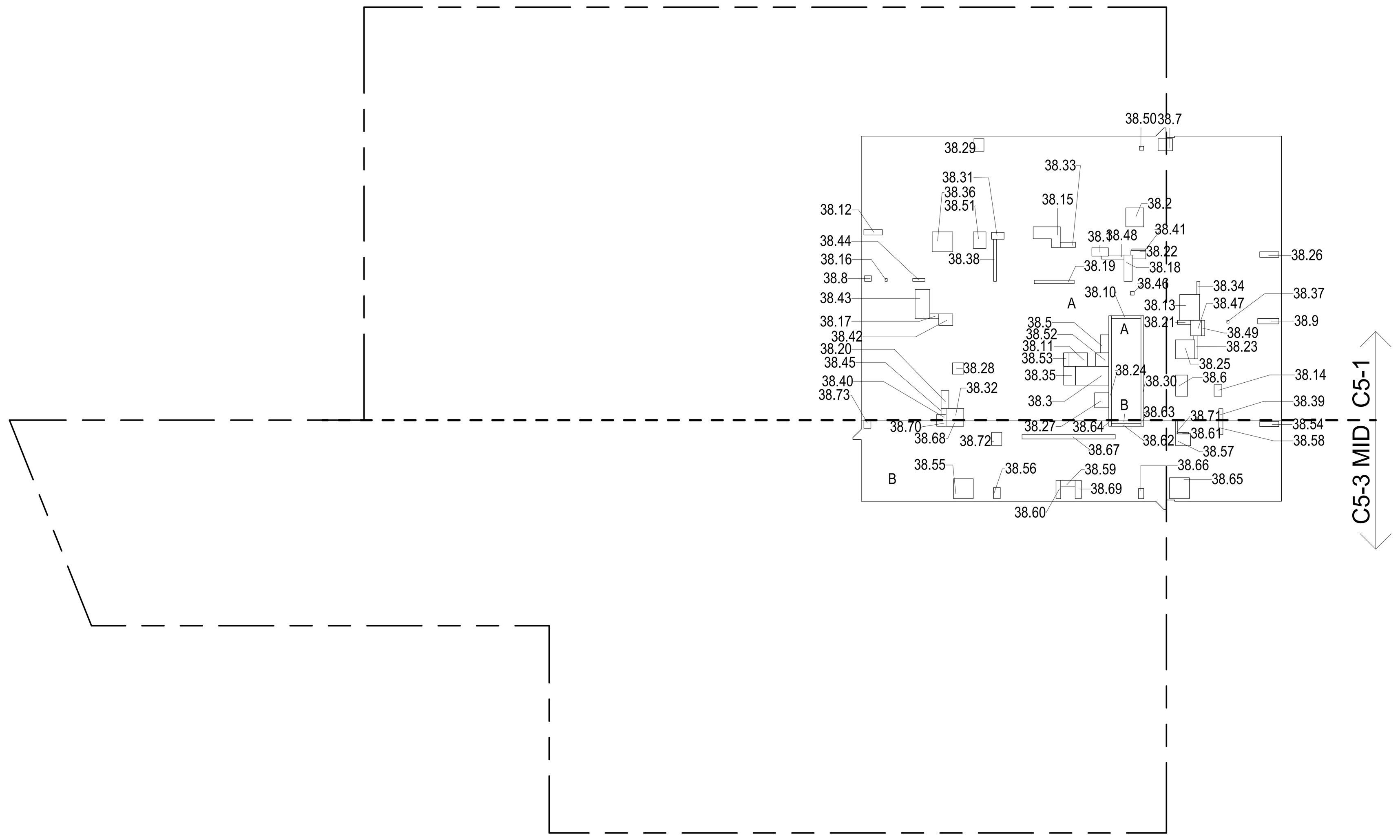
38TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

38TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	638	8,446
TOTAL	9,083	638	8,446

38TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	38.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	38.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	E	38.3	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	38.5	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	38.6	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	38.7	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	38.8	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	38.9	1' - 3"	5' - 2"	6.5
RESIDENTIAL	ST	38.10	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	38.11	3' - 4"	4' - 6"	14.8
RESIDENTIAL	M	38.12	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	38.13	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	38.14	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	38.15	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	38.16	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	38.17	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	38.18	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	38.19	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	38.20	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	38.21	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	38.22	1' - 11"	3' - 9"	7.1
RESIDENTIAL	P	38.23	0' - 9"	5' - 10"	4.4
RESIDENTIAL	ST	38.24	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	38.25	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	38.26	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	38.27	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	38.28	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	38.29	2' - 5"	3' - 1"	7.4
RESIDENTIAL	ST	38.30	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	38.31	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	38.32	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	38.33	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	38.34	0' - 9"	3' - 2"	2.4
RESIDENTIAL	M	38.35	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	38.36	4' - 10"	5' - 0"	24.2
SUBTOTAL					

38TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	38.37	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	38.38	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	38.39	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	38.40	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	38.41	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	38.42	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	38.43	3' - 7"	7' - 1"	25.4
RESIDENTIAL	P	38.44	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	38.45	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	38.46	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	38.47	2' - 8"	3' - 9"	10.0
RESIDENTIAL	P	38.48	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	38.49	0' - 9"	3' - 9"	2.8
RESIDENTIAL	M	38.50	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	38.51	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	38.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	38.53	1' - 4"	3' - 4"	4.3
SUBTOTAL					489.9

38TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	38.54	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	38.55	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	38.56	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	38.57	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	38.58	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	38.59	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	38.60	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	38.61	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	38.62	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	38.63	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	38.64	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	38.65	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	38.66	1' - 3"	2' - 5"	3.1
RESIDENTIAL	P	38.67	1' - 1"	22' - 8"	24.5
RESIDENTIAL	M	38.68	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	38.69	1' - 6"	4' - 5"	6.7
RESIDENTIAL	P	38.70	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	38.71	0' - 6"	3' - 2"	1.6
RESIDENTIAL	M	38.72	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	38.73	1' - 9"	2' - 0"	3.4
SUBTOTAL					148.0



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

39TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	472	6,589
TOTAL		7,060	472	6,589

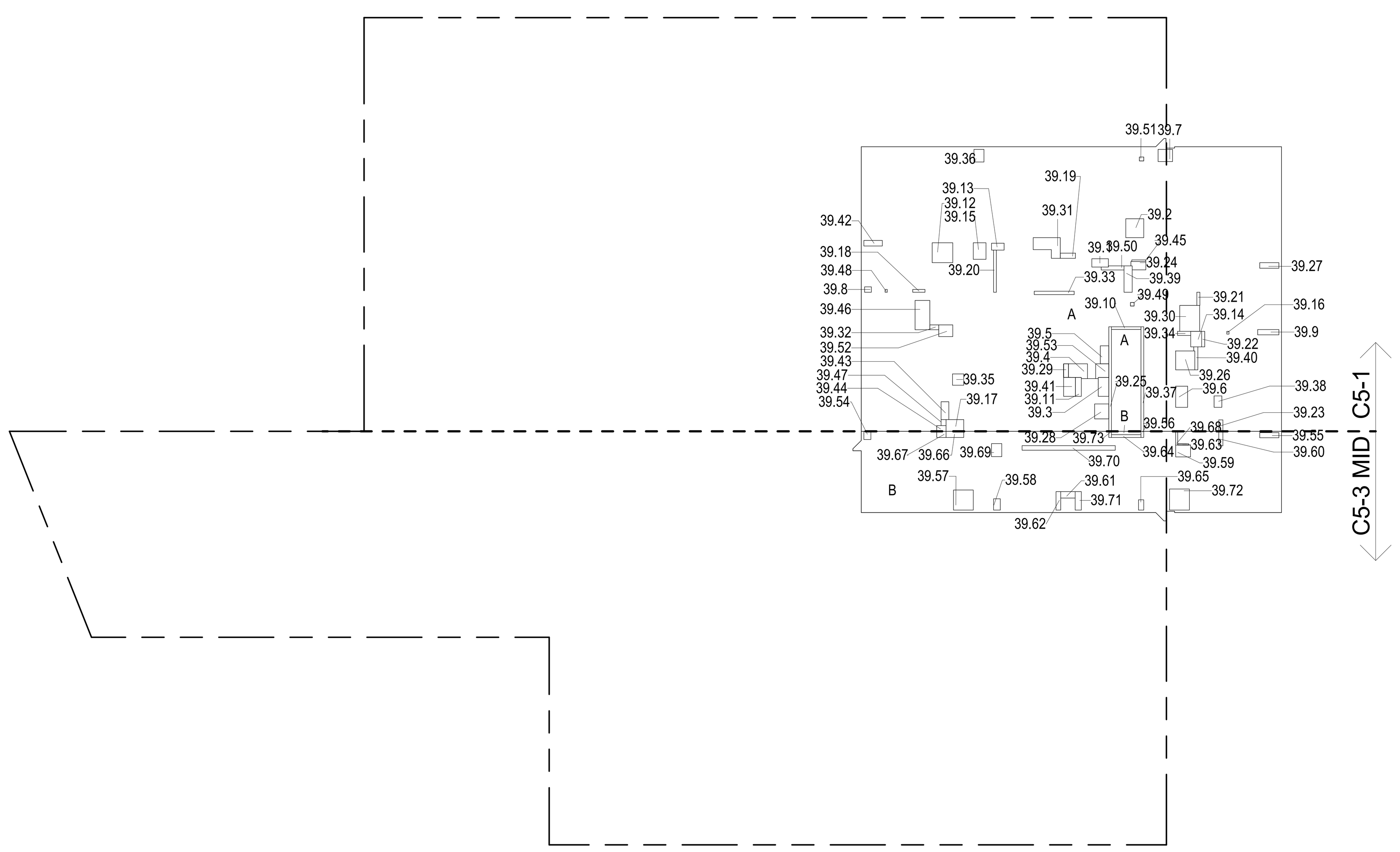
39TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

39TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	620	8,464
TOTAL	9,083	620	8,464

39TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	39.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	39.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	E	39.3	2' - 7"	4' - 7"	11.6
RESIDENTIAL	M	39.4	3' - 1"	5' - 2"	15.7
RESIDENTIAL	M	39.5	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	39.6	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	39.7	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	39.8	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	39.9	1' - 3"	5' - 2"	6.5
RESIDENTIAL	ST	39.10	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	39.11	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	39.12	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	39.13	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	39.14	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	39.15	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	39.16	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	39.17	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	39.18	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	39.19	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	39.20	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	39.21	0' - 9"	3' - 2"	2.4
RESIDENTIAL	P	39.22	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	39.23	1' - 0"	2' - 9"	2.8
RESIDENTIAL	M	39.24	1' - 11"	3' - 9"	7.1
RESIDENTIAL	ST	39.25	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	39.26	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	39.27	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	39.28	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	39.29	1' - 2"	3' - 3"	3.9
RESIDENTIAL	M	39.30	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	39.31	2' - 8"	8' - 11"	23.8
RESIDENTIAL	P	39.32	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	39.33	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	39.34	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	39.35	2' - 9"	2' - 9"	7.5
SUBTOTAL					

39TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	39.36	2' - 5"	3' - 1"	7.4
RESIDENTIAL	ST	39.37	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	39.38	2' - 0"	2' - 8"	5.3
RESIDENTIAL	P	39.39	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	39.40	0' - 9"	5' - 10"	4.4
RESIDENTIAL	M	39.41	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	39.42	1' - 4"	4' - 6"	6.0
RESIDENTIAL	P	39.43	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	39.44	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	39.45	0' - 4"	3' - 5"	1.2
RESIDENTIAL	M	39.46	3' - 7"	7' - 1"	25.4
RESIDENTIAL	P	39.47	1' - 2"	1' - 6"	1.8
RESIDENTIAL	M	39.48	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	39.49	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	39.50	0' - 11"	5' - 8"	5.0
RESIDENTIAL	M	39.51	0' - 11"	1' - 1"	1.0
RESIDENTIAL	P	39.52	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	39.53	2' - 6"	4' - 4"	10.6
SUBTOTAL					471.7

39TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	39.54	1' - 9"	2' - 0"	3.4
RESIDENTIAL	M	39.55	1' - 3"	4' - 8"	5.9
RESIDENTIAL	ST	39.56	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	39.57	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	39.58	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	39.59	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	39.60	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	39.61	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	39.62	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	39.63	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	39.64	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	39.65	1' - 3"	2' - 5"	3.1
RESIDENTIAL	M	39.66	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	39.67	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	39.68	0' - 6"	3' - 2"	1.6
RESIDENTIAL	M	39.69	2' - 6"	3' - 2"	8.0
RESIDENTIAL	P	39.70	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	39.71	1' - 6"	4' - 5"	6.7
RESIDENTIAL	M	39.72	4' - 10"	5' - 1"	24.7
RESIDENTIAL	ST	39.73	0' - 8"	1' - 6"	1.0
SUBTOTAL					148.0



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

ZONING AND DEDUCT LEGEND

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

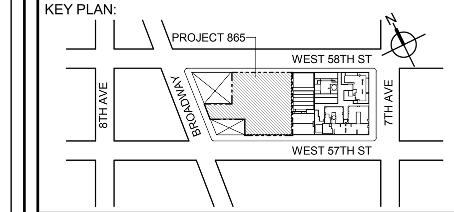
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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

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

DEPT OF BLDGS 121328205 Job Number
ES924728869 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
37TH, 38TH, 39TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-021.00
DOB PAGE No:	22 of 500

DOB EMPLOYEE STAMP: Damian Titus, NYC Buildings, APPROVED, Under Directive 2 of 1975, Date: 07/09/2015, NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number

ES120516043 Scan Code

40TH FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,570
TOTAL		7,060	490	6,570

40TH FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

40TH FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	638	8,446
TOTAL	9,083	638	8,446

40TH FLOOR DEDUCTIONS
ZONE C5-1

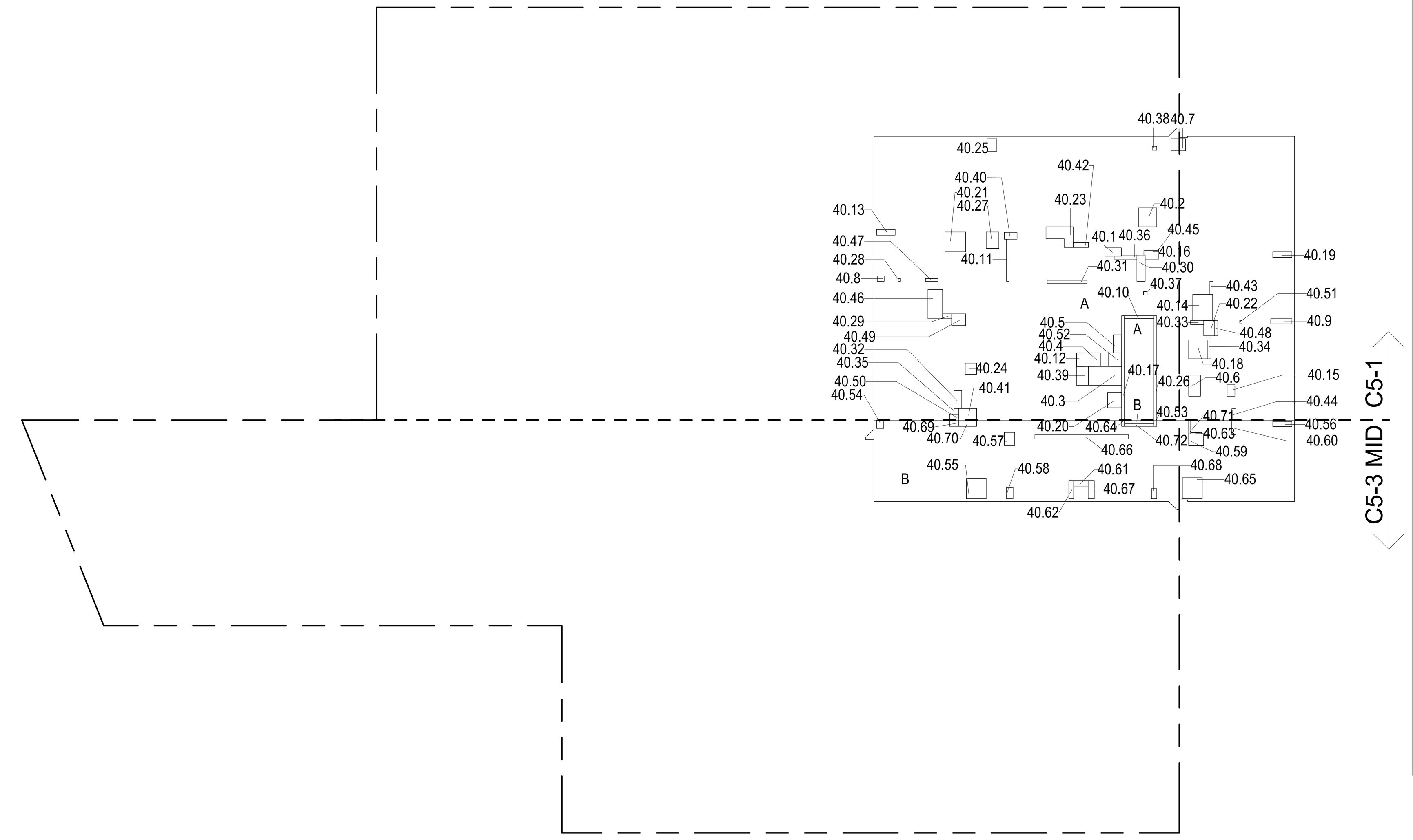
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	40.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	40.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	E	40.3	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	40.4	3' - 4"	4' - 6"	14.8
RESIDENTIAL	M	40.5	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	40.6	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	40.7	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	40.8	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	40.9	1' - 3"	5' - 2"	6.5
RESIDENTIAL	ST	40.10	0' - 8"	7' - 2"	4.8
RESIDENTIAL	P	40.11	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	40.12	1' - 4"	3' - 4"	4.3
RESIDENTIAL	M	40.13	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	40.14	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	40.15	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	40.16	1' - 11"	3' - 9"	7.1
RESIDENTIAL	ST	40.17	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	40.18	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	40.19	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	40.20	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	40.21	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	40.22	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	40.23	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	40.24	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	40.25	2' - 5"	3' - 1"	7.4
RESIDENTIAL	ST	40.26	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	40.27	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	40.28	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	40.29	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	40.30	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	40.31	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	40.32	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	40.33	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	40.34	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	40.35	1' - 2"	1' - 6"	1.8
SUBTOTAL					

40TH FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	40.36	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	40.37	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	40.38	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	40.39	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	40.40	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	40.41	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	40.42	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	40.43	0' - 9"	3' - 2"	2.4
RESIDENTIAL	P	40.44	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	40.45	0' - 4"	3' - 5"	1.2
RESIDENTIAL	M	40.46	3' - 7"	7' - 1"	25.4
RESIDENTIAL	P	40.47	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	40.48	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	40.49	2' - 10"	3' - 5"	9.6
RESIDENTIAL	P	40.50	1' - 4"	2' - 3"	3.1
RESIDENTIAL	M	40.51	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	40.52	3' - 2"	3' - 4"	10.4
SUBTOTAL					489.9

40TH FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	40.53	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	40.54	1' - 9"	2' - 0"	3.4
RESIDENTIAL	M	40.55	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	40.56	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	40.57	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	40.58	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	40.59	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	40.60	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	40.61	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	40.62	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	40.63	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	40.64	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	40.65	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	40.66	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	40.67	1' - 6"	4' - 5"	6.7
RESIDENTIAL	M	40.68	1' - 3"	2' - 5"	3.1
RESIDENTIAL	P	40.69	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	40.70	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	40.71	0' - 6"	3' - 2"	1.6
RESIDENTIAL	ST	40.72	0' - 8"	7' - 2"	4.8
SUBTOTAL					148.0



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

ZONING AND DEDUCT LEGEND

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

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

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

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

41ST FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,570
TOTAL		7,060	490	6,570

41ST FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

41ST FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	638	8,446
TOTAL	9,083	638	8,446

41ST FLOOR DEDUCTIONS
ZONE C5-1

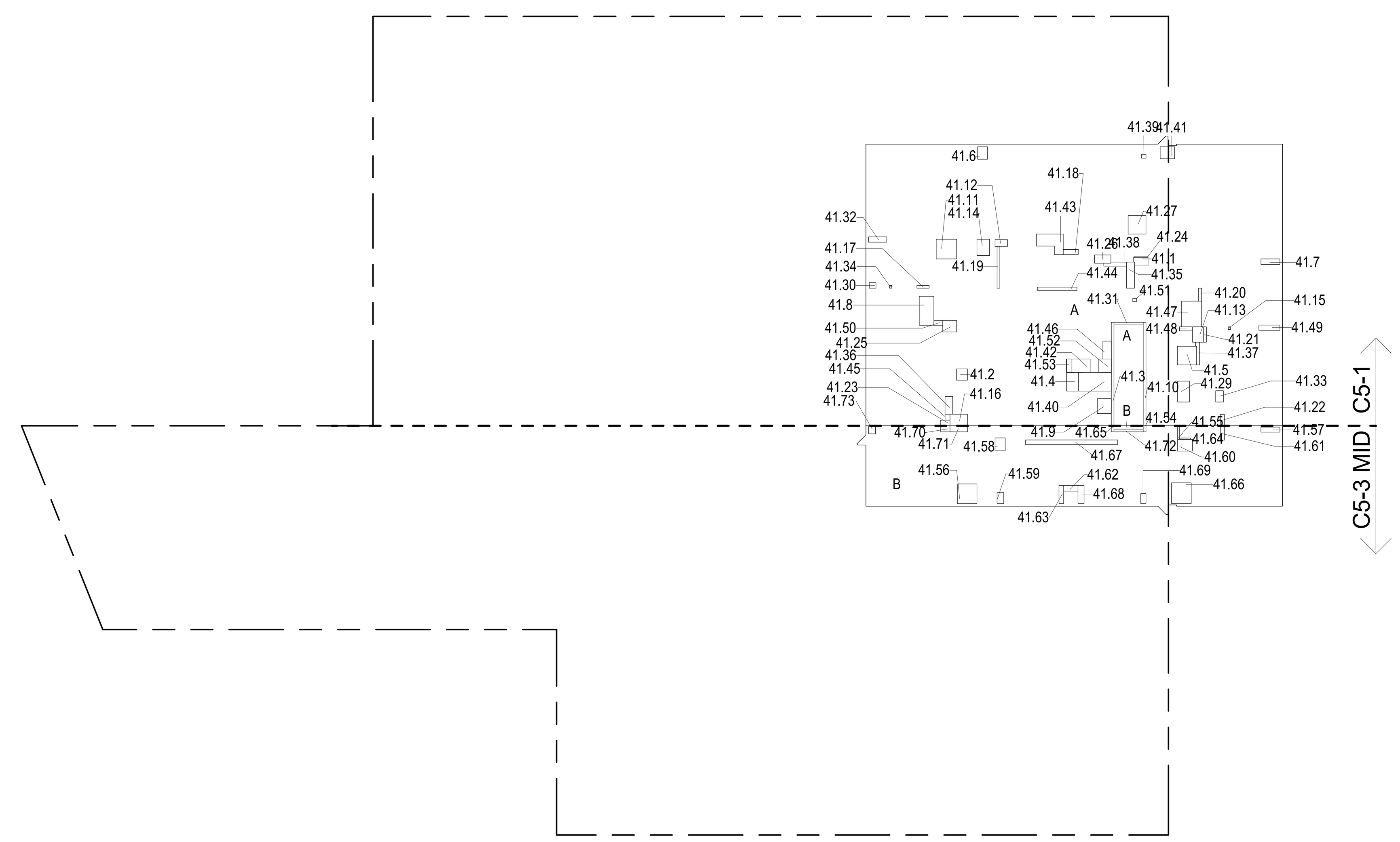
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	41.1	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	41.2	2' - 9"	2' - 9"	7.5
RESIDENTIAL	ST	41.3	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	41.4	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	41.5	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	41.6	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	41.7	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	41.8	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	41.9	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	41.10	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	41.11	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	41.12	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	41.13	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	41.14	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	41.15	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	41.16	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	41.17	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	41.18	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	41.19	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	41.20	0' - 9"	3' - 2"	2.4
RESIDENTIAL	P	41.21	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	41.22	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	41.23	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	41.24	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	41.25	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	41.26	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	41.27	4' - 4"	4' - 7"	19.9
RESIDENTIAL	M	41.29	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	41.30	1' - 4"	1' - 8"	2.2
RESIDENTIAL	ST	41.31	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	41.32	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	41.33	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	41.34	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	41.35	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	41.36	1' - 11"	4' - 4"	8.2
SUBTOTAL					

41ST FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	41.37	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	41.38	0' - 11"	5' - 8"	5.0
RESIDENTIAL	M	41.39	0' - 11"	1' - 1"	1.0
RESIDENTIAL	E	41.40	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	41.41	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	41.42	3' - 4"	4' - 6"	14.8
RESIDENTIAL	M	41.43	2' - 8"	8' - 11"	23.8
RESIDENTIAL	P	41.44	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	41.45	1' - 2"	1' - 6"	1.8
RESIDENTIAL	M	41.46	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	41.47	4' - 10"	6' - 3"	30.3
RESIDENTIAL	P	41.48	1' - 0"	3' - 2"	3.2
RESIDENTIAL	M	41.49	1' - 3"	5' - 2"	6.5
RESIDENTIAL	P	41.50	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	41.51	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	41.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	41.53	1' - 4"	3' - 4"	4.3
SUBTOTAL					489.9

41ST FLOOR DEDUCTIONS
ZONE C5-3 MID

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	41.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	41.55	0' - 6"	3' - 2"	1.6
RESIDENTIAL	M	41.56	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	41.57	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	41.58	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	41.59	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	41.60	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	41.61	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	41.62	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	41.63	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	41.64	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	41.65	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	41.66	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	41.67	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	41.68	1' - 6"	4' - 5"	6.7
RESIDENTIAL	M	41.69	1' - 3"	2' - 5"	3.1
RESIDENTIAL	P	41.70	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	41.71	1' - 6"	4' - 4"	6.5
RESIDENTIAL	ST	41.72	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	41.73	1' - 9"	2' - 0"	3.4
SUBTOTAL					148.0



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

42ND FLOOR AREA CALCULATIONS
ZONE C5-1

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	473	6,587
TOTAL		7,060	473	6,587

42ND FLOOR AREA CALCULATIONS
ZONE C5-3 MID

USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

42ND FLOOR AREA CALCULATIONS
ZONE C5-1 AND C5-3 MID

USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	621	8,462
TOTAL	9,083	621	8,462

42ND FLOOR DEDUCTIONS
ZONE C5-1

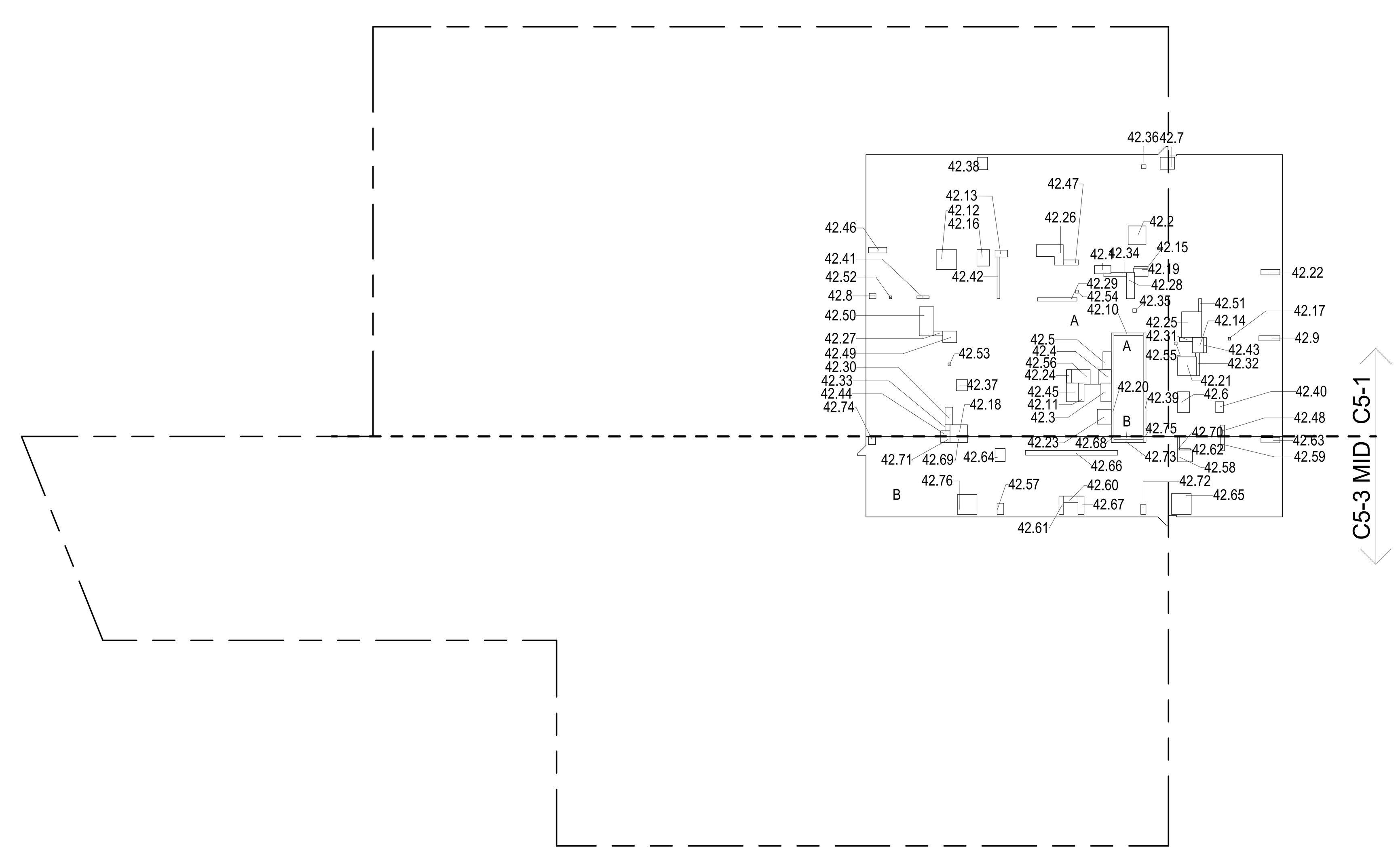
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	42.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	42.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	E	42.3	2' - 7"	4' - 7"	11.6
RESIDENTIAL	M	42.4	2' - 6"	4' - 4"	10.6
RESIDENTIAL	M	42.5	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	42.6	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	42.7	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	42.8	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	42.9	1' - 3"	5' - 2"	6.5
RESIDENTIAL	ST	42.10	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	42.11	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	42.12	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	42.13	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	42.14	2' - 8"	3' - 9"	10.0
RESIDENTIAL	P	42.15	0' - 4"	3' - 5"	1.2
RESIDENTIAL	M	42.16	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	42.17	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	42.18	2' - 10"	4' - 4"	12.3
RESIDENTIAL	M	42.19	1' - 11"	3' - 9"	7.1
RESIDENTIAL	ST	42.20	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	42.21	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	42.22	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	42.23	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	42.24	1' - 2"	3' - 3"	3.9
RESIDENTIAL	M	42.25	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	42.26	2' - 8"	8' - 11"	23.8
RESIDENTIAL	P	42.27	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	42.28	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	42.29	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	42.30	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	42.31	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	42.32	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	42.33	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	42.34	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	42.35	0' - 10"	0' - 11"	0.7
SUBTOTAL					

42ND FLOOR DEDUCTIONS
ZONE C5-1

USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	42.36	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	42.37	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	42.38	2' - 5"	3' - 1"	7.4
RESIDENTIAL	ST	42.39	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	42.40	2' - 0"	2' - 8"	5.3
RESIDENTIAL	P	42.41	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	42.42	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	42.43	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	42.44	1' - 4"	2' - 3"	3.1
RESIDENTIAL	M	42.45	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	42.46	1' - 4"	4' - 6"	6.0
RESIDENTIAL	P	42.47	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	42.48	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	42.49	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	42.50	3' - 7"	7' - 1"	25.4
RESIDENTIAL	P	42.51	0' - 9"	3' - 2"	2.4
RESIDENTIAL	M	42.52	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	42.53	0' - 8"	0' - 9"	0.5
RESIDENTIAL	P	42.54	0' - 8"	0' - 9"	0.5
RESIDENTIAL	P	42.55	0' - 8"	0' - 9"	0.5
RESIDENTIAL	M	42.56	3' - 1"	5' - 2"	15.7
SUBTOTAL					473.2

42ND FLOOR DEDUCTIONS
ZONE C5-3 MID

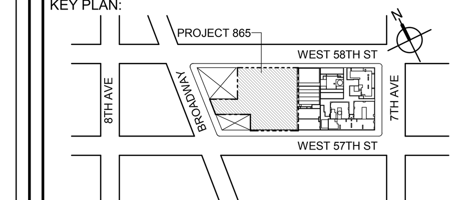
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	42.57	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	42.58	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	42.59	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	42.60	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	42.61	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	42.62	0' - 4"	2' - 8"	0.8
RESIDENTIAL	M	42.63	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	42.64	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	42.65	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	42.66	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	42.67	1' - 6"	4' - 5"	6.7
RESIDENTIAL	ST	42.68	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	42.69	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	42.70	0' - 6"	3' - 2"	1.6
RESIDENTIAL	P	42.71	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	42.72	1' - 3"	2' - 5"	3.1
RESIDENTIAL	ST	42.73	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	42.74	1' - 9"	2' - 0"	3.4
RESIDENTIAL	ST	42.75	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	42.76	4' - 10"	4' - 10"	23.5
SUBTOTAL					148.0



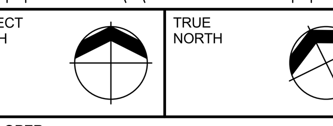
42ND FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH — TRUE NORTH



DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
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LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

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

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

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

DOB SUBMISSION

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

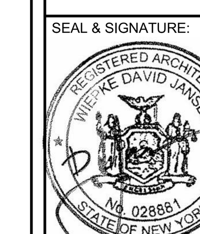
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

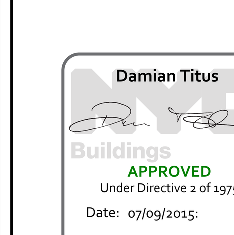
DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
40TH, 41ST, 42ND FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-022.00**	
DOB PAGE No: 23 of 500	

DOB EMPLOYEE STAMP: — DOB B-SCAN:



FILE NAME:
PLOT DATE:

43RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,570
TOTAL		7,060	490	6,570

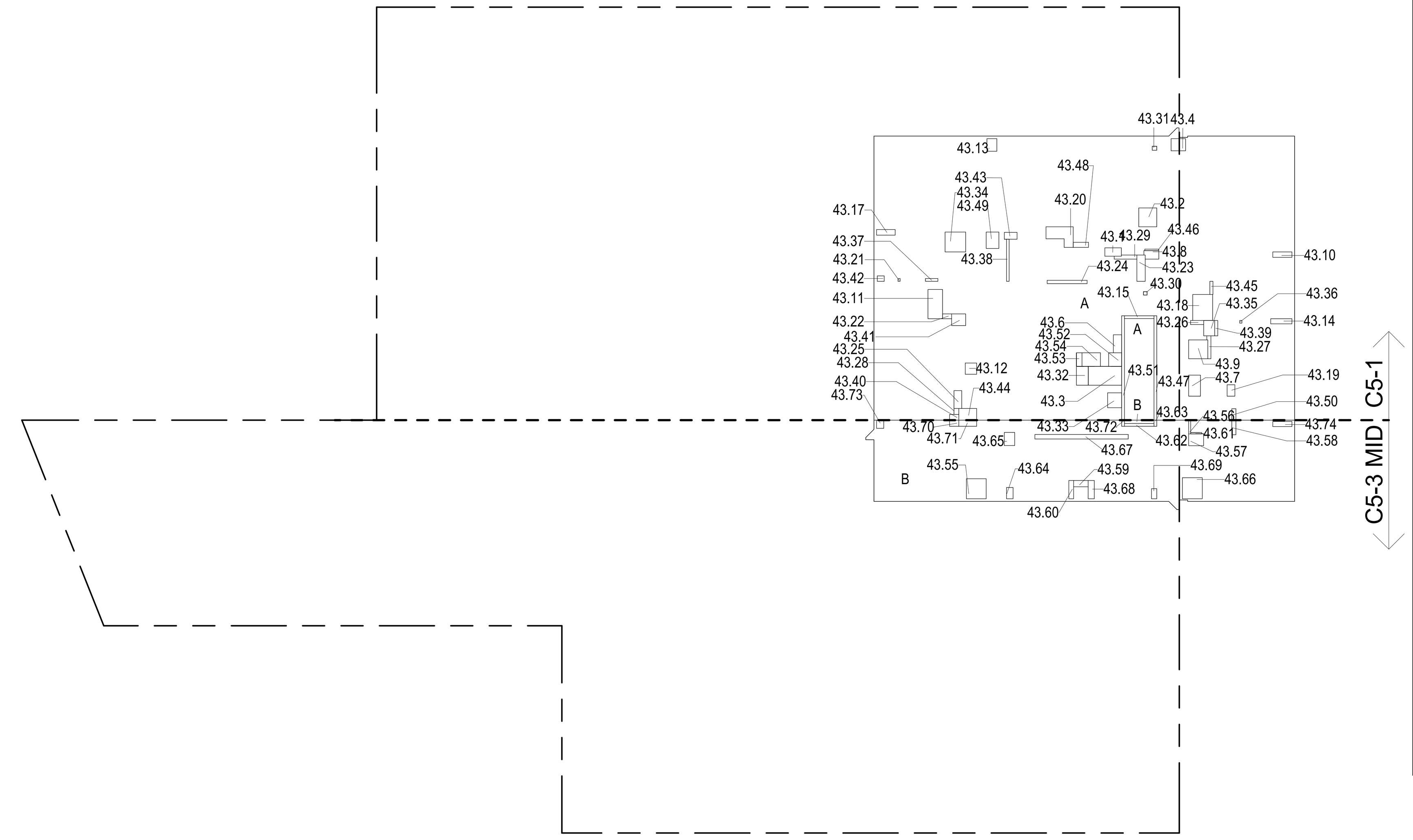
43RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

43RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	638	8,446
TOTAL	9,083	638	8,446

43RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	43.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	43.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	E	43.3	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	43.4	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	43.6	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	43.7	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	43.8	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	43.9	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	43.10	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	43.11	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	43.12	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	43.13	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	43.14	1' - 3"	5' - 2"	6.5
RESIDENTIAL	ST	43.15	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	43.17	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	43.18	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	43.19	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	43.20	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	43.21	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	43.22	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	43.23	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	43.24	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	43.25	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	43.26	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	43.27	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	43.28	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	43.29	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	43.30	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	43.31	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	43.32	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	43.33	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	43.34	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	43.35	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	43.36	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	43.37	0' - 8"	3' - 0"	2.0
SUBTOTAL					

43RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	43.38	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	43.39	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	43.40	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	43.41	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	43.42	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	43.43	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	43.44	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	43.45	0' - 9"	3' - 2"	2.4
RESIDENTIAL	P	43.46	0' - 4"	3' - 5"	1.2
RESIDENTIAL	ST	43.47	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	43.48	1' - 3"	3' - 8"	4.6
RESIDENTIAL	M	43.49	3' - 1"	4' - 0"	12.3
RESIDENTIAL	P	43.50	1' - 0"	2' - 9"	2.8
RESIDENTIAL	ST	43.51	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	43.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	43.53	1' - 4"	3' - 4"	4.3
RESIDENTIAL	M	43.54	3' - 4"	4' - 6"	14.8
SUBTOTAL					489.9

43RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	43.55	4' - 10"	4' - 10"	23.5
RESIDENTIAL	P	43.56	0' - 6"	3' - 2"	1.6
RESIDENTIAL	M	43.57	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	43.58	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	43.59	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	43.60	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	43.61	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	43.62	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	43.63	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	43.64	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	43.65	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	43.66	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	43.67	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	43.68	1' - 6"	4' - 5"	6.7
RESIDENTIAL	M	43.69	1' - 3"	2' - 5"	3.1
RESIDENTIAL	P	43.70	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	43.71	1' - 6"	4' - 4"	6.5
RESIDENTIAL	ST	43.72	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	43.73	1' - 9"	2' - 0"	3.4
RESIDENTIAL	M	43.74	1' - 3"	4' - 8"	5.9
SUBTOTAL					148.0



43RD FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS

3/64" = 1'-0" (1)

44TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	490	6,570
TOTAL		7,060	490	6,570

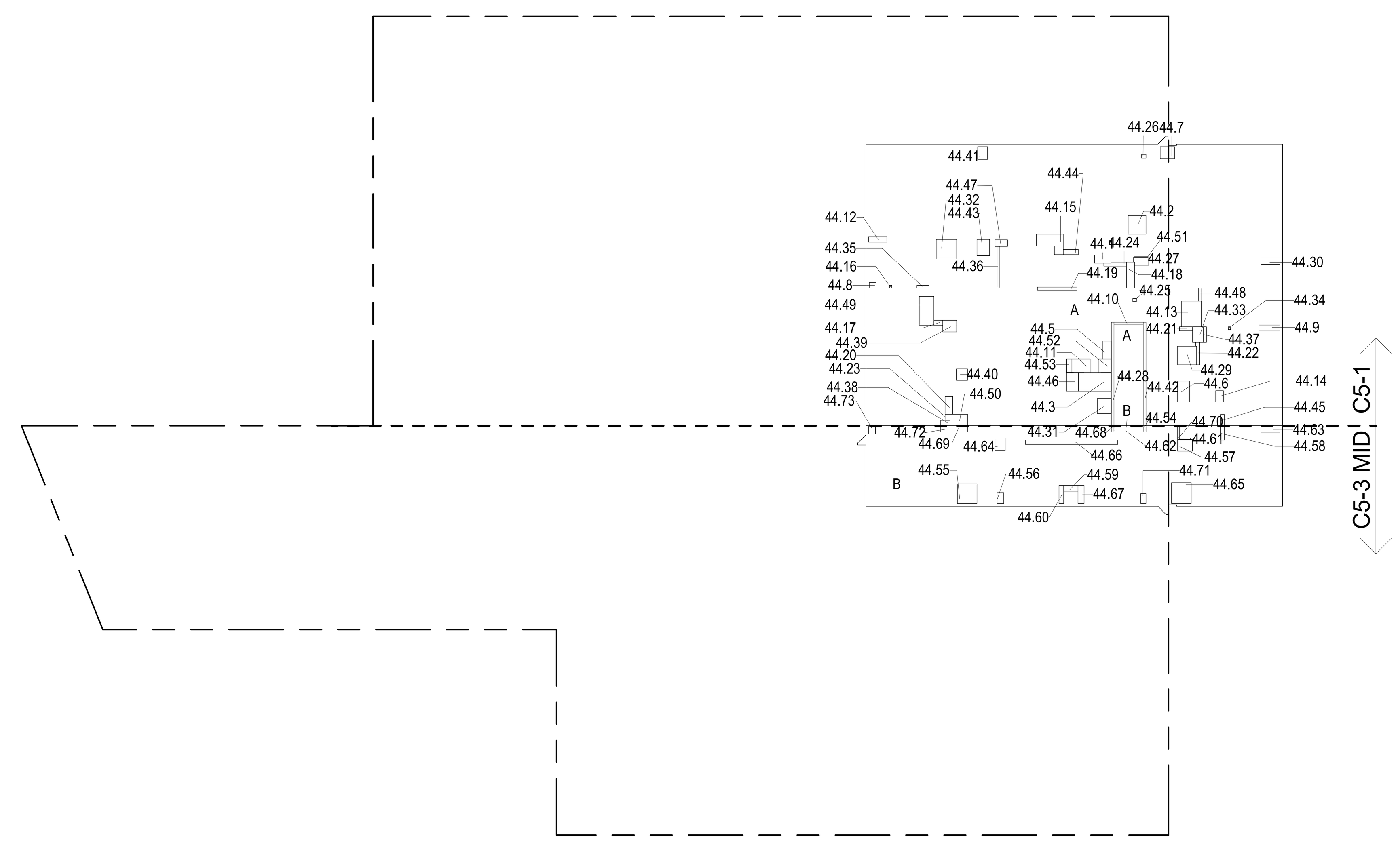
44TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

44TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	638	8,446
TOTAL	9,083	638	8,446

44TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	44.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	44.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	E	44.3	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	44.5	2' - 1"	4' - 5"	8.9
RESIDENTIAL	M	44.6	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	44.7	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	44.8	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	44.9	1' - 3"	5' - 2"	6.5
RESIDENTIAL	ST	44.10	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	44.11	3' - 4"	4' - 6"	14.8
RESIDENTIAL	M	44.12	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	44.13	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	44.14	2' - 0"	2' - 8"	5.3
RESIDENTIAL	M	44.15	2' - 8"	8' - 11"	23.8
RESIDENTIAL	M	44.16	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	44.17	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	44.18	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	44.19	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	44.20	1' - 11"	4' - 4"	8.2
RESIDENTIAL	P	44.21	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	44.22	0' - 9"	5' - 10"	4.4
RESIDENTIAL	P	44.23	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	44.24	0' - 11"	5' - 8"	5.0
RESIDENTIAL	P	44.25	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	44.26	0' - 11"	1' - 1"	1.0
RESIDENTIAL	M	44.27	1' - 11"	3' - 9"	7.1
RESIDENTIAL	ST	44.28	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	44.29	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	44.30	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	44.31	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	44.32	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	44.33	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	44.34	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	44.35	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	44.36	0' - 8"	10' - 3"	6.8
SUBTOTAL					

44TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	44.37	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	44.38	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	44.39	2' - 10"	3' - 5"	9.6
RESIDENTIAL	M	44.40	2' - 9"	2' - 9"	7.5
RESIDENTIAL	M	44.41	2' - 5"	3' - 1"	7.4
RESIDENTIAL	ST	44.42	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	44.43	3' - 1"	4' - 0"	12.3
RESIDENTIAL	P	44.44	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	44.45	1' - 0"	2' - 9"	2.8
RESIDENTIAL	M	44.46	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	44.47	1' - 8"	3' - 1"	5.1
RESIDENTIAL	P	44.48	0' - 9"	3' - 2"	2.4
RESIDENTIAL	M	44.49	3' - 7"	7' - 1"	25.4
RESIDENTIAL	M	44.50	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	44.51	0' - 4"	3' - 5"	1.2
RESIDENTIAL	M	44.52	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	44.53	1' - 4"	3' - 4"	4.3
SUBTOTAL					489.9

44TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	44.54	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	44.55	4' - 10"	4' - 10"	23.5
RESIDENTIAL	M	44.56	1' - 8"	2' - 9"	4.5
RESIDENTIAL	M	44.57	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	44.58	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	44.59	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	44.60	1' - 2"	4' - 5"	5.2
RESIDENTIAL	P	44.61	0' - 4"	2' - 8"	0.8
RESIDENTIAL	ST	44.62	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	44.63	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	44.64	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	44.65	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	44.66	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	44.67	1' - 6"	4' - 5"	6.7
RESIDENTIAL	ST	44.68	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	44.69	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	44.70	0' - 6"	3' - 2"	1.6
RESIDENTIAL	M	44.71	1' - 3"	2' - 5"	3.1
RESIDENTIAL	P	44.72	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	44.73	1' - 9"	2' - 0"	3.4
SUBTOTAL					148.0



44TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS

3/64" = 1'-0" (2)

45TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	7,060	473	6,587
TOTAL		7,060	473	6,587

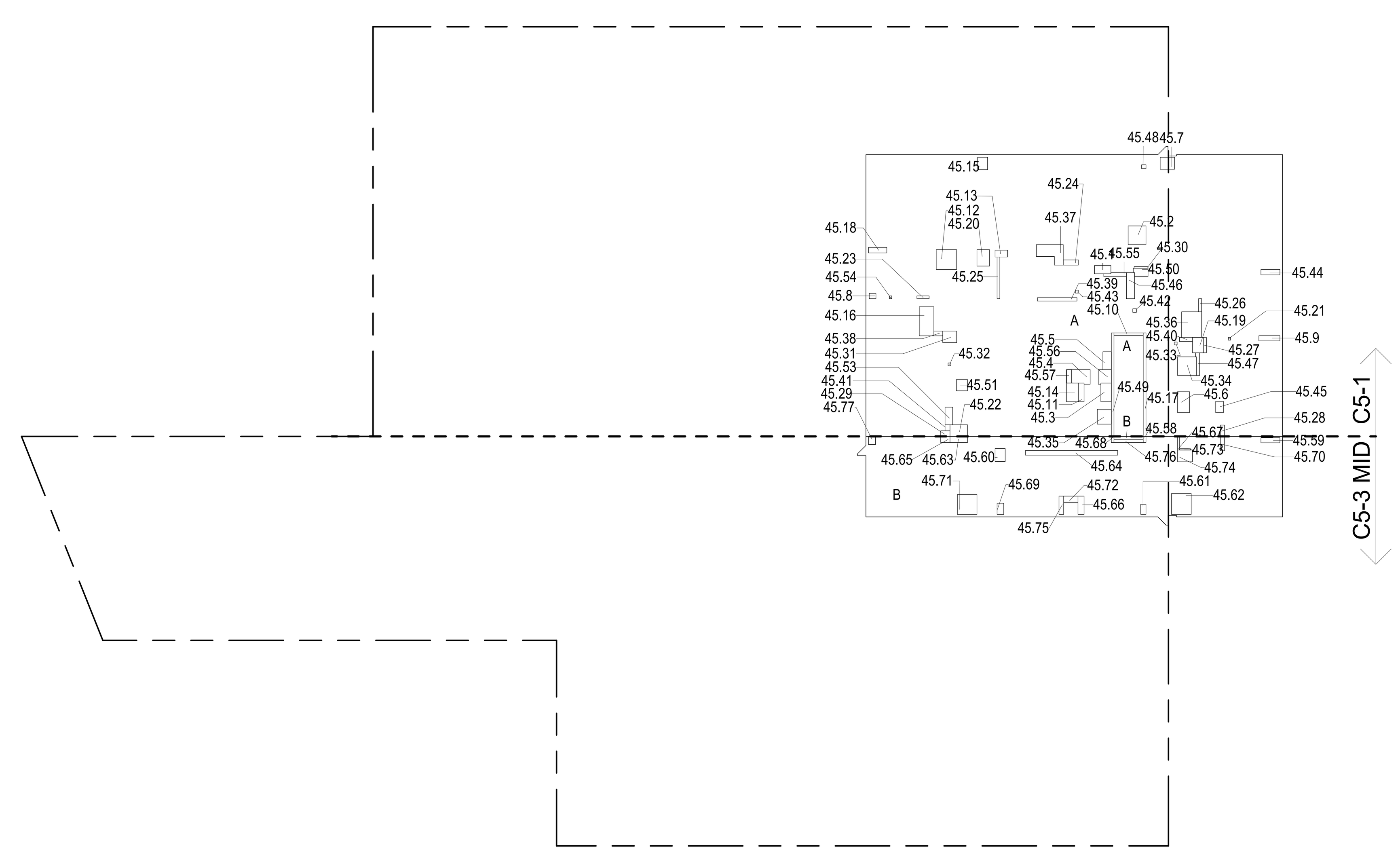
45TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	2,023	148	1,875
TOTAL		2,023	148	1,875

45TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	9,083	621	8,462
TOTAL	9,083	621	8,462

45TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	45.1	2' - 1"	4' - 0"	8.2
RESIDENTIAL	M	45.2	4' - 4"	4' - 7"	19.9
RESIDENTIAL	E	45.3	2' - 7"	4' - 7"	11.6
RESIDENTIAL	M	45.4	3' - 1"	5' - 2"	15.7
RESIDENTIAL	M	45.5	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	45.6	2' - 11"	5' - 1"	14.8
RESIDENTIAL	M	45.7	2' - 11"	3' - 6"	10.4
RESIDENTIAL	M	45.8	1' - 4"	1' - 8"	2.2
RESIDENTIAL	M	45.9	1' - 3"	5' - 2"	6.5
RESIDENTIAL	ST	45.10	0' - 8"	7' - 2"	4.8
RESIDENTIAL	E	45.11	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	45.12	4' - 10"	5' - 0"	24.2
RESIDENTIAL	M	45.13	1' - 8"	3' - 1"	5.1
RESIDENTIAL	M	45.14	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	45.15	2' - 5"	3' - 1"	7.4
RESIDENTIAL	M	45.16	3' - 7"	7' - 1"	25.4
RESIDENTIAL	ST	45.17	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	45.18	1' - 4"	4' - 6"	6.0
RESIDENTIAL	M	45.19	2' - 8"	3' - 9"	10.0
RESIDENTIAL	M	45.20	3' - 1"	4' - 0"	12.3
RESIDENTIAL	M	45.21	0' - 6"	0' - 8"	0.4
RESIDENTIAL	M	45.22	2' - 10"	4' - 4"	12.3
RESIDENTIAL	P	45.23	0' - 8"	3' - 0"	2.0
RESIDENTIAL	P	45.24	1' - 3"	3' - 8"	4.6
RESIDENTIAL	P	45.25	0' - 8"	10' - 3"	6.8
RESIDENTIAL	P	45.26	0' - 9"	3' - 2"	2.4
RESIDENTIAL	P	45.27	0' - 9"	3' - 9"	2.8
RESIDENTIAL	P	45.28	1' - 0"	2' - 9"	2.8
RESIDENTIAL	P	45.29	1' - 4"	2' - 3"	3.1
RESIDENTIAL	P	45.30	0' - 4"	3' - 5"	1.2
RESIDENTIAL	P	45.31	2' - 10"	3' - 5"	9.6
RESIDENTIAL	P	45.32	0' - 8"	0' - 9"	0.5
RESIDENTIAL	P	45.33	0' - 8"	0' - 9"	0.5
RESIDENTIAL	M	45.34	4' - 7"	4' - 8"	21.4
RESIDENTIAL	M	45.35	3' - 5"	3' - 8"	12.5
SUBTOTAL					

45TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	45.36	4' - 10"	6' - 3"	30.3
RESIDENTIAL	M	45.37	2' - 8"	8' - 11"	23.8
RESIDENTIAL	P	45.38	1' - 2"	2' - 2"	2.5
RESIDENTIAL	P	45.39	0' - 10"	9' - 8"	7.9
RESIDENTIAL	P	45.40	1' - 0"	3' - 2"	3.2
RESIDENTIAL	P	45.41	1' - 2"	1' - 6"	1.8
RESIDENTIAL	P	45.42	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	45.43	0' - 8"	0' - 9"	0.5
RESIDENTIAL	M	45.44	1' - 4"	4' - 8"	6.2
RESIDENTIAL	M	45.45	2' - 0"	2' - 8"	5.3
RESIDENTIAL	P	45.46	2' - 0"	6' - 5"	12.9
RESIDENTIAL	P	45.47	0' - 9"	5' - 10"	4.4
RESIDENTIAL	M	45.48	0' - 11"	1' - 1"	1.0
RESIDENTIAL	ST	45.49	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	45.50	1' - 11"	3' - 9"	7.1
RESIDENTIAL	M	45.51	2' - 9"	2' - 9"	7.5
RESIDENTIAL	P	45.53	1' - 11"	4' - 4"	8.2
RESIDENTIAL	M	45.54	0' - 6"	0' - 8"	0.4
RESIDENTIAL	P	45.55	0' - 11"	5' - 8"	5.0
RESIDENTIAL	M	45.56	2' - 6"	4' - 4"	10.6
RESIDENTIAL	P	45.57	1' - 2"	3' - 3"	3.9
SUBTOTAL					473.2

45TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	45.58	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	45.59	1' - 3"	4' - 8"	5.9
RESIDENTIAL	M	45.60	2' - 6"	3' - 2"	8.0
RESIDENTIAL	M	45.61	1' - 3"	2' - 5"	3.1
RESIDENTIAL	M	45.62	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	45.63	1' - 6"	4' - 4"	6.5
RESIDENTIAL	P	45.64	1' - 1"	22' - 8"	24.5
RESIDENTIAL	P	45.65	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	45.66	1' - 6"	4' - 5"	6.7
RESIDENTIAL	P	45.67	0' - 6"	3' - 2"	1.6
RESIDENTIAL	ST	45.68	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	45.69	1' - 8"	2' - 9"	4.5
RESIDENTIAL	P	45.70	1' - 0"	3' - 6"	3.5
RESIDENTIAL	M	45.71	4' - 10"	4' - 10"	23.5
RESIDENTIAL	P	45.72	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	45.73	0' - 4"	2' - 8"	0.8
RESIDENTIAL	M	45.74	2' - 11"	3' - 8"	10.5
RESIDENTIAL	P	45.75	1' - 2"	4' - 5"	5.2
RESIDENTIAL	ST	45.76	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	45.77	1' - 9"	2' - 0"	3.4
SUBTOTAL					148.0



45TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS

3/64" = 1'-0" (3)

ZONING AND DEDUCT LEGEND

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

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

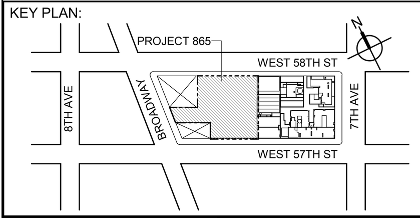
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

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

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES813849877 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-023.00
DOB PAGE No:	24 of 500

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE
FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number

ES565099443 Scan Code

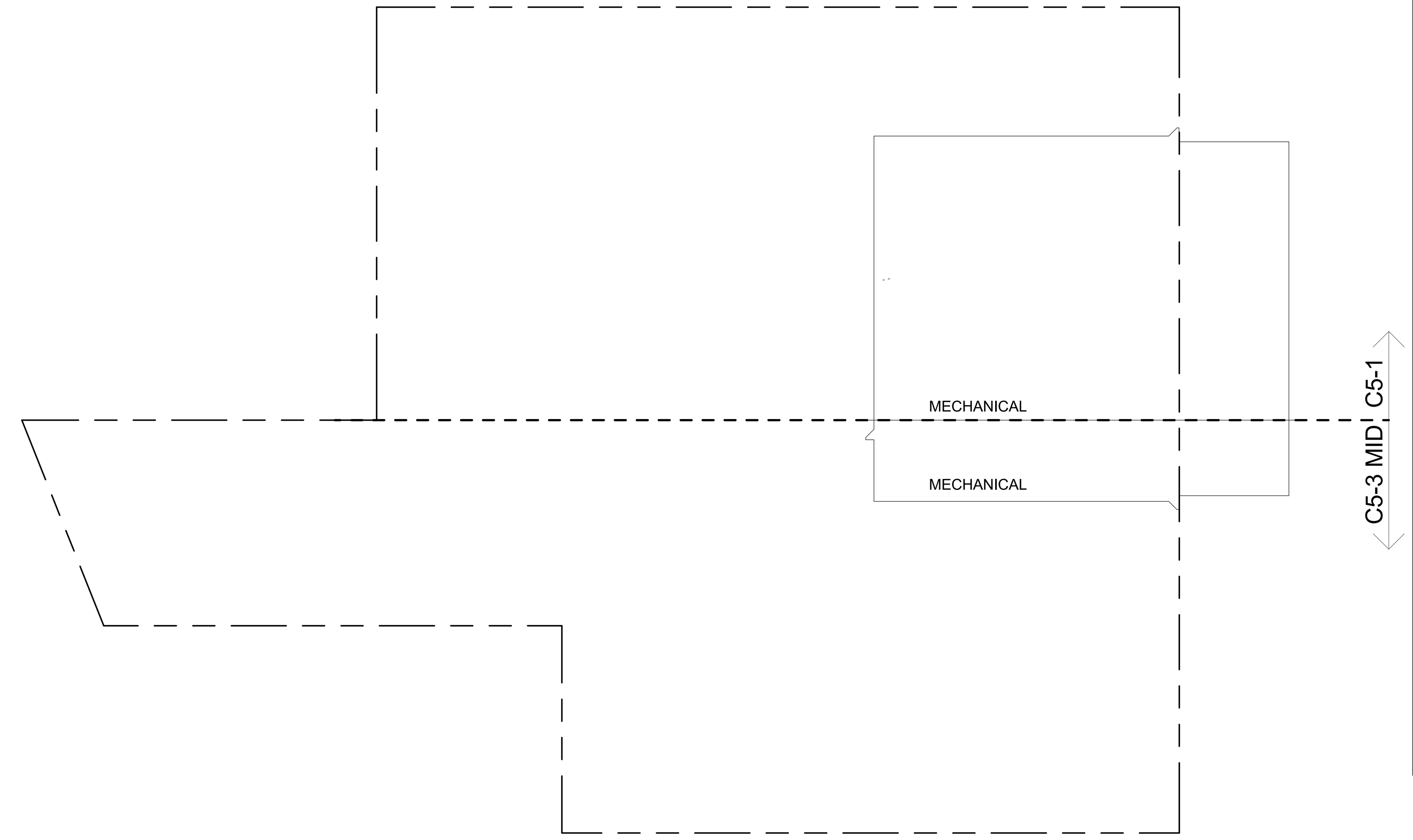
46TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,929	6,929	0
TOTAL		6,929	6,929	0

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

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

46TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	46.1	65' - 6"	105' - 9"	6,929.3
SUBTOTAL					6,929.3

46TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	46.2	18' - 9"	104' - 8"	1,959.9
SUBTOTAL					1,959.9



46TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

47TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,763	447	6,315
TOTAL		6,763	447	6,315

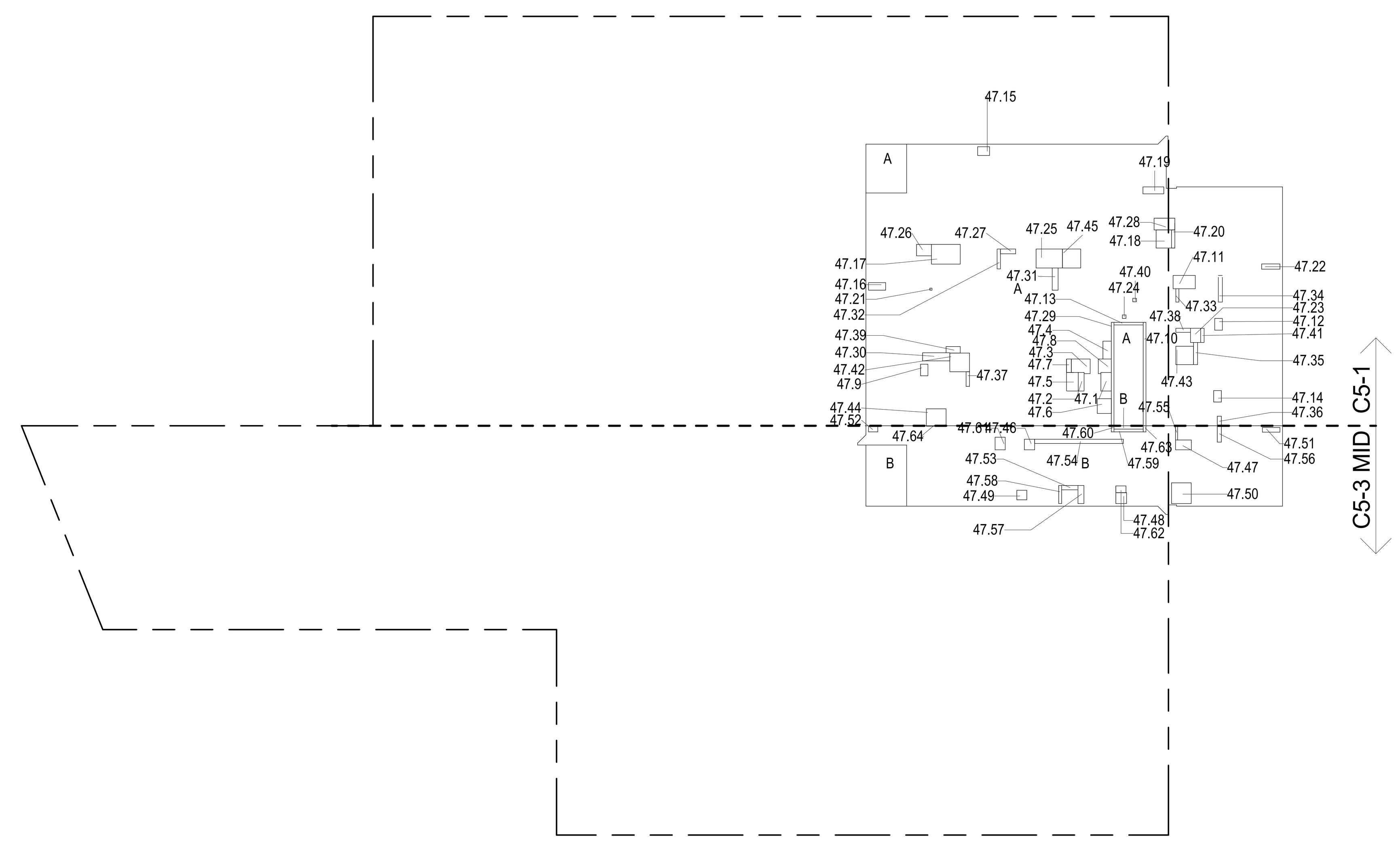
47TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL		2,023	122	1,901
TOTAL		2,023	122	1,901

47TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,786	570	8,216
TOTAL	8,786	570	8,216

47TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	47.1	2' - 7"	4' - 7"	11.6
RESIDENTIAL	E	47.2	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	47.3	3' - 1"	5' - 2"	15.7
RESIDENTIAL	M	47.4	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	47.5	3' - 0"	4' - 5"	13.2
RESIDENTIAL	M	47.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	47.7	1' - 2"	3' - 2"	3.9
RESIDENTIAL	M	47.8	2' - 6"	4' - 4"	10.6
RESIDENTIAL	M	47.9	1' - 10"	2' - 10"	5.1
RESIDENTIAL	ST	47.10	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	47.11	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	47.12	1' - 11"	2' - 10"	5.4
RESIDENTIAL	ST	47.13	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	47.14	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	47.15	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	47.16	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	47.17	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	47.18	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	47.19	1' - 9"	5' - 1"	8.7
RESIDENTIAL	P	47.20	0' - 10"	4' - 6"	3.7
SUBTOTAL					

47TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	47.21	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	47.22	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	47.23	2' - 6"	3' - 6"	8.7
RESIDENTIAL	P	47.24	0' - 10"	0' - 11"	0.8
RESIDENTIAL	M	47.25	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	47.26	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	47.27	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	47.28	2' - 10"	5' - 1"	14.6
RESIDENTIAL	ST	47.29	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	47.30	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	47.31	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	47.32	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	47.33	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	47.34	1' - 1"	5' - 6"	6.1
RESIDENTIAL	P	47.35	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	47.36	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	47.37	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	47.38	1' - 0"	3' - 7"	3.6
RESIDENTIAL	P	47.39	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	47.40	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	47.41	0' - 10"	3' - 6"	3.0
RESIDENTIAL	M	47.42	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	47.43	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	47.44	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	47.45	4' - 5"	4' - 8"	20.8
SUBTOTAL					447.4

47TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	47.46	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	47.47	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	47.48	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	47.49	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	47.50	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	47.51	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	47.52	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	47.53	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	47.54	1' - 0"	21' - 9"	21.7
RESIDENTIAL	P	47.55	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	47.56	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	47.57	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	47.58	0' - 8"	4' - 5"	3.1
RESIDENTIAL	ST	47.59	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	47.60	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	47.61	2' - 6"	3' - 1"	7.8
RESIDENTIAL	M	47.62	1' - 8"	2' - 6"	4.1
RESIDENTIAL	ST	47.63	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	47.64	0' - 2"	4' - 9"	0.7
SUBTOTAL					122.3



47TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

48TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	466	6,177
TOTAL		6,643	466	6,177

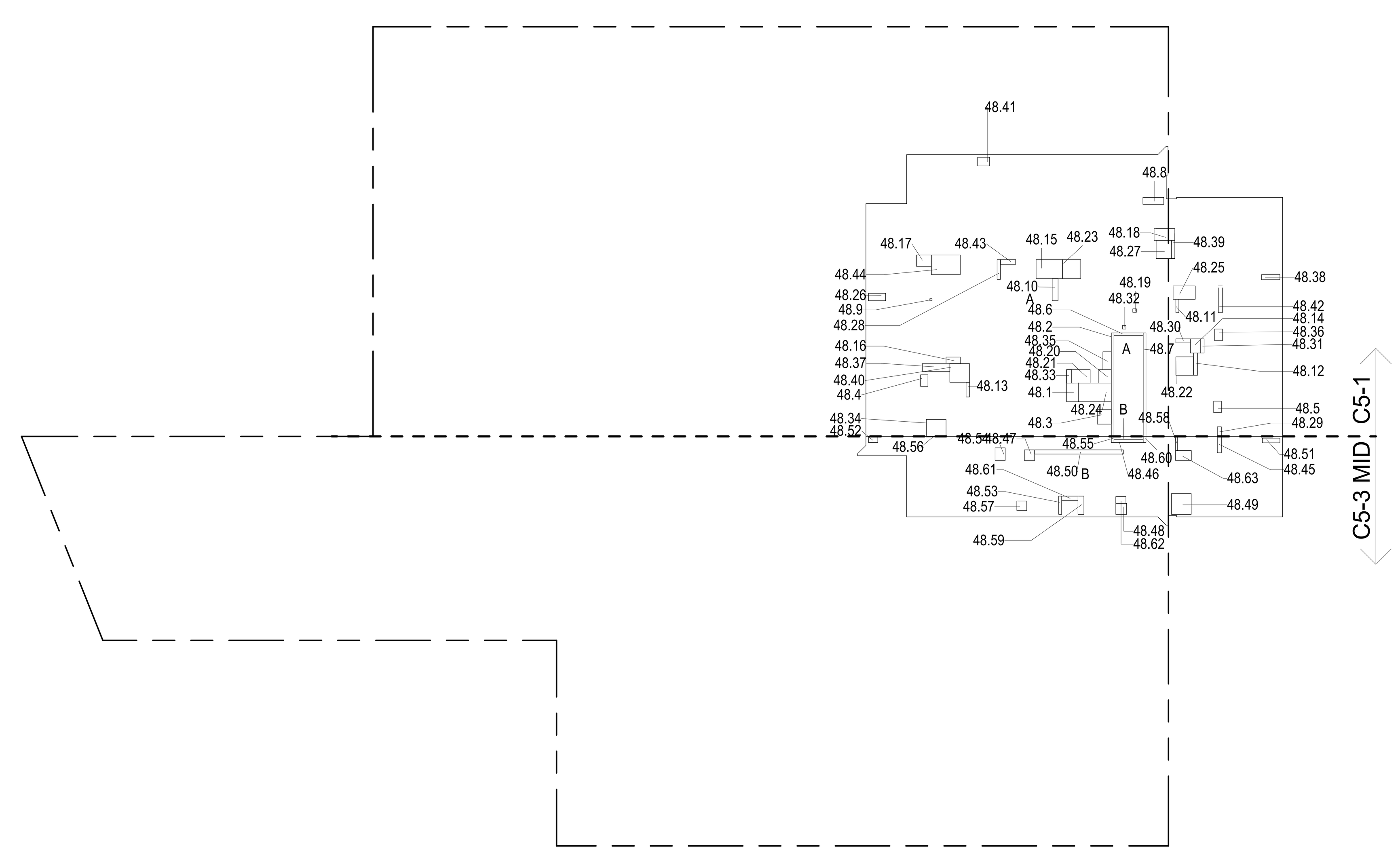
48TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

48TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	588	7,928
TOTAL	8,516	588	7,928

48TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	48.1	3' - 0"	4' - 5"	13.2
RESIDENTIAL	ST	48.2	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	48.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	48.4	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	48.5	1' - 11"	2' - 10"	5.3
RESIDENTIAL	ST	48.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	48.7	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	48.8	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	48.9	0' - 6"	0' - 7"	0.3
RESIDENTIAL	P	48.10	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	48.11	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	48.12	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	48.13	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	48.14	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	48.15	4' - 8"	6' - 6"	30.2
RESIDENTIAL	P	48.16	1' - 7"	3' - 6"	5.4
RESIDENTIAL	M	48.17	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	48.18	2' - 10"	5' - 1"	14.6
RESIDENTIAL	P	48.19	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	48.20	3' - 2"	3' - 4"	10.4
SUBTOTAL					

48TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	48.21	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	48.22	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	48.23	4' - 5"	4' - 8"	20.8
RESIDENTIAL	E	48.24	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	48.25	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	48.26	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	48.27	4' - 0"	4' - 2"	16.7
RESIDENTIAL	P	48.28	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	48.29	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	48.30	1' - 0"	3' - 7"	3.6
RESIDENTIAL	P	48.31	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	48.32	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	48.33	1' - 2"	3' - 2"	3.9
RESIDENTIAL	M	48.34	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	48.35	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	48.36	1' - 11"	2' - 10"	5.4
RESIDENTIAL	P	48.37	2' - 0"	6' - 8"	13.3
RESIDENTIAL	M	48.38	1' - 3"	4' - 6"	5.7
RESIDENTIAL	P	48.39	0' - 10"	4' - 6"	3.7
RESIDENTIAL	M	48.40	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	48.41	2' - 3"	2' - 9"	6.3
RESIDENTIAL	P	48.42	1' - 1"	5' - 6"	6.1
RESIDENTIAL	M	48.43	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	48.44	4' - 11"	7' - 0"	34.1
SUBTOTAL					465.6

48TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	48.45	1' - 0"	4' - 0"	4.0
RESIDENTIAL	ST	48.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	48.47	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	48.48	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	48.49	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	48.50	1' - 0"	21' - 9"	21.7
RESIDENTIAL	M	48.51	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	48.52	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	48.53	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	48.54	2' - 6"	3' - 1"	7.8
RESIDENTIAL	ST	48.55	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	48.56	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	48.57	2' - 4"	2' - 6"	5.7
RESIDENTIAL	P	48.58	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	48.59	1' - 5"	4' - 5"	6.5
RESIDENTIAL	ST	48.60	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	48.61	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	48.62	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	48.63	2' - 5"	3' - 10"	9.3
SUBTOTAL					122.3



48TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

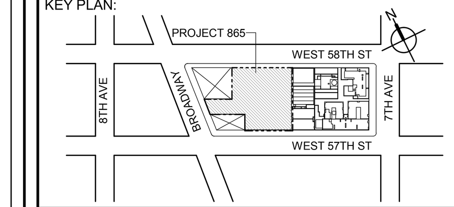
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

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

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

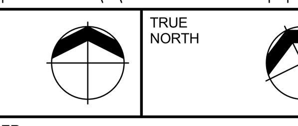
*** ELECTRICAL DEDUCTIONS ARE ONLY FOR ELECTRICAL RISERS. AND CLOSETS. NO DEDUCTIONS TAKEN FOR TELEPHONE CLOSETS

KEY PLAN:



PROJECT NORTH

TRUE NORTH



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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

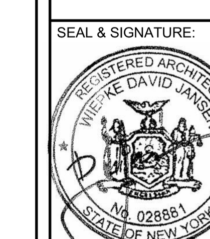
PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

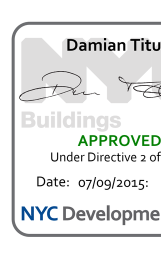
ZONING FLOOR AREA PLAN AND DEDUCTIONS
46TH, 47TH, 48TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-024.00**	
DOB PAGE No: 25 of 500	

DOB EMPLOYEE STAMP:



DOB B-SCAN:

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

49TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	449	6,194
TOTAL		6,643	449	6,194

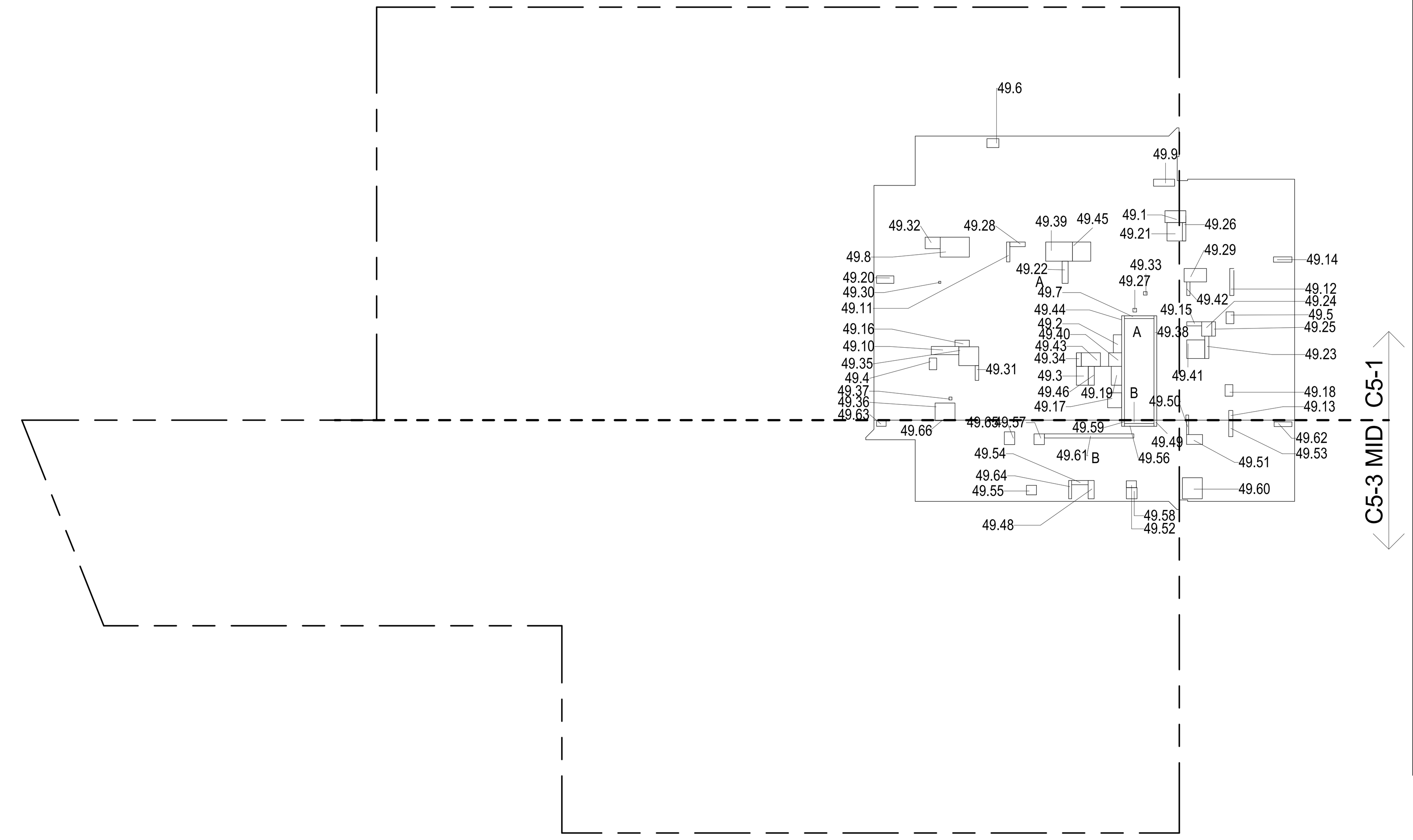
49TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

49TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	571	7,945
TOTAL	8,516	571	7,945

49TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	49.1	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	49.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	49.3	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	49.4	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	49.5	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	49.6	2' - 3"	2' - 9"	6.3
RESIDENTIAL	ST	49.7	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	49.8	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	49.9	1' - 9"	5' - 1"	8.7
RESIDENTIAL	P	49.10	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	49.11	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	49.12	1' - 1"	6' - 3"	6.6
RESIDENTIAL	P	49.13	1' - 0"	2' - 4"	2.3
RESIDENTIAL	M	49.14	1' - 3"	4' - 6"	5.7
RESIDENTIAL	P	49.15	1' - 0"	3' - 7"	3.6
RESIDENTIAL	P	49.16	1' - 7"	3' - 6"	5.4
RESIDENTIAL	M	49.17	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	49.18	1' - 11"	2' - 10"	5.3
RESIDENTIAL	E	49.19	2' - 7"	4' - 7"	11.6
RESIDENTIAL	M	49.20	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	49.21	4' - 0"	4' - 2"	16.7
RESIDENTIAL	P	49.22	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	49.23	1' - 0"	5' - 5"	5.4
RESIDENTIAL	M	49.24	2' - 6"	3' - 6"	8.7
RESIDENTIAL	P	49.25	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	49.26	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	49.27	0' - 10"	0' - 11"	0.8
RESIDENTIAL	M	49.28	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	49.29	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	49.30	0' - 6"	0' - 7"	0.3
RESIDENTIAL	P	49.31	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	49.32	2' - 10"	3' - 8"	10.4
RESIDENTIAL	P	49.33	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	49.34	1' - 2"	3' - 2"	3.9
RESIDENTIAL	M	49.35	4' - 7"	4' - 10"	22.2
SUBTOTAL					

49TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	49.36	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	49.37	0' - 9"	0' - 9"	0.5
RESIDENTIAL	ST	49.38	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	49.39	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	49.40	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	49.41	4' - 4"	4' - 6"	19.6
RESIDENTIAL	P	49.42	0' - 9"	3' - 3"	2.5
RESIDENTIAL	M	49.43	3' - 4"	4' - 6"	15.3
RESIDENTIAL	ST	49.44	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	49.45	4' - 5"	4' - 8"	20.8
RESIDENTIAL	E	49.46	1' - 5"	4' - 7"	6.6
RESIDENTIAL	P	49.47	0' - 8"	1' - 3"	0.9
SUBTOTAL					448.6

49TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	49.48	1' - 5"	4' - 5"	6.5
RESIDENTIAL	ST	49.49	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	49.50	0' - 6"	3' - 6"	1.8
RESIDENTIAL	M	49.51	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	49.52	1' - 8"	2' - 6"	4.1
RESIDENTIAL	P	49.53	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	49.54	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	49.55	2' - 4"	2' - 6"	5.7
RESIDENTIAL	ST	49.56	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	49.57	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	49.58	2' - 7"	2' - 8"	7.0
RESIDENTIAL	ST	49.59	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	49.60	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	49.61	1' - 0"	21' - 9"	21.7
RESIDENTIAL	M	49.62	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	49.63	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	49.64	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	49.65	2' - 6"	3' - 1"	7.8
RESIDENTIAL	M	49.66	0' - 2"	4' - 9"	0.7
SUBTOTAL					122.3



49TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

50TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	467	6,176
TOTAL		6,643	467	6,176

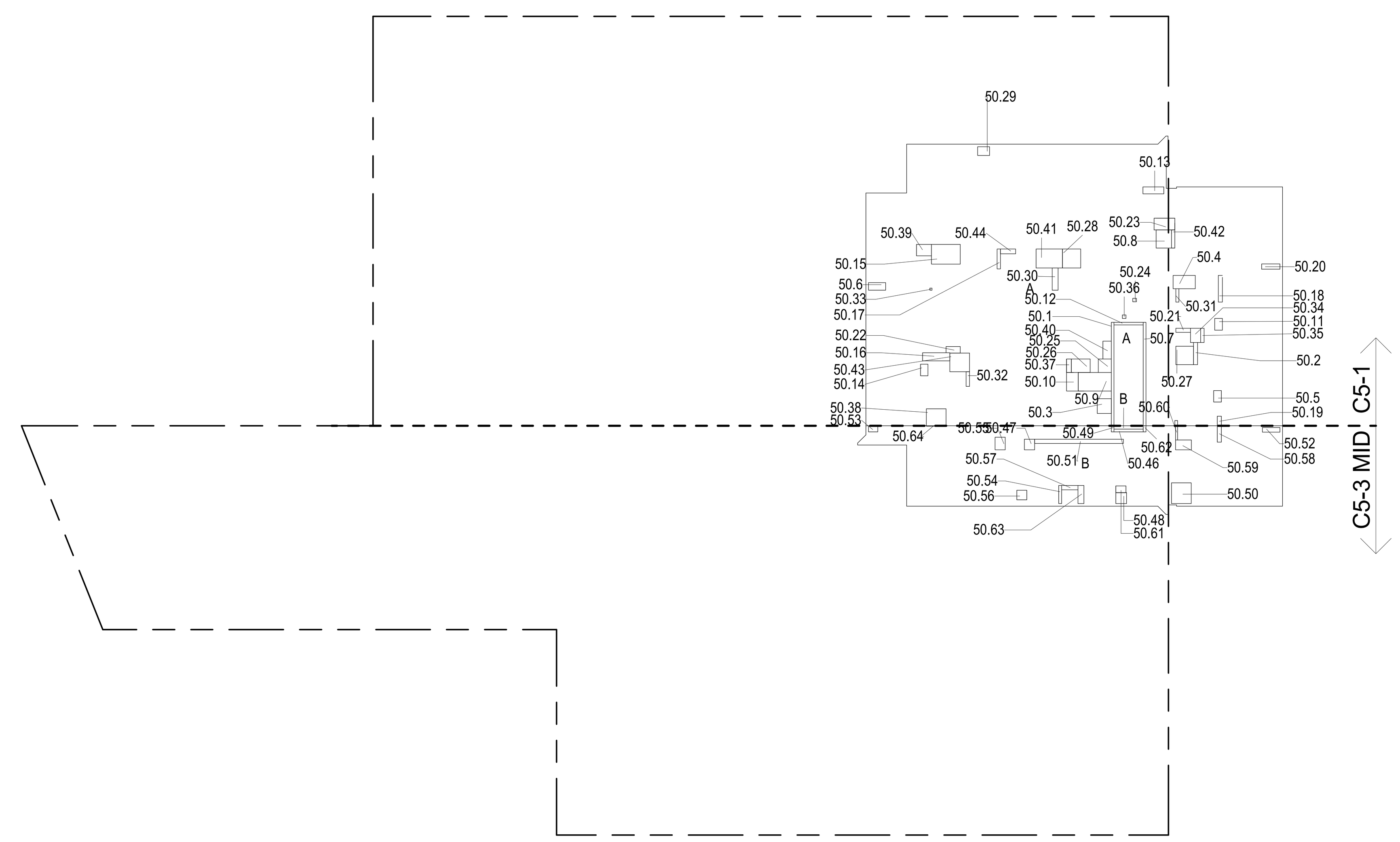
50TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

50TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	589	7,927
TOTAL	8,516	589	7,927

50TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	50.1	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	50.2	1' - 0"	5' - 5"	5.4
RESIDENTIAL	M	50.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	50.4	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	50.5	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	50.6	1' - 10"	4' - 2"	7.7
RESIDENTIAL	ST	50.7	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	50.8	4' - 0"	4' - 2"	16.7
RESIDENTIAL	E	50.9	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	50.10	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	50.11	1' - 11"	2' - 10"	5.4
RESIDENTIAL	ST	50.12	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	50.13	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	50.14	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	50.15	4' - 11"	7' - 0"	34.1
RESIDENTIAL	P	50.16	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	50.17	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	50.18	1' - 1"	6' - 3"	6.6
RESIDENTIAL	P	50.19	1' - 0"	2' - 4"	2.3
RESIDENTIAL	M	50.20	1' - 3"	4' - 6"	5.7
RESIDENTIAL	P	50.21	1' - 0"	3' - 7"	3.6
RESIDENTIAL	P	50.22	1' - 7"	3' - 6"	5.4
RESIDENTIAL	M	50.23	2' - 10"	5' - 1"	14.6
RESIDENTIAL	P	50.24	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	50.25	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	50.26	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	50.27	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	50.28	4' - 5"	4' - 8"	20.8
RESIDENTIAL	M	50.29	2' - 3"	2' - 9"	6.3
RESIDENTIAL	P	50.30	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	50.31	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	50.32	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	50.33	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	50.34	2' - 6"	3' - 6"	8.7
RESIDENTIAL	P	50.35	0' - 10"	3' - 6"	3.0
SUBTOTAL					

50TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	50.36	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	50.37	1' - 2"	3' - 2"	3.9
RESIDENTIAL	M	50.38	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	50.39	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	50.40	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	50.41	4' - 8"	6' - 6"	30.2
RESIDENTIAL	P	50.42	0' - 10"	4' - 6"	3.7
RESIDENTIAL	M	50.43	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	50.44	1' - 2"	3' - 9"	4.4
RESIDENTIAL	P	50.45	0' - 8"	1' - 3"	0.9
SUBTOTAL					467.0

50TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	50.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	50.47	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	50.48	2' - 7"	2' - 8"	7.0
RESIDENTIAL	ST	50.49	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	50.50	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	50.51	1' - 0"	21' - 9"	21.7
RESIDENTIAL	M	50.52	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	50.53	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	50.54	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	50.55	2' - 6"	3' - 1"	7.8
RESIDENTIAL	M	50.56	2' - 4"	2' - 6"	5.7
RESIDENTIAL	P	50.57	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	50.58	1' - 0"	4' - 0"	4.0
RESIDENTIAL	M	50.59	2' - 5"	3' - 10"	9.3
RESIDENTIAL	P	50.60	0' - 6"	3' - 6"	1.8
RESIDENTIAL	M	50.61	1' - 8"	2' - 6"	4.1
RESIDENTIAL	ST	50.62	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	50.63	1' - 5"	4' - 5"	6.5
RESIDENTIAL	M	50.64	0' - 2"	4' - 9"	0.7
SUBTOTAL					122.3



50TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

51ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	467	6,176
TOTAL		6,643	467	6,176

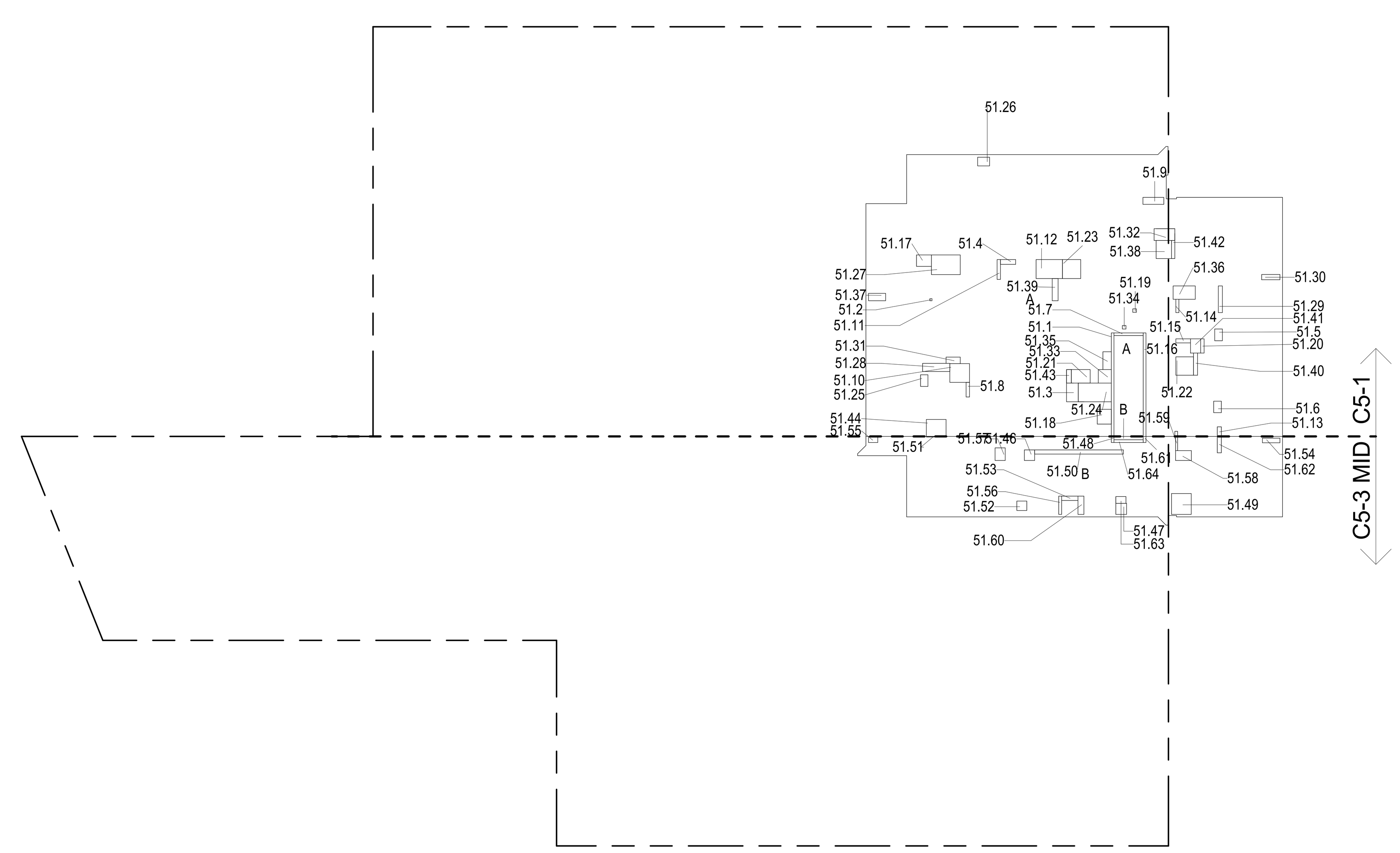
51ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

51ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	589	7,927
TOTAL	8,516	589	7,927

51ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	51.1	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	51.2	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	51.3	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	51.4	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	51.5	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	51.6	1' - 11"	2' - 10"	5.3
RESIDENTIAL	ST	51.7	0' - 8"	7' - 2"	4.8
RESIDENTIAL	P	51.8	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	51.9	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	51.10	4' - 7"	4' - 10"	22.2
RESIDENTIAL	P	51.11	0' - 10"	4' - 10"	4.0
RESIDENTIAL	M	51.12	4' - 8"	6' - 6"	30.2
RESIDENTIAL	P	51.13	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	51.14	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	51.15	1' - 0"	3' - 7"	3.6
RESIDENTIAL	ST	51.16	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	51.17	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	51.18	3' - 5"	3' - 8"	12.5
RESIDENTIAL	P	51.19	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	51.20	0' - 10"	3' - 6"	3.0
RESIDENTIAL	M	51.21	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	51.22	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	51.23	4' - 5"	4' - 8"	20.8
RESIDENTIAL	E	51.24	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	51.25	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	51.26	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	51.27	4' - 11"	7' - 0"	34.1
RESIDENTIAL	P	51.28	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	51.29	1' - 0"	6' - 7"	6.6
RESIDENTIAL	M	51.30	1' - 3"	4' - 6"	5.7
RESIDENTIAL	P	51.31	1' - 7"	3' - 6"	5.4
RESIDENTIAL	M	51.32	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	51.33	3' - 2"	3' - 4"	10.4
RESIDENTIAL	P	51.34	0' - 10"	0' - 11"	0.8
RESIDENTIAL	M	51.35	2' - 1"	4' - 4"	8.9
SUBTOTAL					

51ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	51.36	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	51.37	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	51.38	4' - 0"	4' - 2"	16.7
RESIDENTIAL	P	51.39	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	51.40	1' - 0"	5' - 5"	5.4
RESIDENTIAL	M	51.41	2' - 6"	3' - 6"	8.7
RESIDENTIAL	P	51.42	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	51.43	1' - 2"	3' - 2"	3.9
RESIDENTIAL	M	51.44	4' - 2"	4' - 10"	20.0
RESIDENTIAL	P	51.45	0' - 8"	1' - 3"	0.9
SUBTOTAL					467.0

51ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	51.46	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	51.47	2' - 7"	2' - 8"	7.0
RESIDENTIAL	ST	51.48	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	51.49	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	51.50	1' - 0"	21' - 9"	21.7
RESIDENTIAL	M	51.51	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	51.52	2' - 4"	2' - 6"	5.7
RESIDENTIAL	P	51.53	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	51.54	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	51.55	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	51.56	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	51.57	2' - 6"	3' - 1"	7.8
RESIDENTIAL	M	51.58	2' - 5"	3' - 10"	9.3
RESIDENTIAL	P	51.59	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	51.60	1' - 5"	4' - 5"	6.5
RESIDENTIAL	ST	51.61	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	51.62	1' - 0"	4' - 0"	4.0
RESIDENTIAL	M	51.63	1' - 8"	2' - 6"	4.1
RESIDENTIAL	ST	51.64	0' - 8"	7' - 2"	4.8
SUBTOTAL					122.3



51ST FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

3/64" = 1'-0"

CD PROGRESS ISSUE 1

ZONING AND DEDUCT LEGEND

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

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

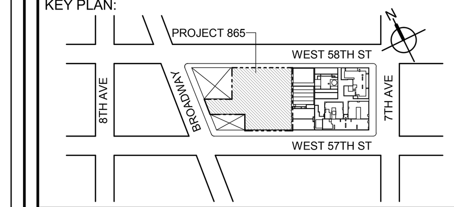
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

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

DEPT OF BLDGS 121328205 Job Number

ES606825788 Scan Code

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

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

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-025.00	
DOB PAGE No: 26 of 500	

DOB EMPLOYEE STAMP: Damian Titus NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

FILE NAME:
PLOT DATE:

52ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	448	6,194
TOTAL		6,643	448	6,194

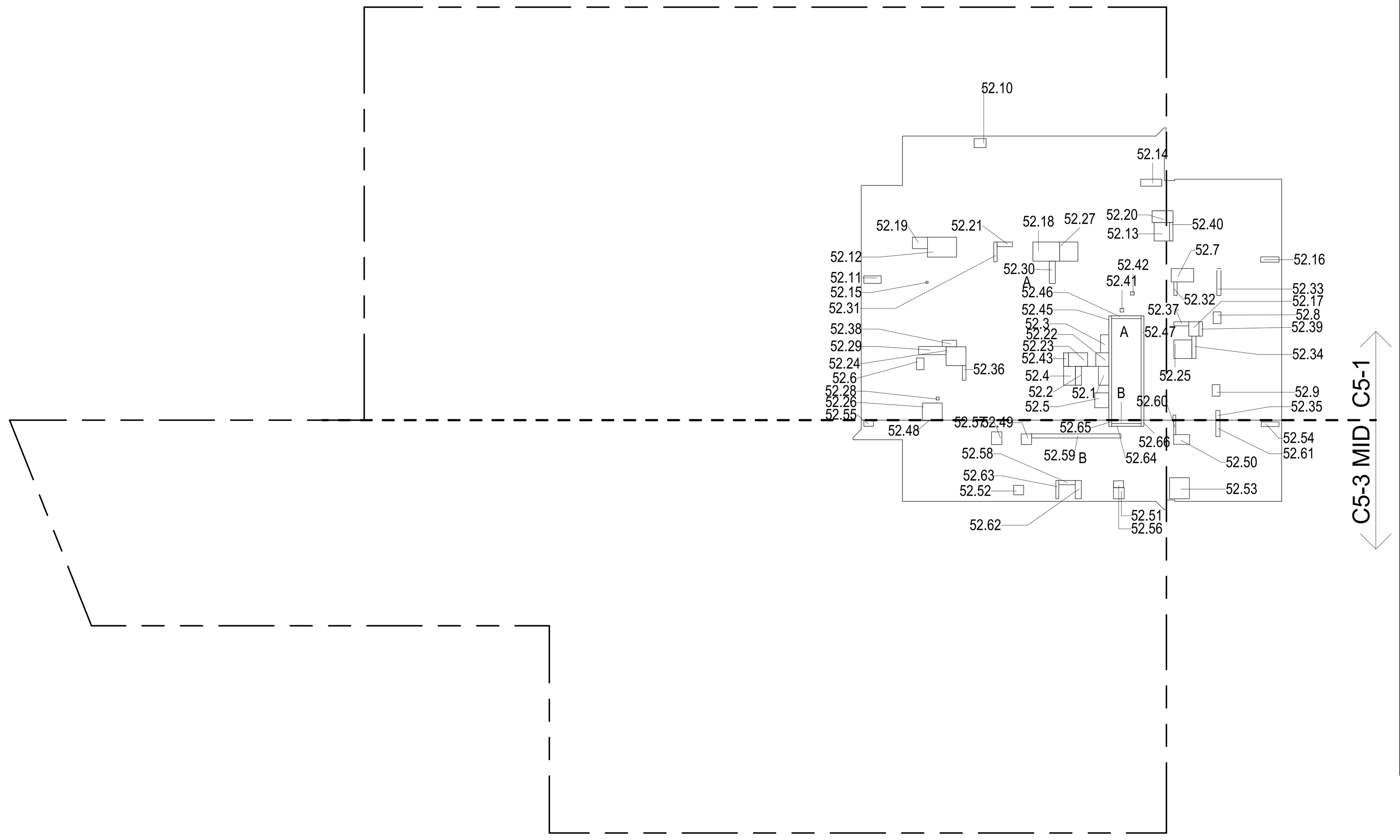
52ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

52ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	570	7,945
TOTAL	8,516	570	7,945

52ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	52.1	2' - 7"	4' - 7"	11.6
RESIDENTIAL	E	52.2	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	52.3	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	52.4	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	52.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	52.6	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	52.7	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	52.8	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	52.9	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	52.10	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	52.11	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	52.12	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	52.13	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	52.14	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	52.15	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	52.16	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	52.17	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	52.18	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	52.19	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	52.20	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	52.21	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	52.22	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	52.23	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	52.24	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	52.25	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	52.26	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	52.27	4' - 5"	4' - 8"	20.8
RESIDENTIAL	M	52.28	0' - 9"	0' - 9"	0.5
RESIDENTIAL	P	52.29	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	52.30	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	52.31	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	52.32	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	52.33	1' - 1"	5' - 6"	6.1
RESIDENTIAL	P	52.34	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	52.35	1' - 0"	2' - 4"	2.3
SUBTOTAL					

52ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	52.36	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	52.37	1' - 0"	3' - 7"	3.6
RESIDENTIAL	P	52.38	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	52.39	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	52.40	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	52.41	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	52.42	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	52.43	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	52.44	0' - 8"	1' - 3"	0.9
RESIDENTIAL	ST	52.45	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	52.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	52.47	0' - 8"	25' - 5"	16.9
SUBTOTAL					448.1

52ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	52.48	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	52.49	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	52.50	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	52.51	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	52.52	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	52.53	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	52.54	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	52.55	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	52.56	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	52.57	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	52.58	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	52.59	1' - 0"	21' - 9"	21.7
RESIDENTIAL	P	52.60	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	52.61	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	52.62	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	52.63	0' - 8"	4' - 5"	3.1
RESIDENTIAL	ST	52.64	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	52.65	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	52.66	0' - 8"	1' - 6"	1.0
SUBTOTAL					122.3



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

53RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	467	6,176
TOTAL		6,643	467	6,176

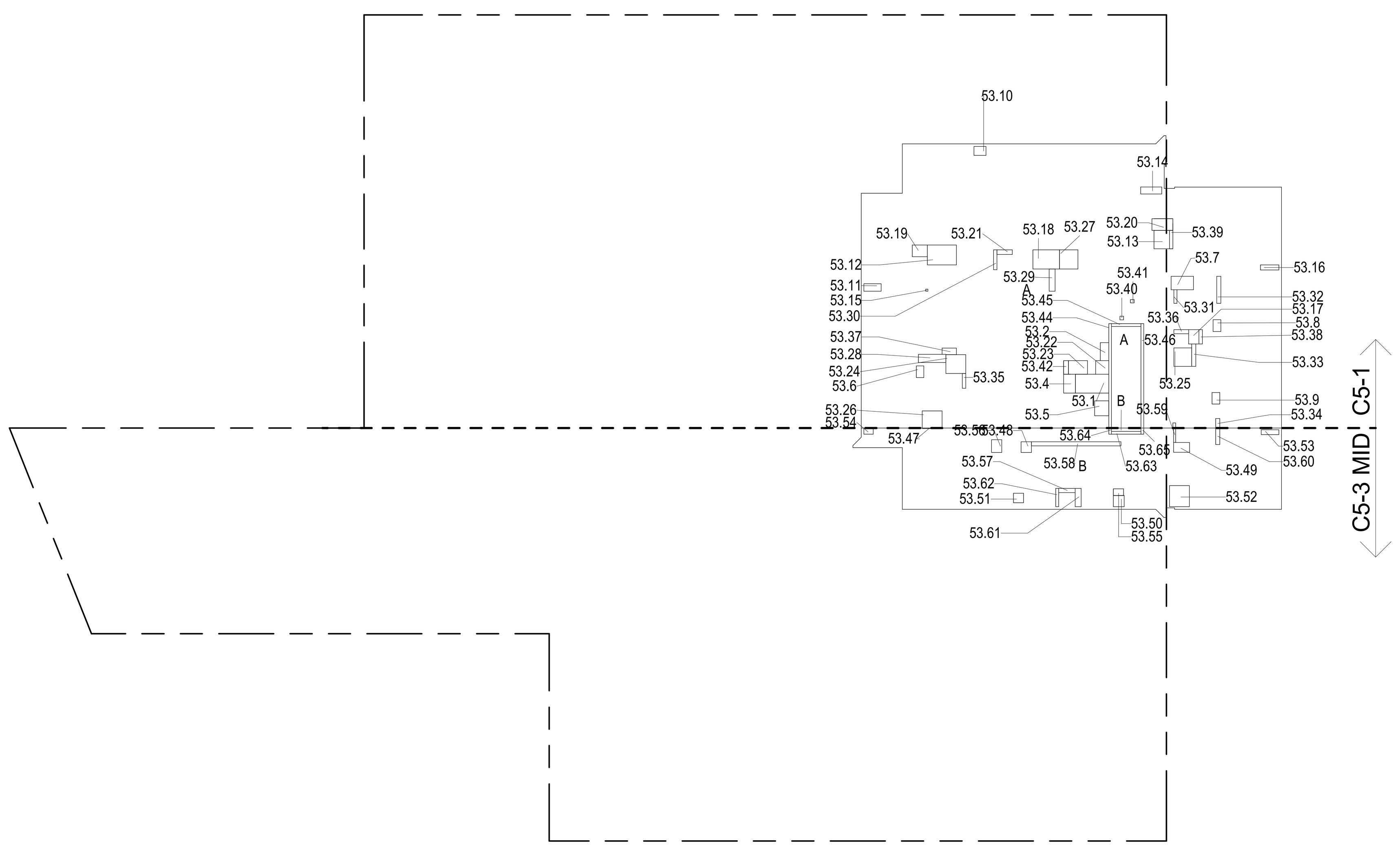
53RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

53RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	589	7,927
TOTAL	8,516	589	7,927

53RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	53.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	53.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	53.4	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	53.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	53.6	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	53.7	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	53.8	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	53.9	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	53.10	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	53.11	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	53.12	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	53.13	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	53.14	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	53.15	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	53.16	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	53.17	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	53.18	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	53.19	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	53.20	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	53.21	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	53.22	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	53.23	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	53.24	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	53.25	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	53.26	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	53.27	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	53.28	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	53.29	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	53.30	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	53.31	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	53.32	1' - 0"	6' - 7"	6.6
RESIDENTIAL	P	53.33	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	53.34	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	53.35	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	53.36	1' - 0"	3' - 7"	3.6
SUBTOTAL					

53RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	53.37	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	53.38	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	53.39	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	53.40	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	53.41	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	53.42	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	53.43	0' - 8"	1' - 3"	0.9
RESIDENTIAL	ST	53.44	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	53.45	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	53.46	0' - 8"	25' - 5"	16.9
SUBTOTAL					467.0

53RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	53.47	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	53.48	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	53.49	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	53.50	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	53.51	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	53.52	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	53.53	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	53.54	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	53.55	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	53.56	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	53.57	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	53.58	1' - 0"	21' - 9"	21.7
RESIDENTIAL	P	53.59	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	53.60	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	53.61	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	53.62	0' - 8"	4' - 5"	3.1
RESIDENTIAL	ST	53.63	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	53.64	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	53.65	0' - 8"	1' - 6"	1.0
SUBTOTAL					122.3



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

54TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	467	6,176
TOTAL		6,643	467	6,176

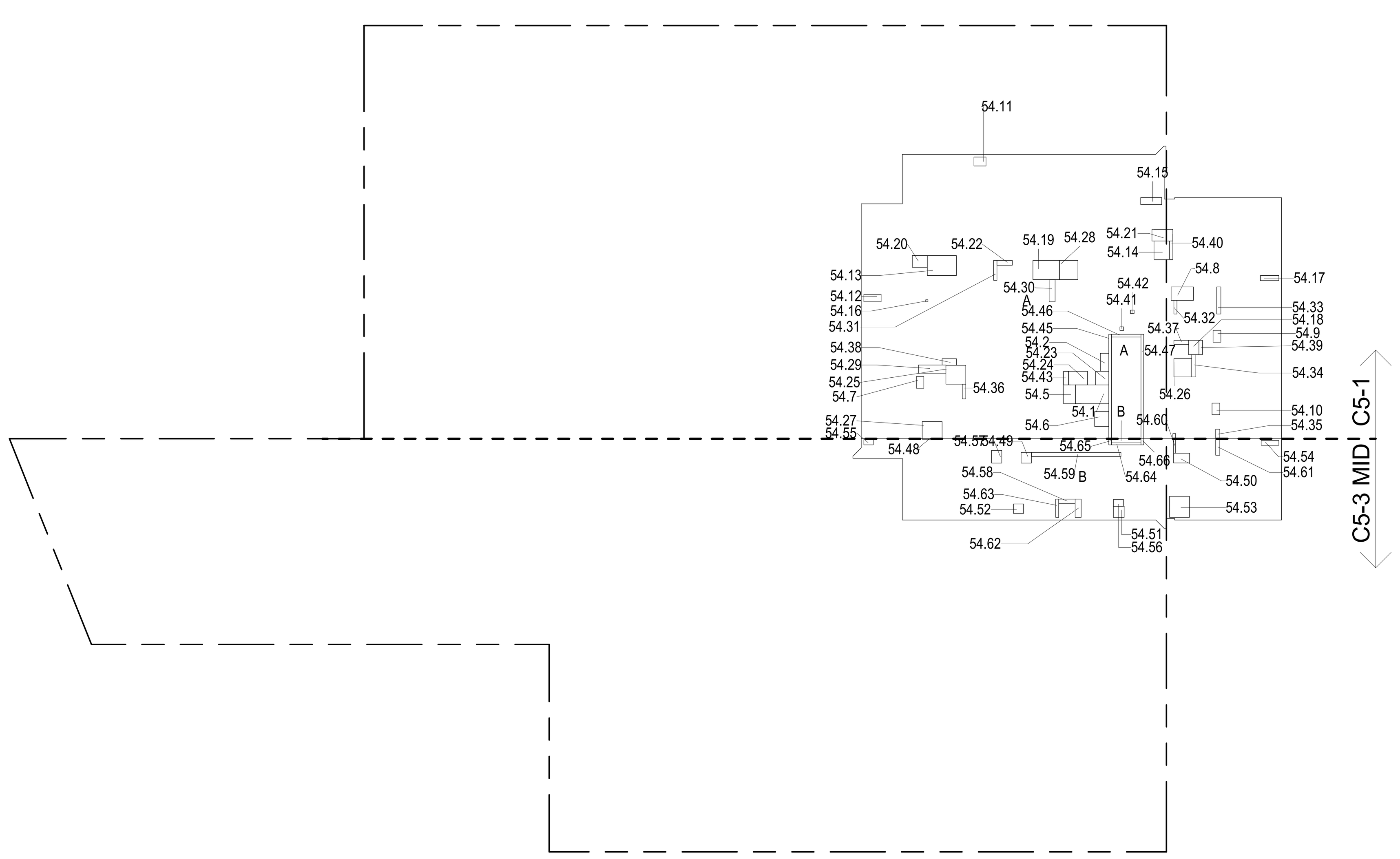
54TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

54TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	589	7,927
TOTAL	8,516	589	7,927

54TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	54.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	54.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	54.5	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	54.6	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	54.7	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	54.8	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	54.9	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	54.10	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	54.11	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	54.12	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	54.13	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	54.14	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	54.15	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	54.16	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	54.17	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	54.18	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	54.19	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	54.20	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	54.21	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	54.22	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	54.23	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	54.24	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	54.25	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	54.26	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	54.27	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	54.28	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	54.29	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	54.30	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	54.31	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	54.32	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	54.33	1' - 0"	6' - 7"	6.6
RESIDENTIAL	P	54.34	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	54.35	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	54.36	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	54.37	1' - 0"	3' - 7"	3.6
SUBTOTAL					

54TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	54.38	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	54.39	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	54.40	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	54.41	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	54.42	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	54.43	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	54.44	0' - 8"	1' - 3"	0.9
RESIDENTIAL	ST	54.45	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	54.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	54.47	0' - 8"	25' - 5"	16.9
SUBTOTAL					467.0

54TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	54.48	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	54.49	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	54.50	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	54.51	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	54.52	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	54.53	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	54.54	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	54.55	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	54.56	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	54.57	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	54.58	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	54.59	1' - 0"	21' - 9"	21.7
RESIDENTIAL	P	54.60	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	54.61	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	54.62	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	54.63	0' - 8"	4' - 5"	3.1
RESIDENTIAL	ST	54.64	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	54.65	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	54.66	0' - 8"	1' - 6"	1.0
SUBTOTAL					122.3



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

ZONING AND DEDUCT LEGEND

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

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

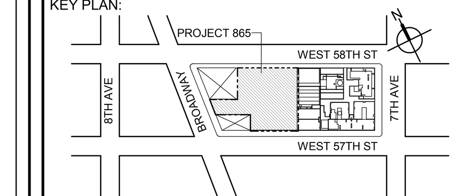
** LENGTH AND WIDTH DIMENSIONS FOR COMPLEX SHAPES HAVE BEEN SIMPLIFIED TO ILLUSTRATE ONLY LARGEST OVERALL DIMENSION RESPECTIVELY. AREA DOCUMENTED IS THE EXACT AREA OF THE COMPLEX SHAPE

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

CD PROGRESS ISSUE 1

DEPT OF BLDGS 121328205 Job Number
ES418395219 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
52ND, 53RD, 54TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-026.00**
DOB PAGE No:	27 of 500

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

FILE NAME:
PLOT DATE:

55TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	449	6,194
TOTAL		6,643	449	6,194

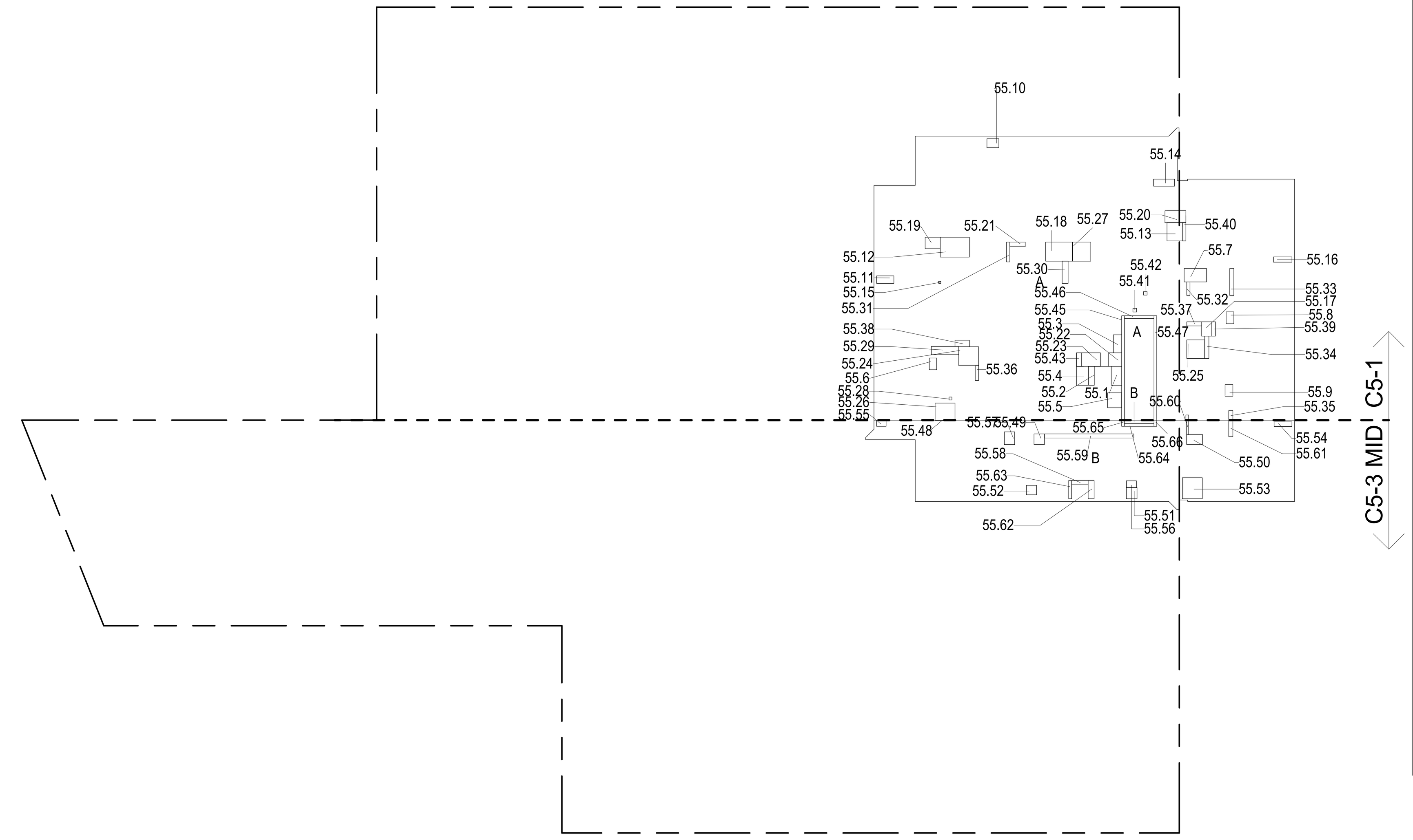
55TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

55TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	571	7,945
TOTAL	8,516	571	7,945

55TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	55.1	2' - 7"	4' - 7"	11.6
RESIDENTIAL	E	55.2	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	55.3	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	55.4	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	55.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	55.6	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	55.7	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	55.8	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	55.9	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	55.10	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	55.11	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	55.12	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	55.13	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	55.14	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	55.15	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	55.16	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	55.17	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	55.18	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	55.19	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	55.20	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	55.21	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	55.22	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	55.23	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	55.24	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	55.25	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	55.26	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	55.27	4' - 5"	4' - 8"	20.8
RESIDENTIAL	M	55.28	0' - 9"	0' - 9"	0.5
RESIDENTIAL	P	55.29	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	55.30	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	55.31	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	55.32	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	55.33	1' - 0"	6' - 7"	6.6
RESIDENTIAL	P	55.34	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	55.35	1' - 0"	2' - 4"	2.3
SUBTOTAL					

55TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	55.36	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	55.37	1' - 0"	3' - 7"	3.6
RESIDENTIAL	P	55.38	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	55.39	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	55.40	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	55.41	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	55.42	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	55.43	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	55.44	0' - 8"	1' - 3"	0.9
RESIDENTIAL	ST	55.45	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	55.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	55.47	0' - 8"	25' - 5"	16.9
SUBTOTAL					448.6

55TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	55.48	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	55.49	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	55.50	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	55.51	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	55.52	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	55.53	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	55.54	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	55.55	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	55.56	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	55.57	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	55.58	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	55.59	1' - 0"	21' - 9"	21.7
RESIDENTIAL	P	55.60	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	55.61	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	55.62	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	55.63	0' - 8"	4' - 5"	3.1
RESIDENTIAL	ST	55.64	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	55.65	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	55.66	0' - 8"	1' - 6"	1.0
SUBTOTAL					122.3



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

56TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	467	6,176
TOTAL		6,643	467	6,176

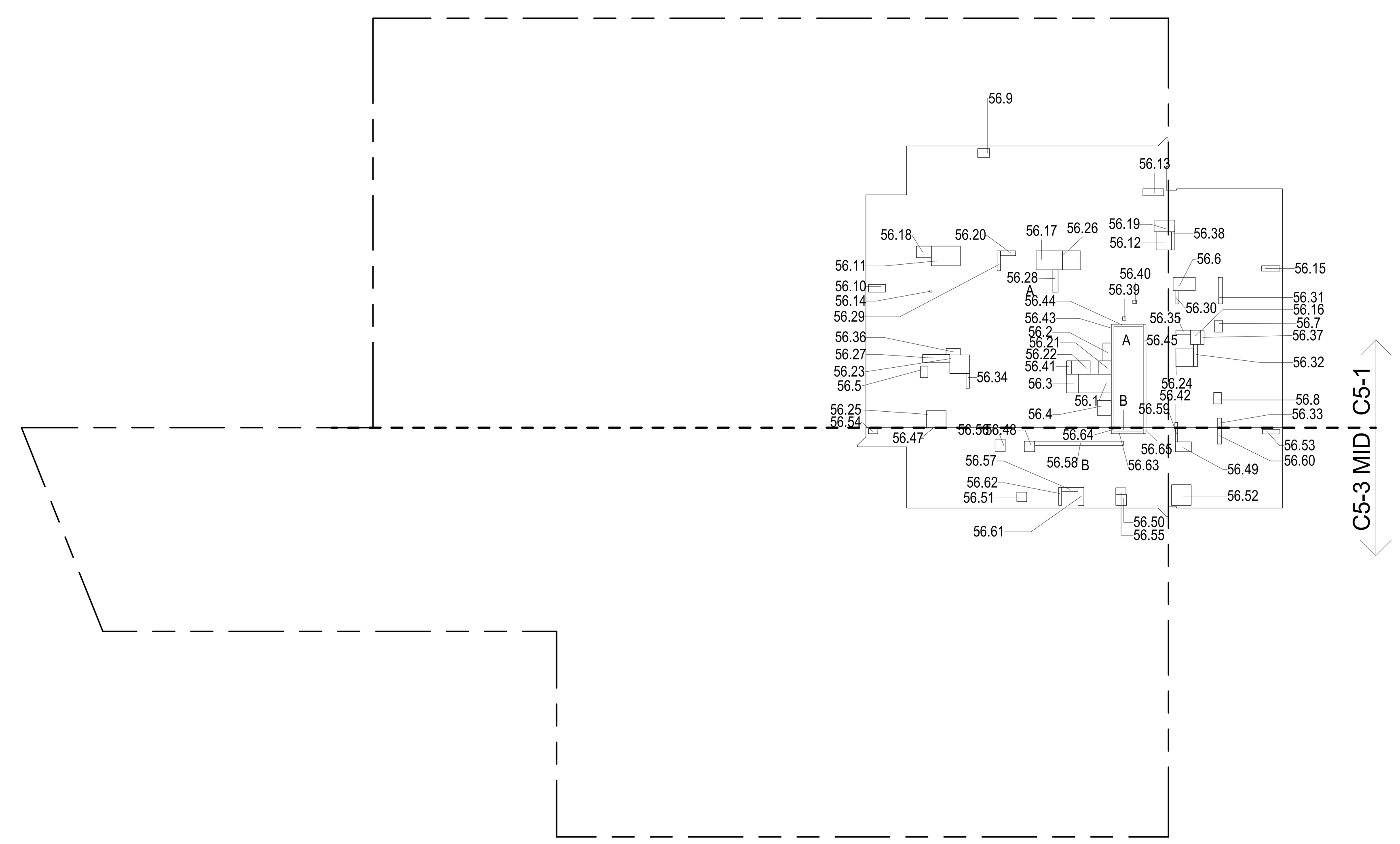
56TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	122	1,751
TOTAL		1,873	122	1,751

56TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	589	7,927
TOTAL	8,516	589	7,927

56TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	56.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	56.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	56.3	3' - 0"	4' - 5"	13.2
RESIDENTIAL	M	56.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	56.5	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	56.6	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	56.7	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	56.8	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	56.9	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	56.10	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	56.11	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	56.12	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	56.13	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	56.14	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	56.15	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	56.16	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	56.17	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	56.18	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	56.19	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	56.20	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	56.21	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	56.22	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	56.23	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	56.24	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	56.25	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	56.26	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	56.27	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	56.28	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	56.29	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	56.30	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	56.31	1' - 0"	6' - 7"	6.6
RESIDENTIAL	P	56.32	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	56.33	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	56.34	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	56.35	1' - 0"	3' - 7"	3.6
SUBTOTAL					

56TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	56.36	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	56.37	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	56.38	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	56.39	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	56.40	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	56.41	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	56.42	0' - 8"	1' - 3"	0.9
RESIDENTIAL	ST	56.43	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	56.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	56.45	0' - 8"	25' - 5"	16.9
SUBTOTAL					467.0

56TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	56.47	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	56.48	2' - 6"	2' - 7"	6.5
RESIDENTIAL	M	56.49	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	56.50	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	56.51	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	56.52	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	56.53	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	56.54	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	56.55	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	56.56	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	56.57	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	56.58	1' - 0"	21' - 9"	21.7
RESIDENTIAL	P	56.59	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	56.60	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	56.61	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	56.62	0' - 8"	4' - 5"	3.1
RESIDENTIAL	ST	56.63	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	56.64	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	56.65	0' - 8"	1' - 6"	1.0
SUBTOTAL					122.3



56TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

57TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	467	6,176
TOTAL		6,643	467	6,176

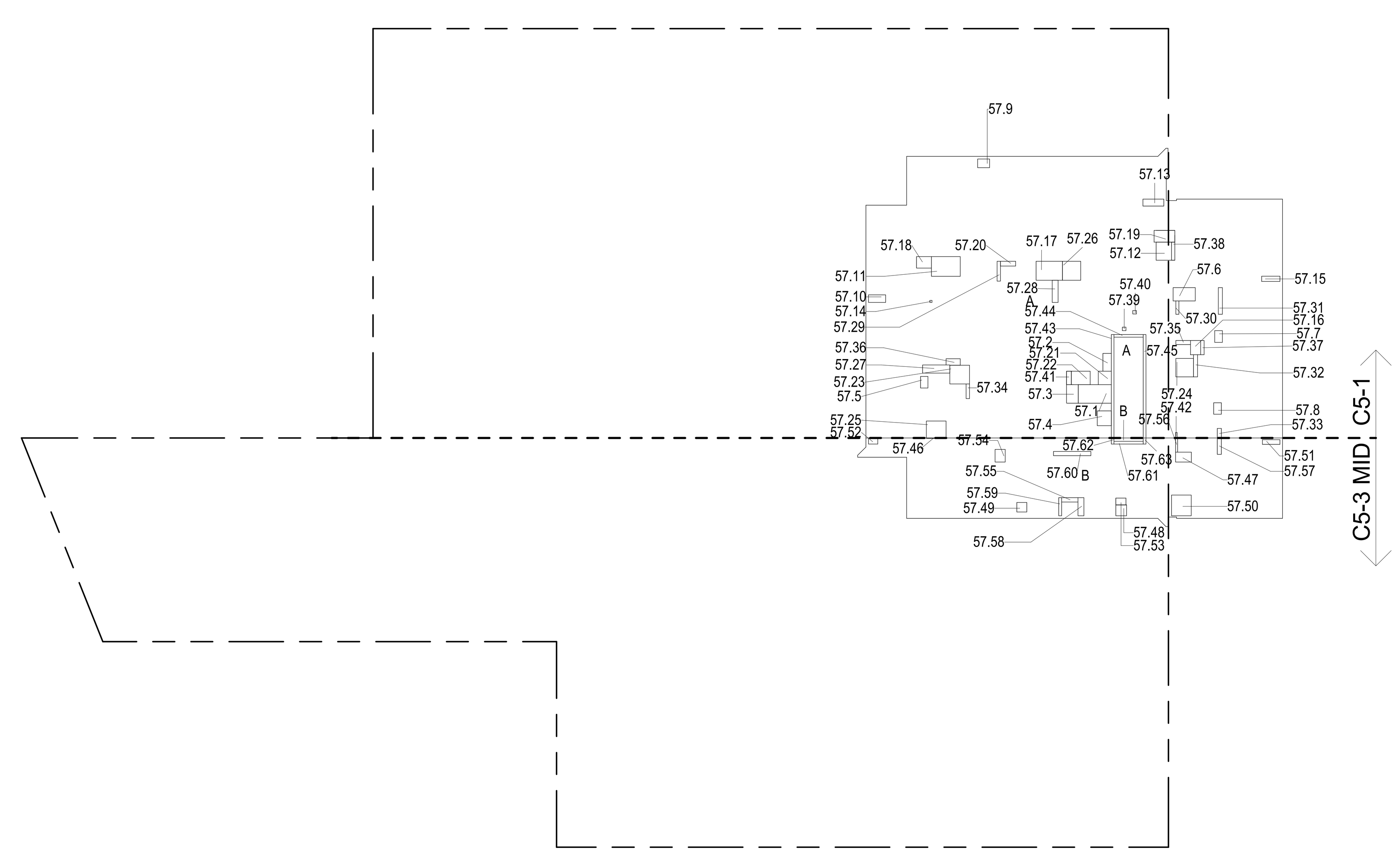
57TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

57TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	570	7,946
TOTAL	8,516	570	7,946

57TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	57.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	57.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	57.3	3' - 0"	4' - 5"	13.2
RESIDENTIAL	M	57.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	57.5	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	57.6	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	57.7	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	57.8	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	57.9	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	57.10	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	57.11	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	57.12	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	57.13	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	57.14	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	57.15	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	57.16	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	57.17	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	57.18	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	57.19	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	57.20	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	57.21	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	57.22	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	57.23	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	57.24	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	57.25	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	57.26	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	57.27	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	57.28	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	57.29	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	57.30	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	57.31	1' - 0"	6' - 7"	6.6
RESIDENTIAL	P	57.32	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	57.33	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	57.34	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	57.35	1' - 0"	3' - 7"	3.6
SUBTOTAL					

57TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	57.36	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	57.37	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	57.38	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	57.39	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	57.40	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	57.41	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	57.42	0' - 5"	1' - 4"	0.6
RESIDENTIAL	ST	57.43	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	57.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	57.45	0' - 8"	25' - 5"	16.9
SUBTOTAL					466.6

57TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	57.46	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	57.47	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	57.48	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	57.49	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	57.50	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	57.51	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	57.52	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	57.53	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	57.54	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	57.55	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	57.56	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	57.57	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	57.58	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	57.59	0' - 8"	4' - 5"	3.1
RESIDENTIAL	P	57.60	1' - 0"	9' - 2"	9.2
RESIDENTIAL	ST	57.61	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	57.62	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	57.63	0' - 8"	1' - 6"	1.0
SUBTOTAL					103.3



57TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

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

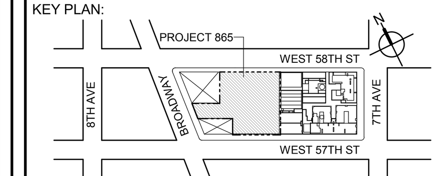
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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

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

DEPT OF BLDGS 121328205 Job Number
ES881339142 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
55TH, 56TH, 57TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-027.00**	
DOB PAGE No: 28 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE
FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

58TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	448	6,195
TOTAL		6,643	448	6,195

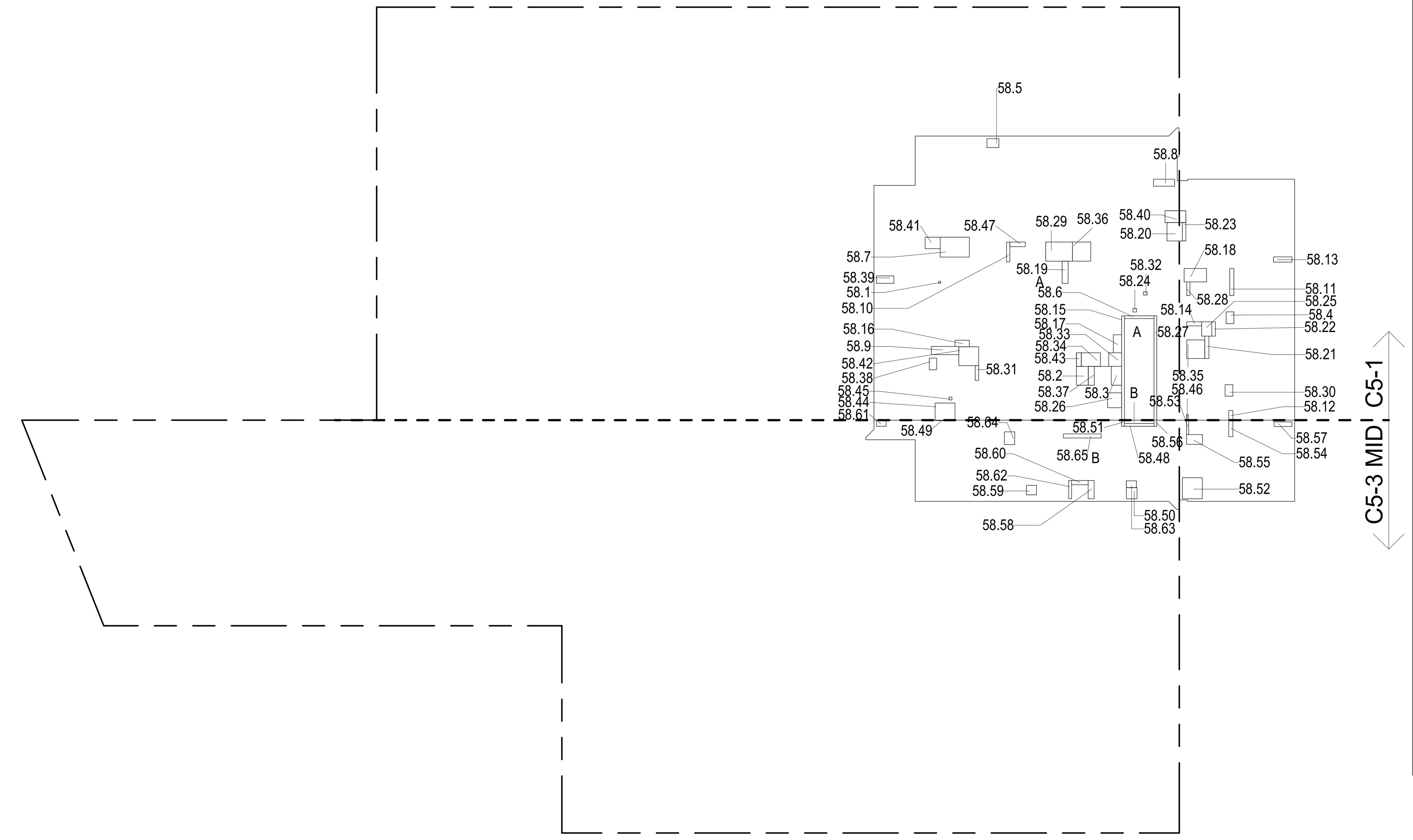
58TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

58TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	551	7,965
TOTAL	8,516	551	7,965

58TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	58.1	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	58.2	2' - 11"	4' - 7"	13.2
RESIDENTIAL	E	58.3	2' - 7"	4' - 7"	11.6
RESIDENTIAL	M	58.4	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	58.5	2' - 3"	2' - 9"	6.3
RESIDENTIAL	ST	58.6	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	58.7	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	58.8	1' - 9"	5' - 1"	8.7
RESIDENTIAL	P	58.9	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	58.10	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	58.11	1' - 0"	6' - 7"	6.6
RESIDENTIAL	P	58.12	1' - 0"	2' - 4"	2.3
RESIDENTIAL	M	58.13	1' - 3"	4' - 6"	5.7
RESIDENTIAL	P	58.14	1' - 0"	3' - 7"	3.6
RESIDENTIAL	ST	58.15	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	58.16	1' - 7"	3' - 6"	5.4
RESIDENTIAL	M	58.17	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	58.18	3' - 3"	5' - 5"	17.7
RESIDENTIAL	P	58.19	1' - 6"	5' - 5"	7.9
RESIDENTIAL	M	58.20	4' - 0"	4' - 2"	16.7
RESIDENTIAL	P	58.21	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	58.22	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	58.23	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	58.24	0' - 10"	0' - 11"	0.8
RESIDENTIAL	M	58.25	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	58.26	3' - 5"	3' - 8"	12.5
RESIDENTIAL	ST	58.27	0' - 8"	25' - 5"	16.9
RESIDENTIAL	P	58.28	0' - 9"	3' - 3"	2.5
RESIDENTIAL	M	58.29	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	58.30	1' - 11"	2' - 10"	5.3
RESIDENTIAL	P	58.31	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	58.32	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	58.33	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	58.34	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	58.35	4' - 4"	4' - 6"	19.6
SUBTOTAL					

58TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	58.36	4' - 5"	4' - 8"	20.8
RESIDENTIAL	E	58.37	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	58.38	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	58.39	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	58.40	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	58.41	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	58.42	4' - 7"	4' - 10"	22.2
RESIDENTIAL	P	58.43	1' - 2"	3' - 2"	3.9
RESIDENTIAL	M	58.44	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	58.45	0' - 9"	0' - 9"	0.5
RESIDENTIAL	P	58.46	0' - 5"	1' - 4"	0.6
RESIDENTIAL	M	58.47	1' - 2"	3' - 9"	4.4
SUBTOTAL					448.2

58TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	58.48	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	58.49	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	58.50	2' - 7"	2' - 8"	7.0
RESIDENTIAL	ST	58.51	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	58.52	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	58.53	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	58.54	1' - 0"	4' - 0"	4.0
RESIDENTIAL	M	58.55	2' - 5"	3' - 10"	9.3
RESIDENTIAL	ST	58.56	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	58.57	1' - 2"	4' - 4"	5.0
RESIDENTIAL	P	58.58	1' - 5"	4' - 5"	6.5
RESIDENTIAL	M	58.59	2' - 4"	2' - 6"	5.7
RESIDENTIAL	P	58.60	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	58.61	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	58.62	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	58.63	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	58.64	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	58.65	1' - 0"	9' - 2"	9.2
SUBTOTAL					103.3



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

59TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	467	6,176
TOTAL		6,643	467	6,176

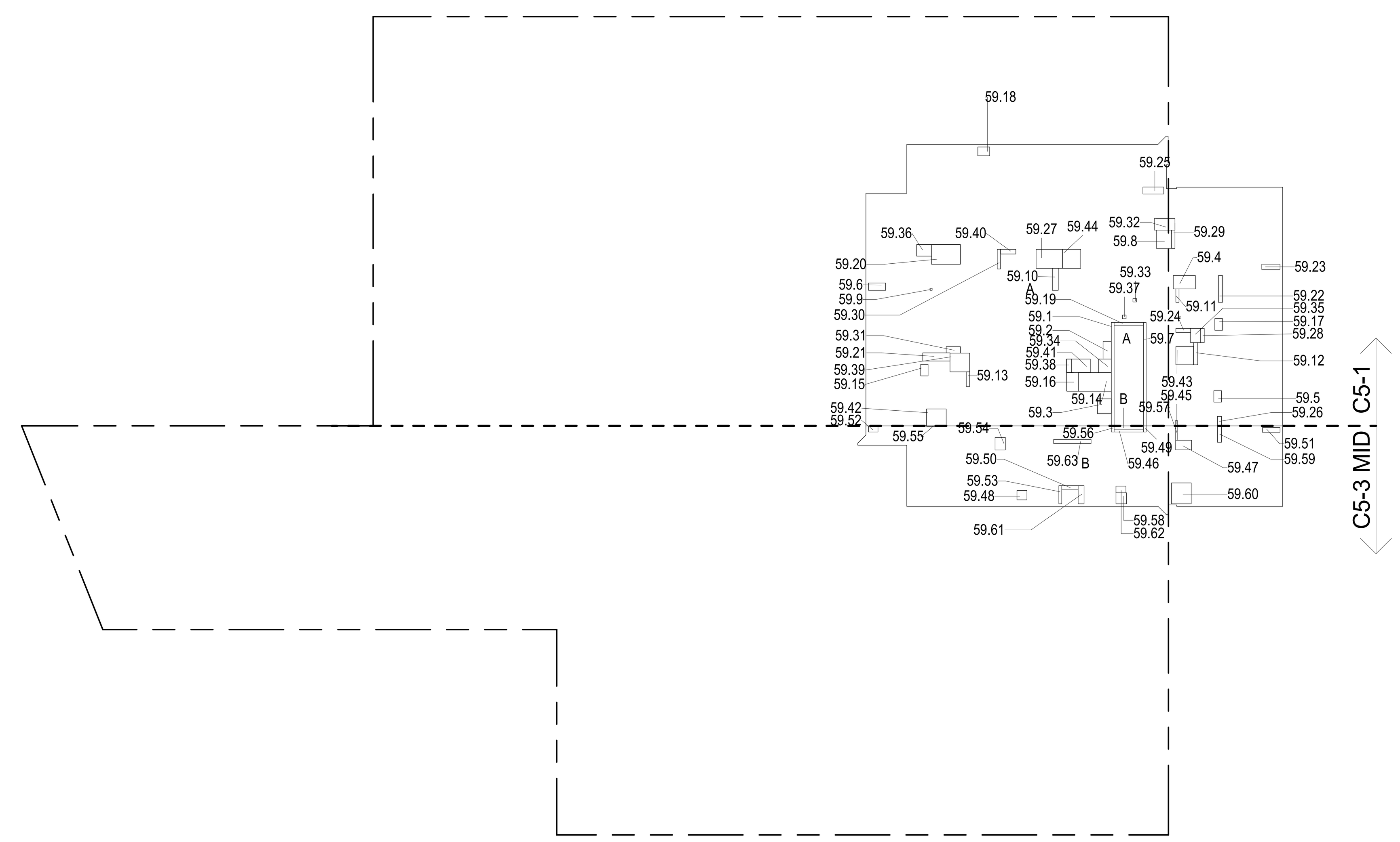
59TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

59TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	570	7,946
TOTAL	8,516	570	7,946

59TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	59.1	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	59.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	59.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	59.4	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	59.5	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	59.6	1' - 10"	4' - 2"	7.7
RESIDENTIAL	ST	59.7	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	59.8	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	59.9	0' - 6"	0' - 7"	0.3
RESIDENTIAL	P	59.10	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	59.11	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	59.12	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	59.13	0' - 10"	3' - 7"	3.1
RESIDENTIAL	E	59.14	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	59.15	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	59.16	3' - 0"	4' - 5"	13.2
RESIDENTIAL	M	59.17	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	59.18	2' - 3"	2' - 9"	6.3
RESIDENTIAL	ST	59.19	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	59.20	4' - 11"	7' - 0"	34.1
RESIDENTIAL	P	59.21	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	59.22	1' - 0"	6' - 7"	6.6
RESIDENTIAL	M	59.23	1' - 3"	4' - 6"	5.7
RESIDENTIAL	P	59.24	1' - 0"	3' - 7"	3.6
RESIDENTIAL	M	59.25	1' - 9"	5' - 1"	8.7
RESIDENTIAL	P	59.26	1' - 0"	2' - 4"	2.3
RESIDENTIAL	M	59.27	4' - 8"	6' - 6"	30.2
RESIDENTIAL	P	59.28	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	59.29	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	59.30	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	59.31	1' - 7"	3' - 6"	5.4
RESIDENTIAL	M	59.32	2' - 10"	5' - 1"	14.6
RESIDENTIAL	P	59.33	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	59.34	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	59.35	2' - 6"	3' - 6"	8.7
SUBTOTAL					

59TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	59.36	2' - 10"	3' - 8"	10.4
RESIDENTIAL	P	59.37	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	59.38	1' - 2"	3' - 2"	3.9
RESIDENTIAL	M	59.39	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	59.40	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	59.41	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	59.42	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	59.43	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	59.44	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	59.45	0' - 5"	1' - 4"	0.6
SUBTOTAL					466.6

59TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	59.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	59.47	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	59.48	2' - 4"	2' - 6"	5.7
RESIDENTIAL	ST	59.49	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	59.50	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	59.51	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	59.52	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	59.53	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	59.54	2' - 6"	3' - 1"	7.8
RESIDENTIAL	M	59.55	0' - 2"	4' - 9"	0.7
RESIDENTIAL	ST	59.56	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	59.57	0' - 6"	3' - 6"	1.8
RESIDENTIAL	M	59.58	2' - 7"	2' - 8"	7.0
RESIDENTIAL	P	59.59	1' - 0"	4' - 0"	4.0
RESIDENTIAL	M	59.60	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	59.61	1' - 5"	4' - 5"	6.5
RESIDENTIAL	M	59.62	1' - 8"	2' - 6"	4.1
RESIDENTIAL	P	59.63	1' - 0"	9' - 2"	9.2
SUBTOTAL					103.3



59TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

60TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	466	6,176
TOTAL		6,643	466	6,176

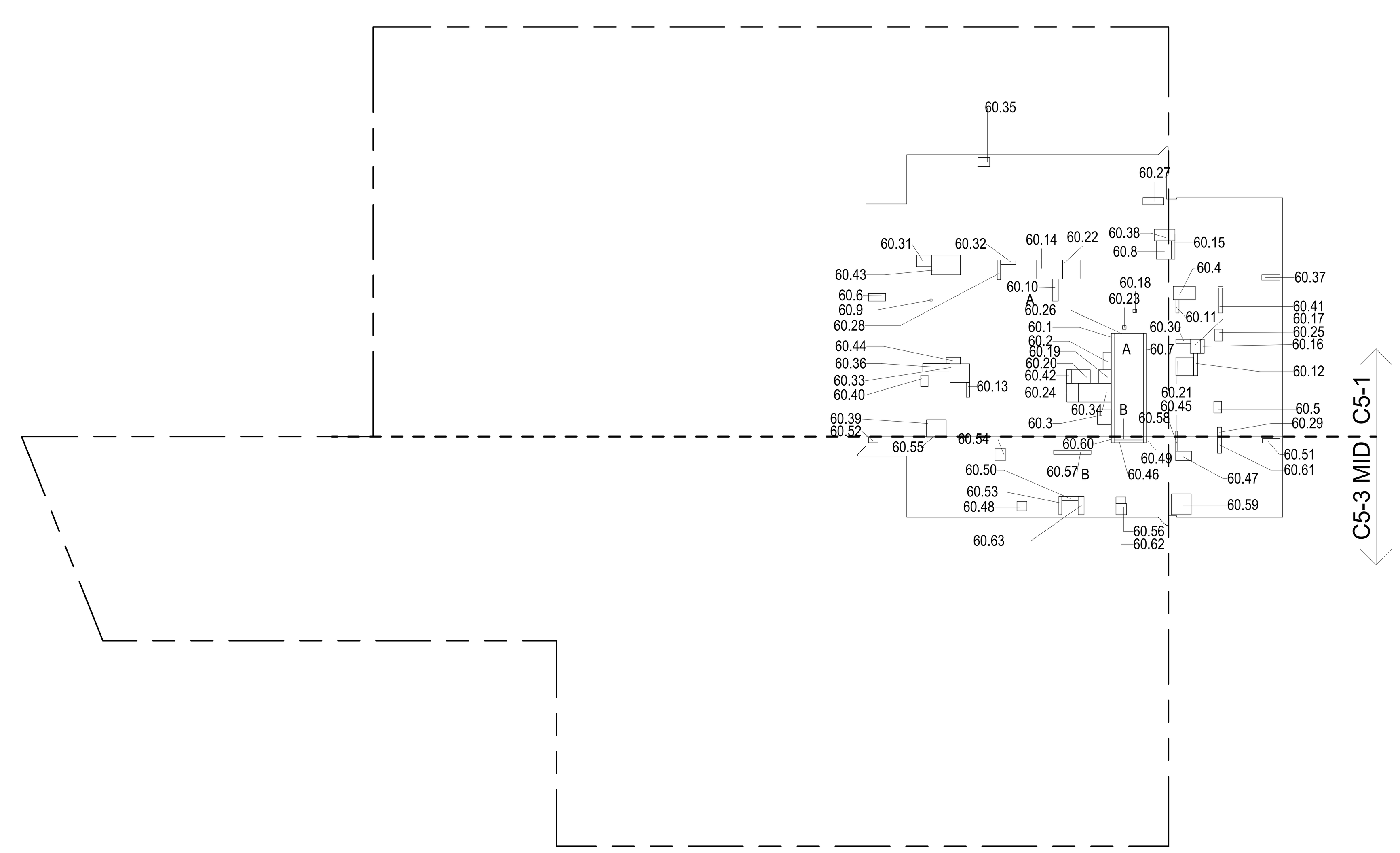
60TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

60TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	569	7,946
TOTAL	8,516	569	7,946

60TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	60.1	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	60.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	60.3	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	60.4	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	60.5	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	60.6	1' - 10"	4' - 2"	7.7
RESIDENTIAL	ST	60.7	0' - 8"	25' - 5"	16.9
RESIDENTIAL	M	60.8	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	60.9	0' - 6"	0' - 7"	0.3
RESIDENTIAL	P	60.10	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	60.11	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	60.12	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	60.13	0' - 10"	3' - 7"	3.1
RESIDENTIAL	M	60.14	4' - 8"	6' - 6"	30.2
RESIDENTIAL	P	60.15	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	60.16	0' - 10"	3' - 6"	3.0
RESIDENTIAL	M	60.17	2' - 6"	3' - 6"	8.7
RESIDENTIAL	P	60.18	0' - 10"	0' - 11"	0.7
RESIDENTIAL	M	60.19	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	60.20	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	60.21	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	60.22	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	60.23	0' - 10"	0' - 11"	0.8
RESIDENTIAL	M	60.24	3' - 0"	4' - 5"	13.2
RESIDENTIAL	M	60.25	1' - 11"	2' - 10"	5.4
RESIDENTIAL	ST	60.26	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	60.27	1' - 9"	5' - 1"	8.7
RESIDENTIAL	P	60.28	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	60.29	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	60.30	1' - 0"	3' - 7"	3.6
RESIDENTIAL	M	60.31	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	60.32	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	60.33	4' - 7"	4' - 10"	22.2
RESIDENTIAL	E	60.34	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	60.35	2' - 3"	2' - 9"	6.3
SUBTOTAL					

60TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	60.36	2' - 0"	6' - 8"	13.3
RESIDENTIAL	M	60.37	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	60.38	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	60.39	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	60.40	1' - 10"	2' - 10"	5.1
RESIDENTIAL	P	60.41	1' - 1"	5' - 6"	6.1
RESIDENTIAL	P	60.42	1' - 2"	3' - 2"	3.9
RESIDENTIAL	M	60.43	4' - 11"	7' - 0"	34.1
RESIDENTIAL	P	60.44	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	60.45	0' - 5"	1' - 4"	0.6
SUBTOTAL					466.2

60TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	60.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	60.47	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	60.48	2' - 4"	2' - 6"	5.7
RESIDENTIAL	ST	60.49	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	60.50	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	60.51	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	60.52	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	60.53	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	60.54	2' - 6"	3' - 1"	7.8
RESIDENTIAL	M	60.55	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	60.56	2' - 7"	2' - 8"	7.0
RESIDENTIAL	P	60.57	1' - 0"	9' - 2"	9.2
RESIDENTIAL	P	60.58	0' - 6"	3' - 6"	1.8
RESIDENTIAL	M	60.59	4' - 10"	5' - 1"	24.7
RESIDENTIAL	ST	60.60	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	60.61	1' - 0"	4' - 0"	4.0
RESIDENTIAL	M	60.62	1' - 8"	2' - 6"	4.1
RESIDENTIAL	P	60.63	1' - 5"	4' - 5"	6.5
SUBTOTAL					103.3



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

FILE NAME:
PLOT DATE:

ZONING AND DEDUCT LEGEND

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

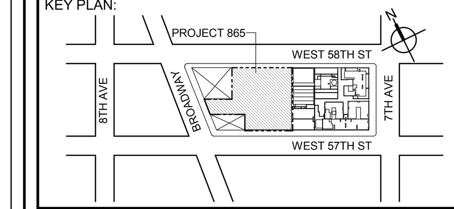
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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

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

DEPT OF BLDGS 121328205 Job Number
ES920312680 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
58TH, 59TH, 60TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	Z-028.00
DOB PAGE No:	29 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015
NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES040521652 Scan Code

61ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	447	6,195
TOTAL		6,643	447	6,195

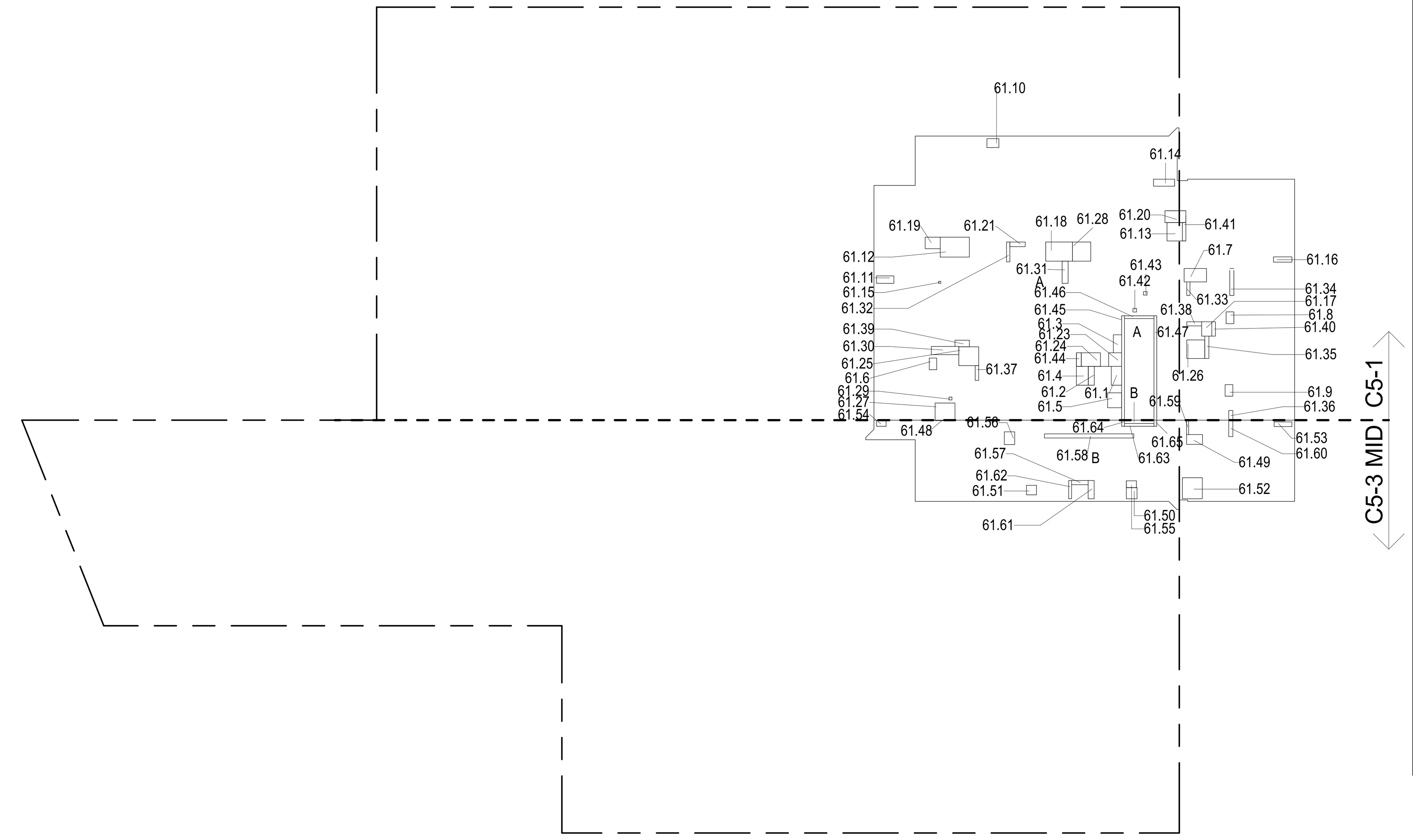
61ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	116	1,757
TOTAL		1,873	116	1,757

61ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	563	7,953
TOTAL	8,516	563	7,953

61ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	61.1	2' - 7"	4' - 7"	11.6
RESIDENTIAL	E	61.2	1' - 5"	4' - 7"	6.6
RESIDENTIAL	M	61.3	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	61.4	2' - 11"	4' - 7"	13.2
RESIDENTIAL	M	61.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	61.6	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	61.7	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	61.8	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	61.9	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	61.10	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	61.11	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	61.12	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	61.13	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	61.14	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	61.15	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	61.16	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	61.17	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	61.18	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	61.19	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	61.20	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	61.21	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	61.23	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	61.24	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	61.25	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	61.26	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	61.27	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	61.28	4' - 5"	4' - 8"	20.8
RESIDENTIAL	M	61.29	0' - 9"	0' - 9"	0.5
RESIDENTIAL	P	61.30	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	61.31	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	61.32	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	61.33	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	61.34	1' - 1"	5' - 6"	6.1
RESIDENTIAL	P	61.35	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	61.36	1' - 0"	2' - 4"	2.3
SUBTOTAL					

61ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	61.37	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	61.38	1' - 0"	3' - 7"	3.6
RESIDENTIAL	P	61.39	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	61.40	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	61.41	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	61.42	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	61.43	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	61.44	1' - 2"	3' - 2"	3.9
RESIDENTIAL	ST	61.45	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	61.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	61.47	0' - 8"	25' - 5"	16.9
SUBTOTAL					447.2

61ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	61.48	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	61.49	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	61.50	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	61.51	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	61.52	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	61.53	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	61.54	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	61.55	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	61.56	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	61.57	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	61.58	1' - 0"	21' - 9"	21.7
RESIDENTIAL	P	61.59	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	61.60	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	61.61	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	61.62	0' - 8"	4' - 5"	3.1
RESIDENTIAL	ST	61.63	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	61.64	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	61.65	0' - 8"	1' - 6"	1.0
SUBTOTAL					115.8



61ST FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 1
3/64" = 1'-0"

62ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	466	6,176
TOTAL		6,643	466	6,176

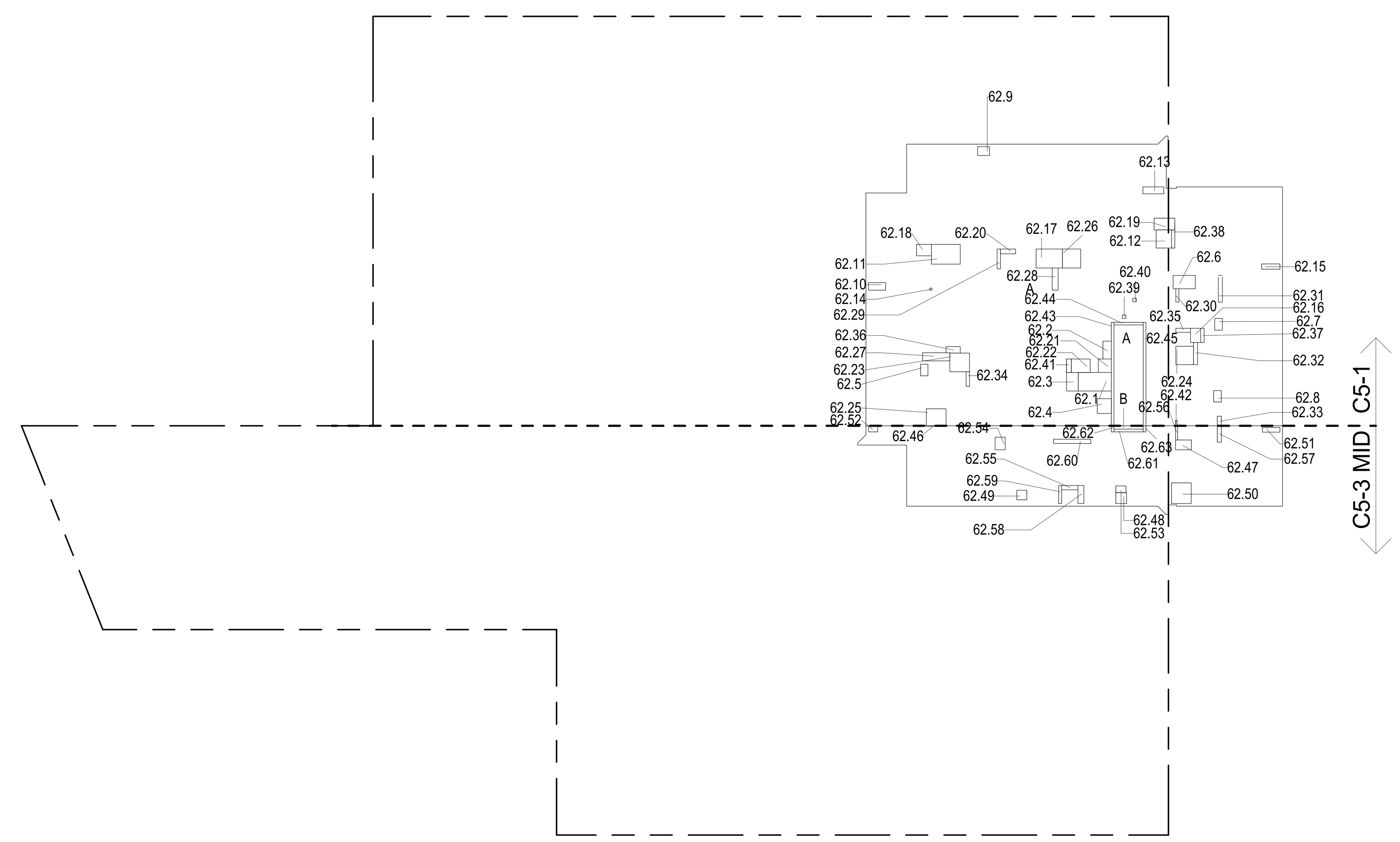
62ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

62ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	569	7,946
TOTAL	8,516	569	7,946

62ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	62.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	62.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	62.3	3' - 0"	4' - 5"	13.2
RESIDENTIAL	M	62.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	62.5	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	62.6	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	62.7	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	62.8	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	62.9	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	62.10	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	62.11	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	62.12	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	62.13	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	62.14	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	62.15	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	62.16	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	62.17	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	62.18	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	62.19	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	62.20	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	62.21	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	62.22	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	62.23	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	62.24	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	62.25	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	62.26	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	62.27	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	62.28	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	62.29	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	62.30	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	62.31	1' - 1"	5' - 6"	6.1
RESIDENTIAL	P	62.32	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	62.33	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	62.34	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	62.35	1' - 0"	3' - 7"	3.6
SUBTOTAL					

62ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	62.36	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	62.37	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	62.38	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	62.39	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	62.40	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	62.41	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	62.42	0' - 5"	1' - 4"	0.6
RESIDENTIAL	ST	62.43	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	62.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	62.45	0' - 8"	25' - 5"	16.9
SUBTOTAL					466.2

62ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	62.46	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	62.47	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	62.48	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	62.49	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	62.50	4' - 10"	5' - 1"	24.7
RESIDENTIAL	M	62.51	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	62.52	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	62.53	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	62.54	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	62.55	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	62.56	0' - 6"	3' - 6"	1.8
RESIDENTIAL	P	62.57	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	62.58	1' - 5"	4' - 5"	6.5
RESIDENTIAL	P	62.59	0' - 8"	4' - 5"	3.1
RESIDENTIAL	P	62.60	1' - 0"	9' - 2"	9.2
RESIDENTIAL	ST	62.61	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	62.62	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	62.63	0' - 8"	1' - 6"	1.0
SUBTOTAL					103.3



62ND FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

63RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	466	6,176
TOTAL		6,643	466	6,176

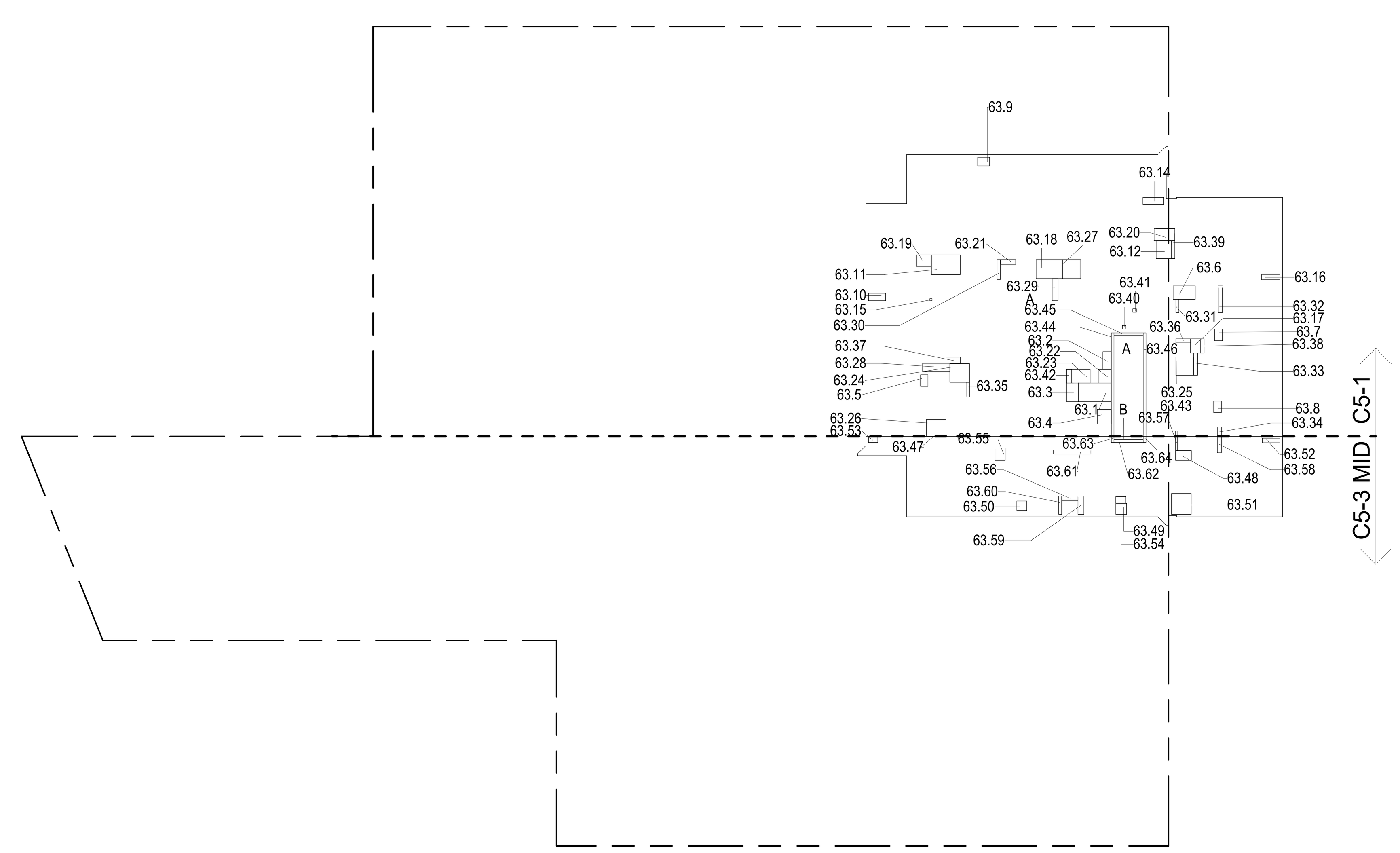
63RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

63RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	569	7,946
TOTAL	8,516	569	7,946

63RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	63.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	63.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	63.3	3' - 0"	4' - 5"	13.2
RESIDENTIAL	M	63.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	63.5	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	63.6	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	63.7	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	63.8	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	63.9	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	63.10	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	63.11	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	63.12	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	63.14	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	63.15	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	63.16	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	63.17	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	63.18	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	63.19	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	63.20	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	63.21	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	63.22	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	63.23	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	63.24	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	63.25	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	63.26	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	63.27	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	63.28	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	63.29	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	63.30	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	63.31	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	63.32	1' - 1"	5' - 6"	6.1
RESIDENTIAL	P	63.33	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	63.34	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	63.35	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	63.36	1' - 0"	3' - 7"	3.6
SUBTOTAL					

63RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	63.37	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	63.38	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	63.39	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	63.40	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	63.41	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	63.42	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	63.43	0' - 5"	1' - 4"	0.6
RESIDENTIAL	ST	63.44	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	63.45	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	63.46	0' - 8"	25' - 5"	16.9
SUBTOTAL					466.2

63RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	63.47	0' - 2"	4' - 9"	0.65
RESIDENTIAL	M	63.48	2' - 5"	3' - 10"	9.32
RESIDENTIAL	M	63.49	2' - 7"	2' - 8"	7.00
RESIDENTIAL	M	63.50	2' - 4"	2' - 6"	5.72
RESIDENTIAL	M	63.51	4' - 10"	5' - 1"	24.72
RESIDENTIAL	M	63.52	1' - 2"	4' - 4"	5.01
RESIDENTIAL	M	63.53	1' - 6"	2' - 3"	3.43
RESIDENTIAL	M	63.54	1' - 8"	2' - 6"	4.10
RESIDENTIAL	M	63.55	2' - 6"	3' - 1"	7.77
RESIDENTIAL	P	63.56	1' - 1"	4' - 0"	4.17
RESIDENTIAL	P	63.57	0' - 6"	3' - 6"	1.79
RESIDENTIAL	P	63.58	1' - 0"	4' - 0"	4.02
RESIDENTIAL	P	63.59	1' - 5"	4' - 5"	6.49
RESIDENTIAL	P	63.60	0' - 8"	4' - 5"	3.13
RESIDENTIAL	P	63.61	1' - 0"	9' - 2"	9.17
RESIDENTIAL	ST	63.62	0' - 8"	7' - 2"	4.78
RESIDENTIAL	ST	63.63	0' - 8"	1' - 6"	1.00
RESIDENTIAL	ST	63.64	0' - 8"	1' - 6"	1.00
SUBTOTAL					103.26



63RD FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

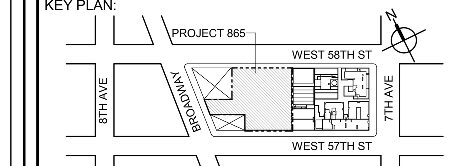
DEDUCTIONS
M - MECHANICAL ROOM / RISER
E - ELECTRICAL SHAFT / RISER
P - PLUMBING RISER
BG - BELOW GRADE
O - OPENING TO BELOW
L - LOADING BAYS
ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
G - GAP FROM ADJACENT BUILDING
DEVELOPMENT LOT LINE

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

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

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

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

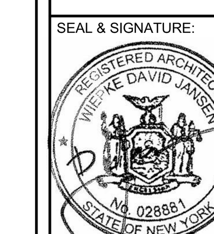
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

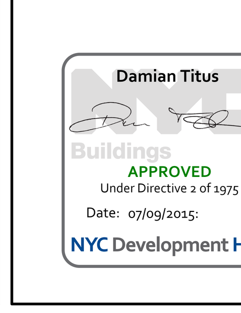
DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
61ST, 62ND, 63RD FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-029.00**
DOB PAGE No:	30 of 500

DOB EMPLOYEE STAMP:
DOB B-SCAN:



CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

64TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	466	6,176
TOTAL		6,643	466	6,176

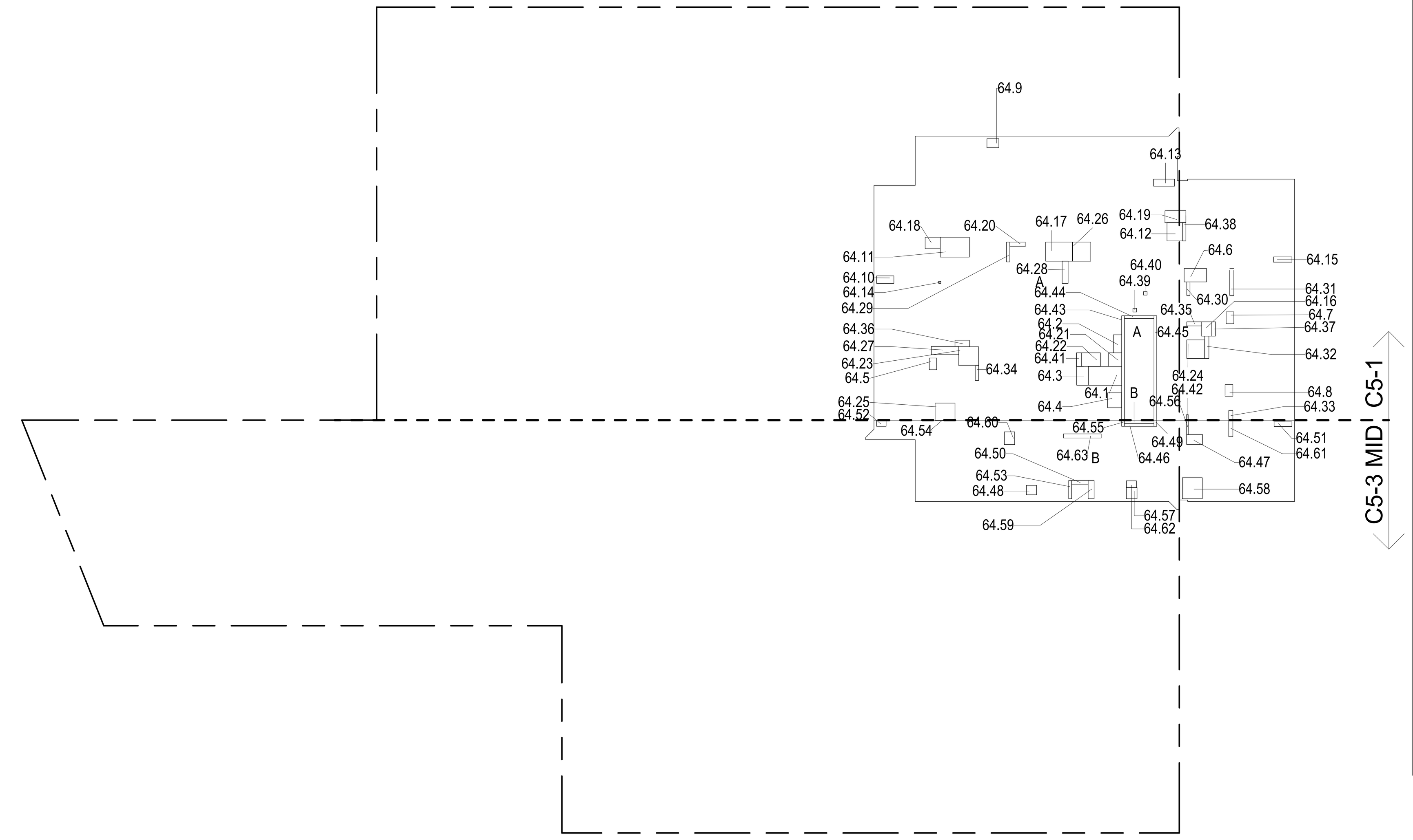
64TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

64TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	569	7,946
TOTAL	8,516	569	7,946

64TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	64.1	4' - 7"	8' - 1"	37.1
RESIDENTIAL	M	64.2	2' - 1"	4' - 4"	8.9
RESIDENTIAL	M	64.3	3' - 0"	4' - 5"	13.2
RESIDENTIAL	M	64.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	64.5	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	64.6	3' - 3"	5' - 5"	17.7
RESIDENTIAL	M	64.7	1' - 11"	2' - 10"	5.4
RESIDENTIAL	M	64.8	1' - 11"	2' - 10"	5.3
RESIDENTIAL	M	64.9	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	64.10	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	64.11	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	64.12	4' - 0"	4' - 2"	16.7
RESIDENTIAL	M	64.13	1' - 9"	5' - 1"	8.7
RESIDENTIAL	M	64.14	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	64.15	1' - 3"	4' - 6"	5.7
RESIDENTIAL	M	64.16	2' - 6"	3' - 6"	8.7
RESIDENTIAL	M	64.17	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	64.18	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	64.19	2' - 10"	5' - 1"	14.6
RESIDENTIAL	M	64.20	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	64.21	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	64.22	3' - 4"	4' - 6"	15.3
RESIDENTIAL	M	64.23	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	64.24	4' - 4"	4' - 6"	19.6
RESIDENTIAL	M	64.25	4' - 2"	4' - 10"	20.0
RESIDENTIAL	M	64.26	4' - 5"	4' - 8"	20.8
RESIDENTIAL	P	64.27	2' - 0"	6' - 8"	13.3
RESIDENTIAL	P	64.28	1' - 6"	5' - 5"	7.9
RESIDENTIAL	P	64.29	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	64.30	0' - 9"	3' - 3"	2.5
RESIDENTIAL	P	64.31	1' - 1"	5' - 6"	6.1
RESIDENTIAL	P	64.32	1' - 0"	5' - 5"	5.4
RESIDENTIAL	P	64.33	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	64.34	0' - 10"	3' - 7"	3.1
RESIDENTIAL	P	64.35	1' - 0"	3' - 7"	3.6
SUBTOTAL					

64TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	64.36	1' - 7"	3' - 6"	5.4
RESIDENTIAL	P	64.37	0' - 10"	3' - 6"	3.0
RESIDENTIAL	P	64.38	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	64.39	0' - 10"	0' - 11"	0.8
RESIDENTIAL	P	64.40	0' - 10"	0' - 11"	0.7
RESIDENTIAL	P	64.41	1' - 2"	3' - 2"	3.9
RESIDENTIAL	P	64.42	0' - 5"	1' - 4"	0.6
RESIDENTIAL	ST	64.43	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	64.44	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	64.45	0' - 8"	25' - 5"	16.9
SUBTOTAL					466.2

64TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	64.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	64.47	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	64.48	2' - 4"	2' - 6"	5.7
RESIDENTIAL	ST	64.49	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	64.50	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	64.51	1' - 2"	4' - 4"	5.0
RESIDENTIAL	M	64.52	1' - 6"	2' - 3"	3.4
RESIDENTIAL	P	64.53	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	64.54	0' - 2"	4' - 9"	0.7
RESIDENTIAL	ST	64.55	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	64.56	0' - 6"	3' - 6"	1.8
RESIDENTIAL	M	64.57	2' - 7"	2' - 8"	7.0
RESIDENTIAL	M	64.58	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	64.59	1' - 5"	4' - 5"	6.5
RESIDENTIAL	M	64.60	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	64.61	1' - 0"	4' - 0"	4.0
RESIDENTIAL	M	64.62	1' - 8"	2' - 6"	4.1
RESIDENTIAL	P	64.63	1' - 0"	9' - 2"	9.2
SUBTOTAL					103.3



64TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 1
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

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

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

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

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

65TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	466	6,176
TOTAL		6,643	466	6,176

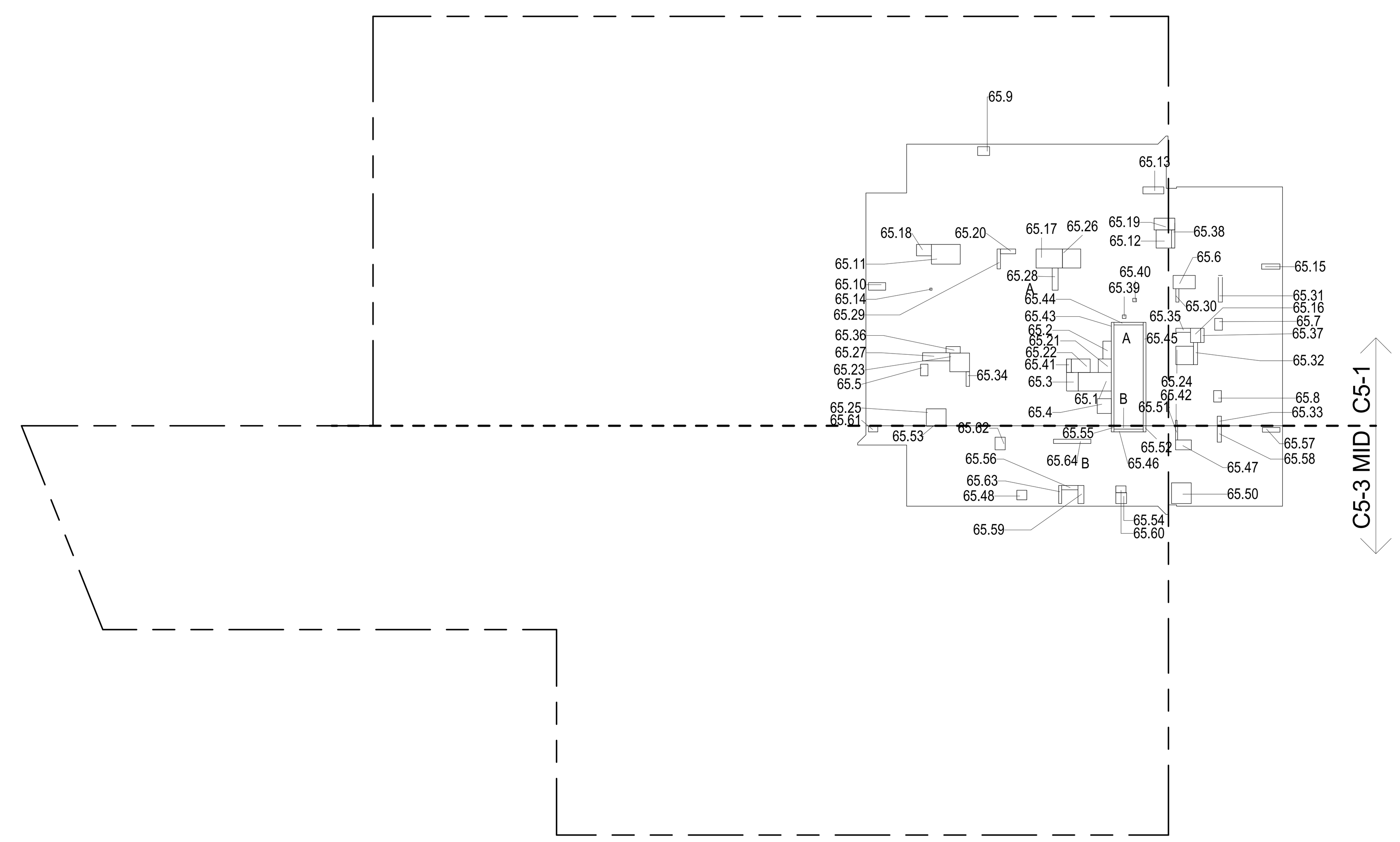
65TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

65TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	569	7,946
TOTAL	8,516	569	7,946

65TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	65.1	4' - 7"	8' - 1"	37.14
RESIDENTIAL	M	65.2	2' - 1"	4' - 4"	8.93
RESIDENTIAL	M	65.3	3' - 0"	4' - 5"	13.18
RESIDENTIAL	M	65.4	3' - 5"	3' - 8"	12.46
RESIDENTIAL	M	65.5	1' - 10"	2' - 10"	5.14
RESIDENTIAL	M	65.6	3' - 3"	5' - 5"	17.74
RESIDENTIAL	M	65.7	1' - 11"	2' - 10"	5.40
RESIDENTIAL	M	65.8	1' - 11"	2' - 10"	5.26
RESIDENTIAL	M	65.9	2' - 3"	2' - 9"	6.29
RESIDENTIAL	M	65.10	1' - 10"	4' - 2"	7.70
RESIDENTIAL	M	65.11	4' - 11"	7' - 0"	34.14
RESIDENTIAL	M	65.12	4' - 0"	4' - 2"	16.72
RESIDENTIAL	M	65.13	1' - 9"	5' - 1"	8.74
RESIDENTIAL	M	65.14	0' - 6"	0' - 7"	0.28
RESIDENTIAL	M	65.15	1' - 3"	4' - 6"	5.67
RESIDENTIAL	M	65.16	2' - 6"	3' - 6"	8.65
RESIDENTIAL	M	65.17	4' - 8"	6' - 6"	30.19
RESIDENTIAL	M	65.18	2' - 10"	3' - 8"	10.39
RESIDENTIAL	M	65.19	2' - 10"	5' - 1"	14.56
RESIDENTIAL	M	65.20	1' - 2"	3' - 9"	4.36
RESIDENTIAL	M	65.21	3' - 2"	3' - 4"	10.42
RESIDENTIAL	M	65.22	3' - 4"	4' - 6"	15.28
RESIDENTIAL	M	65.23	4' - 7"	4' - 10"	22.20
RESIDENTIAL	M	65.24	4' - 4"	4' - 6"	19.59
RESIDENTIAL	M	65.25	4' - 2"	4' - 10"	19.98
RESIDENTIAL	M	65.26	4' - 5"	4' - 8"	20.76
RESIDENTIAL	P	65.27	2' - 0"	6' - 8"	13.33
RESIDENTIAL	P	65.28	1' - 6"	5' - 5"	7.91
RESIDENTIAL	P	65.29	0' - 10"	4' - 10"	4.04
RESIDENTIAL	P	65.30	0' - 9"	3' - 3"	2.53
RESIDENTIAL	P	65.31	1' - 1"	5' - 6"	6.10
RESIDENTIAL	P	65.32	1' - 0"	5' - 5"	5.44
RESIDENTIAL	P	65.33	1' - 0"	2' - 4"	2.32
RESIDENTIAL	P	65.34	0' - 10"	3' - 7"	3.07
RESIDENTIAL	P	65.35	1' - 0"	3' - 7"	3.60
SUBTOTAL					

65TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	65.36	1' - 7"	3' - 6"	5.44
RESIDENTIAL	P	65.37	0' - 10"	3' - 6"	2.98
RESIDENTIAL	P	65.38	0' - 10"	4' - 6"	3.72
RESIDENTIAL	P	65.39	0' - 10"	0' - 11"	0.77
RESIDENTIAL	P	65.40	0' - 10"	0' - 11"	0.73
RESIDENTIAL	P	65.41	1' - 2"	3' - 2"	3.85
RESIDENTIAL	P	65.42	0' - 5"	1' - 4"	0.56
RESIDENTIAL	ST	65.43	0' - 8"	25' - 5"	16.92
RESIDENTIAL	ST	65.44	0' - 8"	7' - 2"	4.78
RESIDENTIAL	ST	65.45	0' - 8"	25' - 5"	16.92
SUBTOTAL					466.17

65TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	65.46	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	65.47	2' - 5"	3' - 10"	9.3
RESIDENTIAL	M	65.48	2' - 4"	2' - 6"	5.7
RESIDENTIAL	M	65.50	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	65.51	0' - 6"	3' - 6"	1.8
RESIDENTIAL	ST	65.52	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	65.53	0' - 2"	4' - 9"	0.7
RESIDENTIAL	M	65.54	2' - 7"	2' - 8"	7.0
RESIDENTIAL	ST	65.55	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	65.56	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	65.57	1' - 2"	4' - 4"	5.0
RESIDENTIAL	P	65.58	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	65.59	1' - 5"	4' - 5"	6.5
RESIDENTIAL	M	65.60	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	65.61	1' - 6"	2' - 3"	3.4
RESIDENTIAL	M	65.62	2' - 6"	3' - 1"	7.8
RESIDENTIAL	P	65.63	0' - 8"	4' - 5"	3.1
RESIDENTIAL	P	65.64	1' - 0"	9' - 2"	9.2
SUBTOTAL					103.3



65TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

66TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,643	436	6,207
TOTAL		6,643	436	6,207

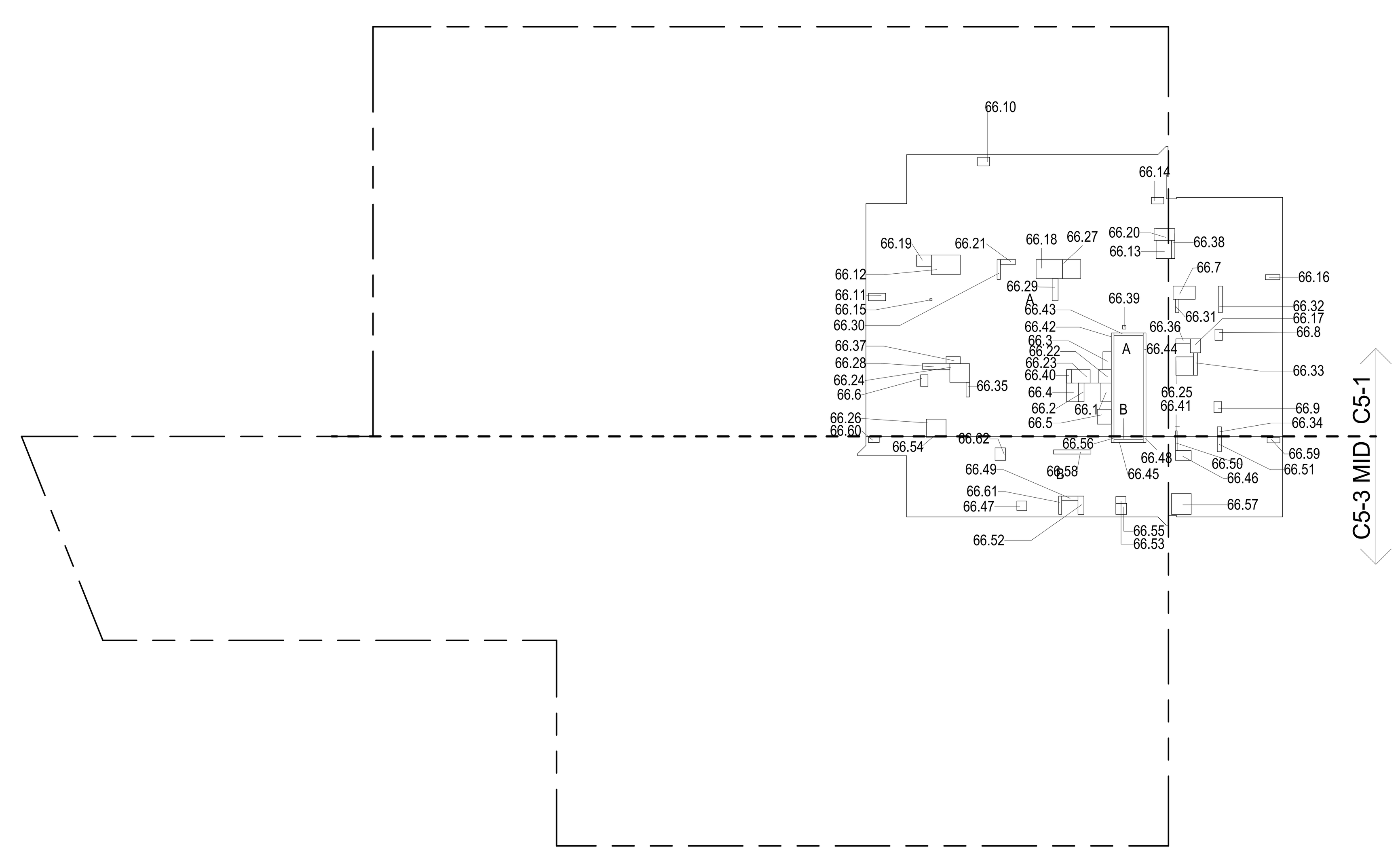
66TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	103	1,770
TOTAL		1,873	103	1,770

66TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,516	539	7,978
TOTAL	8,516	539	7,978

66TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	66.1	2' - 6 1/2"	4' - 7"	11.6
RESIDENTIAL	E	66.2	1' - 5 1/2"	4' - 7"	6.6
RESIDENTIAL	M	66.3	2' - 0 1/2"	4' - 4"	8.9
RESIDENTIAL	M	66.4	2' - 10 1/2"	4' - 7"	13.2
RESIDENTIAL	M	66.5	3' - 5 1/2"	3' - 8"	12.5
RESIDENTIAL	M	66.6	1' - 10"	2' - 10"	5.1
RESIDENTIAL	M	66.7	3' - 2 1/2"	5' - 5"	17.5
RESIDENTIAL	M	66.8	1' - 10"	2' - 9"	5.0
RESIDENTIAL	M	66.9	1' - 10"	2' - 9"	5.1
RESIDENTIAL	M	66.10	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	66.11	1' - 10"	4' - 2"	7.7
RESIDENTIAL	M	66.12	4' - 11"	7' - 0"	34.1
RESIDENTIAL	M	66.13	4' - 0 1/2"	4' - 2"	16.7
RESIDENTIAL	M	66.14	1' - 7"	3' - 0"	4.7
RESIDENTIAL	M	66.15	0' - 6"	0' - 7"	0.3
RESIDENTIAL	M	66.16	1' - 3"	3' - 7"	4.5
RESIDENTIAL	M	66.17	2' - 6"	3' - 5"	8.5
RESIDENTIAL	M	66.18	4' - 8"	6' - 6"	30.2
RESIDENTIAL	M	66.19	2' - 10"	3' - 8"	10.4
RESIDENTIAL	M	66.20	2' - 10 1/2"	5' - 1"	14.6
RESIDENTIAL	M	66.21	1' - 2"	3' - 9"	4.4
RESIDENTIAL	M	66.22	3' - 2"	3' - 4"	10.4
RESIDENTIAL	M	66.23	3' - 4 1/2"	4' - 6"	15.3
RESIDENTIAL	M	66.24	4' - 7"	4' - 10"	22.2
RESIDENTIAL	M	66.25	4' - 4 1/2"	4' - 6"	19.6
RESIDENTIAL	M	66.26	4' - 2 1/2"	4' - 10"	20.3
RESIDENTIAL	M	66.27	4' - 5 1/2"	4' - 8"	20.8
RESIDENTIAL	P	66.28	1' - 6"	6' - 8"	10.0
RESIDENTIAL	P	66.29	1' - 5 1/2"	5' - 5"	7.9
RESIDENTIAL	P	66.30	0' - 10"	4' - 10"	4.0
RESIDENTIAL	P	66.31	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	66.32	1' - 0"	6' - 6"	6.5
RESIDENTIAL	P	66.33	1' - 0"	5' - 6"	5.5
RESIDENTIAL	P	66.34	1' - 0"	2' - 4"	2.3
RESIDENTIAL	P	66.35	0' - 10 1/2"	3' - 7"	3.1
SUBTOTAL					

66TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	P	66.36	1' - 1"	3' - 7"	3.9
RESIDENTIAL	P	66.37	1' - 8 1/2"	3' - 6"	6.0
RESIDENTIAL	P	66.38	0' - 10"	4' - 6"	3.7
RESIDENTIAL	P	66.39	0' - 10 1/2"	0' - 11"	0.8
RESIDENTIAL	P	66.40	1' - 2 1/2"	3' - 2"	3.9
RESIDENTIAL	P	66.41	0' - 5"	1' - 4"	0.6
RESIDENTIAL	ST	66.42	0' - 8"	25' - 5"	16.9
RESIDENTIAL	ST	66.43	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	66.44	0' - 8"	25' - 5"	16.9
SUBTOTAL					435.9

66TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	66.45	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	66.46	2' - 5"	3' - 10"	9.2
RESIDENTIAL	M	66.47	2' - 4"	2' - 6"	5.7
RESIDENTIAL	ST	66.48	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	66.49	1' - 1"	4' - 0"	4.2
RESIDENTIAL	P	66.50	0' - 5"	3' - 6"	1.5
RESIDENTIAL	P	66.51	1' - 0"	3' - 9"	3.8
RESIDENTIAL	P	66.52	1' - 5"	4' - 5"	6.5
RESIDENTIAL	M	66.53	1' - 8"	2' - 6"	4.1
RESIDENTIAL	M	66.54	0' - 3"	4' - 10"	1.0
RESIDENTIAL	M	66.55	2' - 7"	2' - 8"	7.0
RESIDENTIAL	ST	66.56	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	66.57	4' - 10"	5' - 1"	24.7
RESIDENTIAL	P	66.58	1' - 0"	9' - 2"	9.2
RESIDENTIAL	M	66.59	1' - 3"	3' - 2"	3.9
RESIDENTIAL	M	66.60	1' - 6"	2' - 8"	4.0
RESIDENTIAL	P	66.61	0' - 8"	4' - 5"	3.1
RESIDENTIAL	M	66.62	2' - 7"	3' - 1"	8.0
SUBTOTAL					102.6



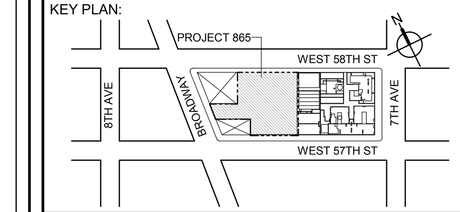
66TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121328205 Job Number
ES496457057 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
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805 THIRD AVENUE, 7TH FLOOR
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111 WEST MONROE STREET SUITE 2300
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 15

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

DOB SUBMISSION

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

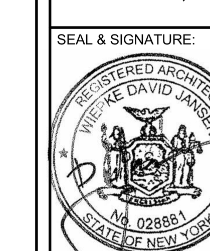
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

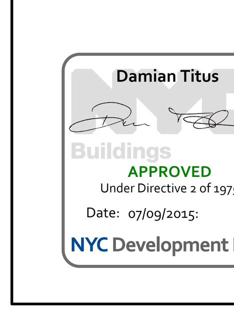
DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
64TH, 65TH, 66TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-030.00**	
DOB PAGE No: 31 of 500	

DOB EMPLOYEE STAMP:
DOB B-SCAN:



DEPT OF BLDGS 121328205 Job Number
ES083432141 Scan Code

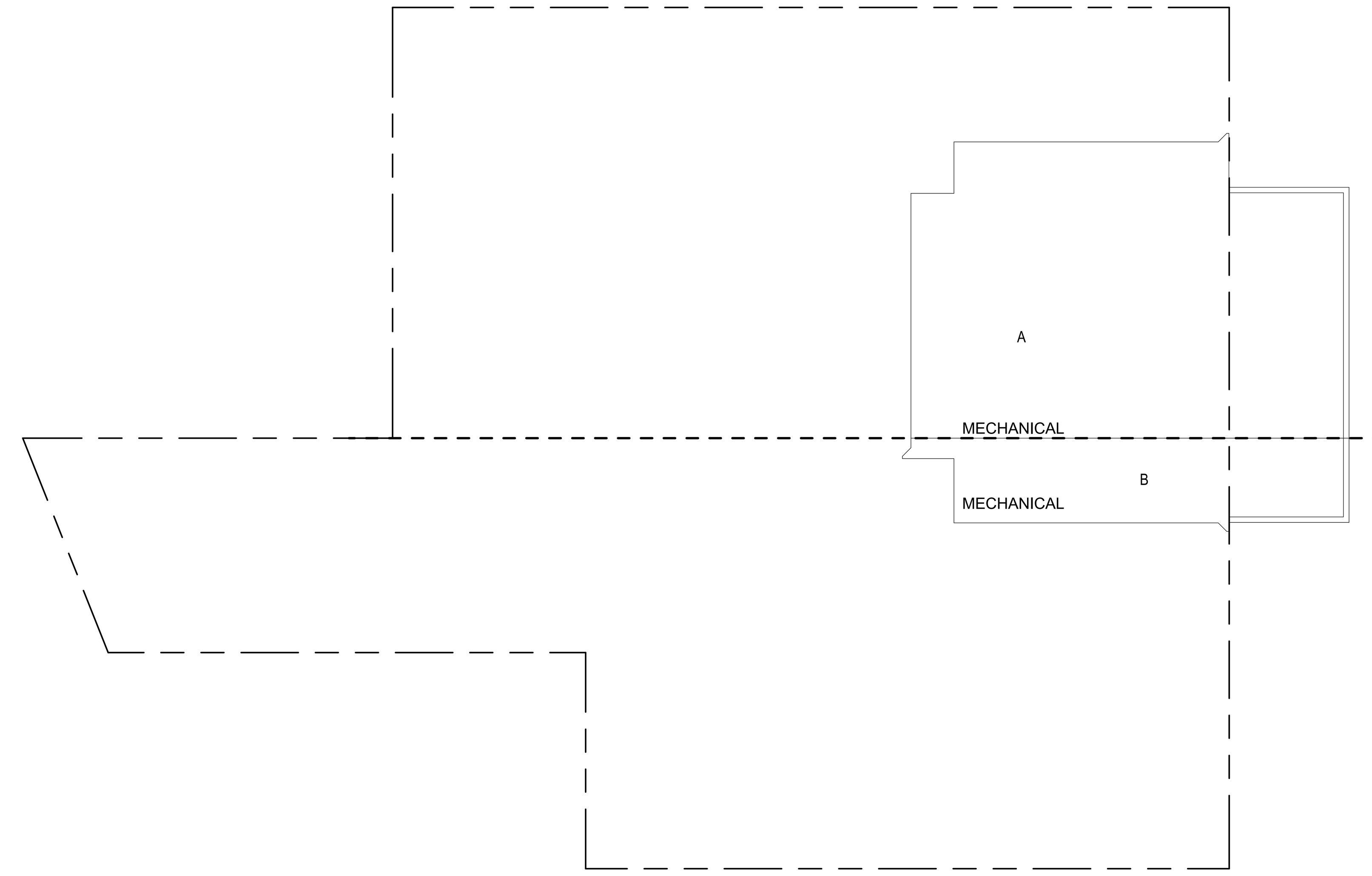
67TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,639	6,639	0
TOTAL		6,639	6,639	0

67TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,870	1,870	0
TOTAL		1,870	1,870	0

67TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,509	8,509	0
TOTAL	8,509	8,509	0

67TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	67.1	57' - 3"	114' - 0"	6,528.9
RESIDENTIAL	M	67.2	1' - 4"	85' - 2"	110.1
SUBTOTAL					6,638.9

67TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	67.3	17' - 0"	106' - 4"	1,809.9
RESIDENTIAL	M	67.4	1' - 4"	46' - 5"	59.9
SUBTOTAL					1,869.8



ZONING AND DEDUCT LEGEND

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

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

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

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

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

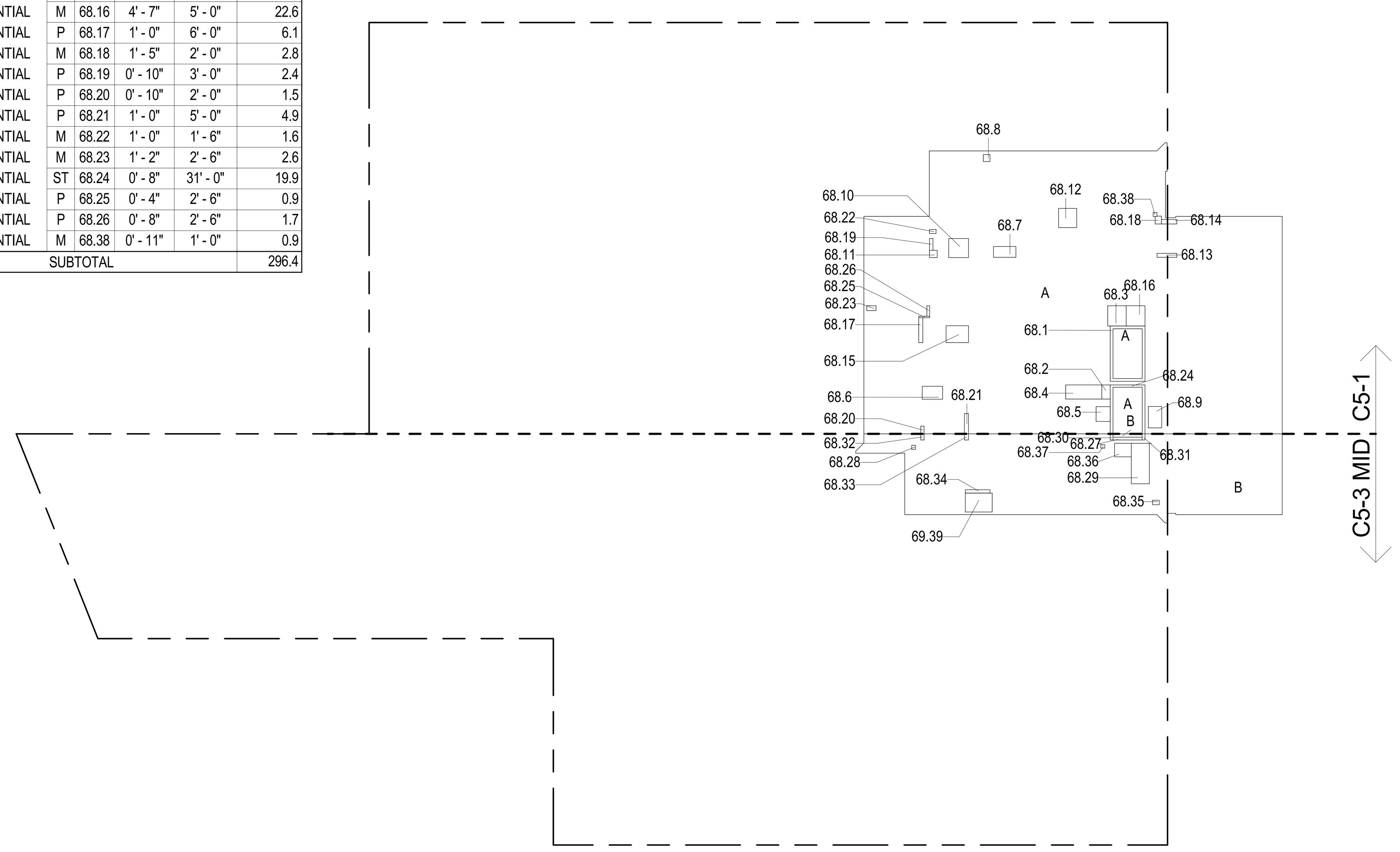
68TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,350	296	6,054
TOTAL		6,350	296	6,054

68TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	105	1,768
TOTAL		1,873	105	1,768

68TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,223	402	7,822
TOTAL	8,223	402	7,822

68TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	68.1	1' - 4"	20' - 6"	27.6
RESIDENTIAL	E	68.2	2' - 1"	3' - 6"	7.1
RESIDENTIAL	P	68.3	4' - 6"	5' - 0"	22.3
RESIDENTIAL	M	68.4	3' - 6"	9' - 0"	30.4
RESIDENTIAL	M	68.5	3' - 5"	3' - 6"	12.5
RESIDENTIAL	M	68.6	3' - 2"	5' - 0"	15.7
RESIDENTIAL	M	68.7	2' - 8"	5' - 6"	14.6
RESIDENTIAL	M	68.8	1' - 8"	1' - 6"	2.8
RESIDENTIAL	M	68.9	3' - 3"	5' - 0"	17.0
RESIDENTIAL	M	68.10	4' - 8"	5' - 0"	22.5
RESIDENTIAL	M	68.11	1' - 9"	2' - 0"	3.3
RESIDENTIAL	M	68.12	4' - 5"	4' - 6"	20.9
RESIDENTIAL	P	68.13	1' - 0"	5' - 0"	4.8
RESIDENTIAL	P	68.14	1' - 1"	4' - 0"	4.2
RESIDENTIAL	M	68.15	4' - 2"	5' - 6"	22.6
RESIDENTIAL	M	68.16	4' - 7"	5' - 0"	22.6
RESIDENTIAL	P	68.17	1' - 0"	6' - 0"	6.1
RESIDENTIAL	M	68.18	1' - 5"	2' - 0"	2.8
RESIDENTIAL	P	68.19	0' - 10"	3' - 0"	2.4
RESIDENTIAL	P	68.20	0' - 10"	2' - 0"	1.5
RESIDENTIAL	P	68.21	1' - 0"	5' - 0"	4.9
RESIDENTIAL	M	68.22	1' - 0"	1' - 6"	1.6
RESIDENTIAL	M	68.23	1' - 2"	2' - 6"	2.6
RESIDENTIAL	ST	68.24	0' - 8"	31' - 0"	19.9
RESIDENTIAL	P	68.25	0' - 4"	2' - 6"	0.9
RESIDENTIAL	P	68.26	0' - 8"	2' - 6"	1.7
RESIDENTIAL	M	68.38	0' - 11"	1' - 0"	0.9
SUBTOTAL					296.4

68TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	68.27	0' - 8"	7' - 2"	4.8
RESIDENTIAL	M	68.28	0' - 11"	1' - 0"	0.9
RESIDENTIAL	M	68.29	4' - 5"	9' - 10"	43.2
RESIDENTIAL	ST	68.30	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	68.31	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	68.32	0' - 10"	1' - 6"	1.2
RESIDENTIAL	P	68.33	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	68.34	0' - 10"	6' - 1"	5.1
RESIDENTIAL	M	68.35	1' - 1"	1' - 8"	1.8
RESIDENTIAL	M	68.36	3' - 4"	4' - 1"	13.5
RESIDENTIAL	P	68.37	0' - 10"	1' - 0"	0.8
RESIDENTIAL	M	69.39	4' - 8"	6' - 7"	30.5
SUBTOTAL					105.2



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

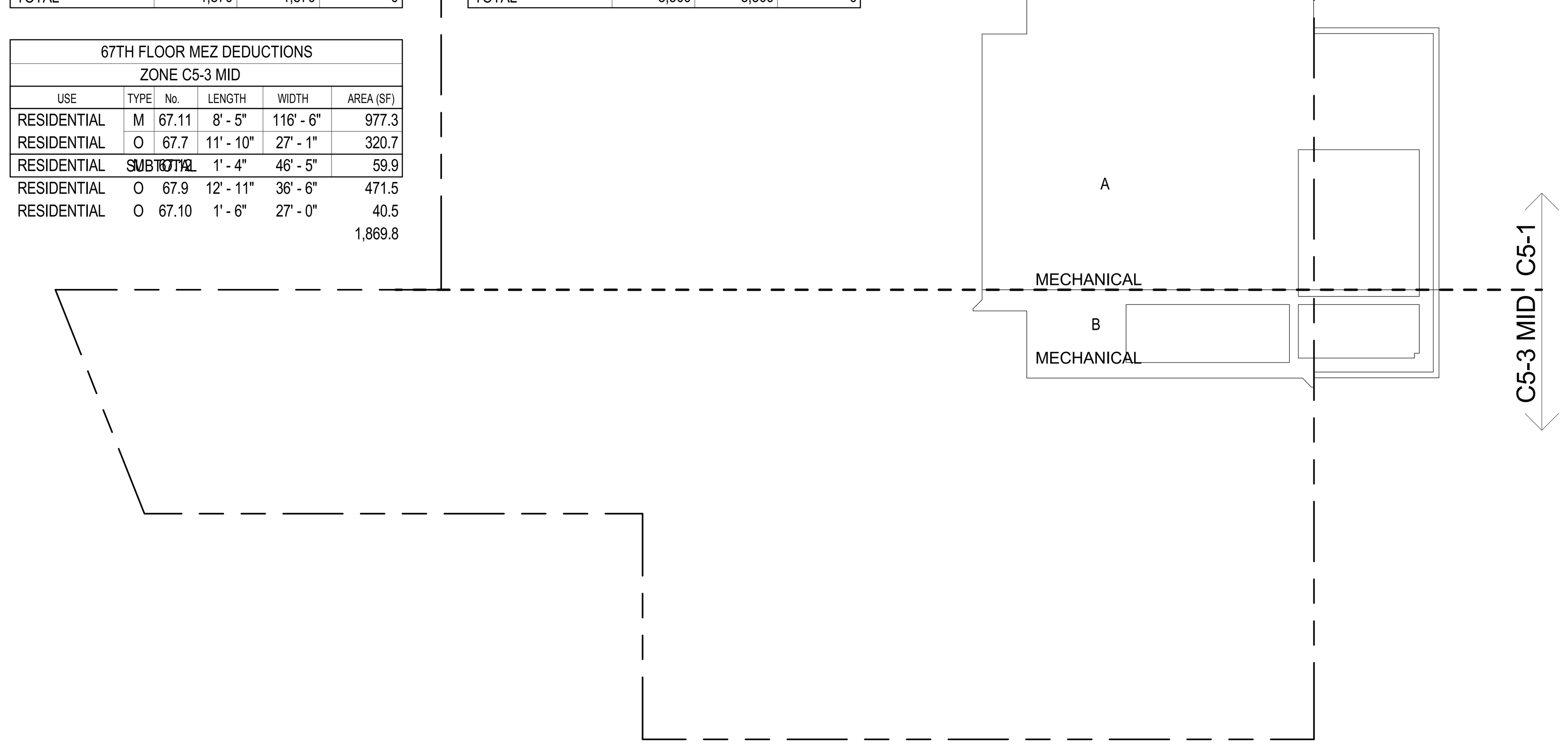
67TH FLOOR MEZ AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,639	6,639	0
TOTAL		6,639	6,639	0

67TH FLOOR MEZ AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,870	1,870	0
TOTAL		1,870	1,870	0

67TH FLOOR MEZ AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,509	8,509	0
TOTAL	8,509	8,509	0

67TH FLOOR MEZ DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	67.5	33' - 8"	169' - 0"	5,685.1
RESIDENTIAL	O	67.6	27' - 0"	31' - 6"	843.8
RESIDENTIAL	M	67.8	1' - 4"	85' - 0"	110.1
					6,638.9
SUBTOTAL					

67TH FLOOR MEZ DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	67.11	8' - 5"	116' - 6"	977.3
RESIDENTIAL	O	67.7	11' - 10"	27' - 1"	320.7
RESIDENTIAL	SUBTOTAL M	67.12	1' - 4"	46' - 5"	59.9
RESIDENTIAL	O	67.9	12' - 11"	36' - 6"	471.5
RESIDENTIAL	O	67.10	1' - 6"	27' - 0"	40.5
					1,869.8



67TH FLOOR MEZ GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

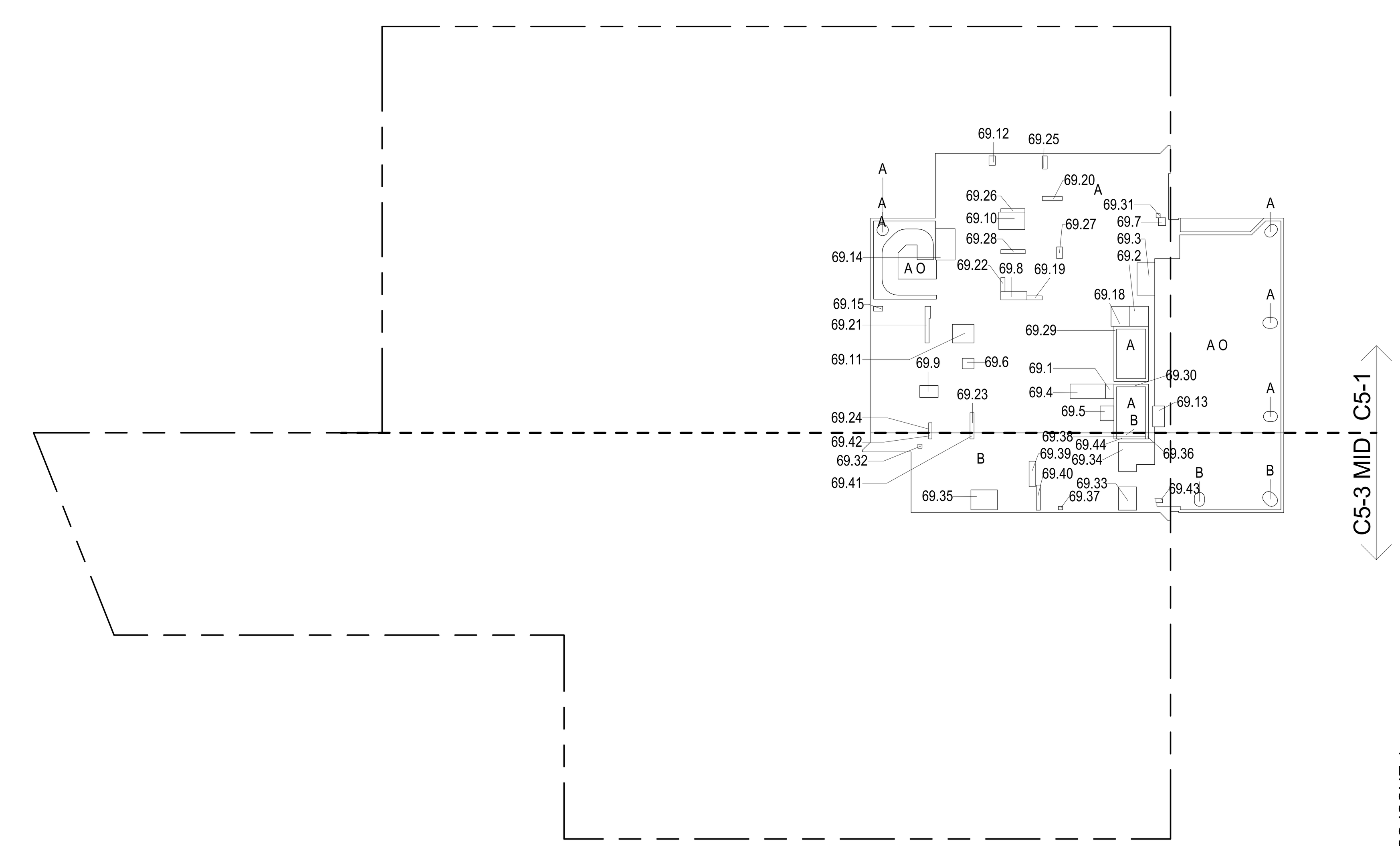
69TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,285	2,006	4,279
TOTAL		6,285	2,006	4,279

69TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,873	143	1,730
TOTAL		1,873	143	1,730

69TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	8,158	2,149	6,009
TOTAL	8,158	2,149	6,009

69TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	69.1	2' - 1"	3' - 6"	7.4
RESIDENTIAL	M	69.2	4' - 7"	4' - 11"	22.6
RESIDENTIAL	M	69.3	4' - 5"	8' - 0"	35.1
RESIDENTIAL	M	69.4	3' - 7"	8' - 9"	31.5
RESIDENTIAL	M	69.5	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	69.6	2' - 7"	2' - 11"	7.4
RESIDENTIAL	P	69.7	1' - 9"	1' - 11"	3.4
RESIDENTIAL	M	69.8	2' - 1"	6' - 6"	13.5
RESIDENTIAL	M	69.9	2' - 11"	4' - 7"	13.4
RESIDENTIAL	M	69.10	4' - 4"	6' - 6"	28.2
RESIDENTIAL	M	69.11	4' - 7"	5' - 4"	24.5
RESIDENTIAL	M	69.12	1' - 7"	2' - 4"	3.6
RESIDENTIAL	M	69.13	2' - 11"	5' - 2"	15.0
RESIDENTIAL	M	69.14	4' - 10"	7' - 9"	37.3
RESIDENTIAL	M	69.15	1' - 2"	2' - 3"	2.6
RESIDENTIAL	O	69.16	24' - 4"	60' - 7"	1,472.7
RESIDENTIAL	O	69.17	2' - 4"	67' - 1"	154.4
RESIDENTIAL	P	69.18	4' - 8"	4' - 11"	22.9
RESIDENTIAL	P	69.19	1' - 0"	3' - 9"	3.8
RESIDENTIAL	P	69.20	1' - 0"	4' - 11"	4.9
RESIDENTIAL	P	69.21	1' - 1"	9' - 4"	10.2
RESIDENTIAL	P	69.22	1' - 0"	3' - 6"	3.5
RESIDENTIAL	P	69.23	1' - 0"	4' - 11"	5.0
RESIDENTIAL	P	69.24	0' - 10"	2' - 6"	2.1
RESIDENTIAL	P	69.25	1' - 2"	3' - 3"	3.8
RESIDENTIAL	P	69.26	0' - 10"	6' - 0"	5.0
RESIDENTIAL	P	69.27	1' - 5"	2' - 10"	4.0
RESIDENTIAL	P	69.28	1' - 0"	6' - 1"	6.1
RESIDENTIAL	ST	69.29	1' - 4"	20' - 9"	27.7
RESIDENTIAL	ST	69.30	0' - 8"	31' - 3"	20.8
RESIDENTIAL	M	69.31	1' - 0"	1' - 0"	1.0
SUBTOTAL					2,005.8

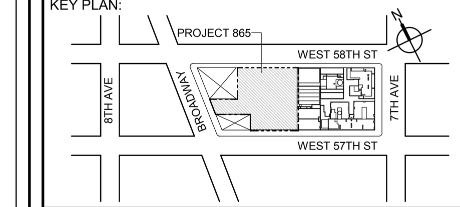
69TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	69.32	1' - 0"	1' - 0"	1.0
RESIDENTIAL	M	69.33	4' - 5"	5' - 9"	25.6
RESIDENTIAL	M	69.34	5' - 2"	11' - 1"	57.1
RESIDENTIAL	M	69.35	4' - 11"	6' - 6"	32.1
RESIDENTIAL	ST	69.36	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	69.37	0' - 10"	1' - 0"	0.8
RESIDENTIAL	ST	69.38	0' - 8"	1' - 6"	1.0
RESIDENTIAL	P	69.39	1' - 6"	6' - 4"	9.5
RESIDENTIAL	P	69.40	1' - 0"	6' - 2"	6.2
RESIDENTIAL	P	69.41	1' - 0"	1' - 6"	1.5
RESIDENTIAL	P	69.42	0' - 10"	1' - 6"	1.2
RESIDENTIAL	M	69.43	0' - 11"	1' - 7"	1.5
RESIDENTIAL	ST	69.44	0' - 8"	7' - 2"	4.8
SUBTOTAL					143.4



69TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (4)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

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

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

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

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

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
67TH, 68TH, 69TH FLOOR

SEAL & SIGNATURE:

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-031.00	
DOB PAGE No: 32 of 500	

DOB EMPLOYEE STAMP: | DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

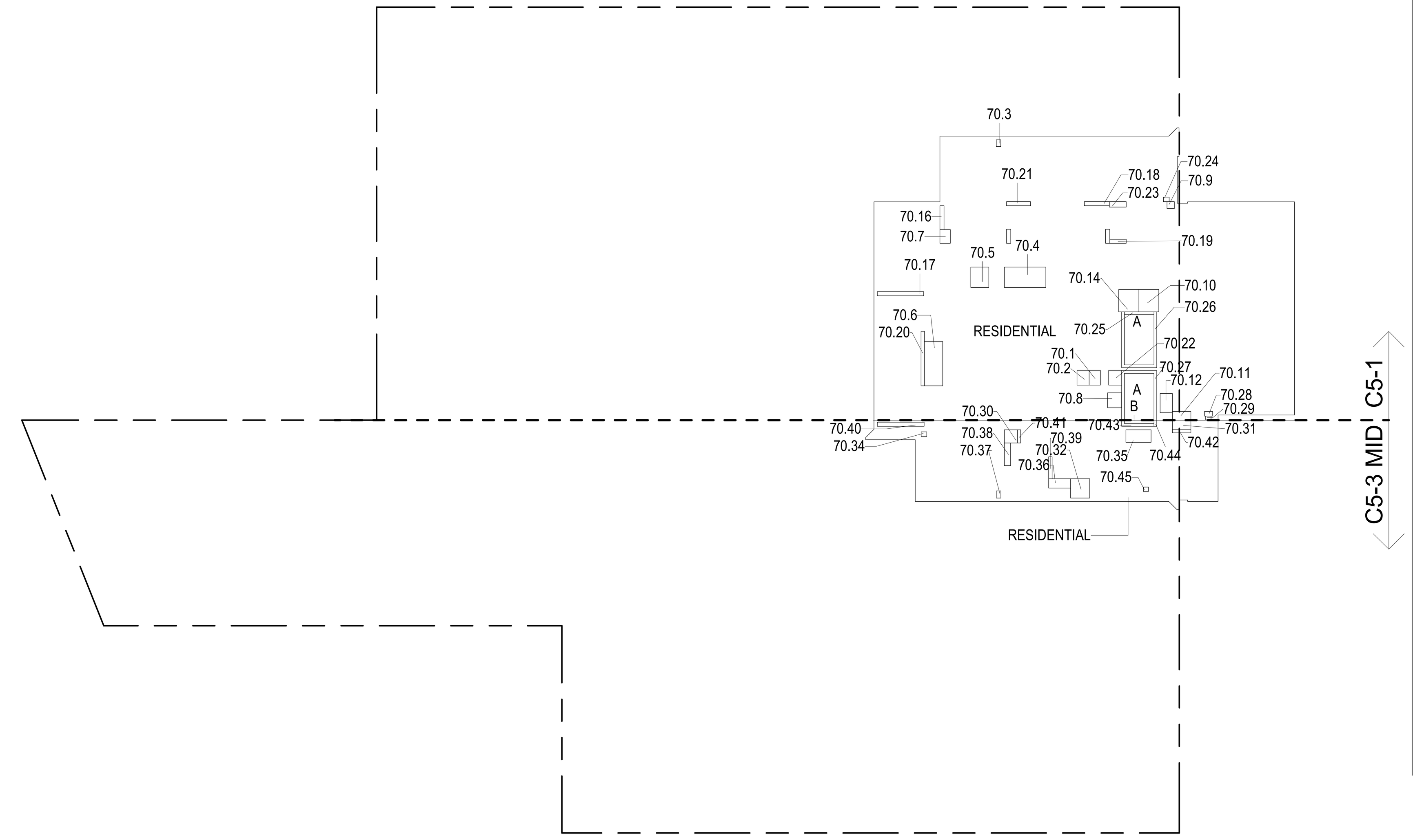
70TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	362	5,965
TOTAL		6,327	362	5,965

70TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	115	1,391
TOTAL		1,506	115	1,391

70TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	477	7,356
TOTAL	7,833	477	7,356

70TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	70.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	70.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	70.3	1' - 1"	1' - 8"	1.8
RESIDENTIAL	M	70.4	4' - 11"	10' - 1"	49.8
RESIDENTIAL	M	70.5	4' - 4"	4' - 11"	21.6
RESIDENTIAL	M	70.6	4' - 5"	10' - 9"	48.0
RESIDENTIAL	M	70.7	2' - 6"	3' - 4"	8.5
RESIDENTIAL	M	70.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	70.9	1' - 8"	1' - 9"	3.0
RESIDENTIAL	M	70.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	70.11	2' - 1"	4' - 6"	9.4
RESIDENTIAL	M	70.12	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	70.13	1' - 0"	3' - 5"	3.5
RESIDENTIAL	P	70.14	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	70.15	1' - 0"	3' - 5"	3.5
RESIDENTIAL	P	70.16	1' - 0"	5' - 10"	5.7
RESIDENTIAL	P	70.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	70.18	1' - 0"	6' - 1"	6.1
RESIDENTIAL	P	70.19	1' - 0"	4' - 0"	4.0
RESIDENTIAL	P	70.20	0' - 10"	13' - 3"	10.8
RESIDENTIAL	P	70.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	E	70.22	3' - 2"	3' - 7"	11.2
RESIDENTIAL	P	70.23	1' - 4"	4' - 1"	5.4
RESIDENTIAL	M	70.24	1' - 1"	1' - 5"	1.5
RESIDENTIAL	ST	70.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	70.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	70.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	M	70.28	1' - 1"	2' - 0"	2.2
RESIDENTIAL	M	70.29	0' - 11"	1' - 4"	1.2
SUBTOTAL					362.1

70TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	70.30	3' - 2"	3' - 3"	10.2
RESIDENTIAL	M	70.31	2' - 3"	4' - 6"	9.9
RESIDENTIAL	M	70.32	4' - 8"	4' - 8"	21.9
RESIDENTIAL	M	70.34	1' - 2"	1' - 4"	1.6
RESIDENTIAL	M	70.35	3' - 1"	6' - 1"	18.8
RESIDENTIAL	M	70.36	2' - 3"	5' - 4"	12.2
RESIDENTIAL	M	70.37	1' - 2"	1' - 9"	1.9
RESIDENTIAL	P	70.38	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	70.39	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	70.40	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	70.41	0' - 10"	3' - 3"	2.6
RESIDENTIAL	P	70.42	0' - 11"	4' - 6"	3.9
RESIDENTIAL	ST	70.43	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	70.44	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	70.45	1' - 1"	1' - 3"	1.3
SUBTOTAL					115.2



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

ZONING AND DEDUCT LEGEND

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

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

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

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

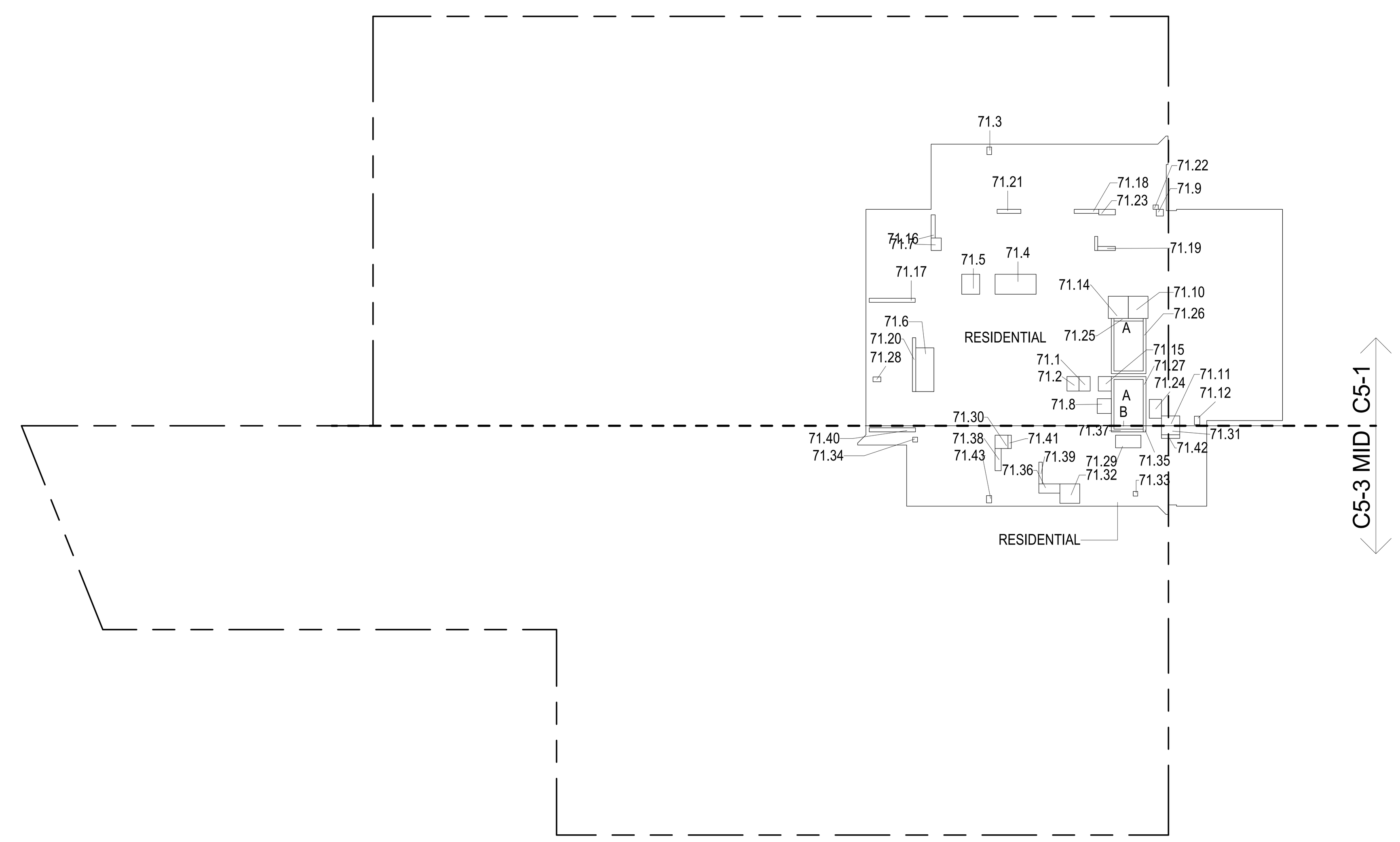
71ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

71ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

71ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

71ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	71.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	71.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	71.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	71.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	71.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	71.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	71.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	71.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	71.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	71.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	71.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	71.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	P	71.13	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	71.14	4' - 11"	5' - 5"	26.6
RESIDENTIAL	E	71.15	3' - 2"	3' - 7"	11.2
RESIDENTIAL	P	71.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	71.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	71.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	71.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	71.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	71.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	M	71.22	1' - 1"	1' - 3"	1.4
RESIDENTIAL	P	71.23	1' - 4"	4' - 1"	5.4
RESIDENTIAL	M	71.24	3' - 0"	4' - 8"	13.9
RESIDENTIAL	ST	71.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	71.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	71.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	P	71.28	1' - 2"	1' - 11"	2.2
SUBTOTAL					359.2

71ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	71.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	71.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	71.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	71.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	71.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	71.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	ST	71.35	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	71.36	2' - 3"	5' - 2"	11.8
RESIDENTIAL	ST	71.37	0' - 8"	8' - 8"	5.8
RESIDENTIAL	P	71.38	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	71.39	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	71.40	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	71.41	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	71.42	0' - 10"	4' - 6"	3.9
RESIDENTIAL	M	71.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



71ST FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

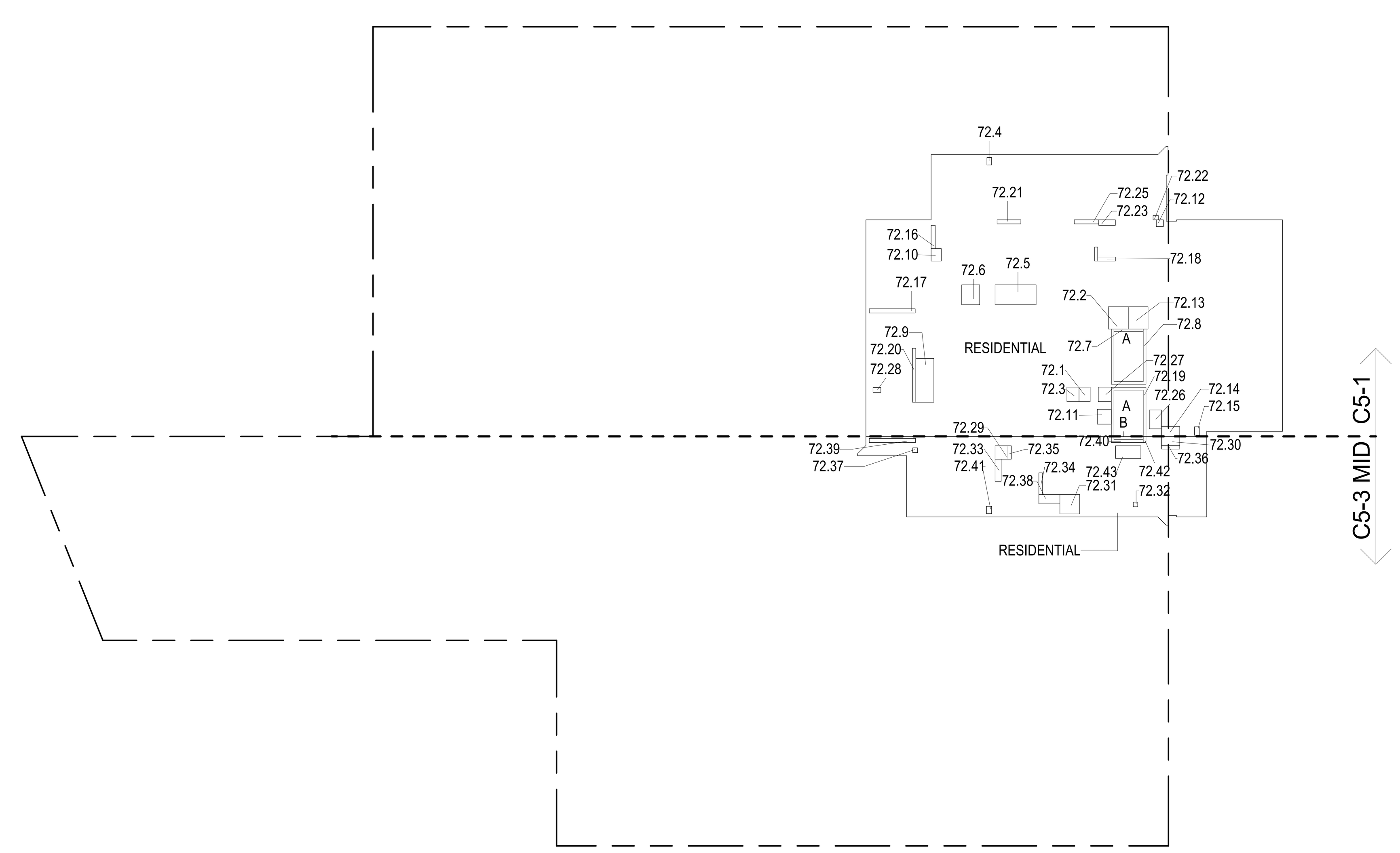
72ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

72ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

72ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

72ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	72.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	P	72.2	4' - 11"	5' - 5"	26.6
RESIDENTIAL	M	72.3	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	72.4	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	72.5	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	72.6	4' - 5"	4' - 11"	21.6
RESIDENTIAL	ST	72.7	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	72.8	0' - 8"	34' - 3"	22.8
RESIDENTIAL	M	72.9	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	72.10	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	72.11	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	72.12	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	72.13	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	72.14	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	72.15	1' - 4"	2' - 1"	2.8
RESIDENTIAL	P	72.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	72.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	72.18	1' - 0"	4' - 4"	4.3
RESIDENTIAL	ST	72.19	0' - 8"	31' - 3"	20.8
RESIDENTIAL	P	72.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	72.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	M	72.22	1' - 1"	1' - 3"	1.4
RESIDENTIAL	P	72.23	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	72.24	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	72.25	1' - 0"	6' - 0"	6.0
RESIDENTIAL	M	72.26	3' - 0"	4' - 8"	13.9
RESIDENTIAL	E	72.27	3' - 2"	3' - 7"	11.2
RESIDENTIAL	P	72.28	1' - 2"	1' - 11"	2.2
SUBTOTAL					359.2

72ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	72.29	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	72.30	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	72.31	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	72.32	1' - 1"	1' - 2"	1.3
RESIDENTIAL	P	72.33	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	72.34	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	72.35	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	72.36	0' - 10"	4' - 6"	3.9
RESIDENTIAL	M	72.37	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	72.38	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	72.39	1' - 0"	11' - 4"	11.4
RESIDENTIAL	ST	72.40	0' - 8"	8' - 8"	5.8
RESIDENTIAL	M	72.41	1' - 3"	1' - 9"	2.2
RESIDENTIAL	ST	72.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	72.43	3' - 1"	6' - 3"	19.2
SUBTOTAL					116.6



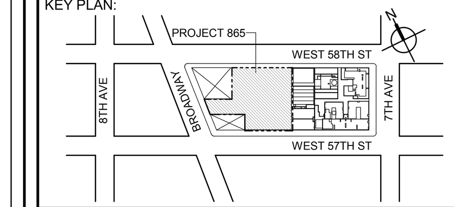
72ND FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121328205 Job Number
ES500728885 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
70TH, 71ST, 72ND FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-032.00	
DOB PAGE No: 33 of 500	

DOB EMPLOYEE STAMP: Damian Titus NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number

ES190064024 Scan Code

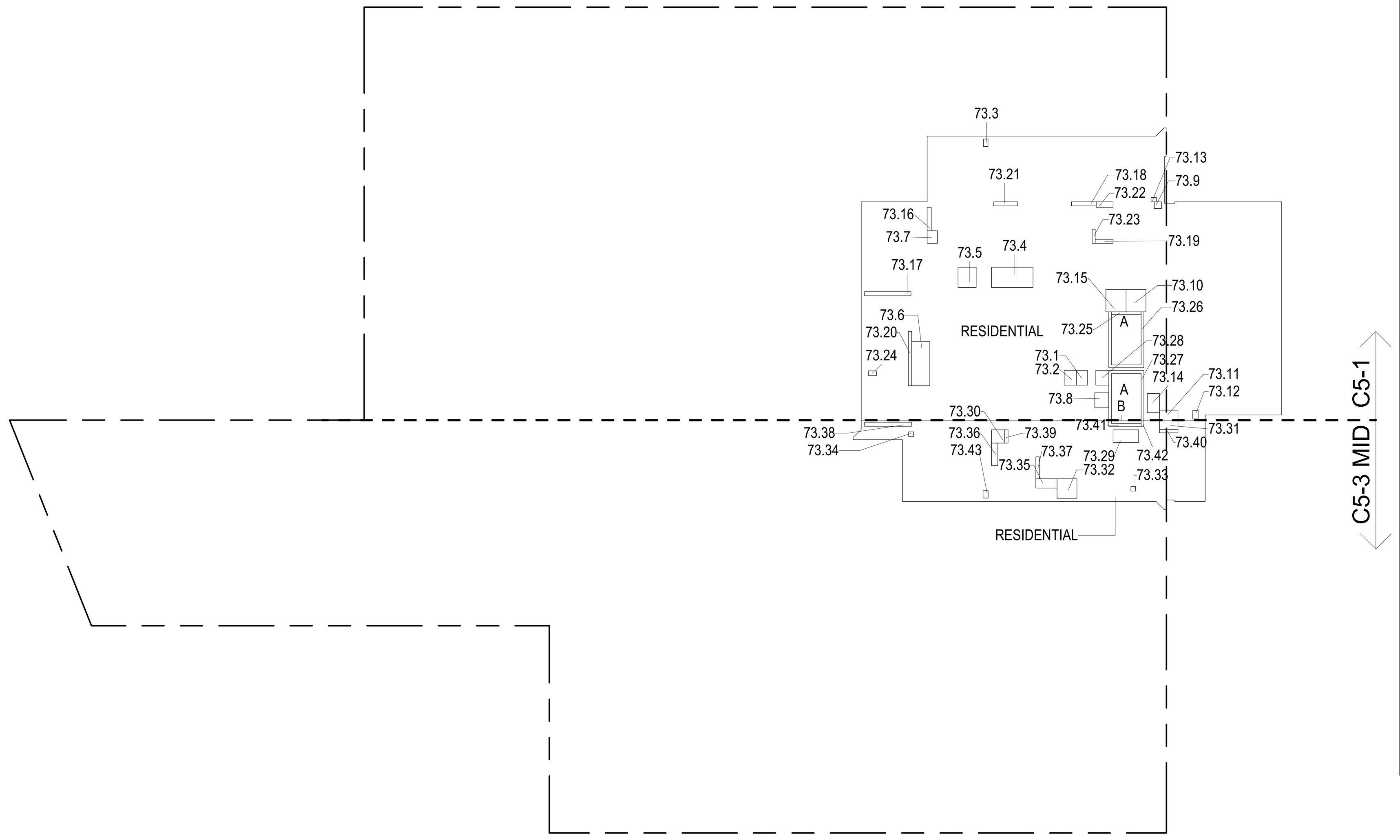
73RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

73RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

73RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

73RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	73.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	73.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	73.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	73.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	73.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	73.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	73.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	73.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	73.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	73.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	73.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	73.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	73.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	73.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	73.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	73.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	73.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	73.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	73.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	73.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	73.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	73.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	73.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	73.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	73.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	73.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	73.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	73.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

73RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	73.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	73.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	73.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	73.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	73.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	73.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	73.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	73.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	73.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	73.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	73.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	73.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	73.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	73.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	73.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



73RD FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

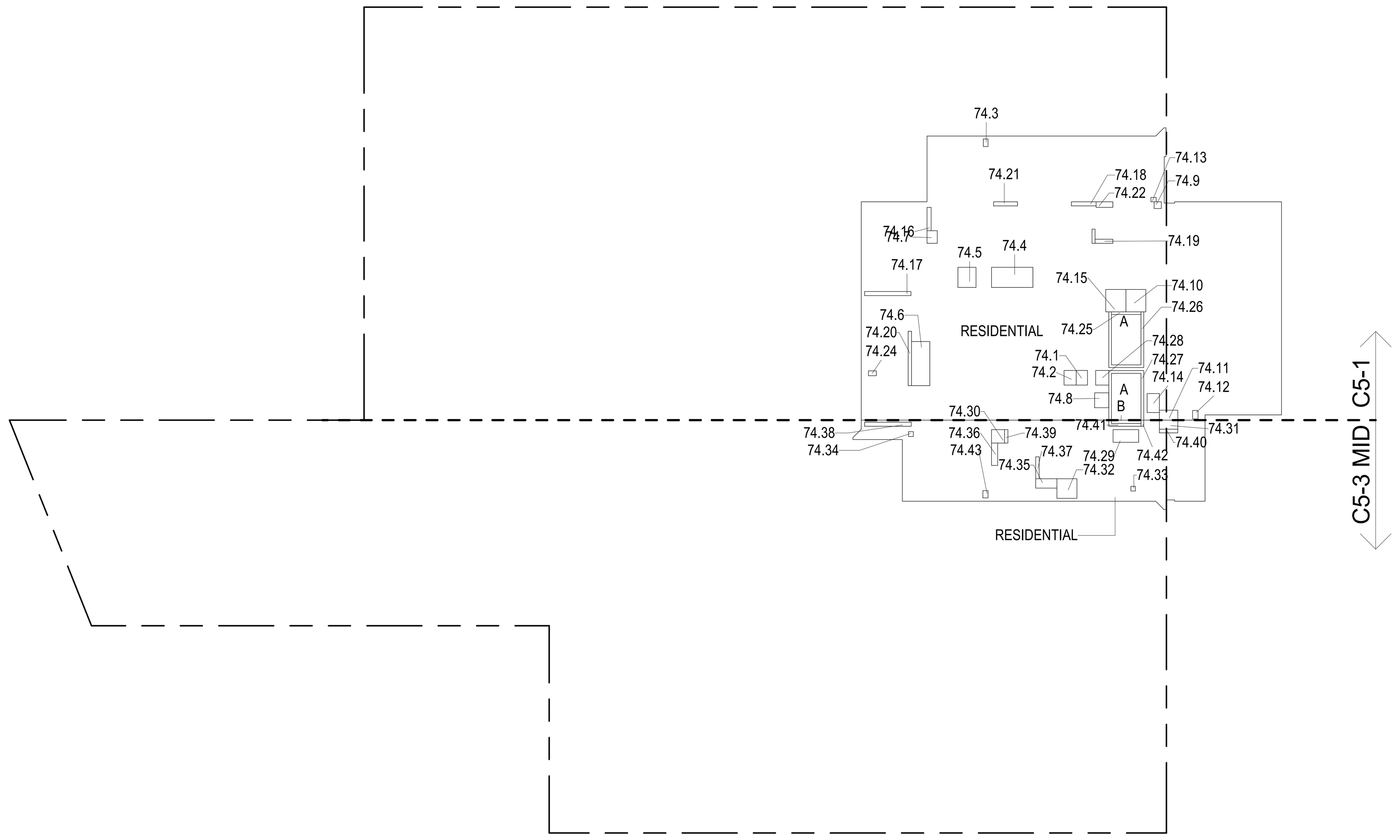
74TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

74TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

74TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

74TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	74.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	74.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	74.3	1' - 1 1/2"	1' - 10"	2.1
RESIDENTIAL	M	74.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	74.5	4' - 4 1/2"	4' - 11"	21.6
RESIDENTIAL	M	74.6	4' - 5 1/2"	10' - 9"	47.7
RESIDENTIAL	M	74.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	74.8	3' - 5 1/2"	3' - 8"	12.5
RESIDENTIAL	M	74.9	1' - 7 1/2"	1' - 9"	2.8
RESIDENTIAL	M	74.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	74.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	74.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	74.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	74.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	74.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	74.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	74.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	74.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	74.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	74.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	74.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	74.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	74.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	74.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	74.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	74.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	74.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	74.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

74TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	74.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	74.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	74.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	74.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	74.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	74.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	74.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	74.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	74.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	74.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	74.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	74.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	74.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	74.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	74.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



74TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

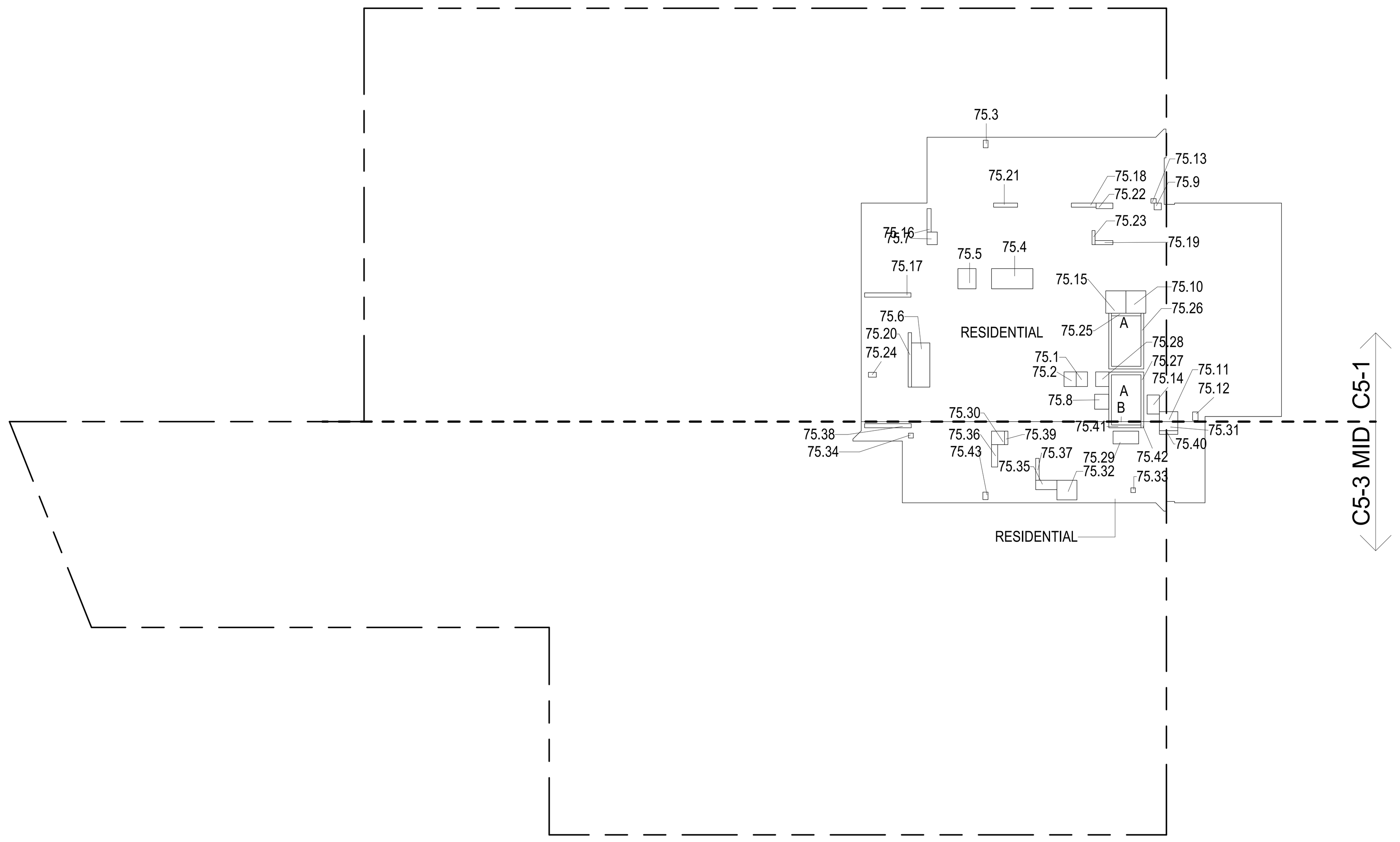
75TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

75TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

75TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

75TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	75.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	75.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	75.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	75.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	75.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	75.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	75.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	75.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	75.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	75.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	75.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	75.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	75.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	75.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	75.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	75.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	75.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	75.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	75.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	75.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	75.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	75.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	75.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	75.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	75.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	75.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	75.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	75.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

75TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	75.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	75.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	75.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	75.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	75.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	75.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	75.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	75.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	75.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	75.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	75.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	75.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	75.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	75.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	75.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



75TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

3/64" = 1'-0"

FILE NAME:
PLOT DATE:

CD PROGRESS ISSUE 1

ZONING AND DEDUCT LEGEND

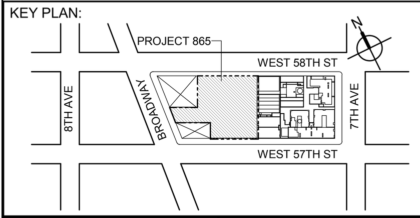
- DEDUCTIONS
- M - MECHANICAL ROOM / RISER
- E - ELECTRICAL SHAFT / RISER
- P - PLUMBING RISER
- BG - BELOW GRADE
- O - OPENING TO BELOW
- L - LOADING BAYS
- ST - 44" RESI STAIR SHAFT (INCLUDING 8" PERIMETER)
- G - GAP FROM ADJACENT BUILDING
- DEVELOPMENT LOT LINE

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

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

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

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS
73RD, 74TH, 75TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-033.00	
DOB PAGE No: 34 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

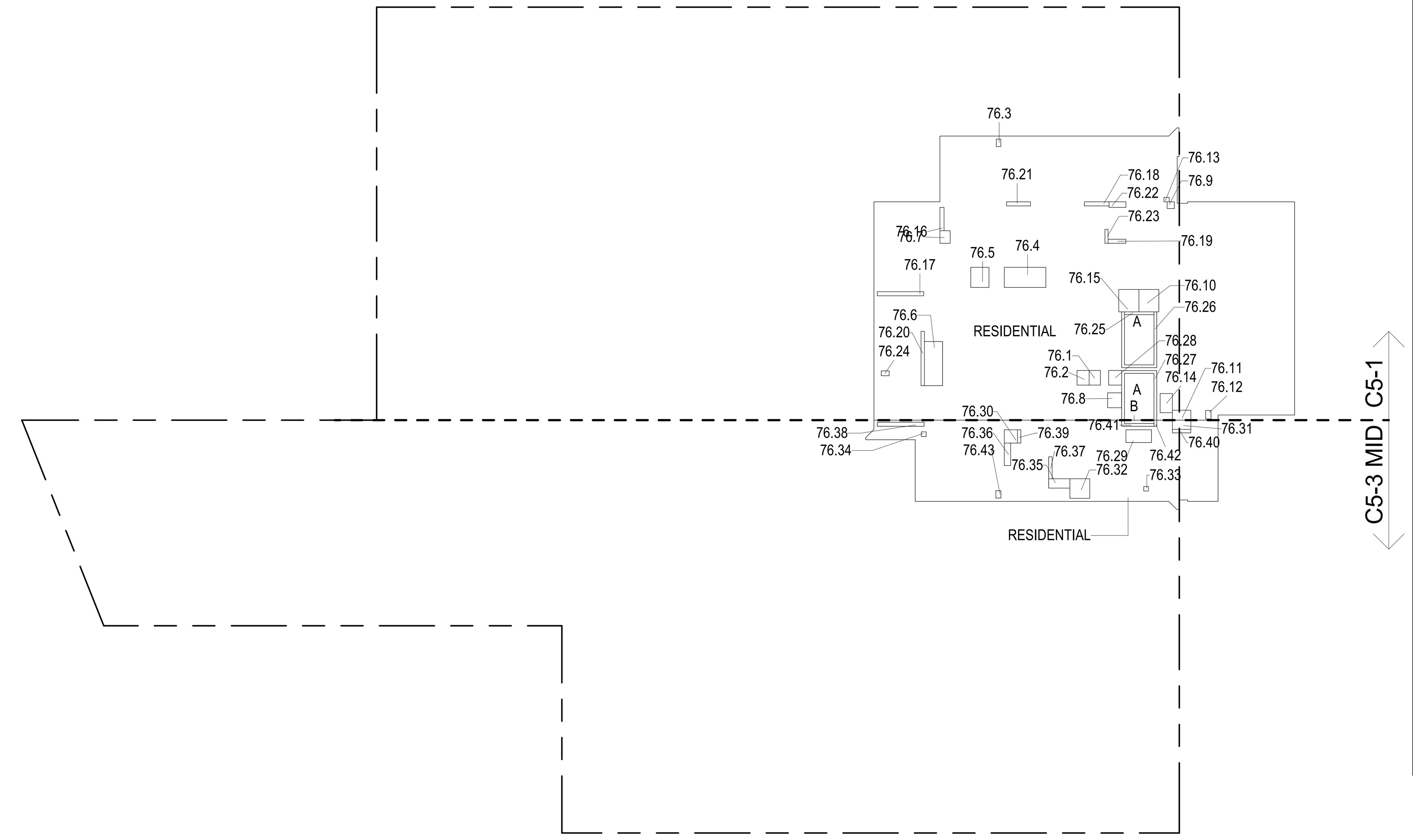
76TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

76TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

76TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

76TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	76.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	76.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	76.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	76.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	76.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	76.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	76.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	76.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	76.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	76.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	76.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	76.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	76.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	76.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	76.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	76.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	76.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	76.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	76.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	76.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	76.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	76.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	76.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	76.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	76.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	76.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	76.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	76.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

76TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	76.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	76.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	76.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	76.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	76.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	76.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	76.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	76.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	76.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	76.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	76.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	76.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	76.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	76.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	76.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



76TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

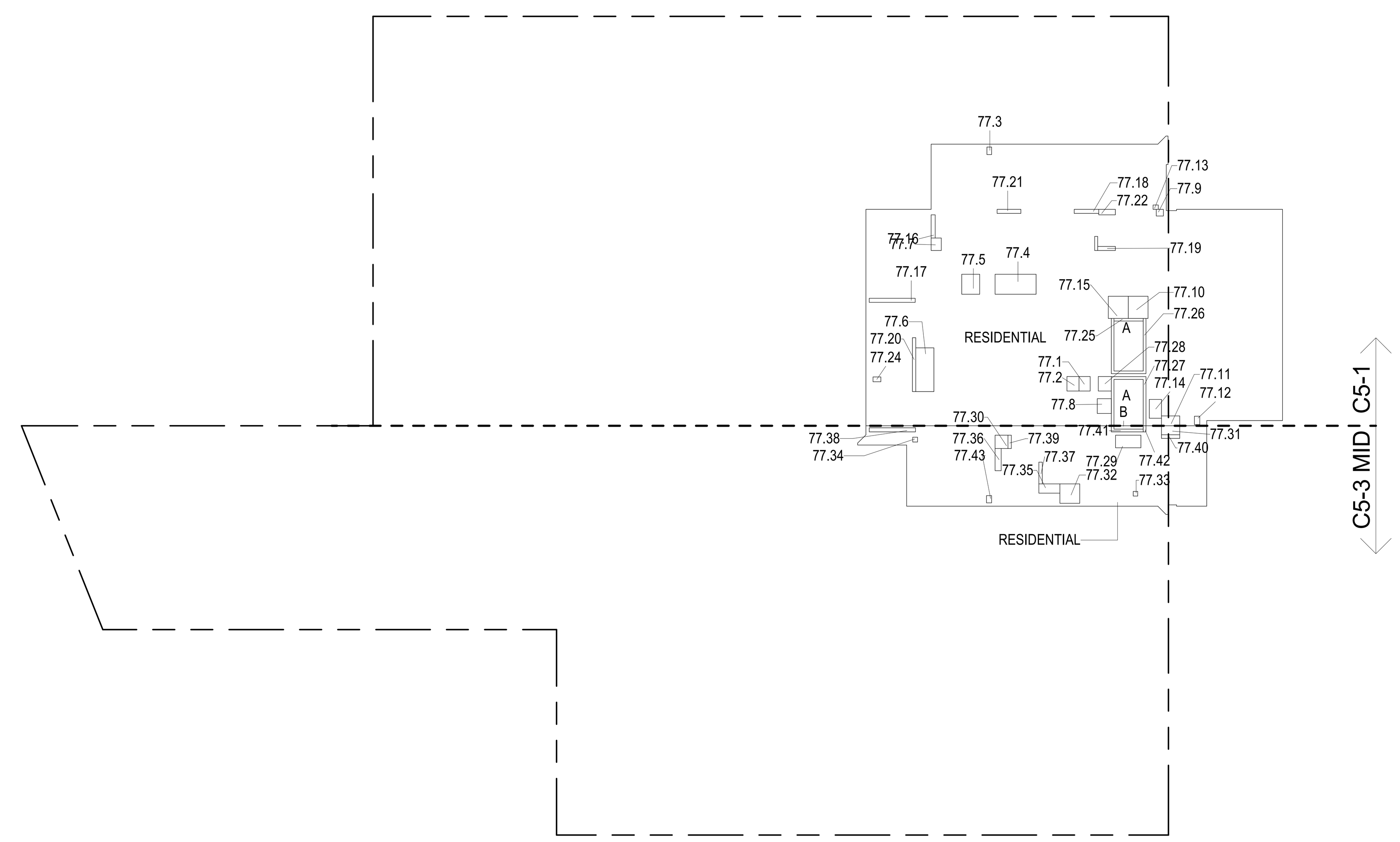
77TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

77TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

77TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

77TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	77.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	77.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	77.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	77.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	77.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	77.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	77.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	77.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	77.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	77.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	77.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	77.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	77.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	77.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	77.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	77.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	77.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	77.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	77.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	77.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	77.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	77.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	77.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	77.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	77.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	77.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	77.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	77.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

77TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	77.29	3' - 1"	6' - 3"	19.23
RESIDENTIAL	M	77.30	3' - 2"	3' - 3"	10.29
RESIDENTIAL	M	77.31	2' - 3"	4' - 6"	9.96
RESIDENTIAL	M	77.32	4' - 9"	4' - 10"	23.11
RESIDENTIAL	M	77.33	1' - 1"	1' - 2"	1.26
RESIDENTIAL	M	77.34	1' - 2"	1' - 2"	1.37
RESIDENTIAL	M	77.35	2' - 3"	5' - 2"	11.79
RESIDENTIAL	P	77.36	1' - 6"	5' - 6"	8.19
RESIDENTIAL	P	77.37	0' - 10"	5' - 4"	4.44
RESIDENTIAL	P	77.38	1' - 0"	11' - 4"	11.37
RESIDENTIAL	P	77.39	0' - 10"	3' - 3"	2.71
RESIDENTIAL	P	77.40	0' - 10"	4' - 6"	3.86
RESIDENTIAL	ST	77.41	0' - 8"	8' - 8"	5.78
RESIDENTIAL	ST	77.42	0' - 8"	1' - 6"	1.00
RESIDENTIAL	M	77.43	1' - 3"	1' - 9"	2.25
SUBTOTAL					116.60



77TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

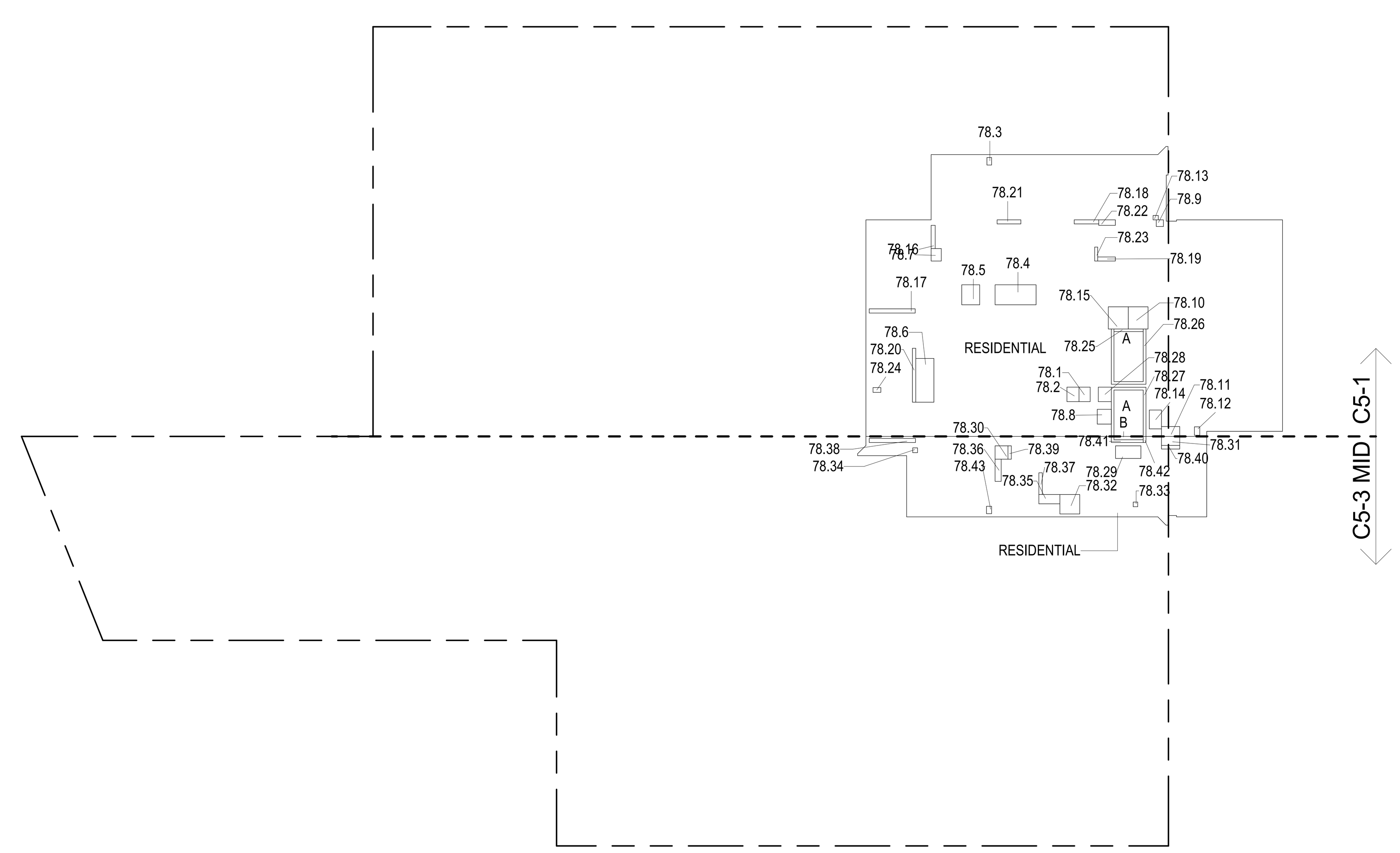
78TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

78TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

78TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

78TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	78.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	78.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	78.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	78.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	78.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	78.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	78.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	78.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	78.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	78.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	78.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	78.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	78.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	78.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	78.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	78.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	78.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	78.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	78.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	78.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	78.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	78.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	78.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	78.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	78.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	78.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	78.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	78.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

78TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	78.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	78.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	78.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	78.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	78.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	78.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	78.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	78.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	78.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	78.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	78.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	78.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	78.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	78.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	78.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



78TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

M - MECHANICAL ROOM / RISER

E - ELECTRICAL SHAFT / RISER

P - PLUMBING RISER

BG - BELOW GRADE

O - OPENING TO BELOW

L - LOADING BAYS

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

G - GAP FROM ADJACENT BUILDING

DEVELOPMENT LOT LINE

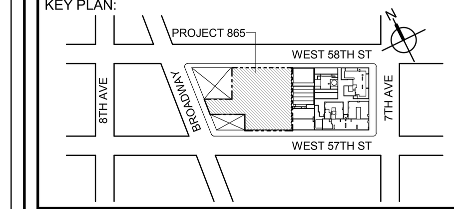
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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

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

DEPT OF BLDGS 121328205 Job Number
ES460585999 Scan Code

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS

76TH, 77TH, 78TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-034.00**
DOB PAGE No:	35 of 500

DOB EMPLOYEE STAMP: Damian Titus Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES766672818 Scan Code

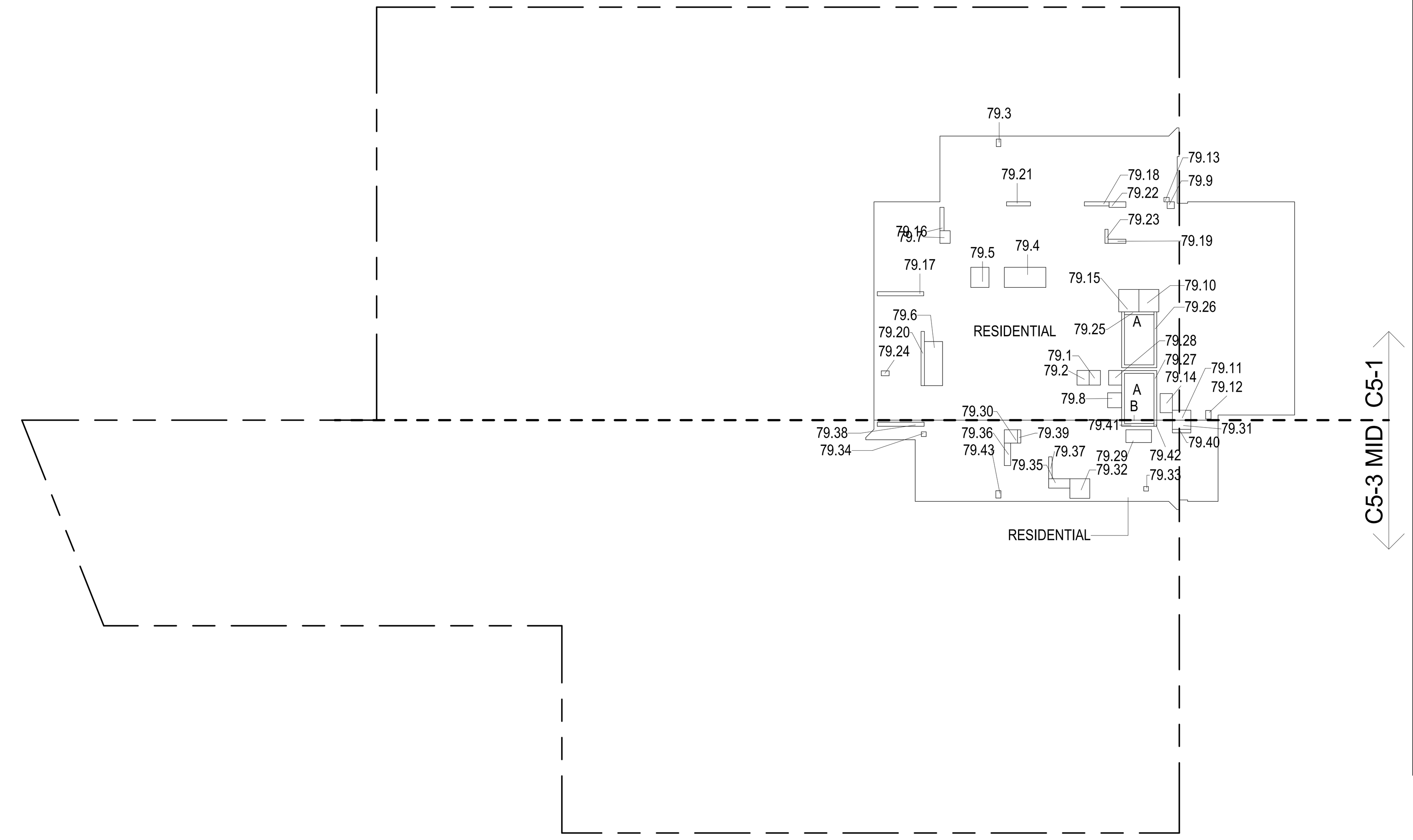
79TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

79TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

79TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

79TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	79.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	79.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	79.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	79.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	79.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	79.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	79.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	79.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	79.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	79.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	79.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	79.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	79.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	79.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	79.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	79.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	79.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	79.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	79.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	79.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	79.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	79.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	79.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	79.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	79.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	79.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	79.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	79.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

79TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	79.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	79.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	79.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	79.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	79.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	79.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	79.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	79.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	79.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	79.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	79.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	79.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	79.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	79.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	79.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



79TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 1
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

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

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

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

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

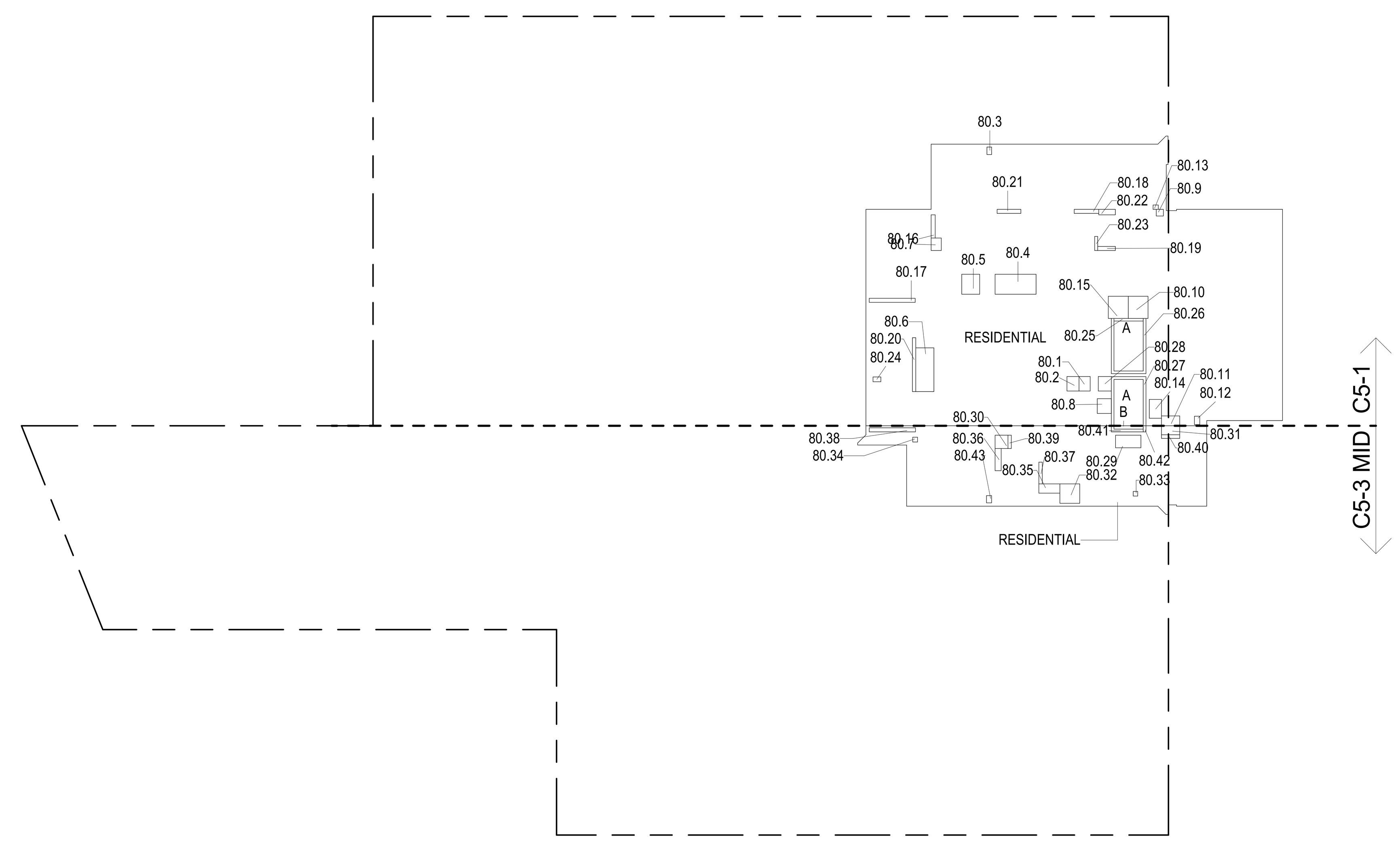
80TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

80TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

80TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

80TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	80.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	80.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	80.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	80.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	80.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	80.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	80.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	80.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	80.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	80.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	80.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	80.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	80.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	80.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	80.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	80.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	80.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	80.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	80.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	80.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	80.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	80.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	80.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	80.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	80.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	80.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	80.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	80.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

80TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	80.29	3' - 1"	6' - 3"	19.23
RESIDENTIAL	M	80.30	3' - 2"	3' - 3"	10.29
RESIDENTIAL	M	80.31	2' - 3"	4' - 6"	9.96
RESIDENTIAL	M	80.32	4' - 9"	4' - 10"	23.11
RESIDENTIAL	M	80.33	1' - 1"	1' - 2"	1.26
RESIDENTIAL	M	80.34	1' - 2"	1' - 2"	1.37
RESIDENTIAL	M	80.35	2' - 3"	5' - 2"	11.79
RESIDENTIAL	P	80.36	1' - 6"	5' - 6"	8.19
RESIDENTIAL	P	80.37	0' - 10"	5' - 4"	4.44
RESIDENTIAL	P	80.38	1' - 0"	11' - 4"	11.37
RESIDENTIAL	P	80.39	0' - 10"	3' - 3"	2.71
RESIDENTIAL	P	80.40	0' - 10"	4' - 6"	3.86
RESIDENTIAL	ST	80.41	0' - 8"	8' - 8"	5.78
RESIDENTIAL	ST	80.42	0' - 8"	1' - 6"	1.00
RESIDENTIAL	M	80.43	1' - 3"	1' - 9"	2.25
SUBTOTAL					116.60



80TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 2
3/64" = 1'-0"

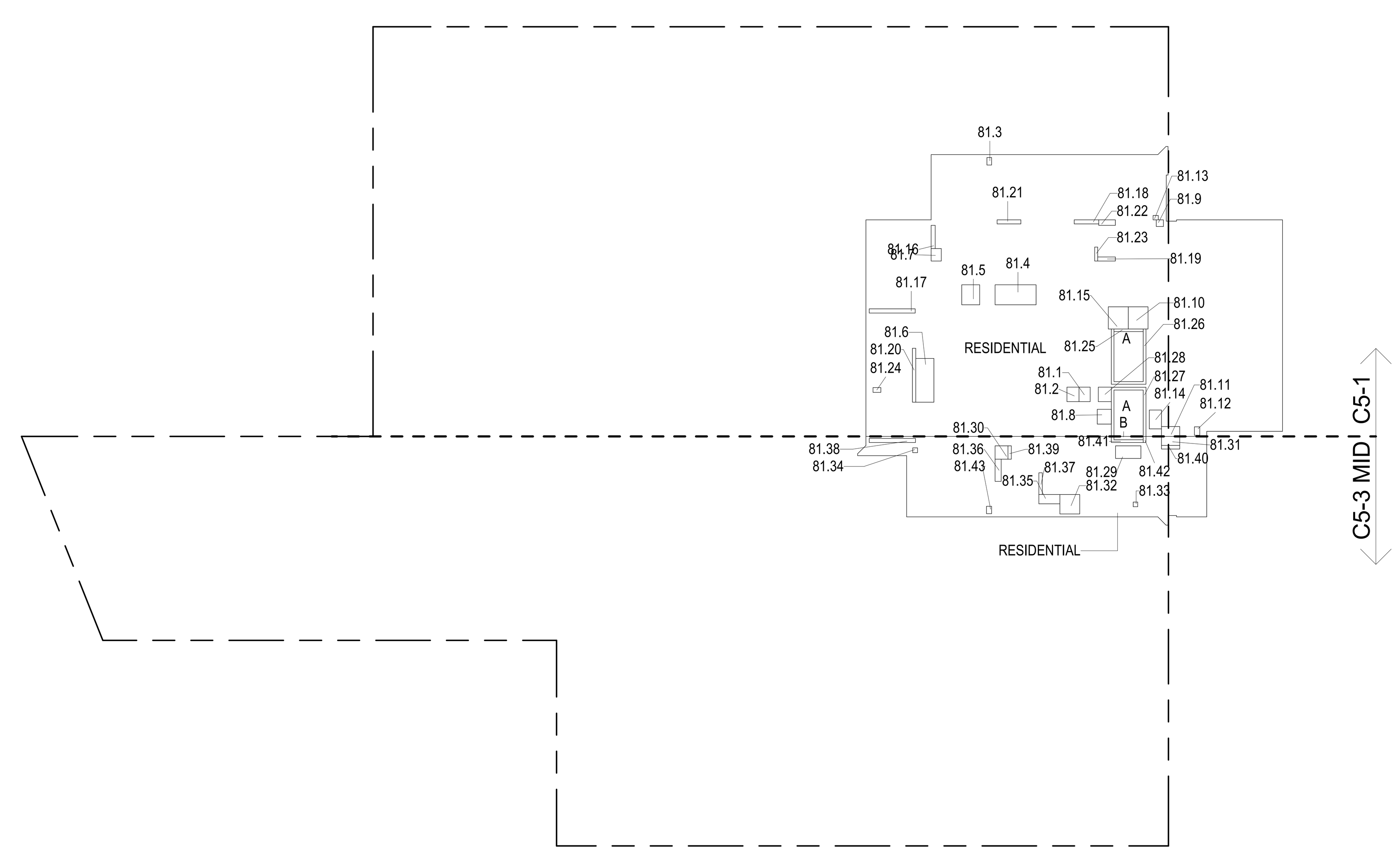
81ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

81ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

81ST FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

81ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	81.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	81.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	81.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	81.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	81.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	81.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	81.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	81.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	81.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	81.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	81.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	81.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	81.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	81.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	81.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	81.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	81.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	81.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	81.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	81.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	81.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	81.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	81.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	81.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	81.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	81.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	81.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	81.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

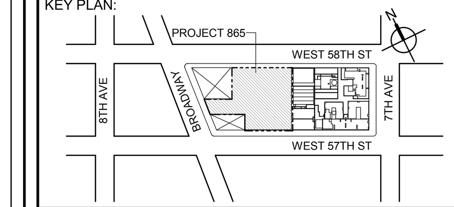
81ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	81.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	81.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	81.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	81.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	81.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	81.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	81.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	81.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	81.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	81.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	81.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	81.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	81.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	81.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	81.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



81ST FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS 3
3/64" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
79TH, 80TH, 81ST FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-035.00	
DOB PAGE No: 36 of 500	

DOB EMPLOYEE STAMP: | DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

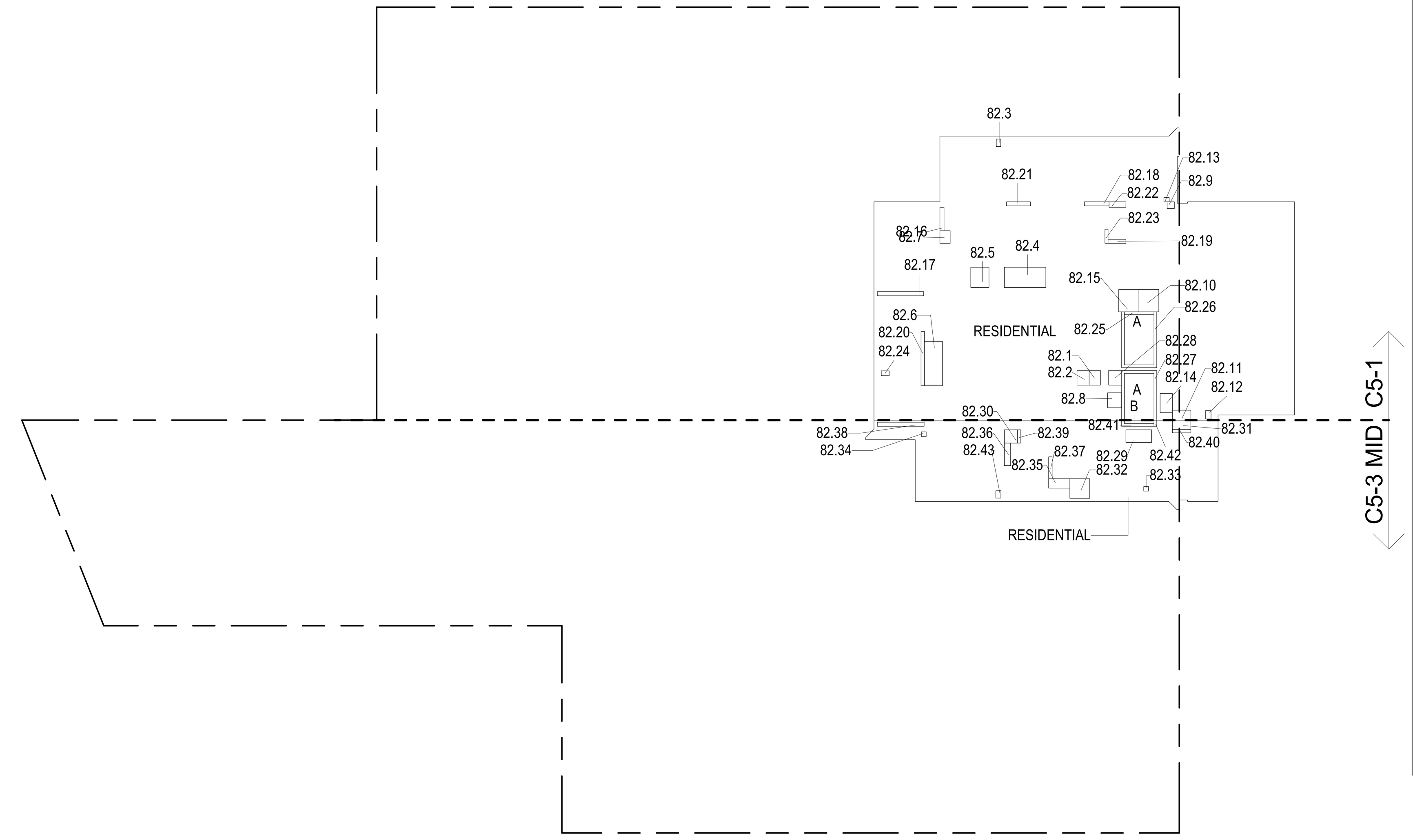
82ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

82ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

82ND FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

82ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	82.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	82.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	82.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	82.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	82.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	82.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	82.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	82.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	82.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	82.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	82.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	82.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	82.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	82.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	82.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	82.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	82.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	82.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	82.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	82.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	82.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	82.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	82.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	82.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	82.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	82.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	82.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	82.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

82ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	82.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	82.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	82.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	82.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	82.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	82.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	82.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	82.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	82.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	82.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	82.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	82.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	82.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	82.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	82.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



82ND FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)

3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

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

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

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

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

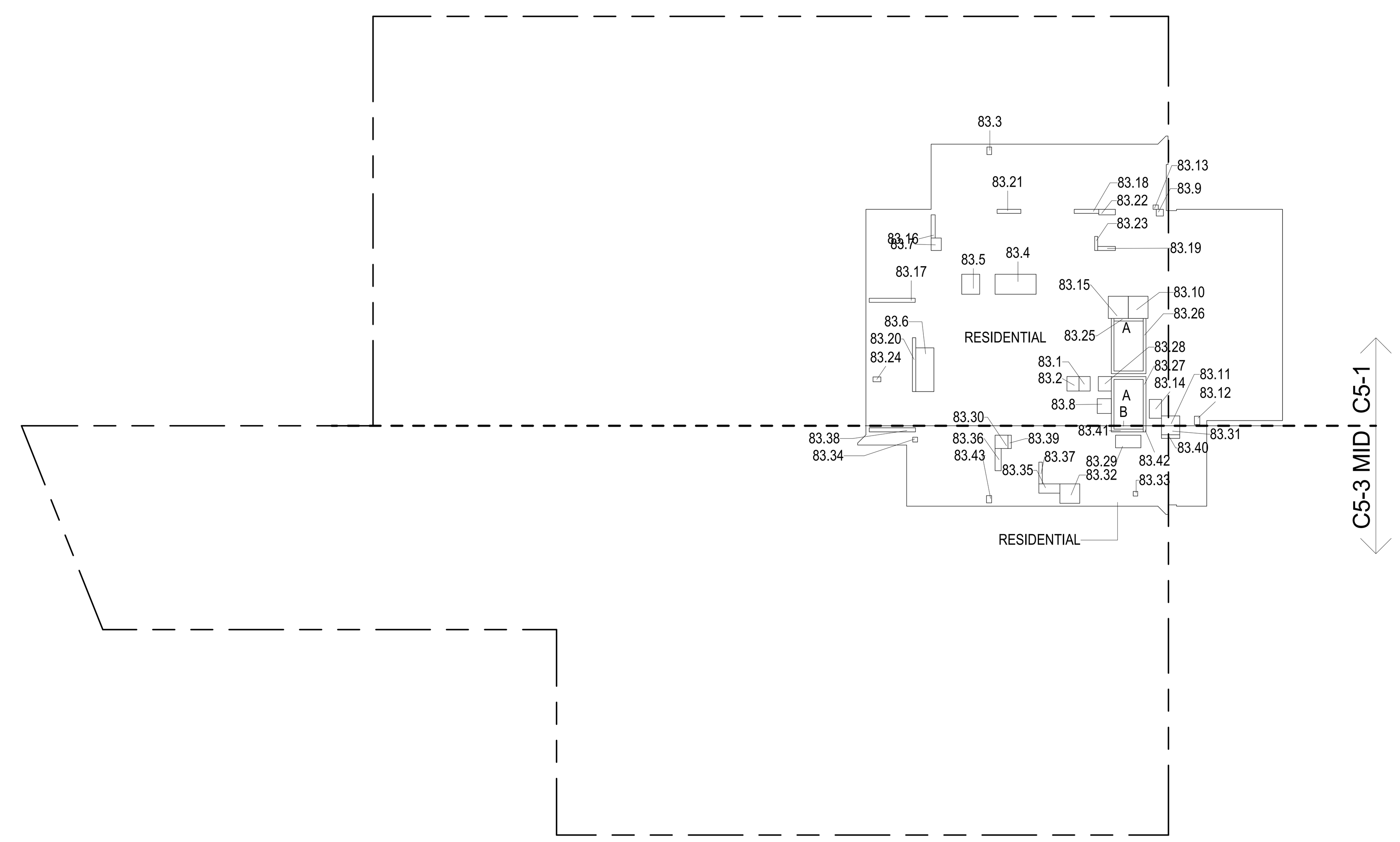
83RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

83RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

83RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

83RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	83.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	83.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	83.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	83.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	83.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	83.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	83.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	83.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	83.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	83.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	83.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	83.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	83.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	83.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	83.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	83.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	83.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	83.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	83.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	83.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	83.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	83.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	83.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	83.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	83.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	83.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	83.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	83.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

83RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	83.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	83.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	83.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	83.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	83.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	83.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	83.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	83.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	83.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	83.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	83.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	83.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	83.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	83.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	83.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



83RD FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)

3/64" = 1'-0"

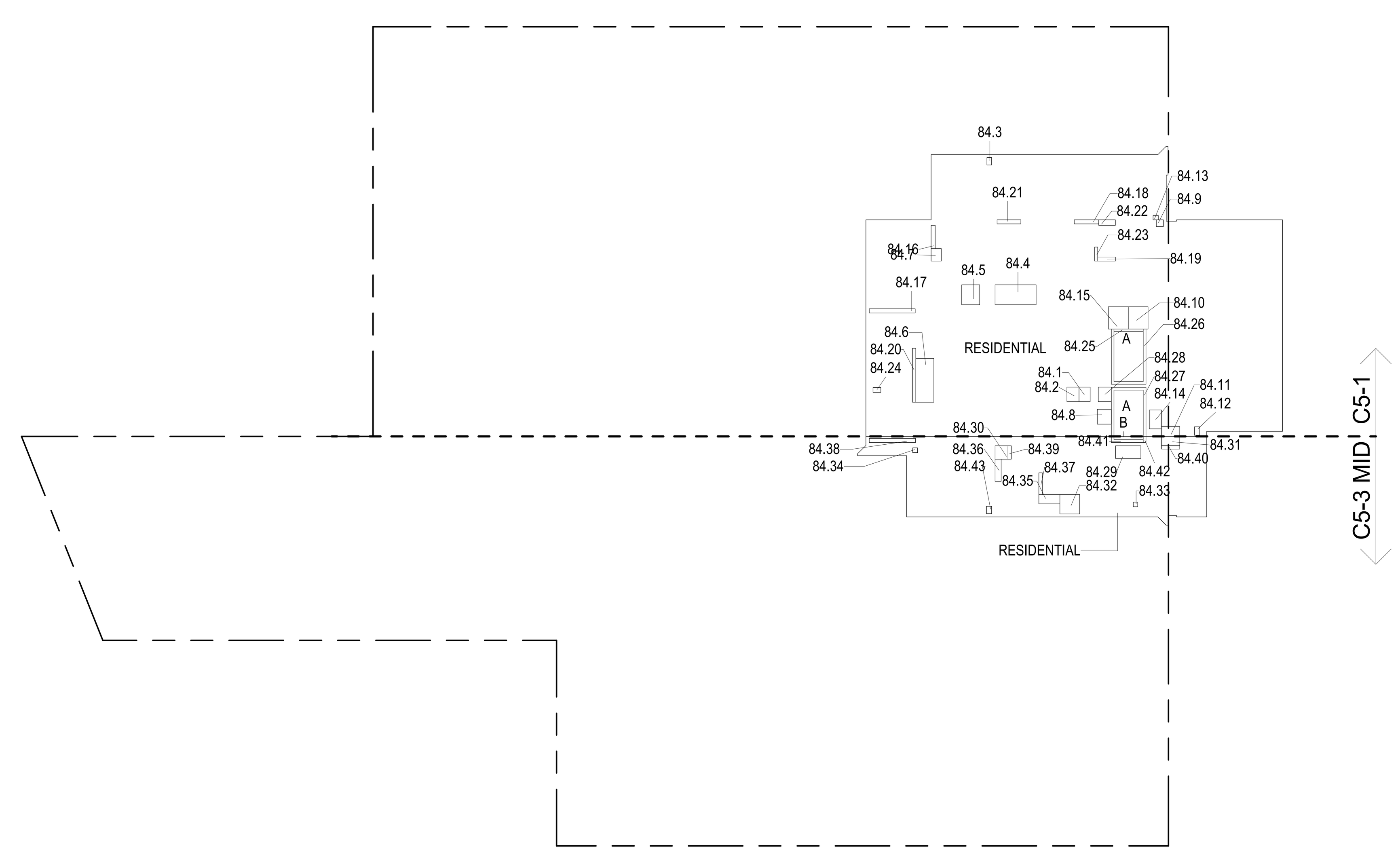
84TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

84TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

84TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

84TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	84.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	84.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	84.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	84.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	84.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	84.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	84.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	84.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	84.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	84.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	84.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	84.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	84.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	84.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	84.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	84.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	84.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	84.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	84.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	84.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	84.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	84.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	84.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	84.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	84.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	84.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	84.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	84.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

84TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	84.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	84.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	84.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	84.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	84.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	84.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	84.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	84.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	84.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	84.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	84.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	84.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	84.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	84.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	84.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



84TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)

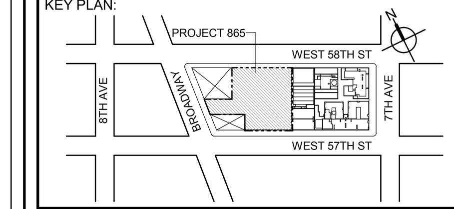
3/64" = 1'-0"

CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121328205 Job Number
ES010613428 Scan Code

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
82ND, 83RD, 84TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-036.00	
DOB PAGE No: 37 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

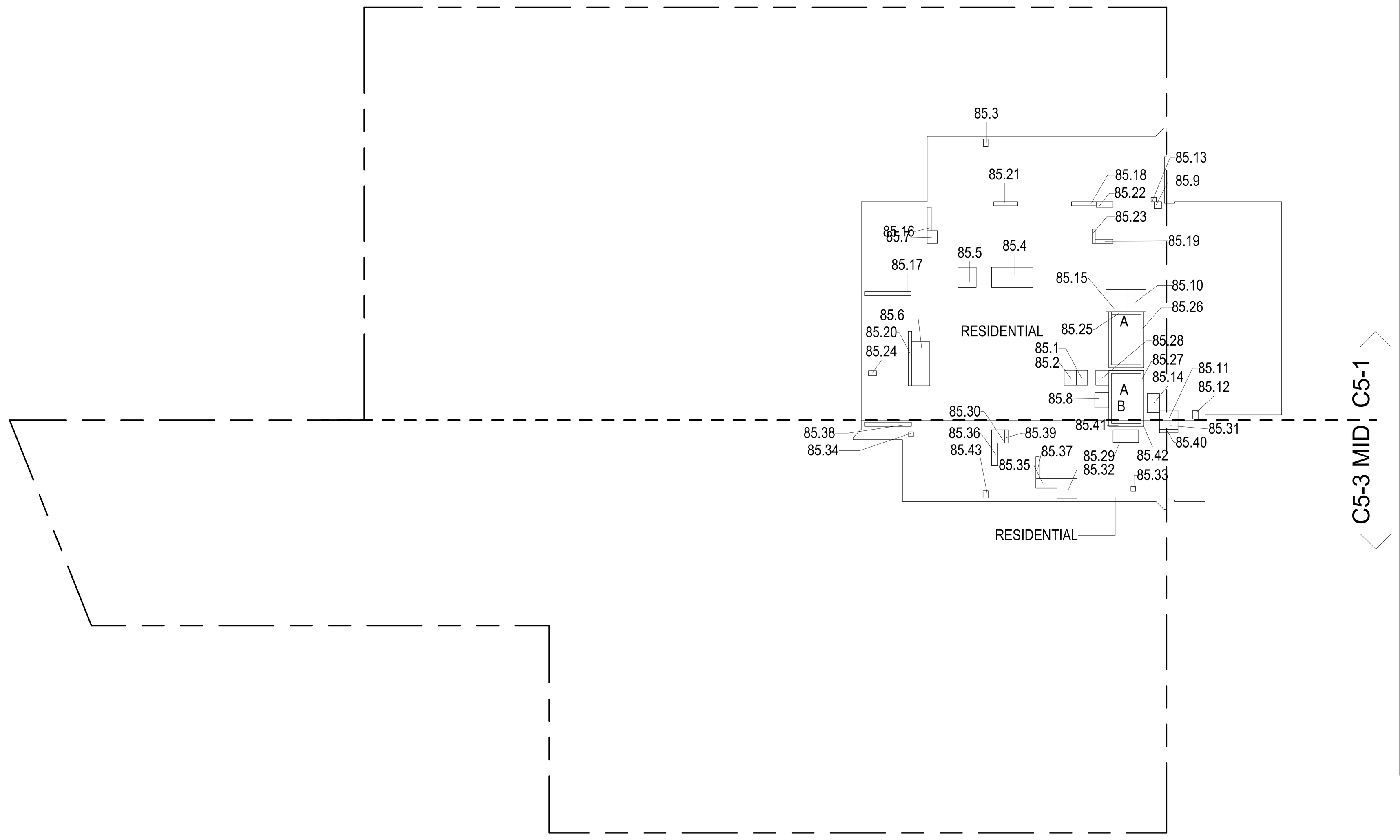
85TH FLOOR CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

85TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

85TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

85TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	85.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	85.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	85.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	85.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	85.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	85.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	85.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	85.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	85.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	85.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	85.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	85.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	85.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	85.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	85.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	85.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	85.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	85.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	85.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	85.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	85.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	85.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	85.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	85.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	85.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	85.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	85.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	85.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

85TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	85.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	85.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	85.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	85.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	85.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	85.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	85.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	85.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	85.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	85.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	85.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	85.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	85.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	85.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	85.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



85TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

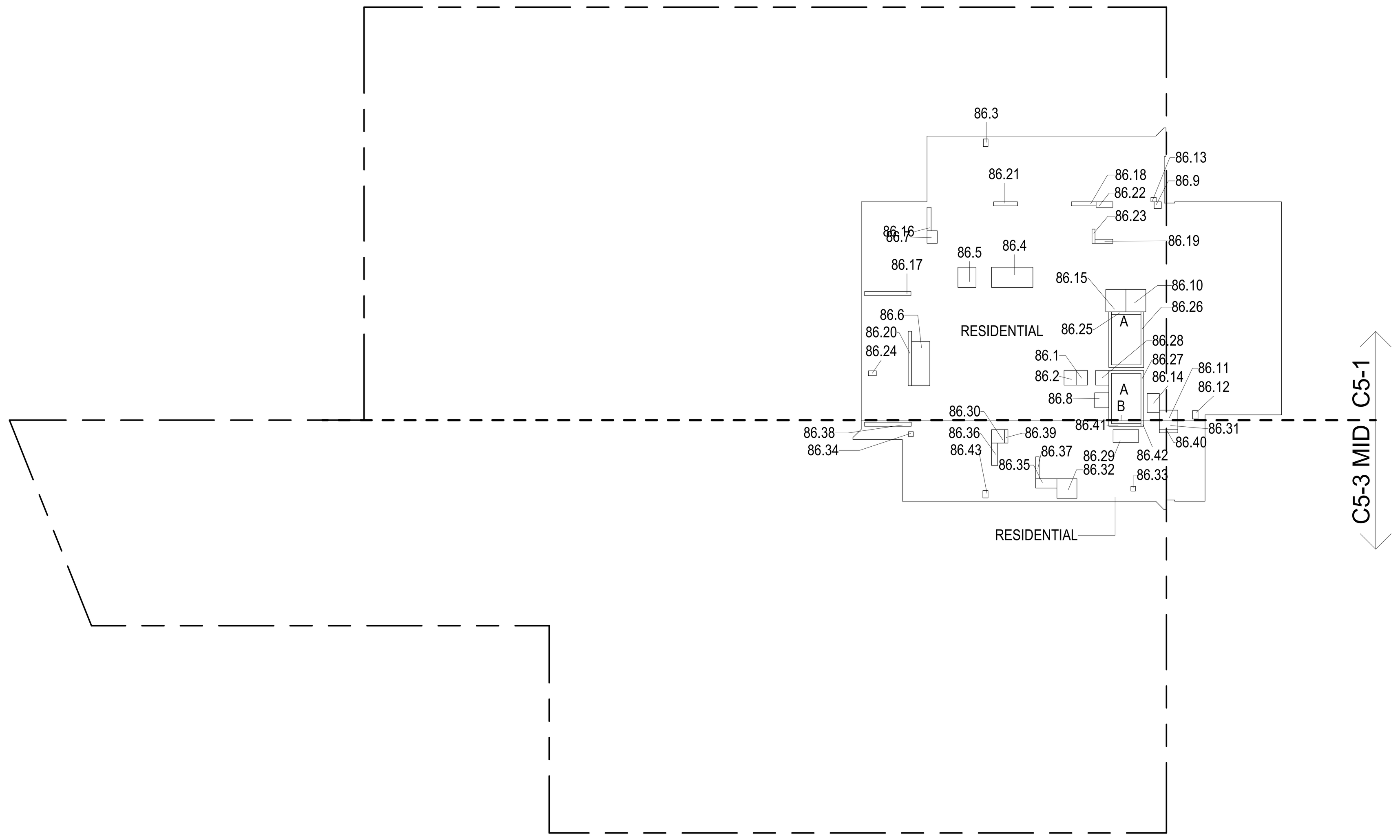
86TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

86TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

86TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

86TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	86.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	86.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	86.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	86.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	86.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	86.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	86.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	86.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	86.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	86.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	86.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	86.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	86.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	86.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	86.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	86.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	86.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	86.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	86.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	86.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	86.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	86.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	86.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	86.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	86.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	86.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	86.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	86.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

86TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	86.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	86.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	86.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	86.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	86.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	86.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	86.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	86.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	86.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	86.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	86.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	86.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	86.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	86.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	86.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



86TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

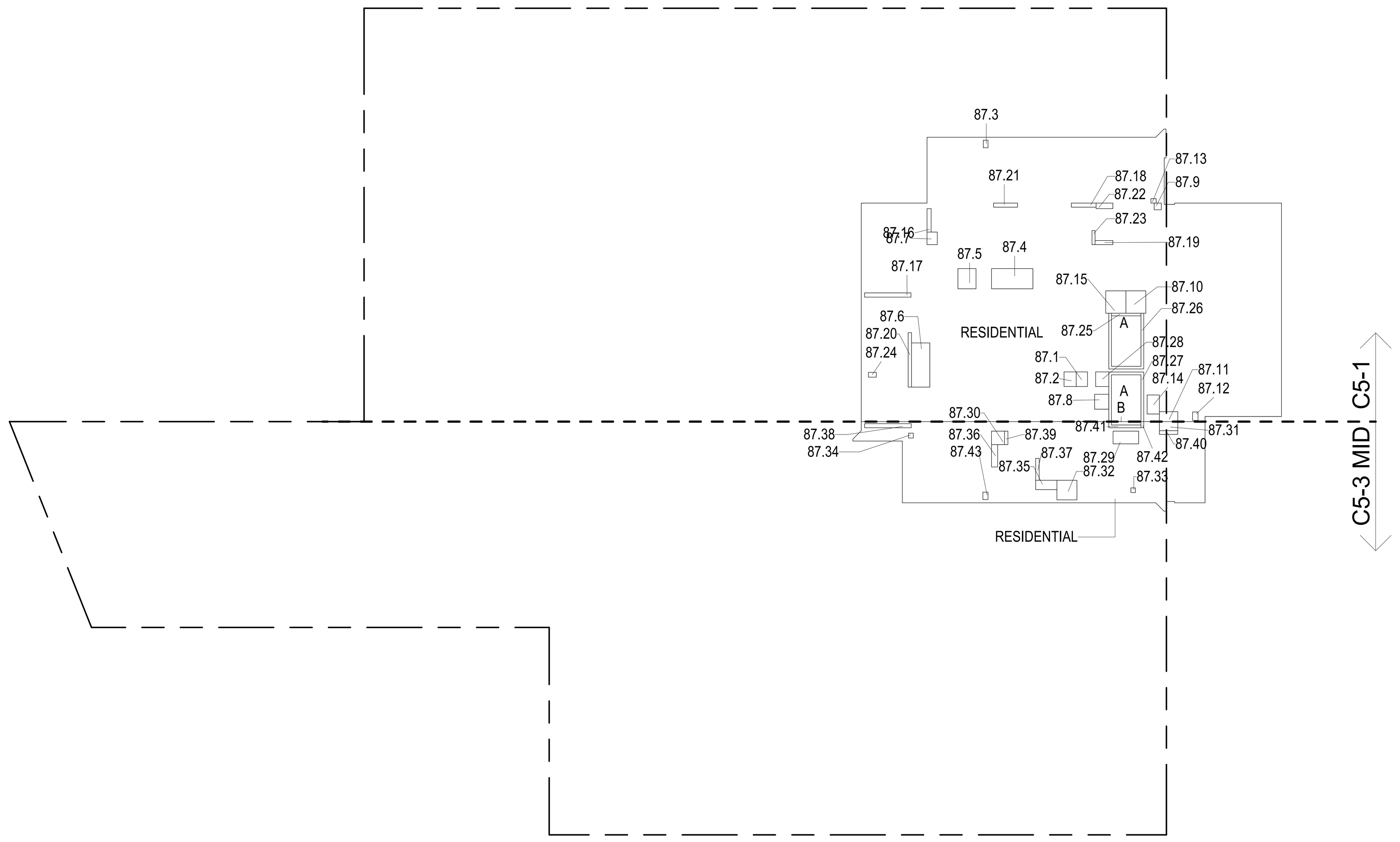
87TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

87TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

87TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

87TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	87.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	87.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	87.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	87.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	87.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	87.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	87.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	87.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	87.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	87.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	87.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	87.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	87.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	87.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	87.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	87.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	87.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	87.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	87.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	87.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	87.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	87.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	87.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	87.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	87.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	87.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	87.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	87.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

87TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	87.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	87.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	87.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	87.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	87.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	87.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	87.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	87.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	87.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	87.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	87.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	87.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	87.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	87.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	87.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



87TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

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

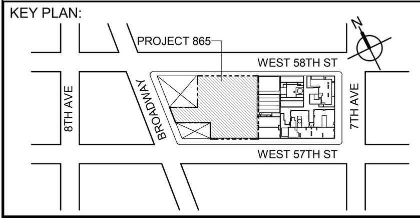
* WHERE APPLICABLE, DOCUMENTED AND CALCULATED AREAS HAVE BEEN ROUNDED TO ITS NEXT SIGNIFICANT DIGIT.

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

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

DEPT OF BLDGS 121328205 Job Number
ES710897788 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
85TH, 86TH, 87TH FLOOR

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: Z-037.00	
DOB PAGE No: 38 of 500	

DOB EMPLOYEE STAMP: Damian Titus NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E -SHEET SIZE
FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number   ES448535966 Scan Code

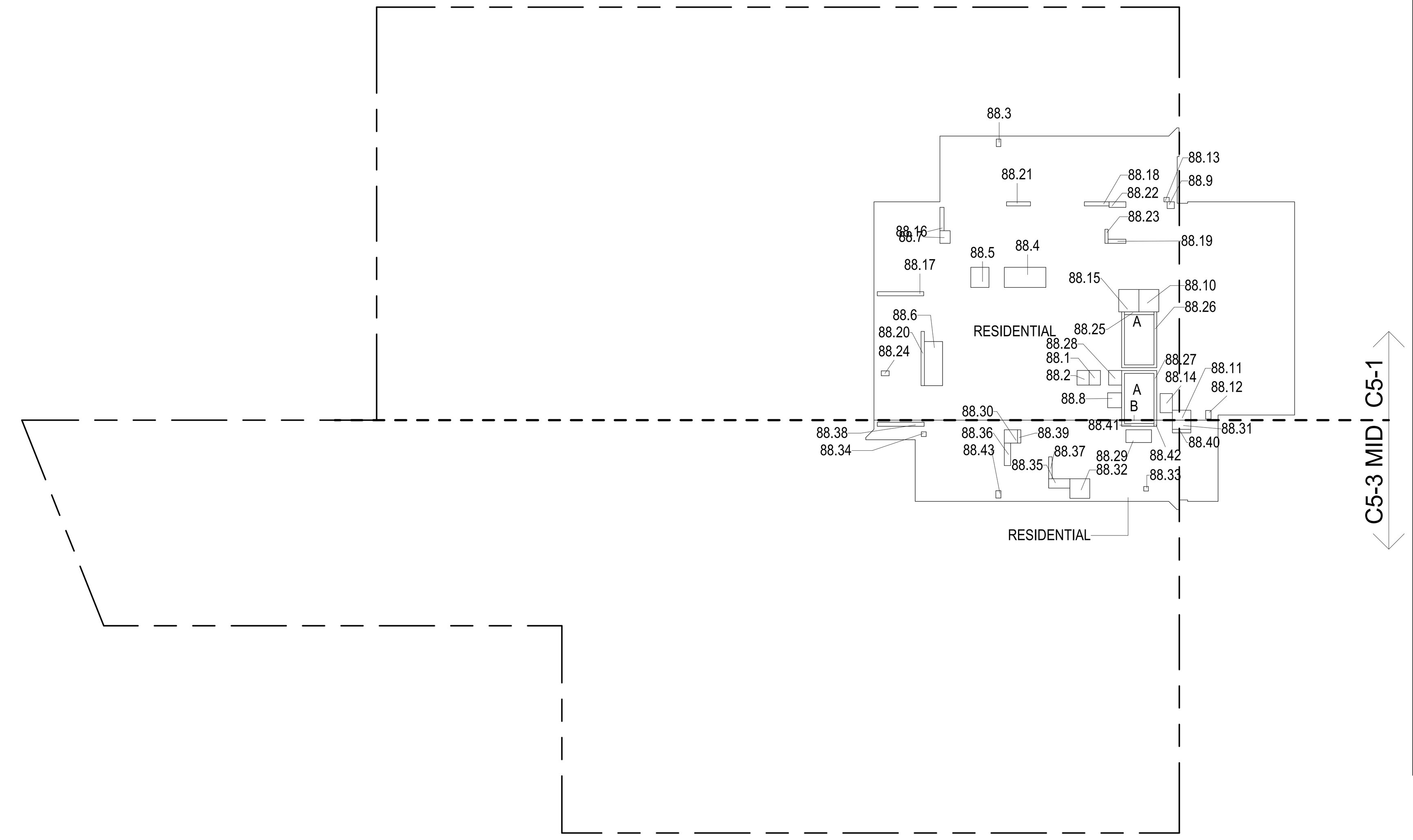
88TH FLOOR CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	359	5,968
TOTAL		6,327	359	5,968

88TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	117	1,389
TOTAL		1,506	117	1,389

88TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	476	7,357
TOTAL	7,833	476	7,357

88TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	88.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	88.2	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	88.3	1' - 1"	1' - 10"	2.1
RESIDENTIAL	M	88.4	4' - 11"	10' - 1"	49.6
RESIDENTIAL	M	88.5	4' - 5"	4' - 11"	21.6
RESIDENTIAL	M	88.6	4' - 5"	10' - 9"	47.7
RESIDENTIAL	M	88.7	2' - 6"	3' - 1"	7.6
RESIDENTIAL	M	88.8	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	88.9	1' - 8"	1' - 9"	2.8
RESIDENTIAL	M	88.10	4' - 10"	5' - 5"	26.3
RESIDENTIAL	M	88.11	2' - 5"	4' - 6"	10.7
RESIDENTIAL	M	88.12	1' - 4"	2' - 1"	2.8
RESIDENTIAL	M	88.13	1' - 1"	1' - 3"	1.4
RESIDENTIAL	M	88.14	3' - 0"	4' - 8"	13.9
RESIDENTIAL	P	88.15	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	88.16	1' - 0"	5' - 8"	5.6
RESIDENTIAL	P	88.17	1' - 0"	11' - 3"	11.3
RESIDENTIAL	P	88.18	1' - 0"	6' - 0"	6.0
RESIDENTIAL	P	88.19	1' - 0"	4' - 4"	4.3
RESIDENTIAL	P	88.20	0' - 10"	13' - 3"	10.7
RESIDENTIAL	P	88.21	1' - 0"	5' - 10"	5.8
RESIDENTIAL	P	88.22	1' - 4"	4' - 1"	5.4
RESIDENTIAL	P	88.23	0' - 9"	3' - 5"	2.6
RESIDENTIAL	P	88.24	1' - 2"	1' - 11"	2.2
RESIDENTIAL	ST	88.25	0' - 8"	7' - 2"	4.6
RESIDENTIAL	ST	88.26	0' - 8"	34' - 3"	22.8
RESIDENTIAL	ST	88.27	0' - 8"	31' - 3"	20.8
RESIDENTIAL	E	88.28	3' - 2"	3' - 7"	11.2
SUBTOTAL					359.2

88TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	88.29	3' - 1"	6' - 3"	19.2
RESIDENTIAL	M	88.30	3' - 2"	3' - 3"	10.3
RESIDENTIAL	M	88.31	2' - 3"	4' - 6"	10.0
RESIDENTIAL	M	88.32	4' - 9"	4' - 10"	23.1
RESIDENTIAL	M	88.33	1' - 1"	1' - 2"	1.3
RESIDENTIAL	M	88.34	1' - 2"	1' - 2"	1.4
RESIDENTIAL	M	88.35	2' - 3"	5' - 2"	11.8
RESIDENTIAL	P	88.36	1' - 6"	5' - 6"	8.2
RESIDENTIAL	P	88.37	0' - 10"	5' - 4"	4.4
RESIDENTIAL	P	88.38	1' - 0"	11' - 4"	11.4
RESIDENTIAL	P	88.39	0' - 10"	3' - 3"	2.7
RESIDENTIAL	P	88.40	0' - 10"	4' - 6"	3.9
RESIDENTIAL	ST	88.41	0' - 8"	8' - 8"	5.8
RESIDENTIAL	ST	88.42	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	88.43	1' - 3"	1' - 9"	2.2
SUBTOTAL					116.6



88TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

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

DEVELOPMENT LOT LINE

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

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

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

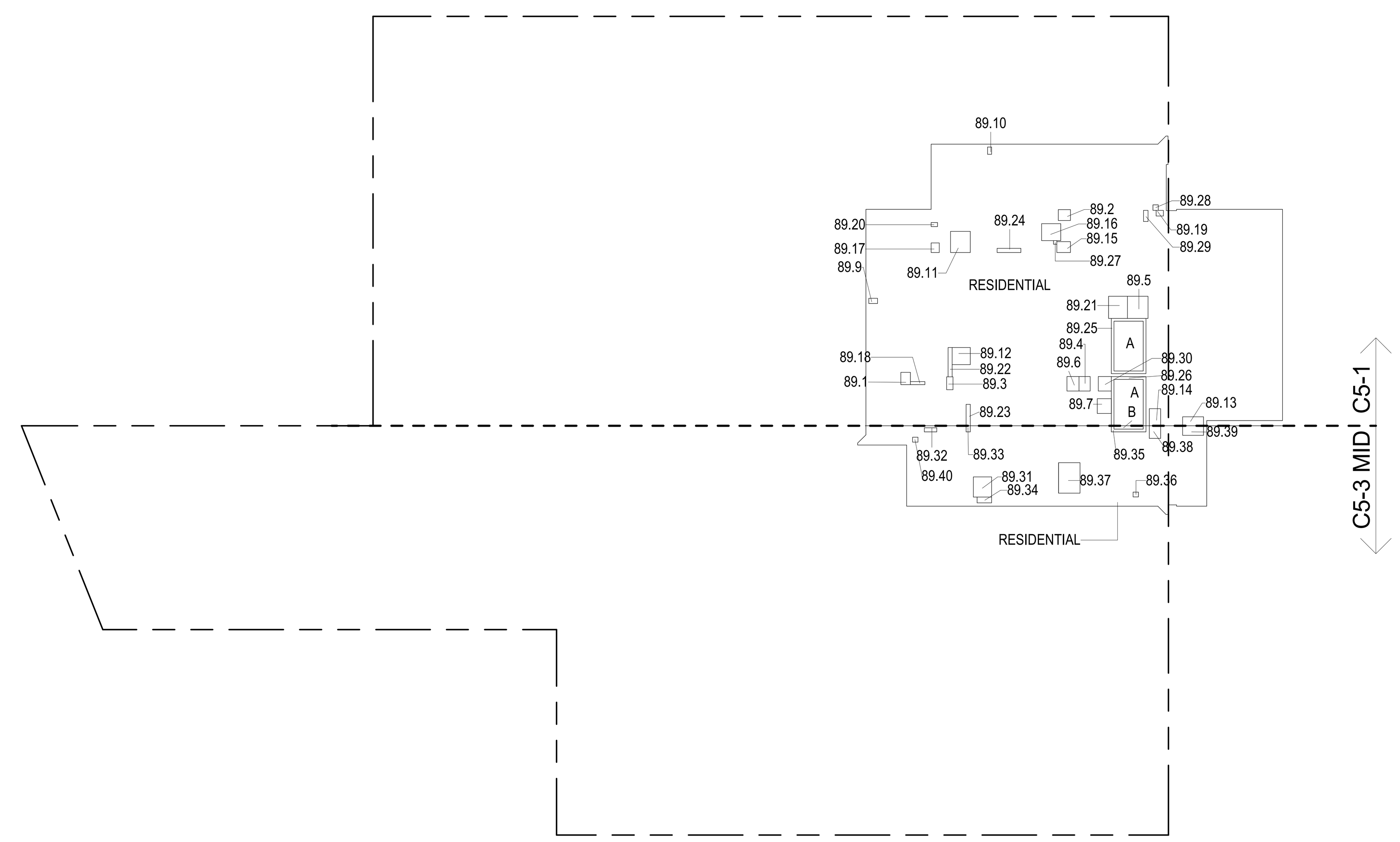
89TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,327	300	6,027
TOTAL		6,327	300	6,027

89TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	101	1,405
TOTAL		1,506	101	1,405

89TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,833	401	7,432
TOTAL	7,833	401	7,432

89TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	89.1	2' - 5"	3' - 0"	7.2
RESIDENTIAL	M	89.2	2' - 8"	3' - 0"	8.0
RESIDENTIAL	M	89.3	1' - 7"	3' - 2"	5.0
RESIDENTIAL	E	89.4	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	89.5	5' - 1"	5' - 5"	27.5
RESIDENTIAL	M	89.6	2' - 11"	3' - 7"	10.4
RESIDENTIAL	M	89.7	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	89.9	1' - 3"	2' - 2"	2.7
RESIDENTIAL	M	89.10	1' - 0"	1' - 9"	1.8
RESIDENTIAL	M	89.11	4' - 10"	5' - 2"	25.0
RESIDENTIAL	M	89.12	4' - 2"	4' - 5"	18.5
RESIDENTIAL	M	89.13	2' - 2"	5' - 1"	11.2
RESIDENTIAL	M	89.14	2' - 9"	4' - 2"	11.5
RESIDENTIAL	M	89.15	2' - 8"	3' - 4"	8.9
RESIDENTIAL	M	89.16	4' - 2"	4' - 9"	19.7
RESIDENTIAL	M	89.17	2' - 0"	2' - 4"	4.7
RESIDENTIAL	P	89.18	0' - 9"	3' - 6"	2.6
RESIDENTIAL	M	89.19	1' - 5"	1' - 9"	2.5
RESIDENTIAL	M	89.20	1' - 0"	1' - 7"	1.6
RESIDENTIAL	P	89.21	4' - 7"	5' - 5"	25.1
RESIDENTIAL	P	89.22	1' - 0"	7' - 2"	7.2
RESIDENTIAL	P	89.23	1' - 0"	5' - 3"	5.3
RESIDENTIAL	P	89.24	1' - 0"	5' - 10"	6.0
RESIDENTIAL	ST	89.25	1' - 4"	20' - 9"	27.6
RESIDENTIAL	ST	89.26	0' - 8"	31' - 3"	20.8
RESIDENTIAL	P	89.27	0' - 10"	0' - 11"	0.8
RESIDENTIAL	M	89.28	1' - 4"	1' - 4"	1.8
RESIDENTIAL	M	89.29	1' - 1"	2' - 9"	3.0
RESIDENTIAL	E	89.30	3' - 2"	3' - 7"	11.2
SUBTOTAL					299.7

89TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	89.31	4' - 6"	4' - 11"	22.2
RESIDENTIAL	P	89.32	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	89.33	1' - 0"	1' - 6"	1.5
RESIDENTIAL	M	89.34	1' - 5"	3' - 7"	5.1
RESIDENTIAL	ST	89.35	0' - 8"	10' - 2"	6.8
RESIDENTIAL	M	89.36	1' - 2"	1' - 4"	1.6
RESIDENTIAL	M	89.37	5' - 3"	7' - 6"	39.1
RESIDENTIAL	M	89.38	2' - 9"	3' - 1"	8.5
RESIDENTIAL	M	89.39	2' - 4"	5' - 1"	12.0
RESIDENTIAL	M	89.40	1' - 2"	1' - 4"	1.6
SUBTOTAL					101.4



89TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

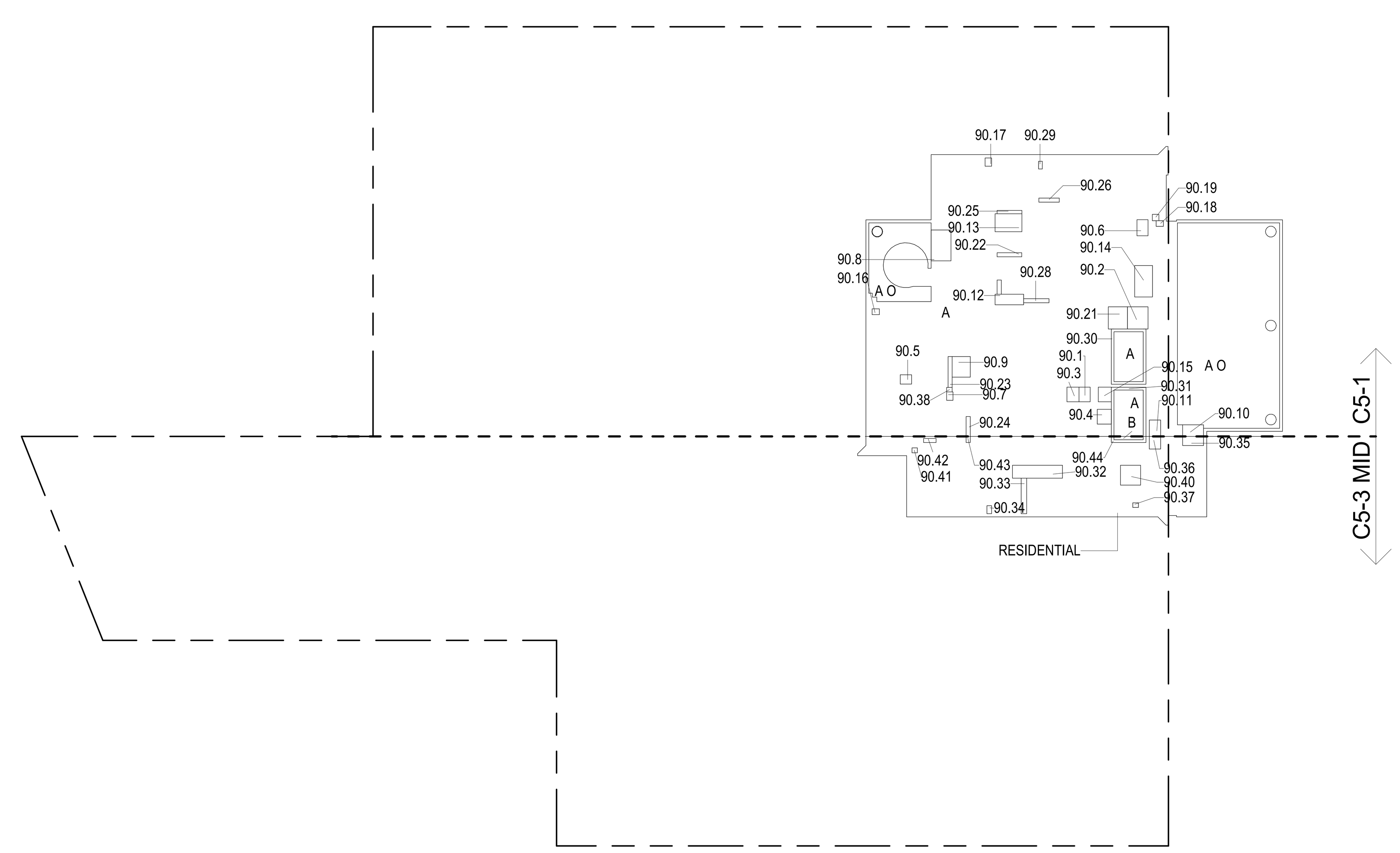
90TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	6,323	1,804	4,519
TOTAL		6,323	1,804	4,519

90TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,506	111	1,395
TOTAL		1,506	111	1,395

90TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	7,829	1,915	5,914
TOTAL	7,829	1,915	5,914

90TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	90.1	2' - 9"	3' - 7"	9.9
RESIDENTIAL	M	90.2	5' - 1"	5' - 5"	27.5
RESIDENTIAL	M	90.3	2' - 11"	3' - 7"	10.5
RESIDENTIAL	M	90.4	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	90.5	2' - 3"	2' - 9"	6.3
RESIDENTIAL	M	90.6	2' - 8"	4' - 0"	10.6
RESIDENTIAL	M	90.7	1' - 7"	2' - 1"	3.3
RESIDENTIAL	M	90.8	4' - 11"	7' - 7"	37.1
RESIDENTIAL	M	90.9	4' - 5"	5' - 1"	22.4
RESIDENTIAL	M	90.10	2' - 10"	5' - 1"	14.4
RESIDENTIAL	M	90.11	2' - 9"	4' - 0"	11.0
RESIDENTIAL	M	90.12	2' - 7"	7' - 0"	18.3
RESIDENTIAL	M	90.13	4' - 5"	6' - 7"	29.0
RESIDENTIAL	M	90.14	4' - 4"	7' - 9"	33.6
RESIDENTIAL	E	90.15	3' - 2"	3' - 7"	11.3
RESIDENTIAL	M	90.16	1' - 5"	1' - 9"	2.5
RESIDENTIAL	M	90.17	1' - 7"	2' - 0"	3.3
RESIDENTIAL	M	90.18	1' - 5"	1' - 9"	2.5
RESIDENTIAL	M	90.19	1' - 7"	1' - 7"	2.5
RESIDENTIAL	O	90.20	24' - 3"	51' - 3"	1,240.3
RESIDENTIAL	P	90.21	4' - 8"	5' - 5"	25.4
RESIDENTIAL	P	90.22	1' - 0"	6' - 1"	6.2
RESIDENTIAL	P	90.23	1' - 0"	7' - 7"	7.6
RESIDENTIAL	P	90.24	1' - 0"	4' - 10"	5.0
RESIDENTIAL	P	90.25	0' - 10"	6' - 1"	5.0
RESIDENTIAL	P	90.26	1' - 0"	5' - 0"	5.0
RESIDENTIAL	O	90.27	4' - 1"	45' - 2"	183.1
RESIDENTIAL	P	90.28	1' - 0"	6' - 3"	6.2
RESIDENTIAL	P	90.29	0' - 11"	1' - 11"	1.7
RESIDENTIAL	ST	90.30	1' - 4"	20' - 9"	27.6
RESIDENTIAL	ST	90.31	0' - 8"	31' - 3"	20.8
RESIDENTIAL	P	90.38	1' - 1"	1' - 4"	1.5
SUBTOTAL					1,803.8

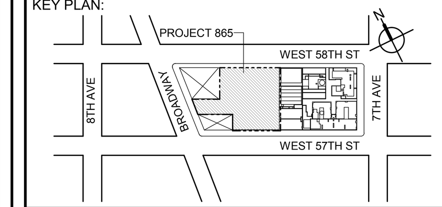
90TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	90.32	3' - 2"	12' - 3"	38.6
RESIDENTIAL	P	90.33	1' - 4"	8' - 8"	11.6
RESIDENTIAL	M	90.34	1' - 2"	1' - 11"	2.2
RESIDENTIAL	M	90.35	2' - 3"	5' - 1"	11.5
RESIDENTIAL	M	90.36	2' - 9"	3' - 1"	8.5
RESIDENTIAL	M	90.37	1' - 2"	1' - 5"	1.6
RESIDENTIAL	M	90.40	4' - 10"	4' - 11"	24.1
RESIDENTIAL	M	90.41	1' - 2"	1' - 4"	1.6
RESIDENTIAL	P	90.42	1' - 0"	3' - 1"	3.1
RESIDENTIAL	P	90.43	1' - 0"	1' - 6"	1.5
RESIDENTIAL	ST	90.44	0' - 8"	10' - 2"	6.8
SUBTOTAL					111.0



90TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

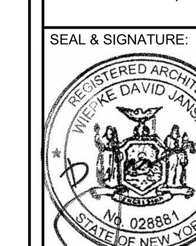
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ZONING FLOOR AREA PLAN AND DEDUCTIONS

88TH, 89TH, 90TH FLOOR

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3/64" = 1'-0"	
DWG No: **Z-038.00**	
DOB PAGE No: 39 of 500	

DOB EMPLOYEE STAMP:

DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

FILE NAME:
PLOT DATE:

DEPT OF BUILDINGS 421206305 Job Number
E326036435 Scan Code

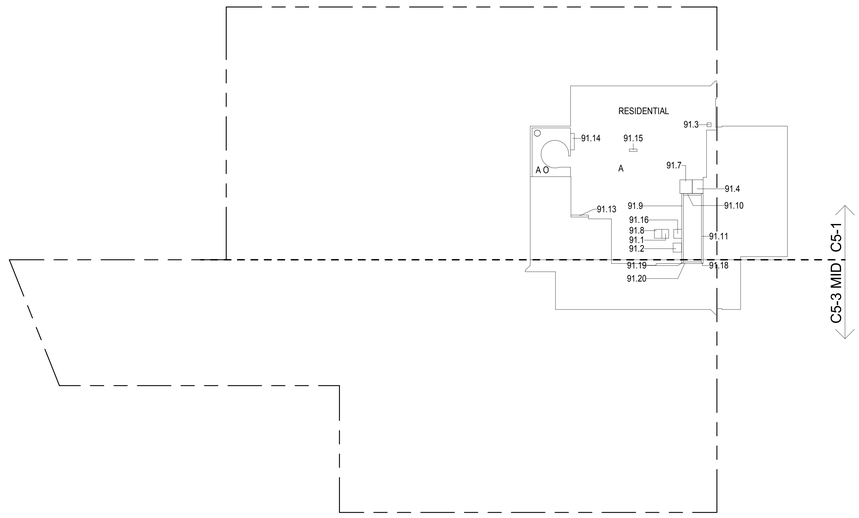
91ST FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	A	6,327	2,862	3,465
TOTAL		6,327	2,862	3,465

91ST FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	B	1,506	1,454	52
TOTAL		1,506	1,454	52

91ST FLOOR AREA CALCULATIONS				
ZONE C5-1 AND C5-3 MID				
USE	*GFA	*DEDUCTIONS	* ZFA (SF)	
RESIDENTIAL	7,833	4,316	3,517	
TOTAL	7,833	4,316	3,517	

91ST FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	91.1	2' - 9"	3' - 7"	9.7
RESIDENTIAL	M	91.2	3' - 5"	3' - 8"	12.5
RESIDENTIAL	M	91.3	1' - 7"	1' - 7"	2.5
RESIDENTIAL	M	91.4	4' - 4"	5' - 5"	23.6
RESIDENTIAL	M	91.5	30' - 11"	55' - 8"	1,720.1
RESIDENTIAL	M	91.6	16' - 4"	48' - 11"	800.3
RESIDENTIAL	P	91.7	4' - 11"	5' - 5"	26.6
RESIDENTIAL	P	91.8	2' - 11"	3' - 7"	10.4
RESIDENTIAL	ST	91.9	0' - 8"	26' - 4"	17.5
RESIDENTIAL	ST	91.10	0' - 8"	7' - 2"	4.8
RESIDENTIAL	ST	91.11	0' - 8"	26' - 4"	17.5
RESIDENTIAL	O	91.12	4' - 2"	45' - 1"	187.4
RESIDENTIAL	P	91.13	0' - 9"	7' - 0"	5.3
RESIDENTIAL	M	91.14	1' - 6"	6' - 6"	9.8
RESIDENTIAL	M	91.15	1' - 0"	3' - 1"	3.1
RESIDENTIAL	E	91.16	3' - 2"	3' - 7"	11.2
SUBTOTAL					2,862.3

91ST FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	91.17	15' - 6"	93' - 2"	1,447.6
RESIDENTIAL	ST	91.18	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	91.19	0' - 8"	1' - 6"	1.0
RESIDENTIAL	ST	91.20	0' - 7"	7' - 2"	4.5
SUBTOTAL					1,454.1



91ST FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

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

DEVELOPMENT LOT LINE

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

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

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

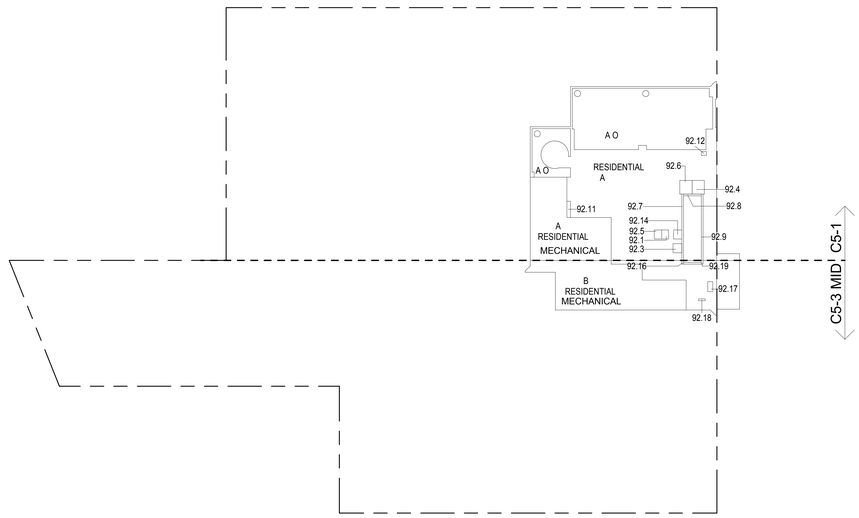
92ND FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	A	4,884	2,426	2,458
TOTAL		4,884	2,426	2,458

92ND FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	B	1,496	938	557
TOTAL		1,496	938	557

92ND FLOOR AREA CALCULATIONS				
ZONE C5-1 AND C5-3 MID				
USE	*GFA	*DEDUCTIONS	* ZFA (SF)	
RESIDENTIAL	6,380	3,365	3,015	
TOTAL	6,380	3,365	3,015	

92ND FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	E	92.1	2' - 9"	3' - 7"	9.9
RESIDENTIAL	M	92.2	15' - 10"	49' - 4"	780.6
RESIDENTIAL	M	92.3	3' - 6"	3' - 8"	12.8
RESIDENTIAL	M	92.4	4' - 10"	5' - 5"	26.3
RESIDENTIAL	P	92.5	2' - 11"	3' - 7"	10.5
RESIDENTIAL	P	92.6	4' - 11"	5' - 5"	26.6
RESIDENTIAL	ST	92.7	0' - 8"	26' - 4"	17.5
RESIDENTIAL	ST	92.8	0' - 8"	7' - 1"	4.7
RESIDENTIAL	ST	92.9	0' - 8"	26' - 4"	17.5
RESIDENTIAL	O	92.10	21' - 10"	60' - 0"	1,310.9
RESIDENTIAL	P	92.11	1' - 5"	6' - 6"	9.2
RESIDENTIAL	M	92.12	1' - 7"	2' - 0"	3.2
RESIDENTIAL	O	92.13	4' - 1"	45' - 2"	185.0
RESIDENTIAL	E	92.14	3' - 3"	3' - 7"	11.6
SUBTOTAL					2,426.4

92ND FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	92.15	0' - 8"	7' - 1"	4.7
RESIDENTIAL	ST	92.16	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	92.17	2' - 0"	4' - 0"	8.0
RESIDENTIAL	P	92.18	0' - 9"	2' - 7"	2.0
RESIDENTIAL	ST	92.19	0' - 8"	1' - 6"	1.0
RESIDENTIAL	M	92.20	13' - 2"	69' - 11"	921.4
SUBTOTAL					938.1



92ND FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

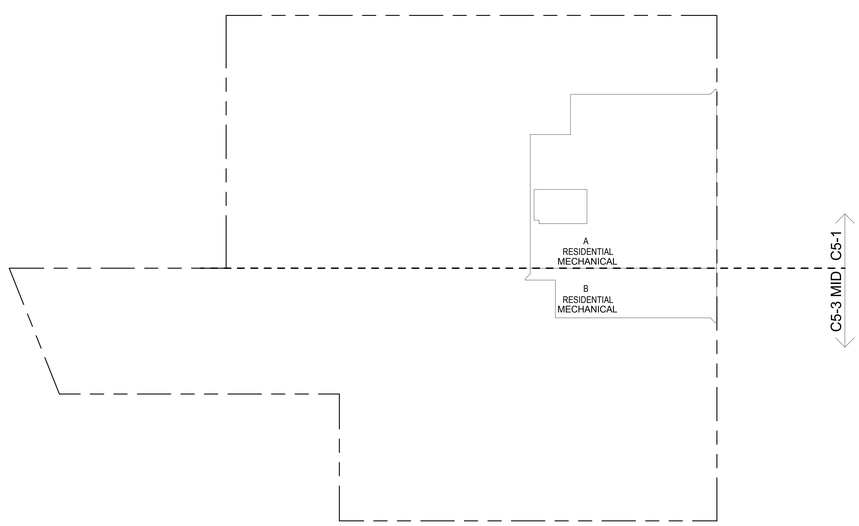
93RD FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	A	4,865	4,583	282
TOTAL		4,865	4,583	282

93RD FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	B	1,319	1,319	0
TOTAL		1,319	1,319	0

93RD FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	* ZFA (SF)
RESIDENTIAL	6,184	5,902	282
TOTAL	6,184	5,902	282

93RD FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	93.1	47' - 0"	97' - 7"	4,582.8
SUBTOTAL					4,582.8

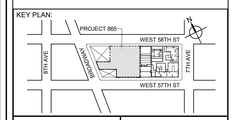
93RD FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	93.2	16' - 5"	80' - 2"	1,319.2
SUBTOTAL					1,319.2



93ND FLOOR EMR GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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805 THIRD AVENUE, 7TH FLOOR
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TEL: 212 712 6000 FAX: 212 712 6100

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
91ST, 92ND, 93RD FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT ANDRE DAVID VAN DER ZYL 028861 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-039.00
DOB PAGE No: 40 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421206305 Job Number
E350,530,7.1,195 Scan Code

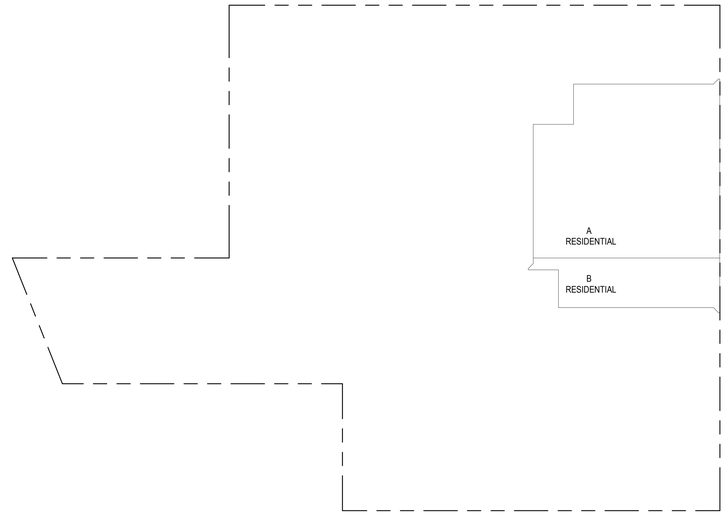
94TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	4,865	4,865	0
TOTAL		4,865	4,865	0

94TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,319	1,319	0
TOTAL		1,319	1,319	0

94TH FLOOR AREA CALCULATIONS				
ZONE C5-1 AND C5-3 MID				
USE	*GFA	*DEDUCTIONS	*ZFA (SF)	
RESIDENTIAL	6,184	6,184	0	
TOTAL	6,184	6,184	0	

94TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	94.1	53' - 4"	91' - 2"	4,864.9
SUBTOTAL					4,864.9

94TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	94.2	16' - 5"	80' - 2"	1,319.2
SUBTOTAL					1,319.2



94TH FLOOR DAMPER GROSS FLOOR AREA PLAN AND DEDUCTIONS (1)
3/64" = 1'-0"

ZONING AND DEDUCT LEGEND

DEDUCTIONS

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

DEVELOPMENT LOT LINE

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

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

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

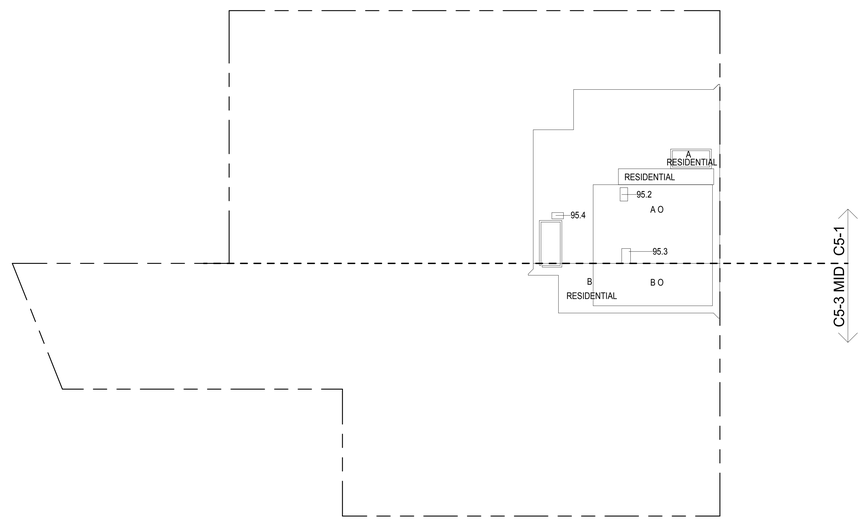
95TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	4,865	4,865	0
TOTAL		4,865	4,865	0

95TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	1,319	1,319	0
TOTAL		1,319	1,319	0

95TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	6,184	6,184	0
TOTAL	6,184	6,184	0

95TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	95.1	6' - 4"	37' - 10"	239.9
RESIDENTIAL	M	95.2	3' - 0"	5' - 4"	16.0
RESIDENTIAL	M	95.3	3' - 6"	5' - 10"	20.5
RESIDENTIAL	M	95.4	2' - 6"	4' - 8"	11.6
RESIDENTIAL	ST	95.5	1' - 4"	22' - 8"	30.2
RESIDENTIAL	ST	95.6	0' - 8"	41' - 9"	27.8
RESIDENTIAL	M	95.7	6' - 6"	14' - 10"	96.4
RESIDENTIAL	M	95.8	14' - 10"	192' - 9"	2,852.4
RESIDENTIAL	M	95.9	7' - 8"	16' - 5"	124.9
RESIDENTIAL	O	95.10	23' - 10"	60' - 9"	1,445.2
SUBTOTAL					4,864.9

95TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	95.11	0' - 8"	0' - 10"	0.6
RESIDENTIAL	M	95.12	4' - 4"	118' - 9"	512.7
RESIDENTIAL	ST	95.13	0' - 8"	8' - 8"	5.8
RESIDENTIAL	O	95.14	16' - 10"	47' - 5"	800.2
SUBTOTAL					1,319.2



95TH FLOOR GROSS FLOOR AREA PLAN AND DEDUCTIONS (2)
3/64" = 1'-0"

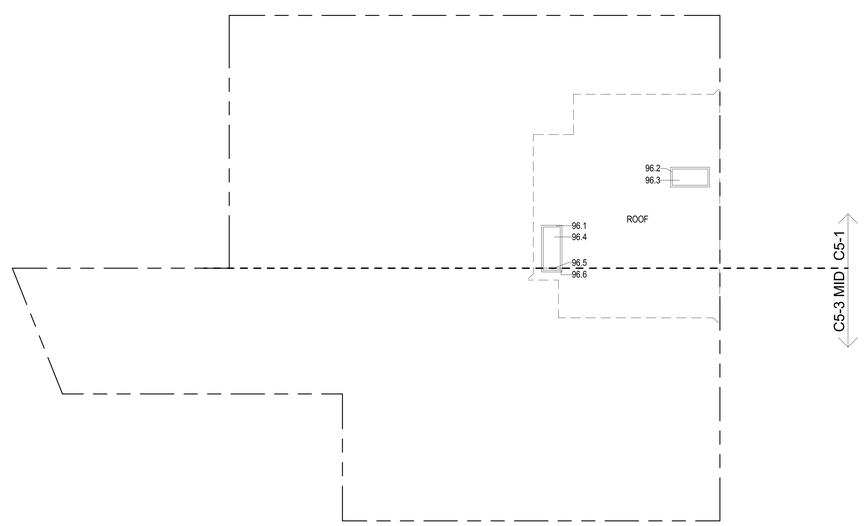
96TH FLOOR AREA CALCULATIONS				
ZONE C5-1				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	A	259	259	0
TOTAL		259	259	0

96TH FLOOR AREA CALCULATIONS				
ZONE C5-3 MID				
USE	No.	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	B	12	12	0
TOTAL		12	12	0

96TH FLOOR AREA CALCULATIONS			
ZONE C5-1 AND C5-3 MID			
USE	*GFA	*DEDUCTIONS	*ZFA (SF)
RESIDENTIAL	271	271	0
TOTAL	271	271	0

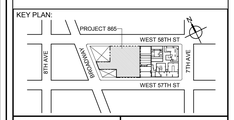
96TH FLOOR DEDUCTIONS					
ZONE C5-1					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	ST	96.1	0' - 8"	40' - 10"	27.2
RESIDENTIAL	ST	96.2	1' - 4"	22' - 0"	29.3
RESIDENTIAL	M	96.3	6' - 6"	14' - 2"	91.8
RESIDENTIAL	M	96.4	6' - 9"	16' - 5"	110.5
SUBTOTAL					258.8

96TH FLOOR DEDUCTIONS					
ZONE C5-3 MID					
USE	TYPE	No.	LENGTH	WIDTH	AREA (SF)
RESIDENTIAL	M	96.5	0' - 10"	6' - 9"	5.6
RESIDENTIAL	ST	96.6	0' - 8"	9' - 9"	6.5
SUBTOTAL					12.1



96TH FLOOR ROOF GROSS FLOOR AREA PLAN AND DEDUCTIONS (3)
3/64" = 1'-0"

KEY PLAN:



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

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

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING FLOOR AREA PLAN AND DEDUCTIONS
93RD, 94TH, 95TH (ROOF) FLOOR

SEAL & SIGNATURE:
REGISTERED ARCHITECT ANDRE DAVID VAUGHN 026865 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	Z-040.00
DOB PAGE No: 41 of 500	

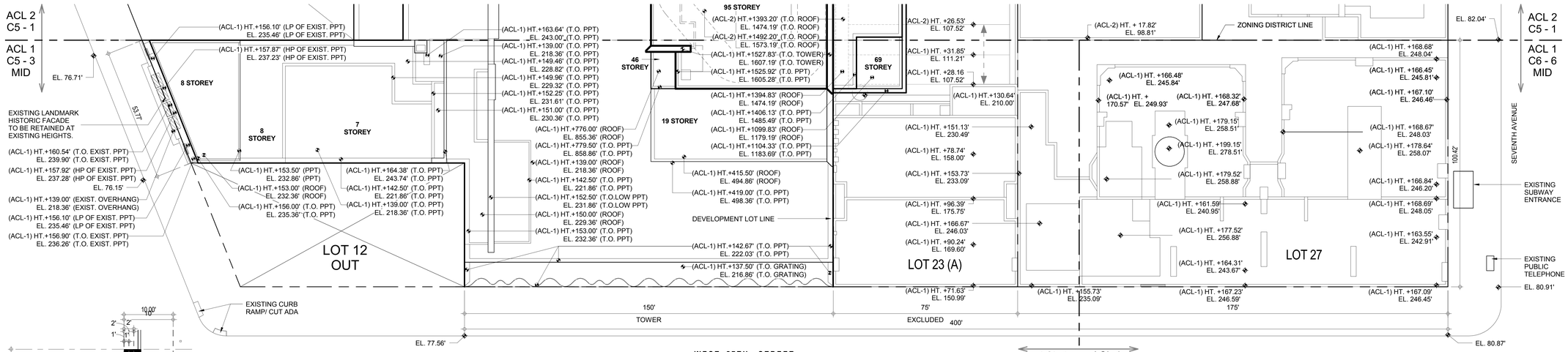
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

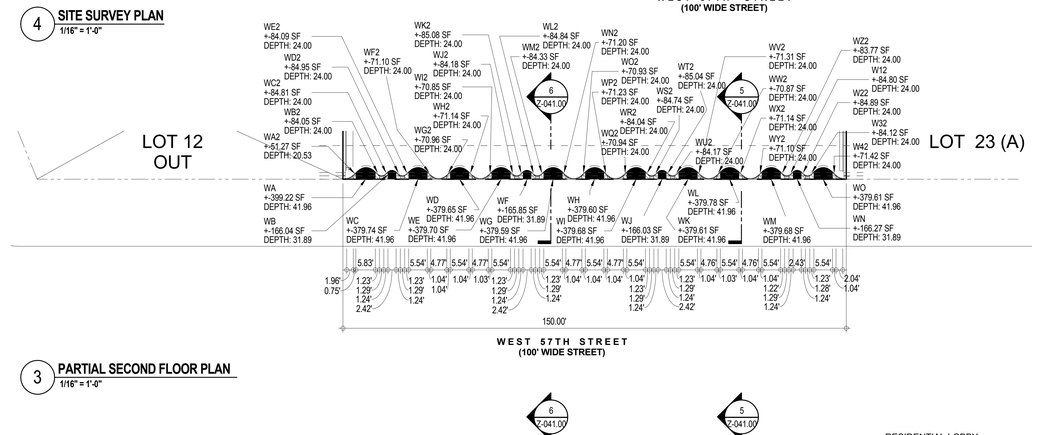
CD PROGRESS ISSUE 1

36" x 48" Arch E, SHEET SIZE

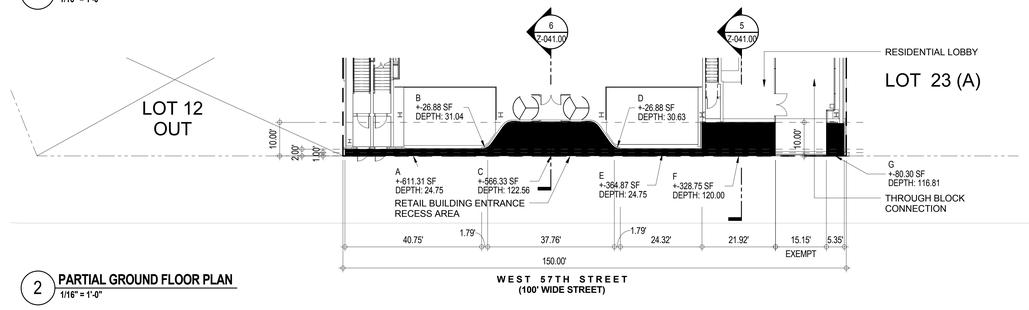
FILE NAME:
PLOT DATE:



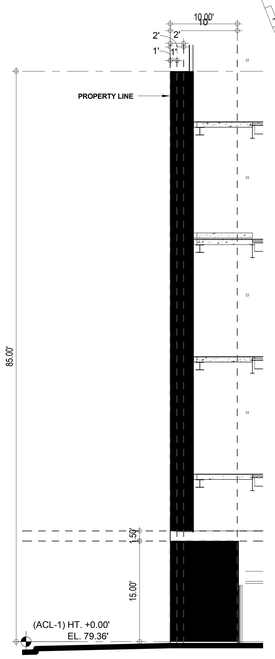
4 **SITE SURVEY PLAN**
1/16" = 1'-0"



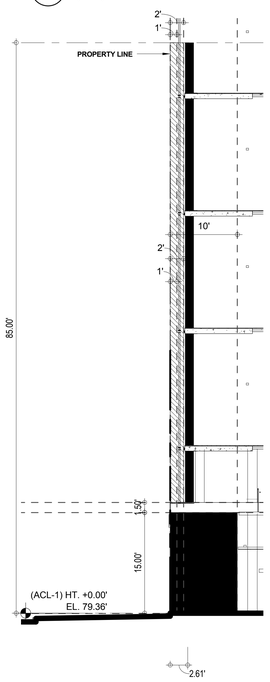
3 **PARTIAL SECOND FLOOR PLAN**
1/16" = 1'-0"



2 **PARTIAL GROUND FLOOR PLAN**
1/16" = 1'-0"



6 **SECTION THRU RETAIL ENTRANCE**
1/8" = 1'-0"



5 **SECTION THRU RESIDENTIAL**
1/8" = 1'-0"

81-43 **STREET WALL CONTINUITY - C5-3 (MID) AND C6-6 (MID) - WEST 57TH STREET**

1) Length subject to Setback Restrictions to 85' - 80% Length Provided — 80% X 400' = 320'; 150' + 175' = 325' (see 1 / Z-041.00) — COMPLIES

2) Minimum Continuous Length of Street Wall - 75% Continuous Length Provided — 75% X 325' = 245'; 325' (see 1 / Z-041.00) — COMPLIES

3) Permitted Recesses Area

i) Maximum area permitted up to 10' Deep - 30% Area Provided — 30% X 325' X 85' = 8,288 SF; A+B+C+D+E+F+WA+...WO (see TABLE); 6,865 SF — COMPLIES

Note: Through block connection and building entrance recess are exempt

ii) Maximum area permitted up to 2' Deep - 20% Area Provided — 20% X 325' X 85' = 5,525 SF; L2+W12+W22+W32+...WZ2 (see TABLE); ± 5,288 SF — COMPLIES

iii) Maximum area permitted up to 1' Deep Area Provided — Unlimited; L1+WA1+WB1+WC1+...WP1 (see TABLE); ± 3,290 SF — COMPLIES

TABLE OF RECESSED AREAS

i) RECESSED AREA UP TO 10' DEEP

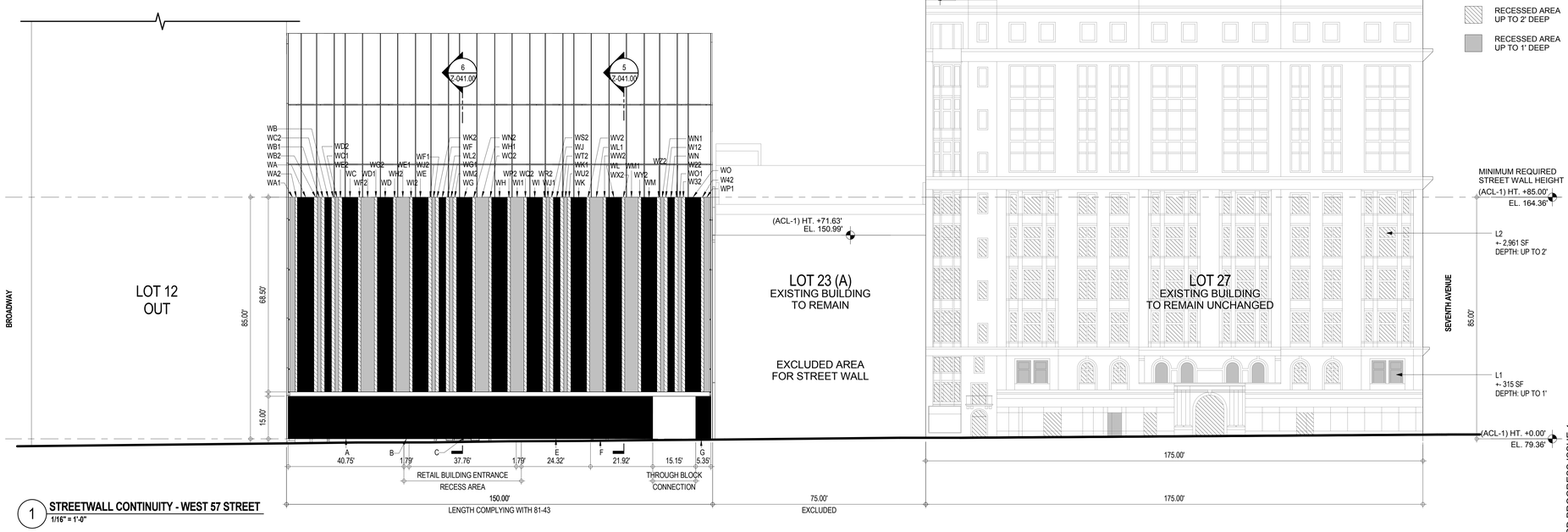
TYPE	AREA	TYPE	AREA
A	611 SF	WG	380 SF
B	27 SF	WH	380 SF
C	566 SF	WI	380 SF
D	27 SF	WJ	166 SF
E	365 SF	WK	380 SF
F	329 SF	WL	380 SF
G	80 SF	WM	380 SF
WA	399 SF	WN	166 SF
WB	166 SF	WO	380 SF
WC	380 SF	TOTAL	6,865 SF
WD	380 SF		
WE	380 SF		
WF	166 SF		

ii) RECESSED AREA UP TO 2' DEEP

TYPE	AREA	TYPE	AREA	TYPE	AREA
L2	± 2,961 SF	WI2	71 SF	WV2	71 SF
W12	85 SF	WJ2	84 SF	WW2	71 SF
W22	85 SF	WK2	85 SF	WX2	71 SF
W32	84 SF	WL2	85 SF	WY2	71 SF
W42	71 SF	WM2	84 SF	WZ2	84 SF
WA2	51 SF	WN2	71 SF	TOTAL	±5,288 SF
WB2	84 SF	WO2	71 SF		
WC2	85 SF	WP2	71 SF		
WD2	85 SF	WQ2	71 SF		
WE2	84 SF	WR2	84 SF		
WF2	71 SF	WS2	85 SF		
WG2	71 SF	WT2	85 SF		
WH2	71 SF	WU2	84 SF		

iii) RECESSED AREA UP TO 1' DEEP

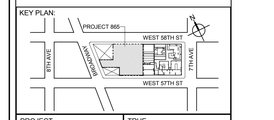
TYPE	AREA	TYPE	AREA
L1	± 351 SF	WM1	326 SF
WA1	134 SF	WN1	89 SF
WB1	88 SF	WO1	88 SF
WC1	88 SF	WP1	140 SF
WD1	326 SF	TOTAL	± 3,290 SF
WE1	327 SF		
WF1	88 SF		
WG1	88 SF		
WH1	327 SF		
WI1	327 SF		
WJ1	88 SF		
WK1	88 SF		
WL1	326 SF		



1 **STREETWALL CONTINUITY - WEST 57 STREET**
1/16" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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CHICAGO IL 60603
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
STREET WALL CONTINUITY C5-3 AND C6-6 WEST 57TH STREET

SEAL & SIGNATURE: REGISTERED ARCHITECT ALAN DAVID JAYNES No. 028651 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-041.00
DOB PAGE No: 42 of 500	

DOB EMPLOYEE STAMP: Damian Titus — BuildingNYC APPROVED Under Directive 2 of 1975 Date: 07/09/2015; NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number
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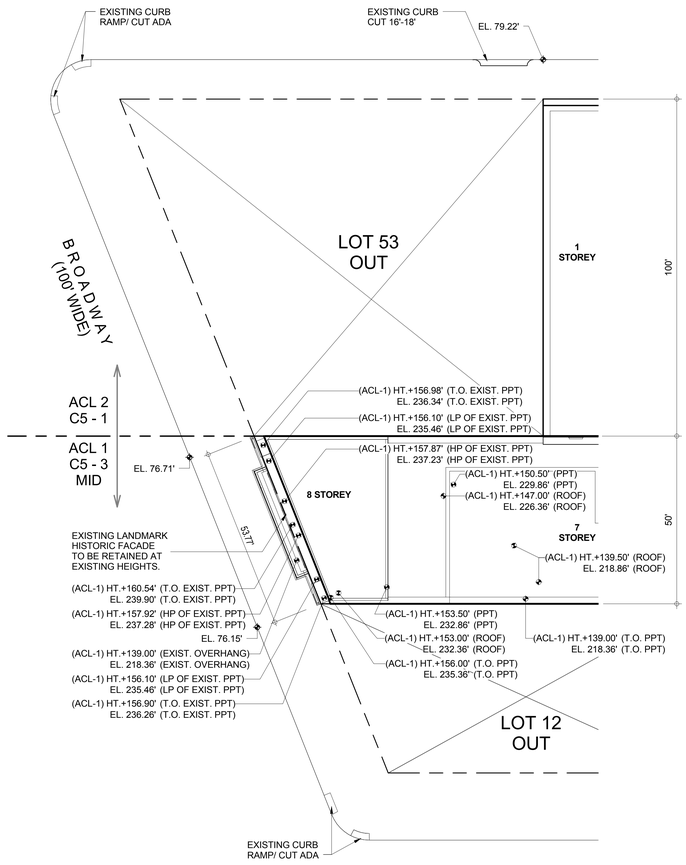
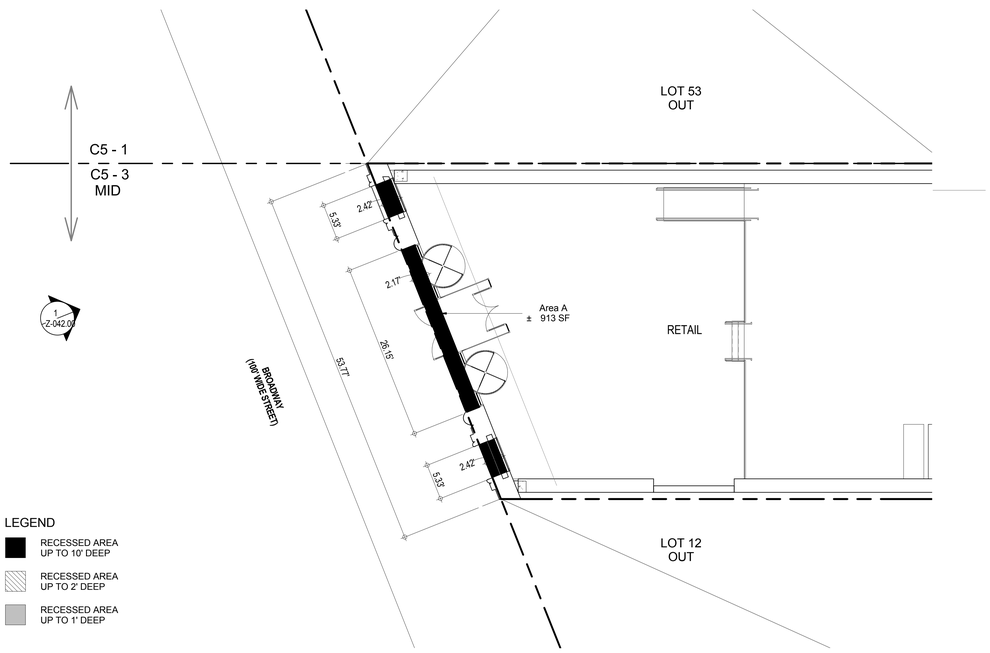


3 **SITE SURVEY PLAN**
1/16" = 1'-0"

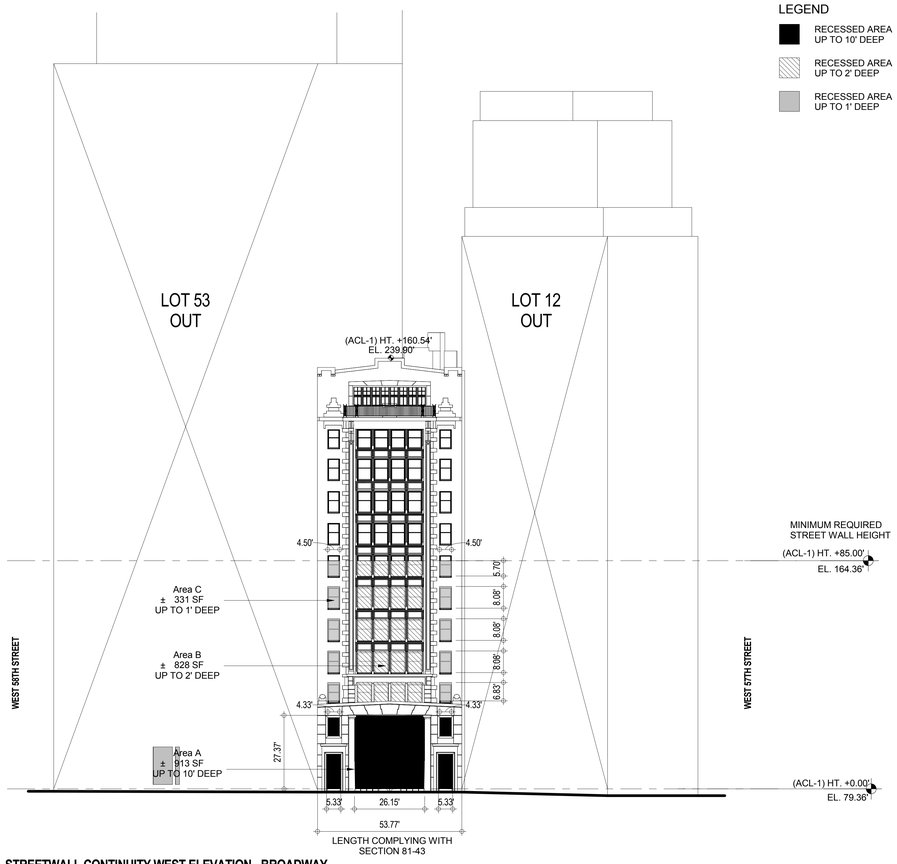
81-43 **STREET WALL CONTINUITY - C5-3 -BROADWAY**

1) Length subject to Setback Restrictions to 85' Length Provided	80% X 53.77' = 43' 53.77' (see 1 / Z-042.00)	COMPLIES
2) Minimum Continuous Length of Street Wall Continuous Length Provided	75% X 43' = 32.35' 53.77' (see 1 / Z-042.00)	COMPLIES
3) Permitted Recesses Area i) Maximum area permitted up to 10' deep Area Provided	30% X 53.77' X 85' = 1,371 SF Area A = ± 913 SF (see 1 / Z-042.00)	COMPLIES
ii) Maximum area permitted up to 2' deep Area Provided	20% X 53.77' X 85' = 914 SF Area B = ± 828 SF (see 1 / Z-042.00)	COMPLIES
iii) Maximum area permitted up to 1' deep Area Provided	Unlimited Area C = ± 331 SF (see 1 / Z-042.00)	COMPLIES



LEGEND
- RECESSED AREA UP TO 10' DEEP
- RECESSED AREA UP TO 2' DEEP
- RECESSED AREA UP TO 1' DEEP

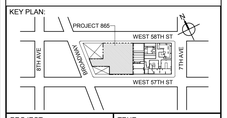
2 **PARTIAL GROUND FLOOR PLAN**
1/8" = 1'-0"



LEGEND
- RECESSED AREA UP TO 10' DEEP
- RECESSED AREA UP TO 2' DEEP
- RECESSED AREA UP TO 1' DEEP

1 **STREETWALL CONTINUITY WEST ELEVATION - BROADWAY**
1" = 20'-0"

KEY PLAN:



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No.	DESCRIPTION:	DATE:
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DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
STREET WALL CONTINUITY C5-3 BROADWAY

SEAL & SIGNATURE: REGISTERED ARCHITECT WAYNE DAVID JARVIS No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	2
SCALE: As indicated	
DWG No:	Z-042.00
DOB PAGE No: 43 of 500	

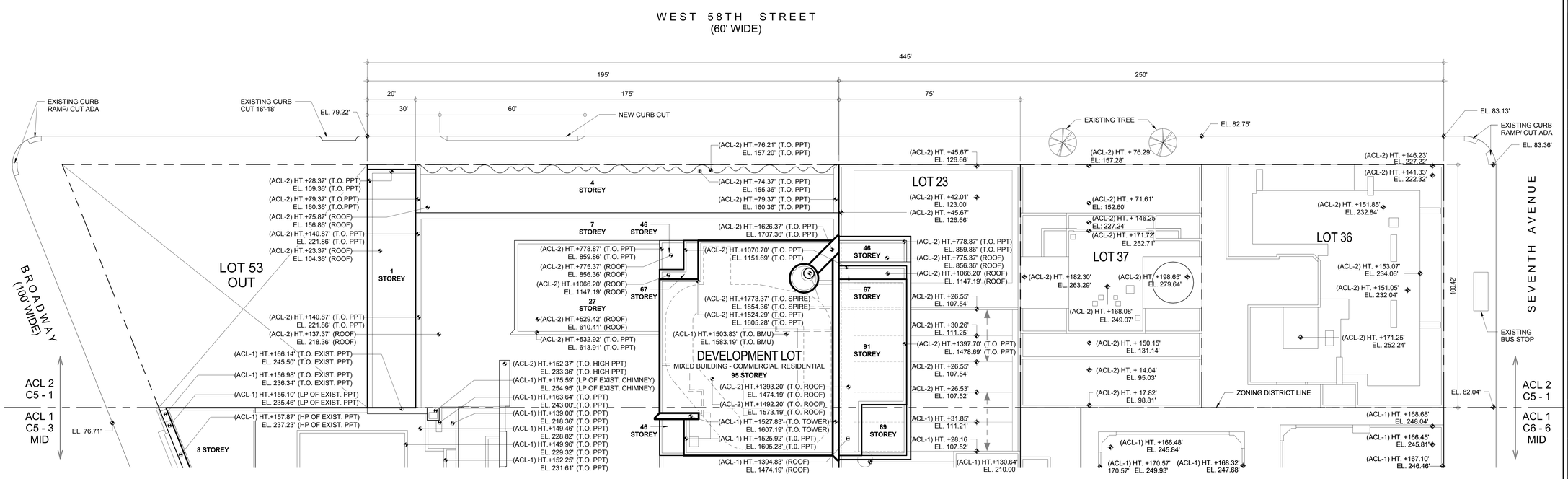
DOB EMPLOYEE STAMP: Damian Titus BuildingPlan APPROVED Under Directive 2 of 1975 Date: 07/09/2015; NYC Development Hub

DOB B-SCAN:

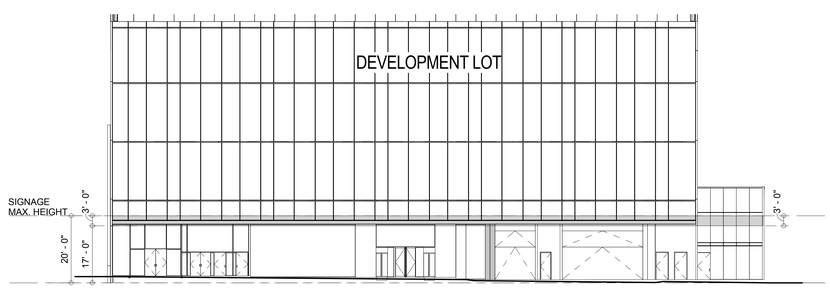
CD PROGRESS ISSUE 1

36" x 48" Arch E SHEET SIZE

FILE NAME:
PLOT DATE:



2 **SITE SURVEY PLAN**
1/16" = 1'-0"



1 **STREETWALL CONTINUITY NORTH ELEVATION - WEST 58TH STREET**
1/16" = 1'-0"

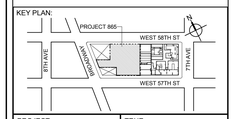
37-30	**STREET WALL CONTINUITY - C5-1 - WEST 58TH STREET**	
37-36	**SIGN REGULATIONS** All signs to be provided in horizontal band, not higher than 17' from curb, and no taller than 3'. Signage area provided (see 1 / Z-043.00)	COMPLIES

LEGEND

AREAS FOR POTENTIAL SIGNAGE

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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No.	DESCRIPTION:	DATE:
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2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
STREET WALL CONTINUITY C5-1
WEST 58TH STREET

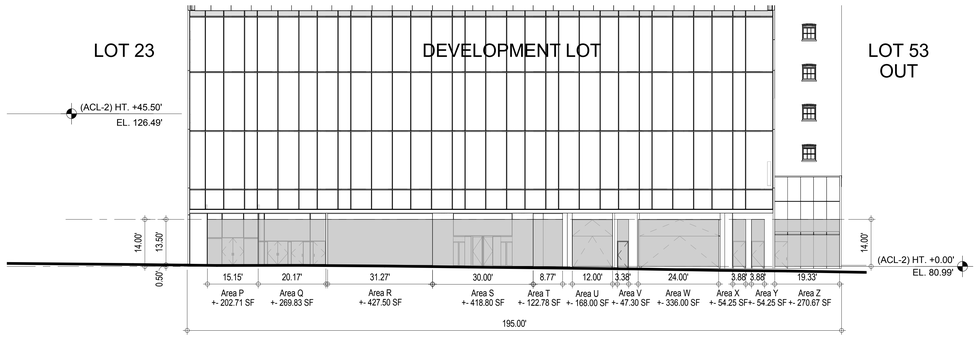
SEAL & SIGNATURE: REGISTERED ARCHITECT JAE DAVID JANSSEN 026865 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-043.00
DOB PAGE No: 44 of 500	

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015. NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
DEPT OF BLDGS 421206505 Job Number
E53.1991979 Scan Code



4 **RETAIL CONTINUITY GLAZING C5-1 NORTH ELEVATION - WEST 58TH STREET**
1/16" = 1'-0"

37-37 **STREET WALL ARTICULATION FOR C5-1 WEST 58TH STREET ELEVATION**
Minimum 50% of wall surface shall be transparent between maximum 4ft above curb level to underside of ceiling (14.00')

Glazing Starts 1' from Sidewalk		
Area of Wall	195' X (14.00' - 0.50') = 2,632.5 SF	
Minimum Required 50% Transparency	2,632.5 SF X 50% = 1,316.25 SF	
Transparency Provided	Areas P+Q+R+S+T+U+V+W+X+Y+Z 2,372 SF (see 4 / Z-044.00)	COMPLIES

81-42 **GLAZING REQUIREMENTS FOR C5-3 MID BROADWAY ELEVATION**

1) Along Broadway 50% of Ground Floor to be glazed (surface to be measured up to 14')

Glazing Requirement	(53.77' X 14') X 50% 752.78 SF X 50% = 376.39 SF	
Glazing Provided	Area G + Area H + Area J 485 SF (see 3 / Z-044.00)	COMPLIES

81-42 **GLAZING REQUIREMENTS FOR C5-3 MID WEST 57TH STREET ELEVATION**

1) Along West 57th Street 50% of Ground Floor to be glazed (surface to be measured up to 14')

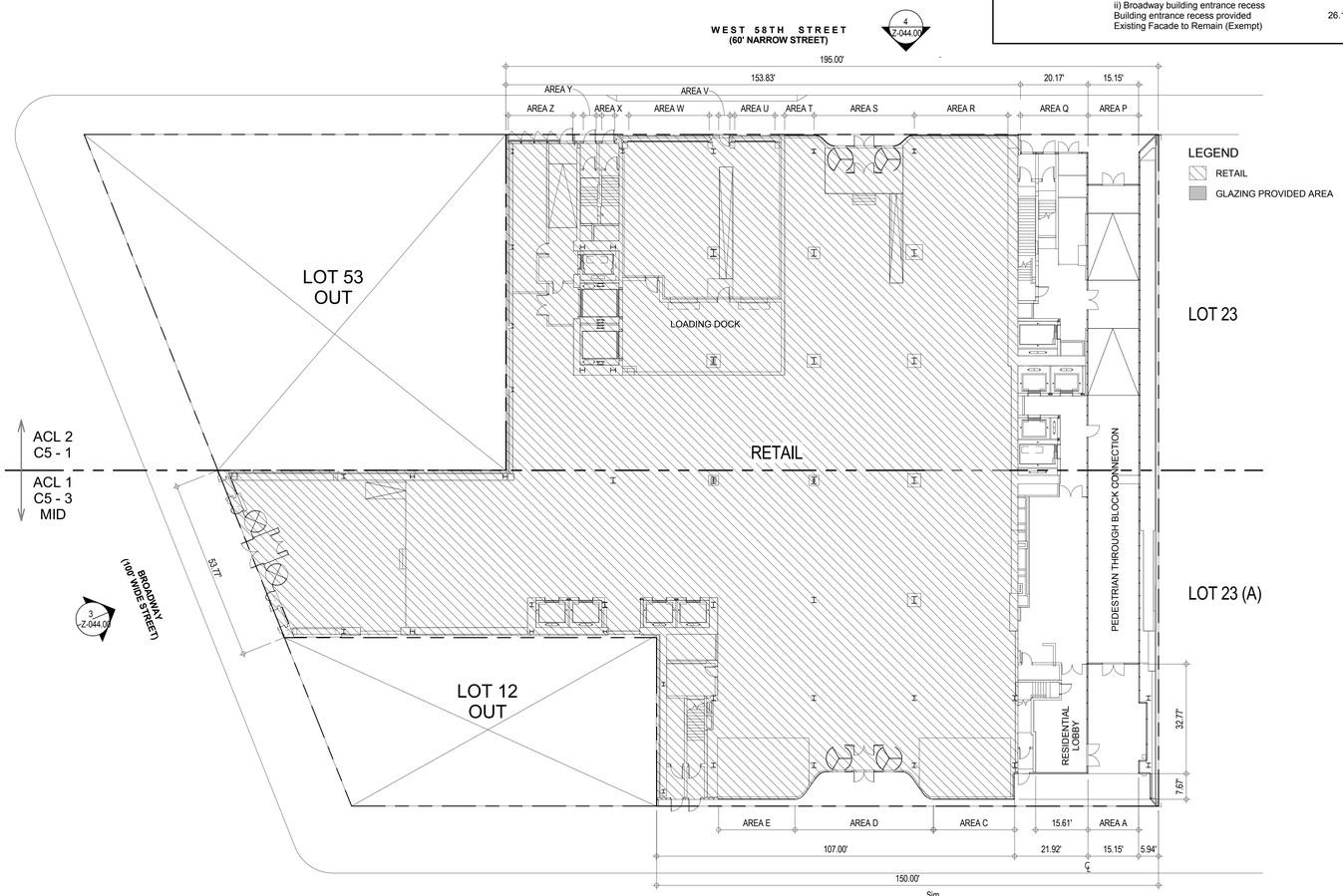
Glazing Requirement	(150' X 14') X 50% 2,100 SF X 50% = 1,050 SF	
Glazing Provided	Areas A+B+C+D+E 1,670 SF (see 2 / Z-044.00)	COMPLIES

37-35 **RETAIL CONTINUITY - C5-1**
50% of front building wall of development fronting onto a wide street to contain commercial use.

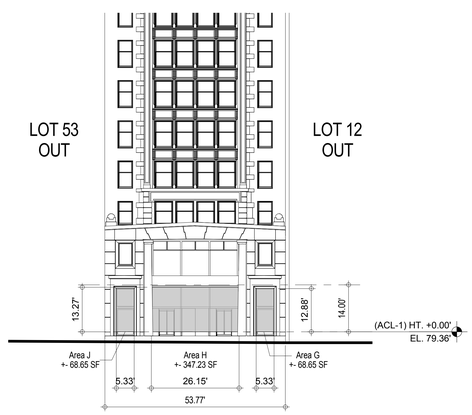
Development not on wide street in C5-1.	(Not applicable)	COMPLIES

81-42 **RETAIL CONTINUITY - C5-3 / C6-6 MID**

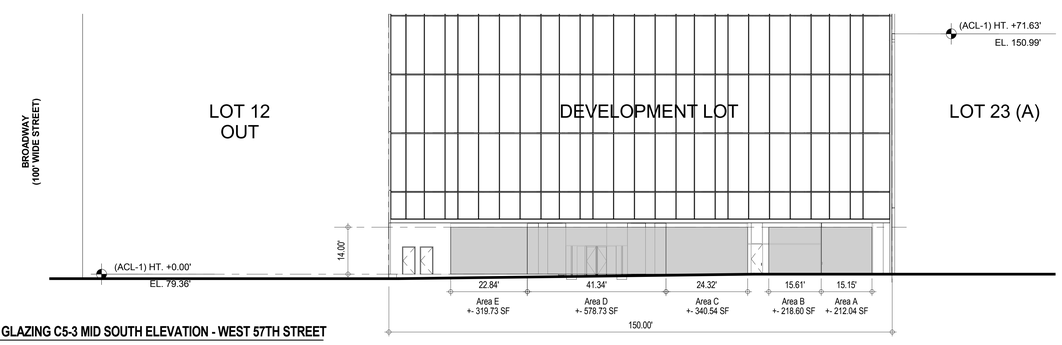
1) Retail Use Requirements on Designated Streets	West 57th Street	
Retail Provided	Full Retail Use on Ground Floor	COMPLIES
Exemption: Through Block Connection		
2) Maximum Length of Building Entrance Recess Area	25% of building street frontage (less through block)	
i) West 57th street building entrance recess	(150 - 15.46') X 25% = 33.64'	
Residential entrance provided	21.92'	COMPLIES
ii) Broadway building entrance recess		
Building entrance recess provided	26.15'	COMPLIES
Existing Facade to Remain (Exempt)		



1 **RETAIL CONTINUITY - GROUND FLOOR**
1/16" = 1'-0"

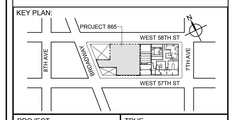


3 **RETAIL CONTINUITY GLAZING C5-3 MID WEST ELEVATION - BROADWAY**
1/16" = 1'-0"



2 **RETAIL CONTINUITY GLAZING C5-3 MID SOUTH ELEVATION - WEST 57TH STREET**
1/16" = 1'-0"

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
RETAIL CONTINUITY

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAMES 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK. Checker	2
SCALE: As indicated	
DWG No:	Z-044.00
DOB PAGE No: 45 of 500	

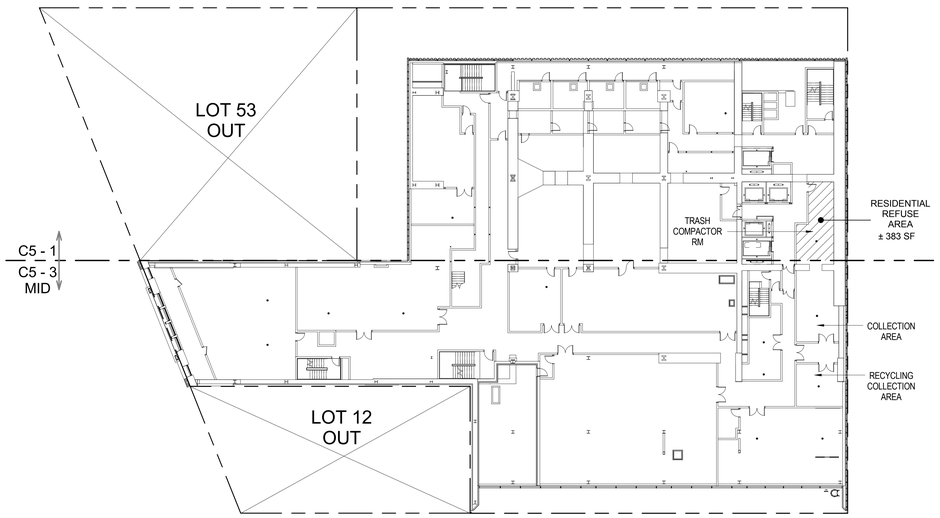
DOB EMPLOYEE STAMP: Damian Titus BuildingNYC APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

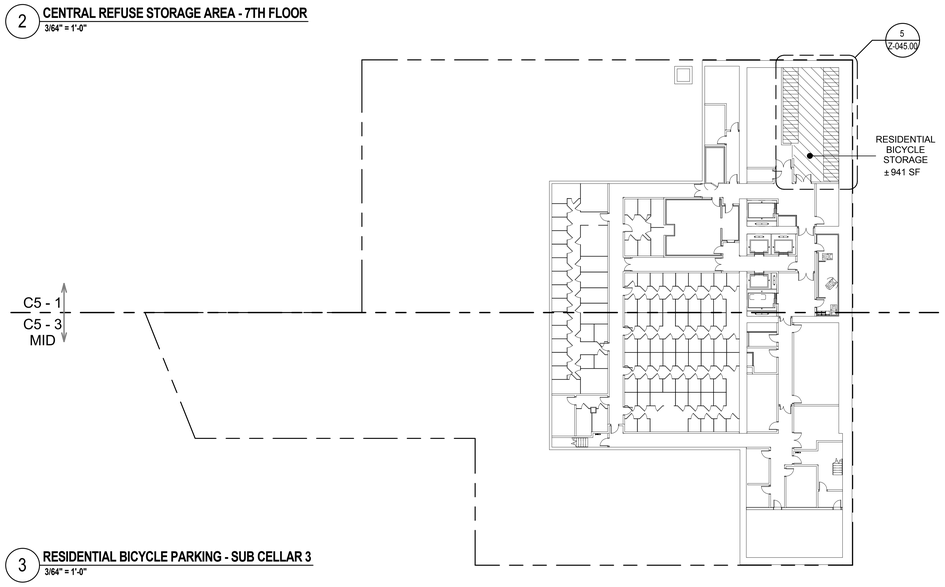
CD PROGRESS ISSUE 1

FILE NAME:
PLOT DATE:

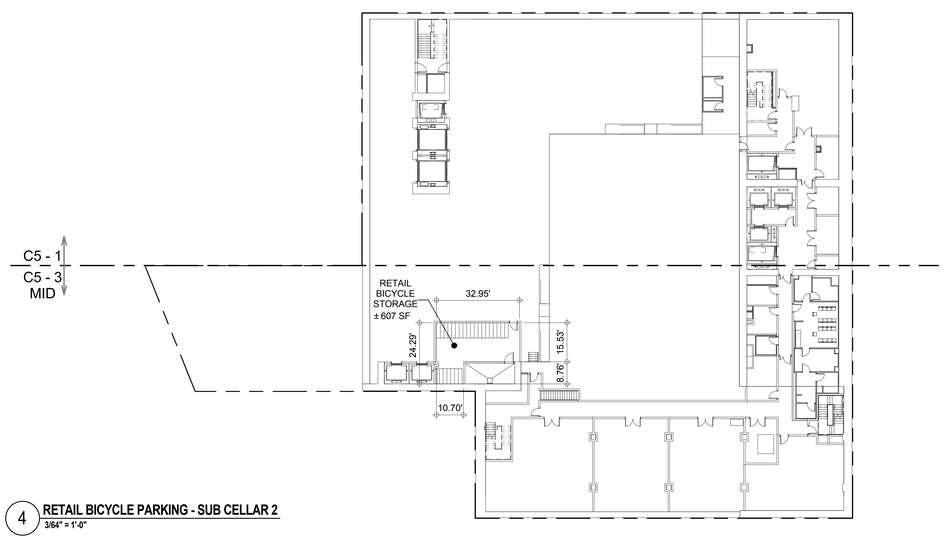
DEPT OF BLDGS 421263825 Job Number
ES1466530261 Scan Code



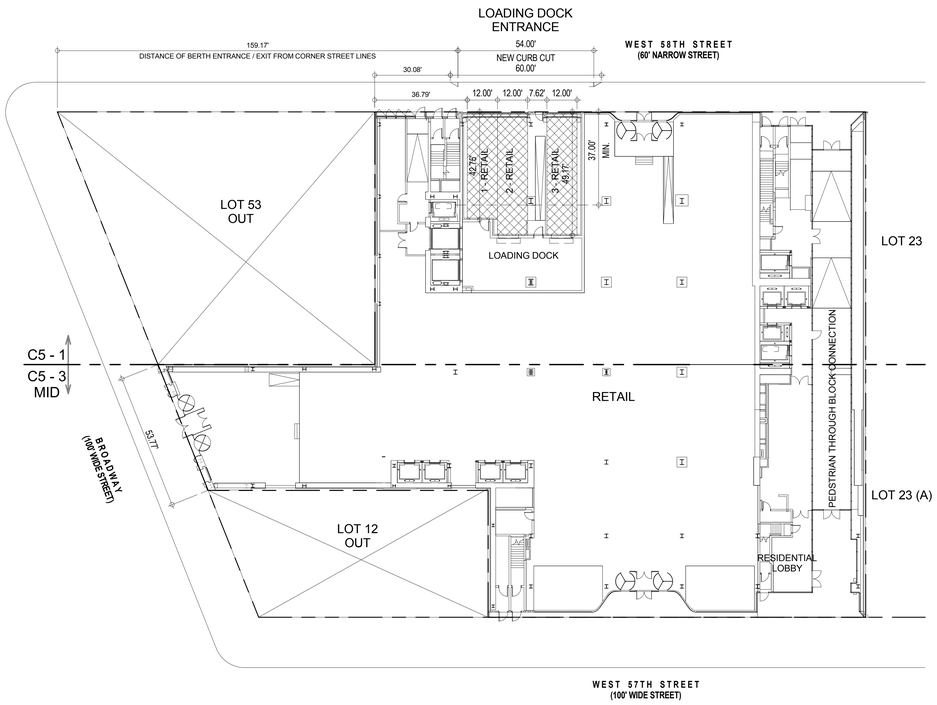
2 **CENTRAL REFUSE STORAGE AREA - 7TH FLOOR**
3/64" = 1'-0"



3 **RESIDENTIAL BICYCLE PARKING - SUB CELLAR 3**
3/64" = 1'-0"



4 **RETAIL BICYCLE PARKING - SUB CELLAR 2**
3/64" = 1'-0"

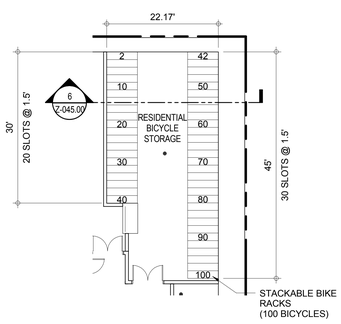


1 **CURB CUT AND REQUIRED LOADING BERTHS - GROUND FLOOR**
3/64" = 1'-0"

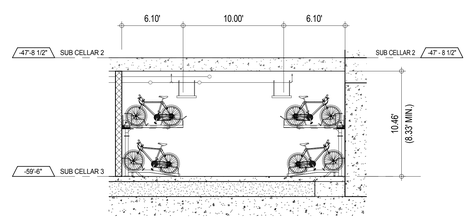
26-00 **37-00**	**SPECIAL URBAN DESIGN REGULATIONS**		
26-15 **81-44**	**CURB CUTS** No curb cut on wide streets, one curb cut per zoning lot on Narrow Street. One Curb Cut provided for Narrow Street (West 58th) for Required Loading	(see 1 / Z-045.00)	COMPLIES
26-16	**CENTRAL REFUSE STORAGE AREA**		
	Compressed Garbage Area Requirements	50 SF x (Lot Area / 10,000 SF)	
	Refuse Area Required	50 SF x (44,686 SF / 10,000 SF) = 223 SF	
	Refuse Area Provided	383 SF (see 2 / Z-045.00)	COMPLIES
	SIZE AND LOCATION OF REQUIRED BERTHS		
36-681	Size of Berths for Commercial Uses Retail	Length X Width / Vertical Clearance 37' X 12' / 14'	
	Berths Provided	(see 1 / Z-045.00)	COMPLIES
36-682	Location of Berth entrance and exit shall be more than 50 FT from the intersection of any two street lines Distance of Berth to intersection provided	159.17' (see 1 / Z-045.00)	COMPLIES
36-70 **36-73**	**ENCLOSED BICYCLE PARKING**		
	Required Bicycle Parking Required Bicycle Parking With Stackable Bike Racks	15 SF / Bicycle 9 SF / Bicycle	
	i) Residential : 1 Bicycle per 2 Dwelling Units	183 D.U. / 2 = 92 BICYCLES (92 X 9 SF) = 828 SF	
	Residential Bicycle Parking Provided (With Stackable Racks - see 6 / Z-045.00)	941 SF (see 3 / Z-045.00)	COMPLIES
	ii) Retail : 1 Bicycle / 10,000 SF	244,134 SF / 10,000 = 25 BICYCLES (25 X 15 SF) = 375 SF	
	Retail Bicycle Parking Provided	607 SF (see 4 / Z-045.00)	COMPLIES
	Total Bicycle Parking Space Required Total Bicycle Parking Space Provided	(92 X 9 SF) + (25 X 15 SF) = 1203 SF 941 SF + 607 SF = 1548 SF	COMPLIES

LEGEND

- BICYCLE STORAGE
- REFUSE AREA
- LOADING BERTHS



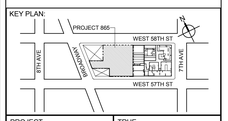
5 **PLAN DETAIL - RESIDENTIAL BICYCLE PARKING**
3/32" = 1'-0"



6 **SECTION - RESIDENTIAL BICYCLE PARKING**
3/16" = 1'-0"

CD PROGRESS ISSUE 1

KEY PLAN:



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PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SPECIAL URBAN DESIGN REGULATIONS C5-1

SEAL & SIGNATURE: REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

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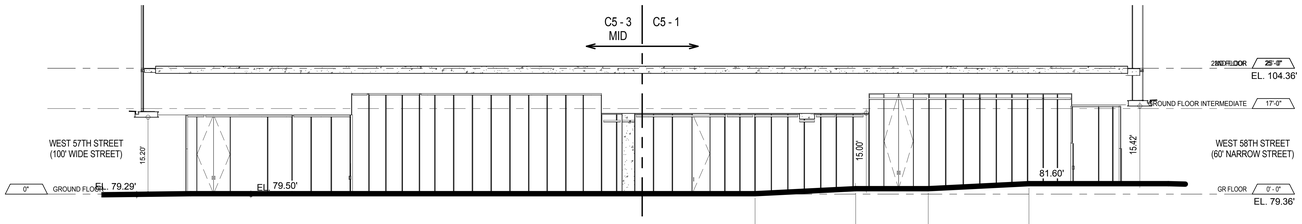
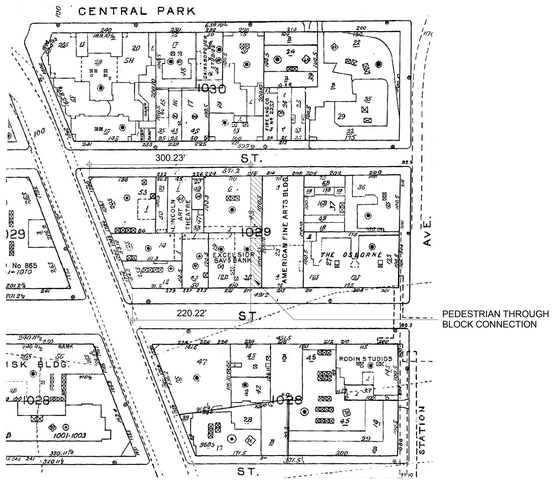
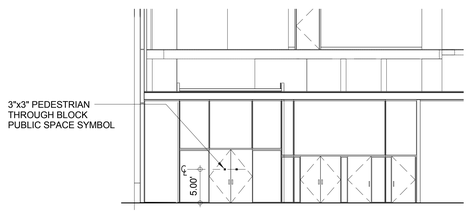
E350163945 Scan Code



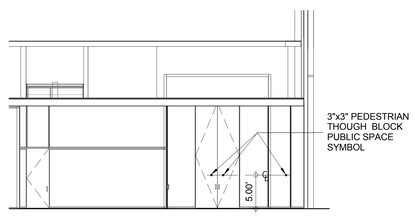
6 PEDESTRIAN THROUGH BLOCK SECTION
3/32" = 1'-0"



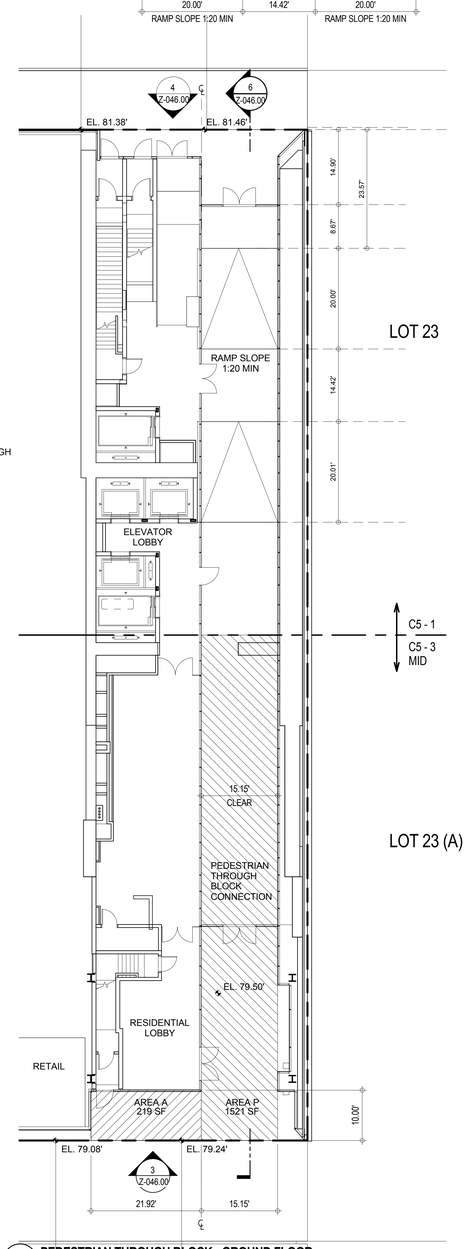
5 THROUGH BLOCK DIAGRAM
1" = 100'-0"



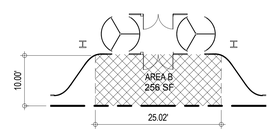
4 PEDESTRIAN THROUGH BLOCK ENTRANCE WEST 58TH STREET
1/8" = 1'-0"



3 PEDESTRIAN THROUGH BLOCK ENTRANCE WEST 57TH STREET
1/8" = 1'-0"

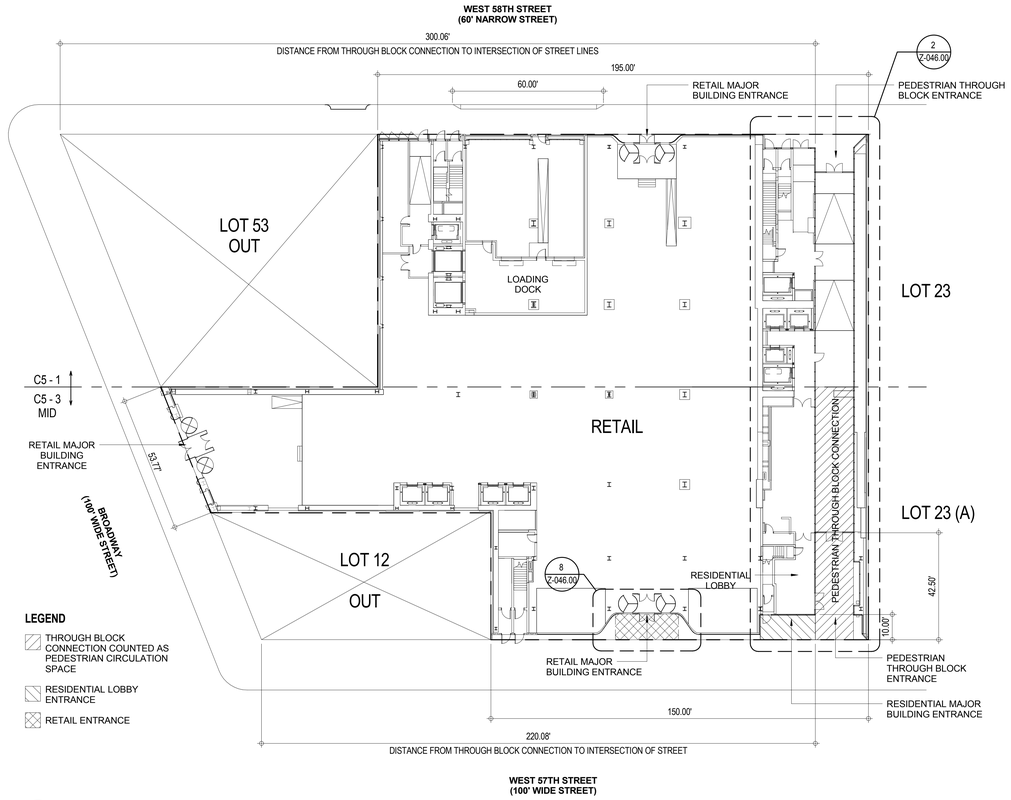


2 PEDESTRIAN THROUGH BLOCK - GROUND FLOOR
3/32" = 1'-0"



8 RETAIL MAJOR BUILDING ENTRANCE - GROUND FLOOR
3/32" = 1'-0"

26-00 **37-00**	**SPECIAL URBAN DESIGN REGULATIONS**			
37-50 / 81-45	**PEDESTRIAN CIRCULATION SPACE**			
37-51	1) Minimum Pedestrian Circulation Space Pedestrian Circulation Space Required	1 SF / 300 SF of new F.A. 261,988 / 300 SF = 873 SF		
37-52 / 81-45	2) Pedestrian Circulation Space provided for a 'Through Lot' : i) Through Block Connection ii) Building Entrance Recess Area	Area P = 1,521 SF Area B = 256 SF Area A = 219 SF		
	Pedestrian Circulation Space Provided	1,521 SF + 256 SF + 219 SF = 1,996 SF (see 1 and 2 / Z-046.00)		COMPLIES
37-53 h)	Through Block Connection (Area P) Design Requirements			
	Requirements	Compliance		
	1) Open or enclosed unobstructed path between streets	Provided enclosed unobstructed path between West 57th and West 58th Street.		COMPLIES
	2) Up to 3,000 SF may count as Public Circulation Space	Counting only 1521 SF as Public Circulation Space in C5-3 mid zone.		COMPLIES
	3) Location a. More than 150' from intersection b. Must overlap with an existing Through Block Connection on adjacent block, if there is one	Complies, see 1 and 5 / Z-046.00 None on adjacent block.		COMPLIES
	4) Design Standards Sec. 37-53 (h) (2)			
	(i) Straight continuous path, 15ft clear width and 15ft clear height	Complies, see 2 and 6 / Z-046.00 15' clear path provided, min. 15' clear height provided		PROVIDED
	(ii) Entire length of through block connection is not more than 5ft above or below curb level (see 2 / Z-046.00)	Path is fully accessible for person with disability through provision of min. 1:12 ramps, hand rails, appropriate lighting, signage and other provisions as per building code and ADA requirements		COMPLIES
	(iii) May be within building, counted as floor area (see 1 and 2 / Z-046.00)			COMPLIES
	(iv) Must access main lobby with openings exceeding other entrances (see 1 and 2 / Z-046.00)			COMPLIES
	(v) N.A., pertains to outside Through Block Connection			NOT APPLICABLE
	(vi) N.A., pertains to outside Through Block Connection			NOT APPLICABLE
	(vii) Open from 8am to 7pm, signs as required as per Sec (h) (2) (viii) (see 3 and 4 / Z-046.00)			PROVIDED
	(viii) Signs required (see 3 and 4 / Z-046.00)			PROVIDED
37-53 b)	Building Entrance Recess Area (Area A & B) Design Requirements			
	Requirements	Compliance		
	1) Dimensions	Min. - Max. / Provided-A / Provided-B		
	Length	15' - 50' / 21.92' / 25.04'		COMPLIES
	Width	10' - 15' / 10.00' / 10.21'		COMPLIES
	Area	Length x Width = 219 SF / 256 SF		
	2) Obstructions	Minimum / Provided-A / Provided-B		
	Height	15' / 15' / 15'		COMPLIES
	Other Obstructions			NONE
	3) Other Requirements There are no overlaps. Connects directly to building uses (see 1 and 2 / Z-046.00)			COMPLIES
81-412	Directional Signs Directional signs provided as per sections 37-53(h)(2)(vii) and (viii) (see 3 and 4 / Z-046.00)			COMPLIES
81-413	Provisions for persons with disability Provisions for person with disability provided as per sections 37-53(h)(2)(i) and (ii) (See 2 / Z-046.00)			COMPLIES
81-47 b)	MAJOR BUILDING ENTRANCES			
	1) Building entrances located on all major streets West 58th Street, Broadway and West 57th Street (See 1 / Z-046.00)			COMPLIES

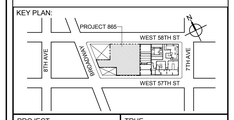


LEGEND

- THROUGH BLOCK CONNECTION COUNTED AS PEDESTRIAN CIRCULATION SPACE
- RESIDENTIAL LOBBY ENTRANCE
- RETAIL ENTRANCE

1 GROUND FLOOR
3/64" = 1'-0"

KEY PLAN:



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

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SPECIAL URBAN DESIGN REGULATIONS C5-3

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	**Z-046.00**
DOB PAGE No: 47 of 500	

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 1 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421262505 Job Number
E505562798 Scan Code

TREE PLANTING SCHEDULE

Street Name	Length of Street Frontage	Required Trees	Existing Trees	New Trees (On-Site)	Trees Relocated Elsewhere (Off-Site)	Reason for Relocation
West 58th Street	445'	445' / 25' = 18 Trees	2 Trees	0 Trees	16 Trees	Existing Tree, Existing Utility Point of Entry, Existing Utility Access Points, Existing below grade Cellar Vaults and Grating Proposed Loading Dock Entrance
Broadway	53.77'	53.77' / 25' = 2 Trees	0	0 Trees	2 Trees	Existing Utility Access Points, Exiting below grade Cellar Vaults
West 57th Street	400'	400' / 25' = 16 Trees	0	0 Trees	16 Trees	Existing Utility Point of Entry, Existing Utility Access Points, Existing below grade Cellar Vaults and Grating
Seventh Avenue	200.84'	200.84' / 25' = 8 Trees	0	0 Trees	8 Trees	Existing below grade Cellar Vaults, Existing Subway Entrance, Existing Bus Stop, Existing Subway Vent Grating, Existing Public Telephone
TOTAL	**1,099.61'**	**44 Trees**	**2 Trees**	**0 Trees**	**42 Trees** NYC DEPARTMENT OF PARKS AND RECREATION APPROVAL DATED 2014.01.17	

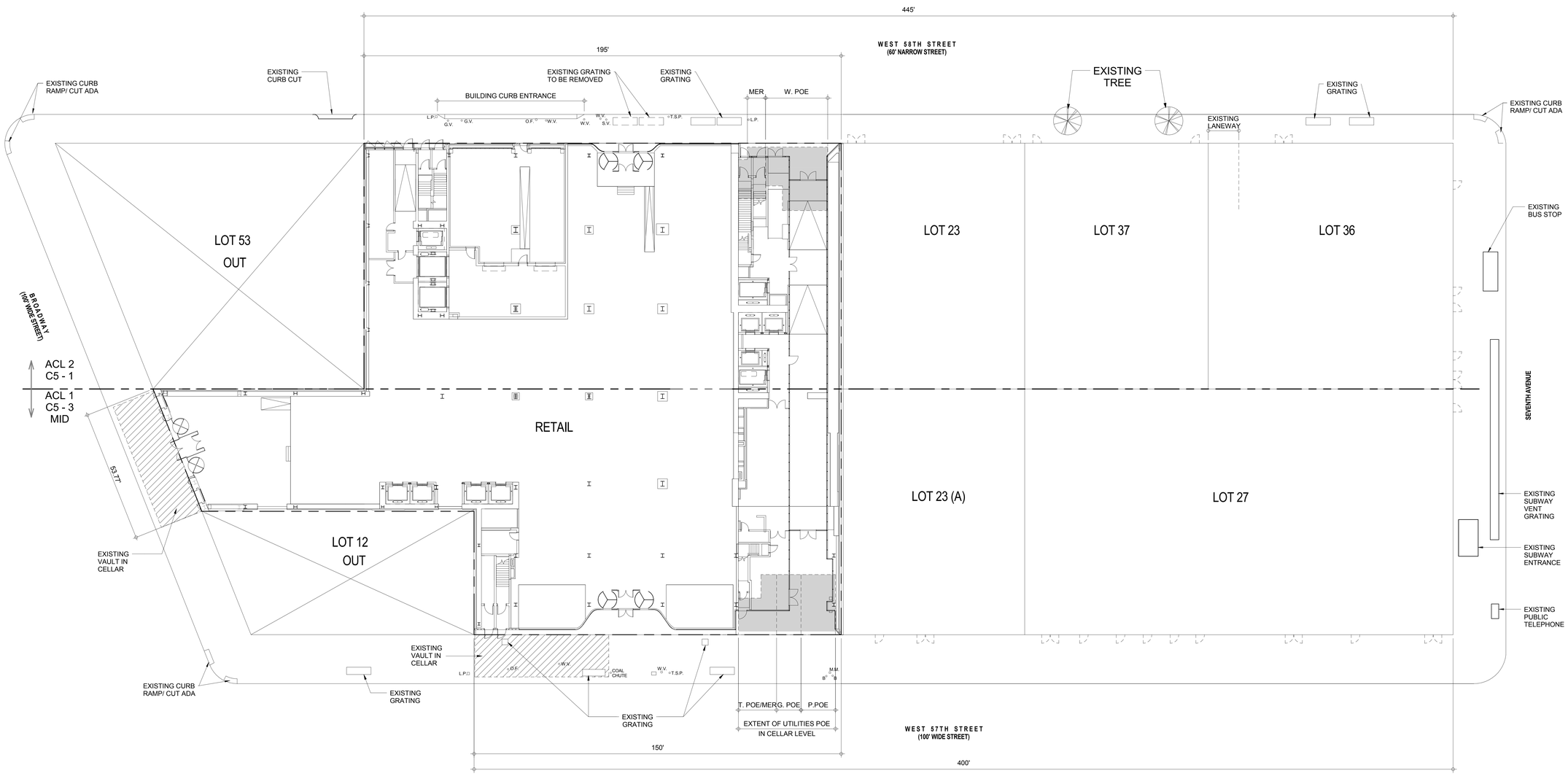
26-41 **STREETSCAPE TREE PLANTING**

33-03 A) Required number of trees : One every 25ft of Street Frontage of the Zoning Lot

26-41

Length of Street Frontage	445' + 53.77' + 400' + 200.84' = 1,099.61' (see schedule)
Trees Required	18 + 2 + 16 + 8 = 44 Trees (see schedule)
Existing Trees	2 Trees
New Trees (On-Site)	0 + 0 + 0 + 0 = 0 Trees (see schedule)
Trees Relocated (Off-Site)	16 + 2+16+ 8 = 42 Trees (see schedule)
Trees Provided	2 Exisitng Trees + 0 New Trees (on-site) + 42 Relocated Trees (off-site) = 44 Trees COMPLIES

42 trees to be relocated as per provisions of section 26-41
(NYC DEPARTMENT OF PARKS AND RECREATION APPROVAL DATED 2014.01.17) DPR APP# 12631



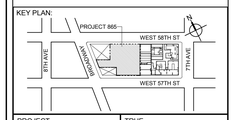
1 **REQUIRED & EXISTING BUILDING CONDITION - GROUND FLOOR**
1/16" = 1'-0"

LEGEND

	EXISTING BUILDING PROGRAM ON CELLAR LEVELS
	REQUIRED BUILDING PROGRAM ON CELLAR LEVELS
T.S.P.	TRAFFIC SIGN POLE
M.M.	MUNI METER
O.F.	OIL FILL
L.P.	LIGHT POLE
S.V.	STEAM MAIN
G.V.	GAS VALVE
W.V.	WATER VALVE
B.	BOLLARD
T. POE	TELECOMMUNICATION POINT OF ENTRY ROOM
G. POE	GAS POINT OF ENTRY ROOM
W. POE	WATER POINT OF ENTRY ROOM
	EXISTING BUILDING ENTRANCES
	TREE

CD PROGRESS ISSUE 1

KEY PLAN:



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DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
STREETSCAPE TREE PLANTING

SEAL & SIGNATURE: REGISTERED ARCHITECT ADRIAN DAVID SMITH 026853 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 1/16" = 1'-0"	
DWG No:	Z-047.00
DOB PAGE No: 48 of 500	

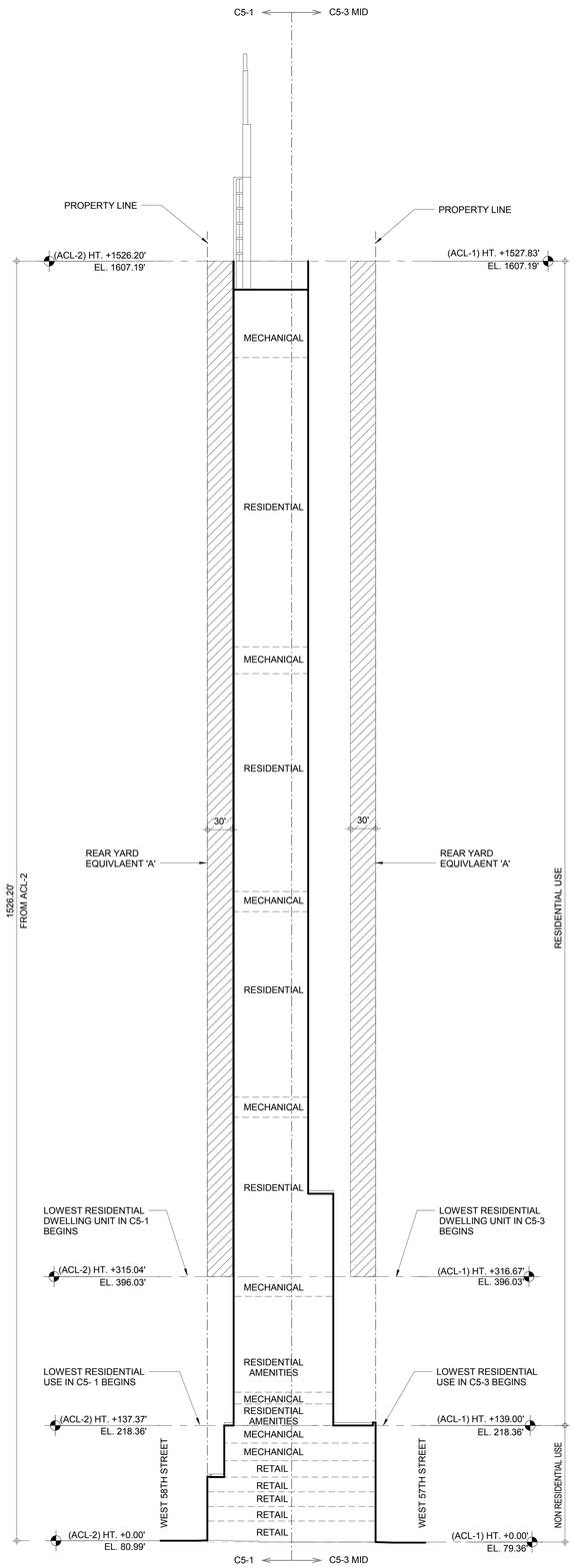
DOB EMPLOYEE STAMP: Damian Titus BuildingPro APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

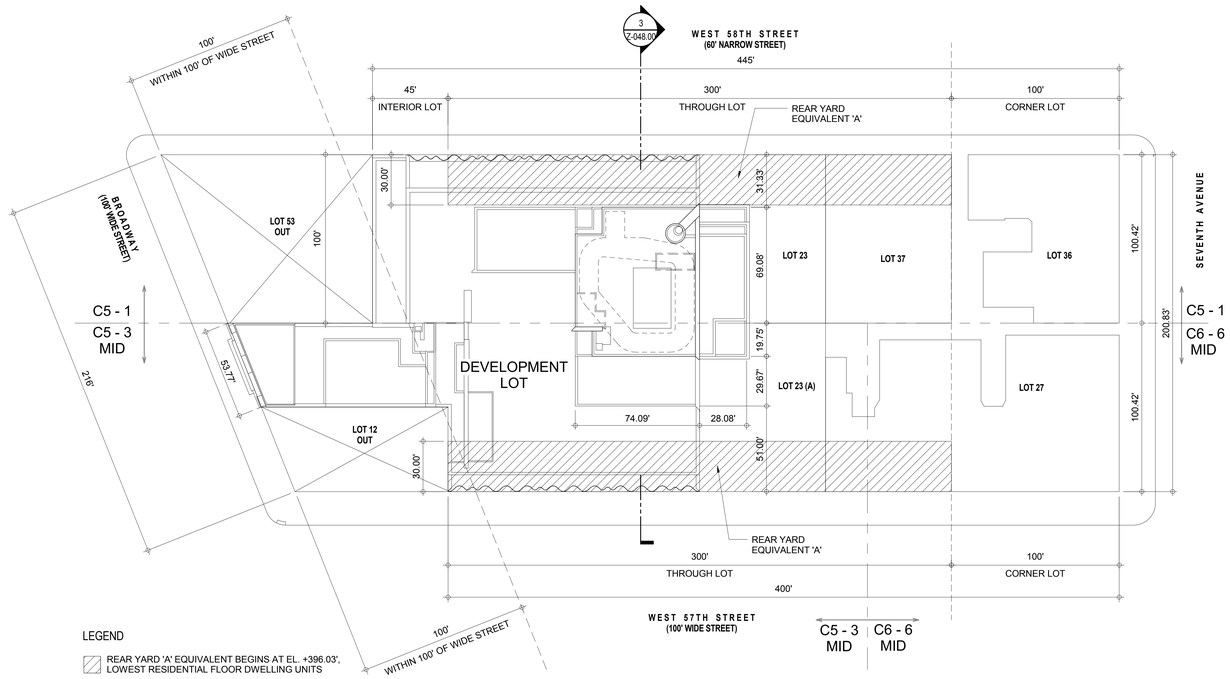
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421208505 Job Number
E5220549722 Scan Code

33-20	**REAR YARD AND REAR YARD EQUIVALENT REGULATIONS**		
33-26 33-301 33-302 33-281 33-303 b)	A) Commercial Use i) No Rear Yard required within 100' of corner and along short dimension of block. ii) No Rear Yard required for Interior Lot portion fronting on West 58th street as the portion of its rear lot line that is beyond 100' of the intersection of two street lines coincides with side lot line of adjoining Zoning Lot (Lot 12). iii) Commercial Use: No Rear Yard Equivalent regulation applies to through lots and along short dim of llot.		
	No Rear Yard Required	See 1 / Z-048.00	COMPLIES
23-47 23-543 c)	B) Residential Use i) No Rear Yard required within 100' of corner and along short dimension of block. ii) No Rear Yard required for Interior Lot portion fronting on West 58th street as the portion of its rear lot line that is beyond 100' of the intersection of two street lines coincides with side lot line of adjoining Zoning Lot (Lot 12).		
	No Rear Yard Required	See 2 and 3 / Z-048.00	COMPLIES
23-532	iii) Required Rear Yard Equivalents 60' Rear Yard Equivalent required as per 23-532 b) Open area provided for New Residential Use at lowest level of new dwelling units, height EL. 396.03' (12th floor) Depth of required open area, West 57th Street is 30' and a corresponding open area along West 58th Street is 30'		
	Provided 60' Rear Yard Equivalent 'A'	See 2 and 3 / Z-048.00	COMPLIES



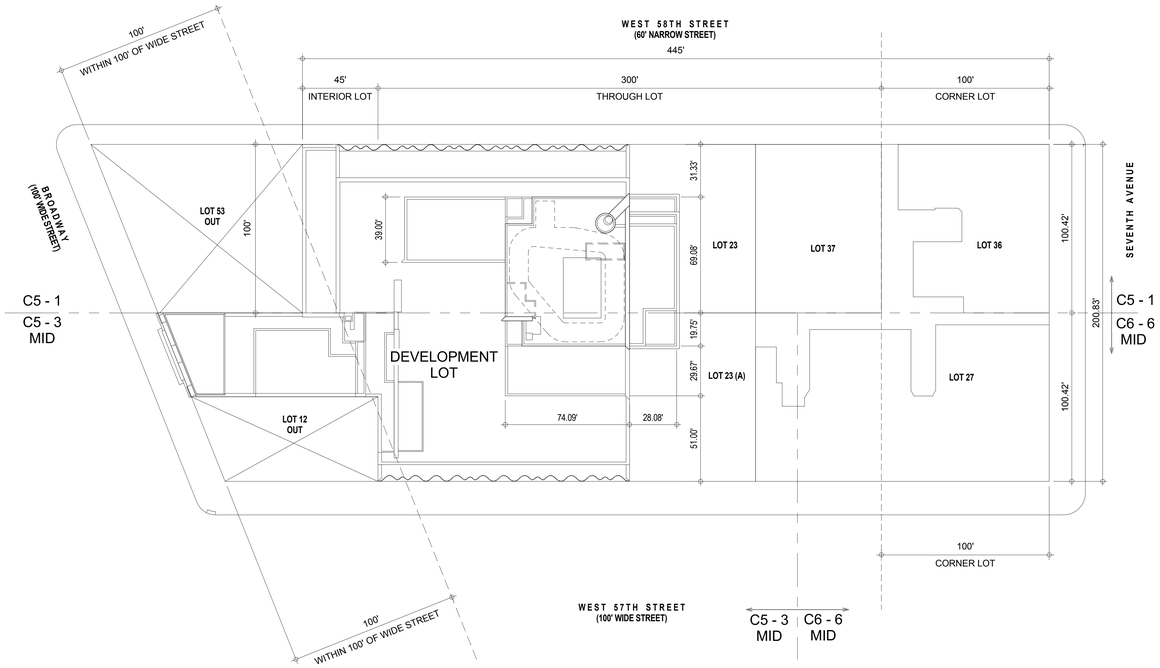
3 **REAR YARD ANALYSIS - NORTH SOUTH SECTION**
1/64" = 1'-0"



LEGEND

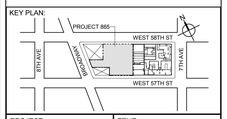
REAR YARD 'A' EQUIVALENT BEGINS AT EL. +396.03', LOWEST RESIDENTIAL FLOOR DWELLING UNITS

2 **RESIDENTIAL REAR YARD ANALYSIS 8TH FLOOR AND ABOVE - SITE PLAN AT ROOF**
1/32" = 1'-0"



1 **COMMERCIAL REAR YARD ANALYSIS 6TH FLOOR AND BELOW - SITE PLAN AT ROOF**
1/32" = 1'-0"

KEY PLAN:



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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

REAR YARD & REAR YARD EQUIVALENTS-SITE PLAN AND SECTION

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JAMES MAGEE NED 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	2
SCALE: As indicated	
DWG No:	
Z-048.00	
DOB PAGE No: 49 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
BuildNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

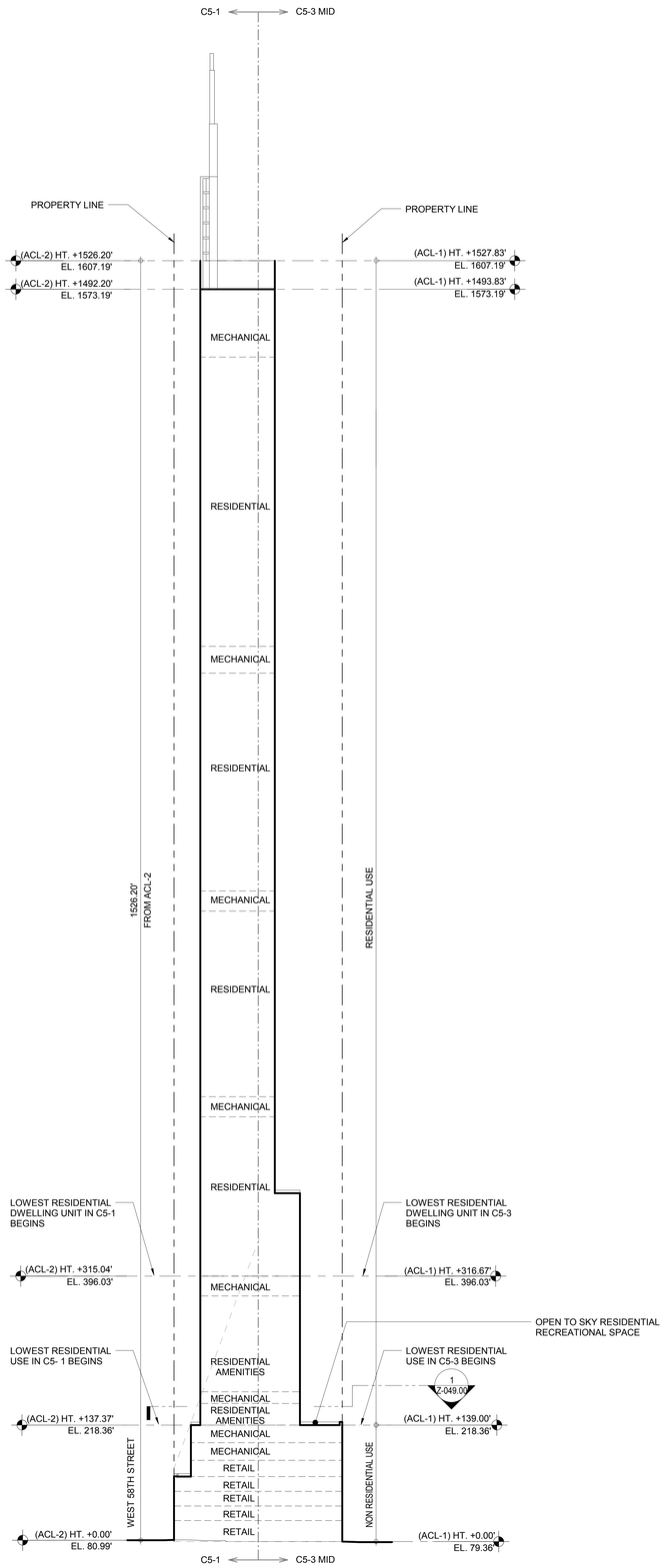
DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E - SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421208305 Job Number
E397650791S Scan Code



2 RESIDENTIAL RECREATIONAL SPACE - NORTH SOUTH SECTION
1/64" = 1'-0"

81-241 **RESIDENTIAL RECREATIONAL SPACE - C5-3 / C6-6 MID**

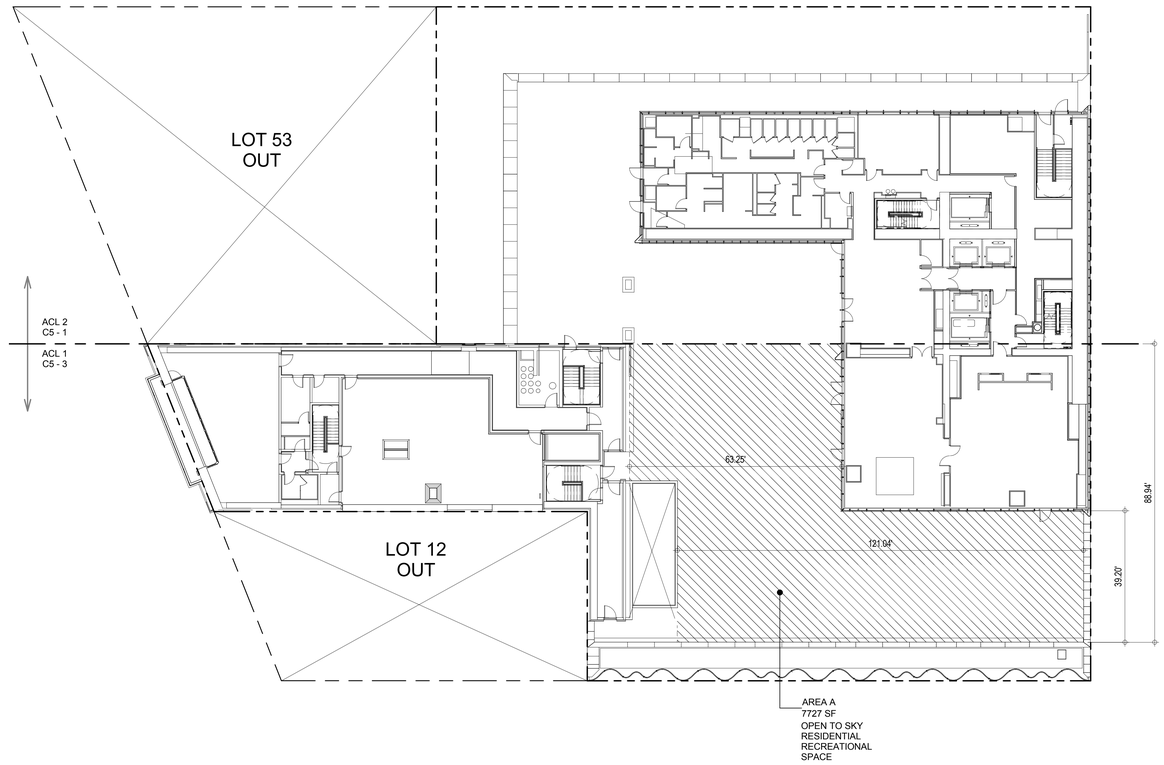
81-241 c) 1) Residential portion of a mixed building qualifies for a maximum residential FAR of 12 provided development includes a recreational space in an amount not less than 13 SF / rooming unit, 16.25 SF / dwelling unit, or a total area of at least 5,000 SF, whichever is greater.

i) Recreational Space based on Rooming Unit	none
ii) Recreational Space based on Residential Unit	177 X 16.25 SF = 2,876.25 SF
iii) Recreational Space based on maximum required	5,000 SF

Recreational Space Required	5,000 SF	
i) min 50% open to sky	5,000SF x 50% = 2,500 SF	
ii) max 25% enclosed	5,000SF x 25% = 1,250 SF	
iii) 25% may be covered but more than 50% unenclosed	5,000SF x 50% = 1,250 SF	
Recreational Space Provided		
i) 8th Floor Open-to-Sky Recreational Space	AREA A = 7,727 SF (1 / Z-049.00)	COMPLIES
2) Restricted to residential occupants		COMPLIES
3) Accessible from lobby or public area served by residential elevators (see 1/ Z-049)		COMPLIES
4) Landscaped except where covered or developed (see 1 / Z-049)		COMPLIES
5) Contains minimum 500 SF of continuous area are on a single level and no dimension less than 15'		COMPLIES

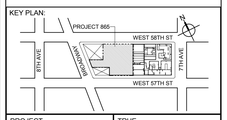
LEGEND

OPEN TO SKY RECREATIONAL SPACE



1 8TH FLOOR RESIDENTIAL RECREATIONAL AREA PLAN
1/16" = 1'-0"

KEY PLAN:



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	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

RESIDENTIAL RECREATIONAL SPACE

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ANDRE DAVID JARRETT
No. 026881
STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	Z-049.00
DOB PAGE No: 50 of 500	

DOB EMPLOYEE STAMP:

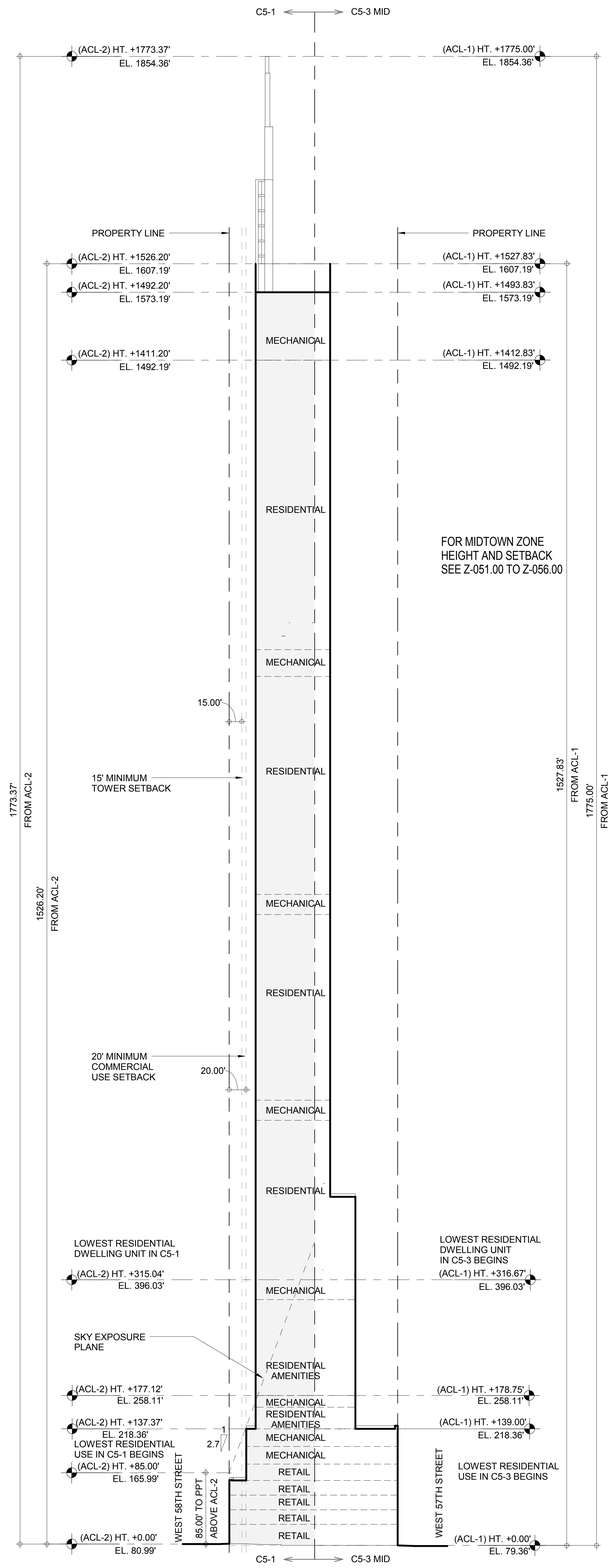
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

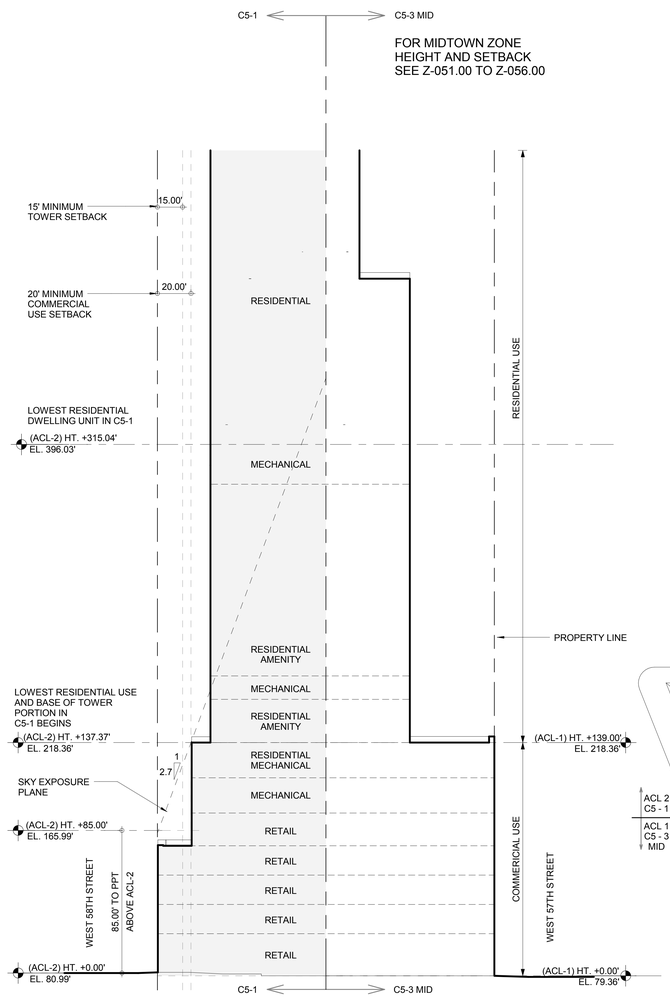
CD PROGRESS ISSUE 1

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421208305 Job Number
E557630546 Scan Code



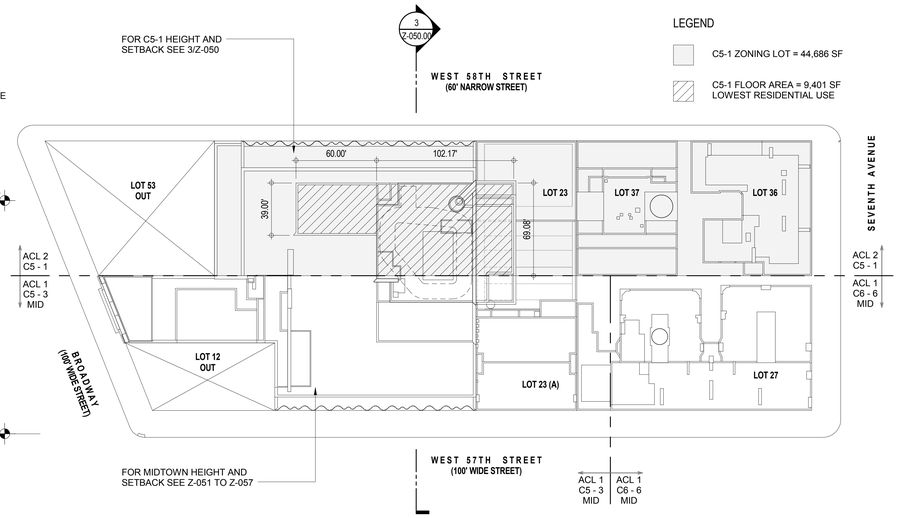
3 **HEIGHT AND SETBACK - NORTH SOUTH SECTION**
1/64" = 1'-0"



2 **NORTH-SOUTH SECTION BASE DETAIL AT ACL-2**
1/32" = 1'-0"

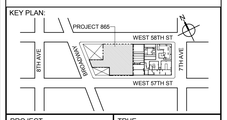
HEIGHT AND SETBACKS REGULATIONS - C5-1

33-432	MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACKS		
	1) Commercial Use Setback and Height of Front Wall requirements: 20' minimum setback from Narrow Street 85' or six stories maximum height of Front Wall above Street Line 2.7 : 1 Sky Exposure Plane		
	Setback and Height of Front Wall Provided	See 2 / Z-050.00	COMPLIES
35-63 b)	SPECIAL TOWER REGULATIONS FOR MIXED BUILDINGS		
	Residential portion of a mixed building not exceeding 40% lot coverage may be constructed in conformance with Tower Regulations of section 23-652 provided:		
35-63 b)	1) At least 65% of total floor area on the Zoning Lot allowable under applicable district regulation is occupied by Residential Uses		
	Residential	44,686 SF X 12 FAR = 536,232 SF	
	Maximum Floor Area Permitted	536,232 SF	
	Minimum Residential Required 65%	536,232 SF X 65% = 348,551 SF	
	Existing Residential		
	Proposed Residential		
	Total Residential		COMPLIES
35-63 b)	2) All uses within the 'Mixed Building' to comply with provisions of Section 32-42 (location within building)		
32-422	Location of floors occupied by Commercial Uses		
	Commercial Uses may be located on a storey below the lowest storey occupied in whole or in part by Dwelling Units.		
	Location of Commercial Uses is below lowest Dwelling Units	See 2 / Z-050.00	COMPLIES
35-63 b)	3) Non-Residential Use in this 'Mixed Building' cannot penetrate Sky-Exposure Plane Location of Non-Residential Use does not penetrate Sky-Exposure Plane	See 2 / Z-050.00	COMPLIES
23-65	TOWER REGULATIONS		
	1) Portion of building occupied by Residential Uses to be considered for Tower Regulations to permit penetration of Sky Exposure Plane:		
	Portion of building less than 40% of lot area	44,686 SF X 40% = 17,874 SF	
	Tower Area Provided at lowest Residential Use	9,401 SF (See 1 / Z-050.00)	COMPLIES
23-652	Standard Tower		
	Tower shall be located not less than 15' from 'Street Line' of a 'Narrow Street'		
	Location of Tower is more than 15' setback from West 58th Street	See 2 and 3 / Z-050.00	COMPLIES



1 **SITE PLAN AT ROOF**
1" = 40'-0"

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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

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AKF GROUP
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New York, NY 10036 USA
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GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

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

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

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

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
C5-1 HEIGHT AND SETBACK-SITE PLAN, SECTIONS AND ELEVATIONS

SEAL & SIGNATURE:

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: As indicated	
DWG No:	**Z-050.00**
DOB PAGE No: 51 of 500	

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E - SHEET SIZE

FILE NAME:
PLOT DATE:

81-27	**ALTERNATIVE HEIGHT AND SETBACK REGULATIONS - DAYLIGHT EVALUATION**
	TABLE OF CONTENTS AND NOTES FOR COMPLIANCE
	The contents of the Section 81-27 Height and Setback submission is as follows:
Dwg. #'s	Contents/Demonstrating
Z-051.00	Roof plan, indicating relationship to viewpoints, building's corner points and roof heights (above ACL) to top of parapets.
Z-051.00 - Z-057.00	As per Section 81-273 (c) & (d), this sheet contains all plan and section angles for corner points of all viewpoints. Also, contains Sec. 81-274 Daylight Evaluation scores for all viewpoints, overall street scores and overall development score. Indicates compliance on all streets and overall.
Z-052.00 - Z-057.00	Contains plot of corner points, by viewpoints and streets as per Section 81-273 (e). Also contains Section 81-274, Daylight Square count for all viewpoints. Blockage totals transferred to 23 for final tabulation.
CONCLUSION	**The proposed development is in compliance with Section 81-27**

81-27 ALTERNATE HEIGHT AND SETBACK REGULATIONS
DAYLIGHT EVALUATION METHOD

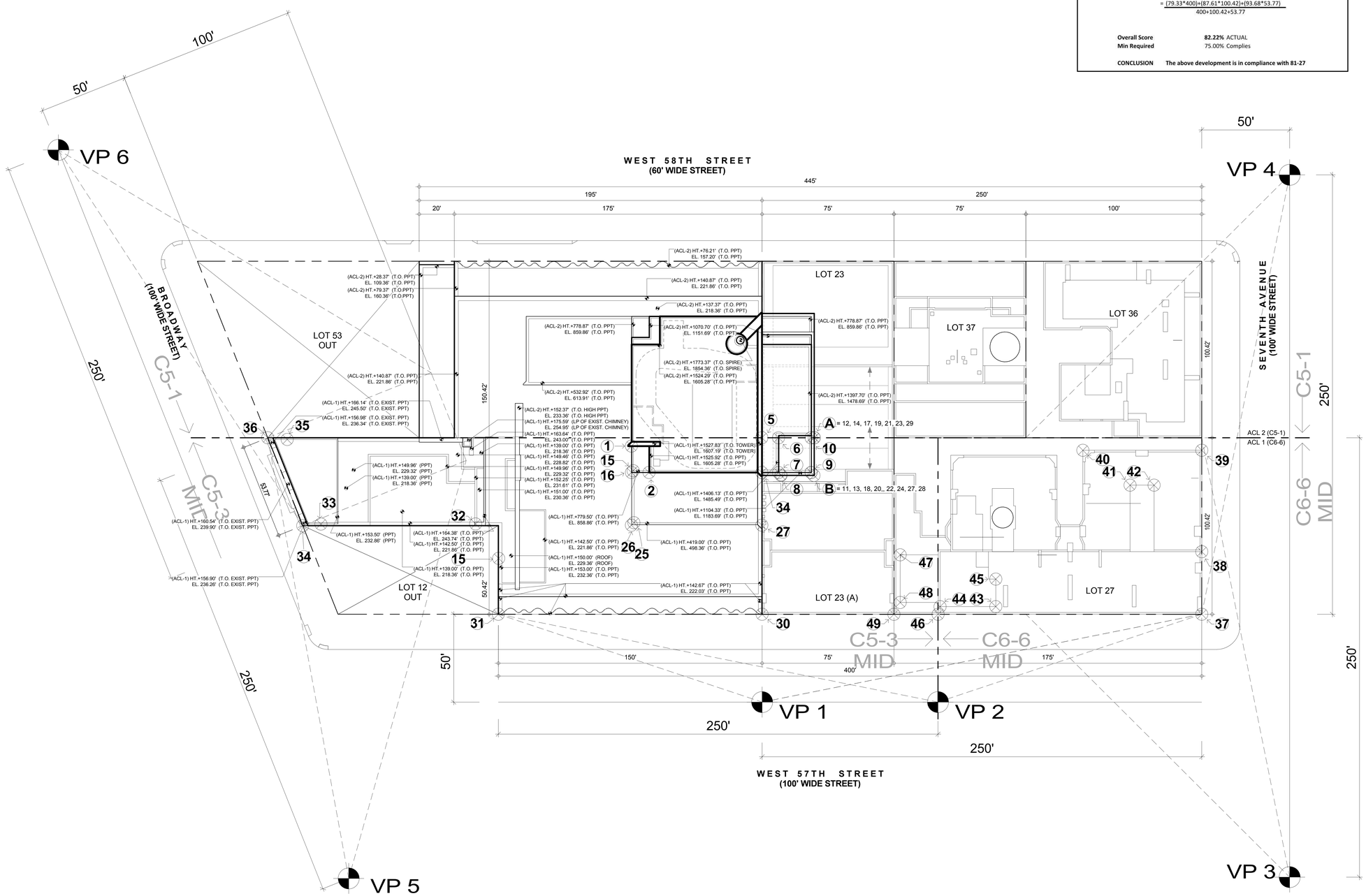
81-274 CALCULATION OF DAYLIGHT SCORE

W 57 ST	Lot line length =	400.00
VP 1	79.91%	
VP 2	78.75%	
Street Score	**79.33% ACTUAL**	
Min Required	66.00% Complies	
7TH AVE	Lot line length=	100.42
VP 3	87.26%	
VP 4	87.95%	
Street Score	**87.61%** ACTUAL	
Min Required	66.00% Complies	
BROADWAY	Lot line length=	53.77
VP 5	94.04%	
VP 6	93.31%	
Average	**93.68%** ACTUAL	
Min Required	66.00% Complies	

ENTIRE ZONING LOT

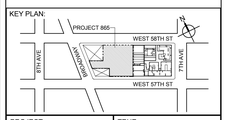
$$= \frac{(79.33*400)+(87.61*100.42)+(93.68*53.77)}{400+100.42+53.77}$$

Overall Score	**82.22%** ACTUAL
Min Required	75.00% Complies
CONCLUSION	**The above development is in compliance with 81-27**



1 **ZONING ROOF PLAN**
3/64" = 1'-0"

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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No.	DESCRIPTION:	DATE:
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	D.O.B. SUBMISSION	27 APR 15

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

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ZONING ROOF PLAN AND VIEW POINTS

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID JAYSON
AIA 028581
STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: 3/64" = 1'-0"	
DWG No:	**Z-051.00**
DOB PAGE No: 52 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 421258305 Job Number
E320580695 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

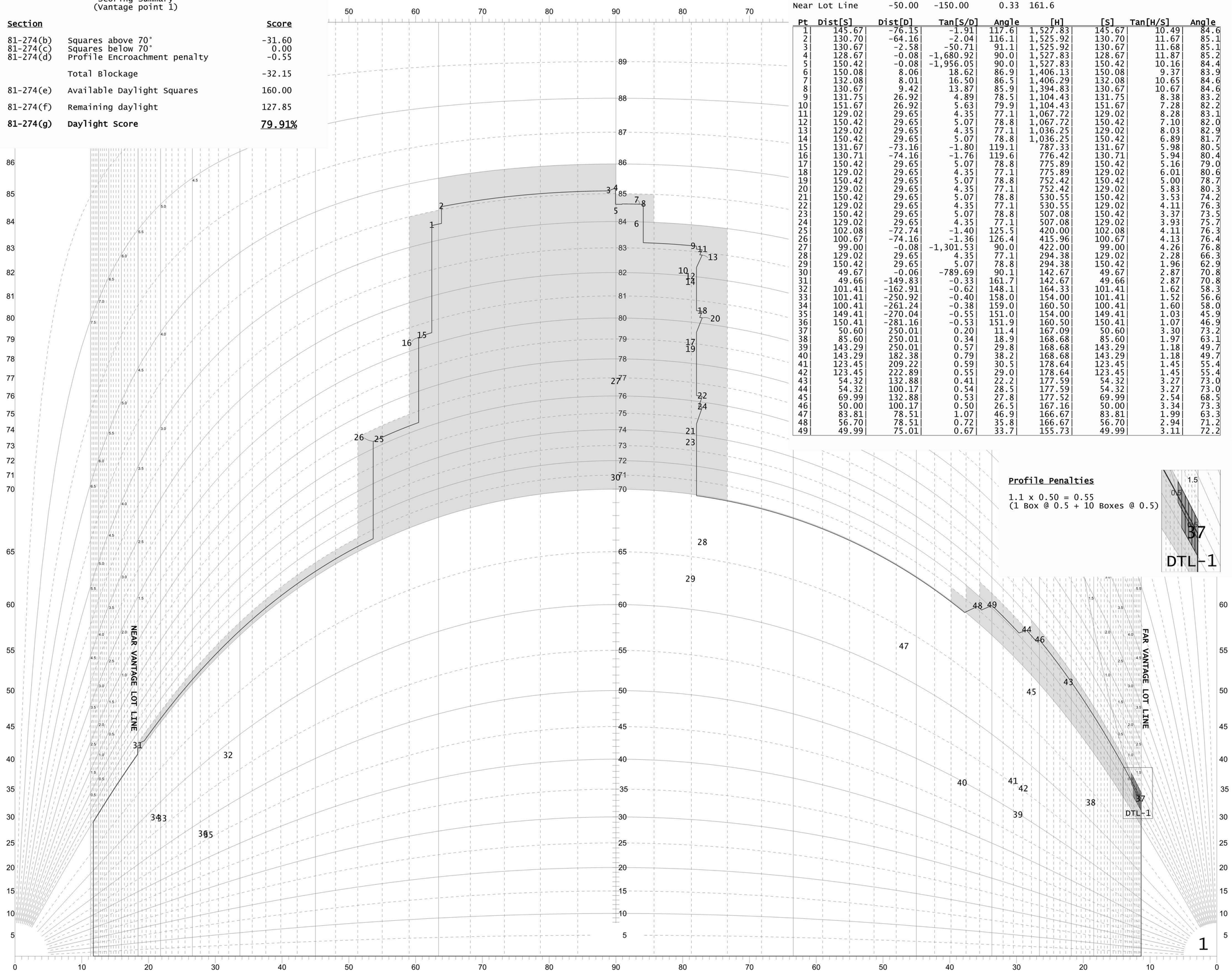
Scoring Summary
(Vantage point 1)

Section		Score
81-274(b)	Squares above 70°	-31.60
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.55
	Total Blockage	-32.15
81-274(e)	Available Daylight Squares	160.00
81-274(f)	Remaining daylight	127.85
81-274(g)	**Daylight Score**	**79.91%**

Section 81-273(d) W 57th Street VP 1

Far Lot Line	-50.00	250.00	-0.20	11.3	
Near Lot Line	-50.00	-150.00	0.33	161.6	

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	145.67	-76.15	-1.91	117.6	1,527.83	145.67	10.49	84.6
2	130.70	-64.16	-2.04	116.1	1,525.92	130.70	11.67	85.1
3	130.67	-2.58	-50.71	91.1	1,525.92	130.67	11.68	85.1
4	128.67	-0.08	-1,680.92	90.0	1,527.83	128.67	11.87	85.2
5	150.42	-0.08	-1,956.05	90.0	1,527.83	150.42	10.16	84.4
6	150.08	8.06	18.62	86.9	1,406.13	150.08	9.37	83.9
7	132.08	8.01	16.50	86.5	1,406.29	132.08	10.65	84.6
8	130.67	9.42	13.87	85.9	1,394.83	130.67	10.67	84.6
9	131.75	26.92	4.89	78.5	1,104.43	131.75	8.38	83.2
10	151.67	26.92	5.63	79.9	1,104.43	151.67	7.28	82.2
11	129.02	29.65	4.35	77.1	1,067.72	129.02	8.28	83.1
12	150.42	29.65	5.07	78.8	1,067.72	150.42	7.10	82.0
13	129.02	29.65	4.35	77.1	1,036.25	129.02	8.03	82.9
14	150.42	29.65	5.07	78.8	1,036.25	150.42	6.89	81.7
15	131.67	-73.16	-1.80	119.1	787.33	131.67	5.98	80.5
16	130.71	-74.16	-1.76	119.6	776.42	130.71	5.94	80.4
17	150.42	29.65	5.07	78.8	775.89	150.42	5.16	79.0
18	129.02	29.65	4.35	77.1	775.89	129.02	6.01	80.6
19	150.42	29.65	5.07	78.8	752.42	150.42	5.00	78.7
20	129.02	29.65	4.35	77.1	752.42	129.02	5.83	80.3
21	150.42	29.65	5.07	78.8	530.55	150.42	3.53	74.2
22	129.02	29.65	4.35	77.1	530.55	129.02	4.11	76.3
23	150.42	29.65	5.07	78.8	507.08	150.42	3.37	73.5
24	129.02	29.65	4.35	77.1	507.08	129.02	3.93	75.7
25	102.08	-72.74	-1.40	125.5	420.00	102.08	4.11	76.3
26	100.67	-74.16	-1.36	126.4	415.96	100.67	4.13	76.4
27	99.00	-0.08	-1,301.53	90.0	422.00	99.00	4.26	76.8
28	129.02	29.65	4.35	77.1	294.38	129.02	2.28	66.3
29	150.42	29.65	5.07	78.8	294.38	150.42	1.96	62.9
30	49.67	-0.06	-789.69	90.1	142.67	49.67	2.87	70.8
31	49.66	-149.83	-0.33	161.7	142.67	49.66	2.87	70.8
32	101.41	-162.91	-0.62	148.1	164.33	101.41	1.62	58.3
33	101.41	-250.92	-0.40	158.0	154.00	101.41	1.52	56.6
34	100.41	-261.24	-0.38	159.0	160.50	100.41	1.60	58.0
35	149.41	-270.04	-0.55	151.0	154.00	149.41	1.03	45.9
36	150.41	-281.16	-0.53	151.9	160.50	150.41	1.07	46.9
37	50.60	250.01	0.20	11.4	167.09	50.60	3.30	73.2
38	85.60	250.01	0.34	18.9	168.68	85.60	1.97	63.1
39	143.29	250.01	0.57	29.8	168.68	143.29	1.18	49.7
40	143.29	182.38	0.79	38.2	168.68	143.29	1.18	49.7
41	123.45	209.22	0.59	30.5	178.64	123.45	1.45	55.4
42	123.45	222.89	0.55	29.0	178.64	123.45	1.45	55.4
43	54.32	132.88	0.41	22.2	177.59	54.32	3.27	73.0
44	54.32	100.17	0.54	28.5	177.59	54.32	3.27	73.0
45	69.99	132.88	0.53	27.8	177.52	69.99	2.54	68.5
46	50.00	100.17	0.50	26.5	167.16	50.00	3.34	73.3
47	83.81	78.51	1.07	46.9	166.67	83.81	1.99	63.3
48	56.70	78.51	0.72	35.8	166.67	56.70	2.94	71.2
49	49.99	75.01	0.67	33.7	155.73	49.99	3.11	72.2



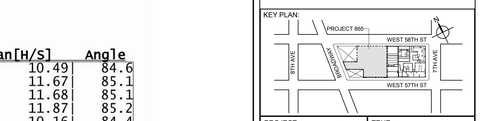
Profile Penalties

1.1 x 0.50 = 0.55
(1 Box @ 0.5 + 10 Boxes @ 0.5)

DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
WEST 57th STREET - VANTAGE POINT ONE

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
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No.	DESCRIPTION:	DATE:
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	D.O.B. SUBMISSION	27 APR 15

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 1

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAKOBSEN NYS LICENSE NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-052.00
DOB PAGE No:	53 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED — Under Directive 2 of 1975 — Date: 07/09/2015: — NYC Development Hub

DOB B-SCAN:

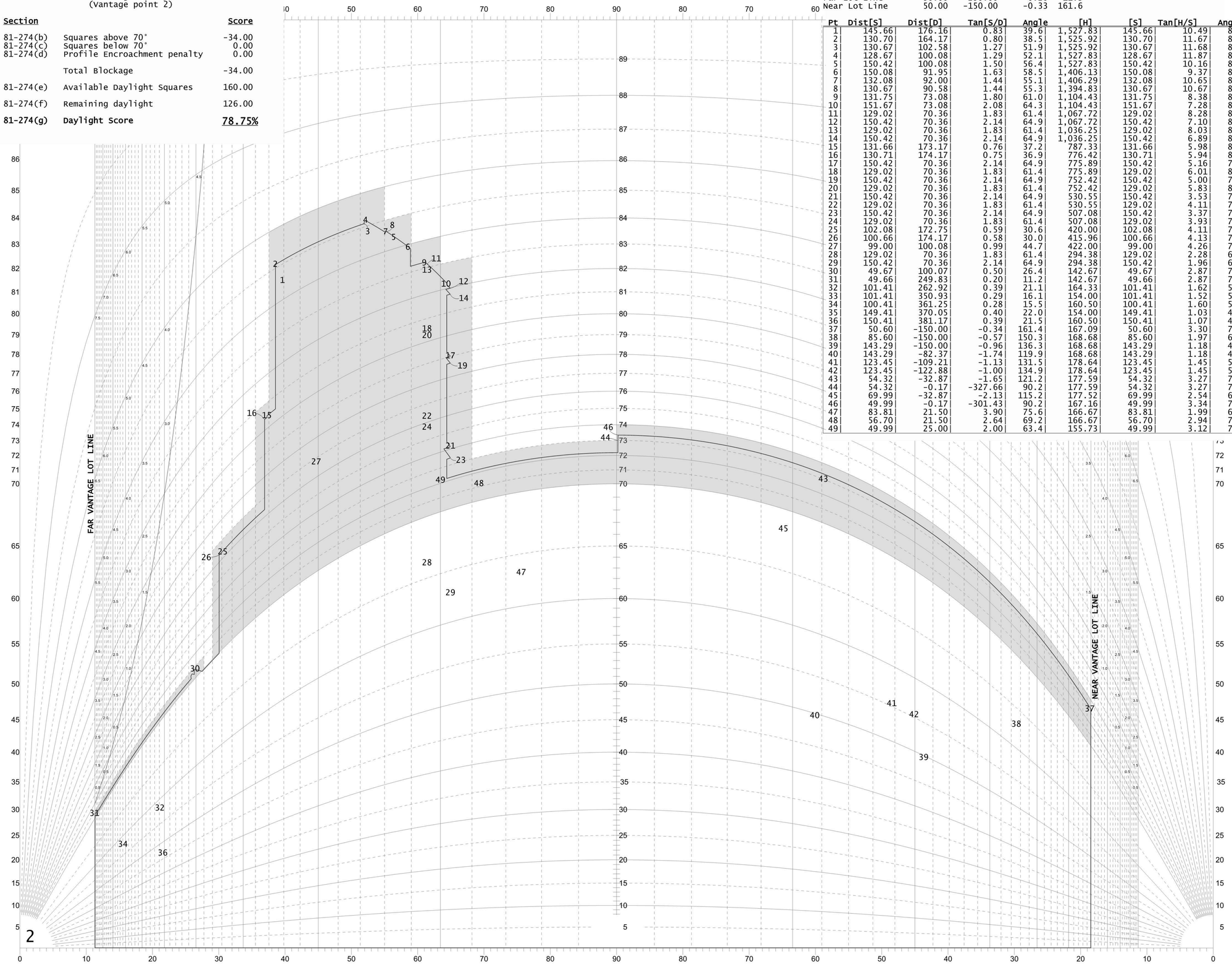
Scoring Summary
(Vantage point 2)

Section		Score
81-274(b)	Squares above 70°	-34.00
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	0.00
	Total Blockage	-34.00
81-274(e)	Available Daylight Squares	160.00
81-274(f)	Remaining daylight	126.00
81-274(g)	**Daylight Score**	**78.75%**

Section 81-273(d) West 57th Street VP 2

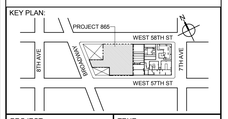
Far Lot Line	50.00	250.00	0.20	11.3
Near Lot Line	50.00	-150.00	-0.33	161.6

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	145.66	176.16	0.83	39.6	1,527.83	145.66	10.49	84.6
2	130.70	164.17	0.80	38.5	1,525.92	130.70	11.67	85.1
3	130.67	102.58	1.27	51.9	1,525.92	130.67	11.68	85.1
4	128.67	100.08	1.29	52.1	1,527.83	128.67	11.87	85.2
5	150.42	100.08	1.50	56.4	1,527.83	150.42	10.16	84.4
6	150.08	91.95	1.63	58.5	1,406.13	150.08	9.37	83.9
7	132.08	92.00	1.44	55.1	1,406.29	132.08	10.65	84.6
8	130.67	90.58	1.44	55.3	1,394.83	130.67	10.67	84.6
9	131.75	73.08	1.80	61.0	1,104.43	131.75	8.38	83.2
10	151.67	73.08	2.08	64.3	1,104.43	151.67	7.28	82.2
11	129.02	70.36	1.83	61.4	1,067.72	129.02	8.28	83.1
12	150.42	70.36	2.14	64.9	1,067.72	150.42	7.10	82.0
13	129.02	70.36	1.83	61.4	1,036.25	129.02	8.03	82.9
14	150.42	70.36	2.14	64.9	1,036.25	150.42	6.89	81.7
15	131.66	173.17	0.76	37.2	787.33	131.66	5.98	80.5
16	130.71	174.17	0.75	36.9	776.42	130.71	5.94	80.4
17	150.42	70.36	2.14	64.9	775.89	150.42	5.16	79.0
18	129.02	70.36	1.83	61.4	775.89	129.02	6.01	80.6
19	150.42	70.36	2.14	64.9	752.42	150.42	5.00	78.7
20	129.02	70.36	1.83	61.4	752.42	129.02	5.83	80.3
21	150.42	70.36	2.14	64.9	530.55	150.42	3.53	74.2
22	129.02	70.36	1.83	61.4	530.55	129.02	4.11	76.3
23	150.42	70.36	2.14	64.9	507.08	150.42	3.37	73.5
24	129.02	70.36	1.83	61.4	507.08	129.02	3.93	75.7
25	102.08	172.75	0.59	30.6	420.00	102.08	4.11	76.3
26	100.66	174.17	0.58	30.0	415.96	100.66	4.13	76.4
27	99.00	100.08	0.99	44.7	422.00	99.00	4.26	76.8
28	129.02	70.36	1.83	61.4	294.38	129.02	2.28	66.3
29	150.42	70.36	2.14	64.9	294.38	150.42	1.96	62.9
30	49.67	100.07	0.50	26.4	142.67	49.67	2.87	70.8
31	49.66	249.83	0.20	11.2	142.67	49.66	2.87	70.8
32	101.41	262.92	0.39	21.1	164.33	101.41	1.62	58.3
33	101.41	350.93	0.29	16.1	154.00	101.41	1.52	56.6
34	100.41	361.25	0.28	15.5	160.50	100.41	1.60	58.0
35	149.41	370.05	0.40	22.0	154.00	149.41	1.03	45.9
36	150.41	381.17	0.39	21.5	160.50	150.41	1.07	46.9
37	50.60	-150.00	-0.34	161.4	167.09	50.60	3.30	73.2
38	85.60	-150.00	-0.57	150.3	168.68	85.60	1.97	63.1
39	143.29	-150.00	-0.96	136.3	168.68	143.29	1.18	49.7
40	143.29	-82.37	-1.74	119.9	168.68	143.29	1.18	49.7
41	123.45	-109.21	-1.13	131.5	178.64	123.45	1.45	55.4
42	123.45	-122.88	-1.00	134.9	178.64	123.45	1.45	55.4
43	54.32	-32.87	-1.65	121.2	177.59	54.32	3.27	73.0
44	54.32	-0.17	-327.66	90.2	177.59	54.32	3.27	73.0
45	69.99	-32.87	-2.13	115.2	177.52	69.99	2.54	68.5
46	49.99	-0.17	-301.43	90.2	167.16	49.99	3.34	73.3
47	83.81	21.50	3.90	75.6	166.67	83.81	1.99	63.3
48	56.70	21.50	2.64	69.2	166.67	56.70	2.94	71.2
49	49.99	25.00	2.00	63.4	155.73	49.99	3.12	72.2



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
WEST 57th STREET - VANTAGE POINT TWO

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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

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

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

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

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

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

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

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

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

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 2

SEAL & SIGNATURE:
REGISTERED ARCHITECT MICHAEL DAVID JANKOWSKI No. 028881 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-053.00
DOB PAGE No: 54 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 421263825 Job Number
ES1000797118 Scan Code
36" x 48" Arch E - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121263625 Job Number
E5196514422 Scan Code

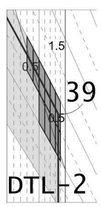
Section 81-273(d) 7th Ave VP 3

Far Lot Line	-50.00	250.00	-0.20	11.3
Near Lot Line	-149.92	149.60	-1.00	45.1

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	376.04	245.41	1.53	56.9	1,527.83	376.04	4.06	76.2
2	364.06	230.44	1.58	57.7	1,525.92	364.06	4.19	76.6
3	302.48	230.38	1.31	52.7	1,525.92	302.48	5.04	78.8
4	299.98	228.37	1.31	52.7	1,527.83	299.98	5.09	78.9
5	299.97	250.12	1.20	50.2	1,527.83	299.97	5.09	78.9
6	291.83	249.79	1.17	49.4	1,406.13	291.83	4.82	78.3
7	291.89	231.79	1.26	51.5	1,406.29	291.89	4.82	78.3
8	290.48	230.37	1.26	51.6	1,394.83	290.48	4.80	78.2
9	272.98	231.45	1.18	49.7	1,104.43	272.98	4.05	76.1
10	272.97	251.36	1.09	47.4	1,104.43	272.97	4.05	76.1
11	270.25	228.72	1.18	49.8	1,067.72	270.25	3.95	75.8
12	270.24	250.11	1.08	47.2	1,067.72	270.24	3.95	75.8
13	270.25	228.72	1.18	49.8	1,036.25	270.25	3.83	75.4
14	270.24	250.11	1.08	47.2	1,036.25	270.24	3.83	75.4
15	373.06	231.40	1.61	58.2	787.33	373.06	2.11	64.6
16	374.06	230.45	1.62	58.4	776.42	374.06	2.08	64.3
17	270.24	250.11	1.08	47.2	775.89	270.24	2.87	70.8
18	270.25	228.72	1.18	49.8	775.89	270.25	2.87	70.8
19	270.24	250.11	1.08	47.2	752.42	270.24	2.78	70.2
20	270.25	228.72	1.18	49.8	752.42	270.25	2.78	70.2
21	270.24	250.11	1.08	47.2	530.55	270.24	1.96	63.0
22	270.25	228.72	1.18	49.8	530.55	270.25	1.96	63.0
23	270.24	250.11	1.08	47.2	507.08	270.24	1.88	61.9
24	270.25	228.72	1.18	49.8	507.08	270.25	1.88	61.9
25	372.66	201.82	1.85	61.6	420.00	372.66	1.13	48.4
26	374.07	200.41	1.87	61.8	415.96	374.07	1.11	48.0
27	299.99	198.71	1.51	56.5	422.00	299.99	1.41	54.6
28	270.25	228.72	1.18	49.8	294.38	270.25	1.09	47.4
29	270.24	250.11	1.08	47.2	294.38	270.24	1.09	47.4
30	300.00	149.37	2.01	63.5	142.67	300.00	0.48	25.4
31	449.76	149.44	3.01	71.6	142.67	449.76	0.32	17.6
32	462.82	201.19	2.30	66.5	164.33	462.82	0.36	19.5
33	550.84	201.23	2.74	69.9	154.00	550.84	0.28	15.6
34	561.16	200.23	2.80	70.4	160.50	561.16	0.29	16.0
35	569.94	249.24	2.29	66.4	154.00	569.94	0.27	15.1
36	581.05	250.24	2.32	66.7	160.50	581.05	0.28	15.4
37	49.93	150.20	0.33	18.4	167.09	49.93	3.35	73.4
38	49.92	185.20	0.27	15.1	168.68	49.92	3.38	73.5
39	49.89	242.89	0.21	11.6	168.68	49.89	3.38	73.5
40	117.52	242.92	0.48	25.8	168.68	117.52	1.44	55.1
41	90.68	223.07	0.41	22.1	178.64	90.68	1.97	63.1
42	77.02	223.06	0.35	19.0	178.64	77.02	2.32	66.7
43	167.05	153.97	1.08	47.3	177.59	167.05	1.06	46.8
44	199.76	153.99	1.30	52.4	177.59	199.76	0.89	41.6
45	167.05	169.64	0.98	44.6	177.52	167.05	1.06	46.7
46	199.76	149.66	1.33	53.2	167.16	199.76	0.84	39.9
47	221.42	183.48	1.21	50.4	166.67	221.42	0.75	37.0
48	221.43	156.38	1.42	54.8	166.67	221.43	0.75	37.0
49	224.93	149.67	1.50	56.4	155.73	224.93	0.69	34.7

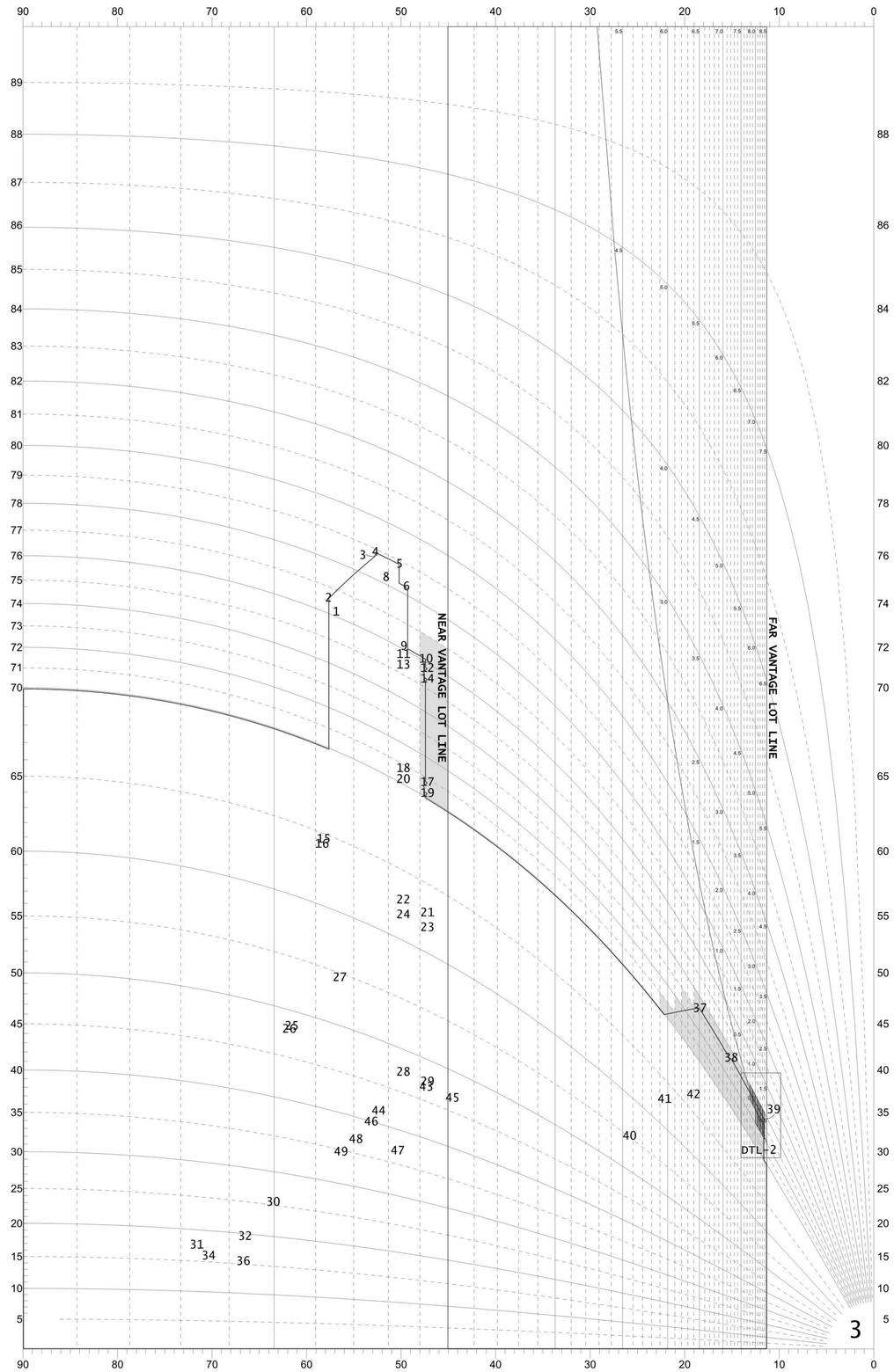
Profile Penalties

1.0 x 0.50 = 0.50
(8 Boxes @ 0.5 + 2 Boxes @ 0.5)



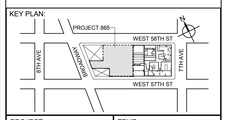
Scoring Summary
(Vantage point 3)

Section		Score
81-274(b)	Squares above 70°	-9.70
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.50
	Total Blockage	-10.20
81-274(e)	Available Daylight Squares	80.05
81-274(f)	Remaining daylight	69.85
81-274(g)	**Daylight Score**	**87.26%**



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
7TH AVENUE - VANTAGE POINT THREE

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
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228 EAST 45th Street
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AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

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

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

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

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

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

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

DOB SUBMISSION

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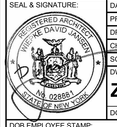
CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 3

SEAL & SIGNATURE:



DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-054.00
DOB PAGE No: 55 of 500	

DOB EMPLOYEE STAMP:

DOB B-SCAN:

CD PROGRESS ISSUE 1

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421263625 Job Number
E389656999 Scan Code

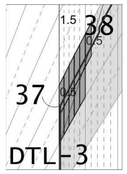
Section 81-273(d) 7th Ave VP 4

Far Lot Line	50.00	250.00	0.20	11.3
Near Lot Line	150.00	149.56	1.00	45.1

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	376.21	154.18	2.44	67.7	1,527.83	376.21	4.06	76.2
2	364.23	169.15	2.15	65.1	1,525.92	364.23	4.19	76.6
3	302.64	169.21	1.79	60.8	1,525.92	302.64	5.04	78.8
4	300.15	171.21	1.75	60.3	1,527.83	300.15	5.09	78.9
5	300.14	149.46	2.01	63.5	1,527.83	300.14	5.09	78.9
6	292.00	149.80	1.95	62.8	1,406.13	292.00	4.82	78.3
7	292.06	167.80	1.74	60.1	1,406.29	292.06	4.82	78.3
8	290.64	169.21	1.72	59.8	1,394.83	290.64	4.80	78.2
9	273.14	168.14	1.62	58.4	1,104.43	273.14	4.04	76.1
10	273.14	148.22	1.84	61.5	1,104.43	273.14	4.04	76.1
11	270.42	170.87	1.58	57.7	1,067.72	270.42	3.95	75.8
12	270.41	149.47	1.81	61.1	1,067.72	270.41	3.95	75.8
13	270.42	170.87	1.58	57.7	1,036.25	270.42	3.83	75.4
14	270.41	149.47	1.81	61.1	1,036.25	270.41	3.83	75.4
15	373.23	168.18	2.22	65.7	787.33	373.23	2.11	64.6
16	374.23	169.14	2.21	65.7	776.42	374.23	2.07	64.3
17	270.41	149.47	1.81	61.1	775.89	270.41	2.87	70.8
18	270.42	170.87	1.58	57.7	775.89	270.42	2.87	70.8
19	270.41	149.47	1.81	61.1	752.42	270.41	2.78	70.2
20	270.42	170.87	1.58	57.7	752.42	270.42	2.78	70.2
21	270.41	149.47	1.81	61.1	530.55	270.41	1.96	63.0
22	270.42	170.87	1.58	57.7	530.55	270.42	1.96	63.0
23	270.41	149.47	1.81	61.1	507.08	270.41	1.88	61.9
24	270.42	170.87	1.58	57.7	507.08	270.42	1.88	61.9
25	372.82	197.76	1.89	62.1	420.00	372.82	1.13	48.4
26	374.24	199.18	1.88	62.0	415.96	374.24	1.11	48.0
27	300.16	200.88	1.49	56.2	422.00	300.16	1.41	54.6
28	270.42	170.87	1.58	57.7	294.38	270.42	1.09	47.4
29	270.41	149.47	1.81	61.1	294.38	270.41	1.09	47.4
30	300.17	250.21	1.20	50.2	142.67	300.17	0.48	25.4
31	449.93	250.15	1.80	60.9	142.67	449.93	0.32	17.6
32	462.99	198.39	2.33	66.8	164.33	462.99	0.35	19.5
33	551.00	198.35	2.78	70.2	154.00	551.00	0.28	15.6
34	561.32	199.35	2.82	70.4	160.50	561.32	0.29	16.0
35	570.10	150.35	3.79	75.2	154.00	570.10	0.27	15.1
36	581.22	149.34	3.89	75.6	160.50	581.22	0.28	15.4
37	50.10	249.39	0.20	11.4	167.09	50.10	3.34	73.3
38	50.08	214.39	0.23	13.1	168.68	50.08	3.37	73.5
39	50.06	156.69	0.32	17.7	168.68	50.06	3.37	73.5
40	117.68	156.67	0.75	36.9	168.68	117.68	1.43	55.1
41	90.85	176.51	0.51	27.2	178.64	90.85	1.97	63.0
42	77.18	176.52	0.44	23.6	178.64	77.18	2.31	66.6
43	167.22	245.61	0.68	34.2	177.59	167.22	1.06	46.7
44	199.93	245.60	0.81	39.1	177.59	199.93	0.89	41.6
45	167.21	229.94	0.73	36.0	177.52	167.21	1.06	46.7
46	199.93	249.92	0.80	38.7	167.16	199.93	0.84	39.9
47	221.58	216.10	1.03	45.7	166.67	221.58	0.75	36.9
48	221.59	243.21	0.91	42.3	166.67	221.59	0.75	36.9
49	225.10	249.91	0.90	42.0	155.73	225.10	0.69	34.7

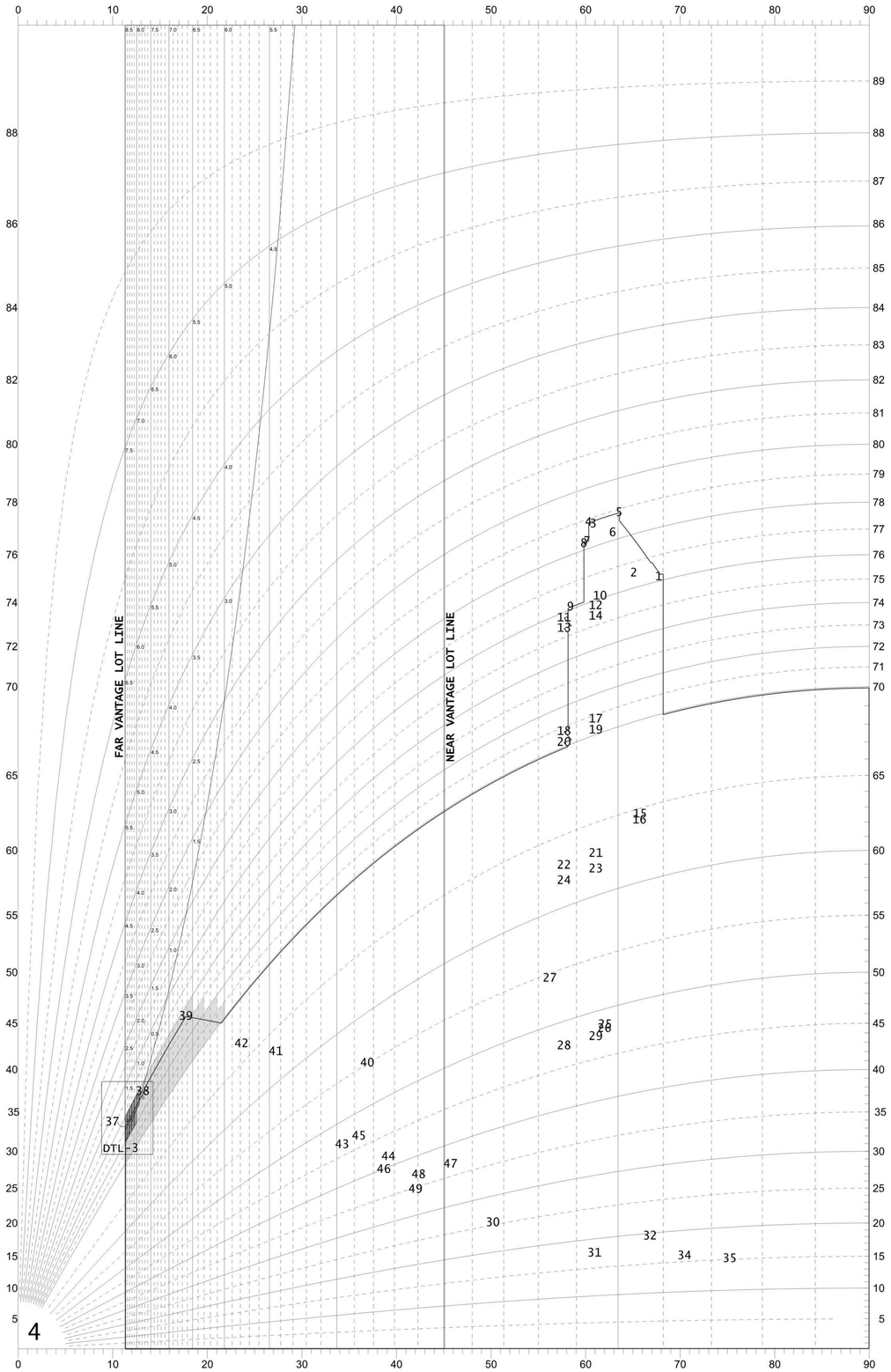
Profile Penalties

1.1 x 0.50 = 0.55
(10 Boxes @ 0.5 + 1 box @ 0.5)



Scoring Summary
(Vantage point 4)

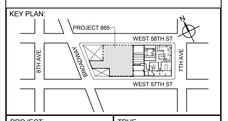
Section		Score
81-274(b)	Squares above 70°	-9.10
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.55
	Total Blockage	-9.65
81-274(e)	Available Daylight Squares	80.05
81-274(f)	Remaining daylight	70.40
81-274(g)	**Daylight Score**	**87.95%**



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
SEVENTH AVENUE - VANTAGE POINT FOUR

CD PROGRESS ISSUE 1

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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

ARCHITECT OF RECORD: Base Building Shell & Core
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Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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

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

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

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

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

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

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

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

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 4

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

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-055.00
DOB PAGE No:	56 of 500

DOB EMPLOYEE STAMP: Damian Titus — DOB Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

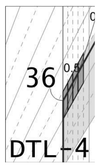
Section 81-273(d) Broadway VP 5

Far Lot Line	50.00	250.00	0.20	11.3	
Near Lot Line	149.94	196.16	0.76	37.4	

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	238.65	169.79	1.41	54.6	1,527.83	238.65	6.40	81.1
2	244.25	151.45	1.61	58.2	1,525.92	244.25	6.25	80.9
3	301.46	128.65	2.34	66.9	1,525.92	301.46	5.06	78.8
4	303.04	125.87	2.41	67.4	1,527.83	303.04	5.04	78.8
5	311.08	146.08	2.13	64.8	1,527.83	311.08	4.91	78.5
6	318.52	142.76	2.23	65.9	1,406.13	318.52	4.41	77.2
7	311.82	126.05	2.47	68.0	1,406.29	311.82	4.51	77.5
8	312.61	124.21	2.52	68.3	1,394.83	312.61	4.46	77.4
9	329.27	118.75	2.77	70.2	1,104.43	329.27	3.35	73.4
10	336.63	137.26	2.45	67.8	1,104.43	336.63	3.28	73.0
11	330.80	115.20	2.87	70.8	1,067.72	330.80	3.23	72.8
12	338.71	135.08	2.51	68.3	1,067.72	338.71	3.15	72.4
13	330.80	115.20	2.87	70.8	1,036.25	330.80	3.13	72.3
14	338.71	135.08	2.51	68.3	1,036.25	338.71	3.06	71.9
15	236.25	155.68	1.52	56.6	787.33	236.25	3.33	73.3
16	234.96	155.16	1.51	56.6	776.42	234.96	3.30	73.2
17	338.71	135.08	2.51	68.3	775.89	338.71	2.29	66.4
18	330.80	115.20	2.87	70.8	775.89	330.80	2.35	66.9
19	338.71	135.08	2.51	68.3	752.42	338.71	2.22	65.8
20	330.80	115.20	2.87	70.8	752.42	330.80	2.27	66.3
21	338.71	135.08	2.51	68.3	530.55	338.71	1.57	57.4
22	330.80	115.20	2.87	70.8	530.55	330.80	1.60	58.1
23	338.71	135.08	2.51	68.3	507.08	338.71	1.50	56.3
24	330.80	115.20	2.87	70.8	507.08	330.80	1.53	56.9
25	225.70	128.04	1.76	60.4	420.00	225.70	1.86	61.7
26	223.86	127.24	1.76	60.4	415.96	223.86	1.86	61.7
27	292.07	98.30	2.97	71.4	422.00	292.07	1.44	55.3
28	330.80	115.20	2.87	70.8	294.38	330.80	0.89	41.7
29	338.71	135.08	2.51	68.3	294.38	338.71	0.87	41.0
30	273.85	52.46	5.22	79.2	142.67	273.85	0.52	27.5
31	134.70	107.83	1.25	51.3	142.67	134.70	1.06	46.6
32	141.67	160.75	0.88	41.4	164.33	141.67	1.16	49.2
33	59.90	193.29	0.31	17.2	154.00	59.90	2.57	68.7
34	49.94	196.18	0.25	14.3	160.50	49.94	3.21	72.7
35	59.88	244.96	0.24	13.7	154.00	59.88	2.57	68.8
36	49.92	250.00	0.20	11.3	160.50	49.92	3.22	72.7
37	506.54	-39.14	-12.94	94.4	167.09	506.54	0.33	18.3
38	519.48	-6.62	-78.50	90.7	168.68	519.48	0.32	18.0
39	540.81	46.99	11.51	85.0	168.68	540.81	0.31	17.3
40	477.98	71.99	6.64	81.4	168.68	477.98	0.35	19.4
41	495.58	43.63	11.36	85.0	178.64	495.58	0.36	19.8
42	508.28	38.58	13.17	85.7	178.64	508.28	0.35	19.4
43	399.09	7.63	52.29	88.9	177.59	399.09	0.44	24.0
44	368.70	19.73	18.69	86.9	177.59	368.70	0.48	25.7
45	404.88	22.19	18.25	86.9	177.52	404.88	0.44	23.7
46	367.10	15.70	23.38	87.6	167.16	367.10	0.46	24.5
47	359.47	55.13	6.52	81.3	166.67	359.47	0.46	24.9
48	349.45	29.95	11.67	85.1	166.67	349.45	0.48	25.5
49	343.72	25.01	13.74	85.8	155.73	343.72	0.45	24.4

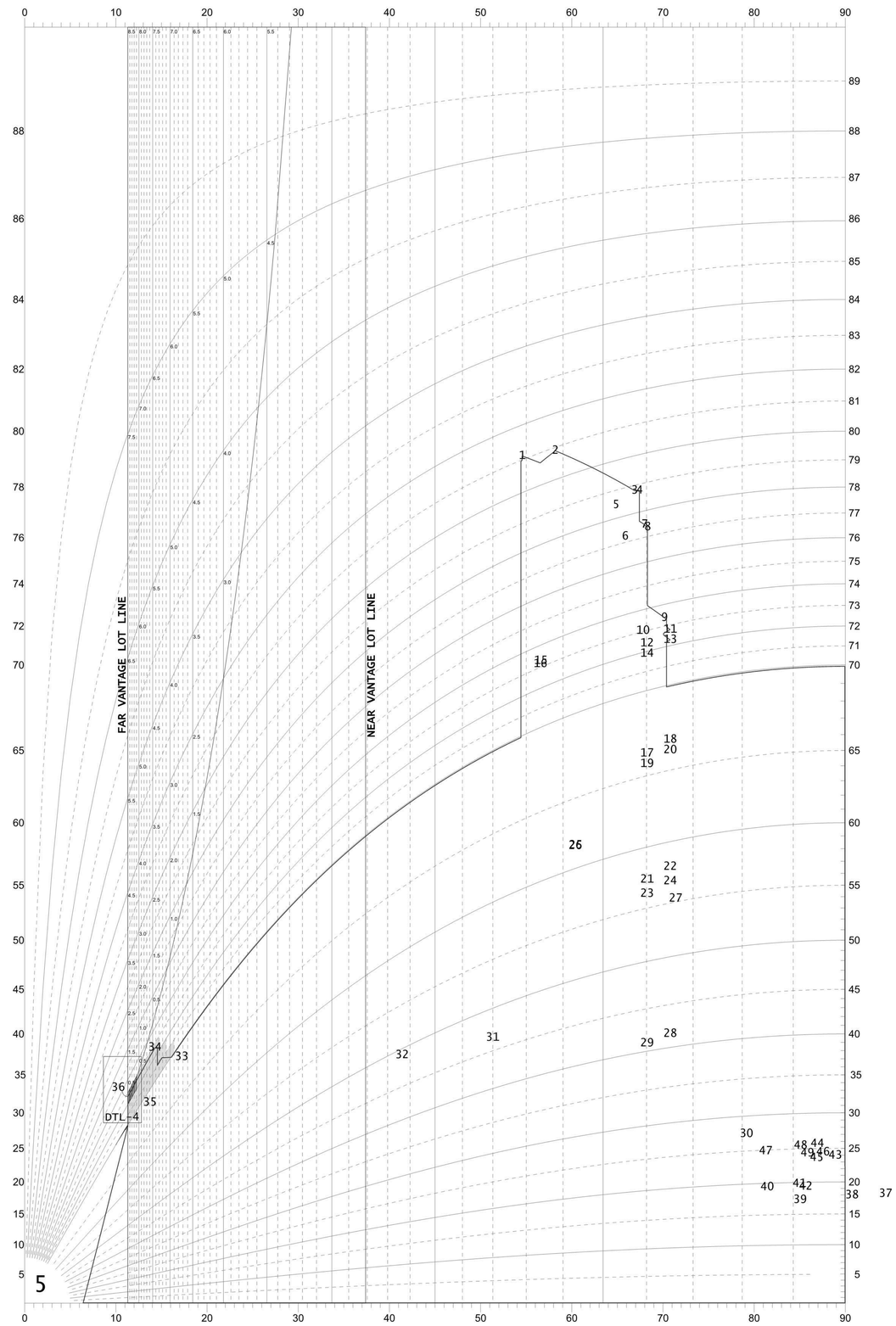
Profile Penalties

0.4 x 0.50 = 0.20
(4 boxes @ 0.5)



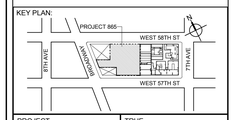
Scoring Summary
(Vantage point 5)

Section		Score
81-274(b)	Squares above 70°	-4.20
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.20
	Total Blockage	-4.40
81-274(e)	Available Daylight Squares	73.83
81-274(f)	Remaining daylight	69.43
81-274(g)	**Daylight Score**	**94.04%**



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
BROADWAY - VANTANGE POINT 5

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

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

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

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

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

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

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 5

SEAL & SIGNATURE: REGISTERED ARCHITECT ADRIAN DAVID SMITH STATE OF NEW YORK 024868

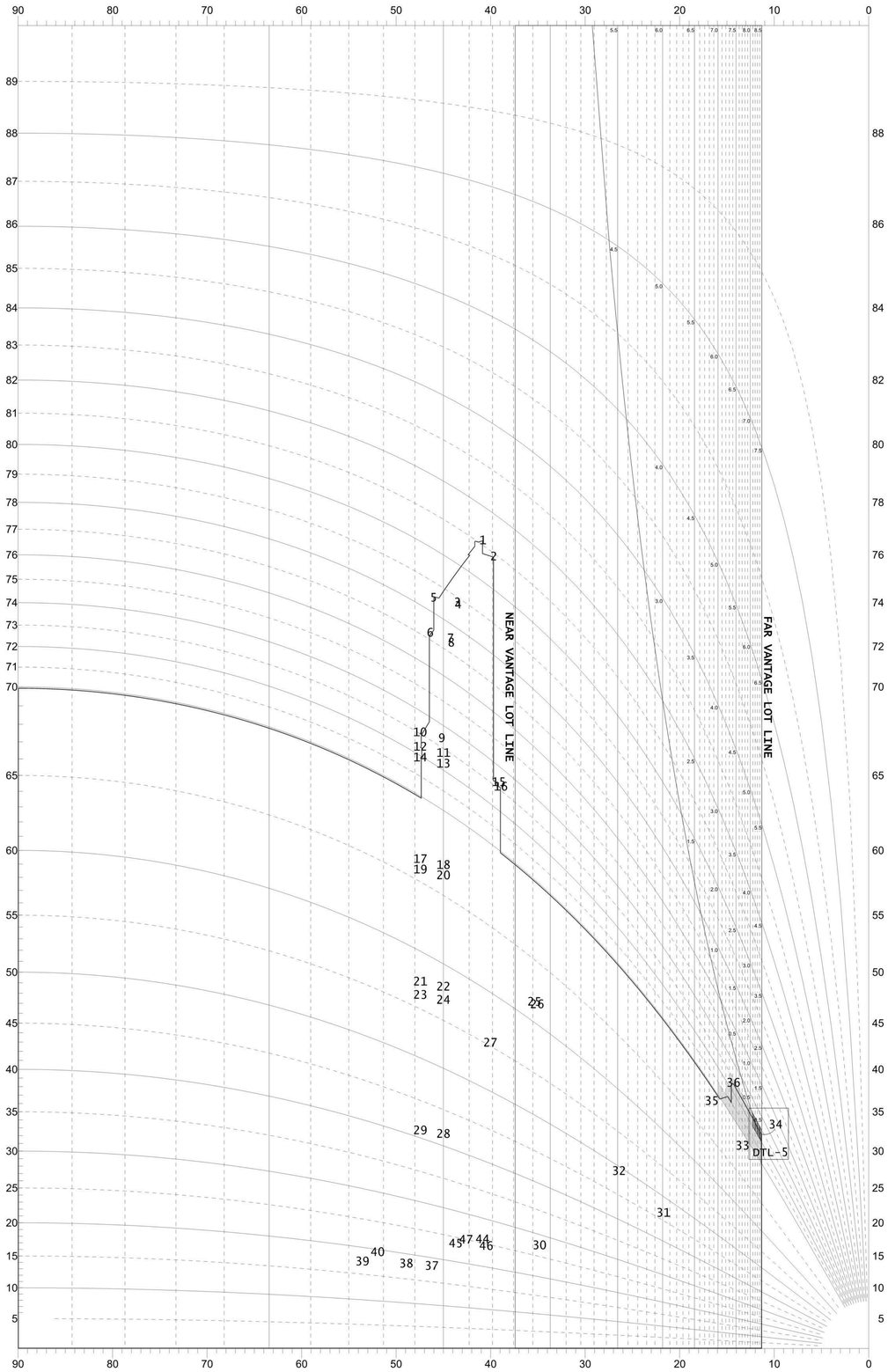
DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-056.00
DOB PAGE No:	57 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

CD PROGRESS ISSUE 1

DEPT OF BLDGS 421263525 Job Number
ES1942529 Scan Code
36" x 48" Arch E - SHEET SIZE
FILE NAME:
PLOT DATE:



DAYLIGHT EVALUATION DIAGRAM - 100 FOOT STREET
BROADWAY - VANTANGE POINT 6

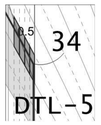
Section 81-273(d) Broadway VP 6

Far Lot Line	-50.00	250.00	-0.20	11.3
Near Lot Line	-150.00	196.17	-0.76	37.4

Pt	Dist[S]	Dist[D]	Tan[S/D]	Angle	[H]	[S]	Tan[H/S]	Angle
1	238.81	276.38	0.86	40.8	1,527.83	238.81	6.40	81.1
2	244.41	294.71	0.83	39.7	1,525.92	244.41	6.24	80.9
3	301.62	317.52	0.95	43.5	1,525.92	301.62	5.06	78.8
4	303.20	320.30	0.95	43.4	1,527.83	303.20	5.04	78.8
5	311.24	300.09	1.04	46.0	1,527.83	311.24	4.91	78.5
6	318.68	303.41	1.05	46.4	1,406.13	318.68	4.41	77.2
7	311.98	320.11	0.97	44.3	1,406.29	311.98	4.51	77.5
8	312.77	321.95	0.97	44.2	1,394.83	312.77	4.46	77.4
9	329.43	327.42	1.01	45.2	1,104.43	329.43	3.35	73.4
10	336.79	308.91	1.09	47.5	1,104.43	336.79	3.28	73.0
11	330.96	330.96	1.00	45.0	1,067.72	330.96	3.23	72.8
12	338.87	311.08	1.09	47.4	1,067.72	338.87	3.15	72.4
13	330.96	330.96	1.00	45.0	1,036.25	330.96	3.13	72.3
14	338.87	311.08	1.09	47.4	1,036.25	338.87	3.06	71.9
15	236.41	290.49	0.81	39.1	787.33	236.41	3.33	73.3
16	235.12	291.01	0.81	38.9	776.42	235.12	3.30	73.2
17	338.87	311.08	1.09	47.4	775.89	338.87	2.29	66.4
18	330.96	330.96	1.00	45.0	775.89	330.96	2.34	66.9
19	338.87	311.08	1.09	47.4	752.42	338.87	2.22	65.8
20	330.96	330.96	1.00	45.0	752.42	330.96	2.27	66.3
21	338.87	311.08	1.09	47.4	530.55	338.87	1.57	57.4
22	330.96	330.96	1.00	45.0	530.55	330.96	1.60	58.0
23	338.87	311.08	1.09	47.4	507.08	338.87	1.50	56.2
24	330.96	330.96	1.00	45.0	507.08	330.96	1.53	56.9
25	225.86	318.13	0.71	35.4	420.00	225.86	1.86	61.7
26	224.02	318.92	0.70	35.1	415.96	224.02	1.86	61.7
27	292.23	347.86	0.84	40.0	422.00	292.23	1.44	55.3
28	330.96	330.96	1.00	45.0	294.38	330.96	0.89	41.7
29	338.87	311.08	1.09	47.4	294.38	338.87	0.87	41.0
30	274.01	393.71	0.70	34.8	142.67	274.01	0.52	27.5
31	134.86	338.33	0.40	21.7	142.67	134.86	1.06	46.6
32	141.83	285.41	0.50	26.4	164.33	141.83	1.16	49.2
33	60.06	252.87	0.24	13.4	154.00	60.06	2.56	68.7
34	50.10	249.99	0.20	11.3	160.50	50.10	3.20	72.7
35	60.04	201.20	0.30	16.6	154.00	60.04	2.57	68.7
36	50.08	196.16	0.26	14.3	160.50	50.08	3.20	72.7
37	506.70	485.30	1.04	46.2	167.09	506.70	0.33	18.3
38	519.64	452.78	1.15	48.9	168.68	519.64	0.32	18.0
39	540.97	399.18	1.36	53.6	168.68	540.97	0.31	17.3
40	478.14	374.18	1.28	52.0	168.68	478.14	0.35	19.4
41	495.74	402.53	1.23	50.9	178.64	495.74	0.36	19.8
42	508.44	407.59	1.25	51.3	178.64	508.44	0.35	19.4
43	399.25	438.53	0.91	42.3	177.59	399.25	0.44	24.0
44	368.86	426.44	0.86	40.9	177.59	368.86	0.48	25.7
45	405.04	423.98	0.96	43.7	177.52	405.04	0.44	23.7
46	367.26	430.46	0.85	40.5	167.16	367.26	0.46	24.5
47	359.63	391.04	0.92	42.6	166.67	359.63	0.46	24.9
48	349.61	416.22	0.84	40.0	166.67	349.61	0.48	25.5
49	343.88	421.16	0.82	39.2	155.73	343.88	0.45	24.4

Profile Penalties

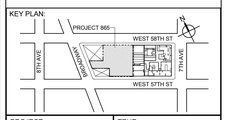
0.4 x 0.50 = 0.20
(4 Boxes @ 0.5)



Scoring Summary
(Vantage point 6)

Section		Score
81-274(b)	Squares above 70°	-4.00
81-274(c)	Squares below 70°	0.00
81-274(d)	Profile Encroachment penalty	-0.20
	Total Blockage	-4.20
81-274(e)	Available Daylight Squares	73.85
81-274(f)	Remaining daylight	69.65
81-274(g)	**Daylight Score**	**94.31%**

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
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111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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STRUCTURAL ENGINEERS:
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228 EAST 45th Street
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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SECTION 81-27 ANALYSIS PLAN AND SECTION ANGLES SCORING VIEWPOINT 6

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID JAMES SMITH 026887 STATE OF NEW YORK

DATE:	05 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE:	
DWG No:	Z-057.00
DOB PAGE No:	58 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015.
NYC Development Hub

DOB B-SCAN:

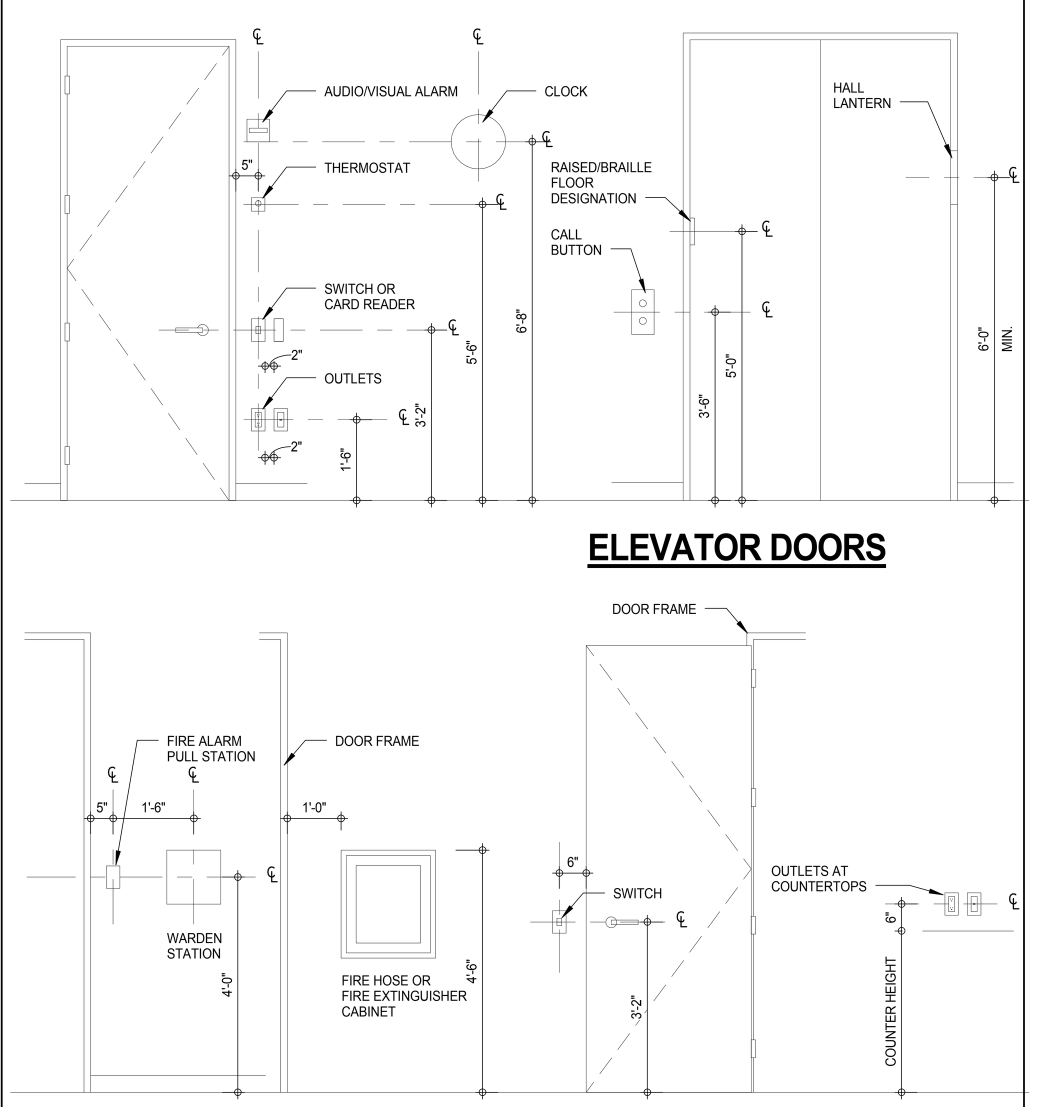
CD PROGRESS ISSUE 1

DEPT OF BLDGS 27126505 Job Number
E51 R5058486 Scan Code
36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

36" x 48" Arch E - SHEET SIZE

AAP	ALARM ANNUNCIATOR PANEL
ACST	ACOUSTIC
AD	AREA DRAIN
ADJ	ADJUSTABLE
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AJ	ACOUSTIC JOINT
ALUM	ALUMINUM
ANNOD	ANODIZED
ANT	ANTENNA
ASPH	ASPHALT
AVB	AIR / VAPOUR BARRIER
BD	BOARD
BF	BRACED FRAME
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOC	BOTTOM OF CURB
BPL	BASE PLATE
BRG	BEARING PLATE
BUR	BUILT UP ROOFING
C	CHANNEL
CAN	CANOPY
CATW	CATWALK
CB	CATCH BASIN
CEB	CERAMIC BASE
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CLDG	CLADDING
CLWG	CLEAR WIRED GLASS
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CON	CONDUIT
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
COV PL	COVER PLATE
CPT	CARPET
CS	CAST STONE
CSK	COUNTER SUNK
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
C/W	COMPLETE WITH
DA	DRAINAGE AREA
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DEFL	DEFLECTION
DIFF	DIFFUSER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EGB	EXTERIOR GYPSUM BOARD
EIFS	EXT. INSULATED FINISH SYSTEM
ELEC	ELECTRIC
EL	ELEVATION
ELEV	ELEVATOR
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EQ	EQUAL
ESC	ESCALATOR
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EXT GR	EXTERIOR GRADE
F	FEMALE
FA	FRESH AIR INTAKE
FAP	FABRIC PANEL
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FGL	FIBERGLASS
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FIN	FINISH
FIN GR	FINISH GRADE
FIXT	FIXTURE
FLR	FLOOR
FLR FIN	FLOOR FINISH
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIRE PROOFING
FRR	FIRE RESISTANCE RATED
FRTW	FIRE RETARDANT TREATED WOOD
FR	FRAME
FR GL	FRITTED GLASS
FR MIR	FRAMED MIRROR
FRG	FIBER REINFORCED GYPSUM
FS	FLOOR SINK
FT	FEET
FTG	FOOTING
FURN	FURNITURE
GALV	GALVANIZED
GB	GRADE BEAM
GE	GENERAL EXHAUST
GFRC	GLASS-FIBER-REINFORCED CONC.
GFRG	GLASS-FIBER-REINFORCED GYPSUM
GL	GLASS
GL BLK	GLASS BLOCK
GLZ	GLAZING
GFRP	GLASS-FIBER-REINFORCED PLASTER
GLU LAM	GLUED LAMINATED WOOD
GRL	GRILLE
GRTG	GRATING
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HCAB	HOSE CABINET
HC	HOLLOW CORE
HD	HAND DRYER
HDWD	HARDWOOD
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
INSUL	INSULATION
INTER	INTERMEDIATE
JAN	JANITOR
JS	JANITOR'S SINK
L	ANGLE
LAD	LADDER
LAM GL	LAMINATED GLASS
LIN	LINEAR
LP	LOW POINT
M	MALE
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MIRR	MIRROR
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVER-FLOW DRAIN
OPG	OPENING
PART	PARTIAL
PC	PEOPLE COUNTER
PCC	PRECAST CONCRETE
PE	PASSENGER ELEVATOR
PERF	PERFORATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLYWD	PLYWOOD
POL	POLISHED
PRCST	PRECAST
PREFAB	PREFABRICATED
PREFIN	PREFINISH
PT	PAINT
R	RISER
RA	RETURN AIR
RAGR	RETURN AIR GRILLE
RB	RUBBER BASE
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REINF	REINFORCE
REQD	REQUIRED
RF	RESINOUS FLOORING
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RVL	REVEAL
RWL	RAIN WATER LEADER
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET (AND BOARD OR BATT)
SAG	SUPPLY AIR GRILLE
SE	SERVICE ELEVATOR
SF	SQUARE FOOT (FEET)
SFTWD	SOFTWOOD
SHTR	SHUTTER
SIM	SIMILAR
SM	SMOOTH
SP	STARTING POINT
SPKR	SPEAKER
SPKLR	SPRINKLER
SQ	SQUARE
SSL	STRUCTURAL SLAB LEVEL
SST	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	TREAD
TD	TRENCH DRAIN
TE	TOILET EXHAUST
TER	TERRAZZO
T & G	TONGUE & GROOVE
THRES	THRESHOLD
TMPD	TEMPERED
TMPD GL	TEMPERED GLASS
TOC	TOP OF CURB
TOG	TOP OF GRADE
TOL	TOP OF LANDING
TOP	TOP OF PARAPET
TOS	TOP OF SLAB
TO STL	TOP OF STEEL
TOW	TOP OF WALL
TP	TRANSITION POINT
TS	TUBE STEEL
TYP	TYPICAL
U/S	UNDERSIDE OF
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
WB	WALL BOARD
WC	WALL COVERING
WCST	WAINSCOT
WD	WOOD
WH	WEEP HOLE
WM	WIRE MESH
WP	WORKING POINT
WPM	WATERPROOF MEMBRANE

ARCHITECTURAL ABBREVIATIONS 6
NTS



NOTES:
1. THIS DIAGRAM DOES NOT APPLY TO LOBBIES
2. THESE DELINEATED MOUNTING HEIGHTS ARE TYPICAL ONLY - DETAILS MAY SHOW VARIATIONS FOR SPECIFIC CONDITIONS
3. GUIDELINES FOR FOH & BOH AREAS

AA-TYPICAL MOUNTING HEIGHTS OF DEVICES 5
NTS

REVISION CLOUD & DELTA
- REVISION DELTA
- REVISION CLOUD (REVIT TOOLBAR)

LINE TYPES
MATCHLINES - MULTIPLE ROW SECTORS / ZONES
A2-003.11 A2-003.12 A2-003.13 A2-003.14

MATCHLINES - SINGLE ROW SECTORS / ZONES (HORIZONTAL OR VERTICAL) OR BREAK LINE FOR CONTINUATION
- REFER TO SHEET A2-001A
- REFER TO SHEET A2-001B
- XXX — EXISTING GRID LINE WITH IDENTIFIER
- XXX — NEW GRID LINE WITH IDENTIFIER
- ℄ OF STEEL — CENTRE LINE
- BREAK LINE
- DOUBLE BREAK LINE

SYSTEMS, COMPONENTS AND MATERIALS TAG
REFER TO SPECIFICATIONS FOR TRS SCHEDULE

XXX-123
XXX-123
XXX-123

NIC FIXTURE/EQUIPMENT TAG
REFER TO SPECIFICATIONS FOR TRS SCHEDULE

XX-XX

WALL TYPES
REFER TO SHEET A0-015 (GYPSUM) AND A0-016 (CMU) FOR NUMBERING SYSTEM
- BLOCK WALL PARTITION TYPE — FIRE RATING IN HOURS
- GYPSUM BOARD PARTITION TYPE — FIRE RATING IN HOURS
- COMPOSITE PARTITION TYPE — FIRE RATING IN HOURS

FIRE RATINGS - LINEWEIGHTS
- 30min
- 45min
- 60min
- 90min
- 120min

ROOM AND DOOR NUMBERING
FF = FLOOR LEVEL
A = SECTOR/ZONE NUMBER (ONLY USED WHEN REQUIRED OTHERWISE REMOVE)
XXX = SEQUENTIAL NUMBER
B = SEQUENTIAL LETTERS STARTING AT 'A'

ROOM NAME FFA-XXX 0.00 SF — SC1-FXX — DOOR TAG

EXAMPLE BELOW LEVEL 4, ROOM 101, DOOR A

ROOM NAME 04-101 0.00 SF — 04-101A — DOOR TAG

SUITE IDENTIFIER — A 2A 1BR — RESIDENTIAL UNIT # — FINISHES SCHEME — NUMBER OF BEDROOMS

STAIR / ESCALATOR / ELEVATOR NUMBERING
ST-XXXX	STAIRS
FE-XXX	FREIGHT ELEVATOR
SE-XXX	SERVICE ELEVATOR
ELEV. X	PASSENGER ELEVATOR
ESC-XXX	ESCALATORS
MST-X	MISC. METAL STAIR

WINDOW TAG
W-1	WINDOW

TEXT STYLE
ARIAL FONT
-TEXT SIZE 3/32"
-WIDTH FACTOR 0.92

STYLE NAME: X/X" Arial — TEXT HEIGHT

DIMENSION STYLE
1 1/4"

STYLE NAME: AA-DIM X/X" — TEXT HEIGHT

LEADER STYLE
OBJECT LEADER
OBJECT LEADER
OBJECT LEADER
AREA / FACE / PLANE LEADER

STYLE NAME: X/X" Arial — TEXT HEIGHT

ELEVATION REFERENCE
Ref, 1, A101, SIM
- ELEVATION / VIEW NUMBER
- ELEVATION SHEET REFERENCE

SECTION REFERENCE
1, A-101, SIM
- SECTION / VIEW NUMBER
- SECTION SHEET REFERENCE

INTERIOR ELEVATION
Ref 1, A101
- INTERIOR ELEVATION DETAIL / VIEW NUMBER
- SHEET REFERENCE

1, A101, SIM
- DETAIL / VIEW NUMBER
- DETAIL IS SIMILAR OR TYPICAL
- SHEET REFERENCE

VIEW REFERENCE
2 / A-001
- DETAIL / VIEW NUMBER
- SHEET REFERECE

ELEVATION
ELEVATION (FEET)
LEVEL
GROUND FLOOR 100' - 0"
USE
USE

SPOT ELEVATION
X.XXX TOFF — ELEVATION FINISHED FLOOR — TOP OF STRUCTURE SLAB

X.XXX TOFF

WORKING POINT
WPX

GRAPHIC SCALE
0 4' 8' 16'

AA-NOTES AND SYMBOLS (GRAPHICS) 4
NTS

HATCHES / GRAPHICS
DESCRIPTION
- SLEEVED OPENING
- SLAB OPENING
- SLAB OPENING ABOVE (UNLESS NOTED OTHERWISE)
- ACCESS PANEL
- LIGHT FIXTURE (SQUARE / RECTANGULAR) - SUSPENDED FLUORESCENT (REFER TO ELECTRICAL DRAWINGS)
- LIGHT FIXTURE (SQUARE / RECTANGULAR) - RECESSED FLUORESCENT (REFER TO ELECTRICAL DRAWINGS)
- RETURN AIR DIFFUSER (SQUARE / RECTANGULAR) (REFER TO MECHANICAL DRAWINGS)
- SUPPLY AIR DIFFUSER (SQUARE / RECTANGULAR) (REFER TO MECHANICAL DRAWINGS)
- SUPPLY AIR DIFFUSER (ROUND) (REFER TO MECHANICAL DRAWINGS)

PLAN: CEILING / FLOOR MOUNTED, WALL MOUNTED — ELEVATION: VERTICAL, HORIZONTAL

- DIRECTION OF TRAFFIC FLOW
- EXIT — ENTRANCE POINT
- EGRESS POINT (AS REQUIRED)
- CB — CATCH BASIN (REFER TO CIVIL DRAWINGS)
- FIRE HYDRANT (REFER TO CIVIL DRAWINGS)
- SIAMESE CONNECTION (REFER TO FIRE PROTECTION DRAWINGS)
- FH — WALL HYDRANT (REFER TO FIRE PROTECTION DRAWINGS)
- STANDPIPE RISER (REFER TO FIRE PROTECTION DRAWINGS)
- FHC — FIRE HOSE CABINET (REFER TO FIRE PROTECTION DRAWINGS)
- SPRINKLER HEAD (REFER TO FIRE PROTECTION DRAWINGS)
- X — DETECTORS (WHERE X IS: S=SMOKE, M=CARBON MONOXIDE, G=GAS, H=HEAT, F=FLAME (OR A COMBINATION))(REFER TO FIRE PROTECTION DWGS)
- FIRE ALARM MANUAL PULL STATION
- FD — FLOOR DRAIN (REFER TO PLUMBING DRAWINGS)
- RD — ROOF DRAIN (REFER TO PLUMBING DRAWINGS)
- OD — OVERFLOW DRAIN (REFER TO PLUMBING DRAWINGS)
- HB — HOSE BIBB (REFER TO PLUMBING DRAWINGS)
- VOICE ALARM SPEAKER (REFER TO FIRE ALARM DRAWINGS)
- L — STROBE LIGHT (REFER TO FIRE ALARM DRAWINGS)
- SL — VOICE ALARM SPEAKER & STROBE LIGHT (REFER TO FIRE ALARM DRAWINGS)
- CS — COMMUNICATION SPEAKER (REFER TO ELECTRICAL DRAWINGS)
- EXIT LIGHT (REFER TO ELECTRICAL DRAWINGS)
- EM — EMERGENCY LIGHT (REFER TO ELECTRICAL DRAWINGS)
- LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
- LIGHT FIXTURE - SUSPENDED (REFER TO ELECTRICAL DRAWINGS)
- LIGHT FIXTURE - TRACK (REFER TO ELECTRICAL DRAWINGS)
- S — SWITCH
- O — SINGLE RECEPTACLE OUTLET
- O — DUPLEX RECEPTACLE OUTLET
- OO — QUADPLEX RECEPTACLE OUTLET
- IG — DUPLEX ISOLATED GROUND TYPE U.P.S. OUTLET
- IG — QUADPLEX ISOLATED GROUND TYPE U.P.S. OUTLET
- øSW — DUPLEX RECEPTACLE OUTLET- 1/2 SWITCHED
- WP — DUPLEX RECEPTACLE OUTLET, WEATHER PROOF
- GFI — DUPLEX RECEPTACLE G.F.I. OUTLET
- FAX — FAX OUTLET (Comb. phone/duplex recept.)
- P — TELEPHONE OUTLET
- C — COMPUTER OUTLET
- P C — COMBINATION PHONE/COMPUTER OUTLET
- SPECIAL PURPOSE CONNECTION
- TC — THERMOSTAT-CONTROL
- TS — THERMOSTAT-SENSOR
- SP — SPEAKER OUTLET
- TV — TELEVISION/CABLE OUTLET
- AVC — AUDIO VOLUME CONTROL OUTLET
- M — MICROPHONE OUTLET
- AMX — AMX TOUCH CONTROL SCREEN/PAD
- A — ALARM
- PC — PEOPLE COUNTER (REFER TO COUNTING SYSTEMS DRAWINGS)
- SECURITY CAMERA (REFER TO SECURITY DRAWINGS)
- RADIO ANTENNA (REFER TO COMMUNICATIONS DRAWINGS)
- WIRELESS ANTENNA (REFER TO COMMUNICATIONS DRAWINGS)

AA-GENERAL LEGEND (GRAPHICS) 3
NTS

1.

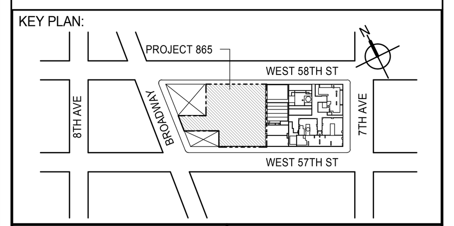
GENERAL NOTES 2
NTS

PATTERN	MATERIAL
	ALUMINUM
	CERAMIC TILE
	CONCRETE
	PLASTER
	GLASS
	GYPSUM BOARD
	BATT / FIBRE INSULATION
	STONE
	PLYWOOD
	PRECAST (CONCRETE)
	RIGID OR SEMI-RIGID INSULATION
	CONCRETE BLOCK
	EARTH
	STEEL
	GRAVEL

MATERIALS 1
NTS

DEPT OF BLDGS 121328205 Job Number
ES994475494 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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CHICAGO IL 60603
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40 Worth Street. Suite 826
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
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No.	DESCRIPTION	DATE
1	STAIRS BID PACKAGE	09 JUN 14
2	CD PROGRESS ISSUE 1	15 OCT 14
3	CD PROGRESS ISSUE 2	19 DEC 14
4	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GENERAL NOTES, STANDARDS AND ABBREVIATIONS

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

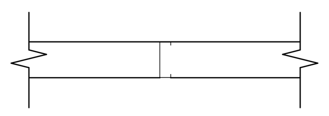
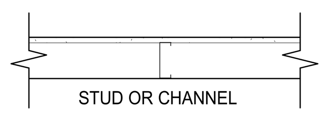
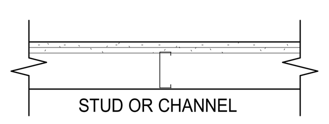
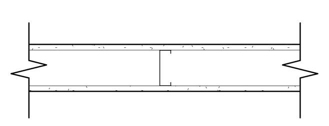
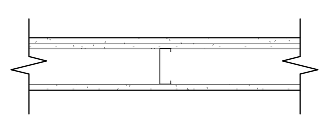
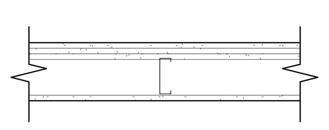
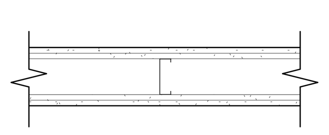
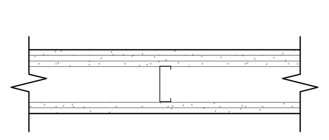
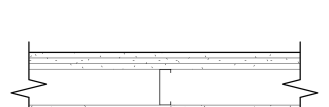
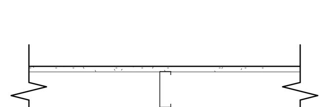
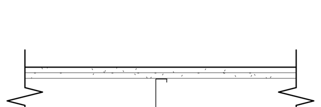
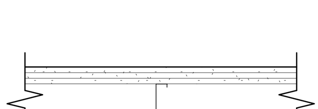
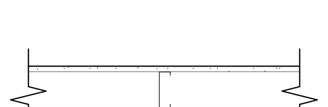
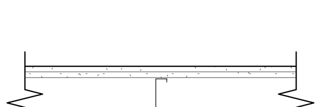
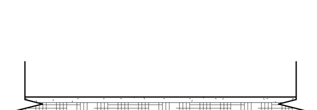
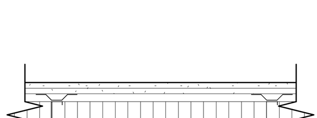
DATE:	09 JUN 2014
PROJECT No:	1216-00
DRAWN: Author	REV: 4
CHK: Checker	
SCALE: As indicated	
DWG No:	A-001.00
DOB PAGE No:	59 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hadlarim.rvt
PLOT DATE: 4/27/2015 3:46:59 PM

GYPSUM BOARD PARTITION NUMBERING STRATEGY

ASSEMBLY TYPE	STUD/CHANNEL SIZE	SPECIAL
A 	X NONE NONE 0 7/8" CHANNEL 1 1-5/8" STUD 2 2-1/2" STUD\CH-STUD 3 3-1/2" STUD 4 3-5/8" STUD 5 CH-STUD 6 4" STUD\CH-STUD 7 CH-STUD 8 6" STUD	A - NONE B - 1 LAYER 5/8" ALUMINUM FOIL BACKED C - HARDENED CAVITY SHAFT WALL D - DOUBLE STUD SPACING AS INDICATED E - HARDENED CAVITY SHAFT WALL WITH 3" MINERAL WOOL INSULATION IN CAVITY AND 1" AIR SPACE F - G - H - J - K - L - M - N - P - Q - R - S - 2" or 3" SOUND ATTENUATION BLANKET IN CAVITY T - THERMALY INSULATED U - V - W - X - Y - Z -
B  STUD OR CHANNEL		
C  STUD OR CHANNEL		
D 		
E 		
F 		
G 		
H 		
J 		
K 		
L 		
M 		
N 		
P 		
Q 		
R 		

GYPSUM BOARD PARTITION NOTES

GYPSUM BOARD PARTITION SYMBOL

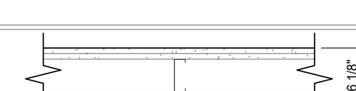
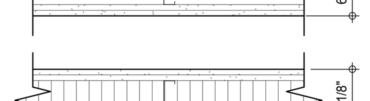
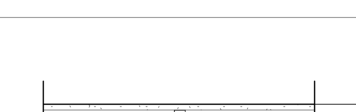
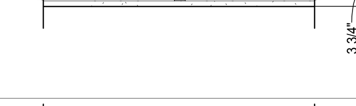
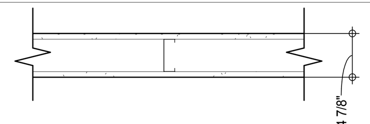
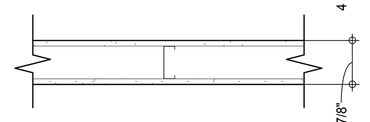
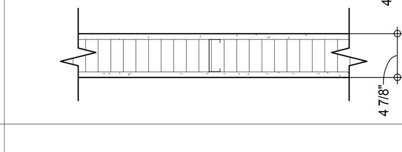
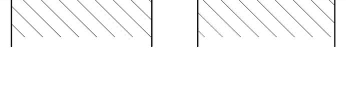
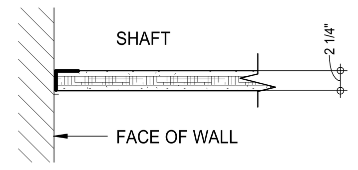
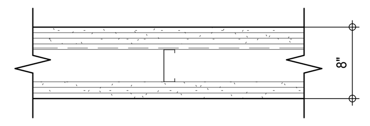
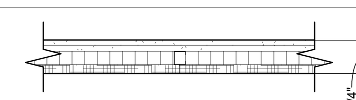
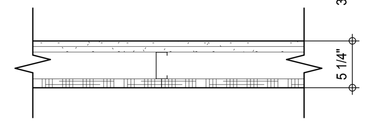
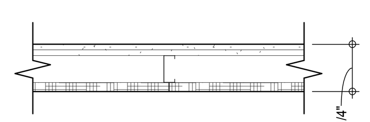
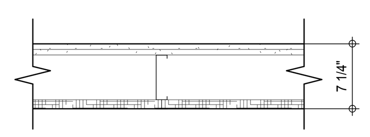
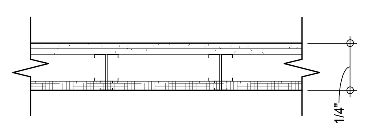
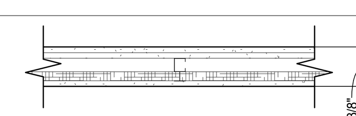
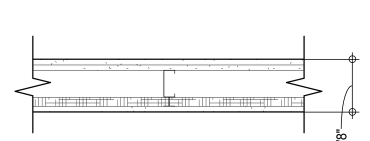
XXX / # — PARTITION DESIGNATION / FIRE RATING

GENERAL NOTES:

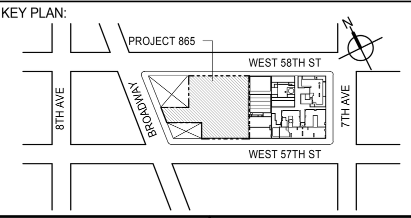
1. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE EXCEPT FOR WALL FURRING.
2. WALL FURRING TO EXTEND 6" MINIMUM ABOVE CEILING FINISH, EXCEPT IN ROOMS WITHOUT CEILING, EXTEND TO SLAB. UNLESS OTHERWISE NOTED.
3. PROVIDE ADDITIONAL HORIZONTAL BRACING OR HORIZONTAL SUPPORT IF LIMITING HEIGHT IS EXCEEDED.
4. PROVIDE 14 GA. STEEL PLATE TO UNDERSIDE OF BEAM FOR HEAD OF WALL AT GYPSUM BOARD PARTITION. IF OVERLAPPING DISTANCE BETWEEN BEAM & METAL STUD IS LESS THAN 2/3 OF METAL STUD WIDTH.
5. FOR FIRE RATED SHAFT WALL CEILING/DUCT ENCLOSURE DETAILS; REFER TO ARCHITECTURAL DRAWINGS.
6. FOR WALLS WITH TILE FINISH USE ALLOWABLE DEFLECTION CRITERIA OF L/360. (SEE SPECIFICATIONS FOR RELATED INFORMATION).
7. FOR WALLS WITH TILE FINISH USE 20 GA. STEEL STUDS.
8. ALL FIRE RATED AND ACOUSTIC RATED PARTITIONS TO HAVE GYPSUM PANEL JOINTS FINISHED.
9. REPLACE FACE LAYER OF GYPSUM BOARD ON WASHROOM SIDE AND JANITORS ROOM SIDE WITH 16mm GYPSUM BOARD, FIRECODE CORE (WATER RESISTANT).
10. PROVIDE THERMAL INSULATION AT EXTERIOR WALL LOCATIONS

FIRE RATING: 30min, 45min, 60min, 90min, 120min

GYPSUM BOARD PARTITION SCHEDULE

PARTITION DESIGNATION	FIRE RATING	FIRE RESISTANCE REPORT No.	ASSEMBLY DIAGRAM	DESCRIPTION	HEIGHT LIMITATIONS: AIR PRESSURE	ALLOWABLE DEFLECTION	LIMITING HEIGHT	STEEL FRAMING
G4A 2	2 HOUR	U419	 6 1/8"	2 LAYERS 5/8" GYPSUM BOARD, FIRECODE CORE BOTH SIDES.	5 psf	L/240	G4S 2: 14'-7"	G4S 2: 3 5/8 20 GA. STEEL STUDS @ 16" O.C.
G4S 2	2 HOUR	U419	 6 1/8"	DEMISING WALL 2 LAYERS 5/8" GYPSUM BOARD, FIRECODE CORE BOTH SIDES. 1 1/2" MINERAL WOOL BATT INSULATION.	7.5 psf	L/240	G4S 2: 12'-4"	
G4S 0	NOT RATED	N/A	6 1/8"	2 LAYERS 5/8" GYPSUM BOARD BOTH SIDES. 1 1/2" MINERAL WOOL BATT INSULATION.	10 psf	L/240	G4S 2: 10'-8"	
D2A 0	NOT RATED	N/A	 3 3/4"	1 LAYER 5/8" GYPSUM BOARD BOTH SIDES.	5 psf	L/240	D2A 0: 12'-6"	D2A 0: 2 1/2" 25 GA. STEEL STUDS @ 24" O.C.
					5 psf	L/360	D2A 0: 10'-9"	
D4A 1	1 HOUR	U419	 4 7/8"	1 LAYER 5/8" FIRECODE CORE GYPSUM BOARD BOTH SIDES.	5psf	L/240	D4A 1: 13'-6"	D4A 1: 3 5/8" 25 GA. STEEL STUDS @ 24" O.C.
D4A 0	NOT RATED	N/A	 4 7/8"	1 LAYER 5/8" GYPSUM BOARD BOTH SIDES.				
D4S 0	NOT RATED	N/A	 4 7/8"	1 LAYER 5/8" GYPSUM BOARD BOTH SIDES. 1 1/2" MINERAL WOOL BATT INSULATION.				
B0A 0 B1A 0	NOT RATED	N/A	 1 1/2" B0A 0, B1A 0 2 1/4"	1 LAYER 5/8 GYPSUM BOARD				B0A 0: 7/8" FURRING CHANNEL B1A 0: 1 5/8" METAL CHANNEL
B2A 0	NOT RATED	N/A	 3 1/8"	1 LAYER 5/8" GYPSUM BOARD ONE SIDE.	5psf	L/240	B2A 0: 11'-0"	B2A 0: 2 1/2" 25 GA. STEEL STUDS @ 16" O.C.
					5psf	L/360	B2A 0: 9'-9"	
B2S 0	NOT RATED	N/A	3 1/8" 9" 3 1/8"	POCKET DOOR CAVITY 1 LAYER 5/8" GYPSUM BOARD ONE SIDE. 1 1/2" MINERAL WOOL BATT INSULATION. POCKET DOOR SPACE. 1 1/2" MINERAL WOOL BATT INSULATION. 1 LAYER 5/8" GYPSUM BOARD ONE SIDE.				
QXB 2	2 HOUR	UL DESIGN U505 BSA898-47-SM EQUIVALENT TO MEA	 SHAFT 2 1/4" FACE OF WALL	SOLID VERTICAL SHAFT WALL 1 LAYER 5/8 FIRECODE CORE GYPSUM BOARD. 1 LAYER 1" GYPSUM LINER BOARD. 1 LAYER 5/8 FIRECODE CORE GYPSUM BOARD.	5 psf	L/240		QXB 2: 1" x 2" PERIMETER ANGLE 25 GA.
J4B 3	3 HOURS	UL DESIGN U419 (OR U455)	 8"	3 LAYERS 5/8 WATER RESISTANT GYPSUM BOARD, FIRECODE "C" CORE, ON OUTER SIDE RC-1 CHANNEL OR EQUIVALENT ONE SIDE, SPACED @ 24" O.C. 3" THERMAFIBER 1 LAYER 5/8" ALUMINUM FOIL BACKED GYPSUM BOARD, FIRECODE "C" CORE. 2 LAYERS 5/8" GYPSUM BOARD, FIRECODE "C" CORE, ON INNER SIDE.				J4B 3: 3 5/8" 20 GA. (C-H) STUDS @ 24" O.C.
L2A 2	2 HOUR	UL DESIGN U415	 3 3/4"	CAVITY SHAFT WALL 2 LAYERS 5/8" GYPSUM BOARD ONE SIDE 1" LINER BOARD BETWEEN STUDS.	5 psf	L/240	L2A 2: 12'-10" L6A 2, L6C 2: 18'-2"	L2A 2: 2 1/2" 20 GA. (C-H) STUDS @ 24" O.C.
							L8A 2: 25'-1"	
L6A 2	2 HOUR	UL DESIGN U415	 5 1/4"			L/360	L2A 2: 13'-4" L6A 2, L6C 2: 15'-10"	L6A 2: 4" 20 GA. (C-H) STUDS @ 24" O.C.
							L8C 2: 21'11"	
L6C 2	2 HOURS	MEA 199-06-M U415	 5 1/4"	HARDENED CAVITY SHAFT WALL -LOCAL LAW 26 1 LAYER 5/8 VHI ABUSE-RESISTANT GYPSUM BOARD FIRECODE CORE FACE LAYER. 1 LAYER 5/8" GYPSUM BOARD. FIRECODE CORE. 1" LINER BOARD BETWEEN STUDS.	7.5 psf	L/240	L2A 2: 13'-4" L6A 2, L6C 2: 15'-10"	L6C 2: 4" 20 GA. (C-H) STUDS @ 24" O.C.
							L8C 2: 21'11"	
L8C 2	2 HOUR	UL DESIGN U415	 7 1/4"		10 psf	L/240	L2A 2: 12'-1" L6A 2, L6C 2: 14'-5"	L8C 2: 6" 20 GA. (C-H) STUDS @ 24" O.C.
						L/360	L2A 2: 10'-7" L6A 2, L6C 2: 12'-7"	
					15 psf	L/240	L2A 2: 10'-4" L6A 2, L6C 2: 12'-7"	
L6D 2	2 HOURS		 5 1/4"	HARDENED CAVITY SHAFT WALL 2 LAYERS 5/8" FIBER ROCK VHI PANELS. 1 LINER 1" LINER BOARD BETWEEN STUDS.	10 psf	L/240	L6D 2: 20'-0"	L6D 2: 4" DOUBLE E 20 GA. (C-H) STUDS @ 12" O.C.
P2A 2	2 HOURS	UL DESIGN U415	 4 3/8"	CAVITY SHAFT WALL 1 LAYER 5/8" GYPSUM BOARD ONE LINER SIDE. 2 LAYERS 5/8" GYPSUM BOARD FIRECODE CORE OPPOSITE SIDE. 1" LINER BOARD BETWEEN STUDS.	5 psf	L/240	P2A 2: 15'-3" P6C 2: 18'-2"	P2A 2
						L/360	P2A 2: 13'-4" P6C 2: 15'-10"	
P6C 2			 5 7/8"	HARDENED CAVITY SHAFT WALL -LOCAL LAW 26 1 LAYER 5/8" GYPSUM BOARD ON LINER SIDE. 1 LAYER 5/8" VHI ABUSE-RESISTANT GYPSUM, BOARD FIRECODE CORE FACE LAYER. 1 LAYER 5/8" GYPSUM BOARD, FIRECODE CORE. 1" LINER BOARD BETWEEN STUDS.	7.5 psf	L/240	P2A 2: 13'-4" P6C 2: 15'-10"	P6C 2
					10 psf	L/240	P2A 2: 12'-1" P6C 2: 14'-5"	
						L/360	P2A 2: 10'-7" P6C 2: 12'-7"	

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
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ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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MEP ENGINEERS:
AKF GROUP
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Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212 479 5400 FAX: 212 479 5444

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TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
PARTITION SCHEDULE - 1

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

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-006.00
DOB PAGE No:	60 of 500

DOB EMPLOYEE STAMP: Damian Titus, Buildings, APPROVED Under Directive 2 of 1975, Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121328205 Job Number
ES627268148 Scan Code

36" x 48" Arch E -SHEET SIZE

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hadlarim.rvt
PLOT DATE: 4/27/2015 3:47:08 PM

DEPT OF BLDGS 421208305 Job Number
E3796553127b Scan Code

BLOCK WALL PARTITION SCHEDULE

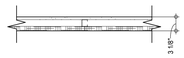
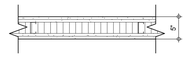
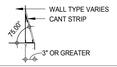
WALL TYPE	THICKNESS (T)	FIRE RESISTANCE		TYPE OF UNIT			UL TEST NUMBER	MEA/BSA NUMBER	REMARKS
		NORMAL WEIGHT	LIGHT WEIGHT	HOLLOW UNIT	75% SOLID	SOLID UNIT			
4" UNIT									
4/0	3 5/8" (4")		0	■					
4/1	3 5/8" (4")		1	■					
6" UNIT									
6/0	5 5/8" (6")	0		■					
6/1	5 5/8" (6")	1		■			U906	MEA 87-47-sm	
6/2	5 5/8" (6")	2			■		U906	MEA 87-47-sm	
8" UNIT									
8/0	7 5/8" (8")	0		■					
8/1	7 5/8" (8")	1		■			U905	MEA 87-47-sm	
8/2	7 5/8" (8")		2	■			U905	MEA 87-47-sm	
8/3	7 5/8" (8")	3			■		U907	MEA 87-47-sm	
8/4	7 5/8" (8")	4			■		U901	MEA 87-47-sm	
10" UNIT									
10/0	9 5/8" (10")	0		■					
10/1	9 5/8" (10")	1		■			U906	MEA 87-47-sm	
10/2	9 5/8" (10")	2		■			U906	MEA 87-47-sm	
10/3	9 5/8" (10")		3	■			U904	MEA 87-47-sm	
10/4	9 5/8" (10")	4			■		U901	MEA 87-47-sm	
12" UNIT									
12/0	11 5/8" (12")	0		■					
12/1	11 5/8" (12")	1		■			U905	MEA 87-47-sm	
12/2	11 5/8" (12")	2		■			U905	MEA 87-47-sm	
12/3	11 5/8" (12")	3		■			U904	MEA 87-47-sm	
12/4	11 5/8" (12")	4		■			U901	MEA 87-47-sm	

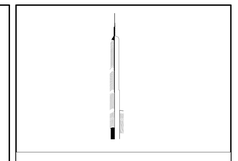
MASONRY SYMBOLS

REMARKS:

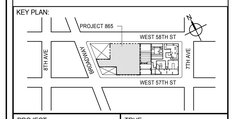
- FOR MASONRY LINTEL SCHEDULE REFER TO STRUCTURAL.
- FOR DEFLECTION AND LATERAL STEEL SUPPORT REFER TO STRUCTURAL.
- FOR HEIGHT LIMITS AND REINFORCING REQUIREMENTS REFER TO STRUCTURAL DRAWINGS.

GYPSUM BOARD PARTITION SCHEDULE

PARTITION DESIGNATION	FIRE RATING	FIRE RESISTANCE REPORT No.	ASSEMBLY DIAGRAM	DESCRIPTION	HEIGHT LIMITATIONS			STEEL FRAMING
					AIR PRESSURE	ALLOWABLE DEFLECTION	LIMITING HEIGHT	
1/GBP 1/GBP	1 HOURS	U415		CAVITY SHAFT WALL 1 LAYER 5/8" GYPSUM BOARD FIRECODE CORE, ONE SIDE. 1" LINER BOARD BETWEEN STUDS	5 psf	L/240	1/GBP 1/GBP 14'-0"	1/GBP 1/GBP 2 1/2" 20 GA. (C-H) STUDS @ 24" O.C.
					7.5 psf	L/240	1/GBP 1/GBP 12'-3"	
					10 psf	L/240	1/GBP 1/GBP 11'-1"	
2/GBP 2/GBP	NOT RATED	N/A		2 LAYERS 5/8 GYPSUM BOARD,	5 psf	L/240	2/GBP 2/GBP 19'-0"	2/GBP 2/GBP 2 1/2" 20 GA. STEEL STUDS @ 16" O.C.
				2" ATTENUATION BLANKET IN THE CAVITY 2 LAYERS 5/8" GYPSUM BOARD		L/360	2/GBP 2/GBP 16'-6"	2/GBP 2/GBP 2 1/2" 20 GA. STEEL STUDS @ 16" O.C.
3/GBP 3/GBP	NOT RATED	N/A		2 LAYERS 5/8" GYPSUM BOARD ON BOTH SIDES OF THE METAL STUDS.	5psf	L/240	3/GBP 3/GBP 10'-2"	3/GBP 3/GBP 2 1/2" 20 GA. STEEL STUDS @ 24" O.C.
					7.5 psf	L/240	3/GBP 3/GBP 8'-10"	
					10 psf	L/240	3/GBP 3/GBP 8'-1"	
4/CW 4/CW	NOT RATED			CANT STRIP 5/8" GYPSUM BOARD CANT STRIP AT 75° ANGLE NOTE: TYPICAL IN ELEVATOR SHAFTS WHERE ANY PROJECTION EXCEEDS 3" IN DEPTH.				4/CW 4/CW 20 GA. BENT PLATES
5/GBP 5/GBP	2 HOURS	UL DESIGN U415		CAVITY SHAFT WALL 1 LAYER 5/8" GYPSUM BOARD BOTH SIDES. 1" LINER BOARD BETWEEN STUDS	5 psf	L/240	5/GBP 5/GBP 14'-0"	5/GBP 5/GBP 2 1/2" 20 GA. (C-H) STUDS @ 24" O.C.
						L/360	5/GBP 5/GBP 12'-2"	
					7.5 psf	L/240	5/GBP 5/GBP 12'-2"	
					10 psf	L/240	5/GBP 5/GBP 11'-1"	
						L/360	5/GBP 5/GBP 9'-8"	
6/GBP 6/GBP	1 HOUR	UL DESIGN U415		CAVITY SHAFT WALL 1 LAYER 5/8" GYPSUM BOARD ONE SIDE. 1" LINER BOARD BETWEEN STUDS	5 psf	L/240	6/GBP 6/GBP 14'-5"	6/GBP 6/GBP 4" 25 GA. (C-H) STUDS @ 24" O.C.
						L/360	6/GBP 6/GBP 12'-9"	
					7.5 psf	L/240	6/GBP 6/GBP 12'-5"	
						L/360	6/GBP 6/GBP 11'-2"	
					10 psf	L/240	6/GBP 6/GBP 10'-9"	
						L/360	6/GBP 6/GBP 10'-1"	



KEY PLAN:



PROJECT NORTH:

TRUE NORTH

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CHICAGO IL 60603
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INTERIOR DESIGNER: Residential
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298 Fifth Ave, 7th Floor
New York, NY 10001
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ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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AJLP Consulting
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

PARTITION SCHEDULE - 2

SEAL & SIGNATURE:

REGISTERED ARCHITECT WEI-DE DAVID JIANG No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK'D: Checker	3
SCALE: As indicated	
DWG No:	A-007.00
DOB PAGE No:	61 of 500

DOB EMPLOYEE STAMP:

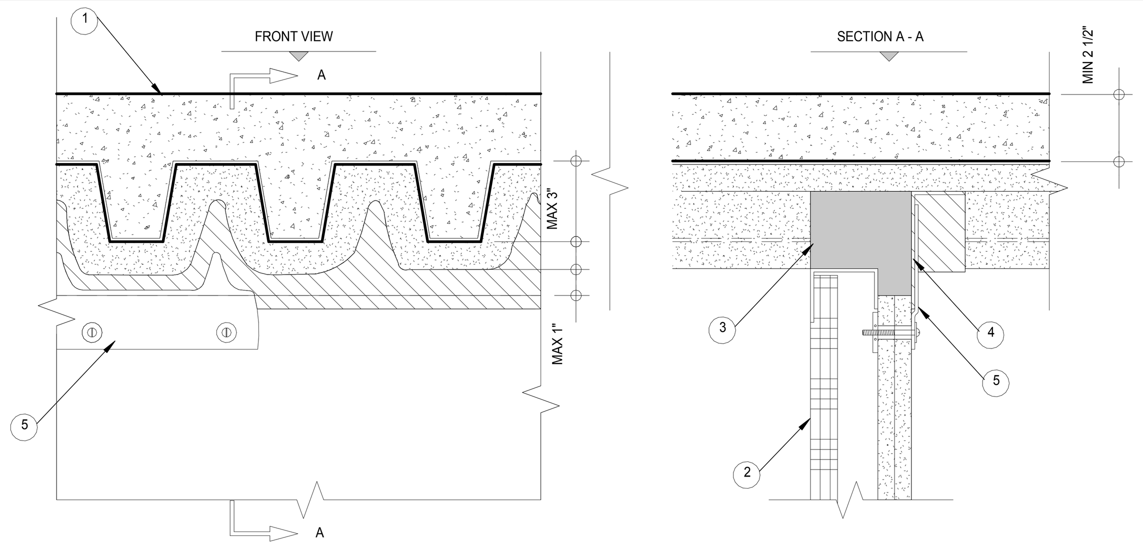
Damian Titus
Buildings
APPROVED
Under Directive 1 of 19/15
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_bulletin.rvt
PLOT DATE: 4/27/2015 3:41:14 PM

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES832961962 Scan Code



UL DESIGN NOTES:
1. CONCRETE OVER METAL DECKING ASSEMBLY (MINIMUM 2-1/2" THICK) WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY SPRAY APPLIED FIREPROOFING (MINIMUM 5/16", MAXIMUM 1-3/4" THICKNESS) MANUFACTURED BY W.R. GRACE (2-HR. FIRE-RATING).

2. GYPSUM SHAFT WALL ASSEMBLY (UL/ULC CLASSIFIED) (2-HR. FIRE-RATING).

3. MINIMUM 3-3/4" THICKNESS MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 33% AND INSTALLED FLUSH WITH OUTER SURFACES OF WALL ASSEMBLY.

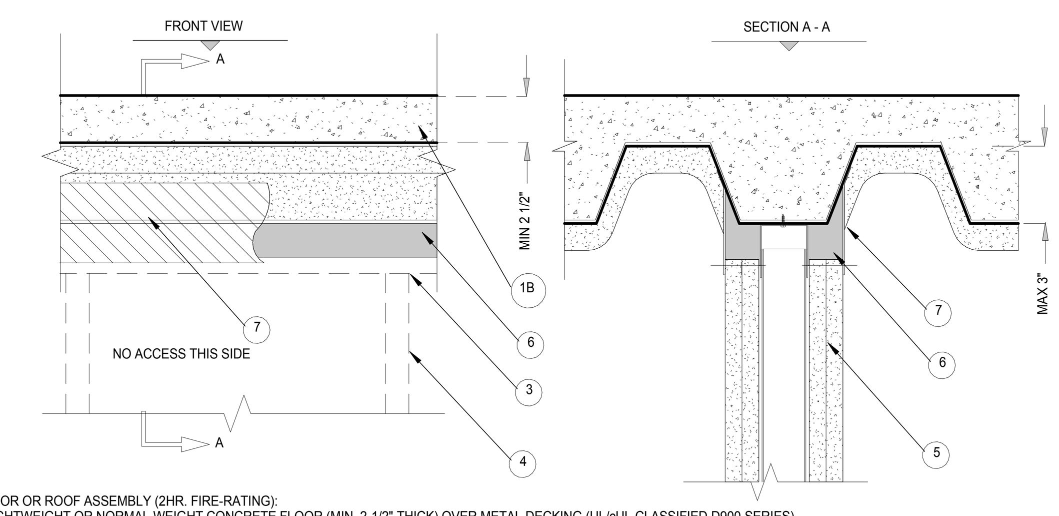
4. MINIMUM 1/8" (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND OVERLAPPING MINIMUM 1/2" ONTO GYPSUM WALL AND MINIMUM 2" ONTO SPRAY APPLIED FIREPROOFING.

5. SHEET METAL COVER PLATE (MIN. 18 GA.) ATTACHED WITH THE APPROPRIATE HILTI ANCHORS AND RECESSED (MINIMUM 1/2", MAXIMUM 3/4") FROM FIREPROOFING.

NOTES :
1. MAXIMUM WIDTH OF JOINT = 3/4".
2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.
3. ROOF ASSEMBLY MAY BE SPRAYED WITH MONOKOTE.

D THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-D-0042 & HW-D-0342)

FIRE STOP DETAIL 9
3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).
B. INSULATING CONCRETE (MIN. 2-1/4" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).

2. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING).

3. CEILING RUNNER (MIN. 25 GA.,3-3/4" FLANGES) FASTENED TO UNDERSIDE OF DECK AT MAXIMUM 24" C/C SPACING.

4. STEEL STUDS (MINIMUM 3-1/2" WIDE), CUT 1-1/4" TO 1-1/2" LESS LENGTH THAN ASSEMBLY HEIGHT, NESTING IN CEILING RUNNERS WITHOUT ATTACHMENT..

5. 5/8" OR 1-1/4" THICKNESS GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL UL DESIGN. TOP ROW OF SCREWS SHALL BE INSATALLED INTO STUDS 5" BELOW THE BOTTOM PLANE OF FLOOR/ROOF.

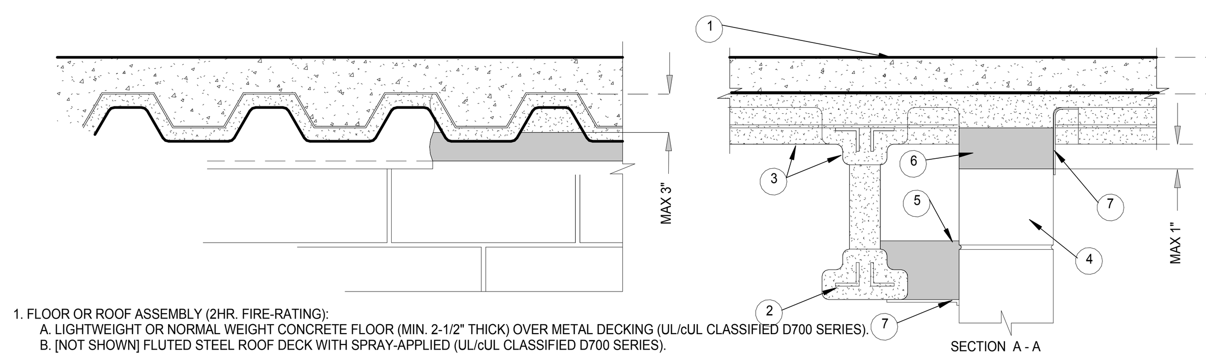
6. HILTI CP 767 SPEED STRIPS COMPRESSED 50% AND INSERTED INTO FLUTES, FLUSH WITH BOTH SIDES OF WALL (SEE NOTE BELOW).

7. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND METAL DECKING ON BOTH SIDES OF GUPSUM WALL ASSEMBLY.

NOTE:
AS AN ALTERNATE TO HILTI CP 767 SPEED STRIPS, MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% MAY BE USED.

B THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-D-1067)

FIRE STOP DETAIL 6
3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D700 SERIES).
B. [NOT SHOWN] FLUTED STEEL ROOF DECK WITH SPRAY-APPLIED (UL/cUL CLASSIFIED D700 SERIES).

2. STRUCTURAL STEEL BEAM OR OPEN-WEB STEEL JOIST AS SPECIFIED IN THE INDIVIDUAL D700 OR P700 SERIES FLOOR-CEILING DESIGN. STEEL SUPPORT ORIENTED PARALLEL AND LOCATED 1" TO 6" FROM WALL.

3. UL/cUL CLASSIFIED MONOKOTE (TYPE MK-H/HY, MK-6/HY, MK-6S OR RG) OR TYPE 300 FIREPROOFING SPRAYED TO THE THICNESS SPECIFIED IN THE INDIVIDUAL D700 OR P700 SERIES DESIGN(SEE NOTE NO.1 BELOW). FIREPROOFING TO COMPLEETELY FILL FLUTES ABOVE THE STRUCTURAL STEEL SUPPORT AND FOLLOW THE CONTOUR OF THE STEEL DECK ABOVE THE WALL.

4. CONCRETE WALL ASSEMBLY (2-HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MINIMUM 6" THICK).
B. ANY UL/cUL CLASSIFIED CONCRETE BLOCK WALL ASSEMBLY.

5. MINIMUM 4" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 33% AND INSTALLED FLUSH WITH BOTTOM SURFACE OF FIREPROOFING ON STRUCTURAL STEEL MEMBER.

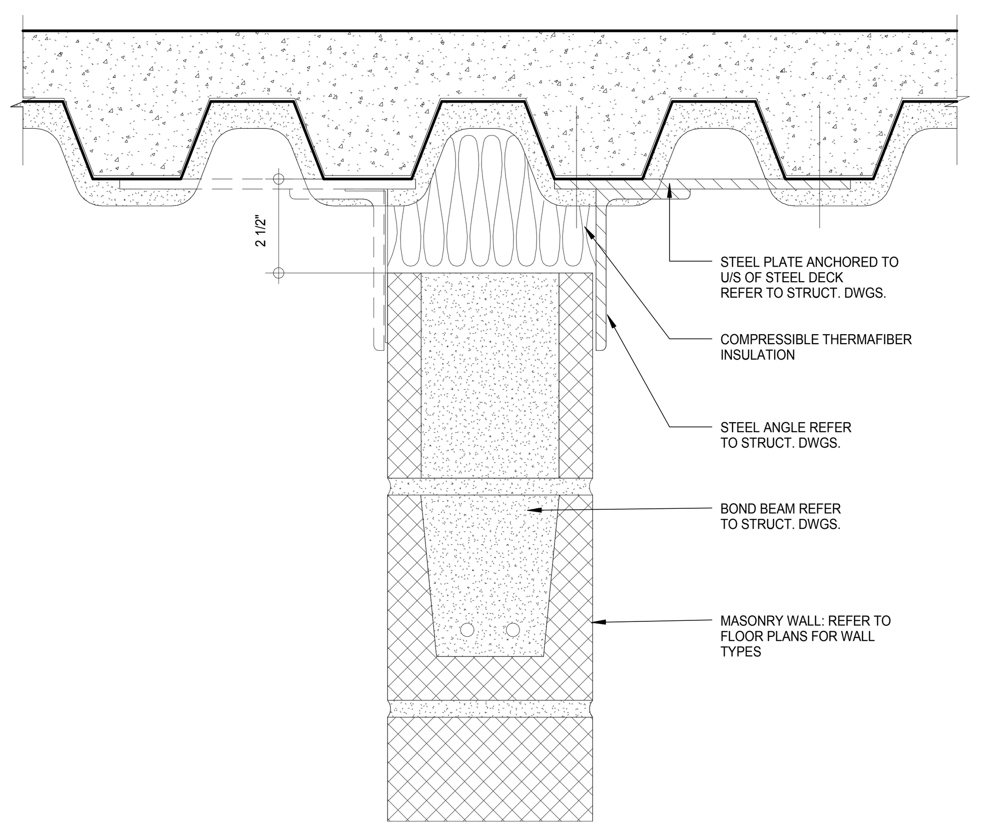
6. MINIMUM 6" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT AND FLUTES FLUSH WITH SURFACE OF WALL.

7. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL/FIREPROOFING AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND MINIMUM 2" ONTO FIREPROOFING.

NOTE:
WHEN STRUCTURAL STEEL SUPPORT CONSISTS OF OPEN-WEB STEEL JOISTS, 3/8" DIAMOND MESH EXPANDED STEEL LATH (1.7 TO 3.4 LB./SQ.YD.) SHALL BE INSTALLED TO COMPLETELY COVER ONE SIDE OF EACH JOIST. LATH SHALL BE SECURED WITH STEEL TIE WIRE AND COMPLETELY FILLED WITH FIREPROOFING.

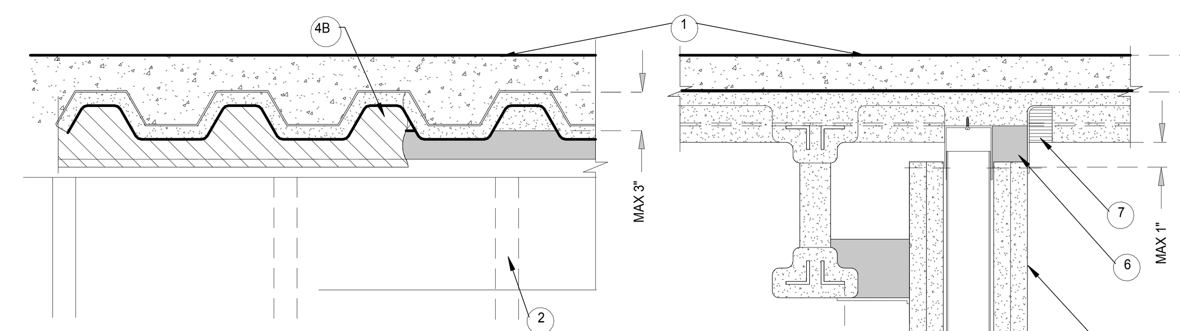
F FIRE RATED WALL UL SYSTEM No. HW-D-0389

FIRE STOP DETAIL 3
3" = 1'-0"



B NON-RATED WALL

FIRE STOP DETAIL 8
3" = 1'-0"

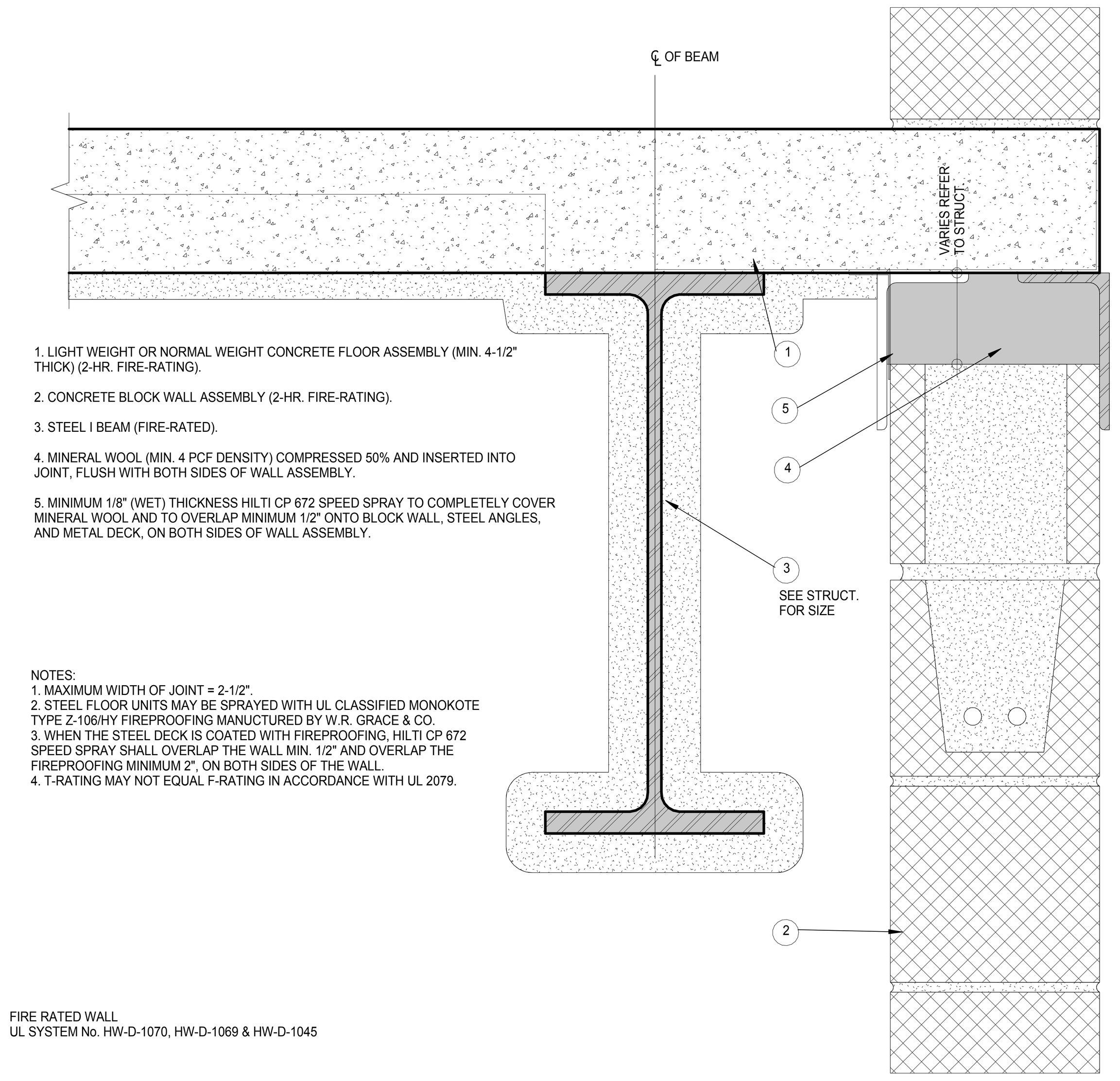


1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D700 SERIES).
B. [NOT SHOWN] FLUTED STEEL ROOF DECK WITH SPRAY-APPLIED (UL/cUL CLASSIFIED D700 SERIES).
2. STRUCTURAL STEEL BEAM OR OPEN-WEB STEEL JOIST AS SPECIFIED IN THE INDIVIDUAL D700 OR P700 SERIES FLOOR-CEILING DESIGN. STEEL SUPPORT ORIENTED PARALLEL AND LOCATED 1" TO 6" FROM WALL.
3. UL/cUL CLASSIFIED MONOKOTE (TYPE MK-H/HY, MK-6/HY, MK-6S OR RG) OR TYPE 300 FIREPROOFING SPRAYED TO THE THICNESS SPECIFIED IN THE INDIVIDUAL D700 OR P700 SERIES DESIGN(SEE NOTE NO.1 BELOW). FIREPROOFING TO COMPLEETELY FILL FLUTES ABOVE THE STRUCTURAL STEEL SUPPORT AND ABOVE THE CEILING RUNNER (SEE NOTE NO.2 BELOW).
4. GYPSUM WALL ASSEMBLY. (UL/cUL CLASSIFIED U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATED) (SEE NOTE NO. 4 BELOW)
5. CEILING RUNNER (MIN. 25 GA.,2" TO 3" FLANGES) FASTENED TO UNDERSIDE OF DECK (SE NOTE NO. 3 BELOW.
6. STEEL STUDS (MINIMUM 3-1/2" WIDE), CUT 1/2" TO 3/4" LESS LENGTH THAN ASSEMBLY HEIGHT, NESTING IN CEILING RUNNERS WITHOUT ATTACHMENT.
7. MINIMUM 4" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 33% AND INSTALLED FLUSH WITH BOTTOM SURFACE OF FIREPROOFING ON STRUCTURAL STEEL MEMBER.
8.MINIMUM 5/8" OR 1-1/4" THICKNESS MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT FLUSH WITH SURFACE OF WALL.
9. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL/FIREPROOFING AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND MINIMUM 2" ONTO FIREPROOFING,

NOTE:
1. WHEN STRUCTURAL STEEL SUPPORT CONSISTS OF OPEN-WEB STEEL JOISTS, 3/8" DIAMOND MESH EXPANDED STEEL LATH (1.7 TO 3.4 LB./SQ.YD.) SHALL BE INSTALLED TO COMPLETELY COVER ONE SIDE OF EACH JOIST. LATH SHALL BE SECURED WITH STEEL TIE WIRE AND COMPLETELY FILLED WITH FIREPROOFING.
2. AS AN ALTERNATE, FIREPROOFING IN THE FLUTES ABOVE THE CEILIONG RUNNER MAY BE APPLIED TO FOLLOW THE CONTOUR OF THE STEEL DECK. IN THIS CASE, MINERAL WOOL (MINIMUM 4 PCF DENSITY) TIGHTLY PACKED AND INSTALLED TO COMPLETELY FILL VOID ABOVE CEILING RUNNER FLUSH WITH WALL OPPOSITE STEEL SUPPORT.
3. AS AN ALTERNATETO CEILING RUNNER IN ITEM NO. 5, CEILING RUNNERS, MANUFACTURED BY SLIPTRACK SYSTEMS, TOTAL STEEL SOLUTIONS, OR DENMAR STYEEL, MAY BE USED.
WHEN ALTERNATE CEILING TRACKS ARE USED, CONSULT THE UL FIRE RESISTENCE DIRECTORY FOR INSTALLATION INSTRUCTIONS.
4. WHERE TOP OF WALL ASSEMBLY IS INACCESSIBLE ABOVE THE STRUCTURAL STEEL SUPPORT, THE GYPSUM BOARD ATTACHMENT SCREWS MAY BE OMITTED.

E THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-D-0388)

FIRE STOP DETAIL 5
3" = 1'-0"



1. LIGHT WEIGHT OR NORMAL WEIGHT CONCRETE FLOOR ASSEMBLY (MIN. 4-1/2" THICK) (2-HR. FIRE-RATING).

2. CONCRETE BLOCK WALL ASSEMBLY (2-HR. FIRE-RATING).

3. STEEL I BEAM (FIRE-RATED).

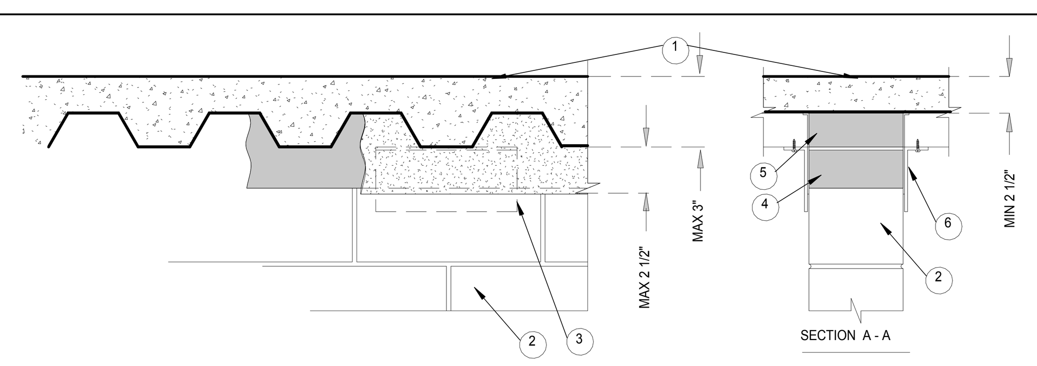
4. MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

5. MINIMUM 1/8" (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO BLOCK WALL, STEEL ANGLES, AND METAL DECK, ON BOTH SIDES OF WALL ASSEMBLY.

NOTES:
1. MAXIMUM WIDTH OF JOINT = 2-1/2".
2. STEEL FLOOR UNITS MAY BE SPRAYED WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY FIREPROOFING MANUCTURED BY W.R. GRACE & CO.
3. WHEN THE STEEL DECK IS COATED WITH FIREPROOFING, HILTI CP 672 SPEED SPRAY SHALL OVERLAP THE WALL MIN. 1/2" AND OVERLAP THE FIREPROOFING MINIMUM 2", ON BOTH SIDES OF THE WALL.
4. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.

C FIRE RATED WALL
UL SYSTEM No. HW-D-1070, HW-D-1069 & HW-D-1045

FIRE STOP DETAIL 2
3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).
B. INSULATING CONCRETE (MIN. 2-1/4" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).

2. CONCRETE WALL ASSEMBLY CONSTRUCTED PERPENDICULAR OR PARALLEL TO FLUTES (PERPINDICULAR SHOWN) (2-HR. FIRE-RATING):
A. LIGHT WEIGHT OR NORMAL WEIGHT CONCRETE WALL (MIN. 6" THICK).
B. ANY UL/cUL CLASSIFIED BLOCK WALL.

3. STEEL ANGLES (MAXIMUM SIZE 5" X 3' X 12GA., OR THICKER) CUT MAXIMUM 12" LONG AND FASTENED TO CONCRETE FLOOR AT MINIMUM 24" C/C. STEEL ANGLES TO BE STAGGERED ON OPPOSITE SIDE OF WALL.

4. MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

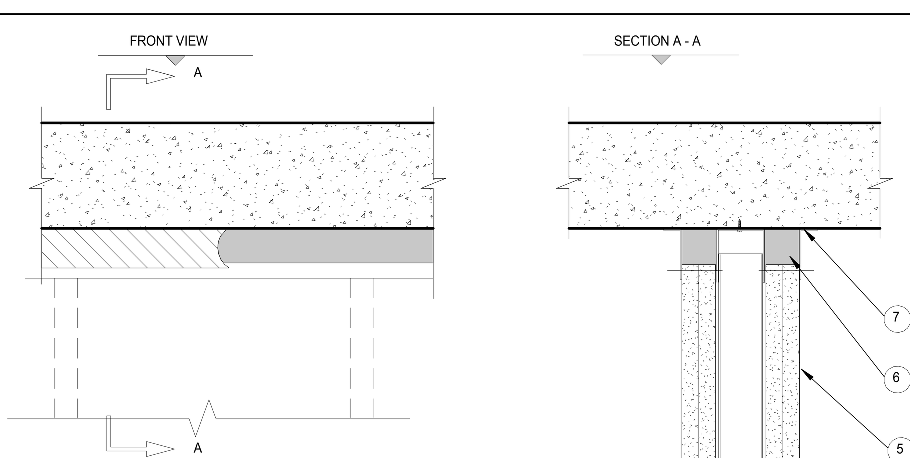
5. HILTI CP 777 SPEED PLUGS FRICTION FITTED TO COMPLETELY FILL FLUTE, FLUSH WITH BOTH SIDES OF WALL (WHEN PERPENDICULAR TO FLUTES) (SEE NOTE BELOW).

6. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO CONCRETE WALL OR CONCRETE BLOCK WALL, STEEL ANGLES, AND METAL DECK ON BOTH SIDES OF WALL ASSEMBLY.

NOTE:
AS AN ALTERNATE TO HILTI CP 777 SPEED PLUGS, MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% MAY BE USED.

E FIRE RATED WALL UL SYSTEM No. HW-D-1069 & HW-D-1045.

FIRE STOP DETAIL 7
3" = 1'-0"



1. COCRETE FLOOR ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 4-1/2".
B. ANY UL/cUL PRE-CAST HOLLOW CORE CONCRETE FLOOR ASSEMBLY (MIN. 6" THICK.

2. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).

3. CEILING RUNNER (MIN. 25 GA.,3-3/4" FLANGES) FASTENED TO UNDERSIDE OF CONCRETE FLOOR.

4. STEEL STUDS (MINIMUM 2-1/2" WIDE), CUT 1-1/4" TO 1-1/2" LESS LENGTH THAN ASSEMBLY HEIGHT, NESTING IN CEILING RUNNERS WITHOUT ATTACHMENT.

5. 5/8" OR 1-1/4" THICKNESS GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL UL DESIGN. TOP ROW OF SCREWS SHALL BE INSATALLED INTO STUDS 5" BELOW THE BOTTOM PLANE OF FLOOR/ROOF.

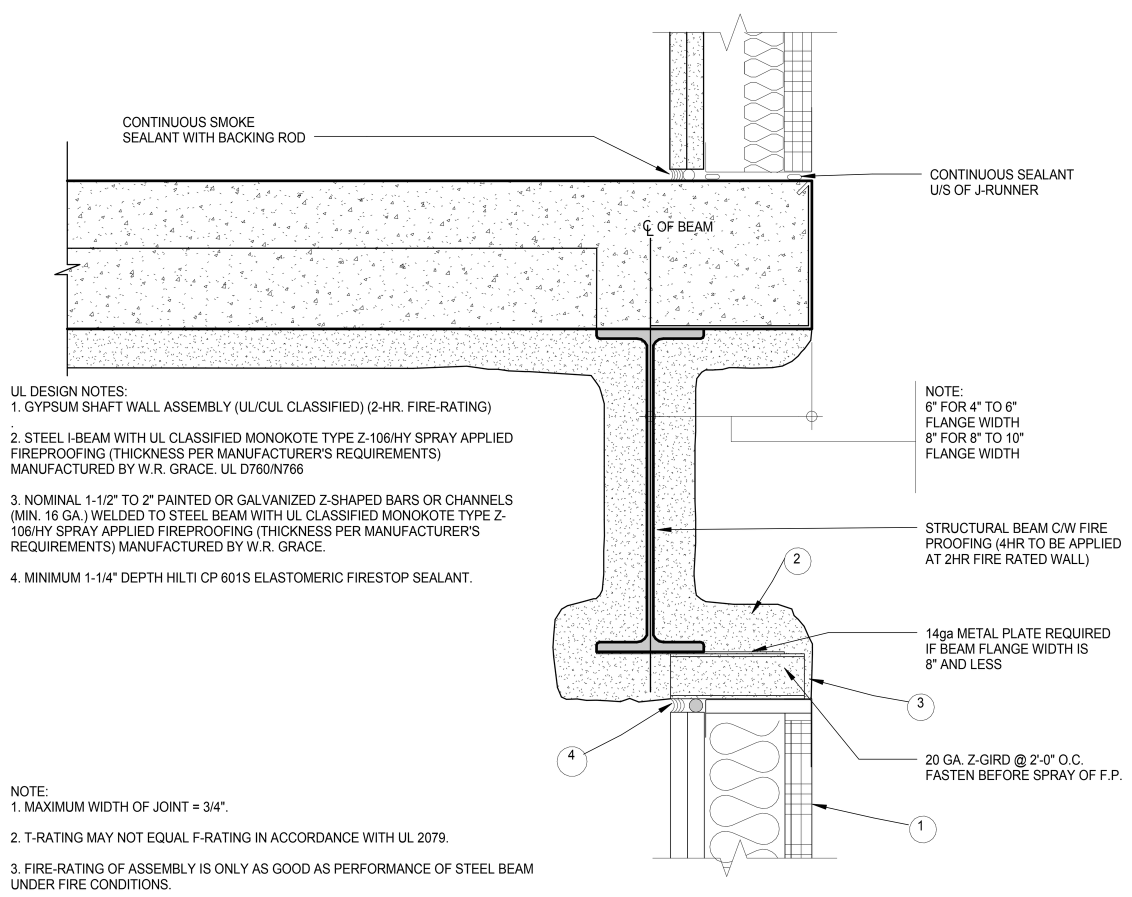
6. HILTI CP 767 SPEED STRIPS COMPRESSED 50% AND TIGHTLY PACKED INTO THE JOPINT, FLUSH WITH BOTH SIDES OF WALL (SEE NOTE BELOW).

7. MINIMUM 1/8' (WET) THICKNESS HILTI CP 672 FIRESTOP SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND CONCRETE FLOOR ON BOTH SIDES OF GUPSUM WALL ASSEMBLY.

NOTE:
AS AN ALTERNATE TO HILTI CP 767 SPEED STRIPS, MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% MAY BE USED.

C THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-D-1068)

FIRE STOP DETAIL 4
3" = 1'-0"



UL DESIGN NOTES:
1. GYPSUM SHAFT WALL ASSEMBLY (UL/CUL CLASSIFIED) (2-HR. FIRE-RATING)

2. STEEL I-BEAM WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY SPRAY APPLIED FIREPROOFING (THICKNESS PER MANUFACTURER'S REQUIREMENTS) MANUFACTURED BY W.R. GRACE. UL D760/N766

3. NOMINAL 1-1/2" TO 2" PAINTED OR GALVANIZED Z-SHAPED BARS OR CHANNELS (MIN. 16 GA.) WELDED TO STEEL BEAM WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY SPRAY APPLIED FIREPROOFING (THICKNESS PER MANUFACTURER'S REQUIREMENTS) MANUFACTURED BY W.R. GRACE.

4. MINIMUM 1-1/4" DEPTH HILTI CP 601S ELASTOMERIC FIRESTOP SEALANT.

NOTE:
1. MAXIMUM WIDTH OF JOINT = 3/4".

2. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.

3. FIRE-RATING OF ASSEMBLY IS ONLY AS GOOD AS PERFORMANCE OF STEEL BEAM UNDER FIRE CONDITIONS.

F THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED.
(REFERENCE : UL SYSTEM NO. HW-S-0069 & HW-D-0209)

FIRE STOP DETAIL 1
3" = 1'-0"

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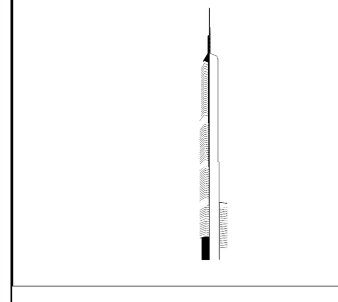

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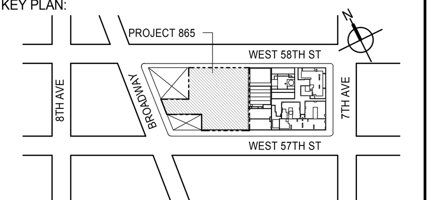

PROJECT NORTH | TRUE NORTH

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

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

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

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
FIRE STOPPING DETAILS

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028861 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: 3" = 1'-0"	
DWG No:	A-008.00
DOB PAGE No:	62 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

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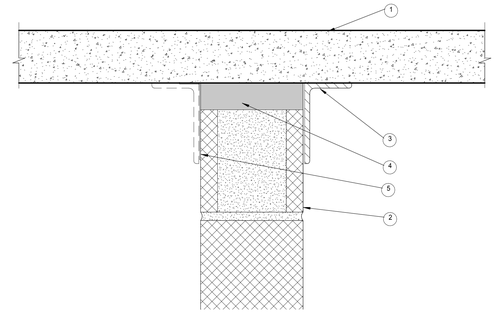


1. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR ASSEMBLY (MINIMUM 4-1/2" THICK) (2-HR. FIRE-RATED).

2. CONCRETE BLOCK WALL ASSEMBLY (2-HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MIN. 6" THICK).
B. ANY UL/cUL CLASSIFIED BLOCK WALL.

3. STEEL ANGLES (MAXIMUM SIZE 6" X 3" X 12GA., OR THICKER) CUT MAXIMUM 12" LONG AND FASTENED TO CONCRETE FLOOR AT MINIMUM 24" C/C. STEEL ANGLES TO BE STAGGERED ON OPPOSITE SIDE OF WALL.

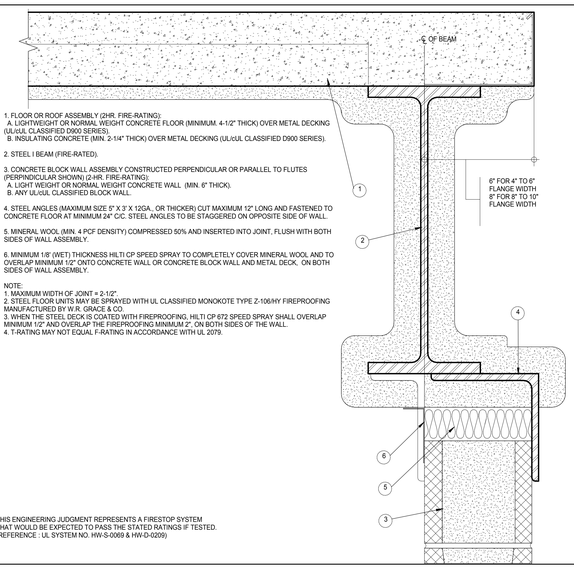
4. MINERAL WOOL (MINIMUM 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

5. MINIMUM 1/8" (WET) THICKNESS HILTI CP SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO FLOOR AND WALL ON BOTH SIDES OF JOINT.

A RATED WALL
FIRE RATED WALL UL SYSTEM No. HW-D-1070 & HW-D-1045.

FIRE STOP DETAILS 12 — 3

3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MINIMUM. 4-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).
B. INSULATING CONCRETE (MIN. 2-1/4" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).

2. STEEL I BEAM (FIRE-RATED).

3. CONCRETE BLOCK WALL ASSEMBLY CONSTRUCTED PERPENDICULAR OR PARALLEL TO FLUTES (PERPINDICULAR SHOWN) (2-HR. FIRE-RATING):
A. LIGHT WEIGHT OR NORMAL WEIGHT CONCRETE WALL (MIN. 6" THICK).
B. ANY UL/cUL CLASSIFIED BLOCK WALL.

4. STEEL ANGLES (MAXIMUM SIZE 5" X 3" X 12GA., OR THICKER) CUT MAXIMUM 12" LONG AND FASTENED TO CONCRETE FLOOR AT MINIMUM 24" C/C. STEEL ANGLES TO BE STAGGERED ON OPPOSITE SIDE OF WALL.

5. MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF WALL ASSEMBLY.

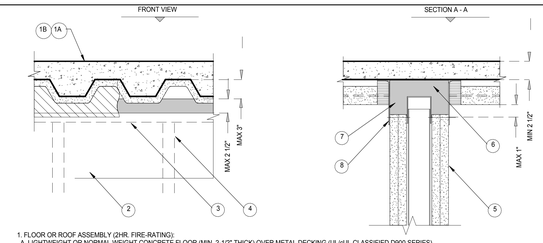
6. MINIMUM 1/8" (WET) THICKNESS HILTI CP SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO CONCRETE WALL OR CONCRETE BLOCK WALL AND METAL DECK, ON BOTH SIDES OF WALL ASSEMBLY.

NOTE:
1. MAXIMUM WIDTH OF JOINT = 2-1/2".
2. STEEL FLOOR UNITS MAY BE SPRAYED WITH UL CLASSIFIED MONOKOTE TYPE Z-106/HY FIREPROOFING MANUFACTURED BY W.R. GRACE & CO.
3. WHEN THE STEEL DECK IS COATED WITH FIREPROOFING, HILTI CP 672 SPEED SPRAY SHALL OVERLAP MINIMUM 1/2" AND OVERLAP THE FIREPROOFING MINIMUM 2". ON BOTH SIDES OF THE WALL.
4. T-RATING MAY NOT EQUAL F-RATING IN ACCORDANCE WITH UL 2079.

D THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED. (REFERENCE : UL SYSTEM NO. HW-S-0069 & HW-D-0209)

FIRE STOP DETAIL — 2

3" = 1'-0"



1. FLOOR OR ROOF ASSEMBLY (2HR. FIRE-RATING):
A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE FLOOR (MIN. 2-1/2" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).
B. INSULATING CONCRETE (MIN. 2-1/4" THICK) OVER METAL DECKING (UL/cUL CLASSIFIED D900 SERIES).

2. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING).

3. CEILING RUNNER (MIN. 25 GA.,3-3/4" FLANGES) FASTENED TO UNDERSIDE OF DECK AT MAXIMUM 24" C/C SPACING.

4. STEEL STUDS (MINIMUM 3-1/2" WIDE), CUT 1-1/4" TO 1-1/2" LESS LENGTH THAN ASSEMBLY HEIGHT, NESTING IN CEILING RUNNERS WITHOUT ATTACHMENT.

5. 5/8" OR 1-1/4" THICKNESS GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL UL DESIGN. TOP ROW OF SCREWS SHALL BE INSATALLED INTO STUDS 5" BELOW THE BOTTOM PLANE OF FLOOR/ROOF.

6. HILTI CP 767 SPEED STRIPS COMPRESSED 50% AND INSERTED INTO FLUTES, FLUSH WITH BOTH SIDES OF WALL (SEE NOTE BELOW).

7. HILTI CP 767 SPEED STRIPS COMPRESSED 50% AND INSERTED INTO JOINT, FLUSH WITH BOTH SIDES OF GYPSUM WALL. (SEE NOTES BELOW).

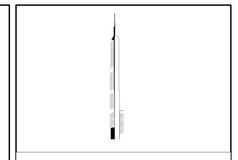
8. MINIMUM 1/8" (WET) THICKNESS HILTI CP 672 SPEED SPRAY TO COMPLETELY COVER MINERAL WOOL AND TO OVERLAP MINIMUM 1/2" ONTO GYPSUM AND METAL DECKING ON BOTH SIDES OF GUPSUM WALL ASSEMBLY.

NOTE:
AS AN ALTERNATE TO HILTI CP 767 SPEED STRIPS, MINERAL WOOL (MIN. 4 PCF DENSITY) COMPRESSED 50% MAY BE USED.

A THIS ENGINEERING JUDGMENT REPRESENTS A FIRESTOP SYSTEM THAT WOULD BE EXPECTED TO PASS THE STATED RATINGS IF TESTED. (REFERENCE : UL SYSTEM NO. HW-D-1067)

FIRE STOP DETAIL — 1

3" = 1'-0"



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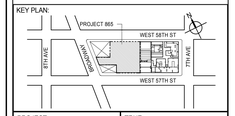

PROJECT NORTH

TRUE NORTH

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

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

INTERIOR DESIGNER: Residential
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No.	DESCRIPTION	DATE
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	D.O.B. SUBMISSION	27 APR 14

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
FIRE STOPPING DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSE DAVID JAUREGI 022885 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Checker	2
SCALE: 3" = 1'-0"	
DWG No:	A-009.00
DOB PAGE No:	63 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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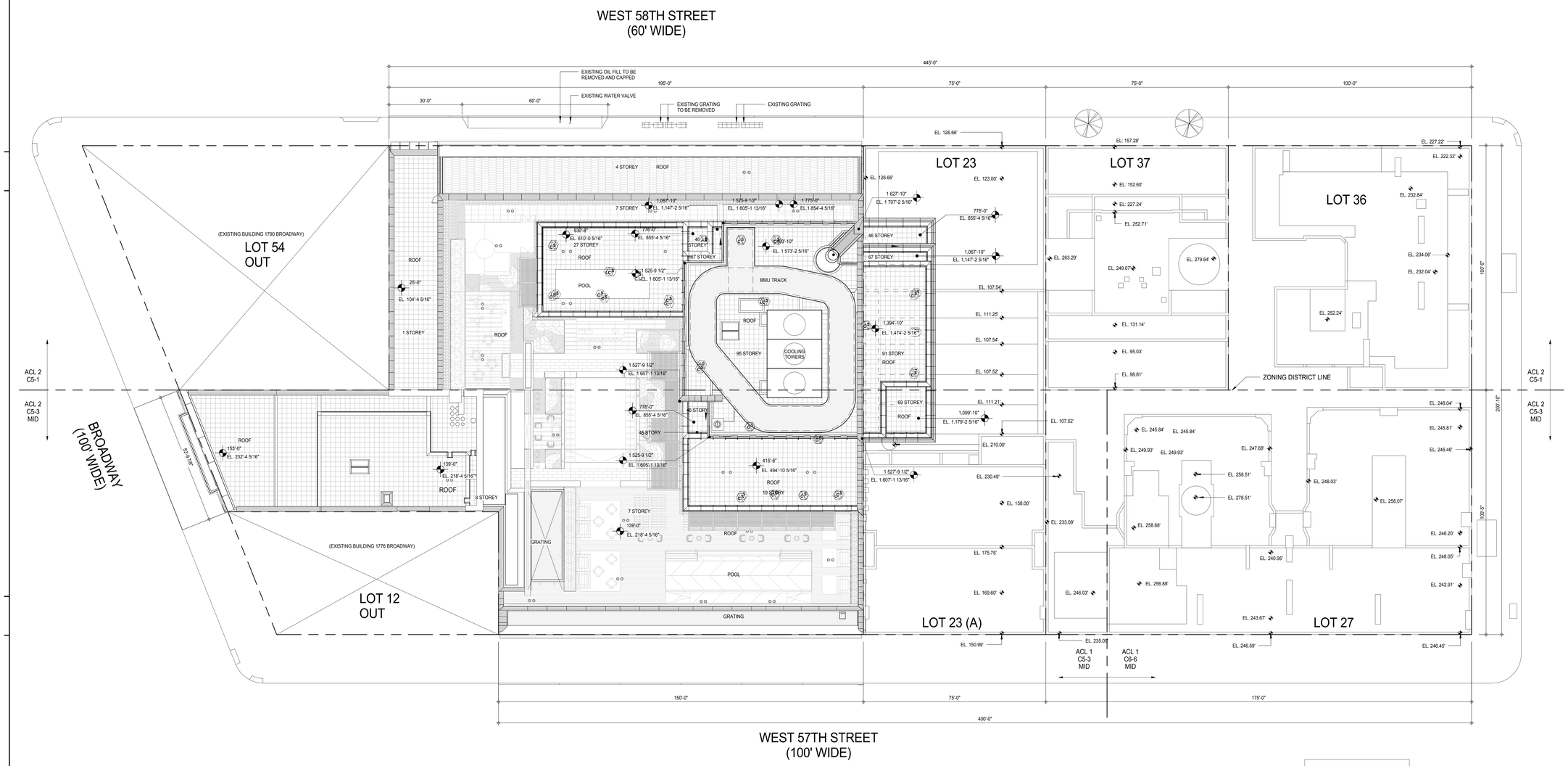

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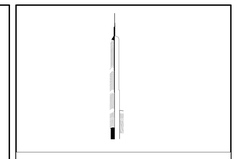

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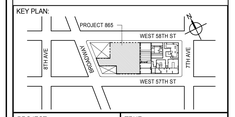

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

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

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SITE PLAN / ROOF PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT
YVE DAVID JAMES
028885
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chkr: Checker	3
SCALE: 1/16" = 1'-0"	
DWG No:	A-010.00
DOB PAGE No:	64 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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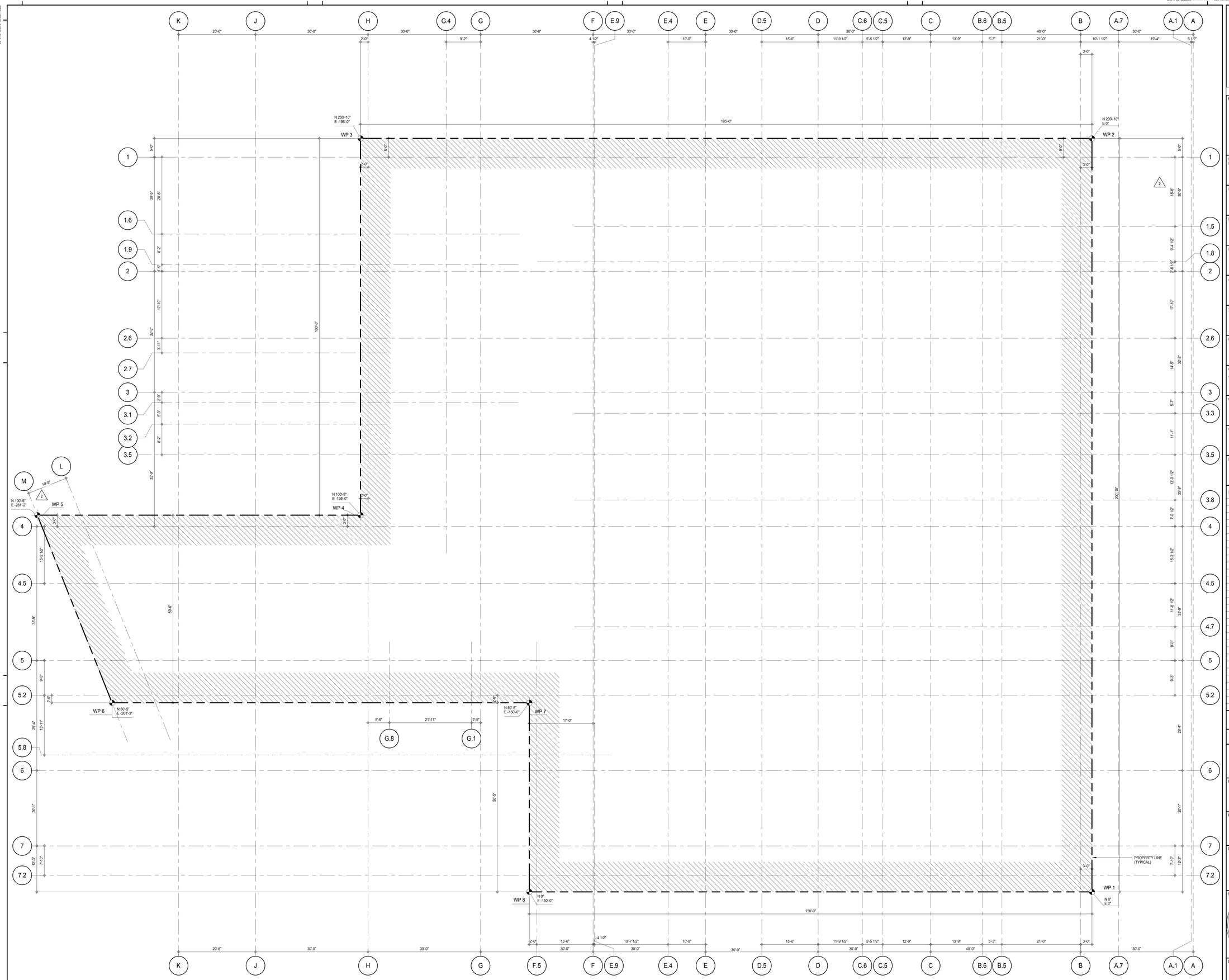
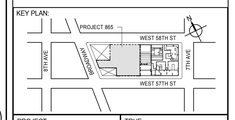


NOTE:

- PROPERTY LINE BASED ON SURVEY BY - EARL B. LOVELL - S.P. BELCHER, INC. - DATED OCTOBER 6 2010 - AMENDMENT FEBRUARY 5 2013
- PROPERTY LINE IS CREATED BASED ON BLOCK STANDARD DIMENSIONS IN THE REFEREED SURVEY
- NORTHING AND EASTING ARE BASED ON WP 1 AS THE PROJECT BENCH MARK
- NORTHING AND EASTING ARE BASED ON PROJECT NORTH
- PROJECT DATUM WP 1 IS +79.36' ABOVE MANHATTAN DATUM

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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CHICAGO IL 60603
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GRIDLINES SETTING OUT PLAN

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID JAMES 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHKD: Checker	3
SCALE: 1/8" = 1'-0"	
DWG No:	A-011.00
DOB PAGE No:	65 of 500

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hadleim.rvt
PLOT DATE: 4/20/2015 3:48:19 PM

CODE NOTES

APPLICABLE CODE NOTES

THE BUILDING IS DESIGNED IN ACCORDANCE TO THE 2008 NEW YORK CITY CONSTRUCTION CODES (LOCAL LAW 33/2007 AND PLUMBING CODE 99/2005). THE FOLLOWING IS A SUMMARY OF COMPLIANCE.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

MAIN OCCUPANCY	
RESIDENTIAL	GROUP R-2
MERCANTILE	GROUP M

INCIDENTAL ACCESSORY USE AREAS	
BUSINESS	GROUP B
ACCESSORY ASSEMBLY SPACE <75 PERSONS	GROUP R-2
ACCESSORY ASSEMBLY SPACE >75 PERSONS	GROUP A-3
FACTORY AND INDUSTRIAL - LOW-HAZARD	GROUP F-2
HIGH HAZARD (FUEL OIL STORAGE)	GROUP H-2
STORAGE - MODERATE-HAZARD	GROUP S-1
STORAGE - LOW-HAZARD	GROUP S-2

(BC 302.1.1) INCIDENTAL USE AREAS AND MIXED OCCUPANCIES INCLUDING ACCESSORY OCCUPANCIES. - PORTIONS OF BUILDING WITH MULTIPLE OCCUPANCIES OR USES IS DESIGNED TO COMPLY WITH SECTION 508.

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

(BC 403) HIGH-RISE BUILDING - THIS BUILDING CONTAINS OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS AND, AS SUCH, IS DESIGNED TO MEET THE DESIGN CRITERIA FOR HIGH-RISE BUILDINGS DESCRIBED IN THIS SECTION.

(BC 403.11.1) FOR OCCUPANCIES GROUPS OTHER THAN R-2, EMERGENCY POWER SYSTEMS SHALL BE PROVIDED FOR POWER LOADS OF, EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10; ELEVATOR CAR LIGHTING; AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEMS; AUTOMATIC FIRE DETECTION SYSTEMS; FIRE ALARM SYSTEMS; POWER AND LIGHTING FOR THE FIRE COMMAND CENTER REQUIRED BY SECTION 403.8; ELECTRICALLY POWERED FIRE PUMPS; AND VENTILATION AND AUTOMATIC FIRE DETECTION EQUIPMENT FOR SMOKEPROOF ENCLOSURES; ELEVATORS IN ACCORDANCE WITH SECTION 3003; AND STAIR PRESSURIZATION SYSTEMS.

(BC 403.11.1) FOR OCCUPANCY GROUP R-2, EMERGENCY POWER SYSTEMS SHALL BE PROVIDED FOR POWER LOADS OF, EXIT SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10; AT LEAST ONE ELEVATOR SERVING ALL FLOORS, OR ONE ELEVATOR PER BANK WHERE DIFFERENT BANKS SERVE DIFFERENT PORTIONS OF THE BUILDING; EMERGENCY VOICE COMMUNICATIONS SYSTEMS; AND ELECTRICALLY POWERED FIRE PUMPS, UNLESS ELECTRICALPOWER TO THE MOTOR IS TAKEN AHEAD OFTHE MAIN FROM THESTREET SIDE OF THE HOUSE SERVICE SWITCH.

(BC 403.12) STAIRWAY DOOR OPERATION. DOORS OPENING INTO INTERIOR STAIR ENCLOSURES SHALL NOT BE LOCKED FROM EITHER SIDE. HOWEVER, A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE. STAIR REENTRY SIGNS SHALL BE POSTED THROUGHOUT THE STAIRWAY INDICATING THAT REENTRY IS PROVIDED ONLY DURING FIRE EMERGENCIES. SUCH SIGNS SHALL BE IN ACCORDANCE WITH SECTION 1026.4.2

(BC 403.12.1) STAIRWAY COMMUNICATIONS SYSTEM. A TELEPHONE OR OTHER TWO-WAY COMMUNICATIONS SYSTEM SHALL BE CONNECTED TO AN APPROVED CONSTANTLY ATTENDED STATION SHALL BE PROVIDED AT NOT LESS THAN EVERY FIFTH FLOOR IN EACH REQUIRED STAIRWAY WHERE STAIR SIDE DOORS ARE LOCKED.

(BC 403.13) FOR OCCUPANCIES GROUPS OTHER THAN R-2, SMOKEPROOF EXIT ENCLOSURES-EVERY REQUIRED STAIRWAY SERVING OCCUPIED FLOORS MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL COMPLY WITH SECTIONS 909.20 AND 1019.1.8

(BC 403.13) FOR OCCUPANCY GROUPS R-2 SMOKEPROOF EXIT ENCLOSURES ARE NOT REQUIRED FOR STAIRWAYS.

(BC 403.15) IMPACT-RESISTANT STAIR ENCLOSURES. EXIT STAIR ENCLOSURES SHALL BE CONSTRUCTED OF IMPACT-RESISTANT WALLS.

(BC 403.16) FOR OCCUPANCIES GROUPS OTHER THAN R-2, EXIT PATH MARKINGS. HIGH-RISE BUILDINGS SHALL BE PROVIDED WITH PHOTOLUMINESCENCE EXIT PATH MARKINGS CONFORMING TO SECTION 1026.

(BC 403.16) FOR OCCUPANCY GROUPS R-2 EXIT PATH MARKINGS-PHOTOLUMINESCENCE EXIT PATH MARKINGS ARE NOT REQUIRED.

(BC 405) UNDERGROUND BUILDINGS. - THIS BUILDING CONTAINS OCCUPIED FLOORS LOCATED MORE THAN 30 FEET BELOW THE LOWEST LEVEL EXIT DISCAHARGE AND, AS SUCH, IS DESIGNED TO MEET THE DESIGN CRITERIA FOR UNDERGROUND BUILDINGS DESCRIBED IN THIS SECTION.

(BC 405.4.1) COMPARTMENTATION. – THIS BUILDING DOES NOT CONTAIN A FLOOR MORE THAN 60 FEET BELOW THE LOWEST LEVEL EXIT DISCAHARGE. NO COMPARTMENTATION IS REQUIRED.

(BC 405.8.1) NUMBER OF EXITS. - EACH UNDEGROUND FLOOR LEVEL IS PROVIDED WITH A MINIMUM OF TWO EXITS.

(BC 405.8.2) SMOKEPROOF ENCLOSURE. EVERY REQUIRED STAIRWAY SERVING FLOOR LEVELS MORE THAN 30 FEET BELOW ITS LEVEL OF EXIT DISCHARGE SHALL COMPLY WITH THE REQUIREMENTS FOR A SMOKEPROOF ENCLOSURE.

(BC 406.7.6 (3)) CURB CUT DOES NOT COMMENCE WITHIN 8 FEET OF SIDE LOT LINE.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

(BC 501.3.1) THREE SIDES OF BUILDING PERIMETER FRONT ON THREE STREETS; WEST 57TH STREET, WEST 58TH STREET AND BROADWAY.

(BC 501.3.2) ACCESSIBLE ENTRANCES, ROUTES AND SPACES ARE PROVIDED.

(BC 503) THE BUILDING IS TO BE OF TYPE IB CONSTRUCTION AND AS SUCH BUILDING HEIGHT AND AREA ARE UNLIMITED FOR OCCUPANCY GROUPS R-2, R-1, M, B, F-2 AND S-2.

(BC 504.3) ROOFTOP STRUCTURES EXCEEDING 33 1/3 PERCENT OF ROOF AREA OF BUILDING HAVE BEEN CONSIDERED AS STORYS.

(BC 508.3) MIXED OCCUPANCIES.- EACH PORTION OF A BUILDING IS INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1.WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY GROUP, THE BUILDING OR PORTION THEREOF HAS BEEN DESIGNED TO COMPLY WITH SECTION 508.3.1, 508.3.2, 508.3.3 OR A COMBINATION OF THESE SECTIONS.

(BC 508.3.1) ACCESSORY OCCUPANCIES. – IN PORTIONS OF BUILDING WHERE AGGREGATE ACCESSORY OCCUPANCIES AREAS ON A STORY ARE LESS THAN 10 PERCENT OF FLOOR AREA OF THAT STORY, FIRE SEPARATION IS NOT REQUIRED BETWEEN ACCOSSORY OCCUPANCY AND MAIN OCCUPANCY.

(BC 508.3.2) NONSEPARATED MIXED OCCUPANCIES - THIS BUILDING IS OF TYPE IB CONSTRUCTION AND AS SUCH MEETS THE MOST RESTRICTIVE TYPE OF CONSTRUCTION, GIVEN THE BUILDING HEIGHT AND AREA, FOR GROUP R-2, M, A-3, F-2, AND S-2 USES. FIRE SEPARATIONS ARE NOT REQUIRED BETWEEN THESE OCCUPANCIES, EXCEPT AS REQUIRED BY OTHER PROVISIONS. GROUP H-2 AND S-1 USES HAVE BEEN PROVIDED WITH FIRE SEPARATIONS BETWEEN OTHER OCCUPANCIES AS REQUIRED IN TABLE BC 705.4.

(BC 508.3.3) SEPARATED MIXED OCCUPANCIES - THIS BUILDING IS OF TYPE IB CONSTRUCTION AND AS SUCH MEETS THE MOST RESTRICTIVE TYPE OF CONSTRUCTION, GIVEN THE BUILDING HEIGHT AND AREA, FOR GROUP R-2, M, A-3, F-2, AND S-2 USES. INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES IN ACCORDANCE WITH TABLE 508.3.3.

FIRE SEPARATIONS

REQUIRED SEPARATION OF OCCUPANCIES (HOURS), (BC TABLE 508.3.3)

OCC. GROUP	ADJACENT OCC.	REQ. RATING
M	M	NR
M	A	2
M	F-1	3
M	F-2	2
M	H-2	2
M	R-2	2
M	S-1	3
M	S-2	2
F-2	A	2
F-2	F-1	3
F-2	F-2	NR
F-2	H-2	2
F-2	R-2	2
F-2	S-1	3
F-2	S-2	2

OCC. GROUP	ADJACENT OCC.	REQ. RATING
R-2	R-2	NR
R-2	A	2
R-2	F-1	3
R-2	F-2	2
R-2	H-2	4
R-2	M	2
R-2	S-1	3
R-2	S-2	2

*NOTE: PERMITTED TO REDUCE BY 1 HOUR IN FIRE RATINGS FROM BC TABLE 508.3.3 WHEN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED, BUT FIRE RATING IN NO CASE SHALL BE LESS THAN THAT REQUIRED BY FLOOR CONSTRUCTION OR LESS THAN 1 HOUR, WHICHEVER IS HIGHER. SEE TABLE 601 FOR FLOOR CONSTRUCTION FIRE-RESISTANCE RATING REQUIREMENTS.

OCCUPANCY SEPARATION NOT REQUIRED FOR STORAGE AREAS SERVING GROUP M LESS THAN 10% OF FLOOR AREA AND 3,000 SF IN A FULLY SPRINKLERED BUILDING. (SEE BC TABLE 508.3.3, FOOTNOTE B.1)

OCCUPANCY SEPARATION NOT REQUIRED FOR STORAGE AREAS LESS THAN 3,000 SF IN A FULLY SPRINKLERED BUILDING. (SEE BC TABLE 508.3.3, FOOTNOTE B.2)

CODE NOTES (CONTINUED)

CHAPTER 6 - TYPES OF CONSTRUCTION

(BC SEC.602.2) THE FOLLOWING TYPE IB CONSTRUCTION MINIMUM
(BC 602.1) FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS ARE MET: (BC TABLE 601)

BUILDING ELEMENT	TYPE 1-B
STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS, TRUSSES)	2-HRS
BEARING WALLS - EXTERIOR	2-HRS
BEARING WALLS - INTERIOR	2-HRS
NONBEARING WALLS AND PARTITIONS - EXTERIOR	
FIRE SEPARATION DISTANCE <5'	
OCCUPANCY GROUP H	3-HRS
OCCUPANCY GROUP F-1, M, S-1	2-HRS
OCCUPANCY GROUP A, F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥ 5' TO <10'	
OCCUPANCY GROUP H	2-HRS
OCCUPANCY GROUP F-1, M, S-1	1-HRS
OCCUPANCY GROUP A, F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥ 10' TO <30'	
OCCUPANCY GROUP H	2-HRS
OCCUPANCY GROUP F-1, M, S-1	1-HRS
OCCUPANCY GROUP A, F-2, R, S-2	1-HRS
FIRE SEPARATION DISTANCE ≥30' (THE DISTANCE TO THE CENTER OF ALL SURROUNDING STREETS IS GREATER THAN 30')	0-HRS
NONBEARING WALLS AND PARTITIONS - INTERIOR	0-HRS
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	2-HRS
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	1-HRS

*NOTE: ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.

CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION

MAXIMUM AREA OF EXTERIOR WALL OPENINGS ARE MET (BC TABLE 704.8)

ALL OCCUPANCY GROUPS (EXCEPT GROUP R-2)

FIRE SEPARATION DISTANCE	PROTECTED	PERMITTED % OPENINGS
≤3'-0"	YES	NOT PERMITTED
>3'-0" ≤5'-0"	YES	15%*
>5'-0" ≤10'-0"	NO	10%*
>10'-0" ≤15'-0"	NO	15%*
>15'-0" ≤20'-0"	NO	25%
>20'-0" ≤25'-0"	NO	45%
>20'-0" ≤30'-0"	NO	70%
>30'-0"	NO	NO LIMIT

* NOTE: OCCUPANCY GROUP H-2 UNPROTECTED OPENINGS NOT PERMITTED WITH A FIRE SEPARATION DISTANCE LESS THAN 15 FEET.

OCCUPANCY GROUP R-2 {PER NOTE (K)}

FIRE SEPARATION DISTANCE	PROTECTED	PERMITTED % OPENINGS
≤3'-0"	YES	10%
>3'-0" ≤5'-0"	NO	15%
>5'-0" ≤10'-0"	NO	25%
>10'-0" ≤15'-0"	NO	45%
>15'-0" ≤20'-0"	NO	75%
>20'-0" ≤30'-0"	NO	NO LIMIT
>30'-0"	NO	NO LIMIT

(BC TABLE 705.4) FIRE WALL RESISTANCE RATINGS - THE FOLLOWING FIRE RATINGS ARE PROVIDED AROUND THE OCCUPANCIES THAT PRESENT RESTRICTIVE AREA AND HEIGHT LIMITATIONS FOR TYPE IB CONSTRUCTION AS DESCRIBED IN BC TABLE 503:

HIGH HAZARD (H-2) (FUEL OIL STORAGE)	4-HRS
STORAGE - MODERATE-HAZARD (S-1)	3-HRS

(BC 706.3) FIRE-RESISTANCE RATINGS - THE FOLLOWING MINIMUM FIRE-RESISTANCE RATINGS OF THE WALLS AND FLOOR ASSEMBLIES ARE PROVIDED FOR:

SHAFT ENCLOSURES	2-HRS
EXIT ENCLOSURES	2-HRS
EXIT PASSAGEWAYS (CONNECTED TO EXIT ENCLOSURES)	1-HRS
HORIZONTAL EXIT (NO UNPROTECTED OPENINGS)	2-HRS

(BC 707.13.1) REFUSE CHUTE ENCLOSURE. THE SHAFT ENCLOSURE CONTAINING A REFUSE CHUTE SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL HAVE A FIRE-RESISTANCE RATING OF 2 HOURS. OPENINGS INTO THE SHAFT, INCLUDING THOSE FROM ACCESS ROOMS AND TERMINATION ROOMS, SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION AND SECTION 715.OPENINGS INTO CHUTES SHALL NOT BE LOCATED IN EXIT ACCESS CORRIDORS. OPENING PROTECTIVES SHALL BE SELF-CLOSING.

(BC 707.13.2) SHAFT ENCLOSURE CONTAINING REFUSE CHUTE SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.

(BC 707.13.3) REFUSE CHUTE ACCESS ROOMS. ACCESS OPENINGS FOR REFUSE CHUTES ARE PROVIDED IN DEDICATED ROOMS COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS. OPENINGS INTO THE ACCESS ROOMS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 1/ 2 HOUR AND SHALL BE SELF-CLOSING.

(BC 707.13.4) REFUSE CHUTE SHALL DISCHARGE INTO AN ENCLOSED ROOM COMPLETELY SEPARATED FROM THE REMAINDER OF THE BUILDING BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 11/ 2 HOURS AND SHALL BE SELF-CLOSING.

(BC 707.13.6) AUTOMATIC FIRE SPRINKLER SYSTEM. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.2.10.2.

(BC TABLE 715.3) FIRE DOOR AND FIRE SHUTTER FIRE PROTECTION RATINGS - THE MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING PERMITTED WITH RATED FIRE BARRIERS ARE AS FOLLOWS:

4-HR RATED BARRIERS	3-HR
3-HR RATED BARRIERS	3-HR*
2-HR RATED BARRIERS	1½-HR
1½-HR RATED BARRIERS	1½-HR
1-HR RATED BARRIERS	¾-HR

* TWO DOORS, EACH WITH A FIRE PROTECTION RATING OF 1½ HOURS, INSTALLED ON OPPOSITE SIDES OF THE SAME OPENING IN A FIRE WALL, SHALL BE DEEMED EQUIVALENT IN FIRE PROTECTION RATING TO ONE 3-HOUR FIRE DOOR.

(BC 717) CONCEALED SPACES WITHIN THE CONSTRUCTION ARE FIRE STOPPED OR FILLED WITH NONCOMBUSTIBLE MATERIAL TO MEET THE REQUIREMENTS OF THIS SECTION.

CHAPTER 8 - INTERIOR FINISHES

(BC TABLE 803.5) INTERIOR FINISHES AND EXPOSED STRUCTURAL OR CONSTRUCTION MATERIALS FOR ROOMS AND ENCLOSED SPACES HAVE A FLAME-SPREAD RATINGS AS FOLLOWS:

FACTORY AND INDUSTRIAL, F-2	CLASS C
HAZARD (FUEL OIL STORAGE), H-2	CLASS B
MERCANTILE, M	CLASS B
RESIDENTIAL, R-1	CLASS B
RESIDENTIAL, R-2	CLASS C
STORAGE - MODERATE-HAZARD, S-1	CLASS C
STORAGE - LOW-HAZARD, S-2	CLASS C
CORRIDORS	CLASS B
EXITS AND SHAFTS	CLASS A

CHAPTER 9 - FIRE PROTECTION SYSTEMS

THE FOLLOWING SYSTEMS ARE EMPLOYED IN THE BUILDING:

- AUTOMATIC SPRINKLER SYSTEM
- STANDPIPE SYSTEM
- PORTABLE FIRE EXTINGUISHERS
- FIRE ALARM AND DETECTION SYSTEM
- EMERGENCY ALARM SYSTEM
- SMOKE CONTROL SYSTEM
- SMOKE AND HEAT VENTS
- FIRE COMMAND CENTER
- POST-FIRE SMOKE PURGE SYSTEM

(BC 903.2.10.2) RUBBISH CHUTE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH CHUTE, IN CHUTE ACCESS ROOMS, AND IN THE TERMINAL ROOM. REFUSE CHUTE SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED WITHIN CHUTE AT ALTERNATE FLOORS. CHUTE SPRINKLERS SHALL BE ACCESSIBLE FOR SERVICING.

(BC 903.2.12.2) COMMERCIAL COOKING OPERATIONS. - AN AUTOMATIC SPRINKLER SYSTEM SHALL NOT BE INSTALLED IN A COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM. FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN COMMERCIAL COOKING SYSTEMS IN ACCORDANCE WITH SECTION BC 904.11.

(BC 904.2.1) HOOD SYSTEM SUPPRESSION. COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM REQUIRED TO HAVE A TYPE I HOOD SHALL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM INSTALLED.

CODE NOTES (CONTINUED)

(BC 904.11) COMMERCIAL COOKING SYSTEMS. THE AUTOMATIC FIRE-EXTINGUISHING SYSTEM FOR COMMERCIAL COOKING SYSTEMS SHALL BE OF A TYPE RECOGNIZED FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT AND EXHAUST SYSTEMS OF THE TYPE AND ARRANGEMENT PROTECTED. THE PROTECTED AREA SHALL INCLUDE THE AREA UNDER THE HOOD AND OVER THE COOKING EQUIPMENT, THE AREA ABOVE ORBEHIND THE FILTERS AND THE OPENING OFTHEHOOD INTO THE BRANCH DUCT.

(BC 908.7.1.2) CARBON MONOXIDE ALARMS OR DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENTS AS REQUIRED FOR SMOKE ALARMS.

CHAPTER 10 - MEANS OF EGRESS

(BC 1003.2) THE MEANS OF EGRESS HAS A CEILING HEIGHT OF NOT LESS THAN 7 FEET, 6 INCHES.

(BC TABLE 1004.1.2) THE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT FOR THE USES WITHIN THE BUILDING ARE AS FOLLOWS:

BUSINESS AREAS (OFFICES)	100 GROSS
EXERCISE ROOMS	50 GROSS
LIBRARY (READING ROOMS)	50 GROSS
LOCKER ROOMS	50 GROSS
MERCANTILE - 1ST FLOOR	30 GROSS
MERCANTILE - OTHER FLOORS	60 GROSS
MERCANTILE - STORAGE, STOCK, SHIPPING AREAS	300 GROSS
RESIDENTIAL	200 GROSS WITHIN DWELLING UNIT
MECHANICAL EQUIPMENT ROOMS,ACCESSORY STORAGE AREA	300 GROSS
SWIMMING POOL	50 GROSS
SWIMMING POOL DECK	15 GROSS
BAR	
CHILDREN DAY CARE	30 NET
CIRCULATION	100 GROSS

NOTE: WHEN THE ACTUAL OCCUPANT LOAD OF ANY SPACE WILL BE SIGNIFICANTLY LOWER THAN THAT LISTED ABOVE, THE COMMISSIONER MAY ESTABLISH A LOWER BASIS FOR THE DETERMINATION OF THE OCCUPANT LOAD.

(BC 1005) THE MEANS OF EGRESS WIDTH IS NOT LESS THAN THAT REQUIRED BY THE FOLLOWING FROM BC TABLE 1005.1:

HAZARDOUS: H-1, H-2, H3 AND H-4	
STAIRWAYS	0.7 INCHES / OCCUPANT
OTHER COMPONENTS	0.4 INCHES / OCCUPANT

ALL OTHER OCCUPANCIES	
STAIRWAYS	0.3 INCHES / OCCUPANT
OTHER COMPONENTS	0.2 INCHES / OCCUPANT

(BC 1006.1) EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES. EXIT ACCESS COMPONENTS FOR OCCUPANCIES OTHER THAN DWELLING UNITS IN GROUP R-2 SHALL BE ILLUMINATED AT ALL TIMES DURING OCCUPANCY.

(BC 1006.2) THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 2 FOOT-CANDLES (22 LUX) AT THE FLOOR LEVEL IN EXITS, AT EXIT DISCHARGES, AND IN PUBLIC CORRIDORS, AND SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL IN EXIT ACCESS COMPONENTS OTHER THAN PUBLIC CORRIDORS.

(BC 1006.3) ILLUMINATION EMERGENCY POWER. - IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY PROVIDE POWER TO THE MEANS OF EGRESS ILLUMINATION FOR A DURATION OFNOT LESS THAN 90 MINUTES.

(BC 1011) EXIT SIGNS. - EXITS AND EXIT ACCESS DOORS FOR OCCUPANCIES OTHER THAN DWELLING UNITS IN GROUP R-2 SHALL BE MARKED BY AN APPROVED ILLUMINATED EXIT SIGNS COMPLYING WITH SECTION 1011.1 WITH EMERGENCY POWER SUPPLY. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS WHICH REQUIRE ONLY ONE EXIT OR EXIT ACCESS.

(BC 1011.3) TACTILE EXIT SIGNS. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1-2003 SHALL BE PROVIDED ADJACENT TO EACHDOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

(BC 1026.1) SIGNAGE SHALL BE PROVIDED COMPLYING WITH SECTION 1026.

(BC 1007.1) ACCESSIBLE SPACES ARE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. ACCESSIBLE SPACES THAT REQUIRE MORE THAN ONE MEANS OF EGRESS ARE PROVIDED WITH AT LEAST TWO ACCESSIBLE MEANS OF EGRESS.

(BC 1007.2.1) AS PER CODE FOR HIGH-RISE BUILDINGS, ONE REQUIRED ACCESSIBLE MEANS OF EGRESS IS AN ELEVATOR COMPLYING WITH SECTION 1007.4. PER BC 1007.4 EXCEPTION 2, ELEVATORS ARE NOT REQUIRED TO BE ACCESSED FROM AN AREA OF RESCUE ASSISTANCE IN BUILDINGS OR FACILITIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

(BC 1007.3) ALL EXIT STAIRWAYS PROVIDED ARE CONSIDERED ACCESSIBLE MEANS OF EGRESS. PER BC 1007.3 - EXCEPTION 2, CLEAR WIDTH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS OR FACILITIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

(BC 1008.1.1.1) THE WIDTH OF EACH DOOR OPENING IS SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE WIDTH OF A SWINGING DOOR LEAF DOES NOT EXCEED THE MAXIMUM OF 48 INCHES NOMINAL.

(BC 1008.4.1) RESIDENTIAL OCCUPANCY GROUP R-2 ENTRANCE DOORS. - BUILDING ENTRANCE DOORS AND OTHER EXTERIOR EXIT DOORS SHALL BE EQUIPPED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS TO PREVENT THE LATCH FROM BEING MANIPULATED BY MEANS OTHER THAN A KEY. LATCH SETS SHALL HAVE STOP-WORK IN THE INSIDE CYLINDER CONTROLLED BY A MASTER KEY ONLY. OUTSIDE CYLINDERS OF MAIN ENTRANCE DOOR LOCKS SHALL BE OPERATED BY THE TENANTS' KEY, WHICH SHALL NOT BE KEYED TO ALSO OPEN THE TENANTS' APARTMENT DOOR. A LIGHT OR LIGHTS SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5-FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCEWAY.

(BC 1008.4.2) RESIDENTIAL OCCUPANCY GROUP R-2 DOORS TO DWELLING UNITS. - DOORS TO DWELLING UNITS SHALL BE EQUIPPED WITH A HEAVY DUTY LATCH SET AND A HEAVY DUTY DEAD BOLT OPERABLE BY A KEY FROM THE OUTSIDE AND A THUMB-TUM FROM THE INSIDE. THOSE DOORS SHALL ALSO BE EQUIPPED WITH A CHAIN GUARD SO AS TO PERMIT PARTIAL OPENING OF THE DOOR. DWELLING UNIT ENTRANCE DOORS SHALL ALSO BE EQUIPPED WITH A VIEWING DEVICE LOCATED SO AS TO ENABLE A PERSON ON THE INSIDE OF THE ENTRANCE DOOR TO VIEW A PERSON IMMEDIATELY OUTSIDE

(BC 1008.4.3) RESIDENTIAL OCCUPANCY GROUP R-2 WINDOWS. - ALL OPENABLE WINDOWS SHALL BE EQUIPPED WITH SASH LOCKS DESIGNED TO BE OPENABLE FROM THE INSIDE ONLY.

(BC 1008.4.4) RESIDENTIAL OCCUPANCY GROUP R-2 INTERCOMMUNICATION SYSTEM. BUILDING SHALL BE PROVIDED WITH AN INTERCOMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE LOBBY, CONSISTING OF DEVICES FOR VOICE COMMUNICATION BETWEEN THE OCCUPANT OF EACH DWELLING UNIT AND A PERSON OUTSIDE THE DOOR TO THE MAIN ENTRANCE LOBBY, AND PERMITTING SUCH DWELLING UNIT OCCUPANT TO RELEASE THE LOCKING MECHANISM OF SAID DOOR FROM THE DWELLING UNIT.

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

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

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

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

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

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

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

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

(BC 1009.12) STAIRWAY TO ROOF AND ROOF ACCESS - AT LEAST ONE STAIRWAY EXTENDS TO THE ROOF SURFACE.

(BC 1009.12.1) RESIDENTIAL OCCUPANCY GROUP R-2 STAIRWAY TO ROOF ACESS - ALL INTERIOR STAIRS EXTEND TO THE ROOF SURFACE.

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

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

GROUPS B, F AND S (SPINKLERED)	100 FT
GROUP H	25 FT
ALL OTHER GROUPS	75 FT
GROUP R-2 (SPRINKLERED)	125 FT

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

GROUPS B, A, AND M	74
GROUP F	50
GROUP H	3
GROUP R	20
GROUP S	30

(BC 1014.2.1) EXIT DOORS ARE PLACED A DISTANCE APART EQUAL TO OR GREATER THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE SPRINKLED BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS. WHERE EXIT ENCLOSURES ARE INTERCONNECTED BY 1 HOUR FIRE-RESISTANCE RATED CORRIDOR, REQUIRED EXIT SEPARATION IS MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR. OCCUPANCY GROUP RESIDENTIAL R-2 ARE PROVIDED SCISSOR STAIRS CONSTRUCTED AND SEPARATED BY 2-HOUR FIRE-RESISTANCE RATED WALLS AND EXIT DOORS OF THOSE STAIRS ARE PLACED APART DISTANCE EXCEEDING 15 FEET.

CODE NOTES (CONTINUED)

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

GROUP B	300FT
GROUPS F-2 AND S-2	250FT
GROUPS M, R AND S-1	200FT
GROUP A	150FT PRIMARY, 250FT SECONDARY
GROUP H-2	100FT

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

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

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

GROUP H-2	2-HR
GROUPS F, A, M AND S	1-HR
GROUP R (NONCOMBUSTIBLE)	1-HR
GROUP B (STAIRS WITH SMOKEPROOF ENCLOSURES)	0-HR

(BC 1016.2) THE MINIMUM CORRIDOR WIDTHS EXCEED THE MINIMUM 44 INCHES REQUIRED BY CODE. MINIMUM CORRIDOR WIDTHS EXCEED 36 INCHES FOR CORRIDORS WITH REQUIRED OCCUPANT CAPACITY OF 50 OR LESS, EXCEPT AS OTHERWISE REQUIRED BY CHAPTER 11. MINIMUM CORRIDOR WIDTHS EXCEED 30 INCHES WITHIN A DWELLING UNIT IN OCCUPANCY GROUP R-2 , EXCEPT AS OTHERWISE REQUIRED BY SECTION 1107. MINIMUM CORRIDOR WIDTHS EXCEED 24 INCHES FOR ACCESS TO AND UTILIZATION OF ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS OR EQUIPMENT.

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

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

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

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

(BC 1023.1) OCCUPANCIES OTHER THAN RESIDENTIAL GROUP R-2 A MAXIMUM OF 50 PERCENT OF THE NUMBER AND CAPACITY OF THE EXIT ENCLOSURES IS PERMITTED TO EGRESS BY CODE, THROUGH THE STREET LEVEL LOBBY PROTECTED AREA. THE WAY TO THE EXTERIOR OF THE BUILDING IS FREE, UNOBSTRUCTED, AND READILY VISIBLE. THE PROTECTED LOBBY AREA IS SEPARATED BY A 2-HOUR FIRE-RESISTANCE RATING FROM CONSTRUCTION BELOW. FOR RESIDENTIAL OCCUPANCY GROUP R-2, UPTO 100 PERCENT OF THE NUMBER AND CAPACITY OF THE EXIT ENCLOSURES IS PERMITTED TO EGRESS THROUGH THE STREET LEVEL LOBBY PROTECTED AREA. EXIT DISCHARGE POINTS ARE REMOTE FROM EACH OTHER.

CHAPTER 11 - ACCESSIBILITY

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

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

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

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

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

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

(BC1109.2.2) WHERE WATER CLOSET COMPARTMENTS ARE PROVIDED IN A TOILET ROOM, AT LEAST ONE WHEELCHAIR-ACCESSIBLE COMPARTMENT IS PROVIDED. IN LOCATIONS SINCE THE COMBINED TOTAL WATER CLOSET COMPARTMENTS AND URINALS PROVIDED IN ANY OF THE TOILET ROOMS IS 6 OR MORE, AT LEAST ONE AMBULATORY-ACCESSIBLE WATER CLOSET COMPARTMENT IS PROVIDED IN ADDITION TO THE WHEELCHAIR-ACCESSIBLE COMPARTMENT.

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

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

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

(BC 1109.9) DETECTABLE WARNINGS SHALL BE PROVIDED AT EDGE OF SWIMMING POOLS, HAZARDOUS LOCATIONS ON FLOORS, DOORS, AND STAIRS.

REFER DRAWING NO. A-006 FOR ADDITIONAL ACCESSIBILTY REQUIREMENTS.

CHAPTER 12 - INTERIOR ENVIRONMENT

(BC 1207.3.1) REFUSE CHUTES. METAL REFUSE CHUTES, METAL CHUTE SUPPORTS, AND/OR METAL CHUTE BRACING SHALL BE FREE OF DIRECT CONTACT WITH THE SHAFT ENCLOSURE AND THE OPENINGS PROVIDED IN THE FLOOR CONSTRUCTION. METAL CHUTES SHALL BE RESILIENTLY SUPPORTED AT EACH STRUCTURAL SUPPORT LOCATION. ISOLATORS SHALL PROVIDE A MINIMUM STATIC DEFLECTION OF 0.3 INCHES (7.62 MM). ALL CHUTES SHALL BE PLUMB.

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

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

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

CHAPTER 14 - EXTERIOR WALLS

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

CHAPTER 15 - ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

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

CHAPTER 16 - STRUCTURAL DESIGN

ALL NEW CONSTRUCTION TO MEET STRUCTURAL DESIGN CRITERIA

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

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

CHAPTER 17 - STRUCTURAL TESTS AND SPECIAL INSPECTIONS

ALL NEW CONSTRUCTION TO MEET STRUCTURAL TESTS AND SPECIAL INSPECTIONS REQUIREMENTS

CHAPTER 18 - SOILS AND FOUNDATIONS

ALL NEW CONSTRUCTION TO MEET SOILS AND FOUNDATIONS DESIGN CRITERIA

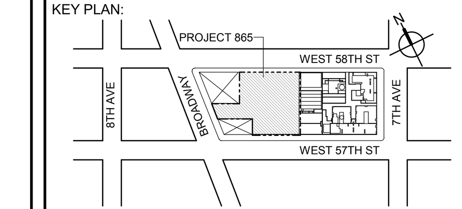
CHAPTER 19

ALL NEW CONSTRUCTION TO MEET BUILDING MATERIALS DESIGN CRITERIA

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

DEPT OF BLDGS 121328205 Job Number
ES554739132 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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

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

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

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

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

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

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

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
CODE COMPLIANCE NOTES - 1

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

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE:	
DWG No:	**A-020.00**
DOB PAGE No:	66 of 500

DOB EMPLOYEE STAMP: Damian Titus NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E -SHEET SIZE

FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES894528975 Scan Code

CODE NOTES

CHAPTER 20 - 26

ALL NEW CONSTRUCTION TO MEET BUILDING MATERIALS DESIGN CRITERIA

CHAPTER 27 - 28

SEE MECHANICAL AND ELECTRICAL DRAWINGS

CHAPTER 29 - PLUMBING SYSTEMS

SEE PLUMBING DRAWINGS
THE NYC PLUMBING CODE AS AMENDED BY NYC FOR OCCUPANCY GROUP B (BUSINESS) COMMENTS

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

CHAPTER 30 - ELEVATORS

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

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

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

CHAPTER 31 - SPECIAL CONSTRUCTION

(BC 3105.3) (LOCAL LAW 28 OF 2012) SUN CONTROL DEVICES ARE DESIGNED AND CONSTRUCTED TO WITHSTAND WIND OR OTHER LATERAL LOADS AND LIVE LOADS AS REQUIRED BY CHAPTER 16 WITH DUE ALLOWANCE FOR SHAPE, OPEN CONSTRUCTION AND SIMILAR FEATURES THAT RELIEVE THE PRESSURES OR LOADS. STRUCTURAL MEMBERS ARE PROTECTED TO PREVENT DETERIORATION. SUN CONTROL DEVICES ARE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.

(BC 3109.4) OUTDOOR AMENITY SWIMMING POOL SHALL BE PROVIDED WITH POWER SAFETY COVER COMPLYING WITH ASTM F 1346, SO NO ENCLOSEING FENCE IS REQUIRED.

(BC 3109.5) PRIVATE SWIMMING POOL SHALL BE COMPLETELY ENCLOSED BY A FENCE, WALL OR BUIDLING AT LEAST 4 FEET IN HEIGHT. OPENINGS IN THE ENCLOSURE SHALL NOT PERMIT THE PASSAGE OF 4-INCH-DIAMETER SPHERE. THE ENCLOSURE SHALL BE EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING GATES. THE DOOR PROVIDING ACCESS TO THE PRIVATE SWIMMING POOL FROM THE DWELLING SHALL OPEN INWARD, AWAY FROM THE SWIMMING POOL, AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE SHALL BE LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE DOOR.

(BC 3109.4.2) IN ADDITION TO THE REQUIREMENTS OF NYC BUILDING CODE, ANY OTHER, MORE STRINGENT REQUIREMENTS FOR THE CONSTRUCTION AND DESIGN OF SWIMMING POOL AND BARRIERS PROVIDED FOR IN ARTICLE 165 OF THE NEW YORK CITY HEALTH CODE, SHALL ALSO BE APPLICABLE.

(BC 3109.3.2) THE SUPPLY, CIRCULATION, TREATMENT, AND DRAINAGE OF WATER FOR SWIMMING POOLS SHALL MEET THE REQUIREMENTS OF THE NEW YORK CITY PLUMBING CODE.

(BC 3109.3.3) NO OVERHEAD ELECTRICAL CONDUCTORS SHALL BE INSTALLED WITHIN 15 FEET OF THE SWIMMING POOL.

CHAPTER 32 - ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

(BC 3202.2.1.1) ENTRANCE DOORS WHEN FULLY OPEN, SHALL NOT BE CONSTRUCTED TO PROJECT BEYOND THE STREET LINE NOT MORE THAN 18 INCHES.

(BC 3202.2.1.2) ARCHITECTURAL DETAILS CONSTRUCTED SHALL NOT PROJECT MORE THAN 4 INCHES BEYOND THE STREET LINE WHEN LESS THAN 10 FEET ABOVE THE GROUND OR SIDEWALK LEVEL AND NOT MORE THAN 10 INCHES BEYOND THE STREET LINE WHEN MORE THAN 10 FEET ABOVE THE GROUND OR SIDEWALK LEVEL.

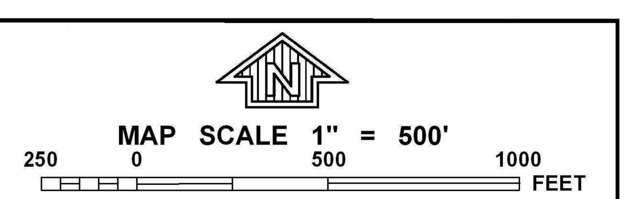
(BC 3202.2.1.9) (LOCAL LAW 28 OF 2012) SUN CONTROL DEVICES ARE FIXED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 3105 AND SUPPORTED ENTIRELY FROM THE BUILDING DO NOT PROJECT BEYOND THE STREET LINE MORE THAN 2 FEET 6 INCHES, AND NO PART OF THE SUN CONTROL DEVICE IS LESS THAN 8 FEET ABOVE THE GROUND OR SIDEWALK LEVEL. NO PORTION OF SUN CONTROL DEVICE IS LOCATED OVER A SIDEWALK VAULT.

CHAPTER 33 - EXCAVATION

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

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

APPENDIX G – FLOOD HAZARD ZONE REQUIREMENTS
(G102.2) BUILDING SITE IS NOT IN A FLOOD ZONE PER FLOOD HAZARD MAP FEMA FIS 36049 AND FEMA FIRMs 360497.



NFIP

PANEL 0088F

FIRM
FLOOD INSURANCE RATE MAP

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

PANEL 88 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0088	F

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

MAP NUMBER
3604970088F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

CODE NOTES (CONTINUED)

LIST OF SEPARATE APPLICATIONS TO BE FILED

FENCE
EXCAVATION
FOUNDATION
SUPPORT OF EXCAVATION
UNDERGROUND PLUMBING
STRUCUTRAL
TEST PIT
MECHANICAL
PLUMBING
SPRINKLER
STANDPIPE
TEMPORARY STANDPIPE
GENERATOR
FIRE ALARM
BOILER
FIRE PROTECTION PLAN
BUILDING PAVEMENT PLAN
CURB CUT
AIR RIGHTS
SIGNAGE
PUBLIC ASSEMBLY
GENERATORS (EMERGENCY POWER SYSTEM)
COMMERCIAL COOKING INSTALLATION

LIST OF CONTROL INSPECTIONS 28-104.7

SPECIAL INSPECTIONS

FIRE ALARM TEST
CONCRETE - CAST-IN-PLACE
MASONRY
SOILS - SITE PREPARATION
SOILS - INVESTIGATIONS (BORINGS/TEST PITS)
PILE FOUNDATIONS & DRILLED PIER INSTALLATION
UNDERPINNING
WALL PANES, CURTAIN WALLS & VENEERS
SMOKE CONTROL SYSTEMS
MECHANICAL SYSTEMS
FUEL-OIL STORAGE & FUEL-OIL PIPING SYSTEMS
STRUCUTRAL SAFETY - STRUCUTRAL STABILITY
EXCAVATION - SHEETING, SHORING, AND BRACING
SITE STORM DRAINAGE DISPOSAL & DETENTION SYSTEM INSTALLATION
SPRINKLER SYSTEMS
STANDPIPE SYSTEMS
HEATING SYSTEMS
FIRESTOP, DRAFTSTOP, & FIREBLOCKING SYSTEMS
CONCRETE TEST CYLINDERS TR-2
CONCRETE DESIGN MIX TR-3

NYC ENERGY CONSERVATION CODE NOTES

NYC ENERGY CONSERVATION CODE INSPECTIONS

FOOTING AND FOUNDATION
EN-1
PROTECTION OF FOUNDATION INSULATION
INSULATION PLACEMENT AND R VALUE
FENESTRATION THERMAL VALUES AND RATINGS
FENESTRATION RATINGS FOR AIR LEAKAGE
FENESTRATION AREAS
AIRE SEALING AND INSULATION - VISUAL
AIRE SEALING AND INSULATION - TESTING
LOADING DECK WEATHER SEALS
VESTIBULES
FIREPLACES
HVAC AND SERVICE WATER HEATING EQUIPMENT
HVAC AND SERVICE WATER HEATING SYSTEMS CONTROLS
DUCT PLENUM AND PIPING INSULATION AND SEALING
DUCT LEAKAGE TESTING
ELECTRICAL METERING
LIGHTING IN DWELLING UNITS
INTERIOR LIGHTING POWER
EXTERIOR LIGHTING POWER
LIGHTING CONTROLS
EXIT SIGNS
TANDEM WIRING
ELECTRICAL MOTORS
MAINTENANCE INFORMATION
FIRE-RESISTANCE RATED CONSTRUCTION
PUBLIC ASSEMBLY EMERGENCY LIGHTING

NYC ENERGY CONSERVATION CODE

CHAPTER 5 - COMMERCIAL ENERGY EFFICIENCY

(ECC 502.2.4) BELOW-GRADE WALLS ARE COMPLETELY BELOW GRADE. AS THERE IS NO GROUP – R RESIDENTIAL USE BELOW GRADE, THERMAL INSULATION IS NOT REQUIRED PER ECC TABLE 502.2(1).

(ECC 502.2.6) ALL SLABS ON GRADE S ARE UNHEATED AND LOCATED BELOW GRADE. AS THERE IS NO GROUP – R RESIDENTIAL USE BELOW GRADE, THERMAL INSULATION IS NOT REQUIRED PER ECC TABLE 502.2(1).

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

(ECC 502.4.2) CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL-GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS SHALL BE TESTED FOR AIR LEAKAGE AT 1.57 POUNDS PER SQUARE FOOT (psf) (75 Pa) IN ACCORDANCE WITH ASTM E 283. FOR CURTAIN WALLS AND STOREFRONT GLAZING, THE LEAKAGE RATE SHALL NOT EXCEED 0.3 CUBIC FOOT PER MINUTE PER SQUARE FOOT (cfm/ft2) OF FENESTRATION AREA. FOR COMMERCIAL GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS, AIR LEAKAGE RATE SHALL NOT EXCEED 1.00 cfm/ft2 OF DOOR AREA WHEN TESTED IN ACCORDANCE WITH ASTM E 283.

(ECC 502.4.3) CONTINUOUS AIR BARRIER SHALL BE INSTALLED; SEALING ALL SEAMS, OPENINGS, AND PENETRATIONS OF THE BUILDING AND SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEAMS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH A MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF THE CONSTRUCTION MATERIALS. AIR BARRIER SHALL BE CONTINUOUS THROUGHOUT THE ENVELOPE WITH ALL JOINTS AND SEAMS SEALED AND WITH SEALED CONNECTIONS BETWEEN ALL TRANSITIONS IN PLANES AND CHANGES IN MATERIALS AND AT ALL PENETRATIONS. AIR BARRIER SHALL BEJOINED AND SEALED IN A FLEXIBLE MANNER TO THE AIR BARRIER COMPONENT OF ADJACENT ASSEMBLIES, ALLOWING FOR THE RELATIVE MOVEMENT OF THESE ASSEMBLIES AND COMPONENTS. AIR BARRIER INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND IN SUCH A MANNER AS TO ACHIEVE THE PERFORMANCE REQUIREMENTS. PENETRATIONS OF THE CONTINUOUS AIR BARRIER SHALL BE MADE IN A WAY SUCH THAT THE INTEGRITY OF THE CONTINUOUS AIR BARRIER IS MAINTAINED.

(ECC 502.4.3.1) AIR BARRIERS SHALL COMPLY EITHER USING INDIVIDUAL MATERIALS THAT HAVE AN AIR PERMEABILITY NOT TO EXCEED 0.004 cfm/ft2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (1.57 lb/ft2) WHEN TESTED IN ACCORDANCE WITH ASTM E 2178; OR ASSEMBLIES OF MATERIALS AND COMPONENTS SHALL HAVE AN AVERAGE AIR LEAKAGE NOT TO EXCEED 0.04 cfm/ft2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (1.57 lb/ft2) WHEN TESTED IN ACCORDANCE WITH ASTM E 2357 OR ASTM E 1677. IN ADDITION THESE ASSEMBLIES SHALL MEET THE REQUIREMENT FOR JOINTS PER SECTION ECC 502.4.3.

(ECC 502.4.5) CARGO DOORS AND LOADING DOCK DOORS SHALL BE EQUIPPED WITH WEATHERSEALS TO RESTRICT INFILTRATION WHEN VEHICLES ARE PARKED IN THE DOORWAY.

(ECC 502.4.6) BUILDING ENTRANCE DOORS THAT SEPARATE *CONDITIONED SPACE* FROM THE EXTERIOR ARE PROTECTED WITH AN ENCLOSED VESTIBULE, WITH ALL DOORS OPENING INTO AND OUT OF THE VESTIBULE EQUIPPED WITH SELF-CLOSING DEVICES. VESTIBULES ARE DESIGNED SO THAT IN PASSING THROUGH THE VESTIBULE IT IS NOT NECESSARY FOR THE INTERIOR AND EXTERIOR DOORS TO OPEN AT THE SAME TIME. VESTIBULES ARE NOT REQUIRED TO BE PROVIDED FOR DOORS NOT INTENDED TO BE USED AS A BUILDING *ENTRANCE DOOR*, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS; DOORS OPENING DIRECTLY FROM A *SLEEPING UNIT* OR DWELLING UNIT; DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA; REVOLVING DOORS. AND DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HANDLING AND ADJACENT PERSONNEL DOORS.

MULTI DWELLING LAW (MULTI DWELLING CLASSIFICATION - CLASS A)

ALL LOT LINE WINDOWS TO COMPLY WITH SEC. 277.1(b) MDL AND TABLE 601 THE BUILDING CODE.

WET PIPE SPRINKLER SYSTEM TO COMPLY WITH MDL 277.4
THIS IS A FIRE PROOF BUILDING.
FLOOR/CEILING IS OF 2 HR. CONSTR. AND COMPLIES WITH MDL 277.6
COMPLY WITH LIGHT AND AIR FOR UNITS AS PER SEC.277.7 OF THE MDL
HARD WIRED SMOKE DETECTOR OUTSIDE EACH SLEEPING OR BEDROOM AREA IS PROVIDED AS PER SEC.277.7g OF THE MDL
ALL STAIRWAYS MUST HAVE SKYLIGHTS AND VENTS AS PER MDL 277.10
ALL SHAFTS MUST COMPLY WITH MDL 277.11 (2HR)
KITCHEN MUST COMPLY WITH MDL 277.12 AND MDL 33
BUILDING MUST COMPLY WITH MDL 277.13
EXISTING INTERIOR COLUMNS ARE PROTECTED AS PER MDL 277.14
ELEVATOR SHAFTS, DOORS AND VESTIBULES MUST COMPLY WITH MDL 277.15
BUILDING MUST COMPLY WITH MDL 278

MULTI DWELLING LAW AND HOUSING MAINTENANCE CODE NOTES

MD1. THE WORK SHALL COMPLY WITH ALL THE RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS OF THE CITY OF NEW YORK AND ALL OTHER APPLICABLE LOCAL, STATE, FEDERAL DEPARTMENTS AND CODES HAVING JURISDICTION.

MD2. BUILDING TO COMPLY WITH ART.7 M.D.L. & HOUSING AND MAINTENANCE CODE.

MD3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS OF THE APPROVED PLANS.

MD4. BATH VENTS: 12X12 DUCTS, 18 GA. MTL. WITH CORNER CHANNELS SECURED AT ALL FLOORS AND ROOF. FIRE RETARD WITH 2" VERMICULITE PL ON M/L ENTIRE LENGHT OF DUCT; EXTENDED 4' ABOVE ROOF. PROVIDE REGISTER, GRAVITY DAMPER WITH FUSIBLE LINK. FAN ON ROOF TO PROVIDE 4 AIR CHANGES/HR.25 CFM VELOCITY AND TO RUN FROM 6:00 A.M. TO 12 MIDNIGHT.

MD5. KITCHEN AND KITCHENETTE VENT: 8X8 DUCTS SIMILAR TO BATH VENTS EXCEPT FAN ON ROOF TO PROVIDE 6 CHANGES/HR. 150 CFM TO RUN CONTINUOUSLY 16 GA. METAL. SEE ALSO KITCHENS AND KITCHENETTES: SEC.3 M.D.L. AND ART.32 H.M.C.

A. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH FACILITIES FOR COOKING AND SHALL BE EQUIPPED FOR ARTIFICIAL LIGHTING.

B. EVERY KITCHEN AND KITCHENETTE SHALL BE PROVIDED WITH SINK HAVING A MIN. 2" WASTE AND TRAP.

C. LIGHTING AND VENTILATION OF KITCHENETTES SHALL BE PROVIDED UNDER SEC.30 M.D.L. AND ART.30 H.M.C. (SEE NOTE #1)

D. CEILING AND WALL, EXCLUSIVE OF DOORS, OF ALL KITCHENETTES SHALL BE FIRE RETARDED WITH MATERIALS HAVING A ONE HOUR FIRE RATING WITH ONE LAYER PLASTER B. F.C.60.

E. ALL COMBUSTIBLE MATERIALS IMMEDIATELY UNDERNEATH AND WITHIN ONE FOOT OF COOKING APPARATUS SHALL BE PROPERLY FIRE RETARDED AND A MIN. OF TWO FEET CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACES COMBUSTIBLE MATERIALS BETWEEN TWO AND THREE FEET ABOVE EXPOSED COOKING SURFACES SHALL BE FIRE RETARDED. SE 5/8"/PL. BD. FC. 60.

F. GAS RANGES TO BE APPROVED AS PER SEC. 64 MDL & AGA (SEE NOTES #55).

MD6. SPRINKLERS SHALL COMPLY WITH SEC. 187 MDL.

MD7. BOILER ROOMS: SHALL COMPLY WITH SEC. 65 M.D.L. FIRE RETARDED CEILING ENCLOSED IN FIRE FIREPROOF CONSTRUCTION WITH FIREPROOF DOOR TO BE SELF-CLOSING AND SHALL BE 3 HR. RATED WITH BSA APPROVED LABEL.

MD8. NATURAL LIGHTING AND VENTILATION FOR ALL OCCUPIED ROOMS SHALL CONFORM WITH LIGHTING AND VENTILATION: SEC. 30 M.D.L. AND ART.30 H.M.C.

A. WINDOWS IN ALL ROOM, EXCEPT BATHROOMS AND KITCHENETTES SHALL BE AT LEAST ONE-TENTH THE AREA OF THE ROOM AND BE AT LEAST 12 S.F. IN AREA B.S.B. AND 50% OPERABLE.

B. ROOMS HAVING ONLY ONE WINDOW LESS THAN 18 S.F. IN AREA SHALL HAVE A TRANSOM OR LOUVER, OVER THE DOOR HAVING A MIN. AREA OF 144 SQ. IN.

MD9. PEEPHOLES: SEC. 51-A. M.D.L. AND ART.20 H.M.C.

A. PEEPHOLES SHALL BE PROVIDED IN ENTRANCE DOORS OF EACH DWELLING UNIT, LOCATED AS PRESCRIBED BY THE DEPARTMENT. B.S.A. APPROVED ASSEMBLY.

MD10. ARTIFICIAL LIGHTING: SEC. 26 & 35 M.D.L. AND ART.19 H.M.C.

A. PROPER ELECTRIC LIGHTING AND EQUIPMENT SHALL BE PROVIDED AND MAINTAINED WITHIN ALL DWELLINGS AND ASSEMBLY.

B. PROPER ELECTRIC LIGHTING SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE FRONT ENTRANCE WAY AND IN EVERY REAR YARD, SIDE YARD, FRONT YARD, AND COURTS. MIN. OF 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY AND A MIN. OF 4 WATTS IN YARDS AND COURTS AND SHALL BE KEPT BURNING FROM SUNSET EACH DAY TO SUNRISE ON THE FOLLOWING DAY.

C. MAIN ENTRANCE AND VESTIBULE DOORS SHALL HAVE NOT LESS THAN FIVE PROPER ELECTRIC LIGHTINGS SHALL BE INSTALLED AND MAINTAINED AT OR NEAR THE OUTSIDE FRONT ENTRANCE WAY AND IN EVERY REAR YARD, SIDE YARD, FRONT YARDS, AND COURTS. MIN. OF 50 WATTS INCANDESCENT ILLUMINATION OR EQUIVALENT AT FRONT ENTRANCE WAY AND MIN. OF 40 WATTS IN YARDS AND COURTS SHALL BE KEPT BURNING FROM SUNSET TO SUNRISE ON THE FOLLOWING DAY.

D. MAIN ENTRANCE AND VESTIBULE DOORS SHALL HAVE NOT LESS THAN FIVE S.F. OF GLAZED SURFACES.

MD11. ENTRANCE DOORS: SEC. 50-A. M.D.L .AND ART.20 H.M.C.

A. BUILDING ENTRANCES AND ALL OTHER EXTERIOR ENTRANCES SHALL BE EQUIPPED WITH APPROVED TYPE AUTOMATIC SELF- CLOSING AND SLEF-LOCKING DOORS.

B. ENTRANCE DOORS TO EACH APARTMENT UNIT SHALL HAVE KEY LOCK WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER, HEAVY DUTY LATCH, SET WITH DEAD BOLT AND DOOR CHAIN GUARD.

MD12. GAS METERS AND GAS APPLIANCES: SEC.64 M.D.L. AND ART.18 H.M.C.

A. GAS METERS SHALL COMPLY WITH SEC.64 M.D.L.
B. GAS APPLIANCES SHALL IN ADDITION TO THESE SECTIONS, COMPLY WITH THE BOARD OF STANDARD APPEAL.
C. YEARLY INSPECTION OF GAS APPLIANCES BY QUALIFIED PERSON SHALL BE MADE IN OLT.

MD13. HEAT AND HOT WATER: SEC.79 M.D.L. AND ART.17 H.M.C.

A. YEARLY INSPECTION SHALL BE MADE BY QUALIFIED PERSON.
B. MINIMUM TEMPERATURE OF HEATING AND HOT WATER SHALL BE MAINTAINED.

MD14. SINGLE STATION SMOKE DETECTORS SHALL BE INSTALLED IMMEDIATELY OUTSIDE OF SLEEPING OR BEDROOM WITH NO INTERVENING WALL SWITCH AS PER SEC. 277.7G.

HOUSING MAINTENANCE CODE

THE OWNER SHALL COMPLY WITH AND PROVIDE PROVISIONS OF THE HOUSING MAINTENANCE CODE:

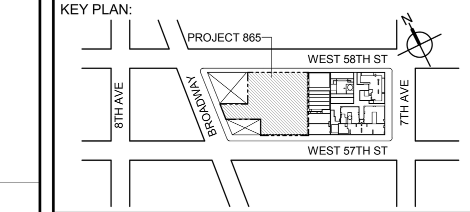
1.	27-2005	OWNER AND TENANT OBLIGATION
2.	27-2010, 2011, 2012	CLEANING
3.	27-2013	PAINTING
4.	27-2018	RODENT AND INSECT ERADICATION
5.	27-2021	RECEPTACLE FOR WASTE
6.	27-2023	COLLECTION OF WASTE
7.	27-2024	WATER SUPPLY
8.	27-2026, 2027	PLUMBING AND DRAINAGE
9.	27-2028, 2029, 2030, 2031, 2033	HEAT AND HOT WATER
10.	27-2034, 2035, 2036	GAS APPLIANCES
11.	27-2037, 2038, 2039, 2040	ARTIFICIAL LIGHTING
12.	27-2041, 2042, 2043, 2045	PEEPHOLES AND LOCKS
13.	27-2049	STREET NUMBER
14.	27-2047	APPROVED TYPE MAIL RECEPTACLE AND DIRECTORY AND REGULATION OF POST OFFICE DEPARTMENT
15.	27-2048	FLOOR SIGNS IN PUBLIC HALL STAIR
16.	27-2053	JANITORIAL SERVICES
17.	27-2057	LIGHTING AND VENTILATION
18.	27-2063	SANITARY FACILITIES
19.	27-2070	KITCHEN AND KITCHENETTES
20.	27-2074	MAXIMUM PERMITTED OCCUPANCY
21.	27-2081	OCCUPANCY OF CELLARS AND BASEMENTS
22.	27-2097	REGISTRATION STATEMENT
23.	27-2104	POSTING OF REGISTRATION IDENTIFICATION SIGN CONTAINING DWELLING SERIAL NUMBER.

COMPLIANCE

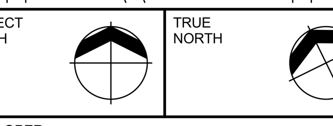
FAIR HOUSING ACT

THESE DOCUMENTS COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL

KEY PLAN:



PROJECT NORTH | TRUE NORTH



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

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
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ARCHITECT OF RECORD: Base Building Shell & Core
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New York, NY 10017 USA
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MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
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TEL: 212 385 1818 FAX: 212 385 1911

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

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11 Hanover Square, 16th Floor
New York, NY 1005
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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

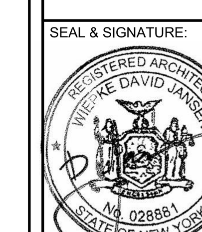
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
CODE COMPLIANCE NOTES - 2

SEAL & SIGNATURE:



DATE: 15 OCT 14
PROJECT No: 1216-00
DRAWN: Author
CHK: Checker
REV:
SCALE:
DWG No:
A-021.00
DOB PAGE No: 67 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

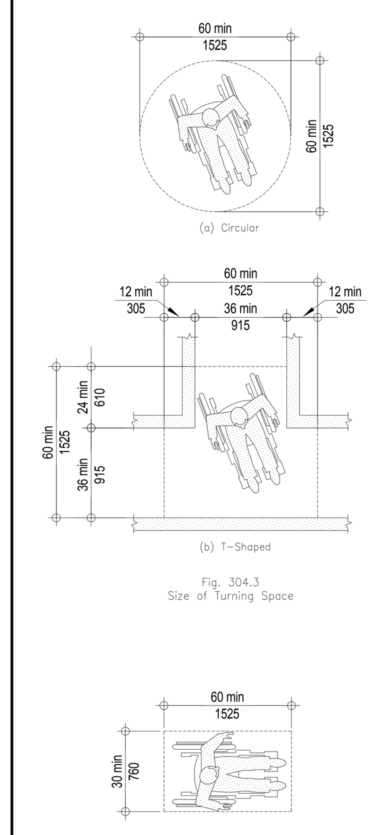
DOB B-SCAN:

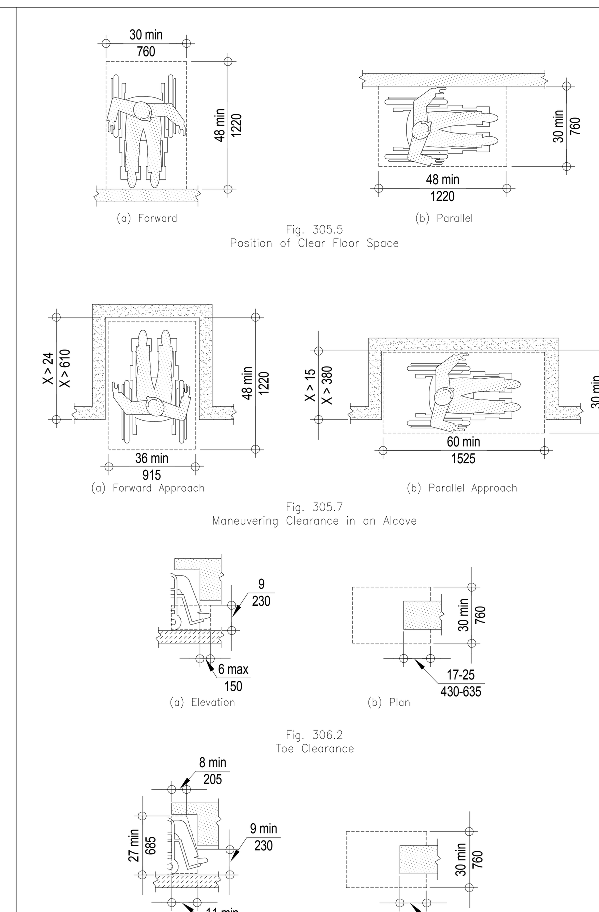
FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES345520181 Scan Code

GENERAL REQUIREMENTS
ICC/ANSI A117.1-2003


(a) Circular
(b) T-Shaped
Fig. 304.3 Size of Turning Space
Fig. 305.3 Size of Clear Floor Space


(a) Forward (b) Parallel
Fig. 305.5 Position of Clear Floor Space
(a) Forward Approach (b) Parallel Approach
Fig. 305.7 Maneuvering Clearance in an Alcove
(a) Elevation (b) Plan
Fig. 306.2 Toe Clearance
(a) Elevation (b) Plan
Fig. 306.3 Toe Clearance

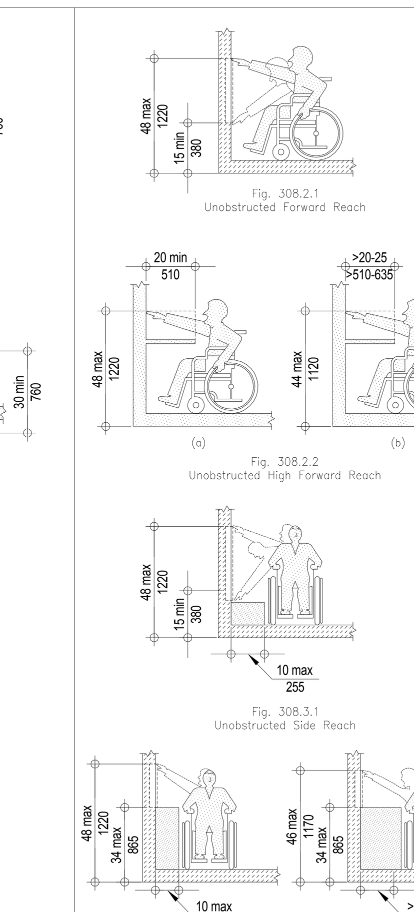


Fig. 308.2.1 Unobstructed Forward Reach
Fig. 308.2.2 Unobstructed High Forward Reach
Fig. 308.3.1 Unobstructed Side Reach
Fig. 308.3.2 Obstructed High Side Reach

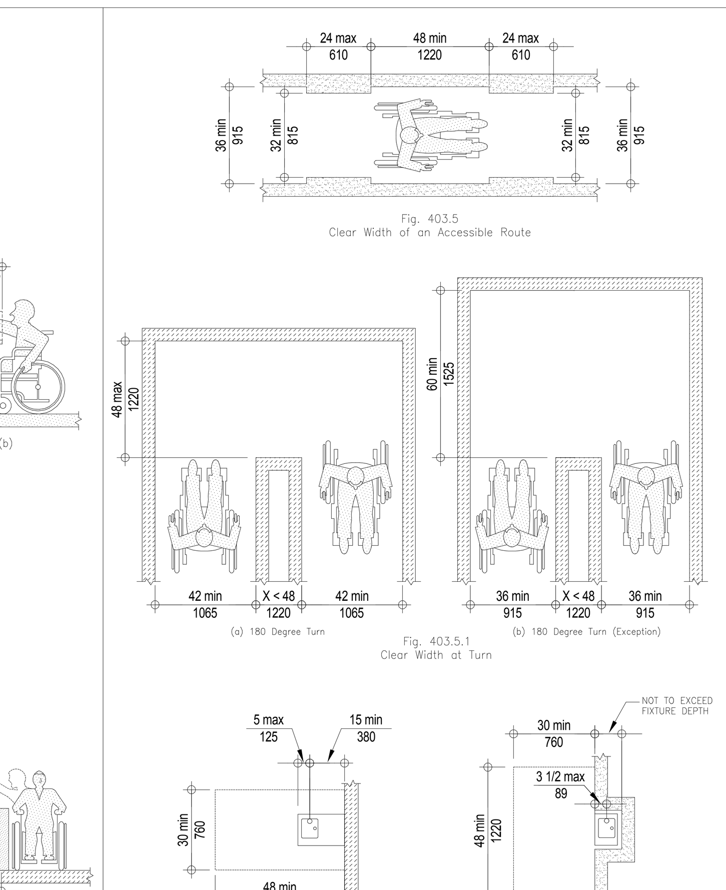


Fig. 403.5 Clear Width of an Accessible Route
(a) 180 Degree Turn (b) 180 Degree Turn (Exception)
Fig. 403.5.1 Clear Width at Turn
(a) Forward Approach (b) Parallel Approach
Fig. 602.5 Drinking Fountain Spout Location

DOORWAY REQUIREMENTS
ICC/ANSI A117.1-2003

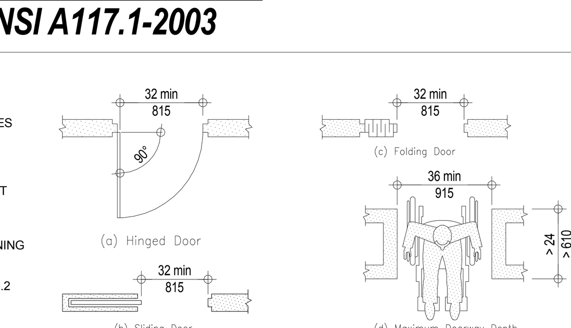
ANSI 404 DOORS AND DOORWAYS

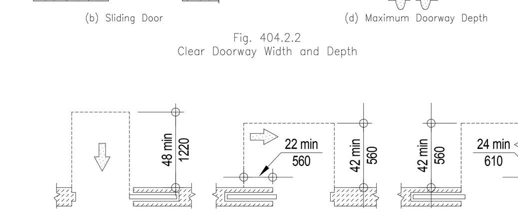
ANSI 404.1 GENERAL.
DOORS TO ACCESSIBLE SPACES AND ELEMENTS AND ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH THE REQUIREMENTS OF ANSI 404.

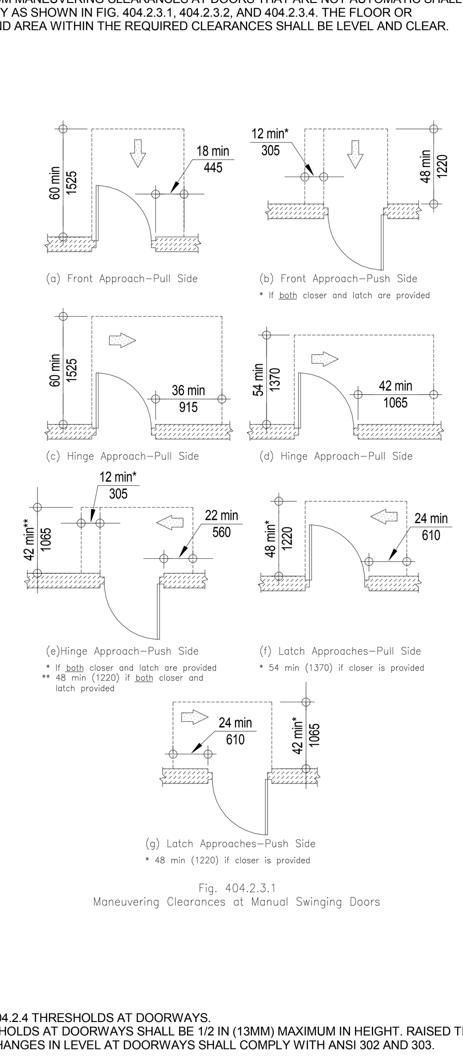
ANSI 404.2.1 DOUBLE-LEAF DOORS AND GATES.
IF DOORWAYS HAVE TWO INDEPENDENTLY OPERATED DOOR LEAVES, THEN AT LEAST ONE LEAF SHALL MEET THE SPECIFICATIONS IN ANSI 404.2.2 & 404.2.3. THAT LEAF SHALL BE AN ACTIVE LEAF.

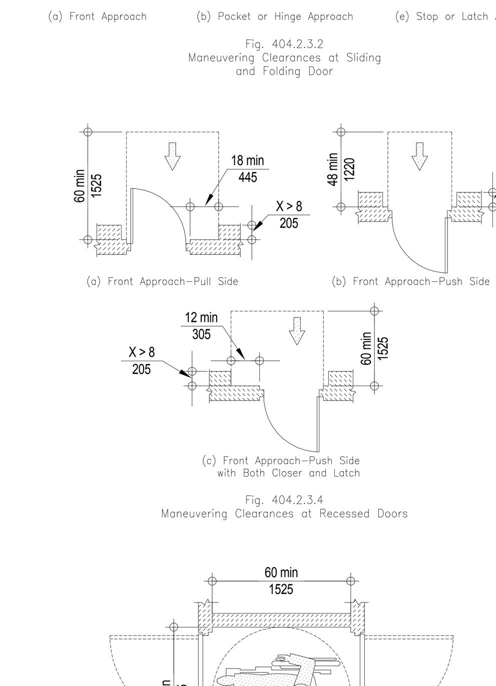
ANSI 404.2.2 CLEAR WIDTH.
DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN (815 MM) WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP (SEE FIG. 404.2.2 (a), (b), AND (c)). OPENING MORE THAN 24 IN (610 MM) IN DEPTH SHALL COMPLY WITH 404.2.2 (SEE FIG. 404.2.2 (d)).

ANSI 404.2.3 MANEUVERING CLEARANCES AT DOORS.
MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC SHALL COMPLY AS SHOWN IN FIG. 404.2.3.1, 404.2.3.2, AND 404.2.3.4. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.


(a) Hinged Door (b) Sliding Door (c) Folding Door (d) Maximum Doorway Depth
Fig. 404.2.2 Clear Doorway Width and Depth


(a) Front Approach (b) Pocket or Hinge Approach (e) Stop or Latch Approach
Fig. 404.2.3.2 Maneuvering Clearances at Sliding and Folding Door


(a) Front Approach–Pull Side
(b) Front Approach–Push Side
* If both closer and latch are provided
(c) Hinge Approach–Pull Side
(d) Hinge Approach–Pull Side
(e)Hinge Approach–Push Side
* If both closer and latch are provided
** 48 min (1220) if both closer and latch provided
(f) Latch Approaches–Pull Side
* 54 min (1370) if closer is provided
(g) Latch Approaches–Push Side
* 48 min (1220) if closer is provided
Fig. 404.2.3.1 Maneuvering Clearances at Manual Swinging Doors


(a) Front Approach–Pull Side (b) Front Approach–Push Side
(c) Front Approach–Push Side with Both Closer and Latch
Fig. 404.2.3.4 Maneuvering Clearances at Recessed Doors

ANSI 404.2.4 THRESHOLDS AT DOORWAYS.
THRESHOLDS AT DOORWAYS SHALL BE 1/2 IN (13MM) MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH ANSI 302 AND 303.

ANSI 404.2.5 TWO DOORS IN SERIES.
THE MINIMUM SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 IN (1220 MM) PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. THE SPACE BETWEEN THE DOORS SHALL PROVIDE A TURNING SPACE COMPLYING WITH ANSI 304. (SEE FIG. 404.2.5)

ANSI 404.2.6 DOOR HARDWARE.
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865MM) MINIMUM AND 48 INCHES (1220MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

EXCEPTION: LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION.

ANSI 404.2.7 CLOSING SPEED.

ANSI 404.2.7.1 DOOR CLOSERS.
CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.

ANSI 404.2.7.2 SPRING HINGES.
DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

ANSI 404.2.8 DOOR-OPENING FORCE.
THE MAXIMUM FORCE, EXPRESSED IN POUNDS-FORCE (lbf) AND NEWTONS (N), FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

(1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

(2) OTHER DOORS:
(A) INTERIOR HINGED DOORS: 5.0 LBF (22.2 N)
(B) SLIDING AND FOLDING DOORS: 5.0 LBF (22.2 N)

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN CLOSED POSITION.

ANSI 404.3 AUTOMATIC DOORS.
IF AN AUTOMATIC DOOR IS USED, IT SHALL COMPLY WITH ANSI / BHMA A156.10 LISTED IN ANSI 105.2.4.
POWER-ASSIST AND LOW-ENERGY DOORS SHALL COMPLY WITH ANSI / BHMA A156.19 LISTED IN ANSI 105.2.3.

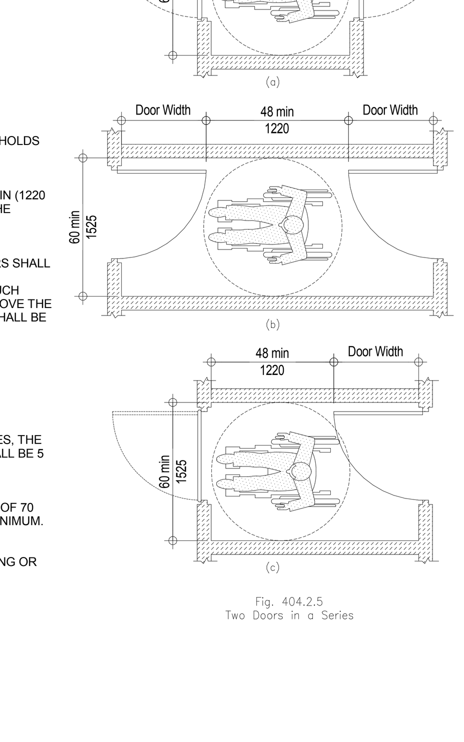


Fig. 404.2.5 Two Doors in a Series

Fig. 104.2 Graphic Conventions for Figures

Convention	Description
60 / 1525	Typical dimension line showing U.S. customary units (in inches) above the line and SI units (in millimeters) below
6 / 150	Dimension for small measurements
28-36 / 710-915	Dimension line showing range of with minimum – maximum
⇦	Direction of approach
- - - - - -	Boundary of clear floor area
—·—·—·— ℄	Centerline

THE DRAWINGS PREPARED FOR THIS PROJECT HAVE BEEN COORDINATED TO COMPLY WITH THE 2008 N.Y.C. BUILDING CODE, FAIR HOUSING ACT, AND ICC ANSI A117.1

FILE NAME:
PLOT DATE:

ELEVATOR REQUIREMENTS
ICC/ANSI A117.1-2003

ANSI 407 ELEVATORS

ANSI 407.1 GENERAL.
ELEVATORS SHALL COMPLY WITH ANSI 407 AND ASME A17.1 LISTED IN ANSI 105.2.5. ELEVATORS SHALL BE PASSENGER ELEVATORS AS CLASSIFIED BY ASME A17.1. ELEVATOR OPERATION SHALL BE AUTOMATIC.

ANSI 407.2.1 CALL CONTROLS.
ELEVATOR CALL BUTTONS OR KEYPADS SHALL COMPLY WITH ANSI 407.2.1 AND 309.4.

ANSI 407.2.1.1 HEIGHT.
CALL BUTTONS AND KEYPADS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308, MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART.

ANSI 407.2.1.2 SIZE.
CALL BUTTONS SHALL BE 3/4 IN (19MM) MINIMUM IN THE SMALLEST DIMENSION.

ANSI 407.2.2 HALL SIGNALS.

ANSI 407.2.2.1 VISIBLE AND AUDIBLE SIGNALS.
A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CAR'S DIRECTION OF TRAVEL.

ANSI 407.2.2.2 VISIBLE SIGNALS.
VISIBLE SIGNALS SHALL HAVE THE FOLLOWING FEATURES:

(1) VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72 INCHES (1830MM) MINIMUM ABOVE THE FLOORS.
(2) VISIBLE SIGNAL ELEMENTS SHALL BE 2 1/2 INCHES (64MM) MINIMUM MEASURED ALONG THE VERTICAL CENTERLINE OF THE ELEMENT.
(3) SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

ANSI 407.2.2.3 AUDIBLE SIGNALS.
AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT INDICATE THE DIRECTION OF TRAVEL.

ANSI 407.2.3 HOISTWAY SIGNS.

ANSI 407.2.3.1 FLOOR DESIGNATIONS.
FLOOR DESIGNATIONS SHALL BE PROVIDED IN TACTILE CHARACTERS COMPLYING WITH ANSI 703.3 LOCATED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. TACTILE CHARACTERS SHALL BE 2 INCHES (51MM) MINIMUM IN HEIGHT. A TACTILE STAR SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL.

ANSI 407.3.3 REOPENING DEVICE.
ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE COMPLYING WITH ANSI 407.3.3 THAT SHALL STOP AND REOPEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED BY AN OBJECT OR PERSON.

ANSI 407.3.3.1 HEIGHT.
THE REOPENING DEVICE SHALL BE ACTIVATED BY SENSING AN OBSTRUCTION PASSING THROUGH THE OPENING AT 5 INCHES (125MM) NOMINAL AND 29 INCHES (735MM) NOMINAL ABOVE THE FLOOR.

ANSI 407.3.3.2 CONTACT.
THE REOPENING DEVICE SHALL NOT REQUIRE PHYSICAL CONTACT TO BE ACTIVATED, ALTHOUGH CONTACT SHALL BE PERMITTED BEFORE THE DOOR REVERSES.

ANSI 407.3.3.2 DURATION.
THE REOPENING DEVICE SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.

ANSI 407.3.4 DOOR AND SIGNAL TIMING.
THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE SHALL BE CALCULATED FROM THE FOLLOWING EQUATION:

$$T = \frac{D}{1.5\ FT/S} \quad OR \quad T = \frac{D}{445\ MM/S} = 5\ SECONDS\ MINIMUM$$

WHERE T = TOTAL TIME IN SECONDS AND D = DISTANCE (IN FEET OR MILLIMETRES) FROM THE POINT IN THE LOBBY OR CORRIDOR 60 IN. (1525MM) DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CONTROLLING THE CAR TO THE CENTERLINE OF ITS HOISTWAY DOOR.

EXCEPTION: FOR CARS WITH IN-CAR LANTERNS, T SHALL BE PERMITTED TO BEGIN WHEN THE SIGNAL IS VISIBLE FROM THE POINT 60 IN. (1525MM) DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON AND THE AUDIBLE SIGNAL IS SOUNDED.

ANSI 407.3.5 DOOR DELAY.
THE MINIMUM TIME FOR ELEVATOR DOORS TO REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL SHALL BE 3 SECONDS.

ANSI 407.4 ELEVATOR CAR REQUIREMENTS.

ANSI 407.4.1 CAR DIMENSIONS.
INSIDE DIMENSIONS OF ELEVATOR CARS SHALL COMPLY WITH TABLE 407.4.1.

ANSI 407.4.2 FLOOR SURFACES.
FLOOR SURFACES IN ELEVATOR CARS SHALL COMPLY WITH ANSI 302.

ANSI 407.4.3 PLATFORM TO HOISTWAY CLEARANCES.
THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL BE IN COMPLIANCE WITH ASME/ANSI A17.1 LISTED IN ANSI 105.2.5.

ANSI 407.4.4 LEVELING.
EACH CAR SHALL BE EQUIPPED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING AND MAINTAIN THE CAR AT FLOOR LANDINGS WITH A TOLERANCE OF 1/2 IN (13MM) UNDER RATED LOADING TO ZERO LOADING CONDITIONS.

ANSI 407.4.5 ILLUMINATION.
THE LEVEL OF ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL BE 5 FOOT-CANDLES (54 LUX) MINIMUM.

ANSI 407.4.6 ELEVATOR CAR CONTROLS.

ANSI 407.4.6.1 LOCATION.
CONTROLS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN ANSI 308.

ANSI 407.4.6.2 BUTTONS.
CAR CONTROL BUTTONS WITH FLOOR DESIGNATIONS SHALL BE RAISED OR FLUSH. BUTTON SHALL BE 3/4 IN (19MM) MINIMUM IN THEIR SMALLEST DIMENSION.

ANSI 407.4.6.4G EMERGENCY CONTROLS.
EMERGENCY CONTROLS SHALL HAVE THEIR CENTERLINES 35 IN (890MM) MINIMUM ABOVE THE FLOOR. EMERGENCY CONTROLS, INCLUDING THE EMERGENCY ALARM, SHALL BE GROUPED AT THE BOTTOM OF THE PANEL.

ANSI 407.4.7 DESIGNATIONS AND INDICATORS OF CAR CONTROLS.
CAR CONTROL BUTTONS SHALL COMPLY WITH THE FOLLOWING FEATURES:

ANSI 407.4.7.1.1 TYPE.
CONTROL BUTTONS SHALL BE IDENTIFIED BY TACTILE CHARACTERS COMPLYING WITH ANSI 703.3.

ANSI 407.4.7.1.2 LOCATION.
TACTILE CHARACTER AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY.

ANSI 407.4.7.1.3 SYMBOLS.
THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE, SHALL BE IDENTIFIED WITH TACTILE SYMBOLS AS SHOWN IN TABLE 407.4.7.1.3.

ANSI 407.4.7.1.4 VISIBLE INDICATORS.
BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS BEEN REGISTERED. THE VISIBLE INDICATIONS SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR.

ANSI 407.4.9 CAR POSITION INDICATORS.
AUDIBLE AND VISIBLE CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS.

ANSI 407.4.9.1 VISIBLE INDICATORS.
CHARACTERS SHALL BE 1/2 IN (13MM) MINIMUM IN HEIGHT. INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR. AS THE CAR PASSES A FLOOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE.

ANSI 407.4.9.2 AUDIBLE INDICATORS.
THE SIGNAL SHALL BE AN AUTOMATIC VERBAL ANNUNCIATOR THAT ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP. THE VERBAL ANNOUNCEMENT INDICATING THE FLOOR SHALL BE COMPLETED PRIOR TO THE INITIATION OF THE DOOR OPENING. THE VERBAL ANNUNCIATOR SHALL BE 10 DBA MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DBA, MEASURED AT THE ANNUNCIATOR. IT SHALL HAVE A FREQUENCY OF 300 HZ MIN. TO 3,000 HZ MAX.

ANSI 407.4.10 EMERGENCY COMMUNICATIONS.
EMERGENCY TWO-WAY COMMUNICATION SYSTEMS BETWEEN THE ELEVATOR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ANSI 407.4.10 AND ASME/ANSI A17.1 LISTED IN ANSI 105.2.5. THE HIGHEST OPERABLE PART OF A TWO-WAY COMMUNICATION SYSTEM SHALL COMPLY WITH ANSI 308. TACTILE CHARACTERS COMPLYING WITH ANSI 703.3 AND SYMBOLS COMPLYING WITH ANSI 407.4.7.1.3 SHALL BE PROVIDED ADJACENT TO THE DEVICE.

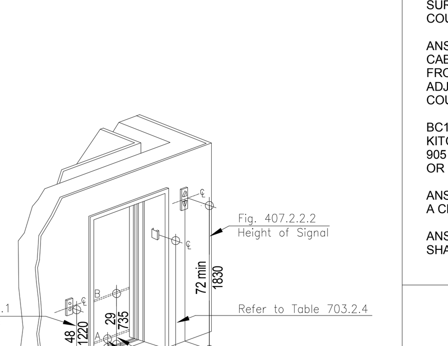
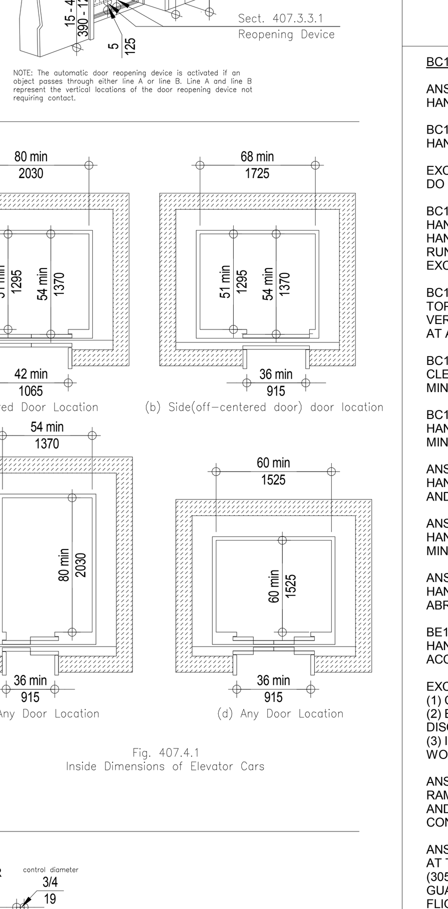


Fig. 407.2.1.1 Call Buttons
Fig. 407.2.2.2 Height of Signal
Refer to Table 703.2.4
Sect. 407.3.3.1 Reopening Device
NOTE: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.


(a) Centered Door Location (b) Side(off-centered door) door location (c) Any Door Location (d) Any Door Location
Fig. 407.4.1 Inside Dimensions of Elevator Cars

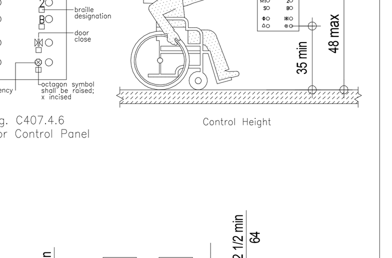
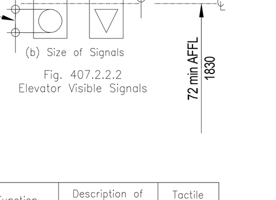


Fig. C407.4.6 Elevator Control Panel
Control Height


(b) Size of Signals
Fig. 407.2.2.2 Elevator Visible Signals

Key Function	Description of Tactile Symbol	Tactile Symbol
Enter or Proceed:	CIRCLE	○
Clear or Correct:	LEFT ARROW	⟵
Cancel:	"X"	x
Add Value:	PLUS SIGN	+
Decrease Value:	MINUS SIGN	–

Table 707.6.1 Tactile Symbols

DWELLING UNIT REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC 1107 & ANSI CHAPTER 10 DWELLING UNITS AND SLEEPING UNITS.

ACCESSIBLE UNITS.

ANSI 1002.1 GENERAL – ACCESSIBLE UNITS SHALL COMPLY WITH ANSI 1002.

ANSI 1002.2 PRIMARY ENTRANCE.
THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. THE PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM.

ANSI 1002.3 ACCESSIBLE ROUTE.
EXTERIOR SPACES LESS THAN 30 INCHES (760 MM) IN DEPTH OR WIDTH SHALL COMPLY WITH ANSI 1002.3.1, 1002.3.3, 302, AND 303.

ANSI 1002.3.1 LOCATION.
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARA A PART OF THE UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH BATHROOMS AND TOILET ROOMS, CLOSETS, OR SIMILAR SPACES.

ANSI 1002.3.2 TURNING SPACE.
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH ANSI 304.

ANSI 1002.3.3 COMPONENTS.
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, RAMPS, ELEVATORS, AND PLATFORM LIFTS.

ANSI 1002.5 DOORS AND DOORWAYS.
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH ANSI 404.

ANSI 1002.6 RAMPS.
RAMPS SHALL COMPLY WITH ANSI 405.

ANSI 1002.9 OPERABLE PORTS.
LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ANSI 309. REFER TO ANSI 1002.9 FOR LISTED EXCEPTIONS.

ANSI 1002.10 LAUNDRY EQUIPMENT.
WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ANSI 611.

ANSI 1002.11 TOILET AND BATHING FACILITIES.
TOILET AND BATHING FACILITIES SHALL COMPLY WITH ANSI 603 THROUGH 610 (REFER TO 'BATHROOM REQUIREMENTS' ON THIS SHEET).

ANSI 1002.12 KITCHENS.
KITCHENS SHALL COMPLY WITH ANSI 804 (REFER TO 'KITCHEN REQUIREMENTS' ON THIS SHEET). AT LEAST ONE WORK SURFACE, 30 IN. (760 MM) MIN. FOR LENGTH, SHALL COMPLY WITH ANSI 902.

ADAPTABLE UNITS (TYPE B) 4-2 OCCUPANCIES.

BC1107.2 DESIGN.
DWELLING UNITS AND SLEEPING UNITS WHICH ARE REQUIRED TO BE ACCESSIBLE UNITS OR TYPE B UNITS SHALL COMPLY WITH THIS CODE INCLUDING APPENDIX P WHERE APPLICABLE, AND THE APPLICABLE PROVISIONS OF CHAPTER 10 OF ICC A117.1. TYPE B UNITS IN R-2 OCCUPANCIES SHALL COMPLY WITH BC1107.2.1 THRU BC1107.2.8.

BC1107.6.2.1.1 TYPE B UNITS.
EVERY DWELLING UNIT AND SLEEPING UNIT SHALL BE A TYPE B UNIT.

ANSI 1004.2 PRIMARY ENTRANCE.
REFER TO ANSI 1002.2 ON THIS SHEET.

ANSI 1004.3 ACCESSIBLE ROUTE.
REFER TO ANSI 1002.3.1 & 1002.3.3 ON THIS SHEET FOR LOCATIONS AND COMPONENTS. ACCESSIBLE ROUTES DO NOT REQUIRE A TURNING SPACE ANYWHERE WITHIN THE UNIT. REFER TO ANSI 1004.3 FOR LISTED EXCEPTIONS TO LOCATIONS.

ANSI 1004.4 WALKING SURFACE.
WALKING SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH COMPLYING WITH FIG. 403.5.

BC1107.2.1 & BC1105.1.6.1 TYPE B UNIT DOORS AND DOORWAYS IN R-2 OCCUPANCY.
DOORS AND DOORWAYS SHALL COMPLY WITH ANSI 1003.5. REFER TO BC1107.2.1 FOR LISTED EXCEPTIONS.

ANSI 1003.5 DOORS AND DOORWAYS.
THE PRIMARY ENTRANCE DOOR TO THE UNIT, AND ALLOTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL COMPLY WITH ANSI 404.

ANSI 1004.6 RAMPS.
RAMPS SHALL COMPLY WITH ANSI 405.

BC P102.2 & ANSI 1004.9 OPERABLE PARTS.
REFER TO ANSI 1002.9 ON THIS SHEET. ADDITIONAL EXCEPTIONS INCLUDE CONTROLS OR SWITCHES MOUNTED ON APPLIANCES AND PLUMBING FIXTURE CONTROLS.

BC1007.2.4 TYPE B UNIT OPERABLE WINDOWS IN R-2 OCCUPANCY.
ALL OPERABLE WINDOWS IN ROOMS OR SPACES IN THE DWELLING UNIT OR SLEEPING UNIT SHALL HAVE OPERABLE PARTS COMPLYING WITH ANSI 309.

EXCEPTION: COMPLIANCE WITH BC1107.2.4 IS NOT REQUIRED IN KITCHENETTES LESS THAN 80 SF (7.2M²) IN AREA AND EQUIPPED WITH AN ACCESSIBLE MECHANICAL MEANS OF VENTILATION, AND IN BATHROOMS EQUIPPED WITH AN ACCESSIBLE MEANS OF VENTILATION COMPLYING WITH NYC MECHANICAL CODE.

BC1107.2.8 LAUNDRY EQUIPMENT.
WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ANSI 611 AND SHALL BE FRONT LOADING (REFER TO 'LAUNDRY REQUIREMENTS' ON THIS SHEET).

BC1107.2.2 & ANSI 1004.11 TOILET AND BATHING FACILITIES.
TOILET AND BATHING FACILITIES SHALL COMPLY WITH APPENDIX P OF THE NYC BUILDING CODE, ANSI 1004.11, AND FHA (REFER TO 'BATHROOM REQUIREMENTS' ON THIS SHEET).

BC1107.2.3 KITCHENS.
PRIMARY KITCHENS SHALL COMPLY WITH THE REQUIREMENTS OF BC1107.2.3.1 THRU BC1107.2.3.4 AND ANSI 1003.12 (REFER TO 'KITCHEN REQUIREMENTS' ON THIS SHEET). SECONDARY KITCHENS SHALL COMPLY WITH ANSI 1004.12.

KITCHEN REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

ADAPTABLE KITCHENS

ANSI 1003.12 KITCHENS.
PRIMARY KITCHENS SHALL COMPLY WITH THE REQUIREMENTS OF BC1107.2.3.1 THRU BC1107.2.3.4 AND ANSI 1003.12. SECONDARY KITCHENS SHALL COMPLY WITH ANSI 1004.12.

ANSI 1003.12.1 CLEARANCE.

ANSI 1003.12.1.1 MINIMUM CLEARANCE.
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 IN. (1015 MM) MIN.

ANSI 1003.12.3 WORK SURFACE.
AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30 IN. IN LENGTH AND 34 IN. MAX ABOVE THE FLOOR. CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE IF IT CAN BE REMOVED. A COUNTER THAT IS ADJUSTABLE TO PROVIDE A WORK SURFACE AT VARIABLE HEIGHTS, 29 IN. MIN AND 36 IN. MAX, WITHOUT CUTTING THE COUNTER SHALL BE PERMITTED.

ANSI 1003.12.4 SINKS.
CABINETRY SHALL BE PERMITTED TO BE UNDER SINK PROVIDED IT CAN BE REMOVED. THE FRONT OF THE SINK SHALL BE 34 IN. MAX ABOVE THE FLOOR, UNLESS A COUNTER THAT IS ADJUSTABLE AT VARIABLE HEIGHTS, 29 IN. MIN AND 36 IN. MAX, WITHOUT CUTTING THE COUNTER IS PROVIDED.

BC1107.2.3.4 KITCHEN AND KITCHENETTE STORAGE.
KITCHEN STORAGE, EXCEPT OVERHEAD CABINETS, SHALL COMPLY WITH ANSI 1003.13 AND 905 (REFER TO STORAGE REQUIREMENTS ON THIS SHEET). AT LEAST ONE STORAGE SHELF OR CABINET SHALL BE MOUNTED 48 IN. MAX. ABOVE THE WORK COUNTERS.

ANSI 1003.12.5 STORAGE.
A CLEAR FLOOR SPACE FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED.

ANSI 1003.12.6 APPLIANCES.
SHALL COMPLY WITH ANSI 804.6 ON THIS SHEET.

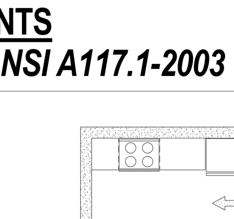
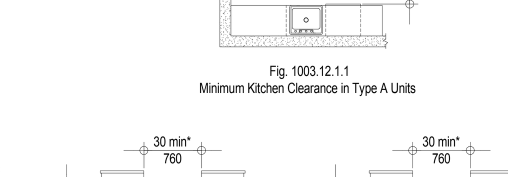


Fig. 1003.12.1.1 Minimum Kitchen Clearance in Type A Units


* 36 min. (915) if part of T-shaped turning space per Section 304.3.2 and 1003.3.2
Fig. 1003.12.3 Work Surface in Kitchen
Fig. 1003.12.4 Kitchen Sink

HANDRAIL AND GRAB BAR REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC1009.11 & ANSI 505 HANDRAILS.

ANSI 505.1 GENERAL.
HANDRAILS REQUIRED BY ANSI 405.8 FOR RAMPS, OR ANSI 504.6 FOR STAIRS, SHALL COMPLY WITH ANSI 505.

BC1109.11 & ANSI 505.2 LOCATION.
HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.

EXCEPTION: ONE HANDRAIL SHALL BE ALLOWED IN ENCLOSED EXIT STAIRS LESS THAN 44 IN. (1118MM) THAT DO NOT SERVE AS AN ACCESSIBLE MEANS OF EGRESS. REFER TO BC1009.11 FOR ADDITIONAL EXCEPTIONS.

BC1109.11.4 & ANSI 505.3 CONTINUITY.
HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS OR RMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. OTHER HANDRAILS SHALL COMPLY WITH ANSI 505.10 & 307. REFER TO BC1009.11.4 FOR LISTED EXCEPTIONS.

BC1009.11.1 & ANSI 505.4 HEIGHT.
TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 IN. (865 MM) MIN AND 38 IN. (965 MM) MAX VERTICALLY ABOVE STAIR NOSINGS, RAMP SURFACES, AND WALKING SURFACES; HANDRAILS SHALL REMAIN AT A CONSISTENT HEIGHT.

BC1109.11.6 & ANSI 505.5 CLEARANCE.
CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACE AND ADJACENT SURFACES SHALL BE 1-1/2 IN. (36 MM) MIN.

BC1109.11.3 & ANSI 505.7 CROSS SECTION.
HANDRAILS SHALL HAVE A CROSS SECTION COMPLYING WITH ANSI 505.7.1 OR 505.7.2. EDGES SHALL HAVE A MIN. RADIUS OF 0.01 IN (0.25MM).

ANSI 505.7.1 CIRCULAR CROSS SECTION.
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 IN. (32 MM) MIN AND 2 IN. (51 MM) MAX.

ANSI 505.7.2 NONCIRCULAR CROSS SECTIONS.
HANDRAILS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 IN. (100 MM) MIN AND 6-1/4 IN. (160 MM) MAX, AND A CROSS-SECTION DIMENSION OF 2-1/4 IN (57 MM) MAX.

ANSI 505.8 SURFACES.
HANDRAILS, AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.

BE1009.11.5 & ANSI 505.10 HANDRAIL EXTENSIONS.
HANDRAILS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE WITH ANSI 505.10.

EXCEPTIONS:
(1) CONTINOURS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS.
(2) EXTENSIONS NOT REQUIRED FOR HANDRAILS IN AISLES SERVING SEATING WHERE HANDRAILS ARE DISCONTINUOUS.
(3) IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PALN CONFIGURATION.

ANSI 505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS.
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 IN. (305 MM) MIN BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR FLOOR, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

ANSI 505.10.2 TOP EXTENSION AT STAIRS.
AT THE TOP OF A STAIR SLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 IN. (305 MM) MIN BEGINNING DIRECTLY ABOVE THE LANDING NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

ANSI 505.10.3 BOTTOM EXTENSION AT STAIRS.
AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND ATA THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

ANSI 609 GRAB BARS.

ANSI 609.1 GENERAL.
GRAB BARS IN ACCESSIBLE TOILET OR BATHING FACILITIES SHALL COMPLY WITH ANSI 609.

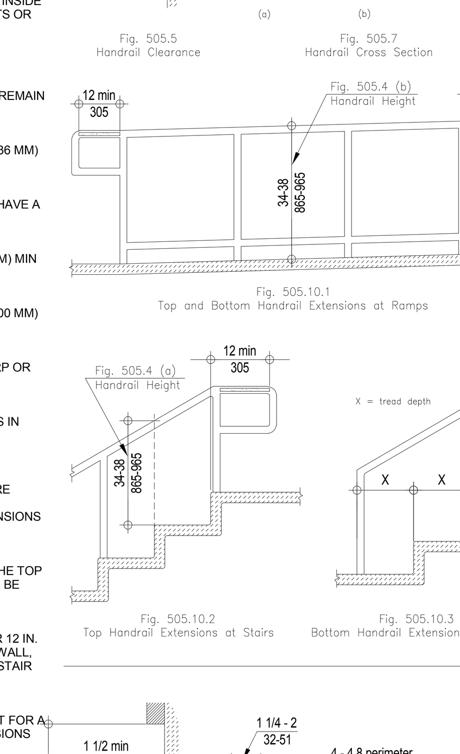
ANSI 609.2 CROSS SECTION.
GRAB BARS SHALL HAVE A CROSS SECTION COMPLYING WITH ANSI 609.2.1 OR 609.2.2.

ANSI 609.2.1 CIRCULAR CROSS SECTION.
GRAB BARS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 IN. (32 MM) MIN AND 2 IN. (51 MM) MAX.

ANSI 609.2.2 NONCIRCULAR CROSS SECTION.
GRAB BARS WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A CROSS SECTION DIMENSION OF 2 N. (51 MM) MAX, AND A PERIMETER DIMENSION OF 4 IN. (102 MM) MIN AND 4.8 IN. (122 MM) MAX.

ANSI 609.3 SPACING.
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 IN. (38 MM). THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1 1/2 IN. (38 MM) MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12 IN. (305 MM) MIN.

EXCEPTIONS:
(1) SPACE BETWEEN GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS SHALL BE PERMITTED TO BE 1 1/2 IN. (38 MM) MIN.
(2) SWING-UP GRAB BARS SHALL NOT BE REQUIRED TO COMPLY WITH ANSI 609.3.


Circular (a) (b) Noncircular (c)
Fig. 505.5 Handrail Clearance
Fig. 505.7 Handrail Cross Section
Fig. 505.4 (b) Handrail Height
Fig. 505.10.1 Top and Bottom Handrail Extensions at Ramps
Fig. 505.4 (a) Handrail Height
X = tread depth
Fig. 505.10.2 Top Handrail Extensions at Stairs
Fig. 505.10.3 Bottom Handrail Extensions at Stairs

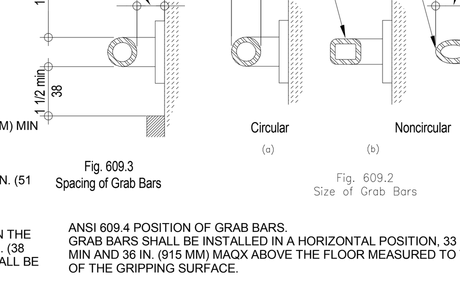


Fig. 609.3 Spacing of Grab Bars
Circular (a) (b) Noncircular (c)
Fig. 609.2 Size of Grab Bars

ANSI 609.4 POSITION OF GRAB BARS.
GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 IN. (840 MM) MIN AND 36 IN. (915 MM) MAQX ABOVE THE FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

EXCEPTIONS:
(1) THE LOWER GRAB BAR ON THE BACK WALL OF A B ATHTUB REQUIRED BY ANSI 607.4.1.1 OR 607.4.2.1.
(2) VERTICAL GRAB BARS REQUIRED BY ANSI 604.5.1, 607.4.1.2.2, 607.4.2.2.2, & 608.3.1.2.

LAUNDRY AND STORAGE REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

ANSI 611 WASHING MACHINES AND CLOTHES DRYERS.

BC1007.2.8 TYPE B UNIT LAUNDRY EQUIPMENT IN R-2 OCCUPANCY.
WHERE WASHING MACHINES OR CLOTHES DRYERS ARE PROVIDED WITHIN THE DWELLING UNIT, IT SHALL COMPLY WITH ANSI 611 AND BE FRONT LOADING (REFER TO BC1107.2.8 FOR EXCEPTION).

ANSI 611.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED CENTERED ON THE APPLIANCE.

ANSI 611.3 OPERABLE PARTS.
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL COMPLY WITH ANSI 309.

ANSI 611.4 HEIGHT.
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36 IN. (915 MM) MAX ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15 IN. (380 MM) MIN AND 34 IN. (865 MM) MAX.

ANSI 905 STORAGE FACILITIES

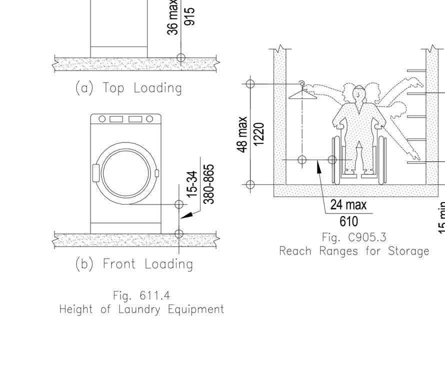
ANSI 905C STORAGE FACILITIES.
STORAGE FACILITIES MAY INCLUDE SHELVES, CABINETS, CLOTHES RODS, MAIL BOXES, STORAGE LOCKERS, ETC.

ANSI 905.1 GENERAL.
ACCESSIBLE STORAGE FACILITIES SHALL COMPLY WITH ANSI 905.

ANSI 905.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.

ANSI 905.3 HEIGHT.
ACCESSIBLE STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN ANSI 308.

ANSI 905.4 OPERABLE PARTS.
OPERABLE PARTS OF STORAGE FACILITIES SHALL COMPLY WITH ANSI 309.


(a) Top Loading
(b) Front Loading
Fig. 611.4 Height of Laundry Equipment
Fig. C905.3 Reach Ranges for Storage

BATHROOMS REQUIREMENTS
2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

TOILET AND BATHING ROOMS.

ACCESSIBLE BATHROOMS

ANSI 603.1 GENERAL.
ACCESSIBLE TOILET AND BATHING ROOMS SHALL COMPLY WITH ANSI 603.

ANSI 603.2 CLEARANCES.

ANSI 603.2.1 TURNING SPACE.
A TURNING SPACE COMPLYING WITH ANSI 304 SHALL BE PROVIDED WITHIN THE ROOM.

BC P102.5 & ANSI 603.2.2 OVERLAP.
CLEAR FLOOR SPACES SHALL BE PERMITTED TO OVERLAP.

BC P102.3 & ANSI 603.2.3 DOOR SWING.
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE.

EXCEPTION: WHERE THE ROOM IS FOR INDIVIDUAL USE AND CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.

BC P102.7 & ANSI 603.3 MIRRORS.
REFER TO FIG. 606.3 FOR MOUNTING HEIGHTS ON THIS SHEET.

ADAPTABLE BATHROOMS

BC1107.2.2 & ANSI 1004.11.3
TOILET AND BATHING ROOMS PROVIDED SHALL COMPLY WITH EITHER:

(1) TYPE B UNIT TOILET AND BATHING FACILITIES – BC (OPTION 'A' AS PER ANSI & FHA):
ALL SUCH TOILET AND BATHING FACILITIES SHALL COMPLY WITH APPENDIX P AND ANSI 1004.11.3.1. FHA: WITHIN EACH TOILET AND BATHING FACILITY ALL FIXTURES IN THOSE BATHROOMS MUST BE USABLE.

-OR-

(2) TYPE A UNIT TOILET AND BATHING FACILITIES – BC EXCEPTION & ANSI:
AT LEAST ONE TOILET AND BATHING FACILITY IN THE DWELLING OR SLEEPING UNIT IS CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF ANSI 1003.11 & 1003.3.2.

ANSI 1003.3.2 TURNING SPACE.
A TURNING SPACE COMPLYING WITH ANSI 304 SHALL BE PROVIDED.

ALL OTHER TOILET AND BATHING FACILITIES SHALL COMPLY WITH ANSI 1004.3, 1004.4, 1004.9 (REFER TO DWELLING UNIT REQUIREMENTS: ADAPTABLE UNITS ON THIS SHEET) AND 1004.11.2 (SEE BELOW).

BC P102.4 & ANSI 1004.11.1 KNEE AND TOE CLEARANCE.
REFER TO ANSI 603.2.2 & Y03.2.3 ON THIS SHEET. CLEAR FLOOR SPACE AT FIXTURES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES COMPLYING WITH ANSI 306.

ANSI 1004.11.2 REINFORCEMENTS.
REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.

WATER CLOSETS AND TOILET COMPARTMENTS.

ACCESSIBLE

ANSI 604.1 GENERAL.
ACCESSIBLE WATER CLOSETS AND COMPARTMENTS SHALL COMPLY WITH ANSI 604. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH ANSI 603. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH ANSI 604.8.

ANSI 604.2 LOCATION.
REFER TO FIG. 604.3 ON THIS SHEET.

ANSI 604.3 CLEARANCE.

ANSI 604.3.1 SIZE.
REFER TO FIG. 604.3 ON THIS SHEET.

ANSI 604.3.2 OVERLAP.
REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

ANSI 604.4 HEIGHT.
REFER TO FIG. 604.5.1 ON THIS SHEET.

BC 0102.8.3 & ANSI 604.5 GRAB BARS.
REFER TO FIG. 604.5.1 & FIG. 604.5.2 ON THIS SHEET FOR LOCATIONS. GRAB BARS SHALL COMPLY WITH ANSI 609. HEIGHTS SHALL COMPLY WITH ANSI 609.4.

BC P102.8.5 & ANSI 604.6 FLUSH CONTROLS.
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH ANSI 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

BC P102.8.6 & ANSI 604.7 DISPENSERS.
REFER TO FIG. 604.7 ON THIS SHEET.

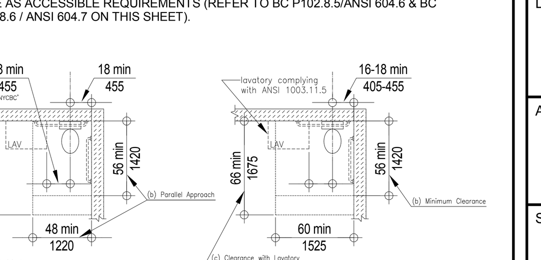
ADAPTABLE

LOCATION AND CLEARANCE.

(1) TYPE B – BC (OPTION 'A' – ANSI & FHA); BC P102.8.1, BC P102.8.2, & ANSI 1004.11.3.1.2
REFER TO FIG. 1004.11.3.1.2 ON THIS SHEET FOR LOCATIONS AND CLEARANCES.

(2) TYPE A – BC & ANSI: BC1107.2.2 & ANSI 1003.11
REFER TO FIG. 1003.11.7 ON THIS SHEET FOR LOCATIONS AND CLEARANCES.

BC P104.8.3 GRAB BARS.
SAME AS ACCESSIBLE REQUIREMENTS (REFER TO BC P102.8.5/ANSI 604.6 & BC P102.8.6 / ANSI 604.7 ON THIS SHEET).


(c) Forward Approach (b) Parallel Approach
Fig. 1004.11.3.1.2 Water Closet Location and Clearances (Type B)
(c) Clearance with Lavatory (Overlap Exception) (b) Minimum Clearance
Fig. 1003.11.7 Water Closet Location and Clearances (Type A)

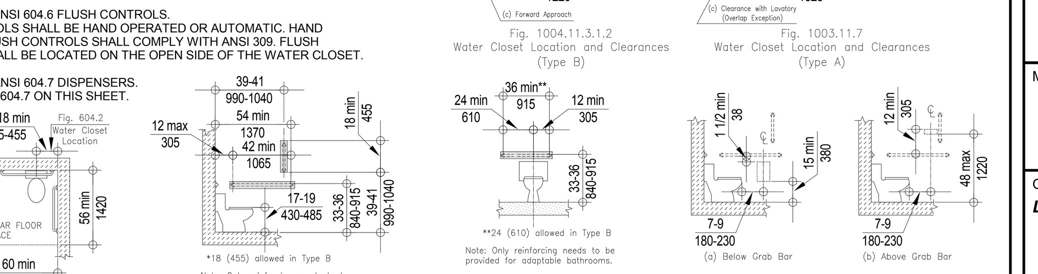


Fig. 604.3 Size of Clearance for Water Closet at Accessible Bathrooms
*18 (455) allowed in Type B
Note: Only reinforcing needs to be provided for adaptable bathrooms.
Fig. 604.5.1 Side Wall Grab Bar for Water Closet
**24 (610) allowed in Type B
Note: Only reinforcing needs to be provided for adaptable bathrooms.
Fig. 604.5.2 Rear Wall Grab Bar for Water Closet
(a) Below Grab Bar (b) Above Grab Bar
Fig. 604.7 Dispenser Location

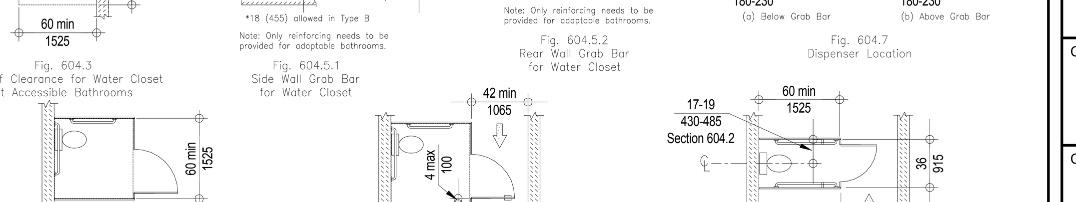


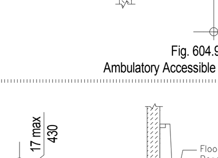
Fig. 604.8.2 Wheelchair Accessible Toilet Compartments (Type B)
Fig. 604.8.3 Wheelchair Accessible Compartment Doors
Fig. 604.9 Ambulatory Accessible Compartment

URINALS.

ANSI 6O5.2 HEIGHT.
REFER TO FIG. 605.2 ON THIS SHEET. URINALS SHALL BE OF THE STALL TYPE OR SHALL BE OF THE WALL HUNG TYPE.

ANSI 605.3 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305, POSITIONED FOR FORWARD APPROACH.

ANSI 605.4 FLUSH CONTROLS.
FLUSH CONTROLS SHALL BE HAND OPERATED, COMPLYING WITH ANSI 309, OR AUTOMATIC.


(a) Wall Hung Type (b) Stall Type
Fig. 605.2 Height of Urinals

LAVATORIES AND SINKS.

ACCESSIBLE

ANSI 606.2 CLEAR FLOOR SPACE.
A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305, POSITIONED FOR FORWARD APPROACH. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCE.

ANSI 606.3 HEIGHT.
REFER TO FIG. 606.3 ON THIS SHEET.

ANSI 606.4 FAUCETS.
FAUCETS SHALL COMPLY WITH ANSI 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

ANSI 606.6 EXPOSED PIPES AND SURFACES.
WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

ANSI 606.7 OPERABLE PARTS.
OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SHALL COMPLY WITH TABLE 606.7.

ADAPTABLE

BC 102.6 LAVATORY.
LAVATORIES SHALL COMPLY WITH ANSI 606 (REFER TO LAVATORIES AND SINKS: ACCESSIBLE SECTION ON THIS SHEET). A CLEAR FLOOR SPACE COMPLYING WITH ANSI 305.5, POSITIONED FOR A PARALLEL APPROACH AND CENTERED ON THE LAVATORY SHALL BE PROVIDED.

CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY:
(1)PROVIDED IT CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
(2)THE FINISH FLOOR EXTENDS UNDER SUCH CABINETRY
(3)THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

Fig. 606.3 Height of Lavatories and Sinks

BATHTUBS.

ACCESSIBLE

ANSI 607.2 CLEARANCE.
REFER TO FIG 607.2 ON THIS SHEET.

ANSI 607.3 SEAT.
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH ANSI 610.

ANSI 607.4 GRAB BARS.
GRAB BARS SHALL COMPLY WITH ANSI 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH ANSI 607.4.1 OR 607.4.2.

ANSI 607.5 CONTROLS.
REFER TO FIG. 607.5 ON THIS SHEET.

ANSI 607.6 HAND SHOWER.
A HAND SHOWER WITH A HOSE 59 IN. (1500 MM) MIN. IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED.

ANSI 607.7 BATHTUB ENCLOSURES.
ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ONBATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.

ANSI 607.8 WATER TEMPERATURE.
BATHTUBS SHALL DELIVER WATER THAT IS 120 DEGREES F (49 DEGREES C) MAX.

ADAPTABLE

BATHTUB.
BATHTUBS SHALL COMPLY WITH ANSI 607 (REFER TO BATHTUBS. ACCESSIBLE SECTION ON THIS SHEET). BATHTUB SEATS SHALL NOT BE REQUIRED.

(1)TYPE B – B (OPTIONS 'A' – ANSI & FHA): BC P102.9.1 & ANSI 1004.11.3.1.3
REFER TO FIG. 1004.11.3.1.2 ON THIS SHEET FOR CLEARANCES.

(2)TYPE A – BC & ANSI: BC1107.2.2 & ANSI 1003.11.8
REFER TO FIG. 1003.11.8 ON THIS SHEET FOR CLEARANCES. COUNTER TOPS AND CABINETRY SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE, PROVIDED IT CAN BE REMOVED AND THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.

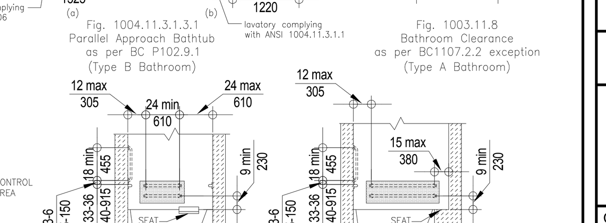
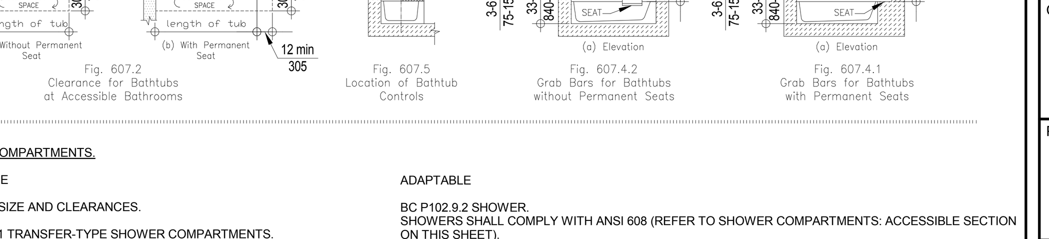


Fig. 1004.11.3.1.3.1 Parallel Approach Bathtub as per BC P102.9.1 (Type B Bathroom)
Fig. 1003.11.8 Bathroom Clearance as per BC1107.2.2 exception (Type A Bathroom)


(a) Without Permanent Seat (b) With Permanent Seat
Fig. 607.2 Clearance for Bathtubs at Accessible Bathrooms
Fig. 607.5 Location of Bathtub Controls
(a) Elevation
Fig. 607.4.2 Grab Bars for Bathtubs without Permanent Seats
(a) Elevation
Fig. 607.4.1 Grab Bars for Bathtubs with Permanent Seats

SHOWER COMPARTMENTS.

ACCESSIBLE

ANSI 608.2 SIZE AND CLEARANCES.

ANSI 608.2.1 TRANSFER-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.1 ON THIS SHEET.

ANSI 608.2.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.2 ON THIS SHEET.

ANSI 608.2.3 ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.2.3 ON THIS SHEET.

ANSI 608.3 GRAB BARS.
REFER TO FIG. 608.3.1, FIG. 608.3.2, AND FIG. 608.3.3 ON THIS SHEET. GRAB BARS SHALL COMPLY WITH ANSI 609.

ANSI 608.4 SEATS.
A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER-TYPE COMPARTMENTS. A SEAT SHALL BE PROVIDED IN AN ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT. IN STANDARD AND ALTERNATE ROLL-IN-TYPE SHOWERS WHERE A SEAT IS PROVIDED, IF THE SEAT EXTENDS OVER THE MIN. CLEAR INSIDE DIMENSION REQUIRED BY ANSI 608.2.2 OR 608.2.3, THE SEAT SHALL BE A FOLDING SEAT. SEATS SHALL COMPLY WITH ANSI 610.

ANSI 608.5 CONTROLS AND HAND SHOWERS.

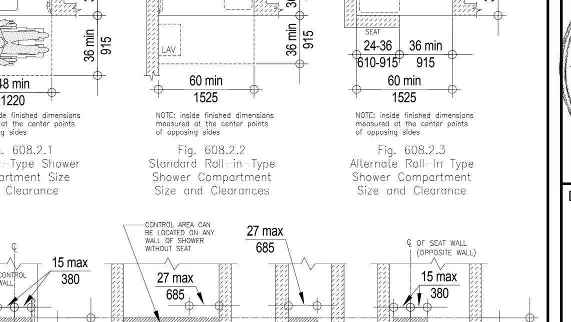
ANSI 608.5.1 TRANSFER-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.5.1 ON THIS SHEET.

ANSI 608.5.2 STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS.
REFER TO FIG. 608.5.2 ON THIS SHEET.

ADAPTABLE

BC P102.9.2 SHOWER.
SHOWERS SHALL COMPLY WITH ANSI 608 (REFER TO SHOWER COMPARTMENTS: ACCESSIBLE SECTION ON THIS SHEET).

BC P102.9.2.1 GRAB BARS AND SEATS.
GRAB BARS AND SEATS FOR SHOWERS SHALL COMPLY WITH ANSI 609 & 610. GRAB BARS AND SEATS FOR SHOWERS ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT IS PROVIDED FOR FUTURE INSTALLATION.


NOTE: inside finished dimensions measured at the center points of opposing sides
Fig. 608.2.1 Transfer-Type Shower Compartment Size and Clearance
Fig. 608.2.2 Standard Roll-in-Type Shower Compartment Size and Clearances
Fig. 608.2.3 Alternate Roll-In Type Shower Compartment Size and Clearance

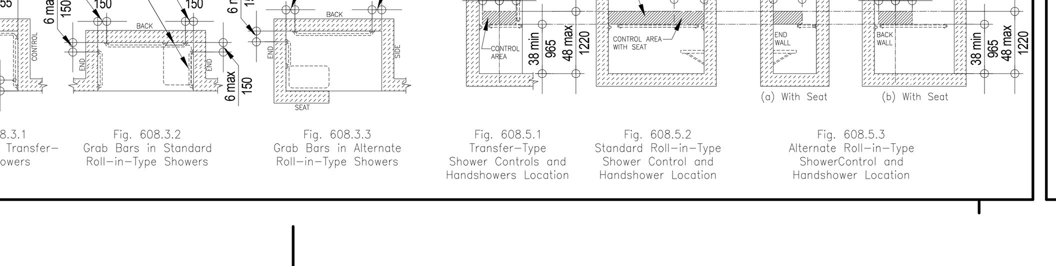
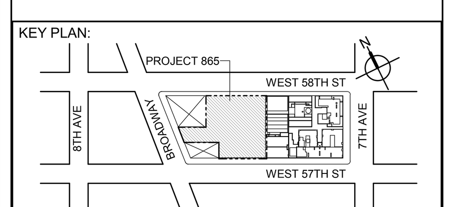


Fig. 608.3.1 Grab Bars in Transfer-Type Showers
Fig. 608.3.2 Grab Bars in Standard Roll-in-Type Showers
Fig. 608.3.3 Grab Bars in Alternate Roll-in-Type Showers
Fig. 608.5.1 Transfer-Type Shower Controls and Handshowers Location
Fig. 608.5.2 Standard Roll-in-Type Shower Control and Handshower Location
(a) With Seat (b) With Seat
Fig. 608.5.3 Alternate Roll-in-Type ShowerControl and Handshower Location

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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MEP ENGINEERS:
AKF GROUP
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GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
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CURTAINWALL CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
CODE COMPLIANCE NOTES - 3
ACCESSIBILITY

SEAL & SIGNATURE:		
DATE:	15 OCT 14	
PROJECT No:	1216-00	
DRAWN: Author		REV:
CHK: Checker		
SCALE: 12" = 1'-0"		
DWG No:	A-022.00	
DOB PAGE No:	68 of 500	

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

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Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

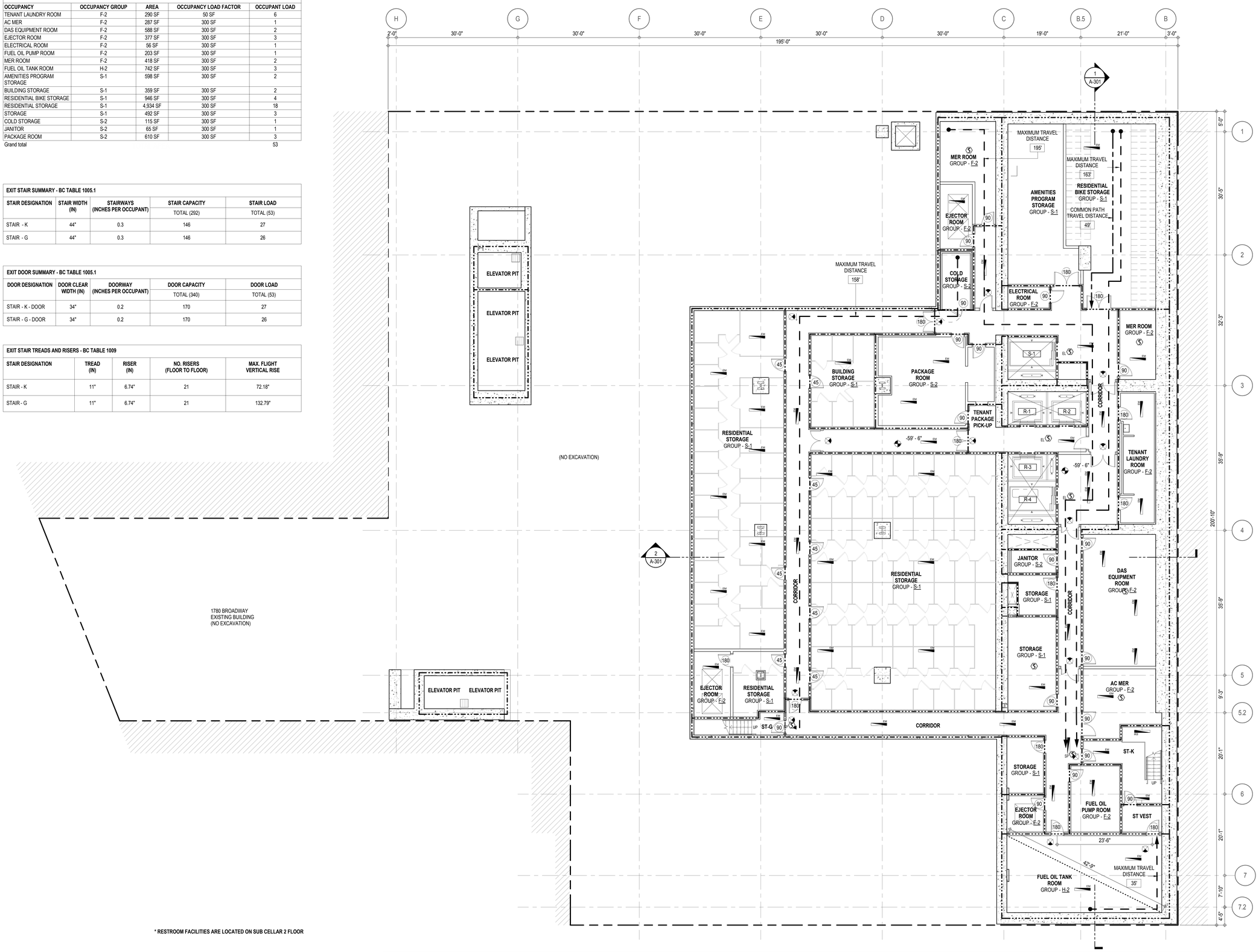
DEPT OF BLDGS 421208305 Job Number
E391957905 Scan Code

OCCUPANT LOADS SUMMARY SUBCELLAR 3 FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
TENANT LAUNDRY ROOM	F-2	290 SF	50 SF	6
AC MER	F-2	287 SF	300 SF	1
DAS EQUIPMENT ROOM	F-2	588 SF	300 SF	2
EJECTOR ROOM	F-2	377 SF	300 SF	3
ELECTRICAL ROOM	F-2	56 SF	300 SF	1
FUEL OIL PUMP ROOM	F-2	203 SF	300 SF	1
MER ROOM	F-2	418 SF	300 SF	2
FUEL OIL TANK ROOM	H-2	742 SF	300 SF	3
AMENITIES PROGRAM STORAGE	S-1	598 SF	300 SF	2
BUILDING STORAGE	S-1	359 SF	300 SF	2
RESIDENTIAL BIKE STORAGE	S-1	946 SF	300 SF	4
RESIDENTIAL STORAGE	S-1	4,934 SF	300 SF	18
STORAGE	S-1	492 SF	300 SF	3
COLD STORAGE	S-2	115 SF	300 SF	1
JANITOR	S-2	65 SF	300 SF	1
PACKAGE ROOM	S-2	610 SF	300 SF	3
Grand total				53

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (53)
STAIR - K	44"	0.3	146	27
STAIR - G	44"	0.3	146	26

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (53)
STAIR - K - DOOR	34"	0.2	170	27
STAIR - G - DOOR	34"	0.2	170	26

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - K	11"	6.74"	21	72.18"
STAIR - G	11"	6.74"	21	132.79"



* RESTROOM FACILITIES ARE LOCATED ON SUB CELLAR 2 FLOOR

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
H-2	100'	25'	20'
S-1	200'	100'	20'
S-2	250'	100'	20'

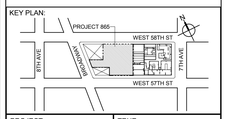
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
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No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SUB CELLAR 3 FLOOR PLAN
BUILDING CODE NOTES (B.O.H. SUPPORT)

SEAL & SIGNATURE: REGISTERED ARCHITECT JOSE DAVID JAUREGUI NEW YORK 028563

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-031.00
DOB PAGE No:	69 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E - SHEET SIZE
FILE NAME:
PLOT DATE:

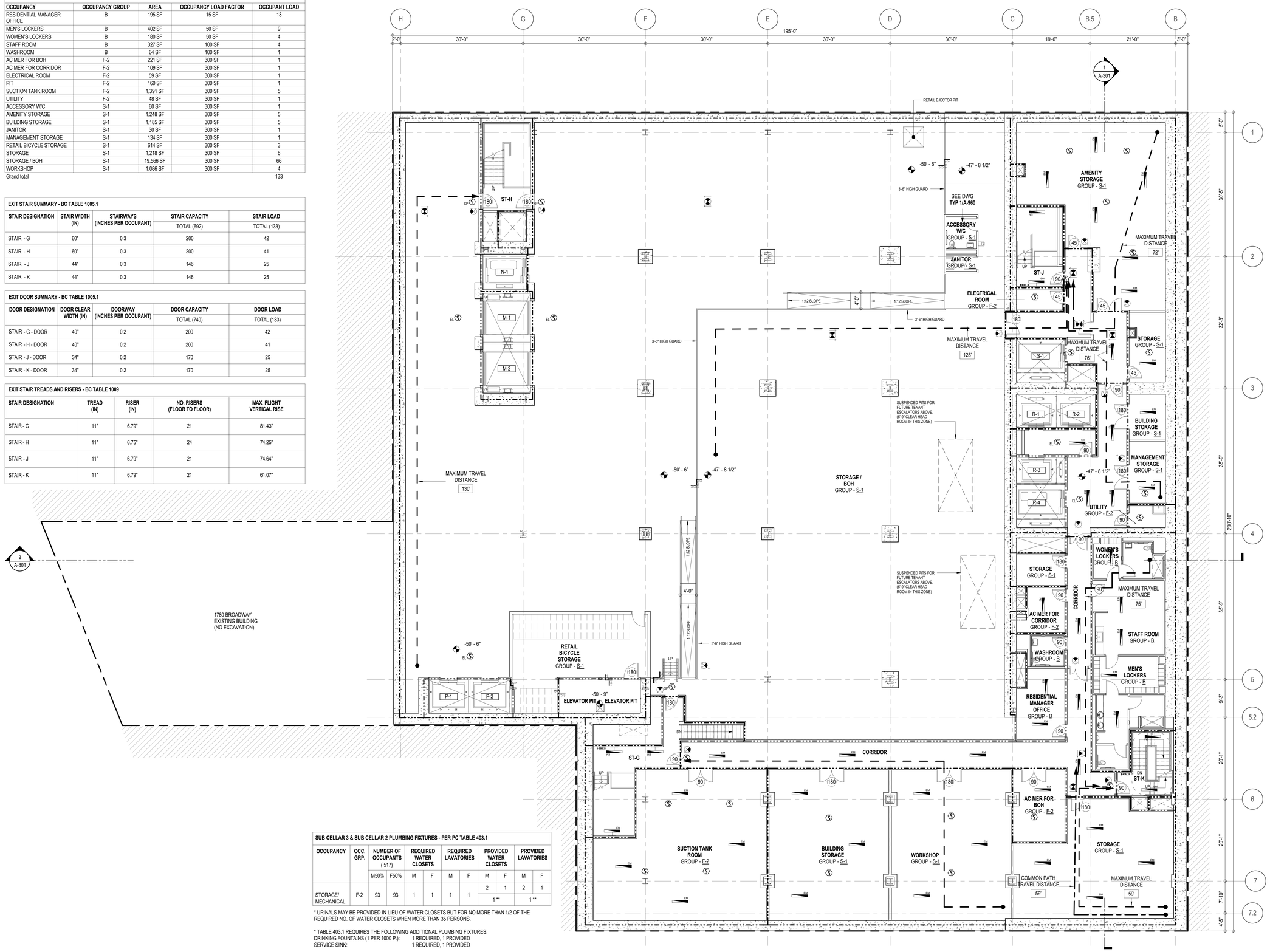
DEPT OF BLDGS 421268505 Job Number
E3503757503 Scan Code

OCCUPANT LOADS SUMMARY SUBCELLAR 2 FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RESIDENTIAL MANAGER OFFICE	B	195 SF	15 SF	13
MEN'S LOCKERS	B	402 SF	50 SF	9
WOMEN'S LOCKERS	B	180 SF	50 SF	4
STAFF ROOM	B	327 SF	100 SF	4
WASHROOM	B	64 SF	100 SF	1
AC MER FOR BOH	F-2	221 SF	300 SF	1
AC MER FOR CORRIDOR	F-2	109 SF	300 SF	1
ELECTRICAL ROOM	F-2	59 SF	300 SF	1
PIT	F-2	160 SF	300 SF	1
SUCTION TANK ROOM	F-2	1,391 SF	300 SF	5
UTILITY	F-2	48 SF	300 SF	1
ACCESSORY W/C	S-1	60 SF	300 SF	1
AMENITY STORAGE	S-1	1,248 SF	300 SF	5
BUILDING STORAGE	S-1	1,185 SF	300 SF	5
JANITOR	S-1	30 SF	300 SF	1
MANAGEMENT STORAGE	S-1	134 SF	300 SF	1
RETAIL BICYCLE STORAGE	S-1	614 SF	300 SF	3
STORAGE	S-1	1,218 SF	300 SF	6
STORAGE / BOH	S-1	19,566 SF	300 SF	66
WORKSHOP	S-1	1,086 SF	300 SF	4
Grand total				133

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (692)	TOTAL (133)
STAIR - G	60"	0.3	200	42
STAIR - H	60"	0.3	200	41
STAIR - J	44"	0.3	146	25
STAIR - K	44"	0.3	146	25

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (740)	TOTAL (133)
STAIR - G - DOOR	40"	0.2	200	42
STAIR - H - DOOR	40"	0.2	200	41
STAIR - J - DOOR	34"	0.2	170	25
STAIR - K - DOOR	34"	0.2	170	25

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - G	11"	6.79"	21	81.43"
STAIR - H	11"	6.75"	24	74.25"
STAIR - J	11"	6.79"	21	74.64"
STAIR - K	11"	6.79"	21	61.07"



SUB CELLAR 3 & SUB CELLAR 2 PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS (51/7)		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
STORAGE/ MECHANICAL	F-2	93	93	1	1	1	1	2	1	2	1
								1 **		1 **	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 1 REQUIRED, 1 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX BATHROOM

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'
S-1	200'	100'	20'
B	300'	100'	50'

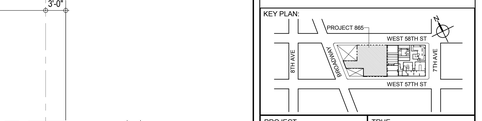
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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No.	DESCRIPTION:	DATE:
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1	CD PROGRESS ISSUE 1	15 OCT 14
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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SUB CELLAR 2 FLOOR PLAN
BUILDING CODE NOTES (B.O.H. SUPPORT)

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JANSEN 028885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-032.00
DOB PAGE No: 70 of 500	

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015 NYC Development Hub

DOB B-SCAN:

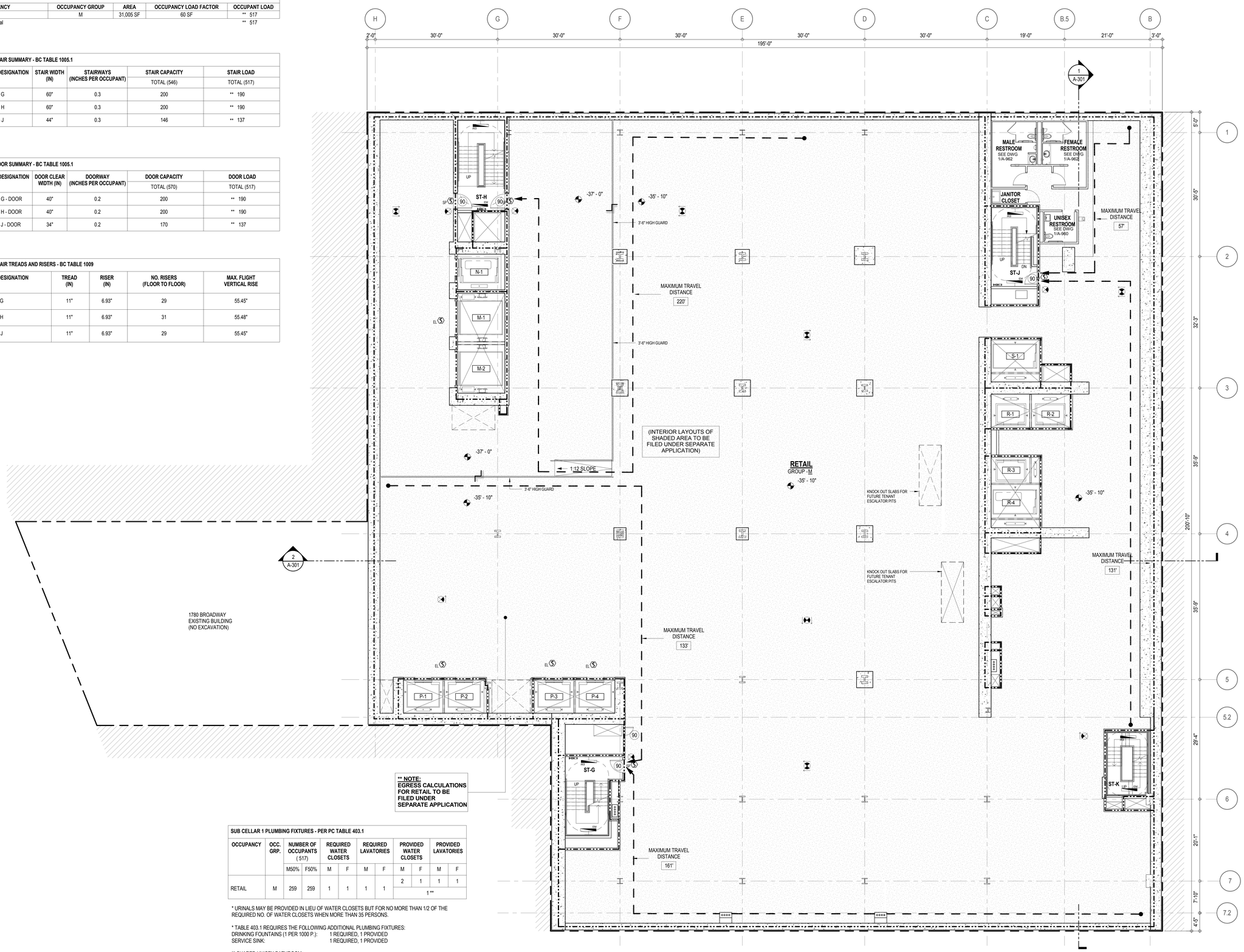
36" x 48" Arch E - SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY SUBCELLAR 1 FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	31,005 SF	60 SF	** 517
Grand total				** 517

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (546)	TOTAL (517)
STAIR - G	60"	0.3	200	** 190
STAIR - H	60"	0.3	200	** 190
STAIR - J	44"	0.3	146	** 137

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (570)	TOTAL (517)
STAIR - G - DOOR	40"	0.2	200	** 190
STAIR - H - DOOR	40"	0.2	200	** 190
STAIR - J - DOOR	34"	0.2	170	** 137

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - G	11"	6.93"	29	55.45"
STAIR - H	11"	6.93"	31	55.48"
STAIR - J	11"	6.93"	29	55.45"



SUB CELLAR 1 PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS (517)		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
RETAIL	M	259	259	1	1	1	1	2	1	1	1
								1 **			

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 1 REQUIRED, 1 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX BATHROOM

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'

EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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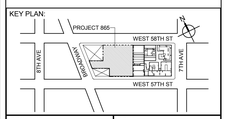
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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No.	DESCRIPTION:	DATE:
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1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
SUB CELLAR 1 FLOOR PLAN
BUILDING CODE NOTES (RETAIL)

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JANSSEN 026887 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-033.00
DOB PAGE No:	71 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015. NYC Development Hub

DOB B-SCAN:

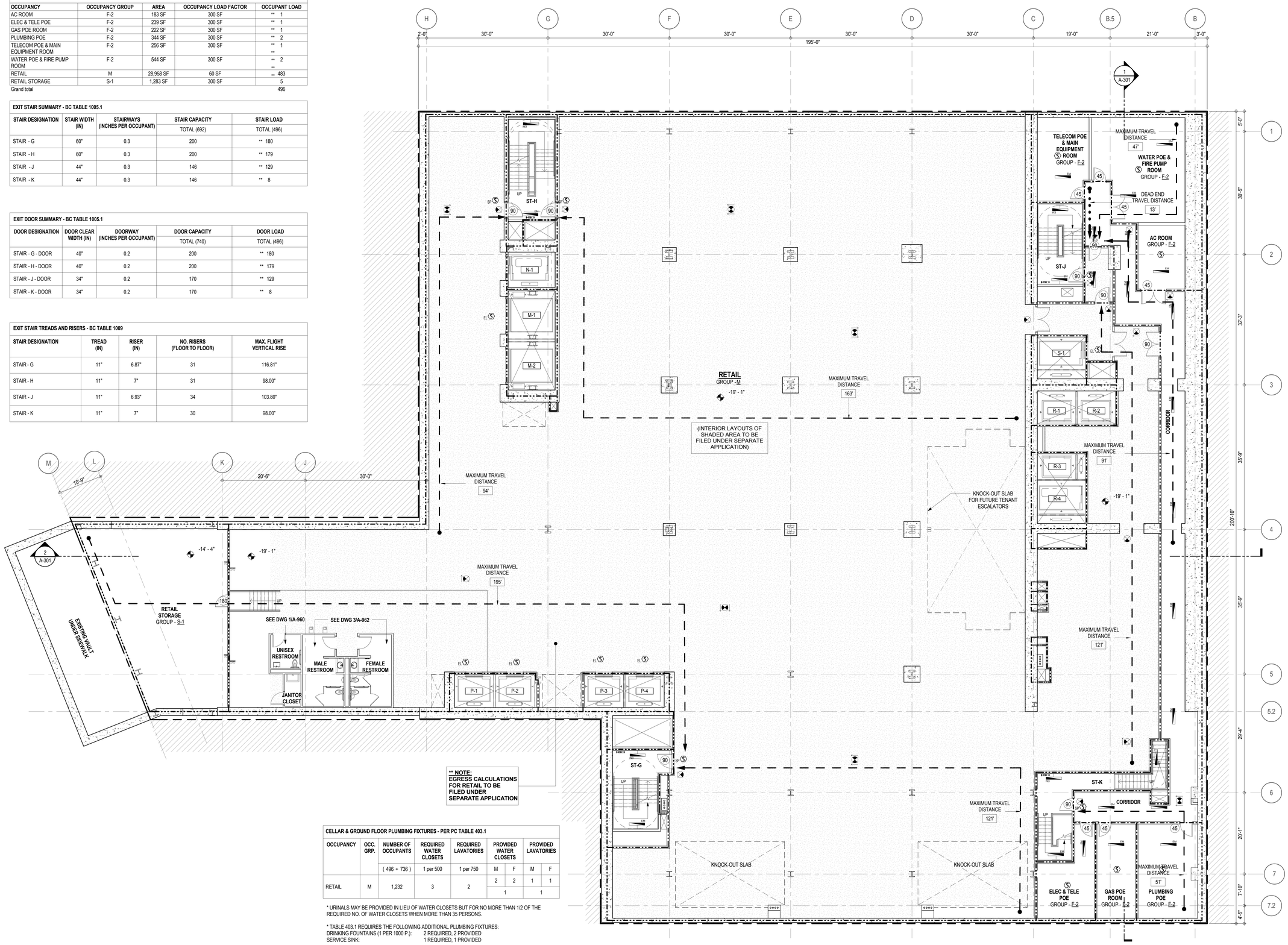
DEPT OF BLDGS 421206505 Job Number
E500363036 Scan Code
36" x 48" Arch E - SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY CELLAR FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
AC ROOM	F-2	183 SF	300 SF	** 1
ELEC & TELE POE	F-2	239 SF	300 SF	** 1
GAS POE ROOM	F-2	222 SF	300 SF	** 1
PLUMBING POE	F-2	344 SF	300 SF	** 2
TELECOM POE & MAIN EQUIPMENT ROOM	F-2	256 SF	300 SF	** 1 **
WATER POE & FIRE PUMP ROOM	F-2	544 SF	300 SF	** 2 **
RETAIL	M	28,958 SF	60 SF	** 483
RETAIL STORAGE	S-1	1,283 SF	300 SF	5
Grand total				496

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (692)	TOTAL (496)
STAIR - G	60"	0.3	200	** 180
STAIR - H	60"	0.3	200	** 179
STAIR - J	44"	0.3	146	** 129
STAIR - K	44"	0.3	146	** 8

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (740)	TOTAL (496)
STAIR - G - DOOR	40"	0.2	200	** 180
STAIR - H - DOOR	40"	0.2	200	** 179
STAIR - J - DOOR	34"	0.2	170	** 129
STAIR - K - DOOR	34"	0.2	170	** 8

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - G	11"	6.87"	31	116.81"
STAIR - H	11"	7"	31	98.00"
STAIR - J	11"	6.93"	34	103.80"
STAIR - K	11"	7"	30	98.00"



** NOTE:
EGRESS CALCULATIONS FOR RETAIL TO BE FILED UNDER SEPARATE APPLICATION

CELLAR & GROUND FLOOR PLUMBING FIXTURES - PER PC TABLE 403.1								
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS	REQUIRED WATER CLOSETS	REQUIRED LAVATORIES	PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		(496 + 736)	1 per 500	1 per 750	M	F	M	F
RETAIL	M	1,232	3	2	2	2	1	1
					1		1	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 2 REQUIRED, 2 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

* SHARED UNISEX BATHROOM

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'
S-2	250'	100'	20'
F-2	250'	100'	50'

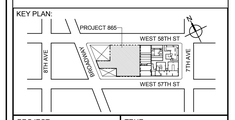
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH
TRUE NORTH

DEVELOPER:
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Jan Hird Pokorny Associates, Inc.
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No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
CELLAR FLOOR PLAN
BUILDING CODE NOTES (RETAIL)

SEAL & SIGNATURE:
REGISTERED ARCHITECT JAMES DAVID JANOSKY AA 028581 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-034.00
DOB PAGE No:	72 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

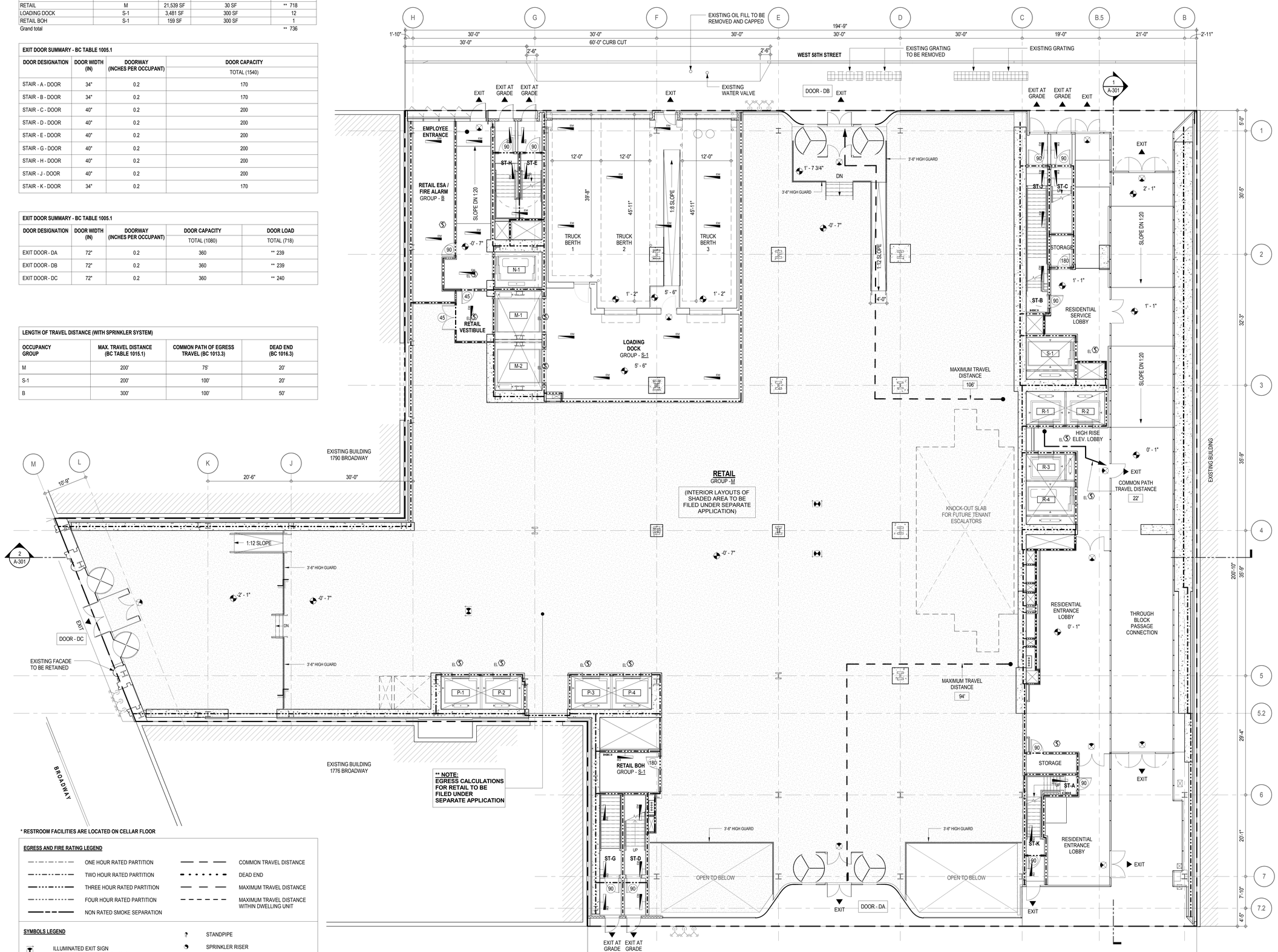
DEPT OF BLDGS 421263505 Job Number
E301584334 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

GROUND FLOOR - OCCUPANT LOAD SUMMARY				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL ESA / FIRE ALARM	B	439 SF	100 SF	5
RETAIL	M	21,539 SF	30 SF	** 718
LOADING DOCK	S-1	3,481 SF	300 SF	12
RETAIL BOH	S-1	159 SF	300 SF	1
Grand total				** 736

EXIT DOOR SUMMARY - BC TABLE 1005.1			
DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY
			TOTAL (1540)
STAIR - A - DOOR	34"	0.2	170
STAIR - B - DOOR	34"	0.2	170
STAIR - C - DOOR	40"	0.2	200
STAIR - D - DOOR	40"	0.2	200
STAIR - E - DOOR	40"	0.2	200
STAIR - G - DOOR	40"	0.2	200
STAIR - H - DOOR	40"	0.2	200
STAIR - J - DOOR	40"	0.2	200
STAIR - K - DOOR	34"	0.2	170

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (1080)	TOTAL (718)
EXIT DOOR - DA	72"	0.2	360	** 239
EXIT DOOR - DB	72"	0.2	360	** 239
EXIT DOOR - DC	72"	0.2	360	** 240

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'
S-1	200'	100'	20'
B	300'	100'	50'



* RESTROOM FACILITIES ARE LOCATED ON CELLAR FLOOR

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
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- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
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- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

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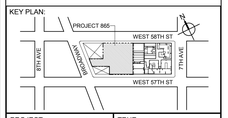
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

DEPT OF BLDGS 421263825 Job Number
E3470213956 Scan Code

KEY PLAN:



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Jan Hird Pokorny Associates, Inc.
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No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
GROUND FLOOR PLAN
BUILDING CODE NOTES (LOBBY)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAMES KING NO. 028581 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-035.00
DOB PAGE No:	73 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421208505 Job Number
E522271189 Scan Code

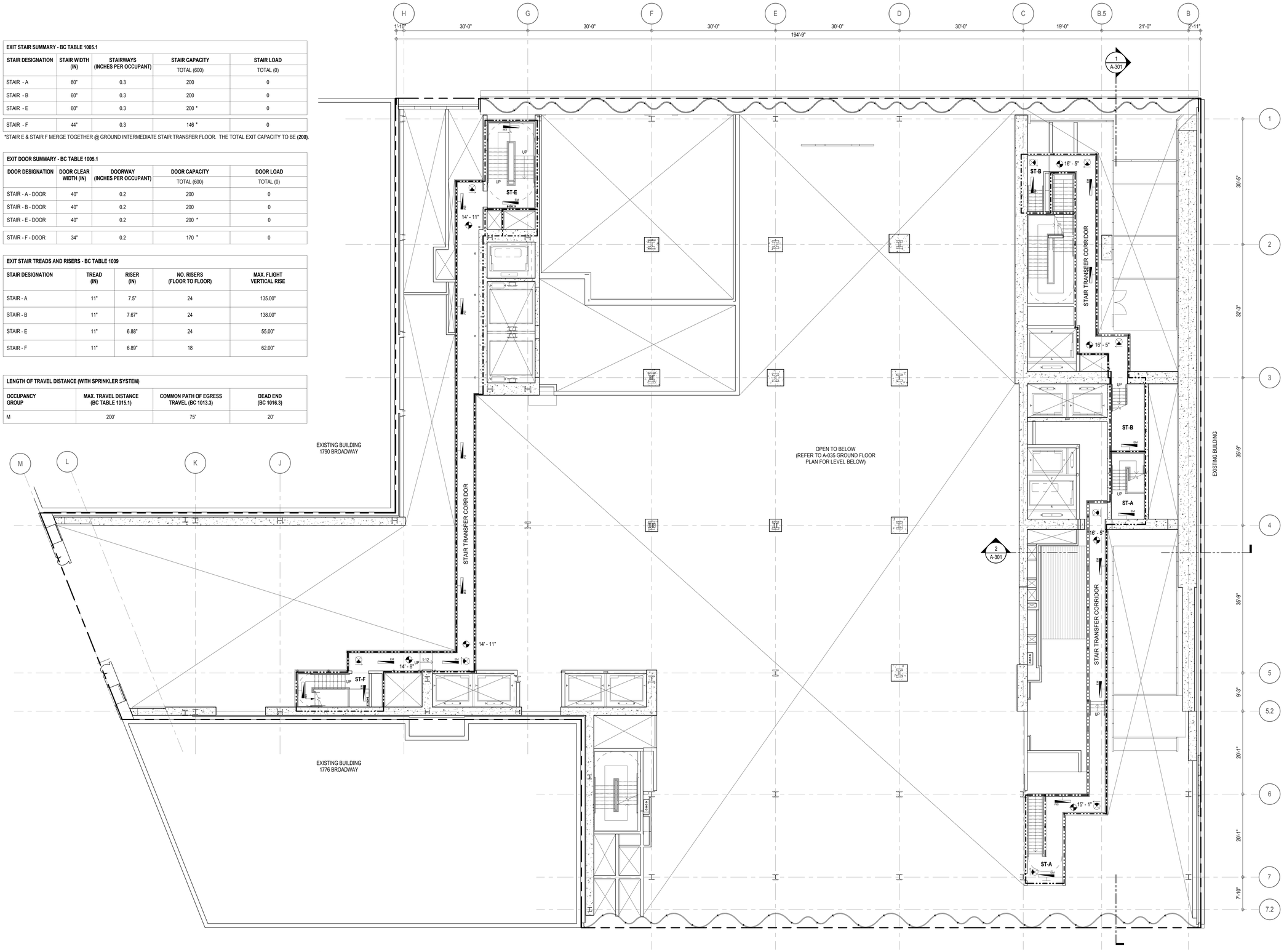
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (0)
STAIR - A	60"	0.3	200	0
STAIR - B	60"	0.3	200	0
STAIR - E	60"	0.3	200 *	0
STAIR - F	44"	0.3	146 *	0

*STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. THE TOTAL EXIT CAPACITY TO BE **(200)**.

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (0)
STAIR - A - DOOR	40"	0.2	200	0
STAIR - B - DOOR	40"	0.2	200	0
STAIR - E - DOOR	40"	0.2	200 *	0
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	11"	7.5"	24	135.00"
STAIR - B	11"	7.67"	24	138.00"
STAIR - E	11"	6.88"	24	55.00"
STAIR - F	11"	6.89"	18	62.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
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SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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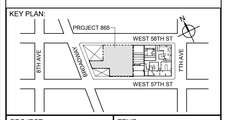
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

GROUND FLOOR INTERMEDIATE STAIR TRANSFER FLOOR PLAN

BUILDING CODE NOTES

SEAL & SIGNATURE: REGISTERED ARCHITECT JOSE DAVID JAUSSEN 022883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-036.00
DOB PAGE No:	74 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015. NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE

OCCUPANT LOADS SUMMARY 2ND FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	30,119 SF	60 SF	** 502
Grand total				** 502

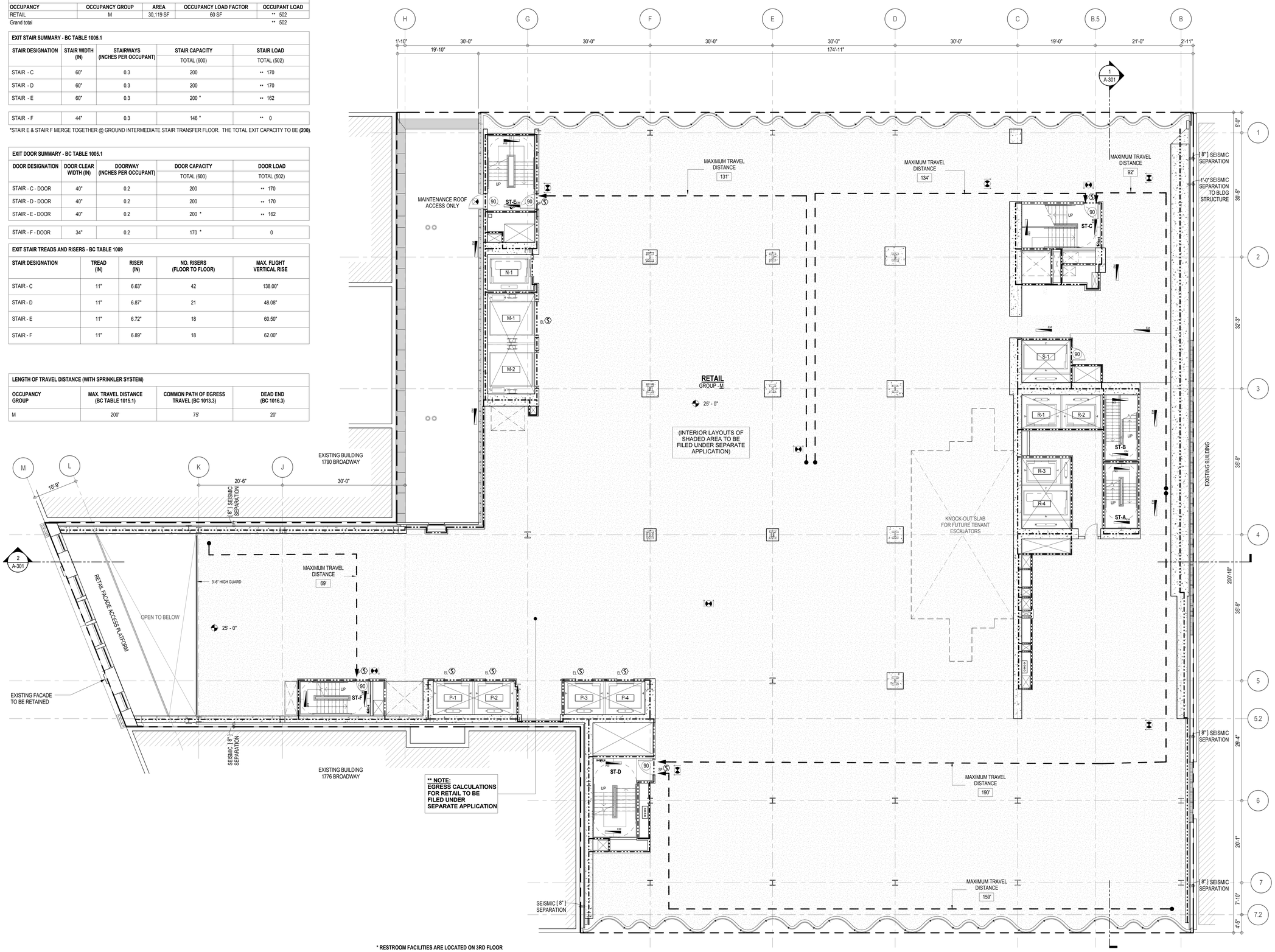
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (502)
STAIR - C	60"	0.3	200	** 170
STAIR - D	60"	0.3	200	** 170
STAIR - E	60"	0.3	200 *	** 162
STAIR - F	44"	0.3	146 *	** 0

*STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. THE TOTAL EXIT CAPACITY TO BE **(200)**.

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (502)
STAIR - C - DOOR	40"	0.2	200	** 170
STAIR - D - DOOR	40"	0.2	200	** 170
STAIR - E - DOOR	40"	0.2	200 *	** 162
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	6.63"	42	138.00"
STAIR - D	11"	6.87"	21	48.08"
STAIR - E	11"	6.72"	18	60.50"
STAIR - F	11"	6.89"	18	62.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



* RESTROOM FACILITIES ARE LOCATED ON 3RD FLOOR

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- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
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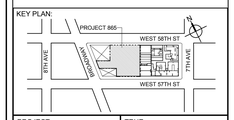
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



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

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

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

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

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

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

2ND FLOOR PLAN

BUILDING CODE NOTES (RETAIL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ANDRE DAVID JAMES 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	

DWG No:

A-037.00

DOB PAGE No: 75 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/02/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number
E345763908 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 3RD FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	31,322 SF	60 SF	** 523
Grand total				** 523

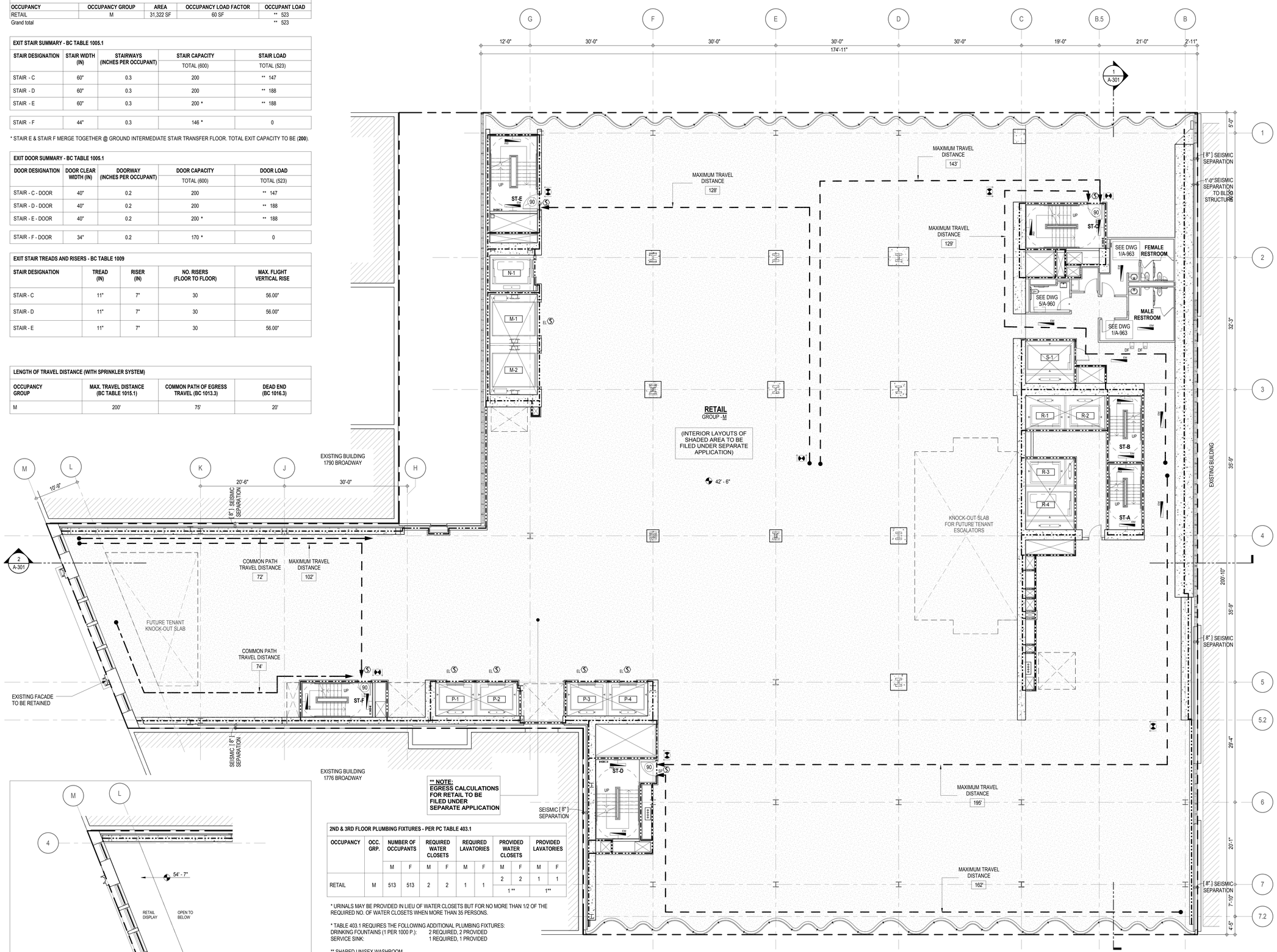
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (523)
STAIR - C	60"	0.3	200	** 147
STAIR - D	60"	0.3	200	** 188
STAIR - E	60"	0.3	200 *	** 188
STAIR - F	44"	0.3	146 *	0

* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (523)
STAIR - C - DOOR	40"	0.2	200	** 147
STAIR - D - DOOR	40"	0.2	200	** 188
STAIR - E - DOOR	40"	0.2	200 *	** 188
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	7"	30	56.00"
STAIR - D	11"	7"	30	56.00"
STAIR - E	11"	7"	30	56.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



INTERMEDIATE 1780 FACADE ACCESS PLATFORM

**** NOTE:**
EGRESS CALCULATIONS FOR RETAIL TO BE FILED UNDER SEPARATE APPLICATION

2ND & 3RD FLOOR PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M	F	M	F	M	F	M	F	M	F
RETAIL	M	513	513	2	2	1	1	2	2	1	1
								1 **		1**	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 2 REQUIRED, 2 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX WASHROOM

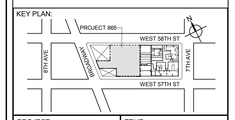
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
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AKF GROUP
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New York, NY 10036 USA
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No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
3RD FLOOR PLAN
BUILDING CODE NOTES (RETAIL)

SEAL & SIGNATURE:
REGISTERED ARCHITECT WILLIAM DAVID JAMES 022883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-038.00
DOB PAGE No:	76 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/02/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number
E329594176SD Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 4TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	29,651 SF	60 SF	** 495
Grand total				** 495

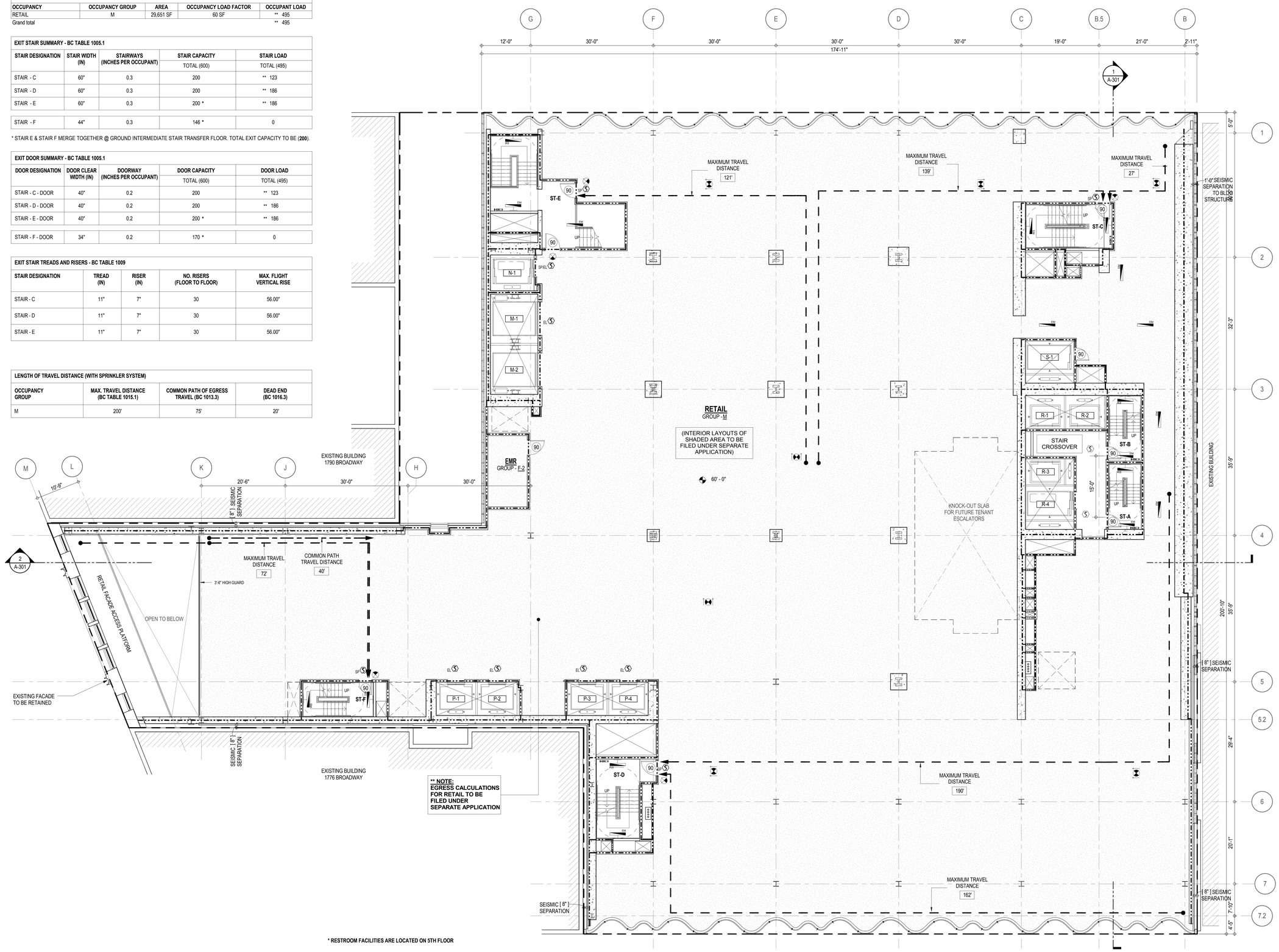
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (495)
STAIR - C	60"	0.3	200	** 123
STAIR - D	60"	0.3	200	** 186
STAIR - E	60"	0.3	200 *	** 186
STAIR - F	44"	0.3	146 *	0

* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (495)
STAIR - C - DOOR	40"	0.2	200	** 123
STAIR - D - DOOR	40"	0.2	200	** 186
STAIR - E - DOOR	40"	0.2	200 *	** 186
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	7"	30	56.00"
STAIR - D	11"	7"	30	56.00"
STAIR - E	11"	7"	30	56.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



* RESTROOM FACILITIES ARE LOCATED ON 5TH FLOOR

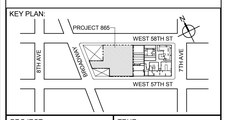
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SIC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
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LANDMARK/PRESERVATION CONSULTANT:
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No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
4TH FLOOR PLAN
BUILDING CODE NOTES (RETAIL)

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JAMES 026883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	

DWG No: **A-039.00**

DOB PAGE No: 77 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 03/09/2015 NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number
ES2-60650099 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME: PLOT DATE

OCCUPANT LOADS SUMMARY 5TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RETAIL	M	28,027 SF	60 SF	** 468
Grand total				** 468

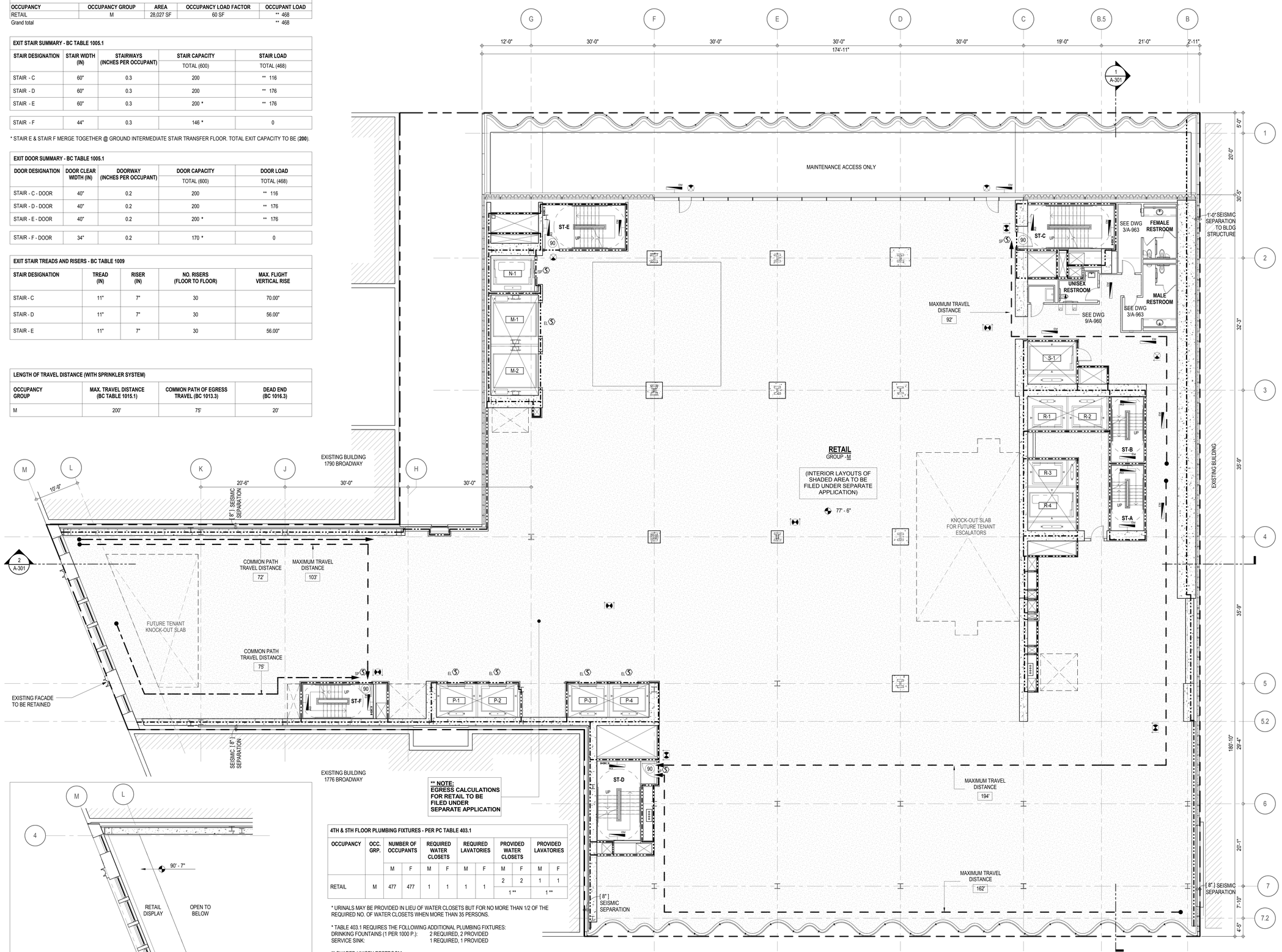
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (468)
STAIR - C	60"	0.3	200	** 116
STAIR - D	60"	0.3	200	** 176
STAIR - E	60"	0.3	200 *	** 176
STAIR - F	44"	0.3	146 *	0

* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (468)
STAIR - C - DOOR	40"	0.2	200	** 116
STAIR - D - DOOR	40"	0.2	200	** 176
STAIR - E - DOOR	40"	0.2	200 *	** 176
STAIR - F - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	7"	30	70.00"
STAIR - D	11"	7"	30	56.00"
STAIR - E	11"	7"	30	56.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
M	200'	75'	20'



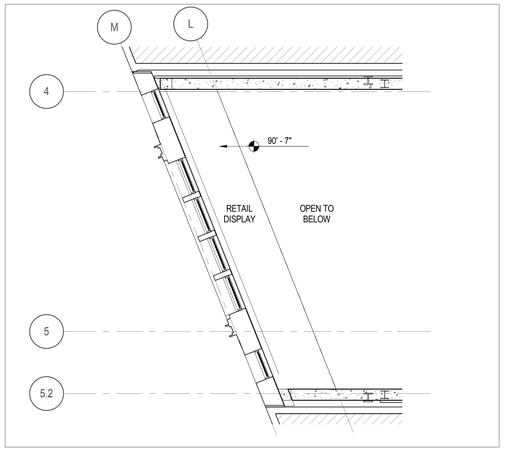
** NOTE:
EGRESS CALCULATIONS FOR RETAIL TO BE FILED UNDER SEPARATE APPLICATION

4TH & 5TH FLOOR PLUMBING FIXTURES - PER PC TABLE 403.1										
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M	F	M	F	M	F	M	F	M	F
RETAIL	M	477	477	1	1	1	1	2	2	1	1
								1 **		1 **	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1000 P.): 2 REQUIRED, 2 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

** SHARED UNISEX RESTROOM



INTERMEDIATE 1780 FACADE ACCESS PLATFORM

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
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SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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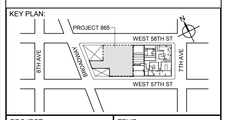
KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
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No.	DESCRIPTION:	DATE:
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1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
5TH FLOOR PLAN
BUILDING CODE NOTES (RETAIL)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAYNES 023853 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-040.00
DOB PAGE No:	78 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015 — NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421208305 Job Number
E30055120599 Scan Code

36" x 48" Arch E, SHEET SIZE

OCCUPANT LOADS SUMMARY 6TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
AC ROOM	F-2	400 SF	300 SF	2
FAN ROOM	F-2	1,735 SF	300 SF	7
FAND & PLENUM ROOM	F-2	653 SF	300 SF	3
H&V AND FAN ROOM	F-2	1,381 SF	300 SF	5
MEP	F-2	179 SF	300 SF	1
MER	F-2	341 SF	300 SF	2
RESIDENTIAL MER TELECOM	F-2	304 SF	300 SF	2
RETAIL ELECTRICAL ROOM	F-2	693 SF	300 SF	3
RETAIL MEP	F-2	9,039 SF	300 SF	31
RETAIL MER	F-2	822 SF	300 SF	3
STEP UP TRANSFORMERS FOR BUILDING	F-2	2,695 SF	300 SF	9
TANK ROOM	F-2	2,371 SF	300 SF	9
Grand total		20,614 SF		77

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

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

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (600)	TOTAL (77)
STAIR - C	60"	0.3	200	25
STAIR - D	60"	0.3	200	26
STAIR - E	60"	0.3	200 *	26
STAIR - F	44"	0.3	146 *	0

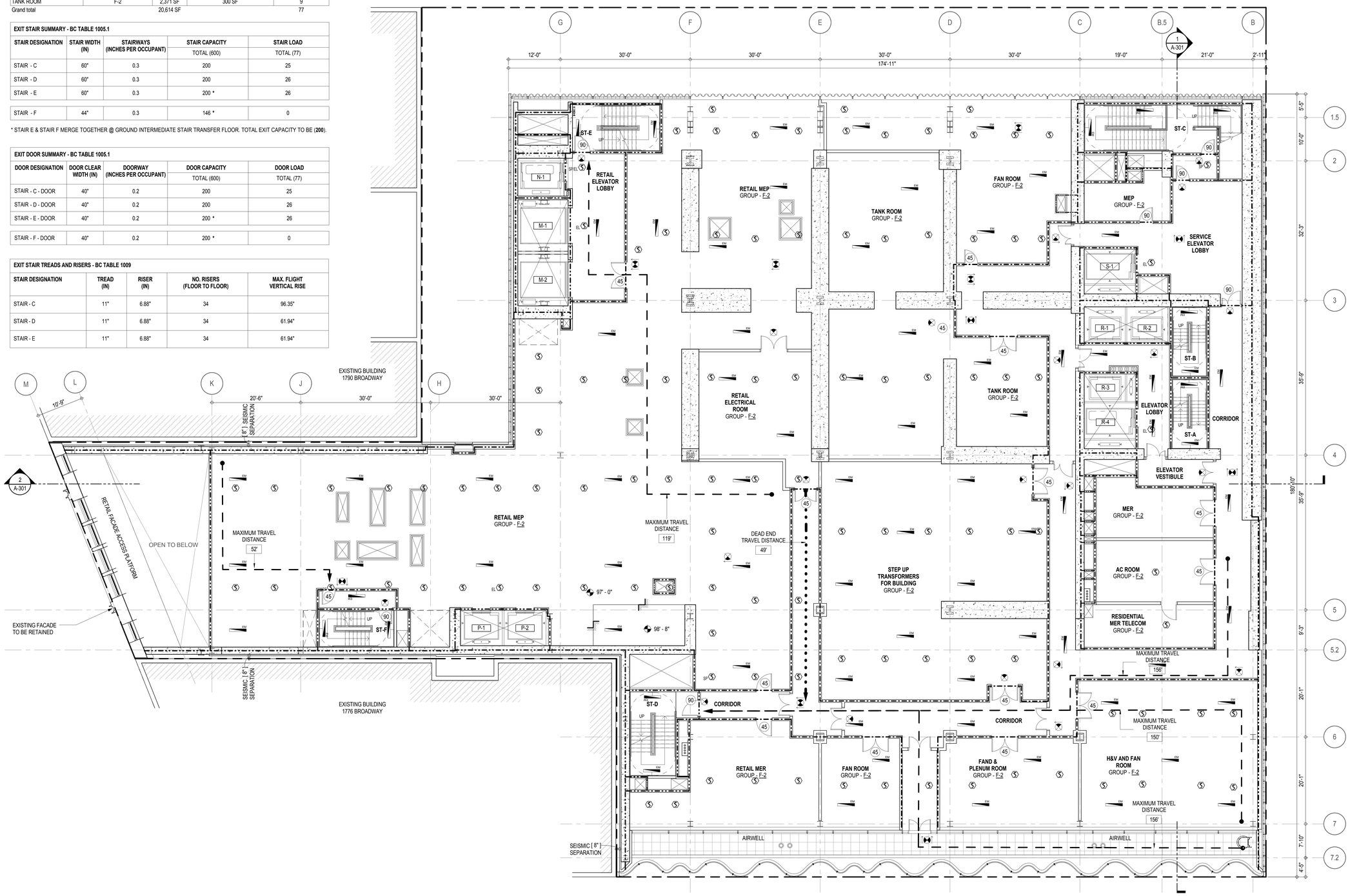
* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (600)	TOTAL (77)
STAIR - C - DOOR	40"	0.2	200	25
STAIR - D - DOOR	40"	0.2	200	26
STAIR - E - DOOR	40"	0.2	200 *	26
STAIR - F - DOOR	40"	0.2	200 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - C	11"	6.88"	34	96.35"
STAIR - D	11"	6.88"	34	61.94"
STAIR - E	11"	6.88"	34	61.94"



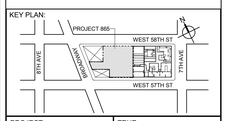
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

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1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
6TH FLOOR PLAN
BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE: REGISTERED ARCHITECT JOSE DAVID JAUREGI STATE OF NEW YORK 028857

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-041.00
DOB PAGE No:	79 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015 — NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE

OCCUPANT LOADS SUMMARY 7TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
AC AND FAN ROOM	F-2	1,572 SF	300 SF	6
AC AND PUMP ROOM	F-2	1,853 SF	300 SF	7
AC ROOM	F-2	346 SF	300 SF	2
AC UNIT AND FAN ROOM	F-2	495 SF	300 SF	2
BOILER ROOM W/ PUMPS	F-2	1,831 SF	300 SF	7
CON ED VAULT	F-2	663 SF	300 SF	4
ELECTRICAL ROOM	F-2	1,662 SF	300 SF	6
EMR	F-2	864 SF	300 SF	3
EMR AHU ROOM	F-2	381 SF	300 SF	2
FAN AND DW HEATER ROOM	F-2	414 SF	300 SF	2
FAN ROOM	F-2	472 SF	300 SF	2
GENERATOR ROOM	F-2	3,576 SF	300 SF	12
NETWORK ROOM	F-2	497 SF	300 SF	4
SWITCHBOARD ROOM	F-2	3,655 SF	300 SF	13
RECYCLING COLLECTION ROOM	S-1	295 SF	300 SF	1
REFUSE COLLECTION ROOM	S-1	449 SF	300 SF	2
TRASH COMPACTOR ROOM	S-1	405 SF	300 SF	2
Grand total		19,431 SF		77

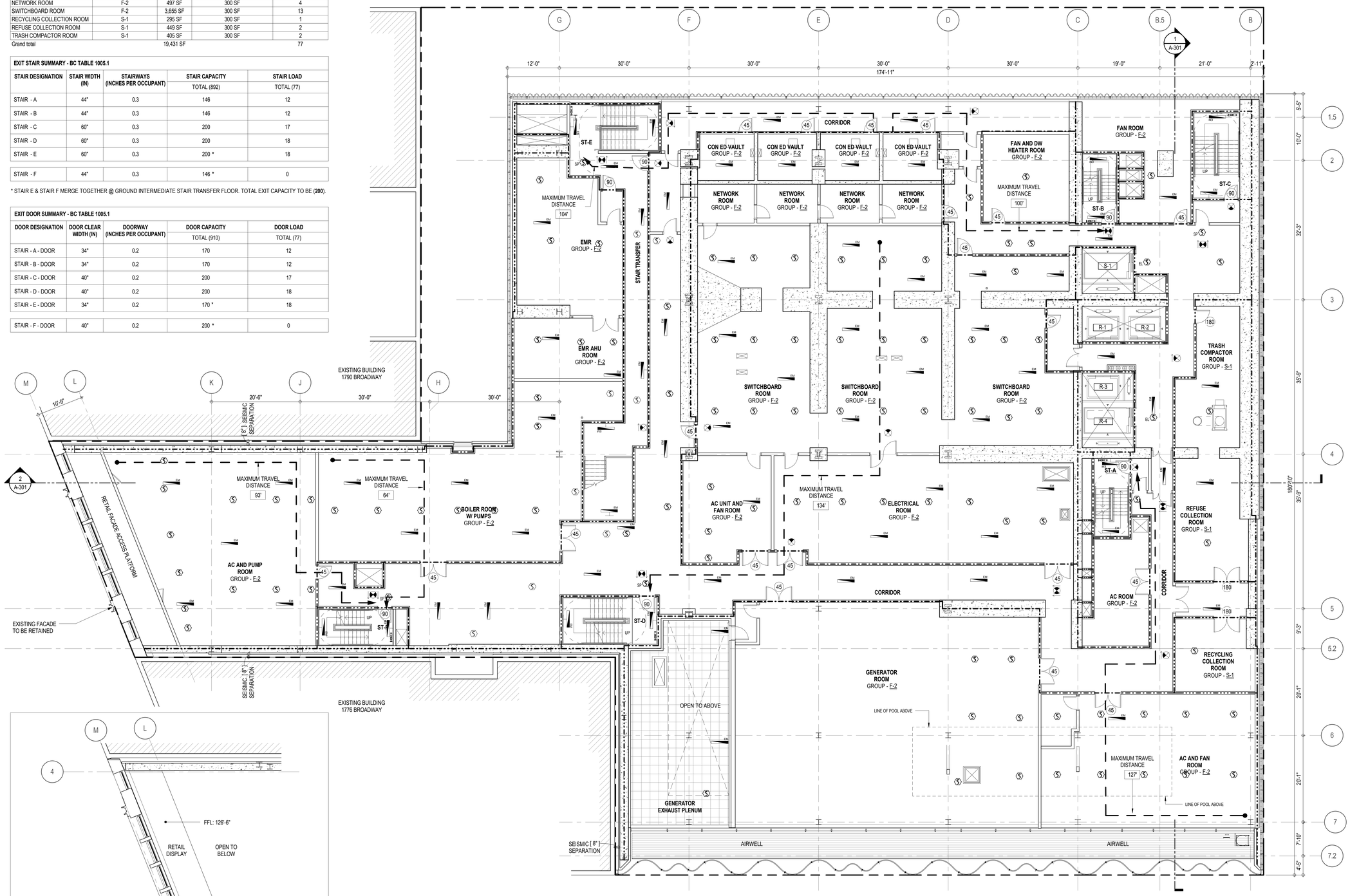
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (892)	TOTAL (77)
STAIR - A	44"	0.3	146	12
STAIR - B	44"	0.3	146	12
STAIR - C	60"	0.3	200	17
STAIR - D	60"	0.3	200	18
STAIR - E	60"	0.3	200 *	18
STAIR - F	44"	0.3	146 *	0

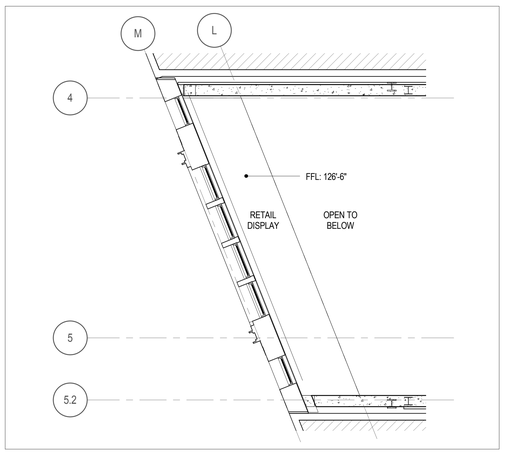
* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (910)	TOTAL (77)
STAIR - A - DOOR	34"	0.2	170	12
STAIR - B - DOOR	34"	0.2	170	12
STAIR - C - DOOR	40"	0.2	200	17
STAIR - D - DOOR	40"	0.2	200	18
STAIR - E - DOOR	34"	0.2	170 *	18
STAIR - F - DOOR	40"	0.2	200 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.41"	34	66.71"
STAIR - B	9.5"	7.41"	34	66.71"
STAIR - C	11"	7"	36	84.00"
STAIR - D	11"	7"	36	63.00"
STAIR - E	11"	7"	36	63.00"

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





INTERMEDIATE 1780 FACADE ACCESS PLATFORM

EGRESS AND FIRE RATING LEGEND

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

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- EM CEILING MOUNTED EMERGENCY LIGHT
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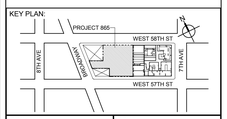
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
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0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
7TH FLOOR PLAN
BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE: REGISTERED ARCHITECT JAMES DAVID JANSSEN NO. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
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DRAWN: Author	REV:
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DOB PAGE No: 80 of 500	

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015. NYC Development Hub

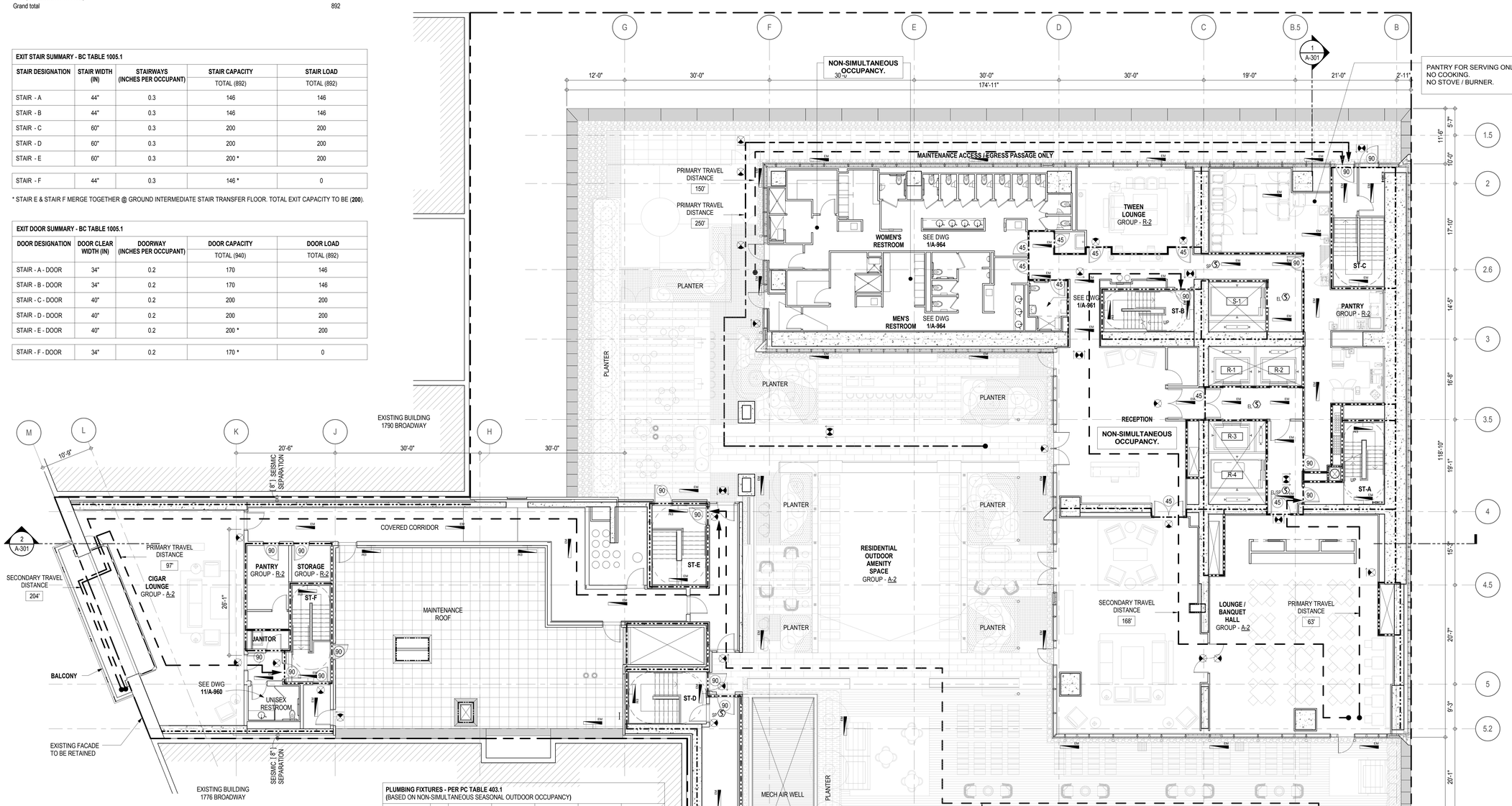
DOB B-SCAN:

OCCUPANT LOADS SUMMARY 8TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
CIGAR LOUNGE	A-2	1,355 SF	15 SF	91
LOUNGE / BANQUET HALL	A-2	2,747 SF	15 SF	184
RESIDENTIAL AMENITY POOL	A-2	1,050 SF	50 SF	21
RESIDENTIAL OUTDOOR AMENITY SPACE		8,367 SF	15 SF	558
A-2				854
PANTRY	R-2	883 SF	200 SF	5
PANTRY	R-2	149 SF	300 SF	1
STORAGE	R-2	60 SF	300 SF	1
TWEEN LOUNGE	R-2	462 SF	15 SF	31
R-2 (ACCESSORY SPACE)				38
Grand total				892

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (892)	TOTAL (892)
STAIR - A	44"	0.3	146	146
STAIR - B	44"	0.3	146	146
STAIR - C	60"	0.3	200	200
STAIR - D	60"	0.3	200	200
STAIR - E	60"	0.3	200 *	200
STAIR - F	44"	0.3	146 *	0

* STAIR E & STAIR F MERGE TOGETHER @ GROUND INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**200**).

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (940)	TOTAL (892)
STAIR - A - DOOR	34"	0.2	170	146
STAIR - B - DOOR	34"	0.2	170	146
STAIR - C - DOOR	40"	0.2	200	200
STAIR - D - DOOR	40"	0.2	200	200
STAIR - E - DOOR	40"	0.2	200 *	200
STAIR - F - DOOR	34"	0.2	170 *	0



EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.64"	33	76.67"
STAIR - B	9.5"	7.64"	33	61.00"
STAIR - C	11"	7"	36	126.00"
STAIR - D	11"	6.81"	37	81.73"
STAIR - E	11"	6.81"	37	68.11"
STAIR - F	11"	6.63"	38	73.33"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
S-2	250'	100'	20'
A-2	PRIMARY = 150'	SECONDARY = 250'	20'

PLUMBING FIXTURES - PER PC TABLE 403.1 (BASED ON NON-SIMULTANEOUS SEASONAL OUTDOOR OCCUPANCY)											
OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
RESIDENTIAL OUTDOOR AMENITY SPACE	A-2	290	290	4	8	2	2				
CIGAR LOUNGE / LOUNGE / BANQUET HALL	A-2	138	138	2	2	1	1				
ASSEMBLY	A-2 (TOTALS)			6	10	3	3	6	10	4	4
ACCESSORY	R-2	18	18	1		1		1		1	

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 500 P.): 2 REQUIRED, 2 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

EGRESS AND FIRE RATING LEGEND

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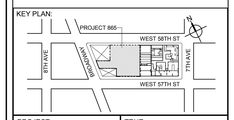
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

DEPT OF BLDGS 421208305 Job Number
E3508623134 Scan Code

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
8TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL AMENITIES)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JANOSKY STATE OF NEW YORK 028581

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-043.00
DOB PAGE No:	81 of 500

DOB EMPLOYEE STAMP: Damian Titus
Buildings APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421206305 Job Number
E360341785X Scan Code

OCCUPANT LOADS SUMMARY 9TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
POOL MECHANICAL EQUIPMENT ROOM	F-2 (300)	1,306 SF	300 SF	5
EMR	F-2 (300)	207 SF	300 SF	1
MECHANICAL	F-2 (300)	987 SF	300 SF	4
MECHANICAL	F-2 (300)	121 SF	300 SF	1
Grand total				11

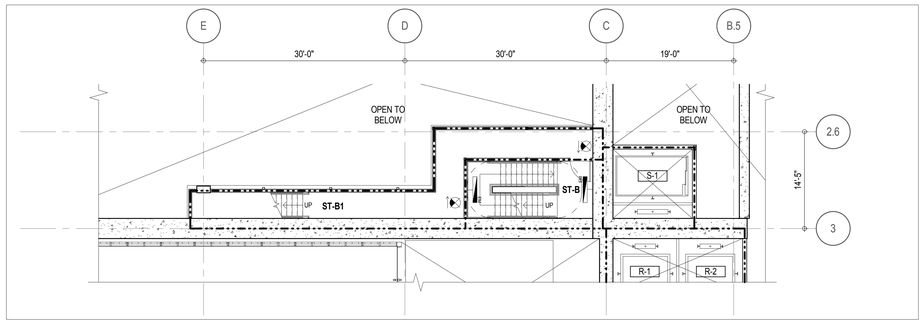
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (11)
STAIR - A	44"	0.3	146	6
STAIR - B	44"	0.3	146	5

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (11)
STAIR - A - DOOR	34"	0.2	170	6
STAIR - B - DOOR	34"	0.2	170	5

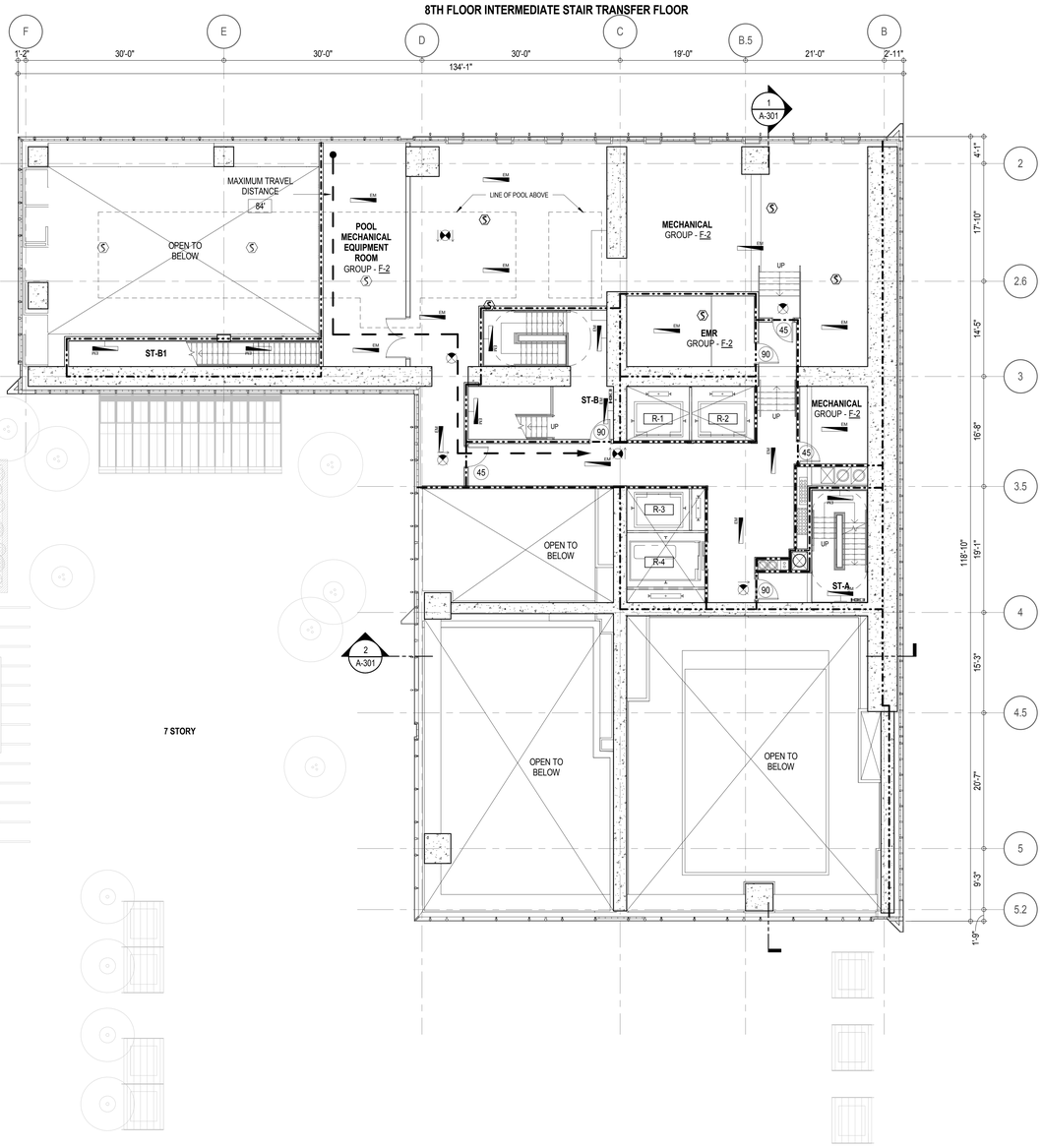
EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.58"	38	76.20"
STAIR - B	9.5"	7.58"	38	84.00"

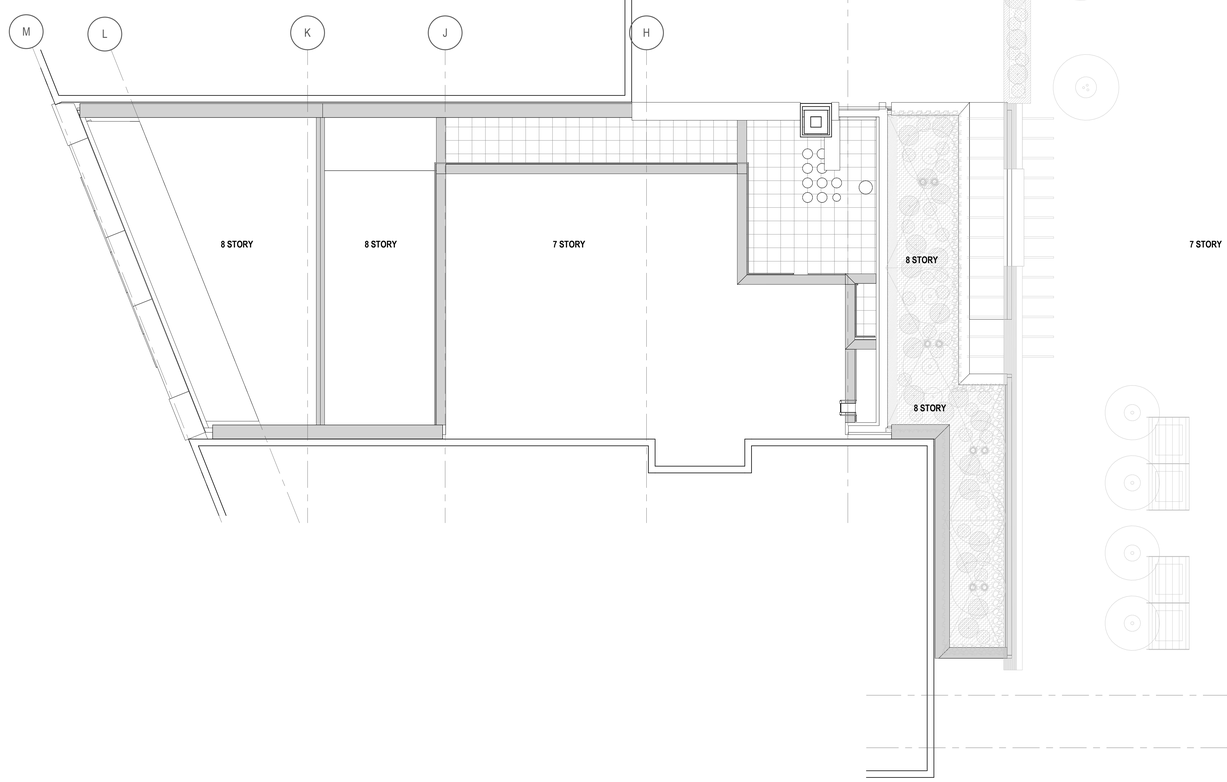
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



8TH FLOOR INTERMEDIATE STAIR TRANSFER FLOOR





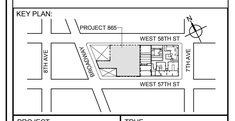
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EL CEILING MOUNTED EMERGENCY LIGHT
- EL WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
9TH FLOOR PLAN
BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE: REGISTERED ARCHITECT JOSE DAVID JACKSON 022883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-044.00
DOB PAGE No: 82 of 500	

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015. NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E - SHEET SIZE
FILE NAME:
PLOT DATE

DEPT OF BLDGS 421208305 Job Number
E356126956 Scan Code

OCCUPANT LOADS SUMMARY 10TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
WADING POOL	A-3	104 SF	50 SF	3
POOL		863 SF	50 SF	18
POOL DECK		1,829 SF	15 SF	122
A-3				143
EXERCISE ROOM	R-2	3,009 SF	50 SF	61
COUPLES TREATMENT ROOM	R-2	535 SF	50 SF	11
R-2				72
STORAGE	S-1	126 SF	300 SF	1
S-1				1
Grand total				216

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292) *	TOTAL (216)
STAIR - A	44"	0.3	146	108
STAIR - B	44"	0.3	146 *	108
STAIR - B1	44"	0.3	146 *	0

* STAIR B & STAIR B1 MERGE TOGETHER @ 8TH FLOOR INTERMEDIATE STAIR TRANSFER FLOOR. TOTAL EXIT CAPACITY TO BE (**146**).

EXIT DOOR SUMMARY - BC TABLE 1005.1

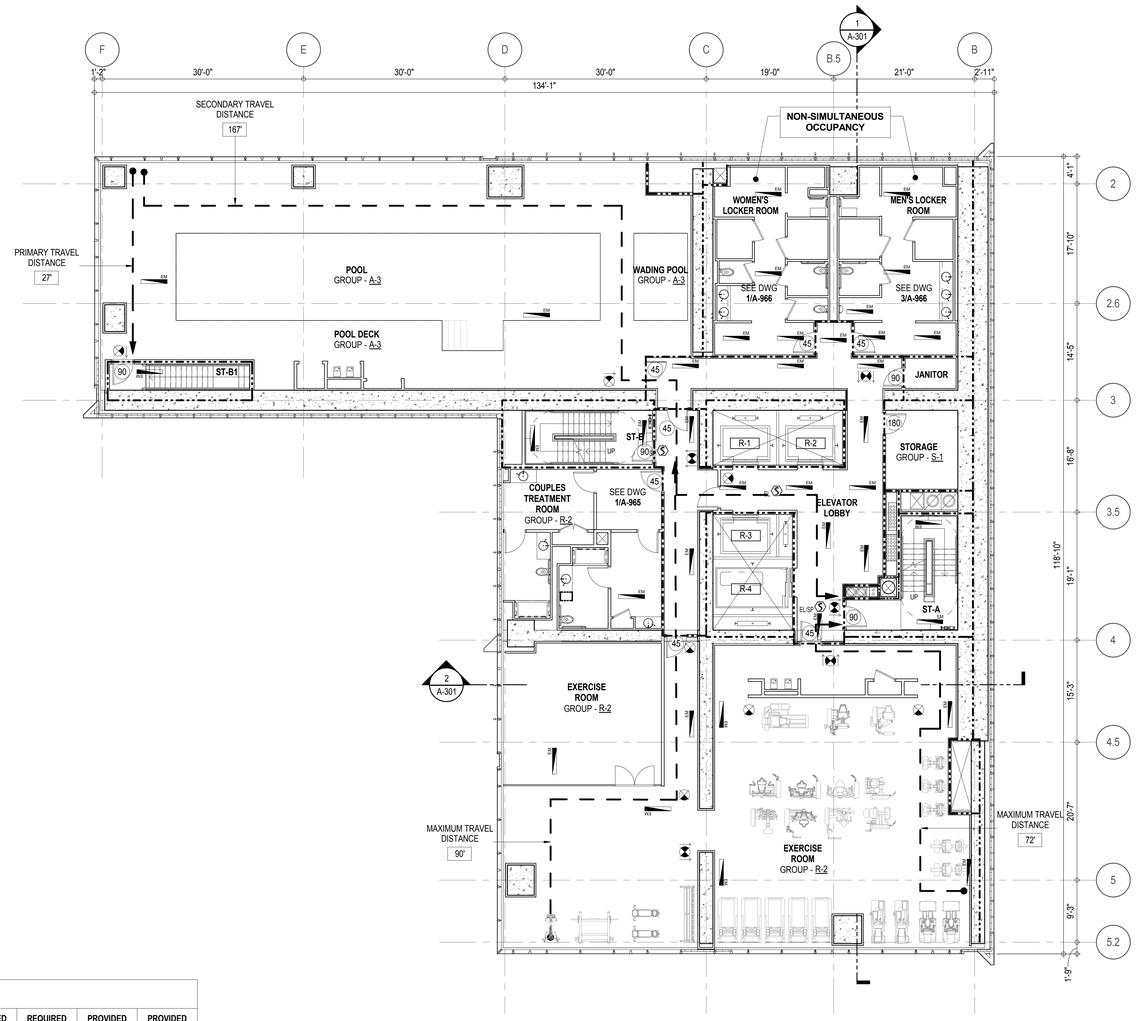
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340) *	TOTAL (216)
STAIR - A - DOOR	34"	0.2	170	108
STAIR - B - DOOR	34"	0.2	170 *	108
STAIR - B1 - DOOR	34"	0.2	170 *	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	53.76'
STAIR - B	9.5"	7.68"	25	115.20'
STAIR- B1	9.5"	7.61"	41	106.54'

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
S-1	200'	100'	20'



PLUMBING FIXTURES - PER PC TABLE 403.1

OCCUPANCY	OCC. GRP.	NUMBER OF OCCUPANTS		REQUIRED WATER CLOSETS		REQUIRED LAVATORIES		PROVIDED WATER CLOSETS		PROVIDED LAVATORIES	
		M50%	F50%	M	F	M	F	M	F	M	F
POOL / POOL DECK	A-3	72	72								
EXERCISE / COUPLES TREATMENT ROOMS	R-2	34	34								
TOTALS		106	106	2	3	1	1	2	3	3	2

* URINALS MAY BE PROVIDED IN LIEU OF WATER CLOSETS BUT FOR NO MORE THAN 1/2 OF THE REQUIRED NO. OF WATER CLOSETS WHEN MORE THAN 35 PERSONS.

* TABLE 403.1 REQUIRES THE FOLLOWING ADDITIONAL PLUMBING FIXTURES:
DRINKING FOUNTAINS (1 PER 1,000 P.): 1 REQUIRED, 4 PROVIDED
SERVICE SINK: 1 REQUIRED, 1 PROVIDED

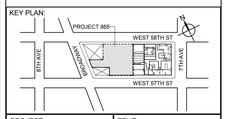
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
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CHICAGO IL 60603
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No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
10TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL AMENITIES)

SEAL & SIGNATURE: REGISTERED ARCHITECT JAE DAVID JAMES 022850 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-045.00
DOB PAGE No:	83 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015; NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

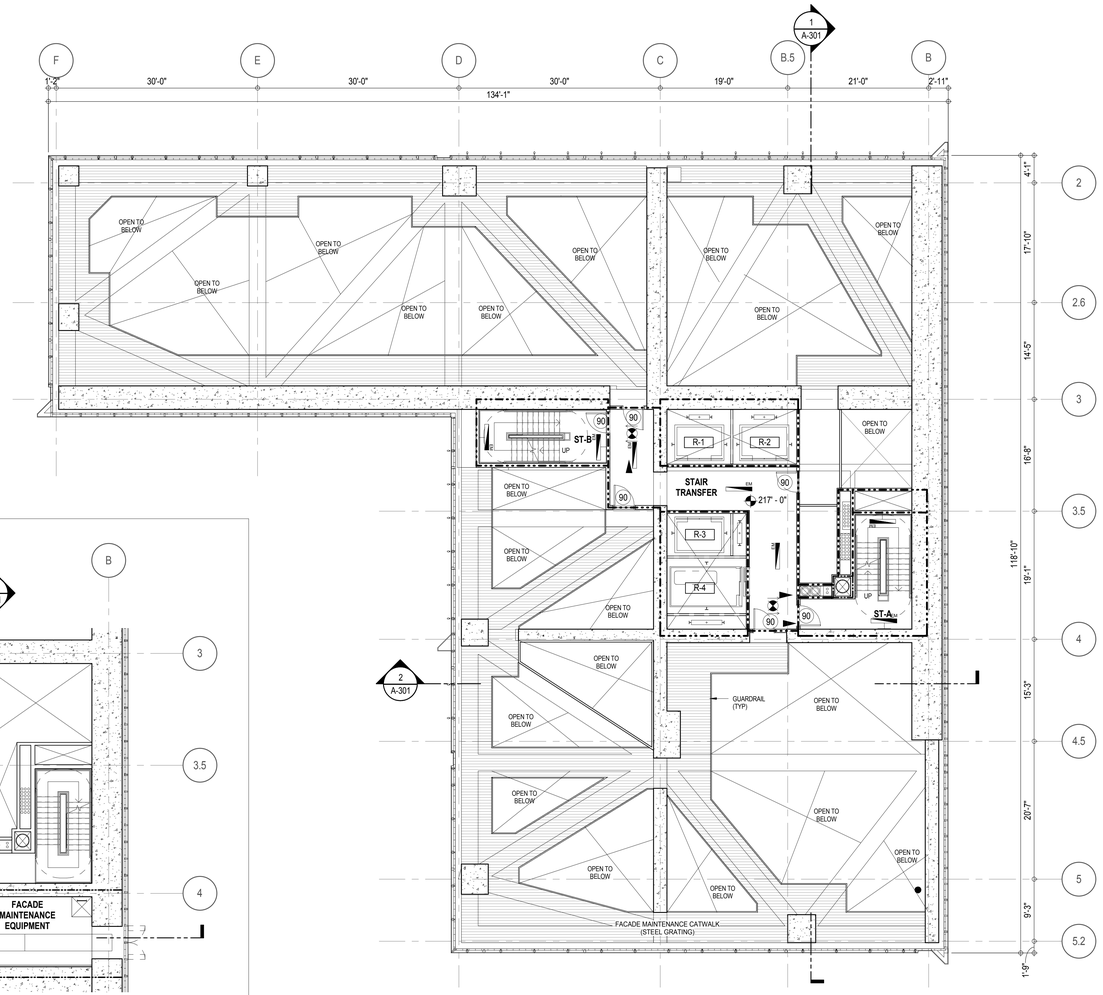
DEPT OF BLDGS 421206305 Job Number
E360 184851350 Scan Code

NO OCCUPANCY USE.

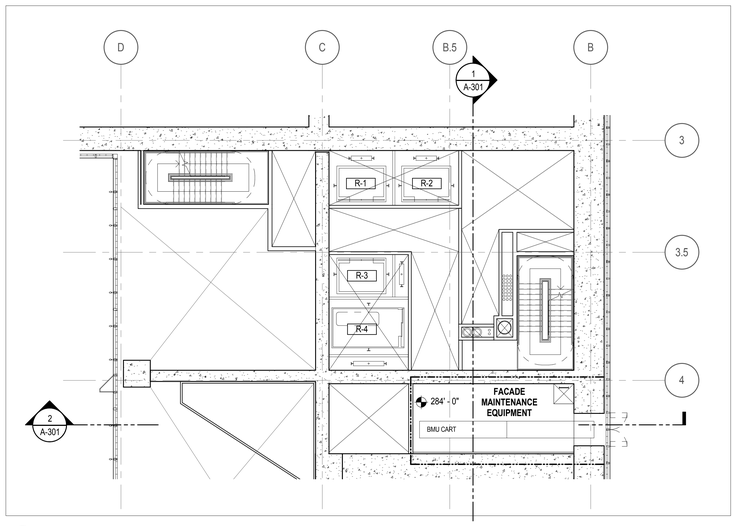
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (0)
STAIR - A	44"	0.3	146	0
STAIR - B	44"	0.3	146	0

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (0)
STAIR - A - DOOR	34"	0.2	170	0
STAIR - B - DOOR	34"	0.2	170	0

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.73"	59	77.29"
STAIR - B	9.5"	7.73"	59	77.29"



1 **10TH FLOOR INTERMEDIATE 1 AND 2**
A-301
1/8" = 1'-0"



2 **10TH INTERMEDIATE 3 BMU FLOOR**
A-301
1/8" = 1'-0"

INTERMEDIATE 1: 217' - 0"
INTERNEDIATE 2: 255' - 0"

EGRESS AND FIRE RATING LEGEND

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

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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- SPRINKLER RISER
- SIAMESE CONNECTION
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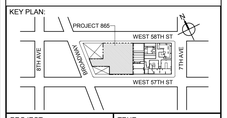
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
10TH INTERMEDIATE, 1, 2, AND BMU PLAN
BUILDING CODE NOTES (STAIR TRANSFER)

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID JAMES PAYNE NO. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-046.00**
DOB PAGE No: 84 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121283505 Job Number
E5135052095 Scan Code

OCCUPANT LOADS SUMMARY 11TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	9,256 SF	300 SF	31
MECHANICAL	F-2	126 SF	300 SF	1
Grand total				32

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (32)
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EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
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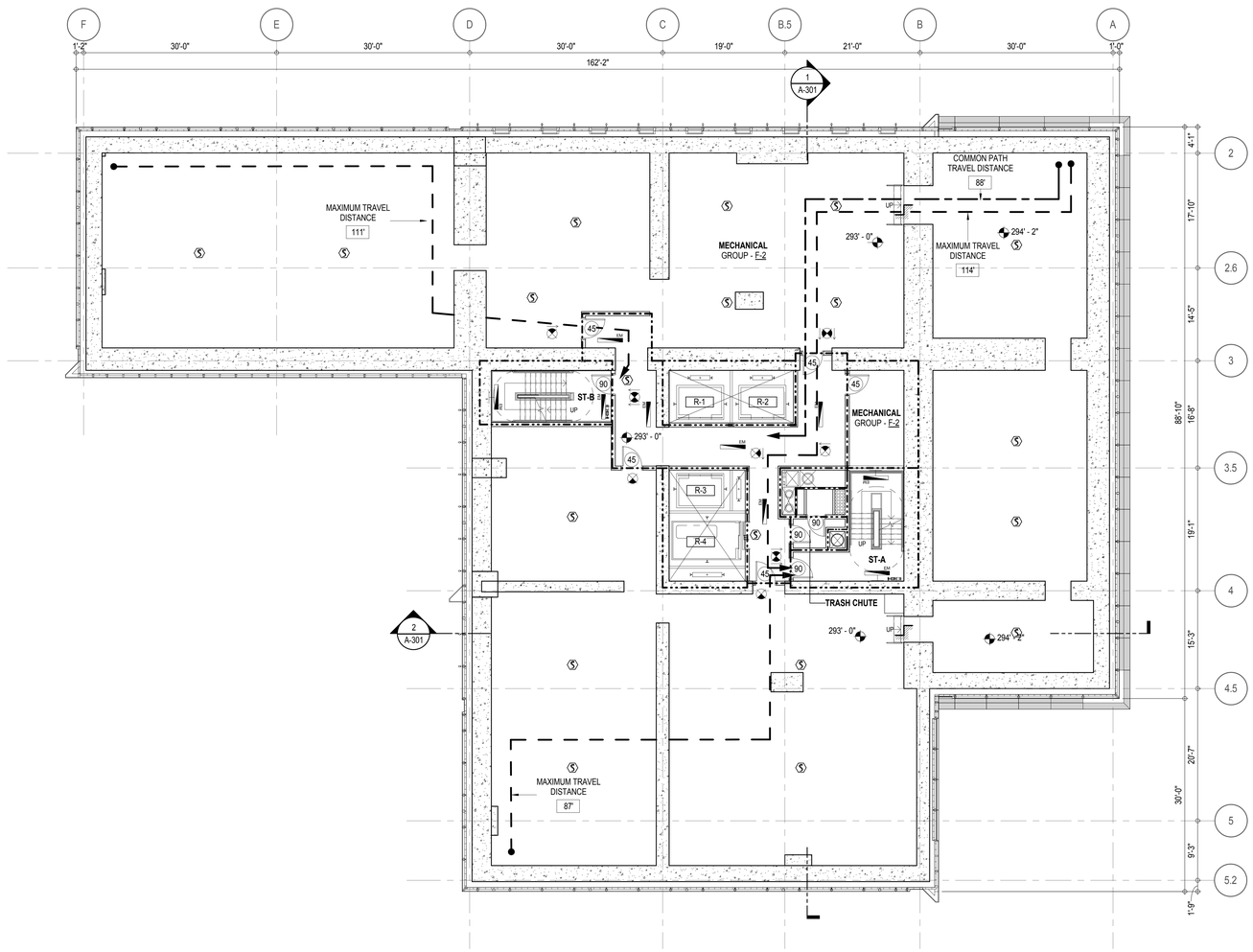
STAIR - B - DOOR	34"	0.2	170	16

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.73"	59	77.29"
STAIR - B	9.5"	7.73"	59	77.29"

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



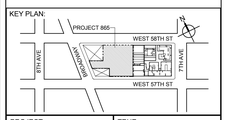
EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

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

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

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

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

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

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

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

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

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

11TH FLOOR PLAN

BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAE DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-047.00**
DOB PAGE No: 85 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121263505 Job Number
E313.010069 Scan Code

OCCUPANT LOADS SUMMARY 12TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
RESIDENTIAL STORAGE	R-2	204 SF	200 SF	2
SUITE A	R-2	2,388 SF	200 SF	12
SUITE B	R-2	2,370 SF	200 SF	12
Grand total				26

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (26)
STAIR - A	44"	0.3	146	13
STAIR - B	44"	0.3	146	13

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (26)
STAIR - A - DOOR	34"	0.2	170	13
STAIR - B - DOOR	34"	0.2	170	13

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	37	61.41"
STAIR - B	9.5"	7.68"	37	138.16"

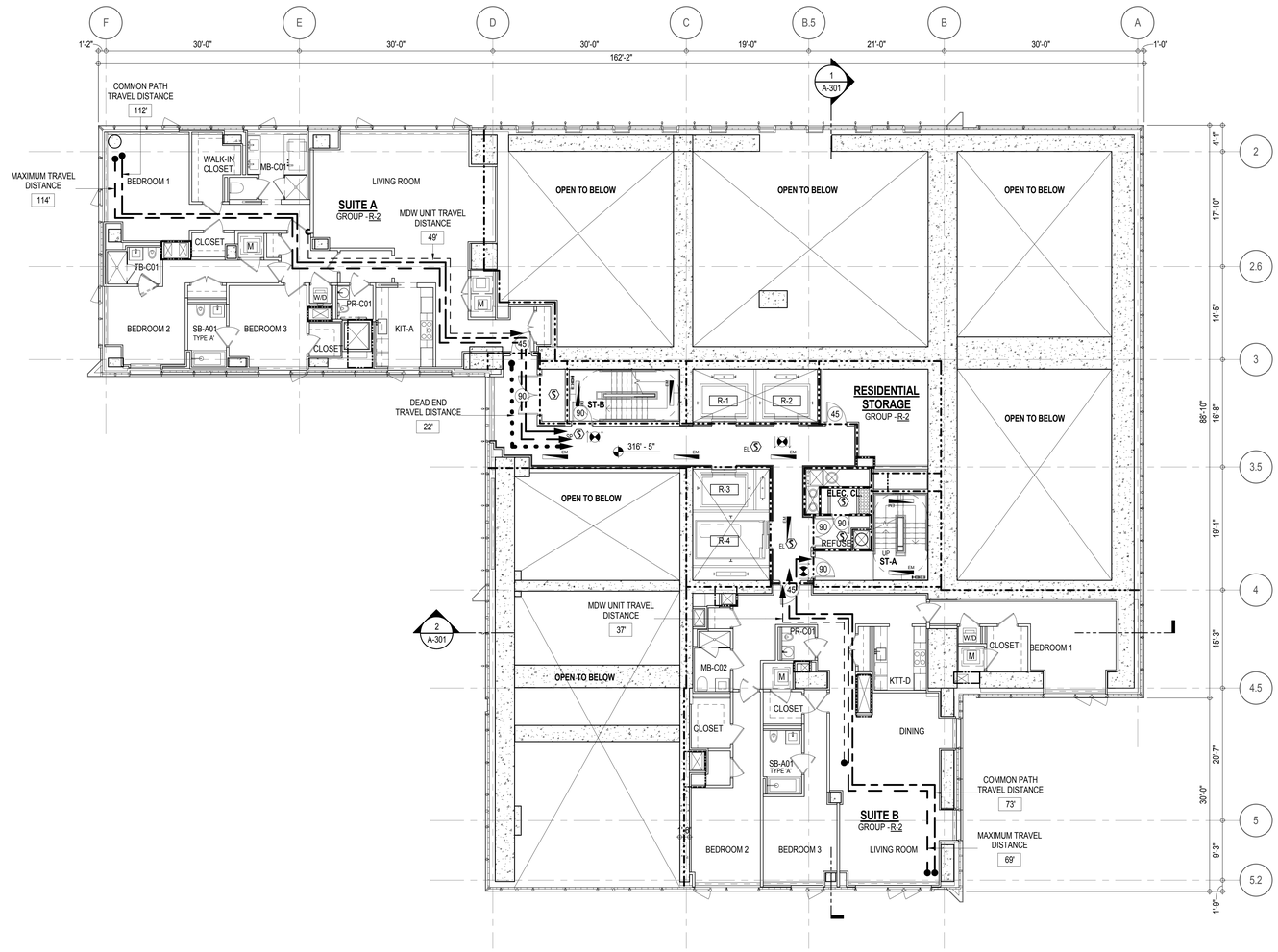
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C02	ADAPTABLE	9/A-973
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	11/AI-979

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KTT-D	7/A-951



LIGHT & AIR CALCULATION 12TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 1	216 SF	10%	4.0	134.72 SF	62.29%	5%	2	24.64 SF	11.39%
BEDROOM 2	148 SF	10%	3.0	101.04 SF	68.04%	5%	1	12.32 SF	8.30%
BEDROOM 3	150 SF	10%	1.5	50.52 SF	33.59%	5%	1	12.32 SF	8.19%
KIT-A	113 SF	10%	1.0	33.68 SF	29.82%	5%	1	12.32 SF	10.91%
LIVING ROOM	451 SF	10%	4.0	134.72 SF	29.87%	5%	2	24.64 SF	5.46%
SUITE B									
BEDROOM 1	262 SF	10%	6.0	202.08 SF	77.00%	5%	2	24.64 SF	9.39%
BEDROOM 2	159 SF	10%	2.0	67.36 SF	42.40%	5%	1	12.32 SF	7.75%
BEDROOM 3	152 SF	10%	1.0	33.68 SF	22.17%	5%	1	12.32 SF	8.11%
DINING	64 SF	10%	3.0	101.04 SF	158.32%	5%	1	12.32 SF	19.30%
KTT-D	79 SF	N / A				N / A			
LIVING ROOM	207 SF	10%	2.5	84.20 SF	40.76%	5%	1	12.32 SF	5.96%

*AREA OF VENTILATING OPENING / UNIT: 12.32 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

EGRESS AND FIRE RATING LEGEND

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

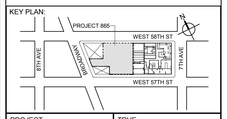
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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ADRIAN SMITH + GORDON GILL ARCHITECTURE
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MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
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GEOTECHNICAL ENGINEERS:
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TEL: 212 479 5400 FAX: 212 479 5444

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

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
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New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

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

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
12TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1A)

SEAL & SIGNATURE:
REGISTERED ARCHITECT WAYNE DAVID JANSEN NO. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-048.00
DOB PAGE No: 86 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 1 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

36" x 48" Arch E -SHEET SIZE

DEPT OF BLDGS 121328205 Job Number
ES389177103 Scan Code

OCCUPANT LOADS SUMMARY 13TH - 19TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,397 SF	200 SF	12
SUITE B	R-2	2,533 SF	200 SF	13
SUITE C	R-2	2,403 SF	200 SF	13
SUITE D	R-2	1,851 SF	200 SF	10
SUITE E	R-2	545 SF	200 SF	3
SUITE F	R-2	2,027 SF	200 SF	11
Grand total				62

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (62)
STAIR - A	44"	0.3	146	31
STAIR - B	44"	0.3	146	31

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (62)
STAIR - A - DOOR	34"	0.2	170	31
STAIR - B - DOOR	34"	0.2	170	31

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.47"	19	59.79"
STAIR - B	9.5"	7.47"	19	74.74"

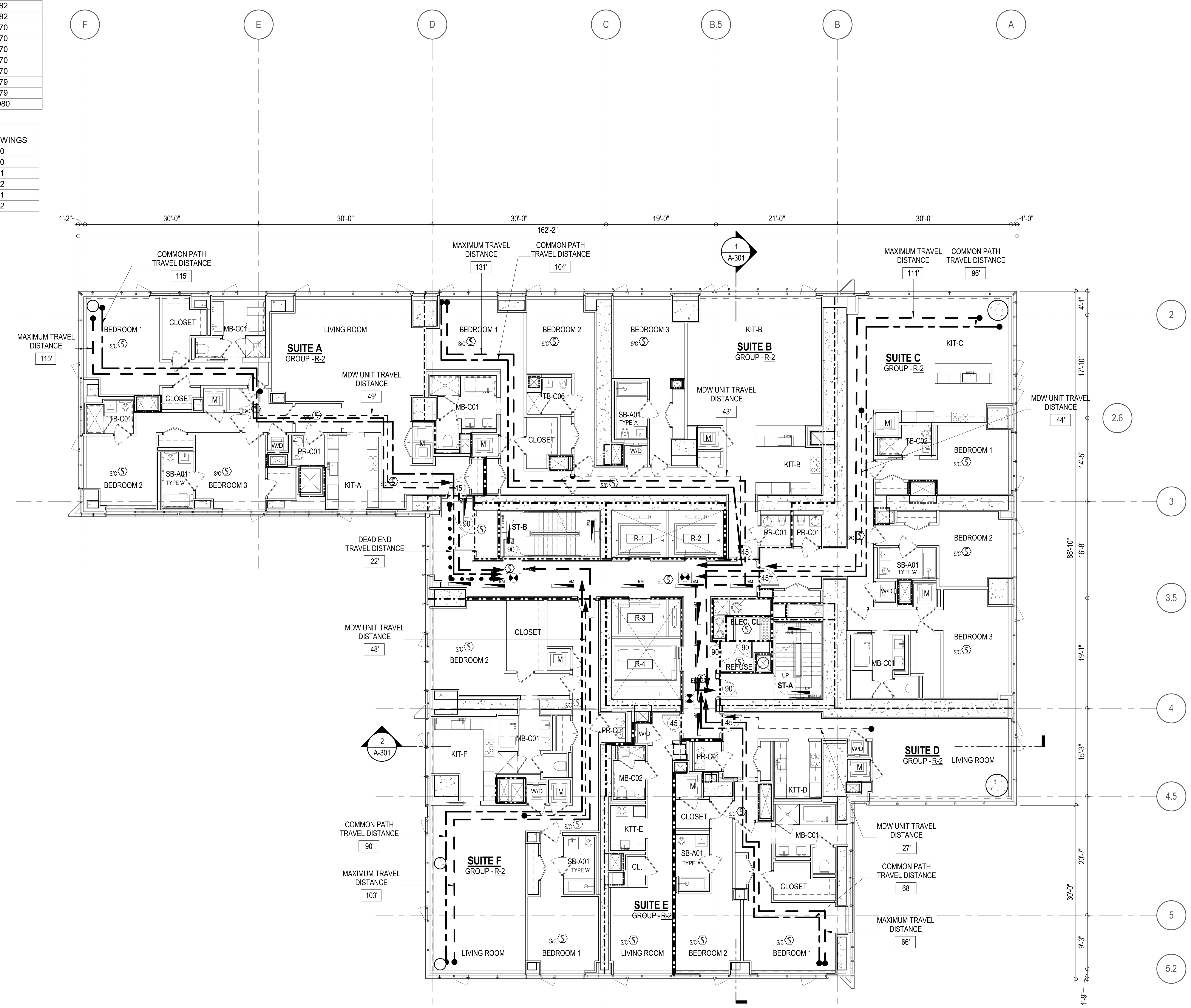
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"
SUITE E DOOR	36"
SUITE F DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C02	ADAPTABLE	9/A-973
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C02	ADAPTABLE	6/A-979
TB-C06	ADAPTABLE	11/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B	5/A-950
KIT-C	1/A-951
KIT-F	4/A-952
KTT-D	7/A-951
KTT-E	1/A-952



LIGHT & AIR CALCULATION 13TH - 19TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 1	216 SF	10%	4.0	134.72 SF	62.29%	5%	2	24.64 SF	11.39%
BEDROOM 2	148 SF	10%	3.0	101.04 SF	68.04%	5%	1	12.32 SF	8.30%
BEDROOM 3	150 SF	10%	1.5	50.52 SF	33.59%	5%	1	12.32 SF	8.19%
KIT-A	113 SF	10%	1.0	33.68 SF	29.82%	5%	1	12.32 SF	10.91%
LIVING ROOM	451 SF	10%	4.0	134.72 SF	29.87%	5%	2	24.64 SF	5.46%
SUITE B									
BEDROOM 1	192 SF	10%	2.0	67.36 SF	35.17%	5%	1	12.32 SF	6.43%
BEDROOM 2	152 SF	10%	2.0	67.36 SF	44.31%	5%	1	12.32 SF	8.10%
BEDROOM 3	166 SF	10%	2.0	67.36 SF	40.47%	5%	1	12.32 SF	7.40%
KIT-B	627 SF	10%	4.0	134.72 SF	21.49%	5%	3	36.96 SF	5.89%
SUITE C									
BEDROOM 1	151 SF	10%	2.0	67.36 SF	44.54%	5%	1	12.32 SF	8.15%
BEDROOM 2	155 SF	10%	2.0	67.36 SF	43.59%	5%	1	12.32 SF	7.97%
BEDROOM 3	211 SF	10%	3.0	101.04 SF	47.99%	5%	1	12.32 SF	5.85%
KIT-C	583 SF	10%	6.0	202.08 SF	34.64%	5%	3	36.96 SF	6.34%
SUITE D									
BEDROOM 1	207 SF	10%	2.5	84.20 SF	40.76%	5%	1	12.32 SF	5.96%
BEDROOM 2	152 SF	10%	1.0	33.68 SF	22.17%	5%	1	12.32 SF	8.11%
KTT-D	79 SF	N / A				N / A			
LIVING ROOM	335 SF	10%	6.0	202.08 SF	60.40%	5%	2	24.64 SF	7.36%
SUITE E									
KTT-E	47 SF	N / A				N / A			
LIVING ROOM	159 SF	10%	2.0	67.36 SF	42.40%	5%	1	12.32 SF	7.75%
SUITE F									
BEDROOM 1	158 SF	10%	1.5	50.52 SF	32.06%	5%	1	12.32 SF	7.82%
BEDROOM 2	201 SF	10%	3.0	101.04 SF	50.16%	5%	1	12.32 SF	6.12%
KIT-F	137 SF	10%	2.0	67.36 SF	49.15%	5%	2	24.64 SF	17.98%
LIVING ROOM	481 SF	10%	8.0	269.44 SF	55.99%	5%	2	24.64 SF	5.12%

*AREA OF VENTILATING OPENING / UNIT: 12.32 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

EGRESS AND FIRE RATING LEGEND

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

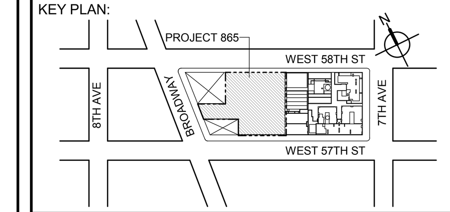
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH
TRUE NORTH

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

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

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

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

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

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

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

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

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

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

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
13TH - 19TH FLOOR PLAN
BUILDING CODE NOTES
(RESIDENTIAL-TIER 1A)

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

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-049.00
DOB PAGE No:	87 of 500

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 20TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,398 SF	200 SF	12
SUITE B	R-2	7,224 SF	200 SF	37
Grand total				49

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (49)
STAIR - A	44"	0.3	146	24
STAIR - B	44"	0.3	146	25

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (49)
STAIR - A - DOOR	34"	0.2	170	24
STAIR - B - DOOR	34"	0.2	170	25

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.68"	25	69.12"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR 1 SUITE B DOOR 2	36" 36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C03	ADAPTABLE	11/A-979
TB-C06	ADAPTABLE	11/A-980

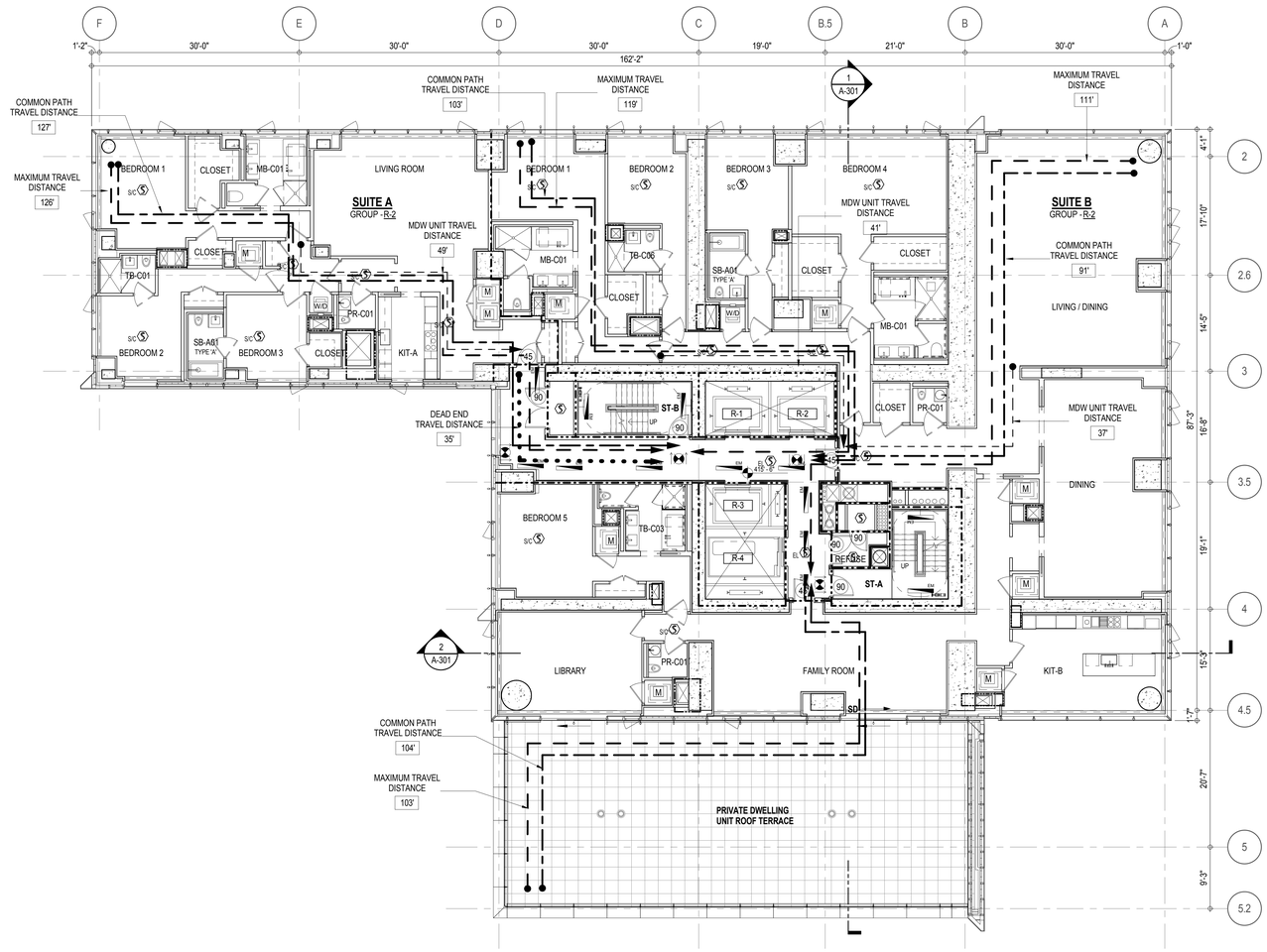
KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B	5/A-950

LIGHT & AIR CALCULATION 20TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A										
BEDROOM 1	216 SF	10%	4.0	134.72 SF	62.29%	5%	0.00 SF	2	24.64 SF	11.39%
BEDROOM 2	149 SF	10%	3.0	101.04 SF	67.81%	5%	0.00 SF	1	12.32 SF	8.27%
BEDROOM 3	150 SF	10%	1.5	50.52 SF	33.59%	5%	0.00 SF	1	12.32 SF	8.19%
KIT-A	113 SF	10%	1.0	33.68 SF	29.82%	5%	0.00 SF	1	12.32 SF	10.91%
LIVING ROOM	451 SF	10%	4.0	134.72 SF	29.87%	5%	0.00 SF	2	24.64 SF	5.46%
SUITE B										
BEDROOM 1	192 SF	10%	2.0	67.36 SF	35.17%	5%	0.00 SF	1	12.32 SF	6.43%
BEDROOM 2	153 SF	10%	2.0	67.36 SF	43.98%	5%	0.00 SF	1	12.32 SF	8.04%
BEDROOM 3	165 SF	10%	2.0	67.36 SF	40.84%	5%	0.00 SF	1	12.32 SF	7.47%
BEDROOM 4	337 SF	10%	4.0	134.72 SF	39.95%	5%	0.00 SF	2	24.64 SF	7.31%
BEDROOM 5	233 SF	10%	3.0	101.04 SF	43.30%	5%	0.00 SF	1	12.32 SF	5.28%
DINING	571 SF	10%	5.0	168.40 SF	29.48%	5%	0.00 SF	3	36.96 SF	6.47%
FAMILY ROOM	509 SF	10%	6.0	202.08 SF	39.71%	5%	39.73 SF	1	52.05 SF	10.23%
KIT-B	343 SF	10%	6.0	202.08 SF	58.96%	5%	0.00 SF	2	24.64 SF	7.19%
LIBRARY	323 SF	10%	5.0	168.40 SF	52.07%	5%	39.73 SF	2	64.37 SF	19.90%
LIVING / DINING	952 SF	10%	8.0	269.44 SF	28.30%	5%	0.00 SF	4	49.28 SF	5.18%

*AREA OF VENTILATING OPENING / UNIT: 12.32 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

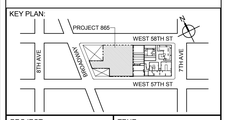
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

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

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TEL: 212 687 9888 FAX: 646 487 5501

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TEL: 212 274 9468 FAX: 646 274 9380

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

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

20TH FLOOR PLAN

BUILDING CODE NOTES
(RESIDENTIAL-TIER 1C SIMPLEX)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-050.00**
DOB PAGE No: 88 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number
E5752909444 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 21ST - 26TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,318 SF	200 SF	12
SUITE B	R-2	2,355 SF	200 SF	12
SUITE C	R-2	3,114 SF	200 SF	16
SUITE D	R-2	1,416 SF	200 SF	8
Grand total				48

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (48)
STAIR - A	44"	0.3	146	24
STAIR - B	44"	0.3	146	24

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (48)
STAIR - A - DOOR	34"	0.2	170	24
STAIR - B - DOOR	34"	0.2	170	24

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.68"	25	69.12"

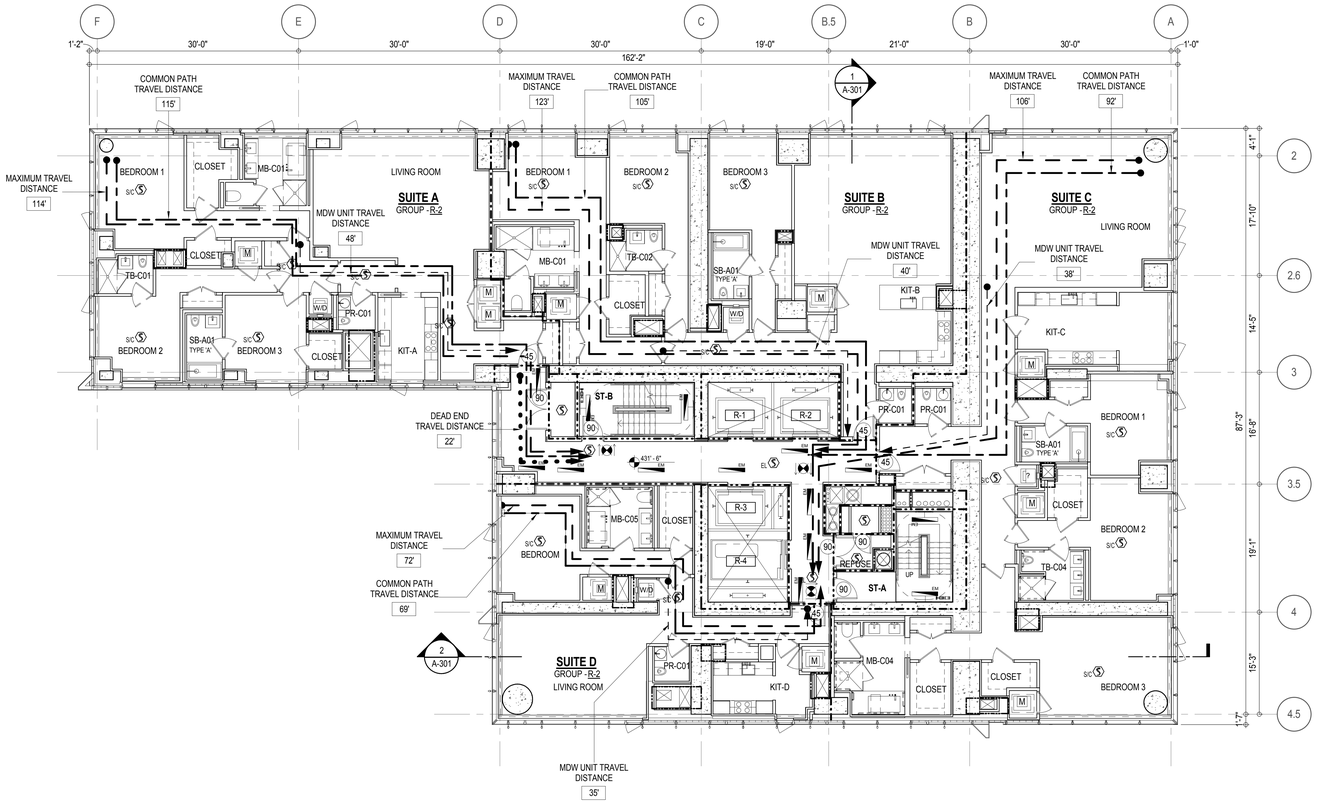
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"
SUITE D DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C01	ADAPTABLE	1/A-973
MB-C01	ADAPTABLE	1/A-973
MB-C04	ADAPTABLE	9/A-974
MB-C05	ADAPTABLE	1/A-975
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C01	ADAPTABLE	1/A-979
TB-C02	ADAPTABLE	6/A-979
TB-C04	ADAPTABLE	11/A-980

KITCHEN	
NAME	DETAIL DRAWINGS
KIT-A	1/A-950
KIT-B	5/A-950
KIT-C	1/A-953
KIT-D	4/A-953



LIGHT & AIR CALCULATION 21ST - 26TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 1	216 SF	10%	4.0	134.72 SF	62.29%	5%	2	24.64 SF	11.39%
BEDROOM 2	148 SF	10%	3.0	101.04 SF	68.04%	5%	1	12.32 SF	8.30%
BEDROOM 3	150 SF	10%	1.5	50.52 SF	33.59%	5%	1	12.32 SF	8.19%
KIT-A	113 SF	10%	1.0	33.68 SF	29.82%	5%	1	12.32 SF	10.91%
LIVING ROOM	451 SF	10%	4.0	134.72 SF	29.87%	5%	2	24.64 SF	5.46%
SUITE B									
BEDROOM 1	192 SF	10%	2.0	67.36 SF	35.17%	5%	1	12.32 SF	6.43%
BEDROOM 2	154 SF	10%	2.0	67.36 SF	43.74%	5%	1	12.32 SF	8.00%
BEDROOM 3	165 SF	10%	2.0	67.36 SF	40.86%	5%	1	12.32 SF	7.47%
KIT-B	631 SF	10%	4.0	134.72 SF	21.34%	5%	3	36.96 SF	5.86%
SUITE C									
BEDROOM 1	161 SF	10%	2.0	67.36 SF	41.77%	5%	1	12.32 SF	7.64%
BEDROOM 2	212 SF	10%	3.0	101.04 SF	47.61%	5%	1	12.32 SF	5.81%
BEDROOM 3	292 SF	10%	5.0	168.40 SF	57.65%	5%	2	24.64 SF	8.44%
KIT-C	236 SF	10%	3.0	101.04 SF	42.76%	5%	1	12.32 SF	5.21%
LIVING ROOM	630 SF	10%	6.0	202.08 SF	32.07%	5%	3	36.96 SF	5.87%
SUITE D									
BEDROOM	189 SF	10%	3.0	101.04 SF	53.32%	5%	1	12.32 SF	6.50%
KIT-D	107 SF	10%	3.0	101.04 SF	94.09%	5%	1	12.32 SF	11.47%
LIVING ROOM	331 SF	10%	5.0	168.40 SF	50.91%	5%	2	24.64 SF	7.45%

*AREA OF VENTILATING OPENING / UNIT: 12.32 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

EGRESS AND FIRE RATING LEGEND

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

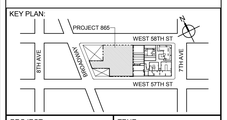
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
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New York, NY 10001-2727
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New York, NY 10013
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TEL: 212 759 6462 FAX: 212 759 6540

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	D.O.B. SUBMISSION	27 APR 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

21ST - 26TH FLOOR PLAN

BUILDING CODE NOTES (RESIDENTIAL-TIER 1C)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAE DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-051.00
DOB PAGE No:	89 of 500

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 37126505 Job Number
E509A321185 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 27TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	8,484 SF	300 SF	29
Grand total				29

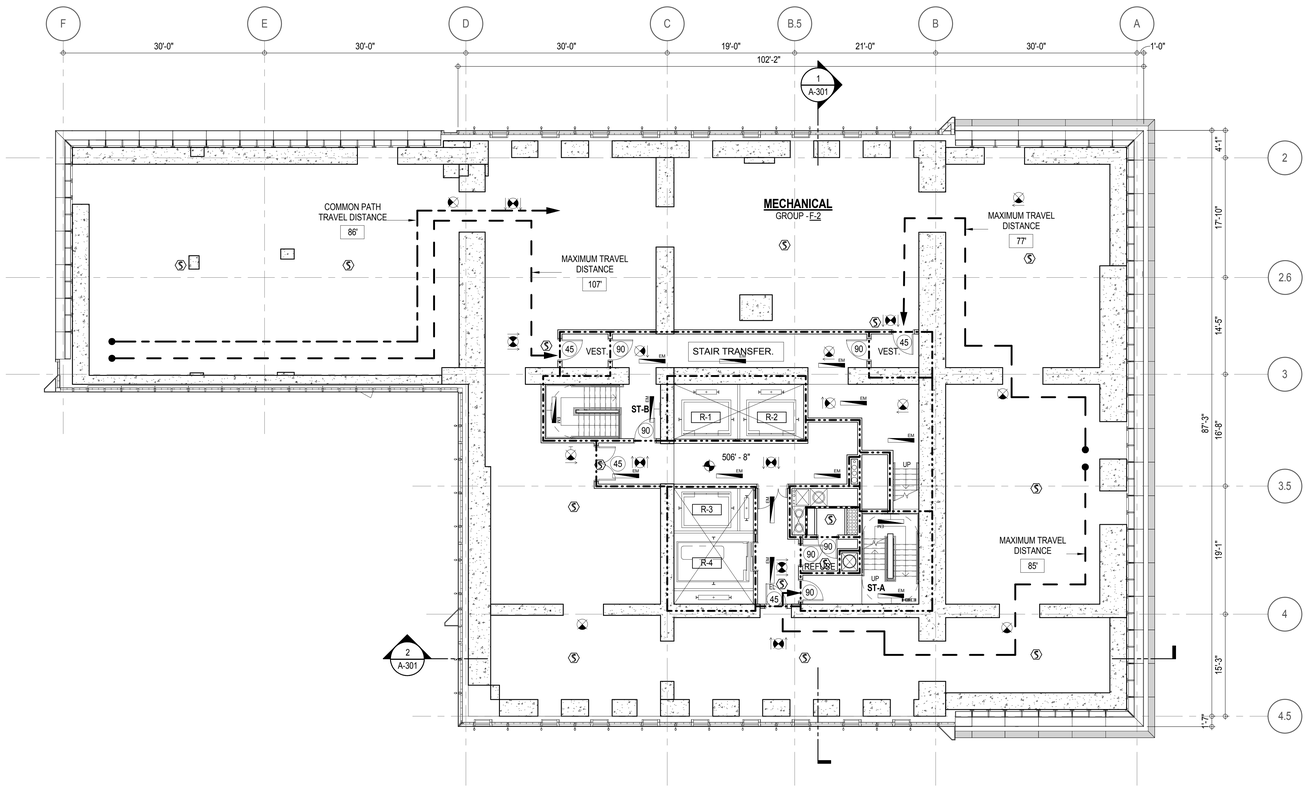
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (29)
STAIR - A	44"	0.3	146	14
STAIR - B	44"	0.3	146	15

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (29)
STAIR - A - DOOR	34"	0.2	170	14
STAIR - B - DOOR	34"	0.2	170	15

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.68"	25	69.12"

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



EGRESS AND FIRE RATING LEGEND

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

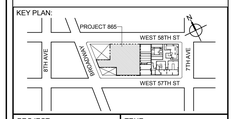
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

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

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

STRUCTURAL ENGINEERS:
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228 EAST 45th Street
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TEL: 212 687 9888 FAX: 646 487 5501

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

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

CODE CONSULTANTS:
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100 Church Street
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TEL: 212 385 1818 FAX: 212 385 1911

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

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

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

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

27TH FLOOR PLAN

BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE:

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

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-052.00**
DOB PAGE No: 90 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421206305 Job Number
E533305095 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421208905 Job Number
E302208905 Scan Code

OCCUPANT LOADS SUMMARY 28TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	7,676 SF	200 SF	39
Grand total				39

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (39)
STAIR - A	44"	0.3	146	19
STAIR - B	44"	0.3	146	20

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (39)
STAIR - A - DOOR	34"	0.2	170	19
STAIR - B - DOOR	34"	0.2	170	20

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.58"	38	144.00"
STAIR - B	9.5"	7.58"	38	144.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C06	ADAPTABLE	6/A-975
MB-C07	ADAPTABLE	1/A-976
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
SB-A01	A	1/A-970
TB-C05	ADAPTABLE	6/A-980

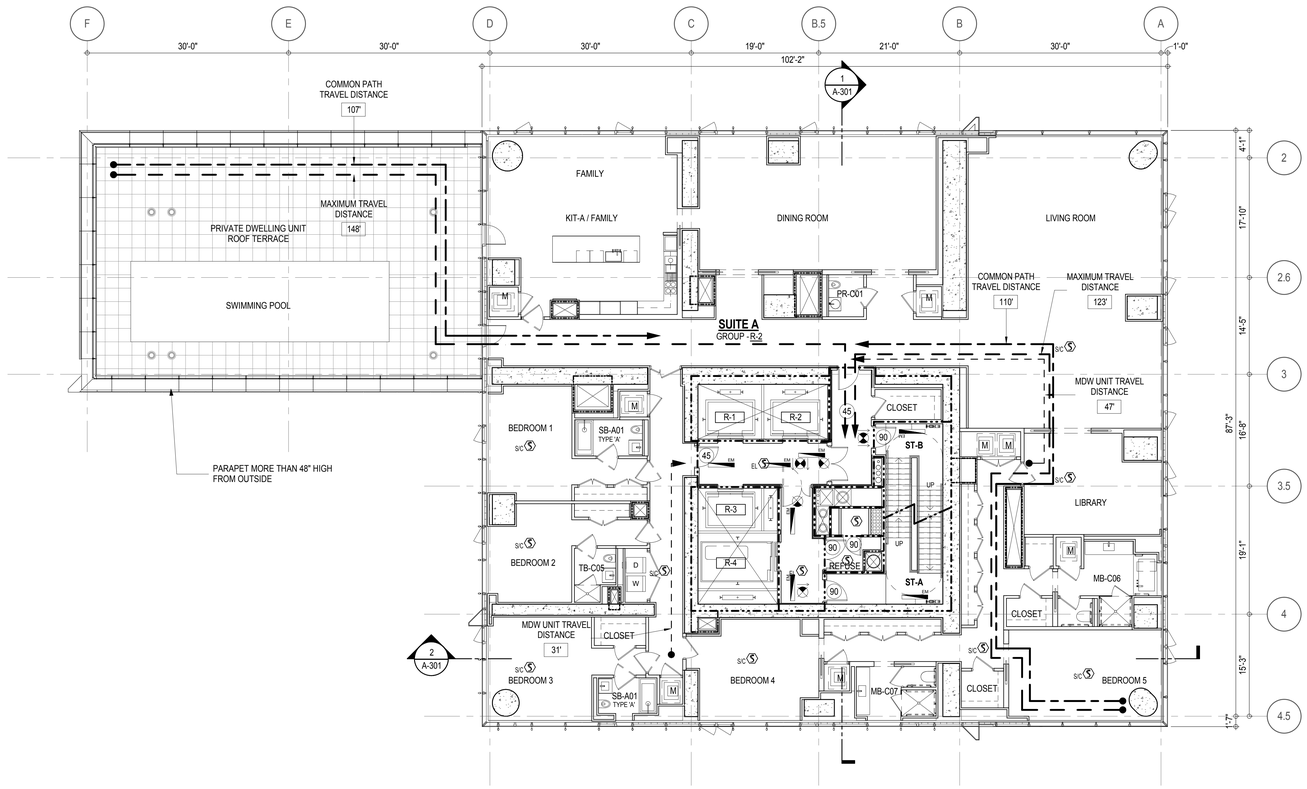
KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A / FAMILY	9/A-953

LIGHT & AIR CALCULATION 28TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A										
BEDROOM 1	209 SF	10%	3.0	101.04 SF	48.30%	5%	0.00 SF	1	12.32 SF	5.89%
BEDROOM 2	169 SF	10%	2.0	67.36 SF	39.75%	5%	0.00 SF	1	12.32 SF	7.27%
BEDROOM 3	230 SF	10%	4.5	151.56 SF	65.87%	5%	0.00 SF	1	12.32 SF	5.35%
BEDROOM 4	253 SF	10%	3.0	101.04 SF	39.98%	5%	0.00 SF	2	24.64 SF	9.75%
BEDROOM 5	298 SF	10%	5.0	168.40 SF	56.49%	5%	0.00 SF	2	24.64 SF	8.27%
DINING ROOM	685 SF	10%	6.0	202.08 SF	29.52%	5%	0.00 SF	3	36.96 SF	5.40%
KIT-A / FAMILY	670 SF	10%	7.0	235.76 SF	35.20%	5%	23.50 SF	2	48.14 SF	7.19%
LIBRARY	289 SF	10%	2.0	67.36 SF	23.34%	5%	0.00 SF	2	24.64 SF	8.54%
LIVING ROOM	1,221 SF	10%	10.0	336.80 SF	27.59%	5%	0.00 SF	5	61.60 SF	5.05%

*AREA OF VENTILATING OPENING / UNIT: 12.32 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
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- SPRINKLER HEAD (REFER TO FP DRAWINGS)
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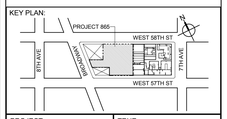
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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New York, NY 10022 USA
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TEL: 212 687 9888 FAX: 646 487 5501

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AKF GROUP
1501 Broadway
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TEL: 212 354 5656 FAX: 212 354 5668

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Langan Engineering & Environmental Services
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New York, NY 10001-2727
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No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

28TH FLOOR PLAN

BUILDING CODE NOTES
(RESIDENTIAL-TIER 2 SIMPLEX)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JAMES PAYNE NO. 028581 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-053.00
DOB PAGE No: 91 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 29TH - 45TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	3,046 SF	200 SF	16
SUITE B	R-2	1,381 SF	200 SF	7
SUITE C	R-2	3,224 SF	200 SF	17
Grand total				40

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (40)
STAIR - A	44"	0.3	146	20
STAIR - B	44"	0.3	146	20

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (40)
STAIR - A - DOOR	34"	0.2	170	20
STAIR - B - DOOR	34"	0.2	170	20

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.47"	19	142.00"
STAIR - B	9.5"	7.47"	19	142.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"
SUITE C DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

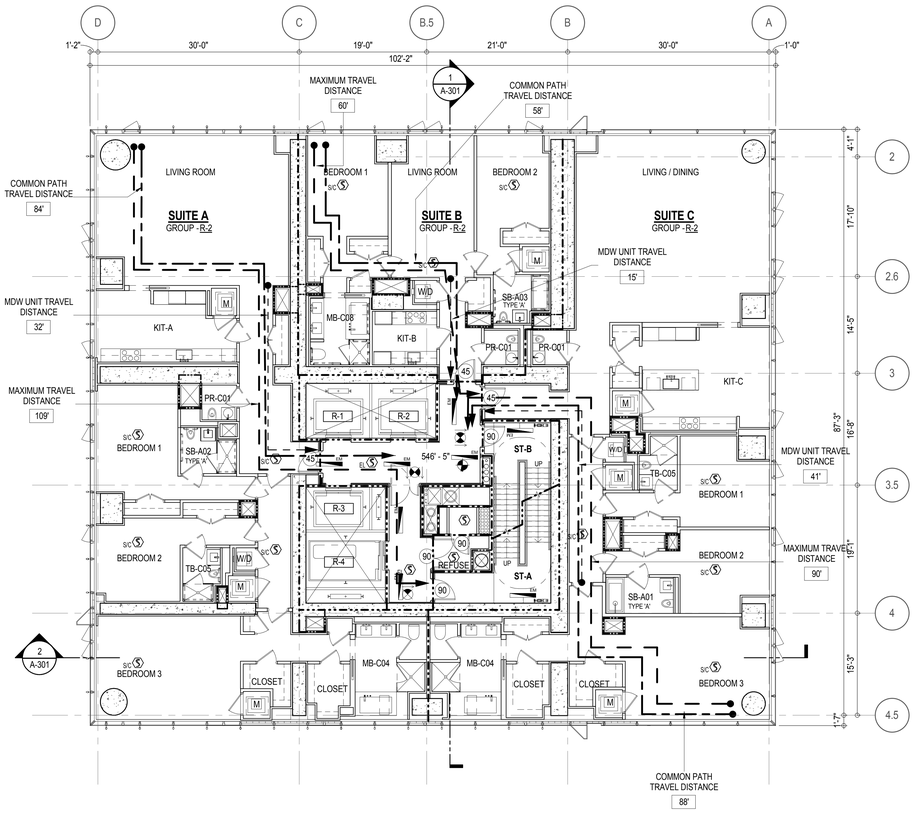
RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C04	ADAPTABLE	9/A-974
MB-C04	ADAPTABLE	9/A-974
MB-C08	ADAPTABLE	6/A-976
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
SB-A02	A	6/AI-916
SB-A03	A	11/A-970
TB-C05	ADAPTABLE	6/A-980
TB-C05	ADAPTABLE	6/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-954
KIT-B	4/A-954
KIT-C	1/A-955

LIGHT & AIR CALCULATION 29TH - 45TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 1	205 SF	10%	3.0	101.04 SF	49.23%	5%	1	12.32 SF	6.00%
BEDROOM 2	151 SF	10%	2.0	67.36 SF	44.74%	5%	1	12.32 SF	8.18%
BEDROOM 3	325 SF	10%	6.0	202.08 SF	62.25%	5%	2	24.64 SF	7.59%
KIT-A	204 SF	10%	2.0	67.36 SF	33.03%	5%	1	12.32 SF	6.04%
LIVING ROOM	611 SF	10%	8.0	269.44 SF	44.09%	5%	3	36.96 SF	6.05%
SUITE B									
BEDROOM 1	173 SF	10%	2.0	67.36 SF	38.91%	5%	1	12.32 SF	7.12%
BEDROOM 2	153 SF	10%	2.0	67.36 SF	44.01%	5%	1	12.32 SF	8.05%
KIT-B	75 SF	10%				5%			
LIVING ROOM	251 SF	10%	2.0	67.36 SF	26.79%	5%	2	24.64 SF	9.80%
SUITE C									
BEDROOM 1	166 SF	10%	2.0	67.36 SF	40.68%	5%	1	12.32 SF	7.44%
BEDROOM 2	156 SF	10%	2.0	67.36 SF	43.05%	5%	1	12.32 SF	7.87%
BEDROOM 3	316 SF	10%	5.0	168.40 SF	53.36%	5%	2	24.64 SF	7.81%
KIT-C	293 SF	10%	2.5	84.20 SF	28.73%	5%	3	36.96 SF	12.61%
LIVING / DINING	773 SF	10%	7.0	235.76 SF	30.48%	5%	4	49.28 SF	6.37%

*AREA OF VENTILATING OPENING / UNIT: 12.32 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

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

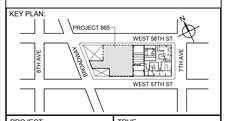
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

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

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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ARCHITECT OF RECORD: Base Building Shell & Core
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TEL: 416 967 1500 FAX: 416 967 7150

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

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

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

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

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

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

29TH - 45TH FLOOR PLAN

BUILDING CODE NOTES (RESIDENTIAL-TIER 2)

SEAL & SIGNATURE:

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

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-054.00**
DOB PAGE No: 92 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421208305 Job Number
E3070021101 Scan Code

DEPT OF BLDGS 421208305 Job Number
E350504806 Scan Code

OCCUPANT LOADS SUMMARY 46TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	7,042 SF	300 SF	24
Grand total				24

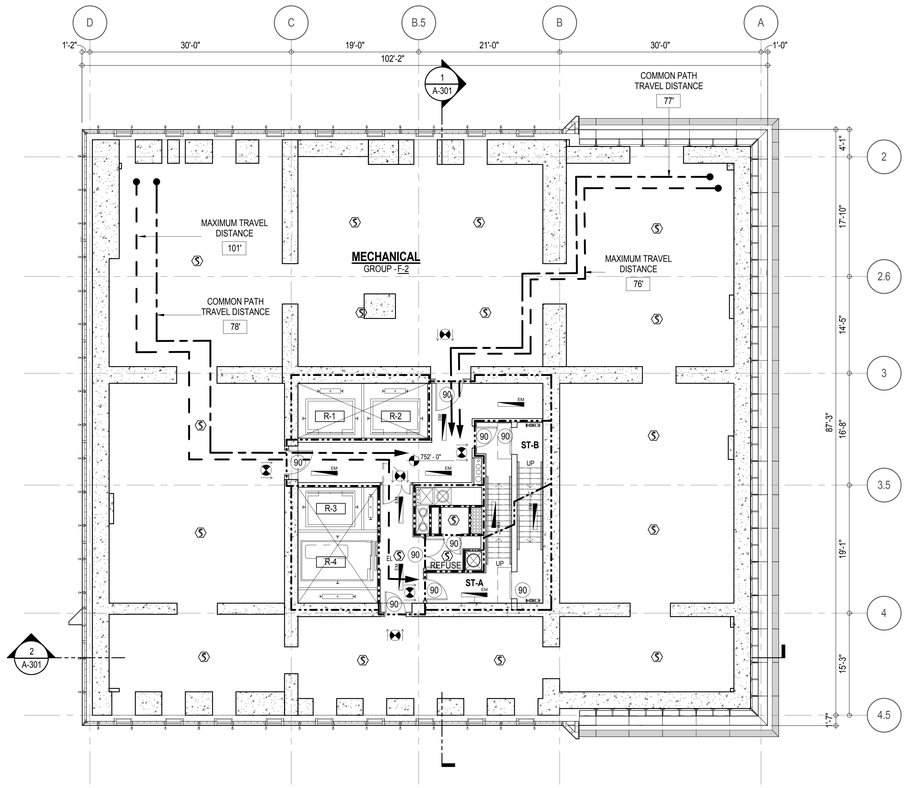
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (24)
STAIR - A	44"	0.3	146	12
STAIR - B	44"	0.3	146	12

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (24)
STAIR - A - DOOR	34"	0.2	170	12
STAIR - B - DOOR	34"	0.2	170	12

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	99.84"
STAIR - B	9.5"	7.68"	25	99.84"

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

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



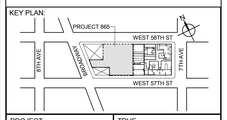
EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
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	D.O.B. SUBMISSION	27 APR 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

46TH FLOOR PLAN

BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JAMES MAYNARD NO. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-055.00
DOB PAGE No: 93 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 47TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,946 SF	200 SF	15
SUITE B	R-2	3,986 SF	200 SF	20
Grand total				35

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (35)
STAIR - A	44"	0.3	146	18
STAIR - B	44"	0.3	146	17

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (35)
STAIR - A - DOOR	34"	0.2	170	18
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.58"	38	144.00"
STAIR - B	9.5"	7.58"	38	144.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

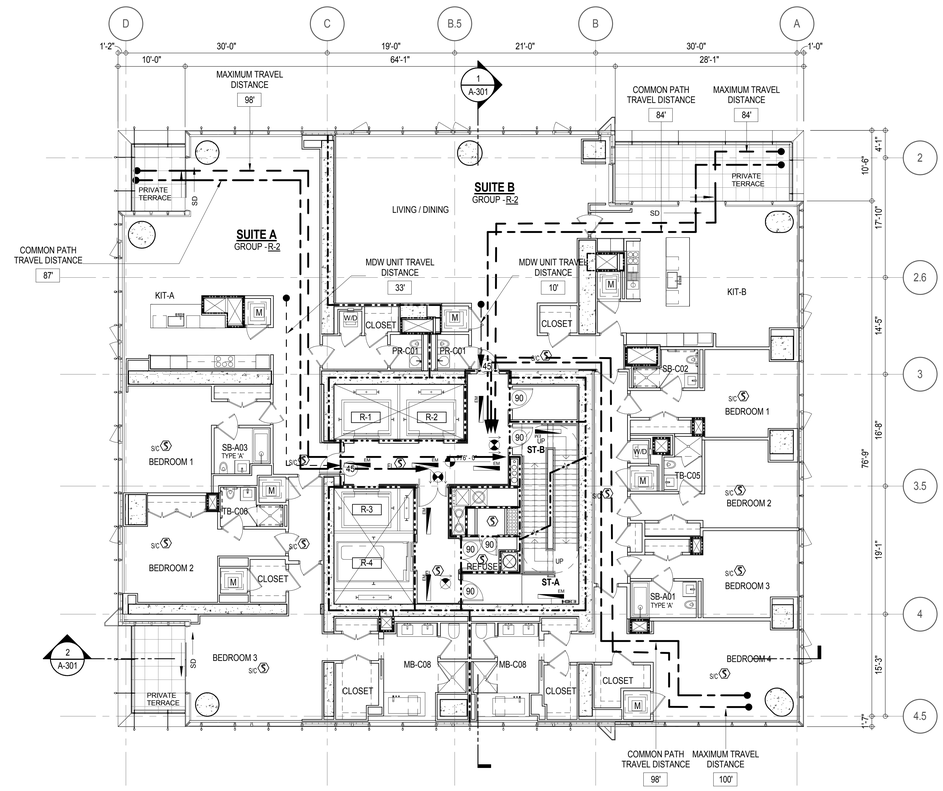
RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C08	ADAPTABLE	6/A-976
MB-C08	ADAPTABLE	6/A-976
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
SB-A03	A	11/A-970
SB-C02	ADAPTABLE	10/A-971
TB-C05	ADAPTABLE	6/A-980
TB-C06	ADAPTABLE	11/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	10/A-955
KIT-B	1/A-956

LIGHT & AIR CALCULATION 47TH FLOOR										
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A										
BEDROOM 1	209 SF	10%	3.0	112.14 SF	53.69%	5%	0.00 SF	1	14.18 SF	6.79%
BEDROOM 2	179 SF	10%	2.0	74.76 SF	41.66%	5%	0.00 SF	1	14.18 SF	7.90%
BEDROOM 3	296 SF	10%	5.0	186.90 SF	63.11%	5%	37.73 SF	0	37.73 SF	12.74%
KIT-A	743 SF	10%	9.5	355.11 SF	47.77%	5%	29.86 SF	3	72.40 SF	9.74%
SUITE B										
BEDROOM 1	169 SF	10%	2.0	74.76 SF	44.12%	5%	0.00 SF	1	14.18 SF	8.37%
BEDROOM 2	173 SF	10%	2.0	74.76 SF	43.22%	5%	0.00 SF	1	14.18 SF	8.20%
BEDROOM 3	167 SF	10%	2.0	74.76 SF	44.74%	5%	0.00 SF	1	14.18 SF	8.49%
BEDROOM 4	314 SF	10%	5.0	186.90 SF	59.60%	5%	0.00 SF	2	28.36 SF	9.04%
KIT-B	502 SF	10%	6.0	224.28 SF	44.71%	5%	25.59 SF	2	53.95 SF	10.75%
LIVING / DINING	911 SF	10%	7.0	261.66 SF	28.74%	5%	0.00 SF	4	56.72 SF	6.23%

*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 37.38 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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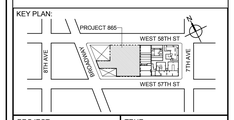
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

47TH FLOOR PLAN

BUILDING CODE NOTES (RESIDENTIAL-TIER 3)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JAGGER No. 022883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-056.00
DOB PAGE No: 94 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015.
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number
E3415051341 Scan Code

OCCUPANT LOADS SUMMARY 48TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	2,945 SF	200 SF	15
SUITE B	R-2	3,986 SF	200 SF	20
Grand total				35

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (35)
STAIR - A	44"	0.3	146	17
STAIR - B	44"	0.3	146	18

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (35)
STAIR - A - DOOR	34"	0.2	170	17
STAIR - B - DOOR	34"	0.2	170	18

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.7"	20	138.60"
STAIR - B	9.5"	7.7"	20	138.60"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"
SUITE B DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

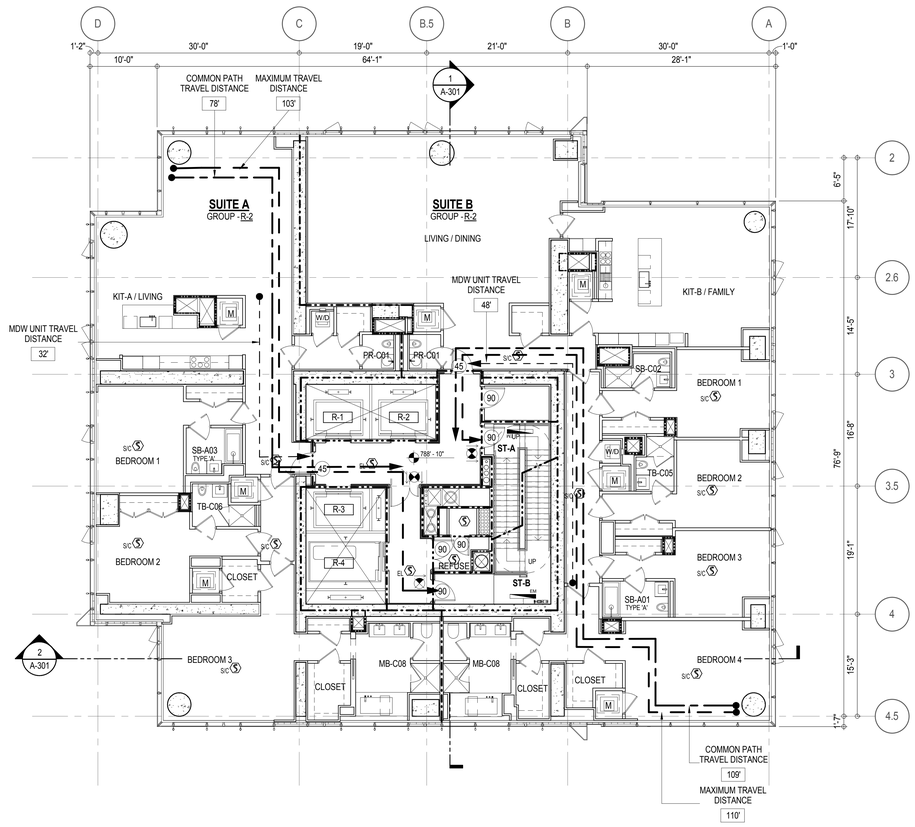
RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C08	ADAPTABLE	6/A-976
MB-C08	ADAPTABLE	6/A-976
PR-C01	ADAPTABLE	1/A-982
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
SB-A03	A	11/A-970
SB-C02	ADAPTABLE	10/A-971
TB-C05	ADAPTABLE	6/A-980
TB-C06	ADAPTABLE	11/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A / LIVING	10/A-955
KIT-B / FAMILY	1/A-956

LIGHT & AIR CALCULATION 48TH FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 1	209 SF	10%	3.0	112.14 SF	53.69%	5%	1	14.18 SF	6.79%
BEDROOM 2	179 SF	10%	2.0	74.76 SF	41.66%	5%	1	14.18 SF	7.90%
BEDROOM 3	296 SF	10%	5.0	186.90 SF	63.11%	5%	2	28.36 SF	9.58%
KIT-A / LIVING	743 SF	10%	9.0	336.42 SF	45.25%	5%	3	42.54 SF	5.72%
SUITE B									
BEDROOM 1	169 SF	10%	2.0	74.76 SF	44.12%	5%	1	14.18 SF	8.37%
BEDROOM 2	173 SF	10%	2.0	74.76 SF	43.22%	5%	1	14.18 SF	8.20%
BEDROOM 3	171 SF	10%	2.0	74.76 SF	43.60%	5%	1	14.18 SF	8.27%
BEDROOM 4	309 SF	10%	5.0	186.90 SF	60.40%	5%	2	28.36 SF	9.17%
KIT-B / FAMILY	505 SF	10%	6.0	224.28 SF	44.43%	5%	2	28.36 SF	5.62%
LIVING / DINING	928 SF	10%	7.0	261.66 SF	28.18%	5%	4	56.72 SF	6.11%

*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 37.38 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
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- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

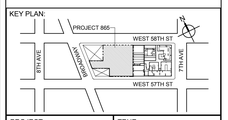
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- CM CEILING MOUNTED EMERGENCY LIGHT
- WM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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New York, NY 10001-2727
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New York, NY 10007
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LANDMARK/PRESERVATION CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

48TH - 66TH FLOOR PLAN

BUILDING CODE NOTES (RESIDENTIAL-TIER 3)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JANSSEN 028885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	

DWG No:
A-057.00

DOB PAGE No: 95 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/02/2015
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121236305 Job Number
E3080013014 Scan Code

36" x 48" Arch E SHEET SIZE

OCCUPANT LOADS SUMMARY 67TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	6,568 SF	300 SF	22
Grand total				22

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (22)
STAIR - A	44"	0.3	146	11
STAIR - B	44"	0.3	146	11

EXIT DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (22)
STAIR - A - DOOR	34"	0.2	170	11
STAIR - B - DOOR	34"	0.2	170	11

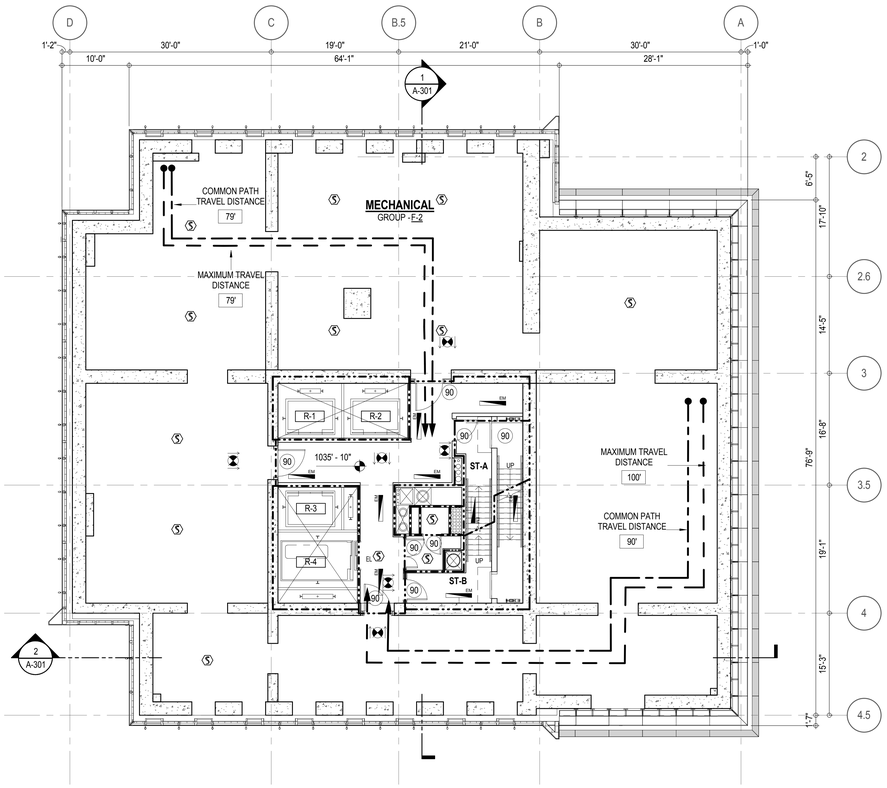
EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	99.84"
STAIR - B	9.5"	7.68"	25	99.84"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



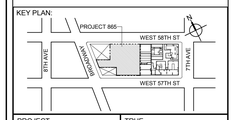
EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

67TH FLOOR PLAN

BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-058.00**
DOB PAGE No: 96 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421206305 Job Number
E500506480 Scan Code

OCCUPANT LOADS SUMMARY 67TH INTERMEDIATE FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	4,471 SF	300 SF	15
Grand total				15

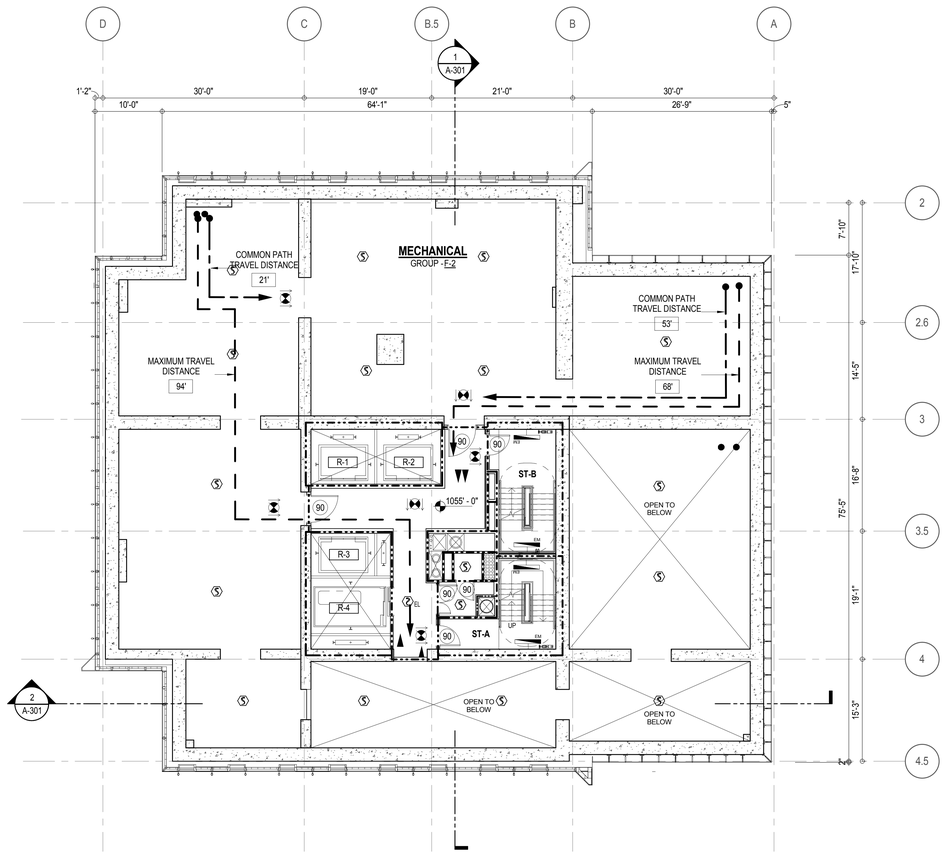
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (15)
STAIR - A	44"	0.3	146	7
STAIR - B	44"	0.3	146	8

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (15)
STAIR - A - DOOR	34"	0.2	170	7
STAIR - B - DOOR	34"	0.2	170	8

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.67"	30	92.00"
STAIR - B	9.5"	7.67"	30	92.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



7

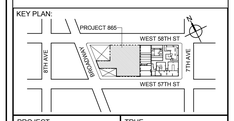
EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTED/ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

67TH INTERMEDIATE FLOOR PLAN

BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JARRETT No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-059.00
DOB PAGE No:	97 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421263505 Job Number
E350563551 Scan Code

OCCUPANT LOADS SUMMARY 68TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A (DUPLEX)	R-2	6,789 SF	200 SF	34
Grand total				34

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
PR-C01	ADAPTABLE	1/A-982
PR-C02	ADAPTABLE	6/A-982
SB-A01	A	1/A-970
TB-C05	ADAPTABLE	6/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	9/A-956

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (34)
STAIR - A	44"	0.3	146	17
STAIR - B	44"	0.3	146	17

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (34)
STAIR - A - DOOR	34"	0.2	170	17
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.7"	20	61.60"
STAIR - B	9.5"	7.7"	20	53.90"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

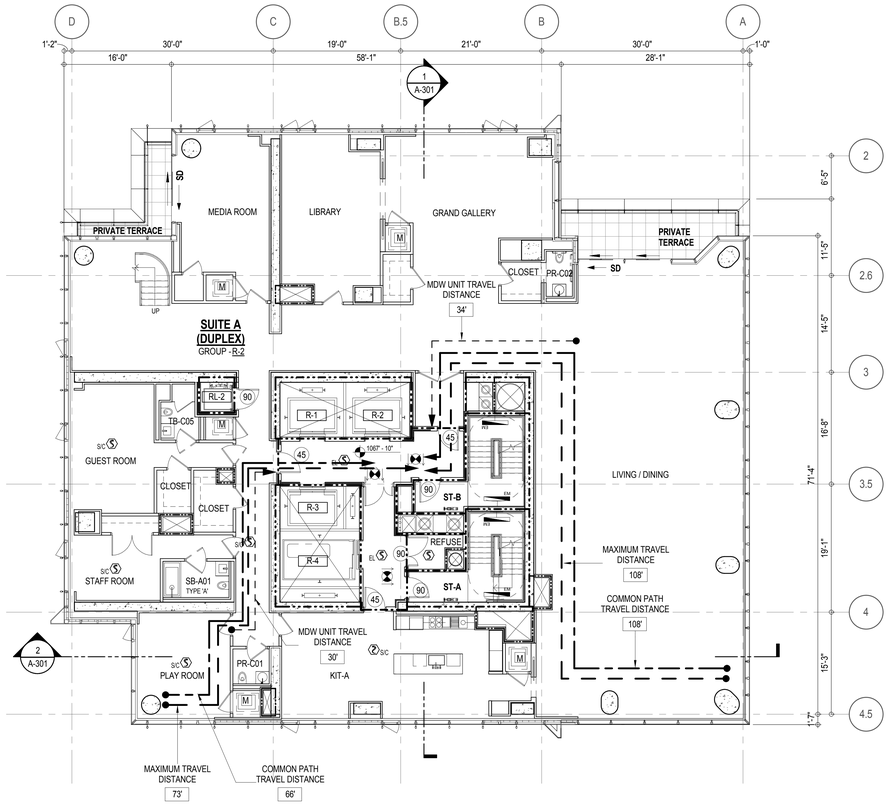
LIGHT & AIR CALCULATION 68TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>					
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings				
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	# of Operable Windows²	Area of Ventilating Openings	% of Natural Air
DUPLEX LOWER											
GRAND GALLERY	435 SF	10%	3.0	101.04 SF	23.21%	5%	0.00 SF	2	0	28.36 SF	6.52%
GUEST ROOM	237 SF	10%	3.0	101.04 SF	42.63%	5%	0.00 SF	1	0	14.18 SF	5.98%
KIT-A	509 SF	10%	5.0	168.40 SF	33.07%	5%	0.00 SF	2	0	28.36 SF	5.57%
LIBRARY	321 SF	10%	2.0	67.36 SF	20.96%	5%	0.00 SF	2	0	28.36 SF	8.82%
LIVING / DINING	2,043 SF	10%	20.0	673.60 SF	32.98%	5%	51.84 SF	0	7	184.63 SF	9.04%
MEDIA ROOM	269 SF	10%	4.0	134.72 SF	50.05%	5%	37.73 SF	1	0	51.91 SF	19.29%
PLAY ROOM	215 SF	10%	4.0	134.72 SF	62.79%	5%	0.00 SF	1	0	14.18 SF	6.61%
STAFF ROOM	136 SF	10%	2.0	67.36 SF	49.71%	5%	0.00 SF	1	0	14.18 SF	10.46%

²AREA OF VENTILATING OPENINGS @ UPPER LEVEL IN DOUBLE HEIGHT SPACE: 18.97 SF
(SEE 68TH FLOOR)

*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



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SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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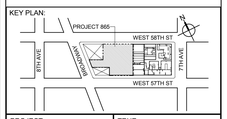
- SIAMESE CONNECTION
- SMOKE DETECTOR
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

68TH FLOOR PLAN

BUILDING CODE NOTES (DUPLEX-A-LOWER)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSE DAVID JACKSON 028853 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-060.00
DOB PAGE No:	98 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE

DEPT OF BLDGS 421263505 Job Number
E365991505K4 Scan Code

OCCUPANT LOADS SUMMARY 69TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A (DUPLEX)	R-2	4,268 SF	200 SF	22
Grand total				22

RESTROOM TYPES

NAME	TYPE	DETAIL DRAWINGS
MB-C09	ADAPTABLE	1/A-977
MB-C10	ADAPTABLE	6/A-977
SB-A01	A	1/A-970
SB-C04	ADAPTABLE	6/A-972
TB-C05	ADAPTABLE	6/A-980
TB-C07	ADAPTABLE	1/A-981

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (22)
STAIR - A	44"	0.3	146	11
STAIR - B	44"	0.3	146	11

EXIT DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (22)
STAIR - A - DOOR	34"	0.2	170	11
STAIR - B - DOOR	34"	0.2	170	11

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	53.76"
STAIR - B	9.5"	7.68"	25	53.76"
STAIR - UNIT INTERIOR	10.5"	7.68"	25	53.76"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

MULTI DWELLING LAW

SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

SUITE EXIT DOOR SUMMARY

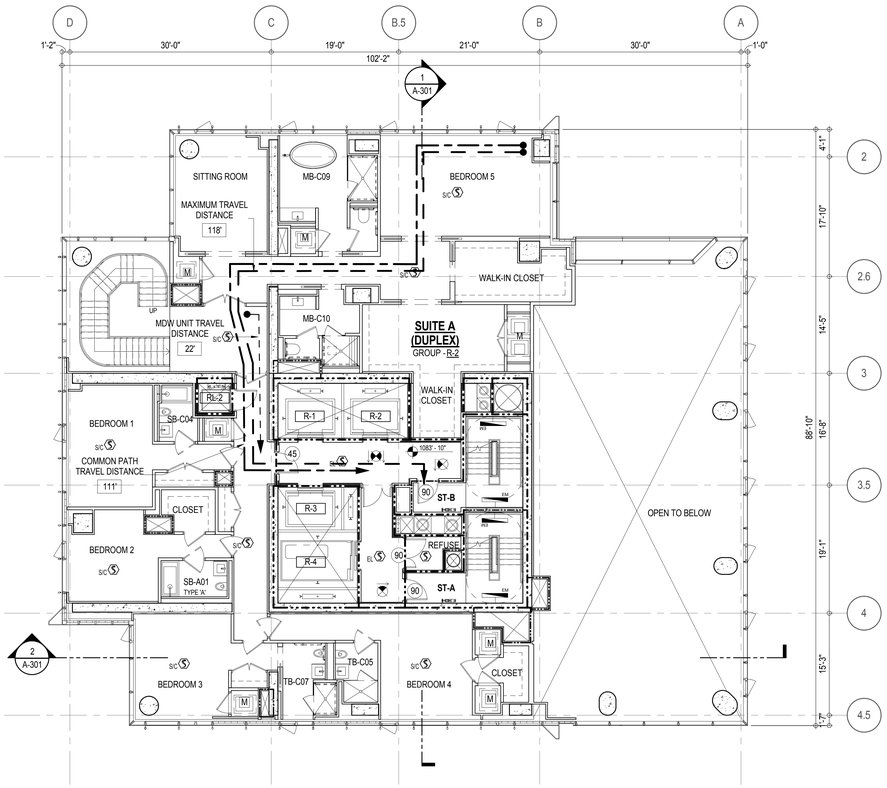
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"

LIGHT & AIR CALCULATION 69TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
DUPLEX UPPER									
BEDROOM 1	228 SF	10%	3.0	101.04 SF	44.28%	5%	1	14.18 SF	6.21%
BEDROOM 2	164 SF	10%	2.0	67.36 SF	41.08%	5%	1	14.18 SF	8.65%
BEDROOM 3	222 SF	10%	4.0	134.72 SF	60.78%	5%	1	14.18 SF	6.40%
BEDROOM 4	220 SF	10%	3.0	101.04 SF	45.82%	5%	1	14.18 SF	6.43%
BEDROOM 5	379 SF	10%	4.0	134.72 SF	35.55%	5%	2	28.36 SF	7.48%
SITTING ROOM	236 SF	10%	4.0	134.72 SF	57.17%	5%	1	14.18 SF	6.02%

*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

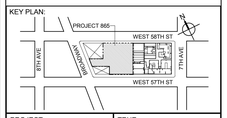
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

69TH FLOOR PLAN

BUILDING CODE NOTES
(DUPLEX-A-UPPER)

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID TAMBURI
No. 026881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-061.00**
DOB PAGE No: 99 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 70TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	6,448 SF	200 SF	33
Grand total				33

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C11	ADAPTABLE	1/AI-925
PR-C02	ADAPTABLE	6/AI-930
SB-A03	A	11/AI-916
SB-C03	ADAPTABLE	1/AI-918
SB-C03	ADAPTABLE	1/AI-918
TB-C06	ADAPTABLE	11/AI-928

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A / FAMILY	9/AI-707

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (33)
STAIR - A	44"	0.3	146	16
STAIR - B	44"	0.3	146	17

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (33)
STAIR - A - DOOR	34"	0.2	170	16
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	53.76"
STAIR - B	9.5"	7.68"	25	53.76"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

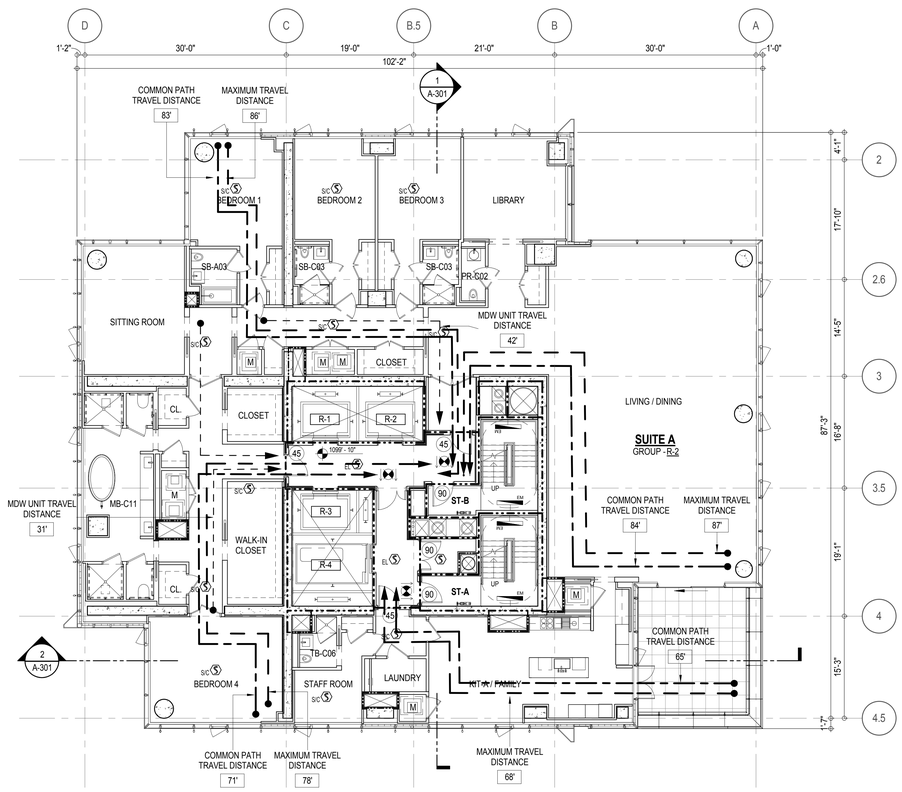
MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 70TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	Door Opening Area	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A										
BEDROOM 1	212 SF	10%	3.0	112.14 SF	52.91%	5%	0.00 SF	1	14.18 SF	6.69%
BEDROOM 2	179 SF	10%	2.0	74.76 SF	41.79%	5%	0.00 SF	1	14.18 SF	7.93%
BEDROOM 3	181 SF	10%	2.0	74.76 SF	41.22%	5%	0.00 SF	1	14.18 SF	7.82%
BEDROOM 4	306 SF	10%	5.0	186.90 SF	61.03%	5%	0.00 SF	2	28.36 SF	9.26%
KIT-A / FAMILY	458 SF	10%	3.0	112.14 SF	24.51%	5%	0.00 SF	2	28.36 SF	6.20%
LIBRARY	182 SF	10%	3.0	112.14 SF	61.58%	5%	0.00 SF	1	14.18 SF	7.79%
LIVING / DINING	1,535 SF	10%	14.0	523.32 SF	34.09%	5%	39.73 SF	5	110.63 SF	7.21%
SITTING ROOM	287 SF	10%	4.5	168.21 SF	58.55%	5%	0.00 SF	2	28.36 SF	9.87%
STAFF ROOM	80 SF	10%	2.0	74.76 SF	93.69%	5%	0.00 SF	1	14.18 SF	17.77%

*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 37.38 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

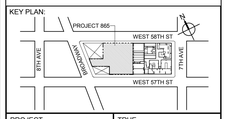
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
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WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
1501 Broadway
New York, NY 10036 USA
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Higgins Quasebarth & Partners LLC
11 Hanover Square, 16th Floor
New York, NY 1005
TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

70TH FLOOR PLAN

BUILDING CODE NOTES (RESIDENTIAL-TIER 4)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-062.00**
DOB PAGE No: 100 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 1 of 19/15
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121236305 Job Number
E326586975 Scan Code
36" x 48" Arch E - SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421263905 Job Number
E300223395 Scan Code

OCCUPANT LOADS SUMMARY 71ST FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
SUITE A	R-2	6,447 SF	200 SF	33
Grand total				33

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
MB-C11	ADAPTABLE	1/A-978
PR-C02	ADAPTABLE	6/A-982
SB-A03	A	11/A-970
SB-C03	ADAPTABLE	1/A-972
SB-C03	ADAPTABLE	1/A-972
TB-C06	ADAPTABLE	11/A-980

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A / FAMILY	1/A-957

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (33)
STAIR - A	44"	0.3	146	16
STAIR - B	44"	0.3	146	17

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (33)
STAIR - A - DOOR	34"	0.2	170	16
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.7"	20	61.60"
STAIR - B	9.5"	7.7"	20	61.60"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

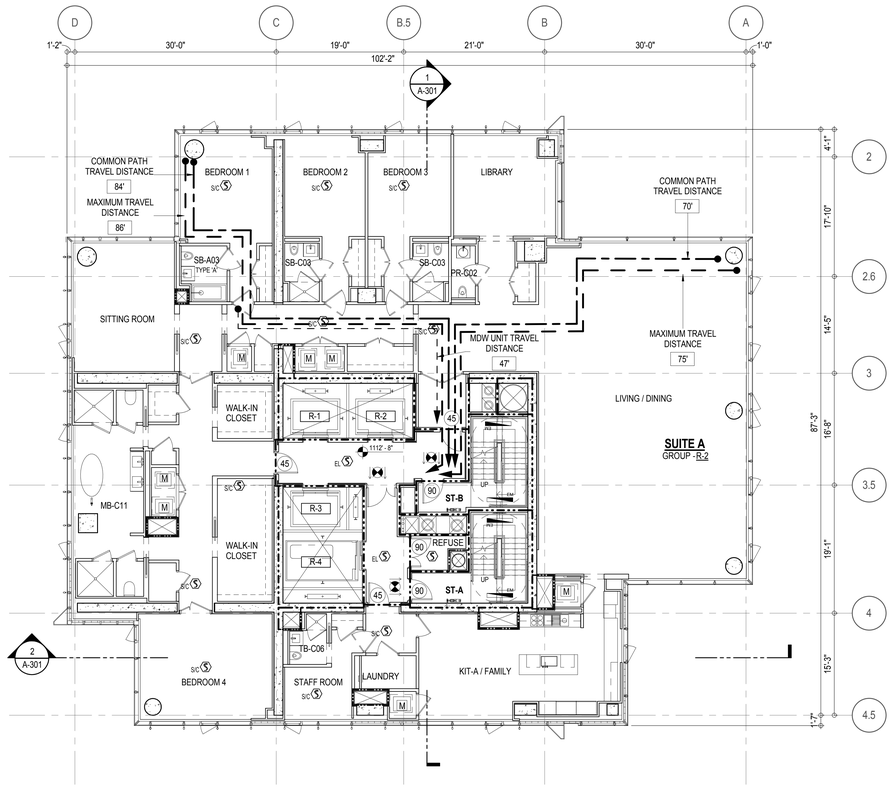
MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 71ST FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
SUITE A									
BEDROOM 1	213 SF	10%	4.0	134.72 SF	63.25%	5%	1	14.18 SF	6.66%
BEDROOM 2	179 SF	10%	2.0	67.36 SF	37.66%	5%	1	14.18 SF	7.93%
BEDROOM 3	181 SF	10%	2.0	67.36 SF	37.14%	5%	1	14.18 SF	7.82%
BEDROOM 4	308 SF	10%	5.0	168.40 SF	54.67%	5%	2	28.36 SF	9.21%
KIT-A / FAMILY	458 SF	10%	4.0	134.72 SF	29.44%	5%	2	28.36 SF	6.20%
LIBRARY	216 SF	10%	2.0	67.36 SF	31.19%	5%	1	14.18 SF	6.57%
LIVING / DINING	1,535 SF	10%	14.5	488.36 SF	31.81%	5%	6	85.08 SF	5.54%
SITTING ROOM	287 SF	10%	5.5	185.24 SF	64.47%	5%	2	28.36 SF	9.87%
STAFF ROOM	80 SF	10%	2.0	67.36 SF	84.42%	5%	1	14.18 SF	17.77%

*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

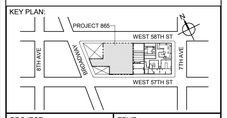
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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TEL: 212 687 9888 FAX: 646 487 5501

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1501 Broadway
New York, NY 10036 USA
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

71ST -88TH FLOOR PLAN

BUILDING CODE NOTES (RESIDENTIAL-TIER 4)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANKOWSKI No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-063.00**
DOB PAGE No: 101 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 2975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121236305 Job Number
E351653038 Scan Code

OCCUPANT LOADS SUMMARY 89TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
PENTHOUSE	R-2 (200)	6,465 SF	200 SF	33

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
PR-C01	ADAPTABLE	1/A-982
SB-A01	A	1/A-970
TB-C08	ADAPTABLE	6/A-981

KITCHENS	
NAME	DETAIL DRAWINGS
KIT-A	1/A-958

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (33)
STAIR - A	44"	0.3	146	16
STAIR - B	44"	0.3	146	17

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (33)
STAIR - A - DOOR	34"	0.2	170	16
STAIR - B - DOOR	34"	0.2	170	17

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.38"	26	51.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

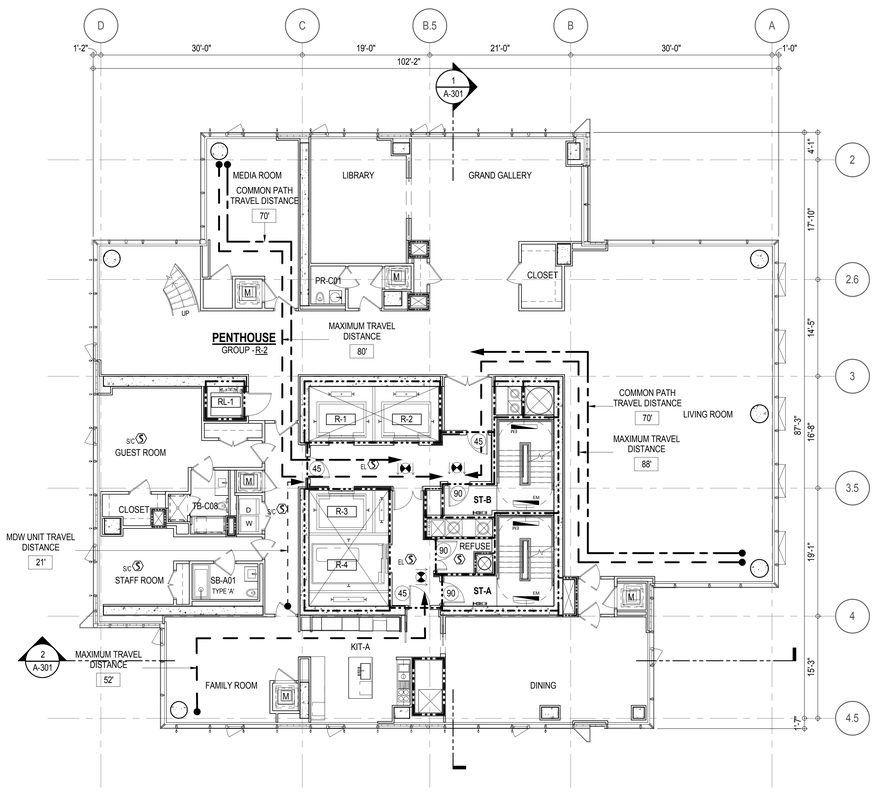
LIGHT & AIR CALCULATION 89TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	# of Operable Windows²	Area of Ventilating Openings	% of Natural Air
PENTHOUSE L1										
DINING	474 SF	10%	6.0	202.08 SF	42.66%	5%	2	0	28.36 SF	5.99%
FAMILY ROOM	285 SF	10%	5.0	168.40 SF	59.03%	5%	2	0	28.36 SF	9.94%
GRAND GALLERY	522 SF	10%	5.0	168.40 SF	32.23%	5%	2	0	28.36 SF	5.43%
GUEST ROOM	201 SF	10%	3.0	101.04 SF	50.28%	5%	1	0	14.18 SF	7.06%
KIT-A	235 SF	10%	2.0	67.36 SF	28.65%	5%	1	0	14.18 SF	6.03%
LIBRARY	261 SF	10%	2.0	67.36 SF	25.81%	5%	1	0	14.18 SF	5.43%
LIVING ROOM	1,533 SF	10%	15.0	505.20 SF	32.95%	5%	0	5	94.80 SF	6.18%
MEDIA ROOM	275 SF	10%	4.0	134.72 SF	48.96%	5%	1	0	14.18 SF	5.15%
STAFF ROOM	123 SF	10%	2.0	67.36 SF	54.65%	5%	1	0	14.18 SF	11.50%

²AREA OF VENTILATING OPENINGS IN LIVING ROOM: 18.96 SF

*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

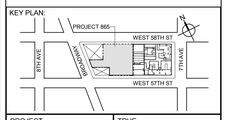
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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ARCHITECT OF RECORD: Base Building Shell & Core
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No.	DESCRIPTION:	DATE:
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1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
89TH FLOOR PLAN
BUILDING CODE NOTES
(PENTHOUSE L1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT JAMES DAVID JANSEN 028885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	

DWG No:
A-064.00
DOB PAGE No: 102 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE

DEPT OF BLDGS 421208305 Job Number
E302472415 Scan Code

OCCUPANT LOADS SUMMARY 90TH FLOOR PLAN

OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
PENTHOUSE	R-2	4,859 SF	200 SF	25
Grand total				25

RESTROOM TYPES

NAME	TYPE	DETAIL DRAWINGS
MB-C09	ADAPTABLE	1/A-977
MB-C10	ADAPTABLE	6/A-977
SB-A01	A	1/A-970
SB-C04	ADAPTABLE	6/A-972
TB-C01	ADAPTABLE	1/A-979
TB-C01	ADAPTABLE	1/A-979

EXIT STAIR SUMMARY - BC TABLE 1005.1

STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (25)
STAIR - A	44"	0.3	146	12
STAIR - B	44"	0.3	146	13

EXIT DOOR SUMMARY - BC TABLE 1005.1

DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (25)
STAIR - A - DOOR	34"	0.2	170	12
STAIR - B - DOOR	34"	0.2	170	13

EXIT STAIR TREADS AND RISERS - BC TABLE 1009

STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
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LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)

OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'

SUITE EXIT DOOR SUMMARY

DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"
SUITE A DOOR 3	36"

MULTI DWELLING LAW

SECTION 103.1 (b) EGRESS FROM APARTMENT
MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT

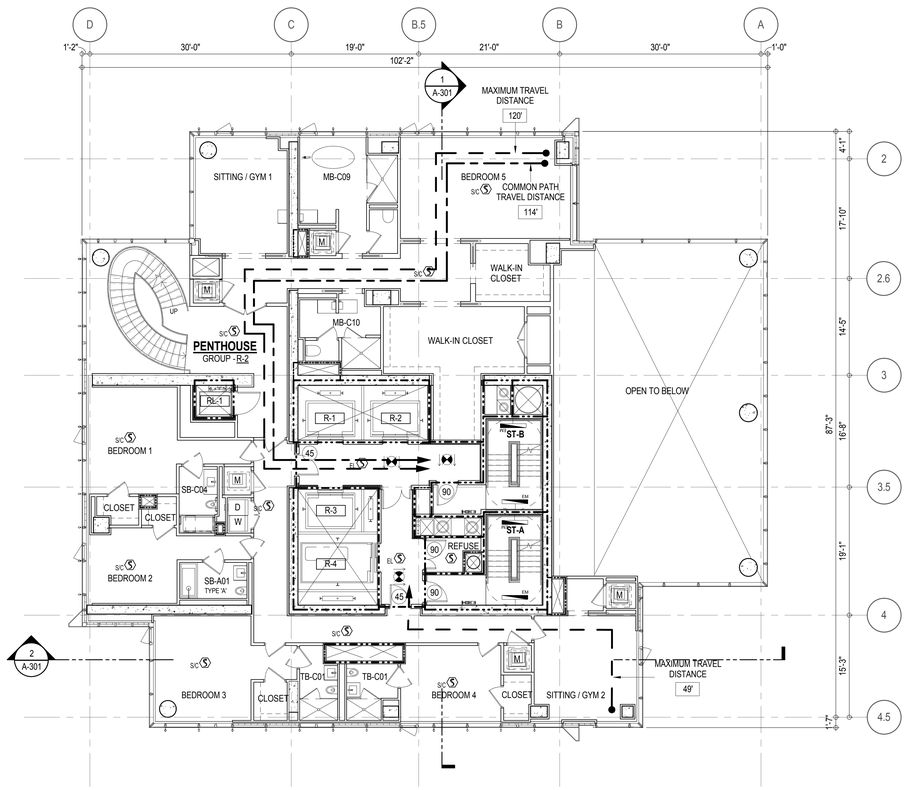
50'

LIGHT & AIR CALCULATION 90TH FLOOR

		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
PENTHOUSE L2									
BEDROOM 1	213 SF	10%	3.0	101.04 SF	47.51%	5%	1	14.18 SF	6.67%
BEDROOM 2	146 SF	10%	2.0	67.36 SF	46.08%	5%	1	14.18 SF	9.70%
BEDROOM 3	221 SF	10%	4.0	134.72 SF	60.83%	5%	1	14.18 SF	6.40%
BEDROOM 4	170 SF	10%	3.0	101.04 SF	59.36%	5%	1	14.18 SF	8.33%
BEDROOM 5	379 SF	10%	5.0	168.40 SF	44.39%	5%	2	28.36 SF	7.48%
SITTING / GYM 1	233 SF	10%	4.0	134.72 SF	57.78%	5%	1	14.18 SF	6.08%
SITTING / GYM 2	235 SF	10%	4.0	134.72 SF	57.35%	5%	1	14.18 SF	6.04%

*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
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- THREE HOUR RATED PARTITION
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- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EL CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
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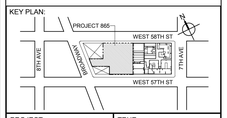
KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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ADRIAN SMITH + GORDON GILL ARCHITECTURE
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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

90TH FLOOR PLAN

BUILDING CODE NOTES
(PENTHOUSE L2)

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID JAMES
026881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-065.00
DOB PAGE No: 103 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421263505 Job Number
E302565713 Scan Code

OCCUPANT LOADS SUMMARY 91ST FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MEP	F-2	2,730 SF	300 SF	10
PENTHOUSE	R-2	2,343 SF	200 SF	12
Grand total				22

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
PR-C01	ADAPTABLE	1/A-982

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (22)
STAIR - A	44"	0.3	146	11
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EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (22)
STAIR - A - DOOR	34"	0.2	170	11
STAIR - B - DOOR	34"	0.2	170	11

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.38"	26	51.69"
STAIR - B	9.5"	7.38"	26	51.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
F-2	250'	100'	50'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR	36"

MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 91ST FLOOR

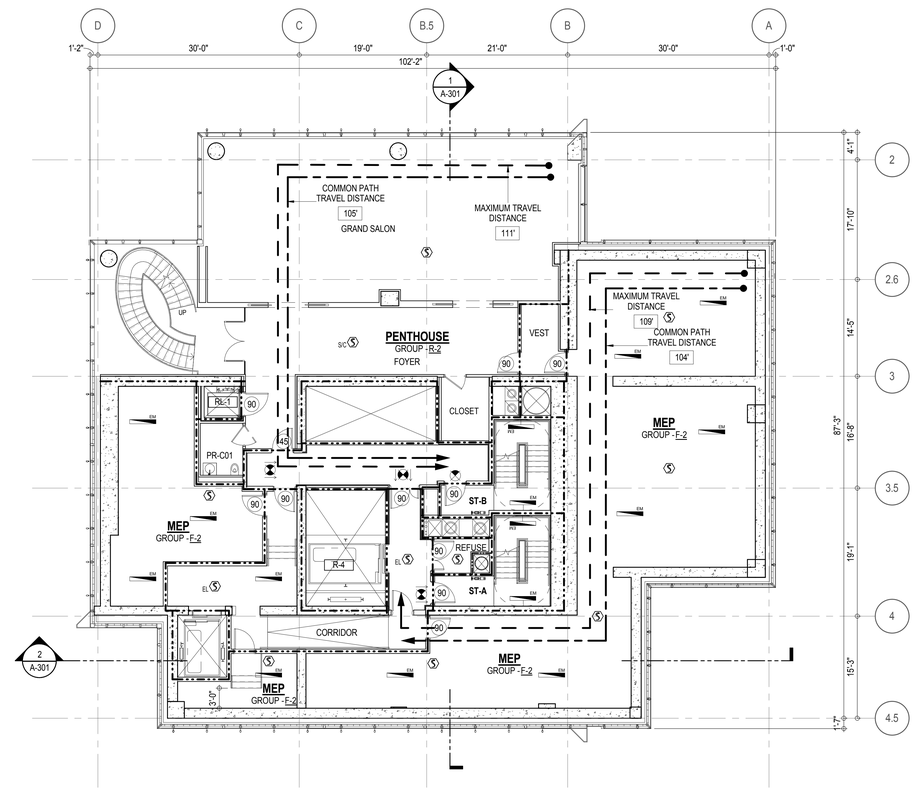
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>				
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings			
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	# of Operable Windows²	Area of Ventilating Openings	% of Natural Air
PENTHOUSE L3										
GRAND SALON	1,314 SF	10%	14.5	488.36 SF	37.15%	5%	0	4	75.88 SF	5.77%
KITCHENETTE	68 SF	N / A				N / A				

²AREA OF VENTILATING OPENINGS @ UPPER LEVEL IN DOUBLE HEIGHT SPACE: 18.97 SF
(SEE 91ST FLOOR)

*AREA OF VENTILATING OPENING / UNIT: 12.32 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

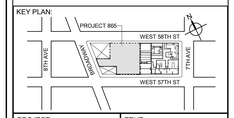
SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

91ST FLOOR PLAN

BUILDING CODE NOTES
(PENHOUSE L3/MECHANICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-066.00**
DOB PAGE No: 104 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 1 of 19/15
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 92ND FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MEP	F-2	1,654 SF	300 SF	6
TERRACE STORAGE	R-2	56 SF	300 SF	1
KITCHEN	R-2	126 SF	30 SF	5
PENTHOUSE	R-2	1,055 SF	30 SF	36
Grand total				48

RESTROOM TYPES		
NAME	TYPE	DETAIL DRAWINGS
PR-C01	ADAPTABLE	1/A-982

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (48)
STAIR - A	44"	0.3	146	24
STAIR - B	44"	0.3	146	24

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (48)
STAIR - A - DOOR	34"	0.2	170	24
STAIR - B - DOOR	34"	0.2	170	24

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.71"	28	51.69"
STAIR - B	9.5"	7.71"	28	51.69"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
R-2	200'	125'	40'
F-2	250'	100'	50'

SUITE EXIT DOOR SUMMARY	
DOOR DESIGNATION	DOOR WIDTH (IN)
SUITE A DOOR 1	36"
SUITE A DOOR 2	36"

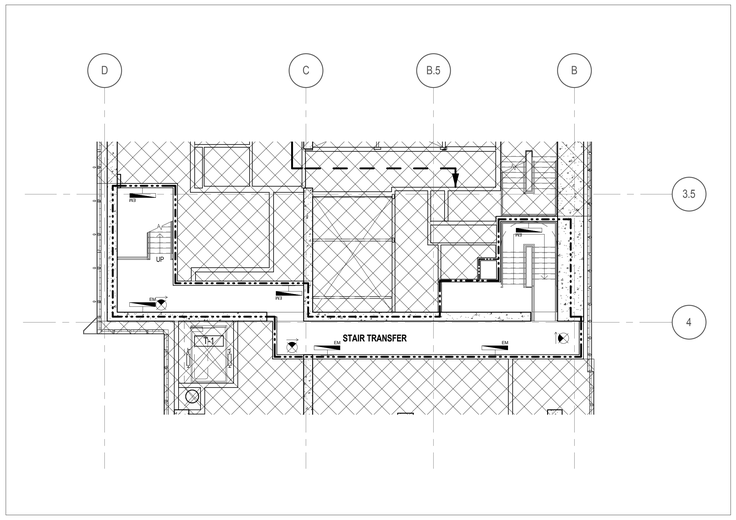
MULTI DWELLING LAW
SECTION 103.1 (b) EGRESS FROM APARTMENT. MAXIMUM TRAVEL DISTANCE TO MEANS OF EGRESS FROM ANY ROOM WITHIN APARTMENT
50'

LIGHT & AIR CALCULATION 92ND FLOOR									
		LIGHT REQUIREMENT <BC-1205>				AIR REQUIREMENT <BC-1203>			
			PROVIDED Natural Light				PROVIDED Natural Ventilating Openings		
Room Name	Floor Area	REQ'D % of Light	# of Curtain Wall Panels (5' typ.)**	Area of Vision Glass	% of Natural Light	REQ'D % of Air	# of Operable Windows*	Area of Ventilating Openings	% of Natural Air
PENTHOUSE L4									
KITCHEN	116 SF	10%	2.0	67.36 SF	58.29%	5%	1	14.18 SF	12.27%

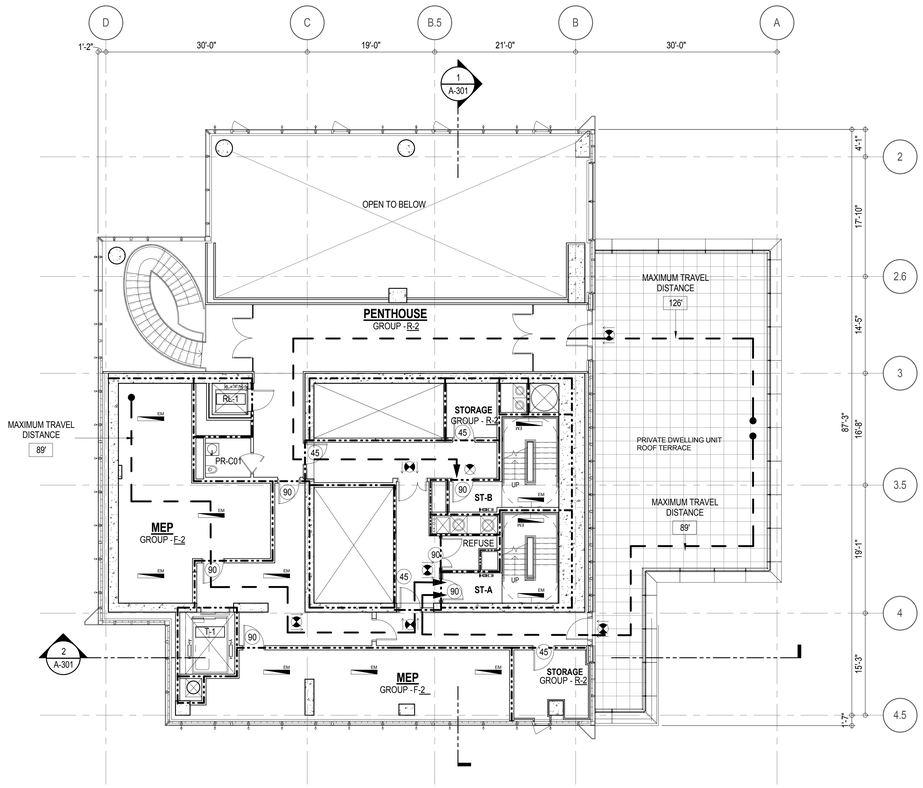
*AREA OF VENTILATING OPENING / UNIT: 14.18 SF

**AREA OF NATURAL LIGHT SOURCES: 33.68 SF
(BASED ON THE MINIMUM AREA PROVIDED FROM 5'-0" MODULE W/ SPLIT MULLION)

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



3 **92ND FLOOR INTERMEDIATE**
A-301
1/8" = 1'-0"



1 **92ND FLOOR**
A-301
1/8" = 1'-0"

EGRESS AND FIRE RATING LEGEND

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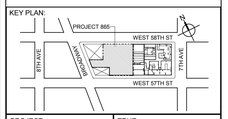
- S/C SMOKE /CARBON MONOXIDE DETECTOR
- CEILING MOUNTED EMERGENCY LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

SYMBOLS LEGEND

- REVERSIBLE DOOR SWING
- W/D STACKED W/D TO BE REPLACED BY ACCESSIBLE COMBINATION UNIT AT REQUEST OF DWELLING UNIT OWNER
- M MECHANICAL UNIT

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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CHICAGO IL 60603
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No.	DESCRIPTION:	DATE:
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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

92ND AND 92ND INTERMEDIATE FLOOR PLANS
BUILDING CODE NOTES
(PENHOUSE L4/MECHANICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAE DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-067.00**
DOB PAGE No: 105 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421206305 Job Number
E311351206 Scan Code
36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE:

OCCUPANT LOADS SUMMARY 93RD FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2	2,851 SF	300 SF	10
EMR	F-2	878 SF	300 SF	3
CONTROLLER / TRANSFORMER ROOM	F-2	284 SF	300 SF	1
Grand total				14

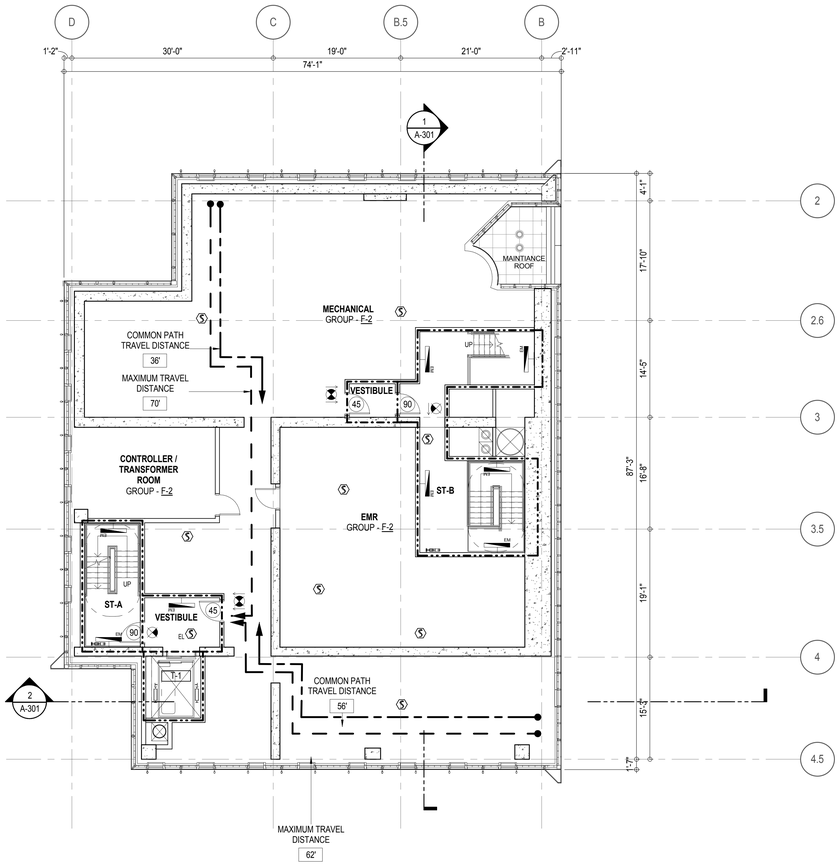
EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (14)
STAIR - A	44"	0.3	146	7
STAIR - B	44"	0.3	146	7

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (14)
STAIR - A - DOOR	34"	0.2	170	7
STAIR - B - DOOR	34"	0.2	170	7

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	59.73"
STAIR - B	9.5"	7.45"	29	54.00"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'

* F-2 IS ACCESSORY TO RESIDENTIAL R-2



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- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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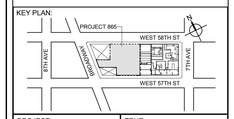
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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	D.O.B. SUBMISSION	27 APR 15

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

93RD FLOOR PLAN

BUILDING CODE NOTES (EMR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID GILL 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-068.00
DOB PAGE No: 106 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/02/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number
E35056259795 Scan Code

OCCUPANT LOADS SUMMARY 94TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2 (300)	2,296 SF	300 SF	8
MASS TUNE DAMPER	F-2 (300)	2,282 SF	300 SF	8
				16

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (16)
STAIR - A	44"	0.3	146	8
STAIR - B	44"	0.3	146	8

EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
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EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.68"	25	53.76"
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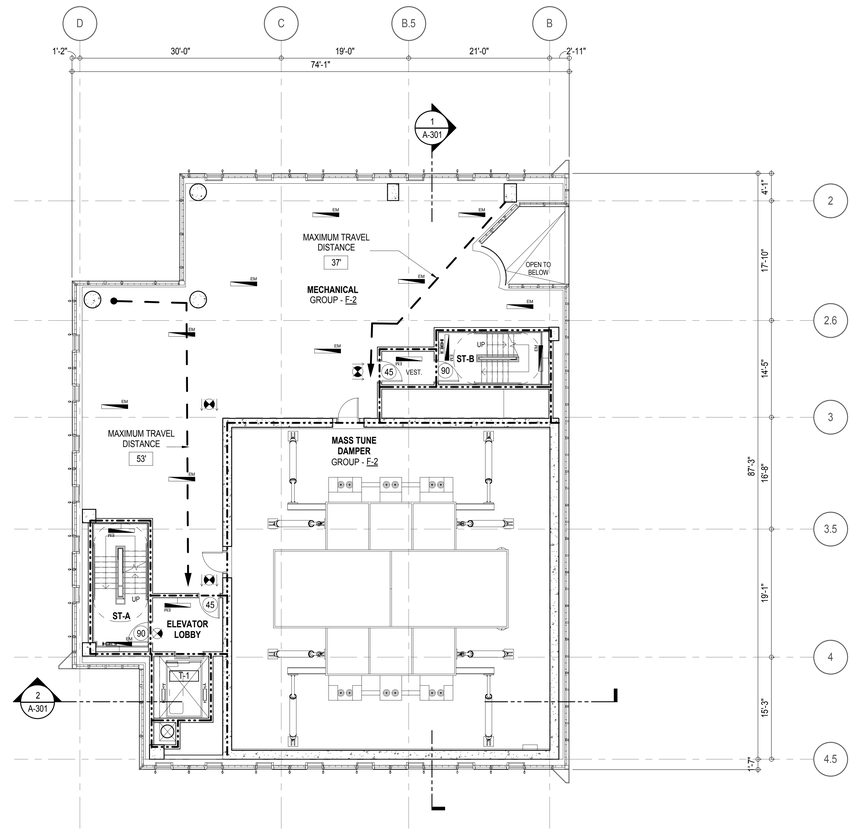
LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'



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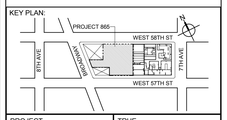

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TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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TEL: 212 757 5659 FAX: 646 219 8508

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TEL: 212 274 9468 FAX: 646 274 9380

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

94TH FLOOR PLAN

BUILDING CODE NOTES (DAMPER)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JANSEN No. 028651 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-069.00**
DOB PAGE No: 107 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421206505 Job Number
E540051713K Scan Code

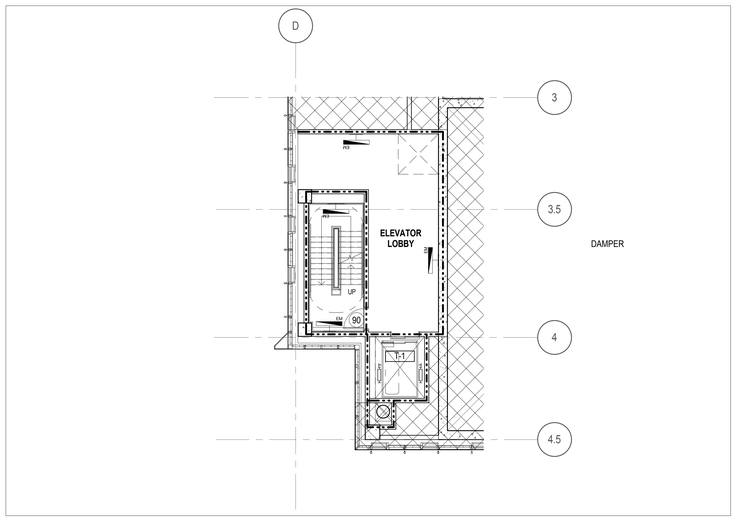
OCCUPANT LOADS SUMMARY 95TH FLOOR PLAN				
OCCUPANCY	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
MECHANICAL	F-2 (300)	1,798 SF	300 SF	6

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (6)
STAIR - A	44"	0.3	146	3
STAIR - B	44"	0.3	146	3

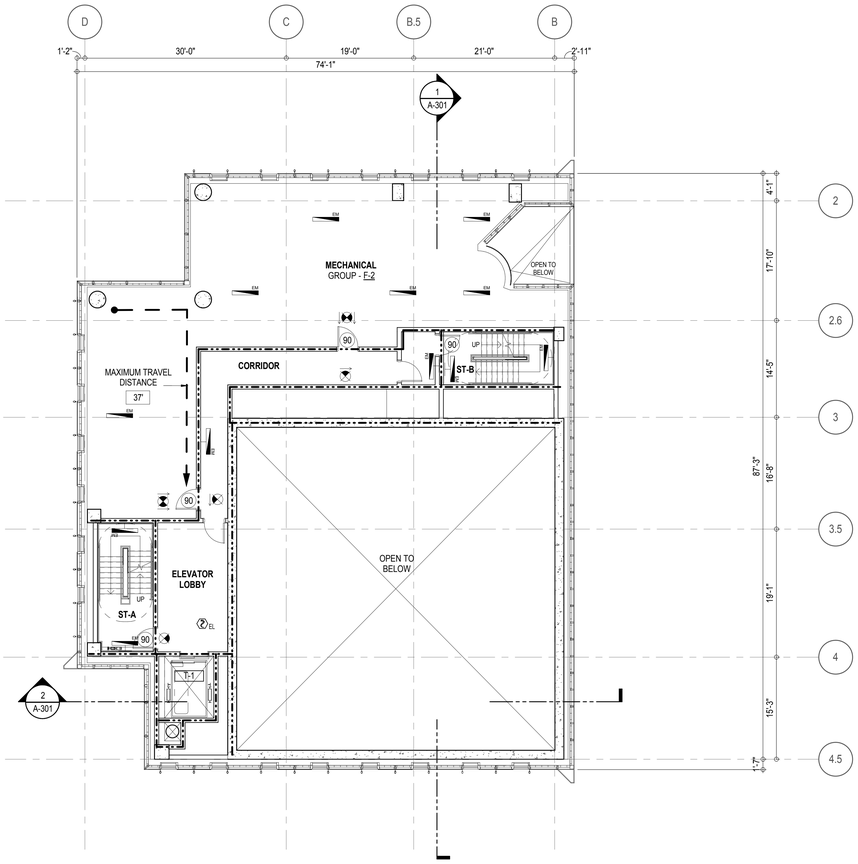
EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (6)
STAIR - A - DOOR	34"	0.2	170	3
STAIR - B - DOOR	34"	0.2	170	3

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.65"	34	68.82"
STAIR - B	9.5"	7.65"	34	68.82"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'



3 **95TH INTERMEDIATE FLOOR**
A-301
1/8" = 1'-0"



1 **95TH FLOOR**
A-301
1/8" = 1'-0"

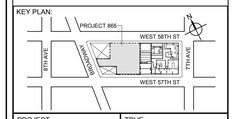
EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

SYMBOLS LEGEND

- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- WALL MOUNTEDILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
- ILLUMINATED EXIT SIGN
- FEC FIRE EXTINGUISHER CABINET
- SPRINKLER HEAD (REFER TO FP DRAWINGS)
- STANDPIPE
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

ARCHITECT OF RECORD: Base Building Shell & Core
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TEL: 212 479 5400 FAX: 212 479 5444

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LANDMARK/PRESERVATION CONSULTANT:
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
4	D.O.B. SUBMISSION	18 FEB 15
3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
95TH AND 95TH INTERMEDIATE FLOOR PLANS BUILDING CODE NOTES (MECHANICAL)

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSE DAVID VARGAS 024868 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-070.00
DOB PAGE No: 108 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

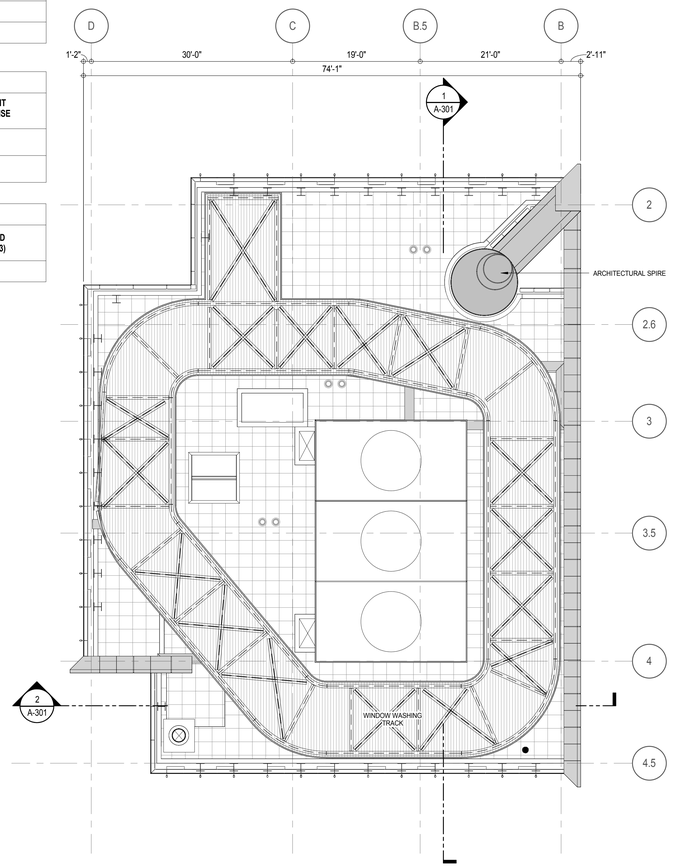
DEPT OF BLDGS 121267505 Job Number
E399991423 Scan Code

EXIT STAIR SUMMARY - BC TABLE 1005.1				
STAIR DESIGNATION	STAIR WIDTH (IN)	STAIRWAYS (INCHES PER OCCUPANT)	STAIR CAPACITY	STAIR LOAD
			TOTAL (292)	TOTAL (17)
STAIR - A	44"	0.3	146	8
STAIR - B	44"	0.3	146	9

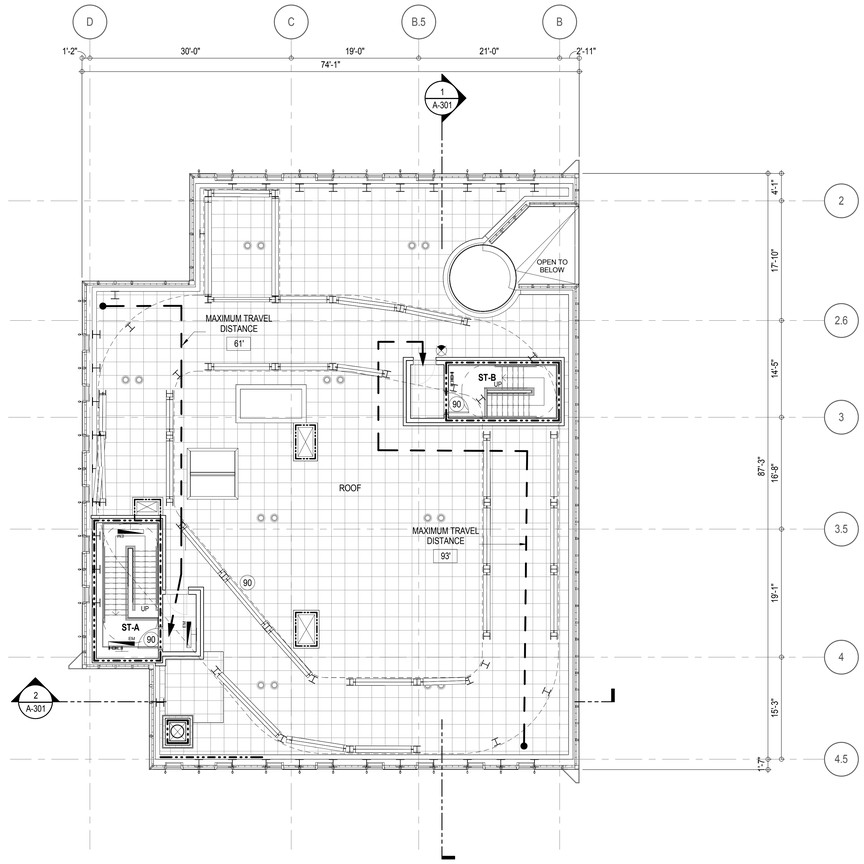
EXIT DOOR SUMMARY - BC TABLE 1005.1				
DOOR DESIGNATION	DOOR CLEAR WIDTH (IN)	DOORWAY (INCHES PER OCCUPANT)	DOOR CAPACITY	DOOR LOAD
			TOTAL (340)	TOTAL (17)
STAIR - A - DOOR	34"	0.2	170	8
STAIR - B - DOOR	34"	0.2	170	9

EXIT STAIR TREADS AND RISERS - BC TABLE 1009				
STAIR DESIGNATION	TREAD (IN)	RISER (IN)	NO. RISERS (FLOOR TO FLOOR)	MAX. FLIGHT VERTICAL RISE
STAIR - A	9.5"	7.65"	68	98.80"
STAIR - B	9.5"	7.65"	68	107.06"

LENGTH OF TRAVEL DISTANCE (WITH SPRINKLER SYSTEM)			
OCCUPANCY GROUP	MAX. TRAVEL DISTANCE (BC TABLE 1015.1)	COMMON PATH OF EGRESS TRAVEL (BC 1013.3)	DEAD END (BC 1016.3)
F-2	250'	100'	50'



2 ROOF TOP STRUCTURES PLAN
A-301
1/8" = 1'-0"



1 96TH FLOOR ROOF PLAN
A-301
1/8" = 1'-0"

EGRESS AND FIRE RATING LEGEND

- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- THREE HOUR RATED PARTITION
- FOUR HOUR RATED PARTITION
- NON RATED SMOKE SEPARATION
- COMMON TRAVEL DISTANCE
- DEAD END
- MAXIMUM TRAVEL DISTANCE
- MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT

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- ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION)
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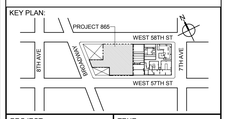
- SPRINKLER RISER
- SIAMESE CONNECTION
- SMOKE DETECTOR
- SC SMOKE /CARBON MONOXIDE DETECTOR
- EM CEILING MOUNTED EMERGENCY LIGHT
- EM WALL MOUNTED EMERGENCY LIGHT
- 90 DOOR RATING (MINUTES)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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No.	DESCRIPTION:	DATE:
2	D.O.B. SUBMISSION	05 DEC 14
1	CD PROGRESS ISSUE 1	15 OCT 14
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3	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
96TH FLOOR AND ROOF PLAN
BUILDING CODE NOTES (ROOF)

SEAL & SIGNATURE:
REGISTERED ARCHITECT WAYNE DAVID JANSSEN No. 028881 STATE OF NEW YORK

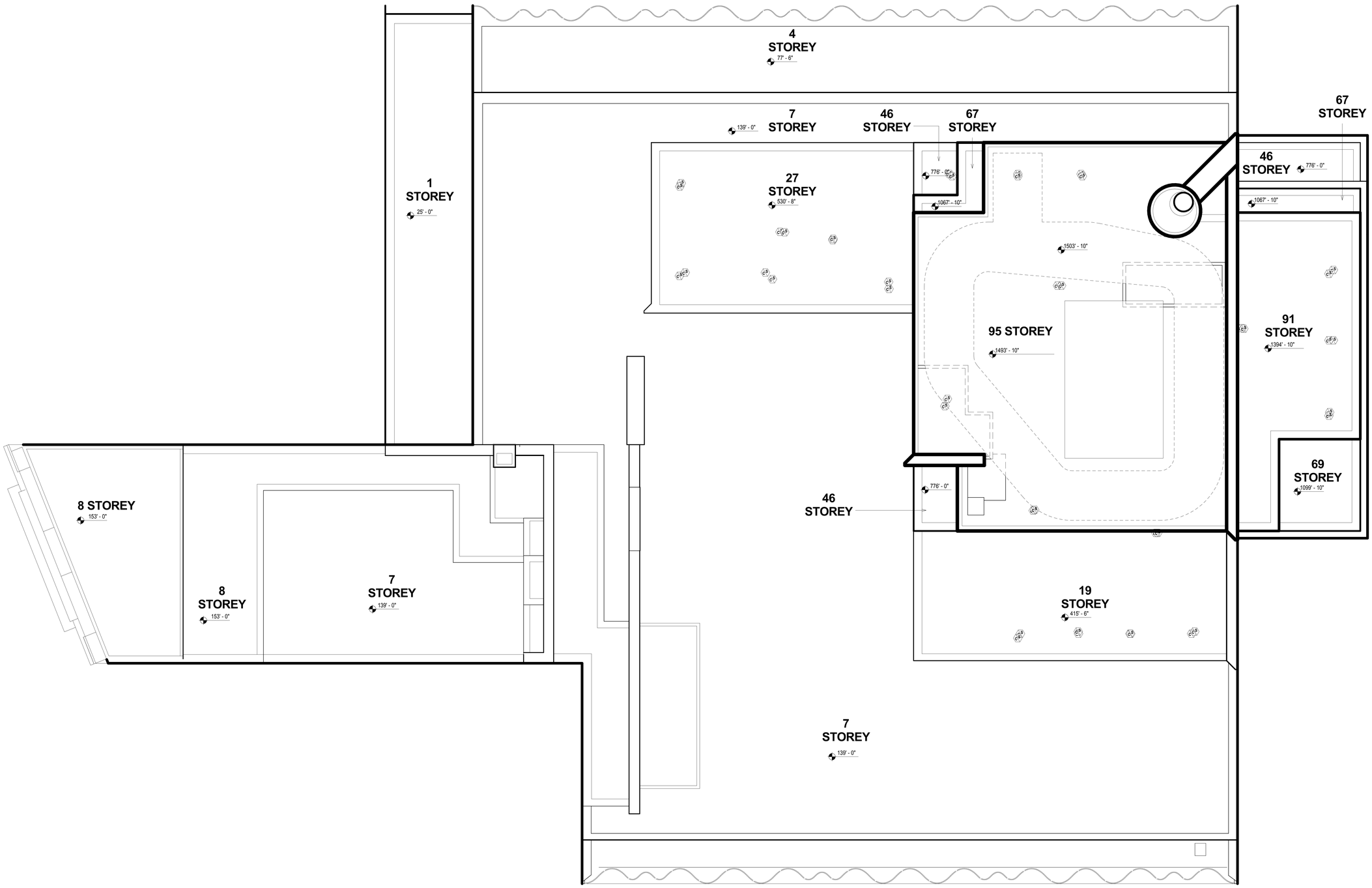
DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-071.00**
DOB PAGE No: 109 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

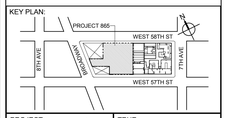
DOB B-SCAN:

36" x 48" Arch E, SHEET SIZE
FILE NAME:
PLOT DATE

DEPT OF BLDGS 121263825 Job Number
ES2014400061 Scan Code



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
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805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

OVERALL ROOF PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT WAYNE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	

DWG No:

A-072

DOB PAGE No: 110 of 500

DOB EMPLOYEE STAMP:

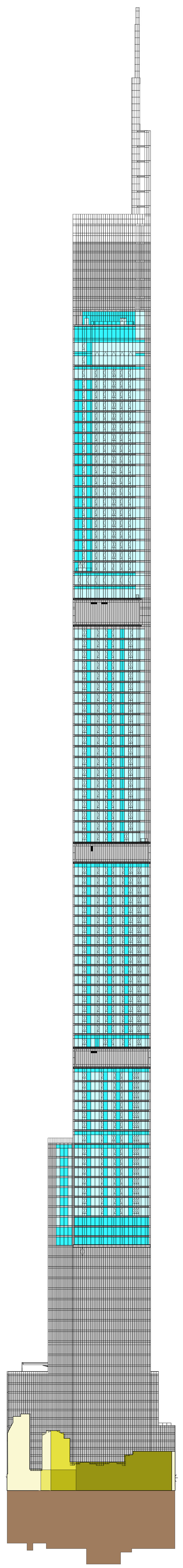
Damian Titus
NYC Buildings
APPROVED
Under Directive 1 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

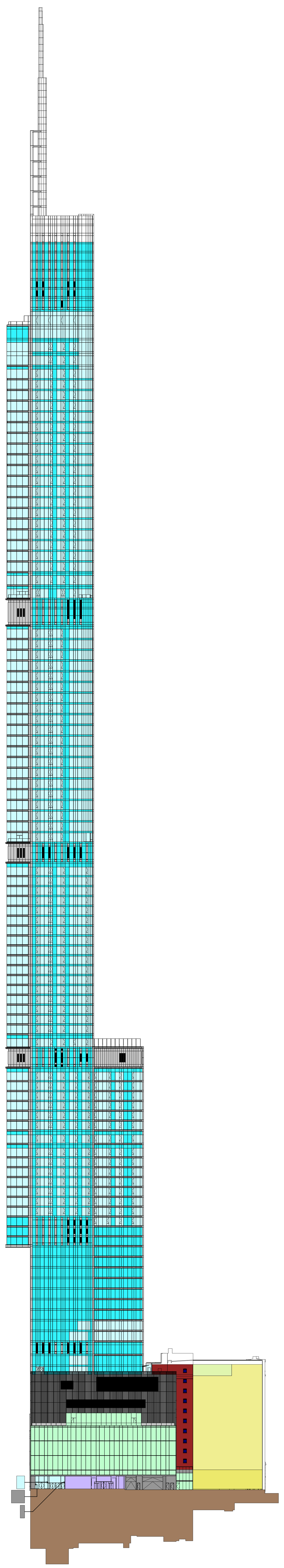
36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 121328205 Job Number
ES343507031 Scan Code

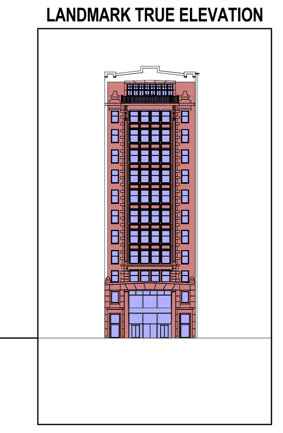
36" x 48" Arch E -SHEET SIZE



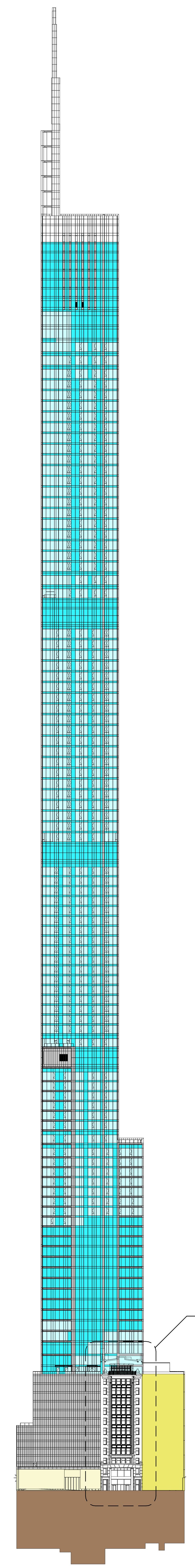
5 EAST ELEVATION
1/64" = 1'-0"



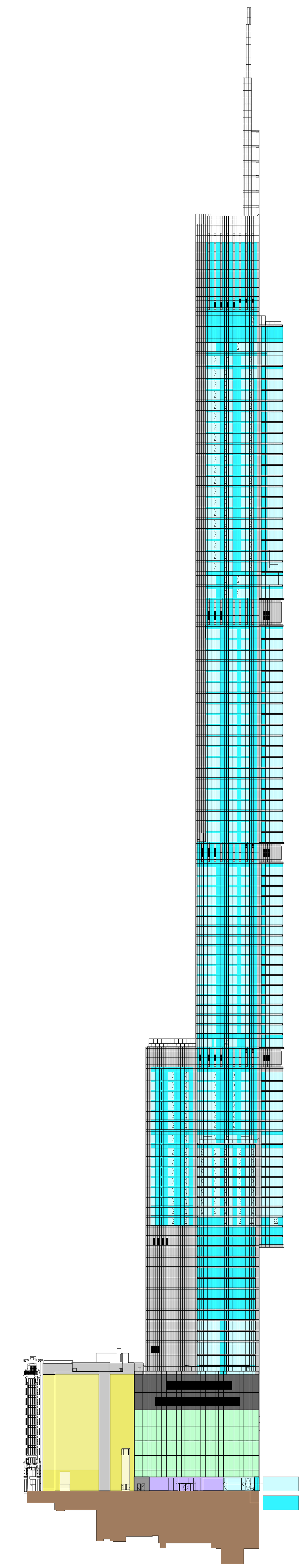
4 NORTH ELEVATION - WEST 56TH STREET
1/64" = 1'-0"



LANDMARK TRUE ELEVATION



3 WEST ELEVATION - BROADWAY
1/64" = 1'-0"



2 SOUTH ELEVATION - WEST 57TH STREET
1/64" = 1'-0"

BUILDING ENVELOPE - SOUTH ELEVATION

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	56508	28.41%	0.37	0.35
B	GLAZING SPANDRAL (I.G.U.)	60430	30.38%	0.05	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	45727	22.99%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	317	0.16%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	4570	2.30%	0.10	N/A
F	LOUVER (ACTIVE)	2355	1.18%	12.00	N/A
G	RETAIL GLAZING VISION (I.G.U.)	14025	7.05%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	1649	0.83%	0.95	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	763	0.38%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.63	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	7658	3.85%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	4926	2.48%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
M	LANDMARK WALL AREA	0	0.00%	0.50	N/A
N	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
	TOTAL	198928	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	14224	24.42%	N/R	N/R

BUILDING ENVELOPE - WEST ELEVATION

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	61121	37.75%	0.37	0.35
B	GLAZING SPANDRAL (I.G.U.)	56395	34.83%	0.05	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	26607	16.43%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	0	0.00%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	90	0.06%	12.00	N/A
G	RETAIL GLAZING VISION (I.G.U.)	0	0.00%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	0	0.00%	0.95	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	2573	1.59%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.63	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	7124	4.40%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
M	LANDMARK WALL AREA	4858	3.00%	0.50	N/A
N	LANDMARK WINDOW AREA	3139	1.94%	0.95	0.80
	TOTAL	161907	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	14490	24.87%	N/R	N/R

BUILDING ENVELOPE - NORTH ELEVATION

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	78149	38.68%	0.37	0.35
B	GLAZING SPANDRAL (I.G.U.)	55700	27.57%	0.05	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	30379	15.04%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	1753	0.87%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	3340	1.65%	12.00	N/A
G	RETAIL GLAZING VISION (I.G.U.)	16258	8.05%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	1144	0.57%	0.95	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	627	0.31%	0.63	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	9838	4.87%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	1985	0.98%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	2739	1.36%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	107	0.05%	0.95	0.80
M	LANDMARK WALL AREA	0	0.00%	0.50	N/A
N	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
	TOTAL	202019	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	15048	25.83%	N/R	N/R

BUILDING ENVELOPE - EAST ELEVATION

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	56695	35.26%	0.37	0.35
B	GLAZING SPANDRAL (I.G.U.)	20650	12.84%	0.05	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	73372	45.64%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	0	0.00%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	49	0.03%	12.00	N/A
G	RETAIL GLAZING VISION (I.G.U.)	0	0.00%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	0	0.00%	0.95	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	3311	2.06%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.63	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	299	0.19%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	1056	0.66%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	748	0.47%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	4591	2.86%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
M	LANDMARK WALL AREA	0	0.00%	0.50	N/A
N	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
	TOTAL	160771	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	14490	24.87%	N/R	N/R

BUILDING ENVELOPE SUMMARY CHART - GROSS WALL AREA

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (I.G.U.)	252473	34.89%	0.37	0.35
B	GLAZING SPANDRAL (I.G.U.)	193175	26.70%	0.05	N/A
C	ARCHITECTUAL METAL PANEL (INSULATED)	176085	24.33%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	2070	0.29%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	4570	0.63%	0.10	N/A
F	LOUVER (ACTIVE)	5834	0.81%	12.00	N/A
G	RETAIL GLAZING VISION (I.G.U.)	30283	4.18%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	2793	0.39%	0.95	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	6647	0.92%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	627	0.09%	0.63	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	17496	2.42%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	14334	1.98%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	1056	0.15%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	748	0.10%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	4591	0.63%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	2739	0.38%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	107	0.01%	0.95	0.80
M	LANDMARK WALL AREA	4858	0.67%	0.50	N/A
N	LANDMARK WINDOW AREA	3139	0.43%	0.95	0.80
	TOTAL	723625	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	58252	100.00%	N/R	N/R

BUILDING ROOF, SOFFIT, AND SLAB ON GRADE SUMMARY CHART

ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
R	ROOF (RT-01 & RT-02)	45691	100.00%	0.05	N/A
S	SOFFIT (INSULATED)	4555	100.00%	0.05	N/A
T	SLAB ON GRADE	40704	100.00%	N/R	N/R

BUILDING ENVELOPE DESIGN INTENT ASSEMBLIES

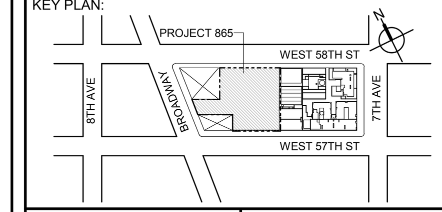
ID	CONSTRUCTION MATERIAL	U-VALUE	SHGC	ASSEMBLY DETAILS
A	GLAZING VISION (I.G.U.)	0.37	0.35	ZONE W-A (GL-01, GL-05), W-B, W-E (GL-03, GL-06), W-21, W-31 (GL-05)
B	GLAZING SPANDRAL (I.G.U.)	0.05	N/A	ZONE W-A (GL-02), W-B, W-E (G-L04).
C	ARCHITECTUAL METAL PANEL (INSULATED)	0.05	N/A	ZONE W-C, W-D, W-37
D	PODIUM METAL PANEL (INSULATED)	0.07	N/A	ZONE W-23, W-33, W-34
E	AIR WELL LOUVER (NON-ACTIVE)	0.10	N/A	ZONE W-27
F	LOUVER (ACTIVE)	12.00	N/A	MECHANICAL LOUVER
G	RETAIL GLAZING VISION (I.G.U.)	0.31	0.60	ZONE W-25, (GL-51) W-36 (GL-54)
H	RETAIL GLAZING VISION (STORE FRONT)	0.95	0.80	ZONE W-22, W-32 (GL-53).
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	0.35	N/A	ZONE W-F. CMU WALL WITH 4" INSULATION
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	0.63	N/A	ZONE W-F. SOLID CONCRETE WALL 12"
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	0.43	N/A	ZONE W-F. SOLID CONCRETE WALL 20"
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	0.35	N/A	ZONE W-F. SOLID CONCRETE WALL 24"
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	0.27	N/A	ZONE W-F. SOLID CONCRETE WALL 30"
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	0.20	N/A	ZONE W-F. SOLID CONCRETE WALL 36"
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0.09	N/A	ZONE W-F. SOLID CONCRETE WALL 52"
K	LANDMARK RECONSTRUCTION WALL AREA	0.08	N/A	ZONE W-13. 4" BRICK, 2" INSULATION, 8" CMU GROUTED
L	LANDMARK RECONSTRUCTION WINDOW AREA	0.95	0.80	SINGLE GLAZED UNIT
M	LANDMARK WALL AREA	0.50	N/A	ZONE W-11, W-12. STONE AND BRICK ON 10" CMU GROUTED (EXISTING)
N	LANDMARK WINDOW AREA	0.95	0.80	SINGLE GLAZED UNIT
P	BELOW GRADE (WALLS 100% BELOW GRADE)	N/R	N/R	CONCRETE WALL THICKNESS VARIES (MIN. 12").
R	ROOF (RT-01 & RT-02)	0.05	N/A	R-20 INSULATION COMPLETELY ABOVE DECK
S	SOFFIT (INSULATED)	0.05	N/A	R-20 INSULATION ABOVE METAL PANEL
T	SLAB ON GRADE (UNHEATED)	N/R	N/R/	CONCRETE SLAB

1 ENERGY AREA SUMMARY
12" = 1'-0"

AREA ID LEGEND

AREA ID LEGEND
A
B
C
D
E
F
G
H
J1
J2
J3
J4
J5
J6
J7
K
L
M
N
P

KEY PLAN:



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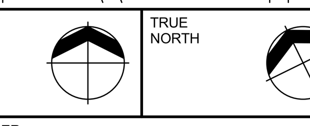

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
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DESIGN ARCHITECT: Base Building Shell & Core
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111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
2	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY CONSERVATION CODE - BUILDING ENVELOPE AREAS

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN STATE OF NEW YORK No. 028881

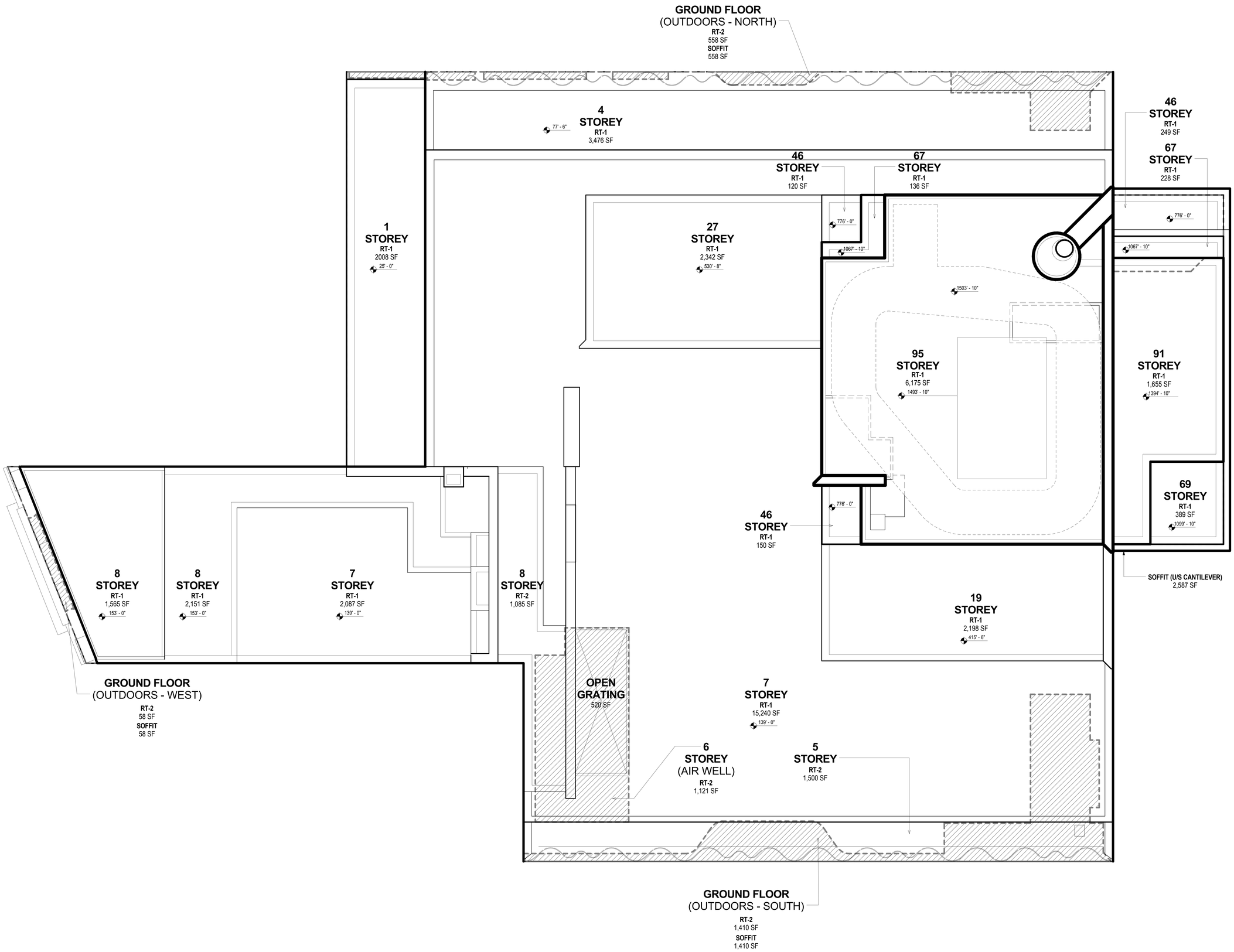
DATE: 05 DEC 14
PROJECT No: 1216-00
DRAWN: Author REV:
CHK: Checker
SCALE: As indicated
DWG No: **A-090.00**
DOB PAGE No: 111 of 500

DOB EMPLOYEE STAMP: DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421208305 Job Number
E527745806 Scan Code



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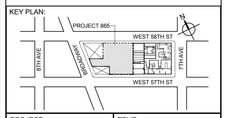

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
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No.	DESCRIPTION:	DATE:
	D.O.B. SUBMISSION	27 APR 15

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

ENERGY CONSERVATION CODE - ROOF AREAS

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	18 FEB 15
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-091.00**
DOB PAGE No: 112 of 500	

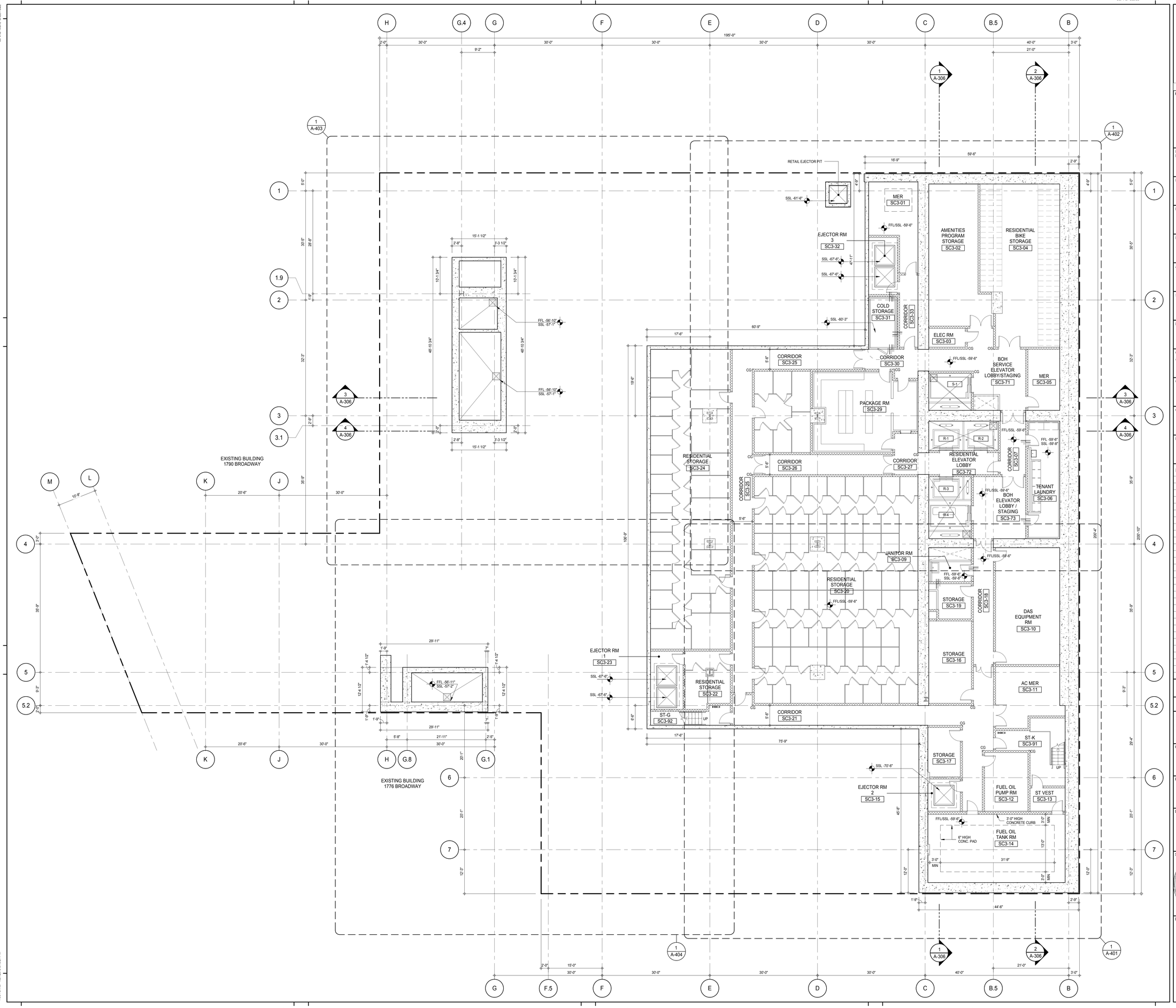
DOB EMPLOYEE STAMP:

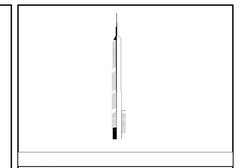
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME:
PLOT DATE:

DEPT OF BLDGS 421263626 Job Number
E3571556605 Scan Code





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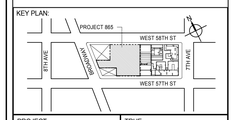

PROJECT NORTH | TRUE NORTH

DEVELOPER:
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New York, NY 10022 USA
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111 WEST MONROE STREET SUITE 2300
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INTERIOR DESIGNER: Residential
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SUB CELLAR 3 FLOOR PLAN (B.O.H. SUPPORT)

SEAL & SIGNATURE:

REGISTERED ARCHITECT AS DAVID JAMES
No. 028881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-101.00
DOB PAGE No:	113 of 500

DOB EMPLOYEE STAMP:

DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_bullerin.rvt
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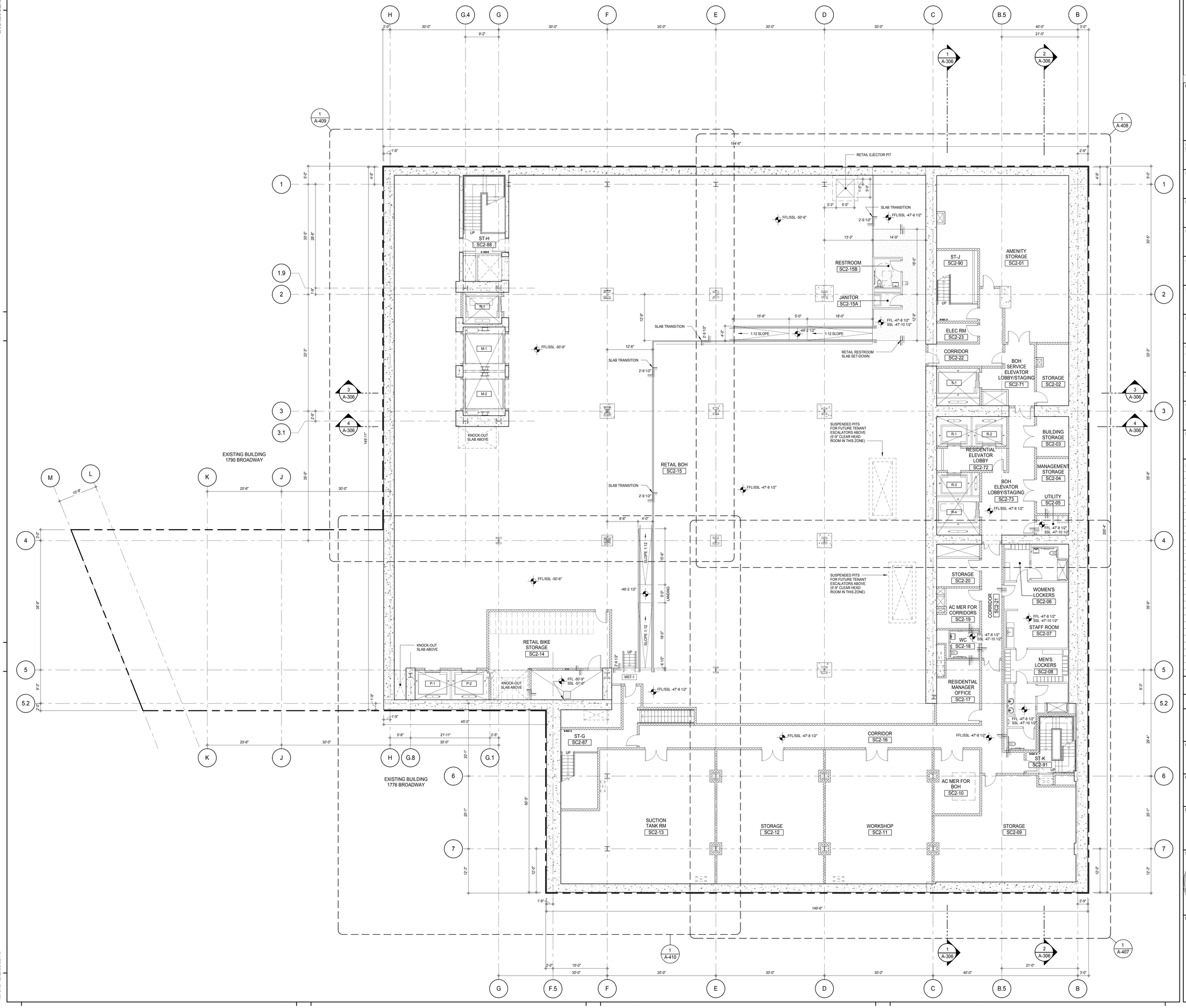

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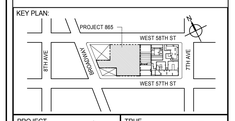

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
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New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SUB CELLAR 2 FLOOR PLAN (B.O.H. SUPPORT)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-102.00
DOB PAGE No:	114 of 500

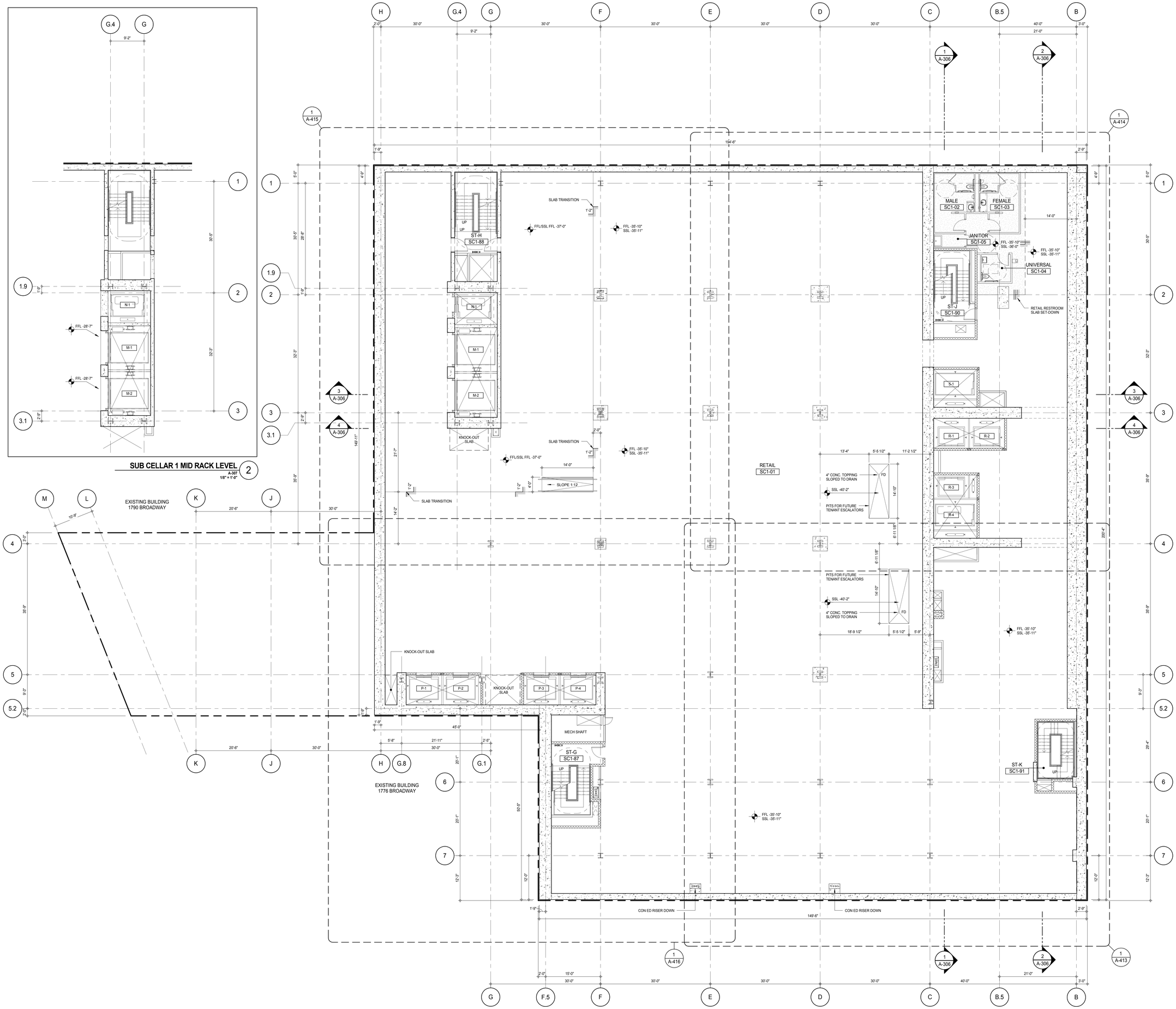
DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 1 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_bulletin.rvt
PLOT DATE: 4/27/2015 9:48:34 PM

SUB CELLAR 1 MID RACK LEVEL (2)
A-307
1/8" = 1'-0"



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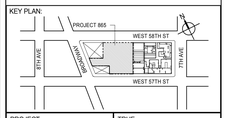

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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21 Penn Plaza - 360 West 31st Street, 8th Floor
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CODE CONSULTANTS:
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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

SUB CELLAR 1 FLOOR PLAN (RETAIL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RE DAVID JAMES 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Checker: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-103.00
DOB PAGE No:	115 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121206305 Job Number
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36" x 48" Arch E SHEET SIZE
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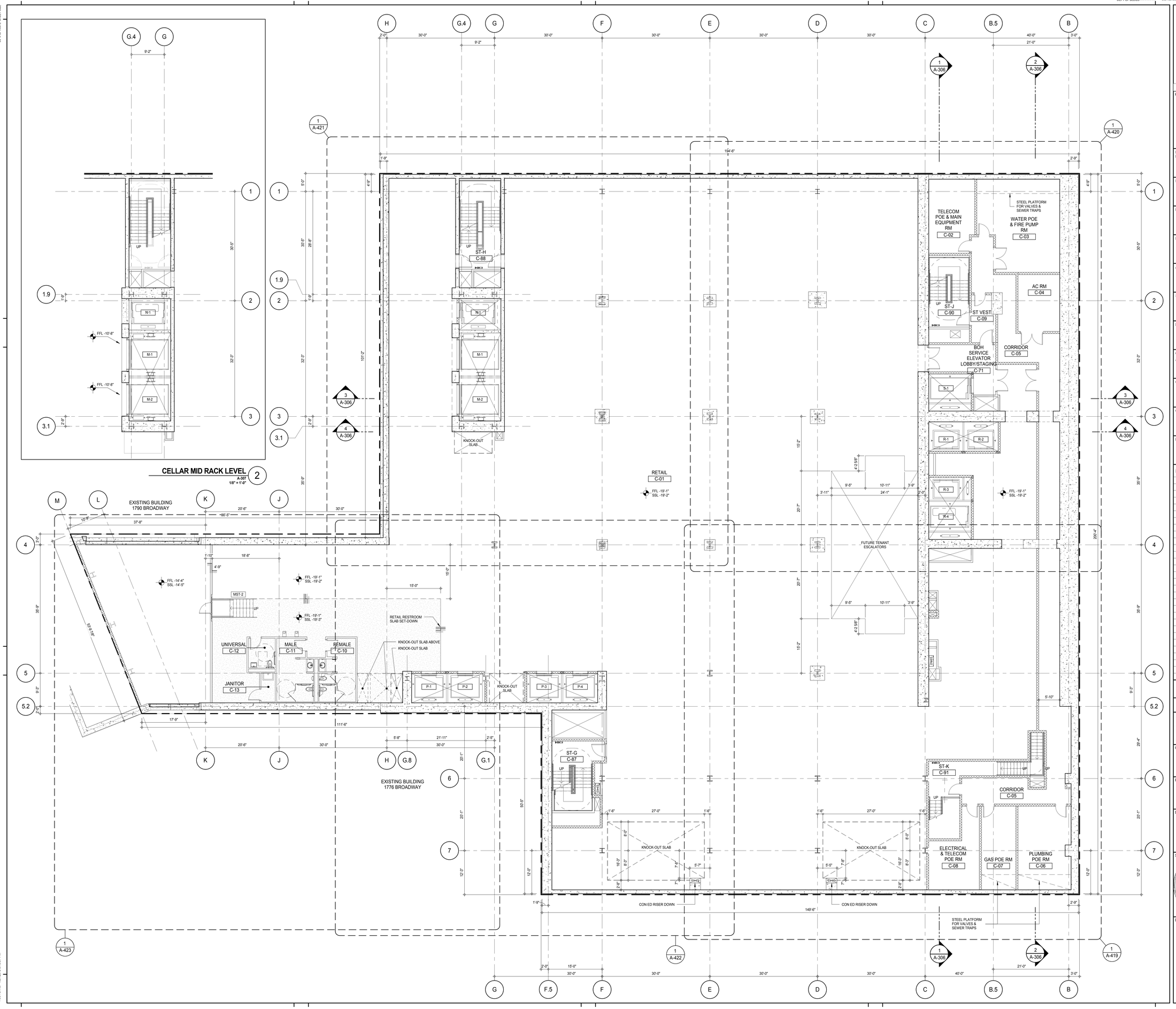

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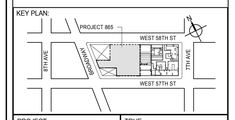

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

CELLAR FLOOR PLAN (RETAIL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID LASKEY 022885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-104.00
DOB PAGE No:	116 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 03/09/2015
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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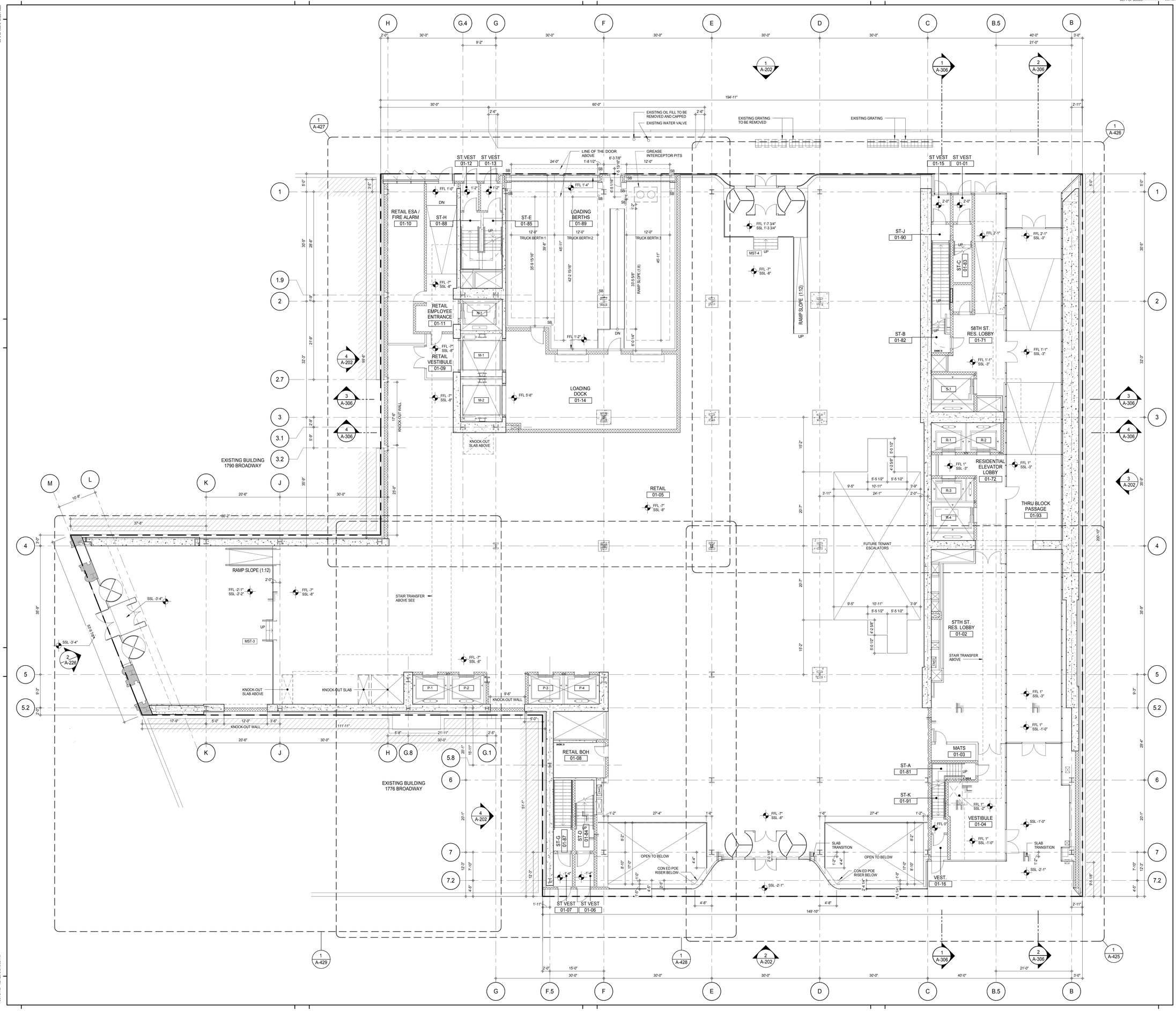

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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TEL: 416 967 1500 FAX: 416 967 7150

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Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
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2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

GROUND FLOOR PLAN (LOBBY)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Chk'd: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-105.00
DOB PAGE No:	117 of 500

DOB EMPLOYEE STAMP:

Damian Titus
BuildingPro
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE

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PLOT DATE: 4/27/2015 3:49:09 PM

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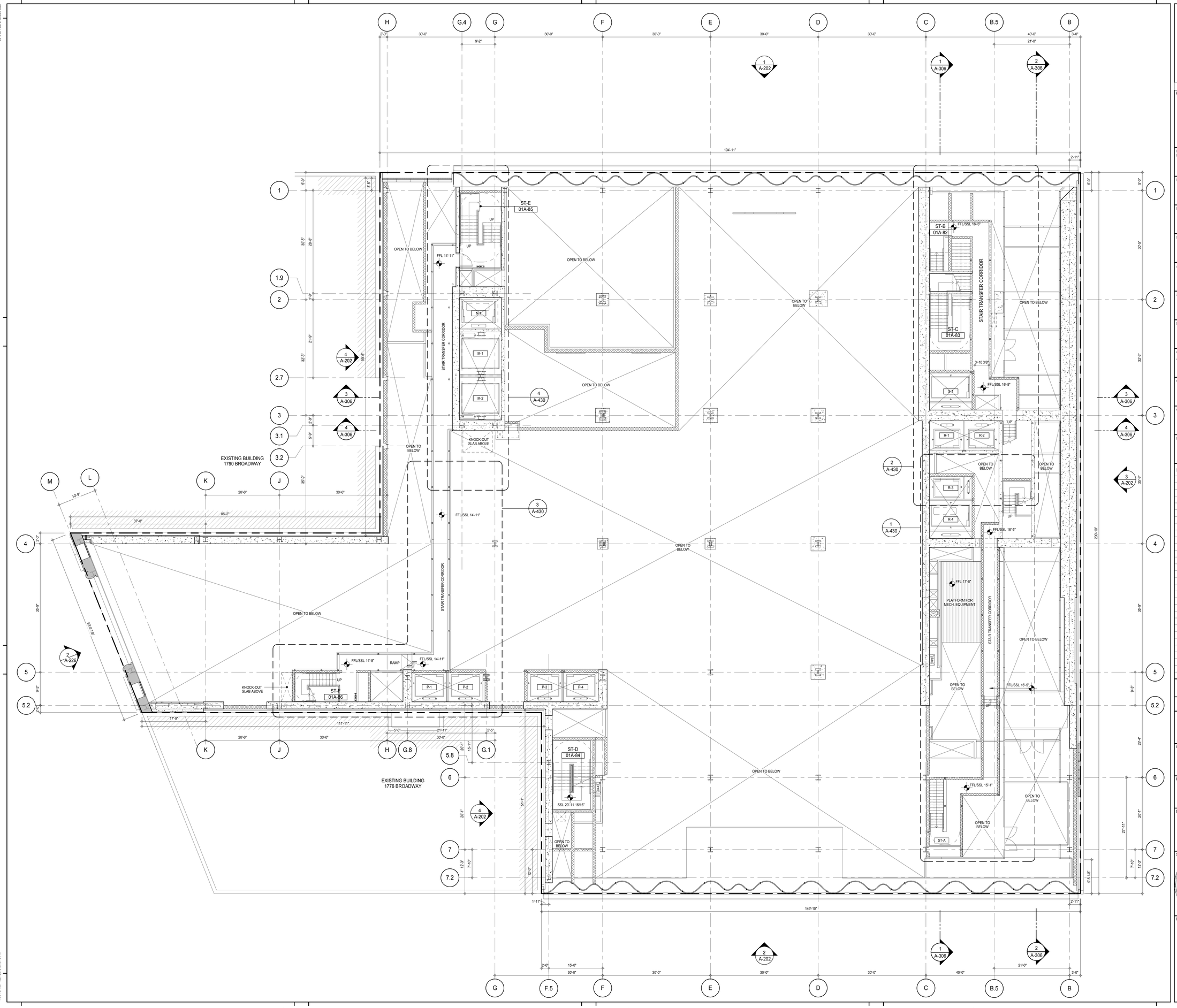

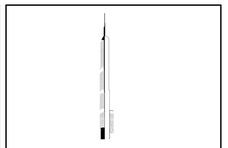

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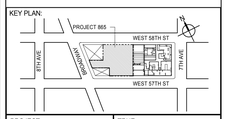

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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TEL: 416 967 1500 FAX: 416 967 7150

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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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165 Broadway, 22nd Floor
New York, NY 10006 USA
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GEOTECHNICAL ENGINEERS:
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40 Worth Street. Suite 826
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

GROUND FLOOR PLAN
INTERMEDIATE (STAIR TRANSFER)

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: 1/8" = 1'-0"	
DWG No:	A-106.00
DOB PAGE No: 118 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TYR-CAF_Jsellstrm.rvt
PLOT DATE: 4/27/2015 3:49:13 PM

DEPT OF BLDGS 121263635 Job Number
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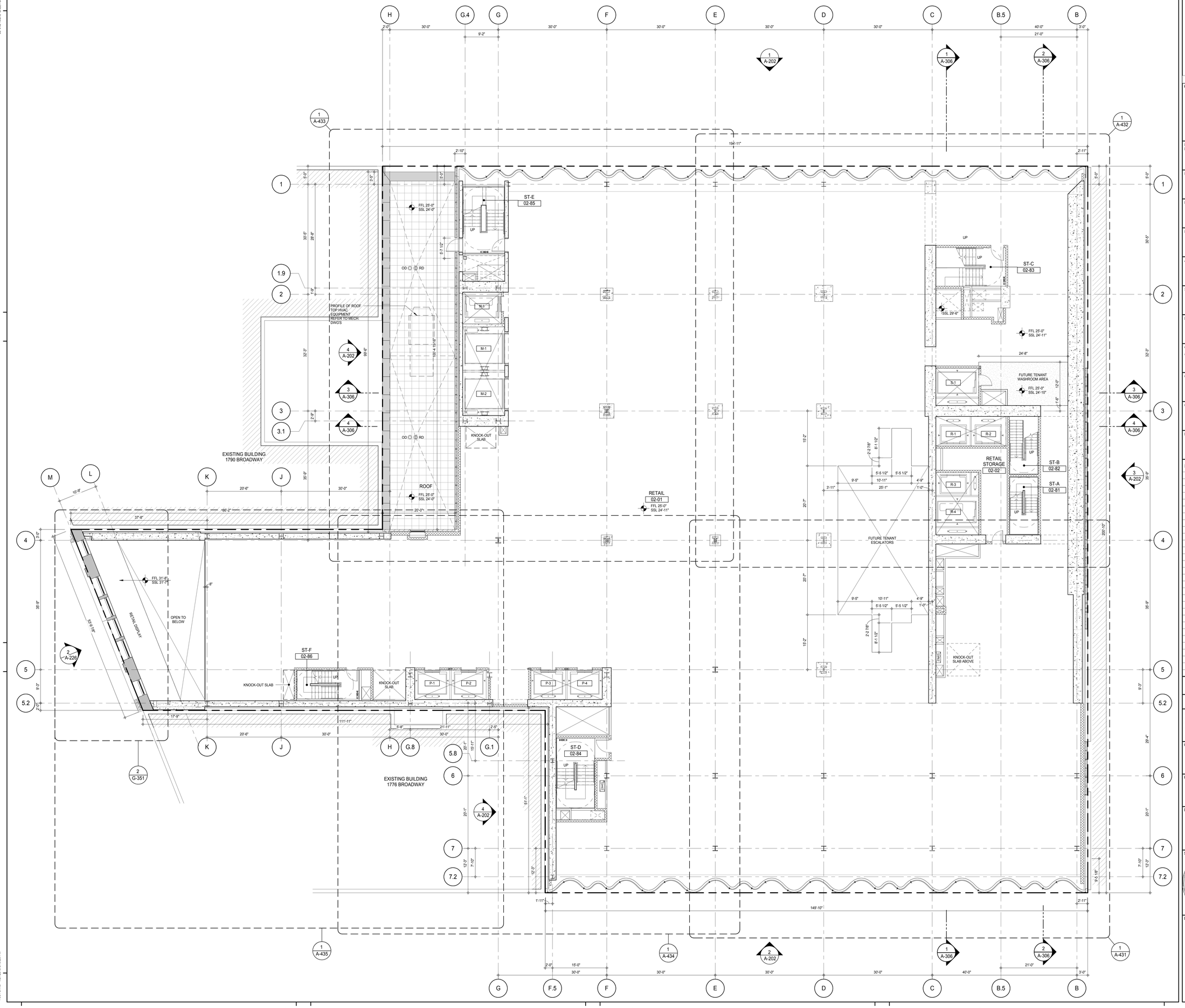

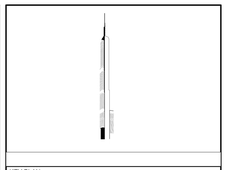

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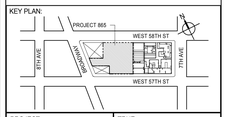

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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New York, NY 10017 USA
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MEP ENGINEERS:
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New York, NY 10001-2727
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No.	DESCRIPTION	DATE
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

2ND FLOOR PLAN (RETAIL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: 1/8" = 1'-0"	
DWG No:	A-107.00
DOB PAGE No: 119 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

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PLOT DATE: 6/27/2015 4:49:29 PM

DEPT OF BLDGS 421258305 Job Number
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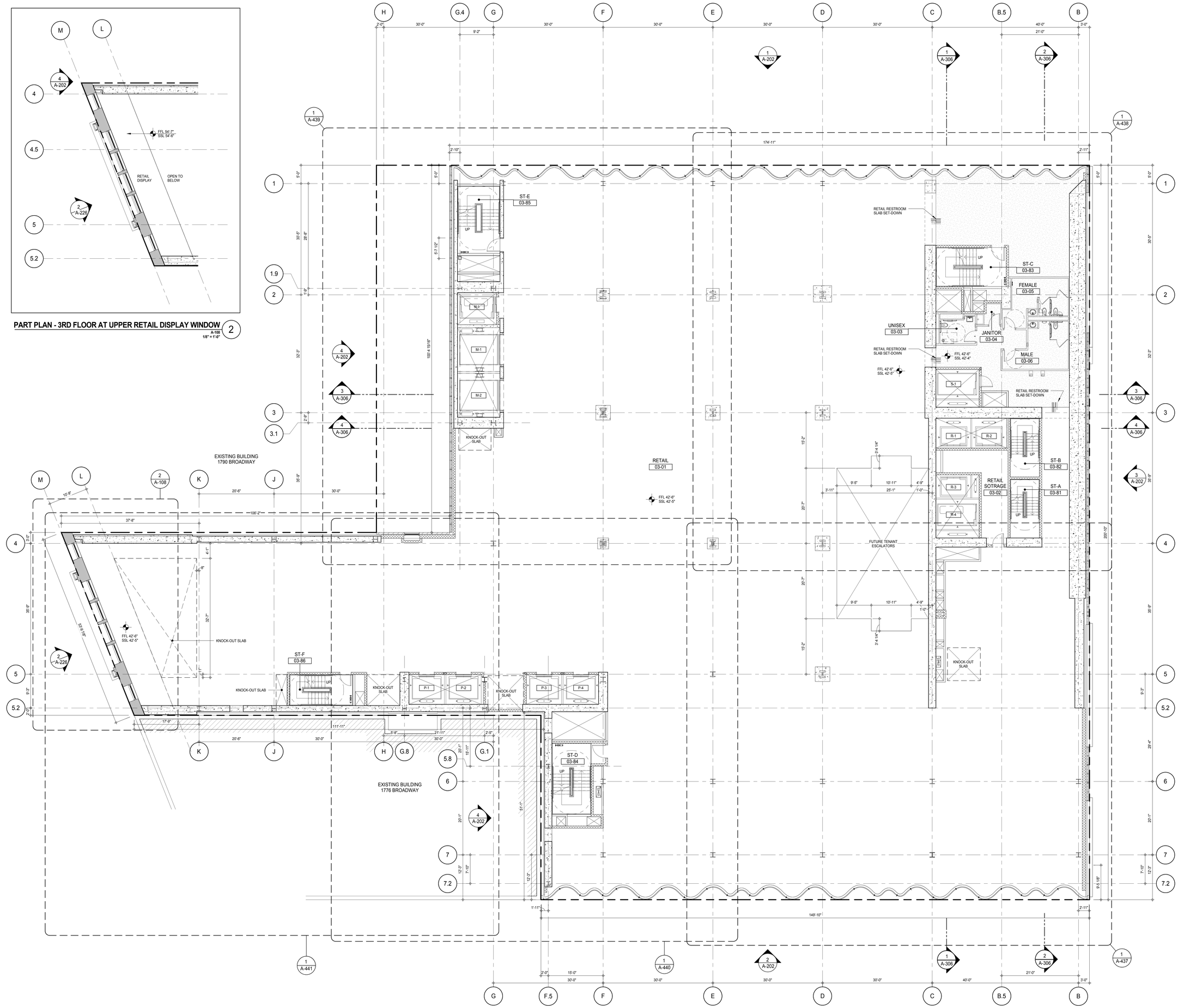
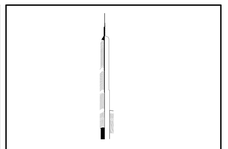
PART PLAN - 3RD FLOOR AT UPPER RETAIL DISPLAY WINDOW 2
A-108
1/8" = 1'-0"





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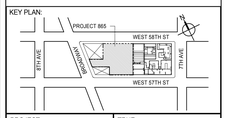

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
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TEL: 416 967 1500 FAX: 416 967 7150

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MEP ENGINEERS:
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

3RD FLOOR PLAN (RETAIL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID LAMBERT NO. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chkr: Checker	3
SCALE: 1/8" = 1'-0"	
DWG No:	A-108.00
DOB PAGE No: 120 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/02/2015
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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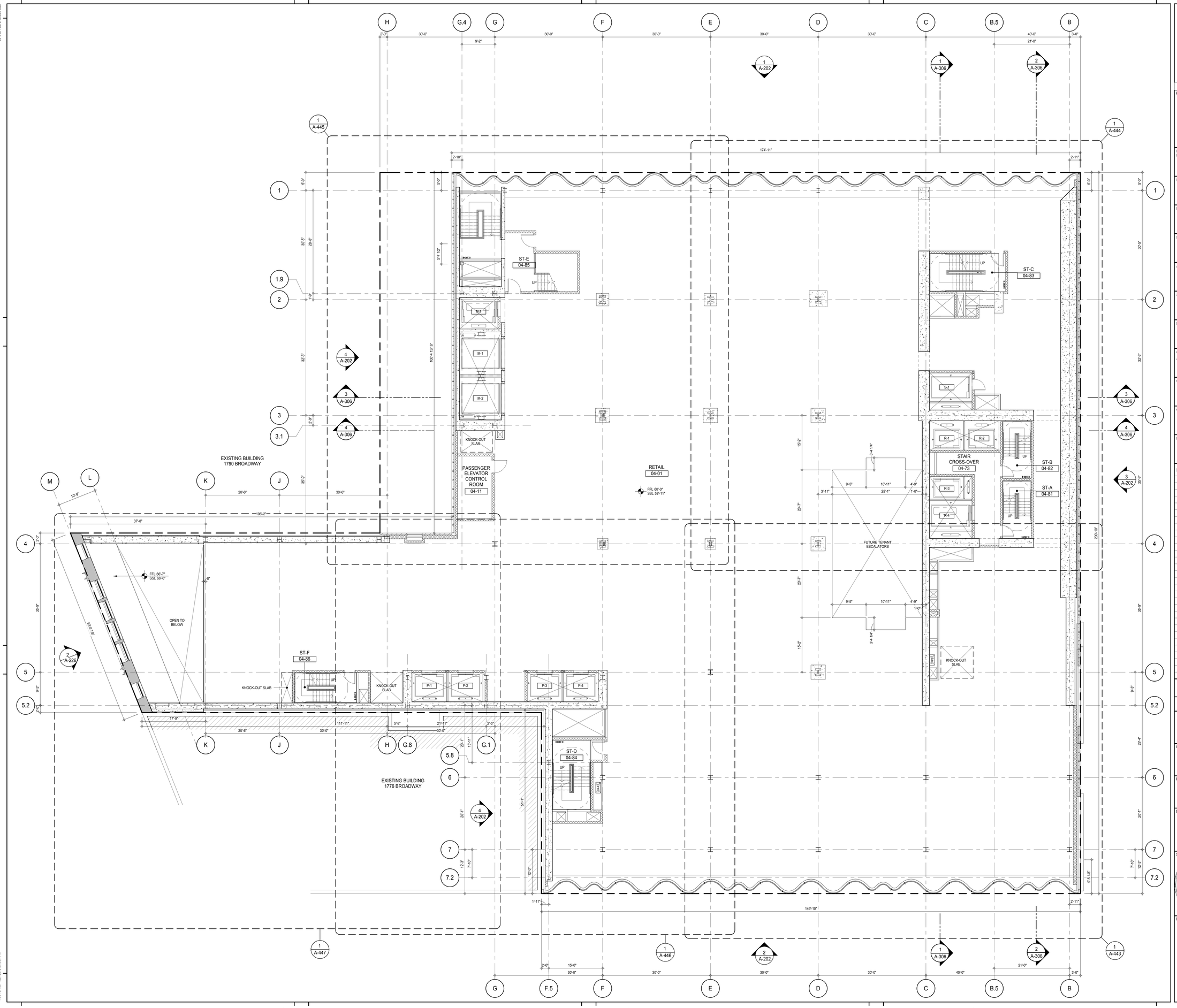

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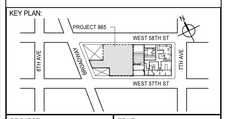

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

4TH FLOOR PLAN (RETAIL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: 1/8" = 1'-0"	
DWG No:	A-109.00
DOB PAGE No: 121 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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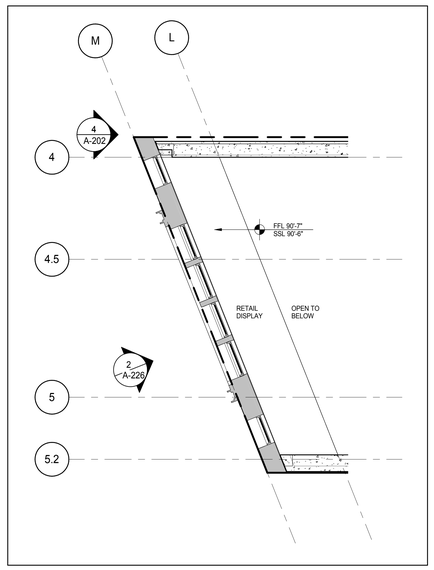
PLOT DATE: 4/27/2015 1:49:54 PM



PART PLAN - 5TH FLOOR - AT UPPER RETAIL DISPLAY WINDOW 2
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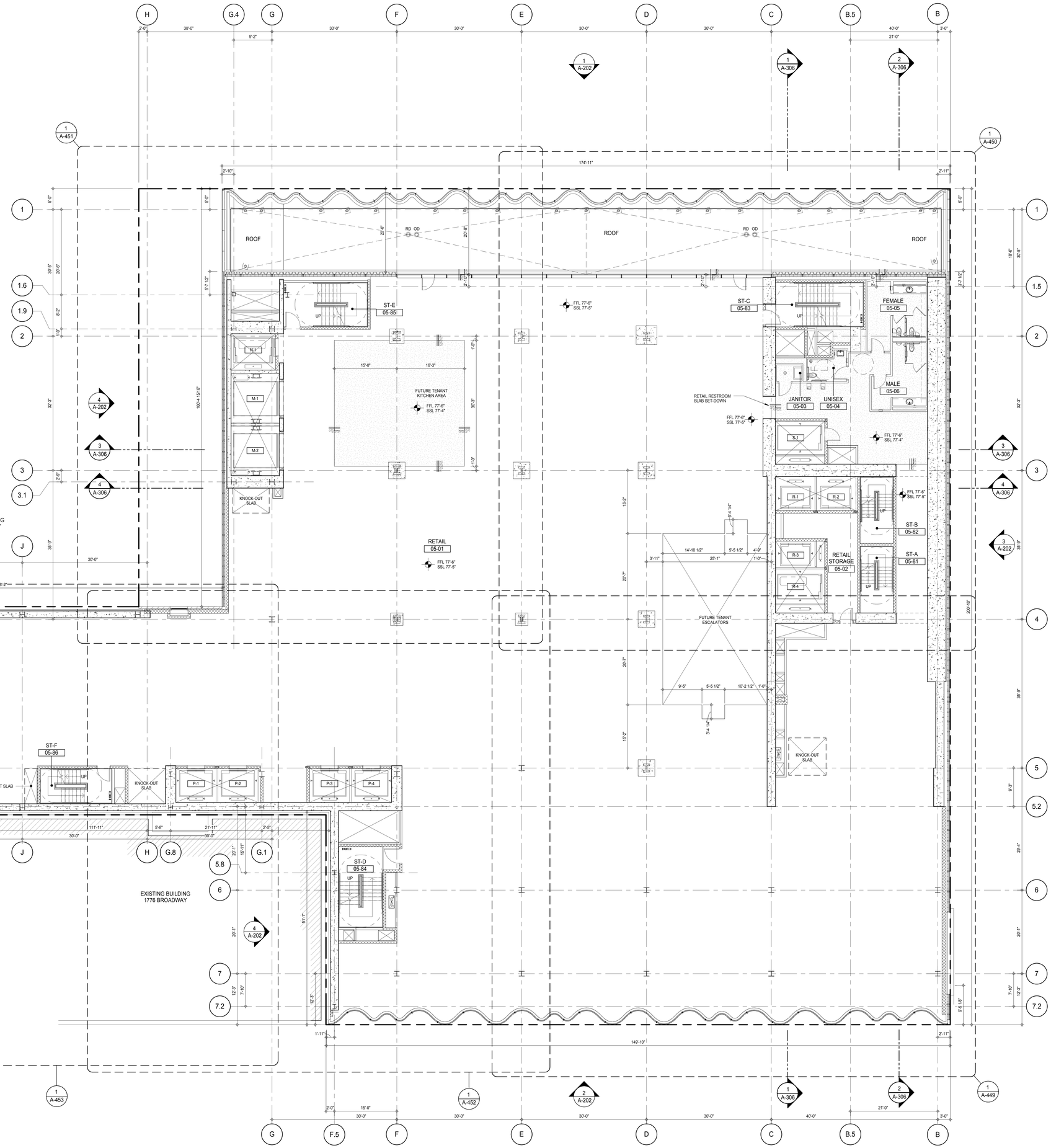
1/8" = 1'-0"



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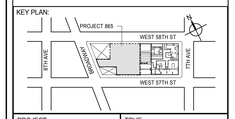

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

5TH FLOOR PLAN (RETAIL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSE DAVID JAUREGI No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-110.00**
DOB PAGE No: 122 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 03/02/2015
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421263505 Job Number
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PLOT DATE: 4/27/2015 5:58:08 PM

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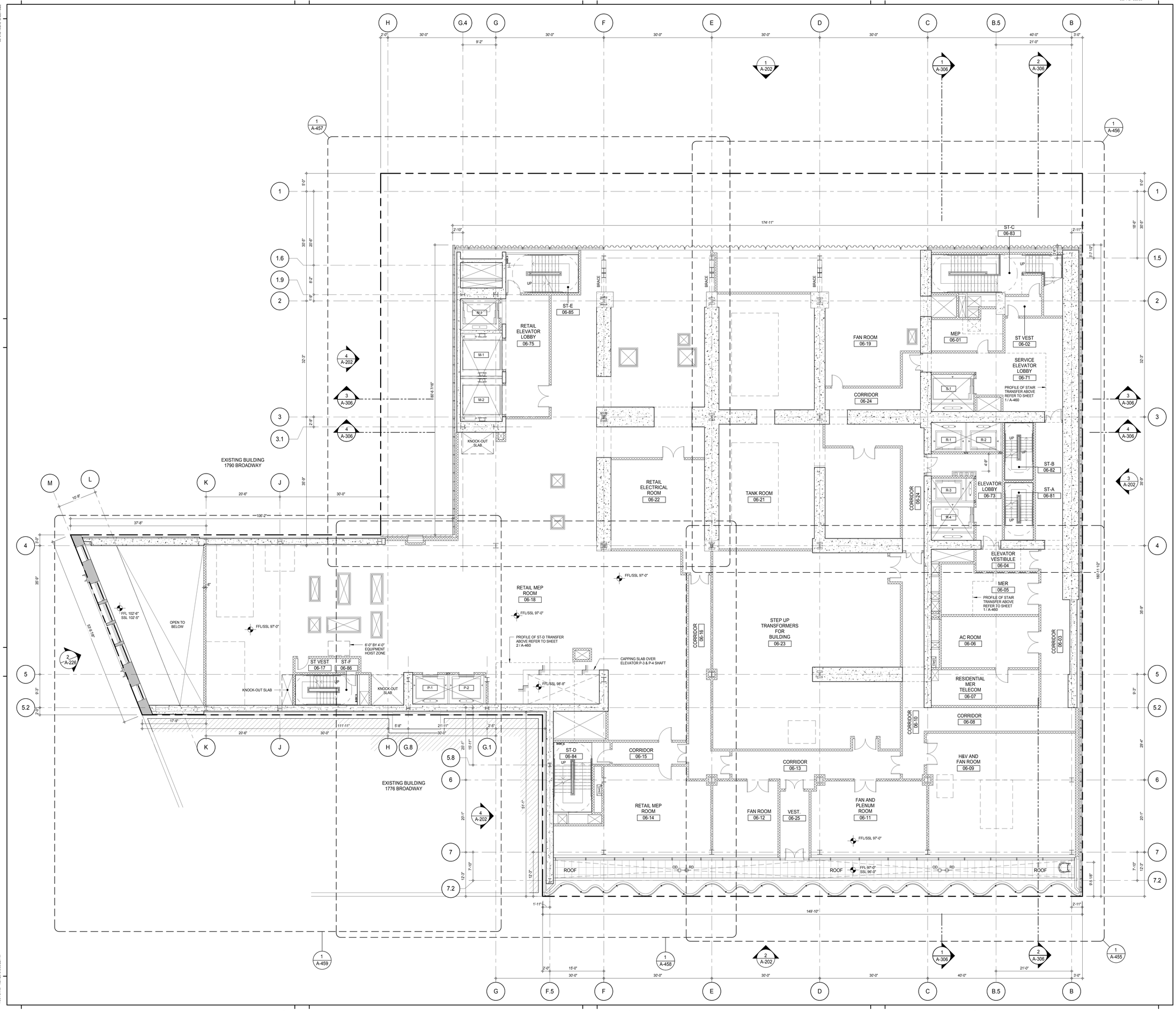

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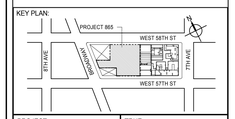

PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
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TEL: 212 354 5656 FAX: 212 354 5668

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New York, NY 10001-2727
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

6TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-111.00**
DOB PAGE No:	123 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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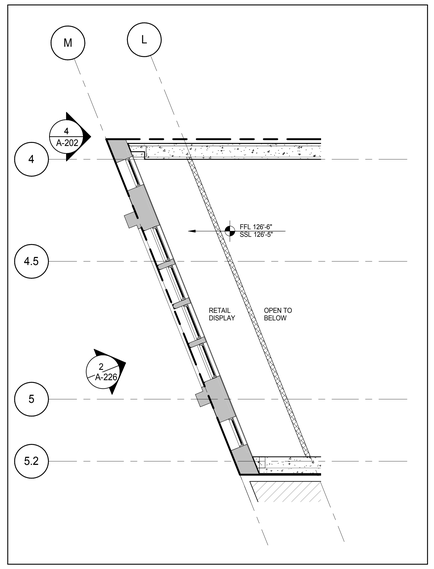
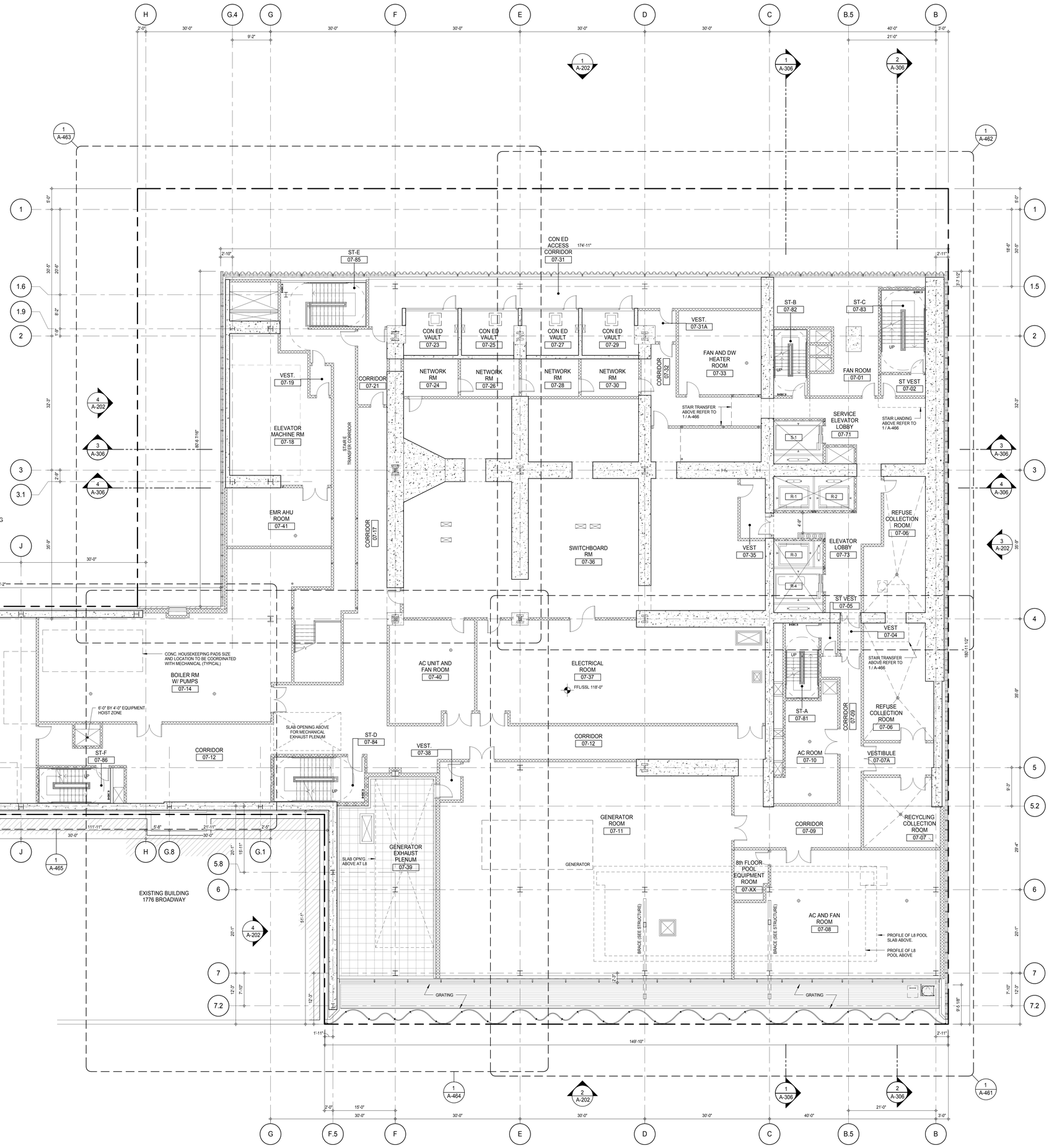
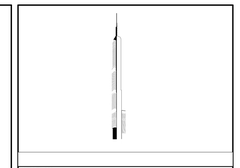
PLOT DATE: 4/27/2015 3:30:22 PM



PART PLAN - 7TH FLOOR AT UPPER RETAIL DIPLAY WINDOW 2
A-112
1/8" = 1'-0"





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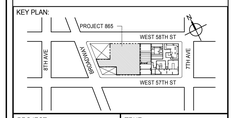

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

7TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:

THE REGISTERED ARCHITECT JOSE DAVID JAUREGI 026883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Chk: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	A-112.00
DOB PAGE No:	124 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015.
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421258305 Job Number
E301253073 Scan Code
36" x 48" Arch E SHEET SIZE
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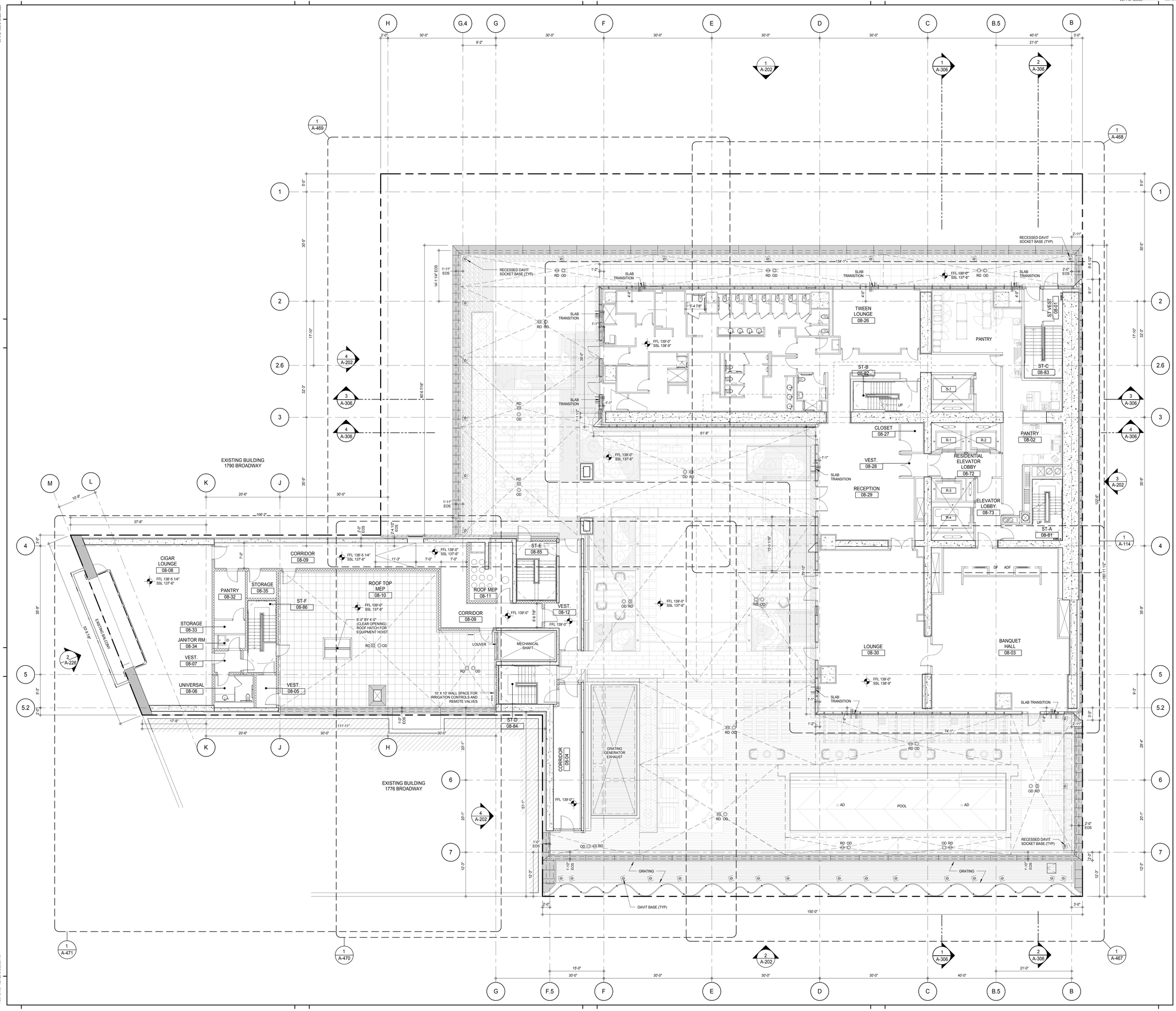
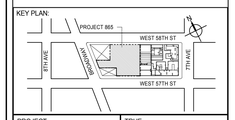
PLOT DATE: 4/27/2015 3:59:28 PM

DEPT OF BLDGS 421206305 Job Number
E380067780425 Scan Code



KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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CHICAGO IL 60603
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INTERIOR DESIGNER: Residential
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TEL: 646 998 7000 FAX:

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GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
8TH FLOOR PLAN (RESIDENTIAL AMENITIES)

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID SMITH No. 028881 STATE OF NEW YORK

DATE: 15 OCT 14
PROJECT No: 1216-00
DRAWN: Author
Chk: Checker
SCALE: 1/8" = 1'-0"
REV: 3
DWG No: **A-113.00**
DOB PAGE No: 125 of 500

DOB EMPLOYEE STAMP:
Damian Titus
BuildingNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Bim\Local Files\EXTELL-865-AAI-TWR-CNF_3ladbsm.rvt
PLOT DATE: 4/27/2015 3:30:39 PM

DEPT OF BLDGS 121253505 Job Number
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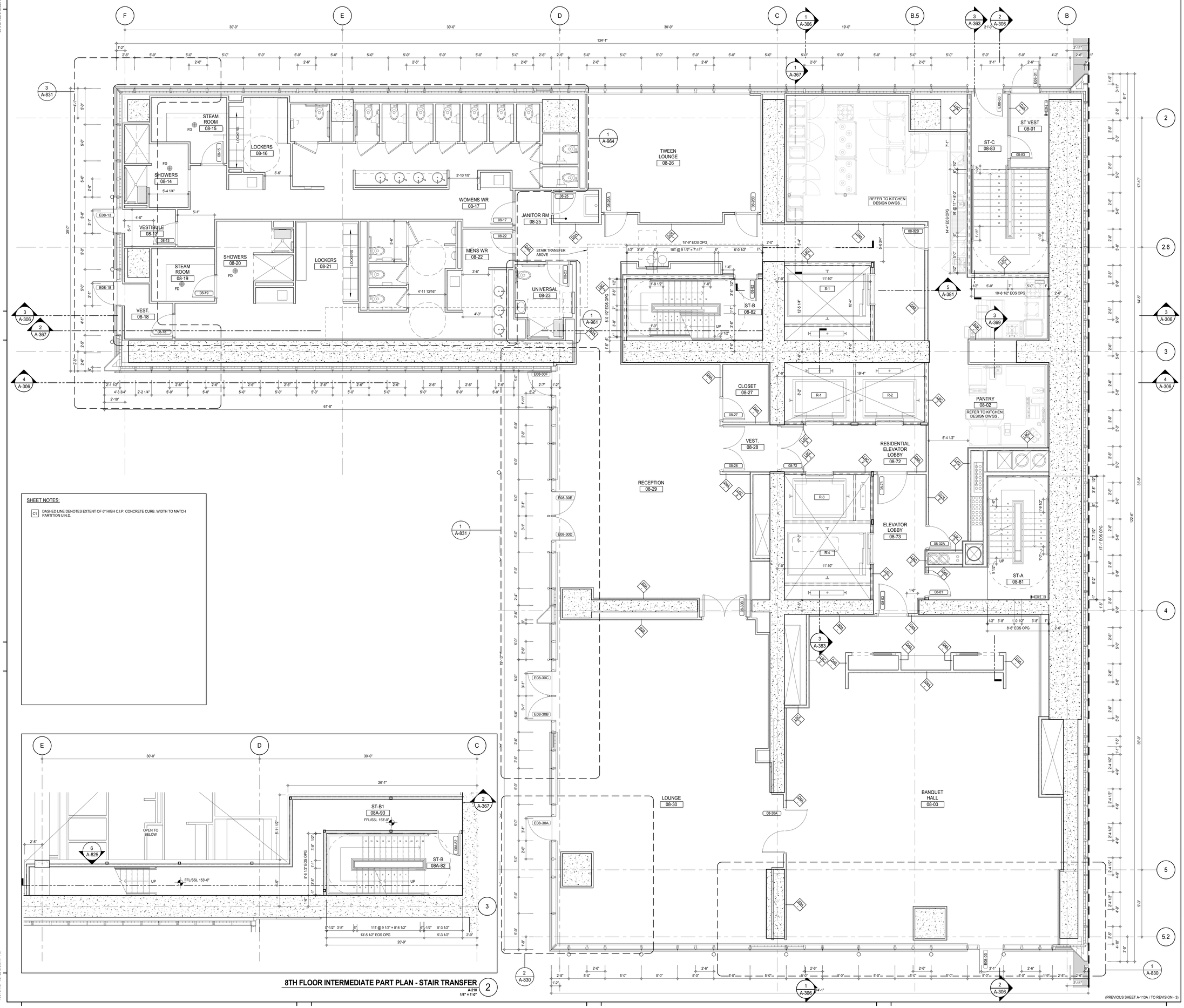

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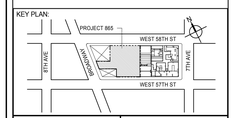

PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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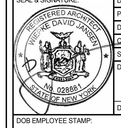
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

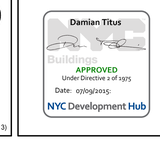
DRAWING TITLE:
8TH FLOOR PLAN (RESIDENTIAL AMENITIES)

SEAL & SIGNATURE:



DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Chk: Checker	
SCALE: As indicated	
DWG No:	A-114.00
DOB PAGE No:	126 of 500

DOB EMPLOYEE STAMP:



DOB B-SCAN:

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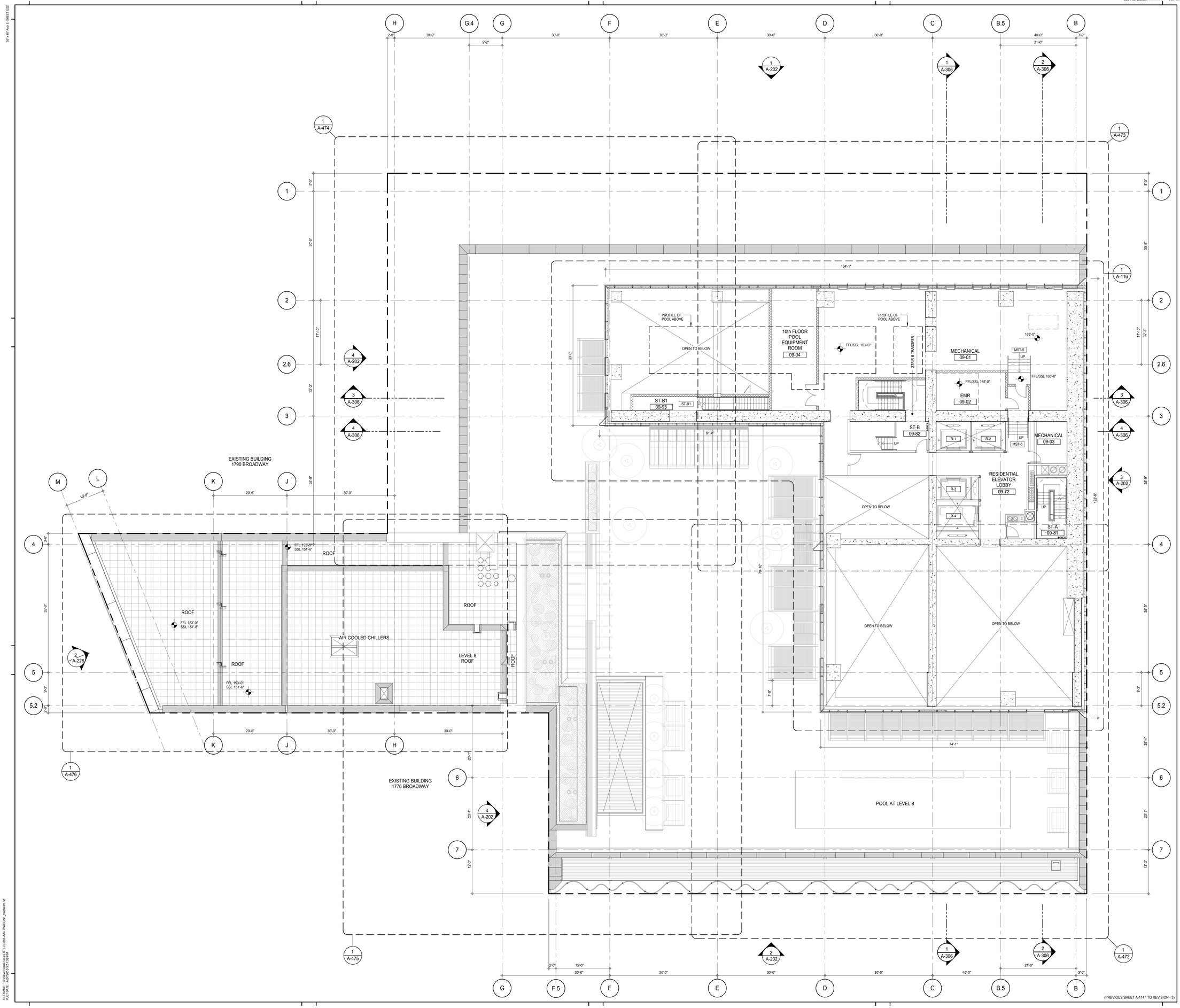
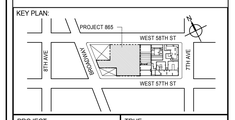


(PREVIOUS SHEET A-114 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

9TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WEI-YE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: 1/8" = 1'-0"	
DWG No:	**A-115.00**
DOB PAGE No:	127 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 1 of 19/15
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 3:31:58 PM

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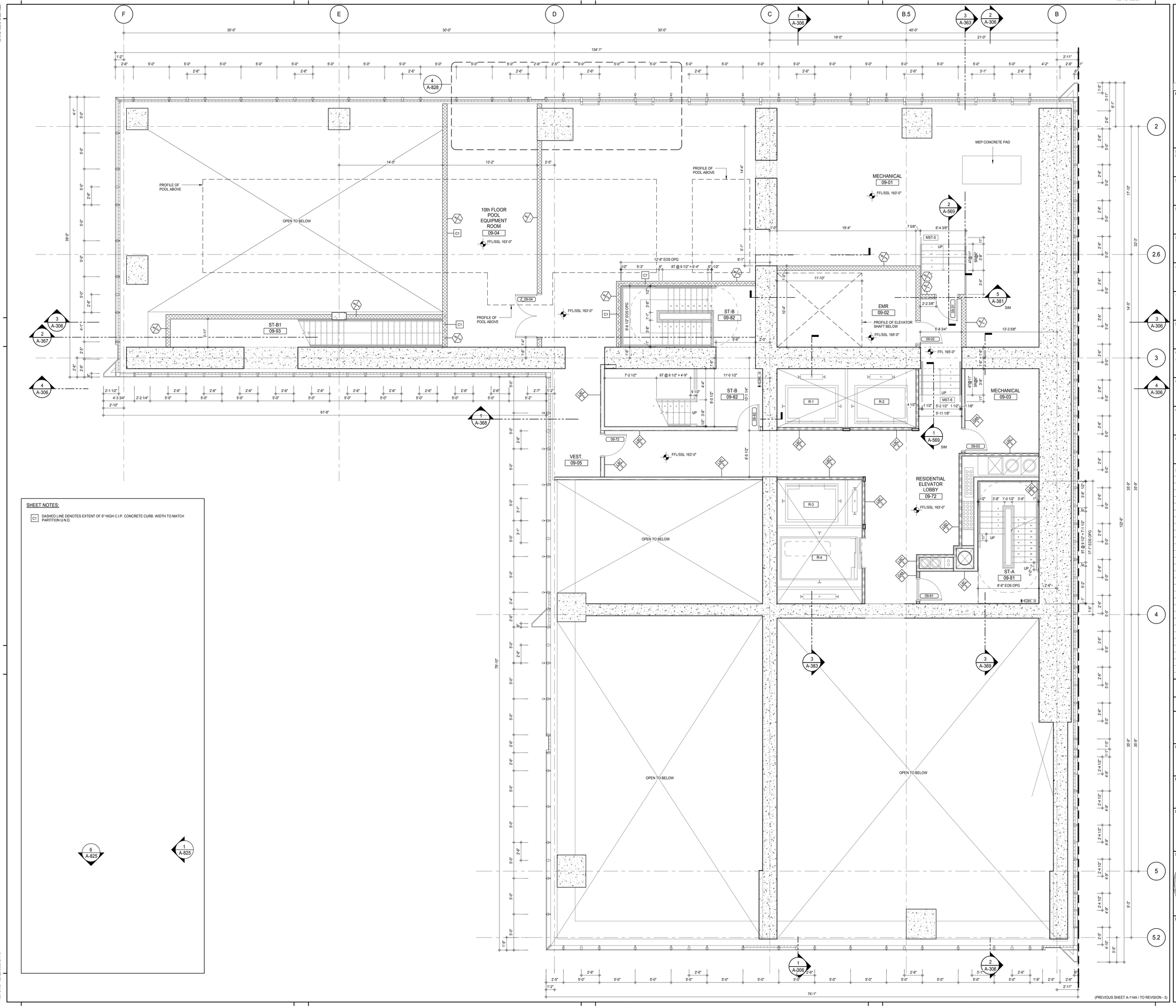
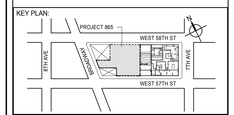


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH:

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
9TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID GILL No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Chk: Checker	
SCALE: As indicated	
DWG No:	A-116.00
DOB PAGE No:	128 of 500

DOB EMPLOYEE STAMP:
Damian Titus
BuildSPEC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-114A \ TO REVISION - 3)

36" x 48" Arch E - SHEET SIZE
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PLOT DATE: 4/27/2015 3:51:24 PM

DEPT OF BLDGS 421263606 Job Number
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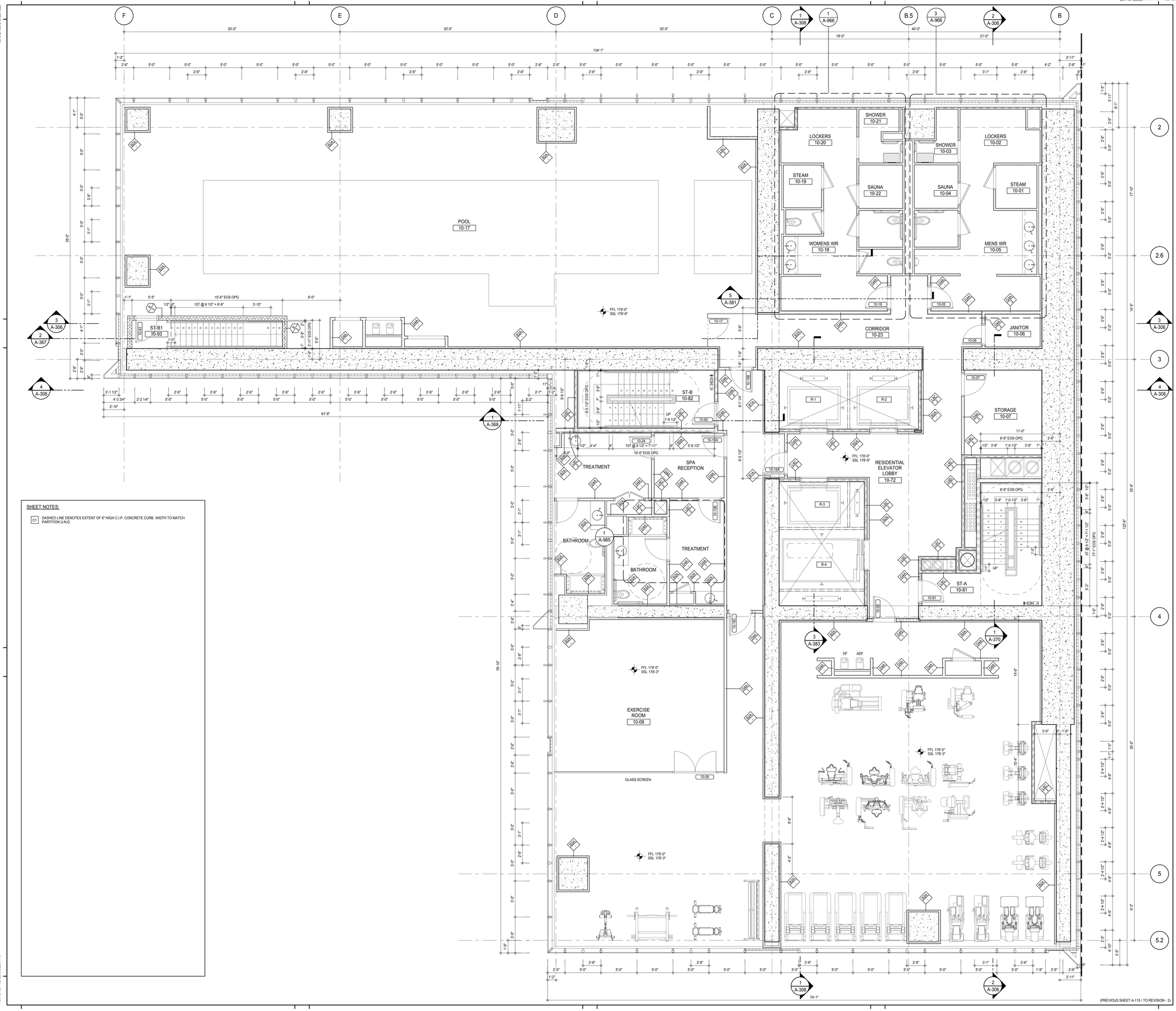
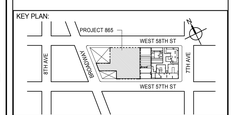


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 8" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.

(PREVIOUS SHEET A-115 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
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GEOTECHNICAL ENGINEERS:
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
10TH FLOOR PLAN (RESIDENTIAL AMENITIES)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID JAMESON No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-117.00
DOB PAGE No:	129 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 3 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E - SHEET SIZE
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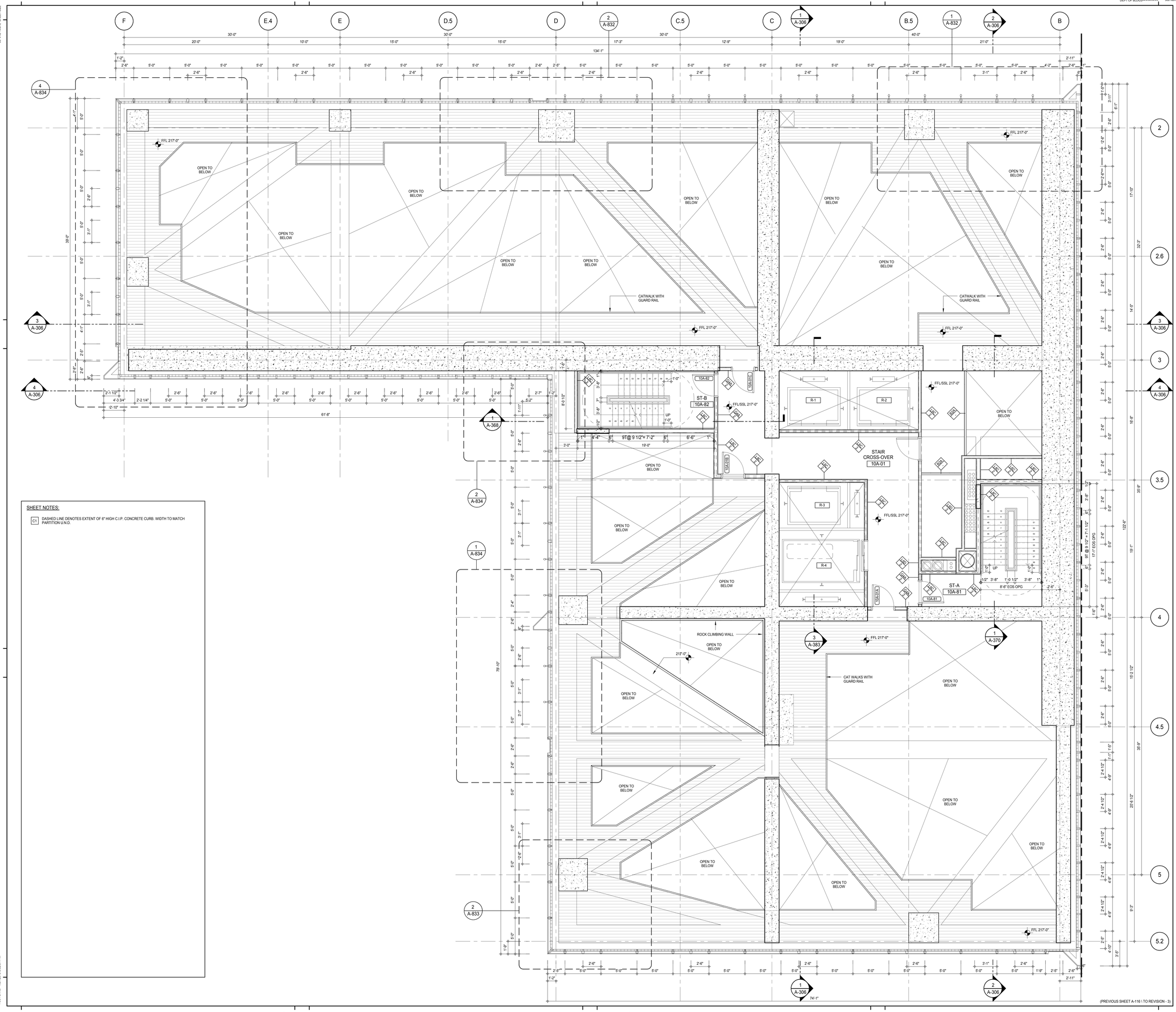
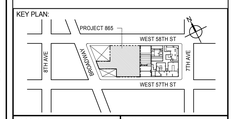


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
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New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

10TH FLOOR INTERMEDIATE 1 PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JANSSEN 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	**A-118.00**
DOB PAGE No: 130 of 500	

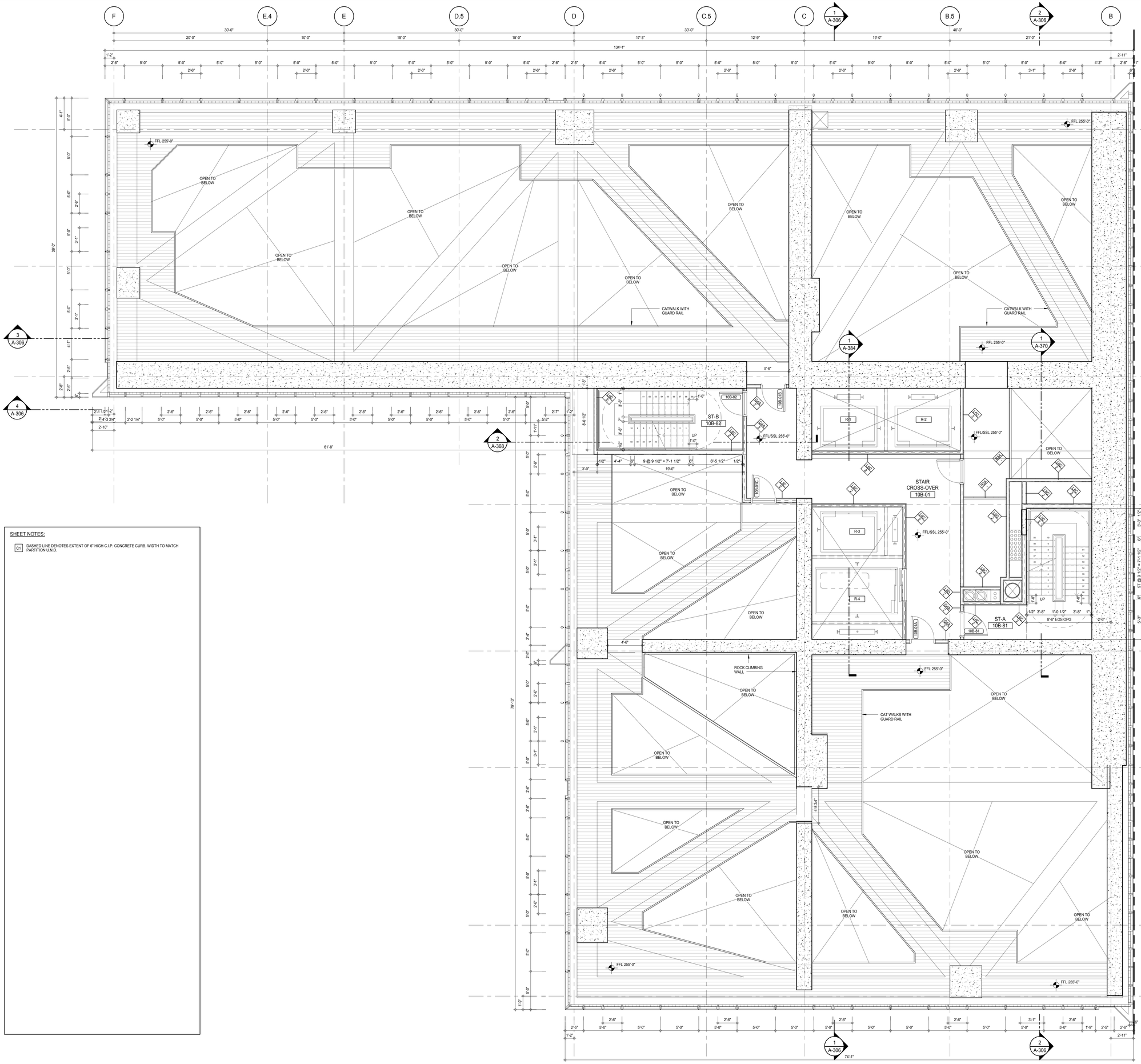
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 421208305 Job Number
E1524128535 Scan Code
36" x 48" Arch E - SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_Jsullivan.rvt
PLOT DATE: 4/20/2015 5:23:11 PM

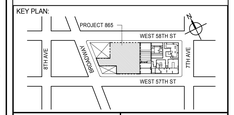
DEPT OF BLDGS 421206305 Job Number
E3A3667/000 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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228 EAST 45th Street
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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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CURTAINWALL CONSULTANT:
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40 Worth Street. Suite 826
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

10TH FLOOR INTERMEDIATE 2 PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID J. JANSEN 028681 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-119.00
DOB PAGE No:	131 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E - SHEET SIZE

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TVR-CNF_bwilsmith.rvt
PLOT DATE: 4/27/2015 5:32:47 PM

DEPT OF BLDGS 421208505 Job Number
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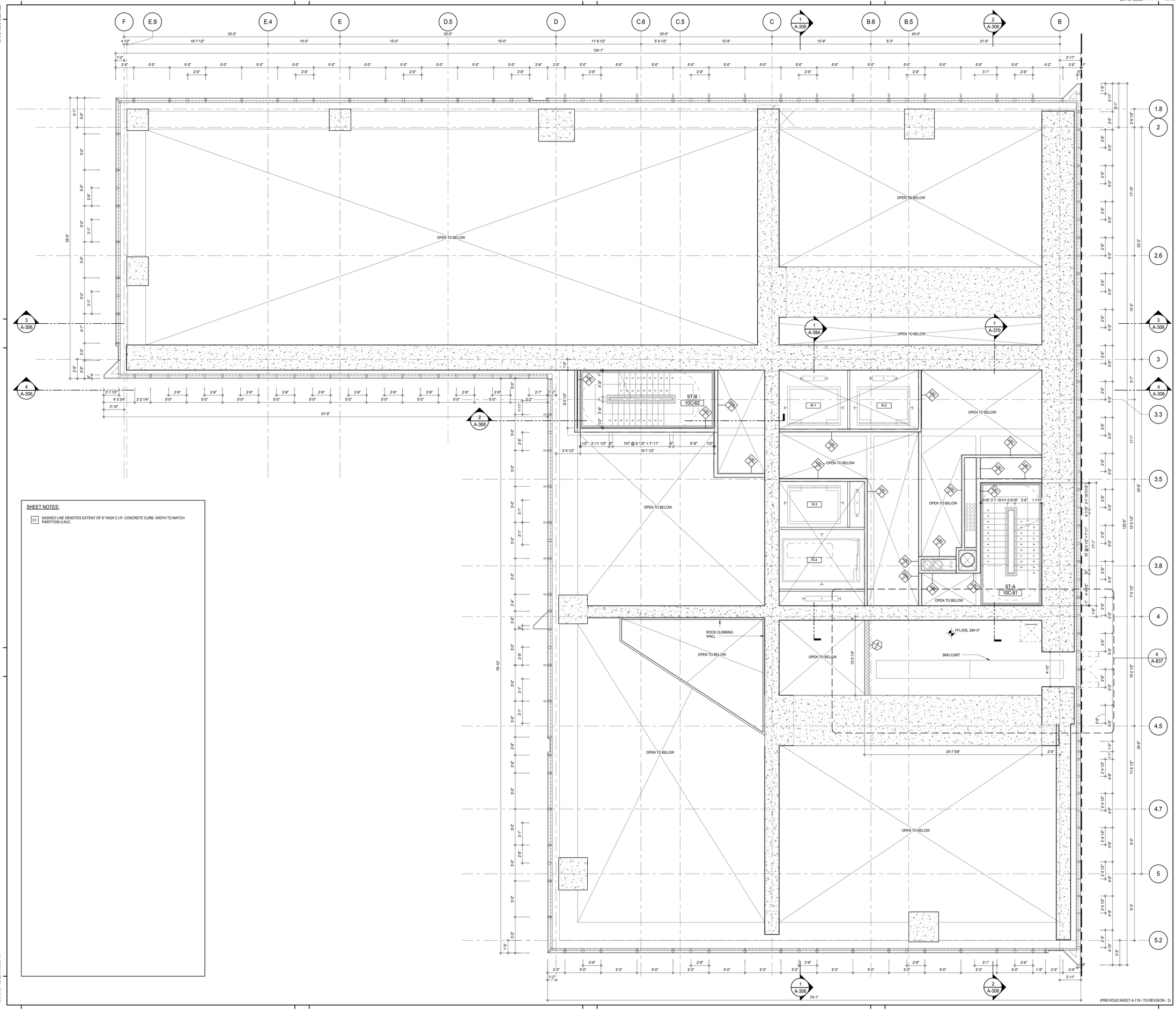
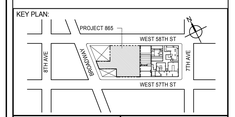


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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LANDMARK/PRESERVATION CONSULTANT:
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No.	DESCRIPTION	DATE
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
10TH FLOOR INTERMEDIATE 3 BMU PLAN

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAMES JAN 028681 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-120.00
DOB PAGE No:	132 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

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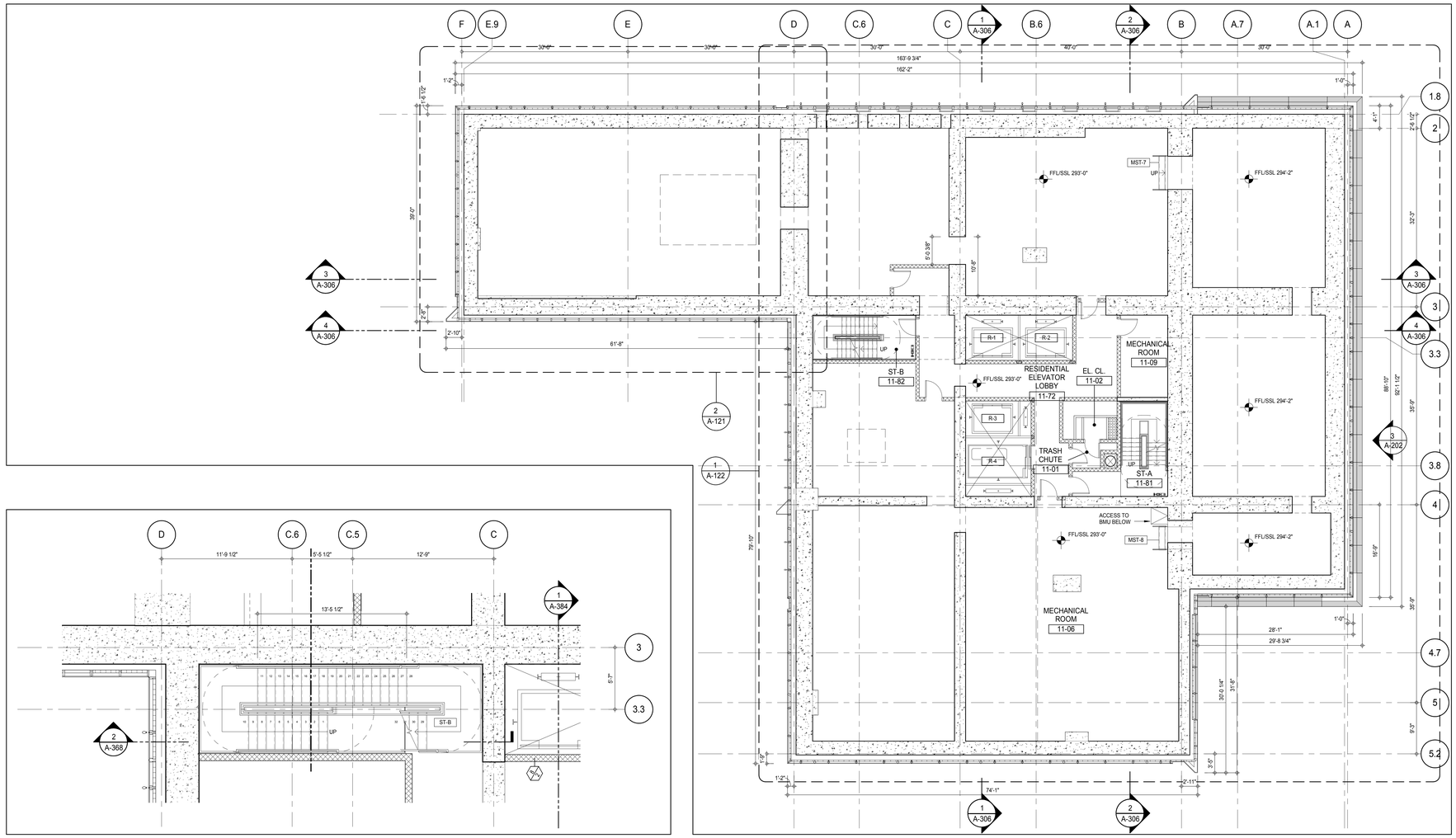
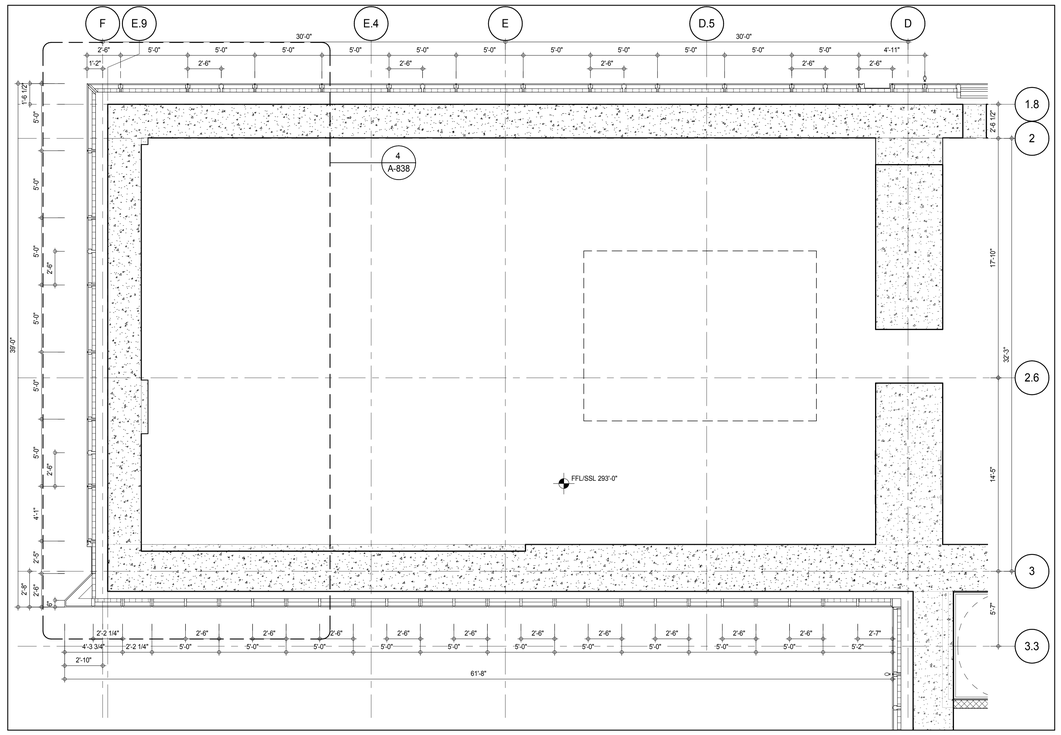


11TH FLOOR PLAN 1

A-202
1/8" = 1'-0"

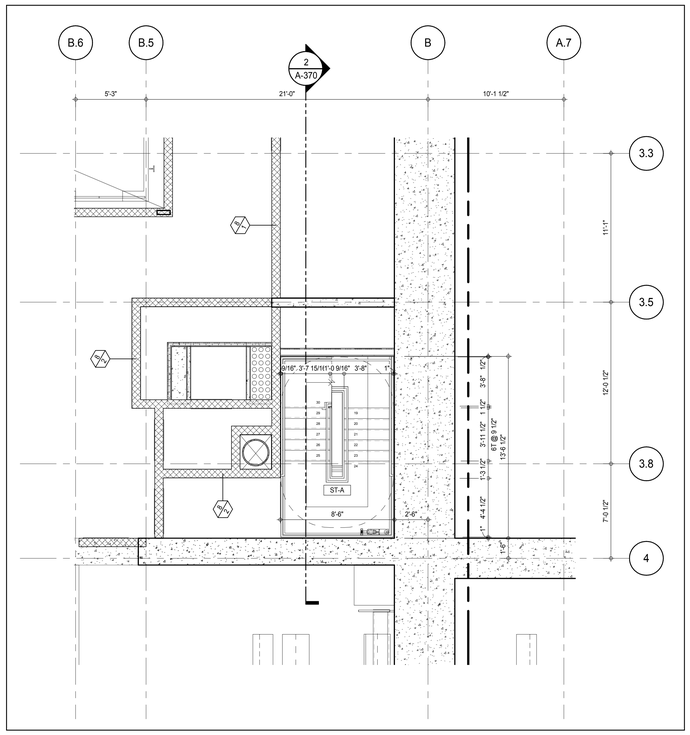
STAIR B - UPPER PLAN 4

A-202
1/4" = 1'-0"



11TH FLOOR PLAN - PARTIAL 2

A-121
1/4" = 1'-0"



STAIR A - UPPER PLAN 3

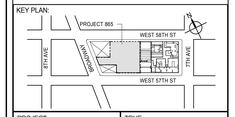
A-202
1/4" = 1'-0"

(PREVIOUS SHEET A-120 \ TO REVISION - 3)

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
11TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ANDRE DAVID JAMES 028885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Checker	
SCALE: As indicated	
DWG No:	A-121.00
DOB PAGE No:	133 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 3:33:22 PM

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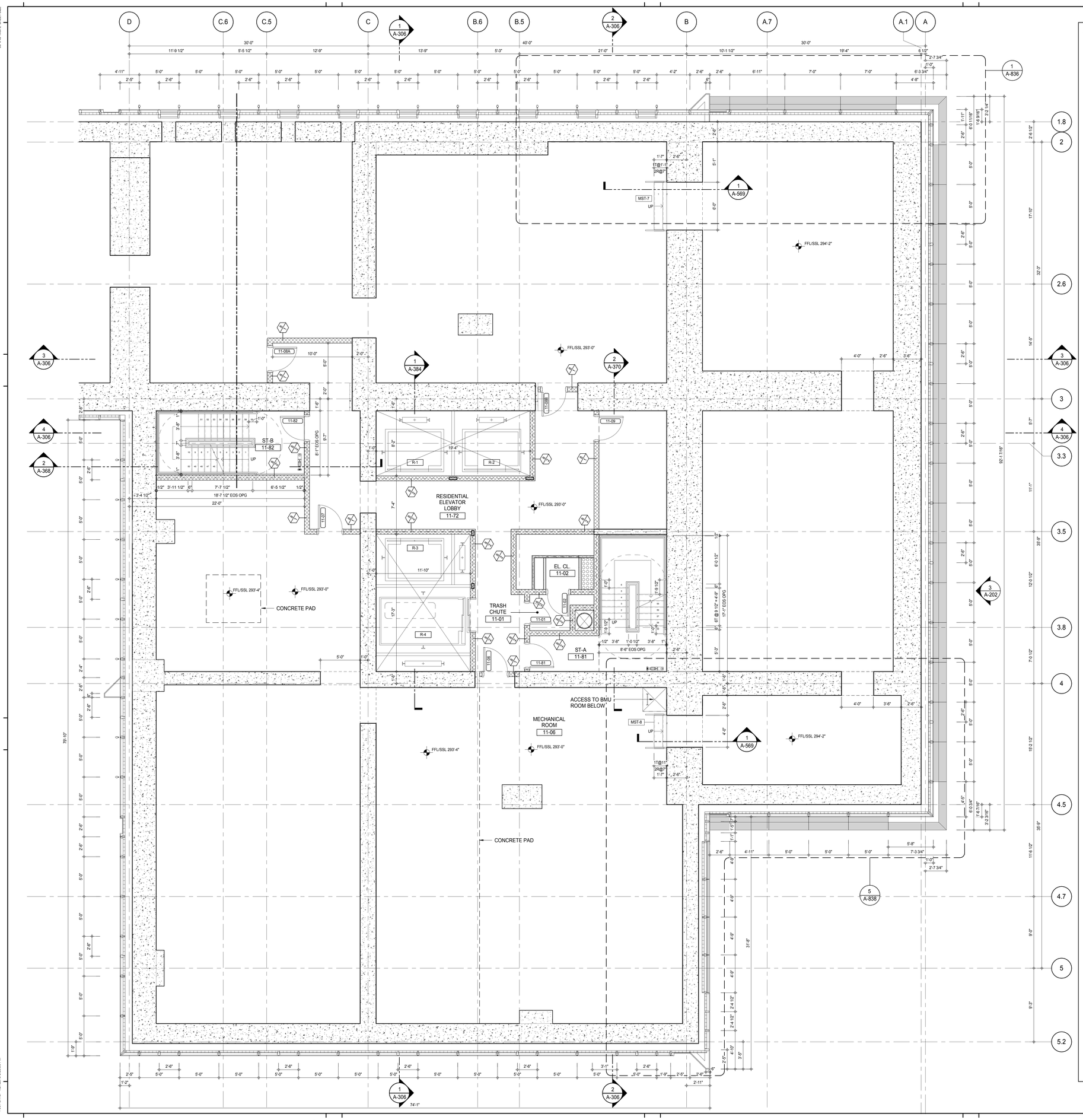
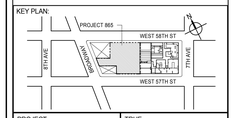


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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401 Wellington St. W., 3rd Floor
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MEP ENGINEERS:
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TEL: 212 354 5656 FAX: 212 354 5668

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New York, NY 10013
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LANDMARK/PRESERVATION CONSULTANT:
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
11TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAMES 028681 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-122.00
DOB PAGE No:	134 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED — Under Directive 2 of 1975 — Date: 07/09/2015: — NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-120A \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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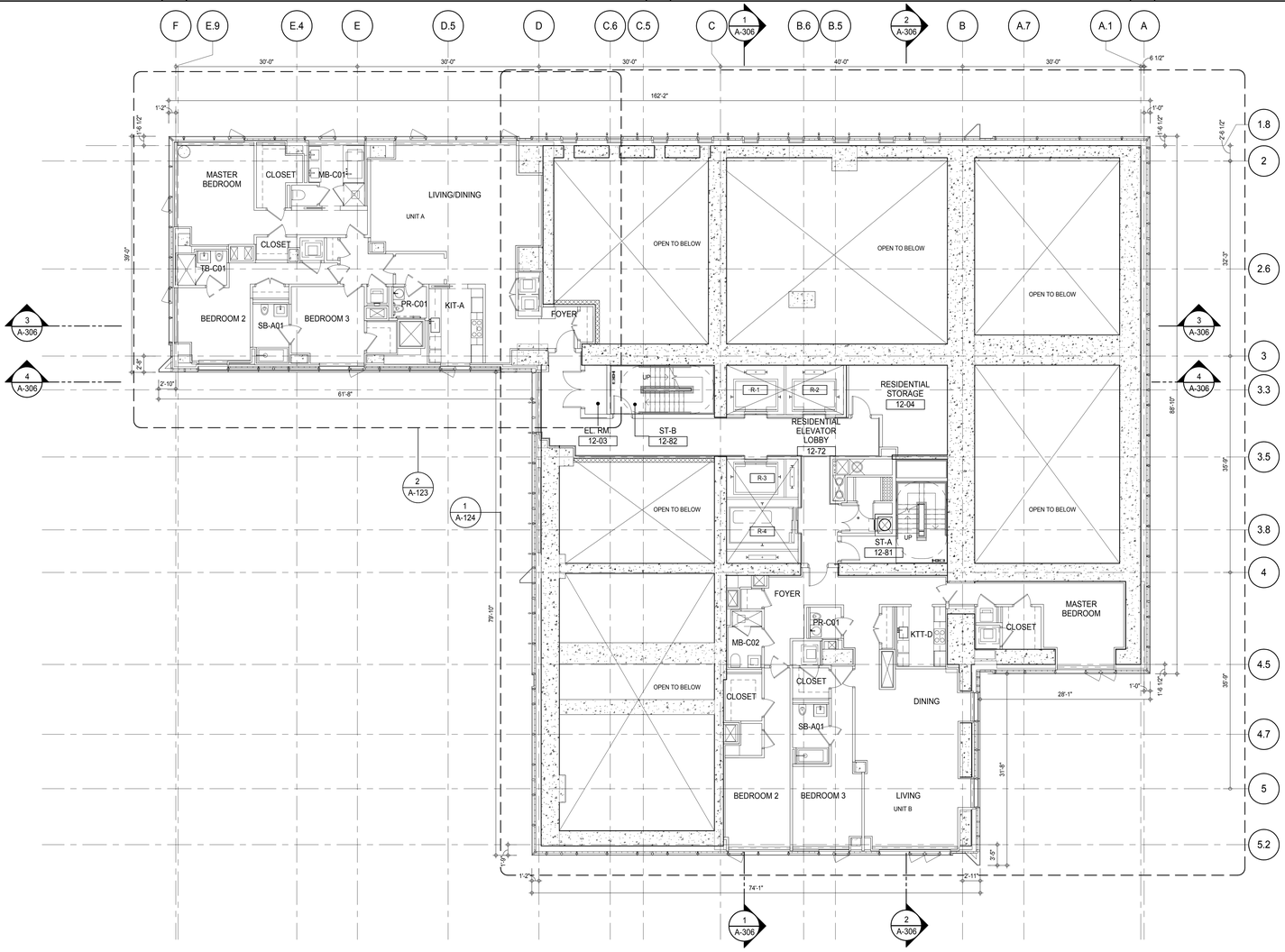
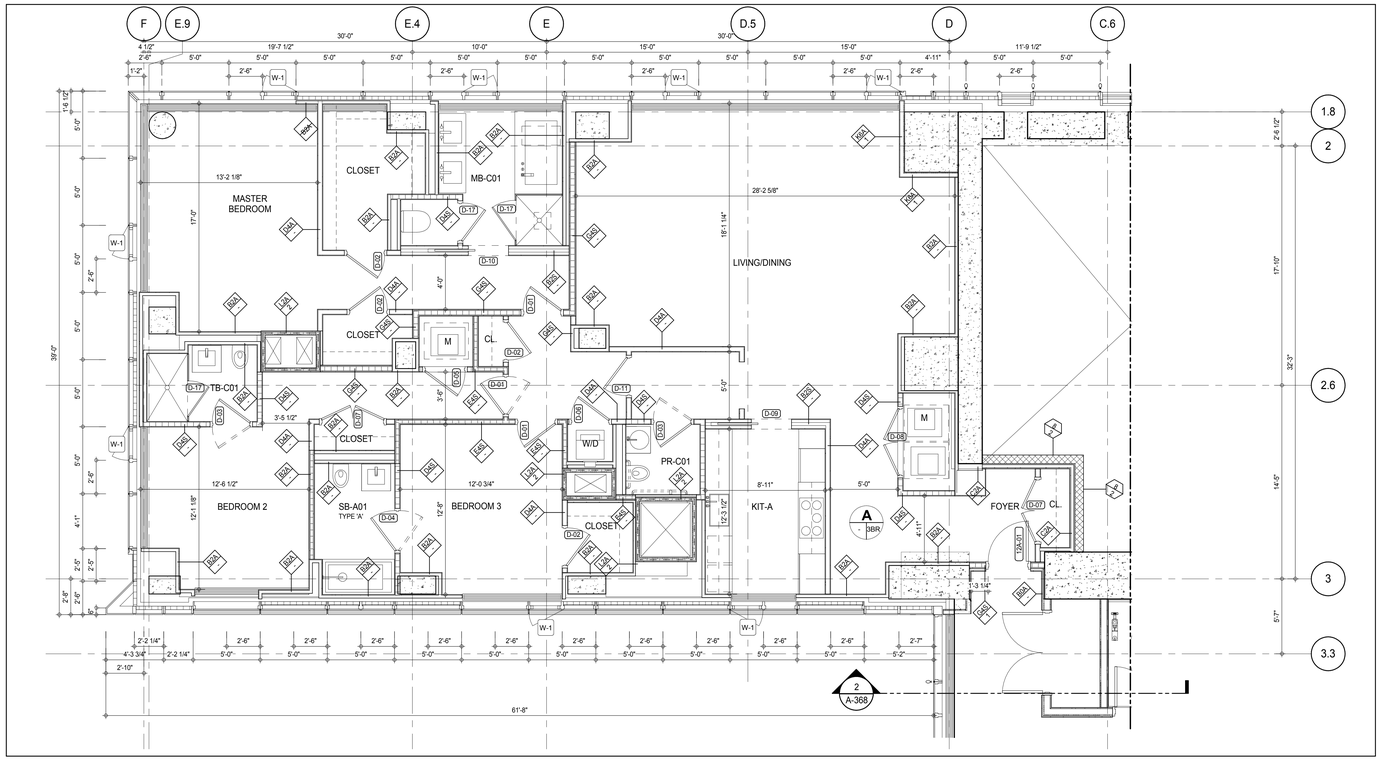


SHEET NOTES:

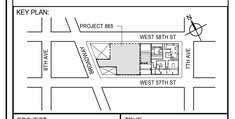
C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



PARTIAL PLAN 2
A-123
1/4" = 1'-0"

(PREVIOUS SHEET A-121 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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	D.O.B. SUBMISSION	27 APR 14

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
12TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE: REGISTERED ARCHITECT MICHAEL DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK'D: Checker	
SCALE: As indicated	
DWG No:	A-123.00
DOB PAGE No:	135 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 1 of 1975 — Date: 07/09/2015: — NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 3:53:51 PM

DEPT OF BLDGS 421206305 Job Number
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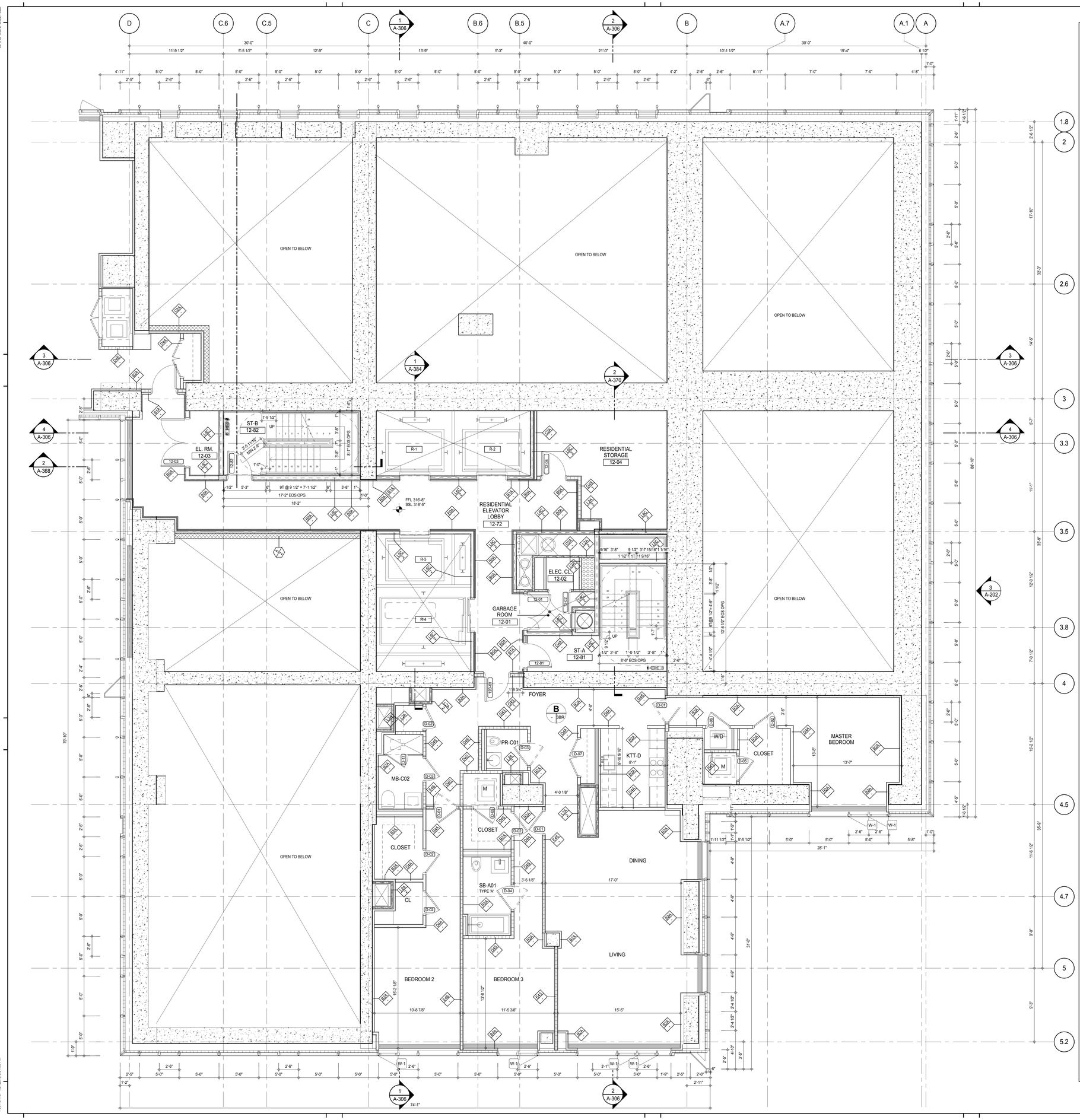
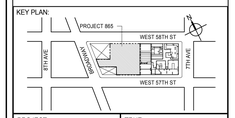


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
12TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAYNES No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-124.00
DOB PAGE No:	136 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 3 of 1975 Date: 07/09/2015: NYC Development Hub

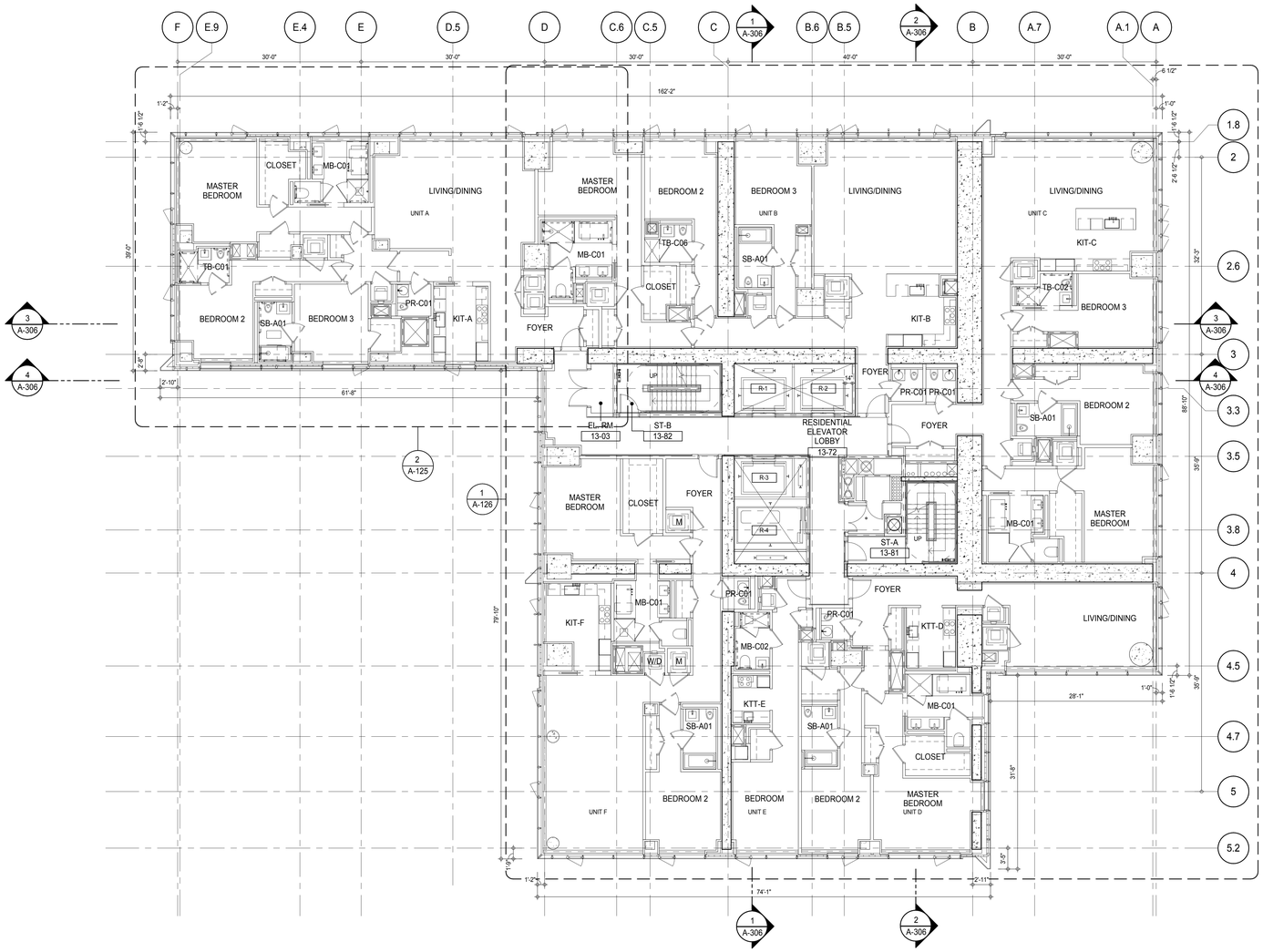
DOB B-SCAN:

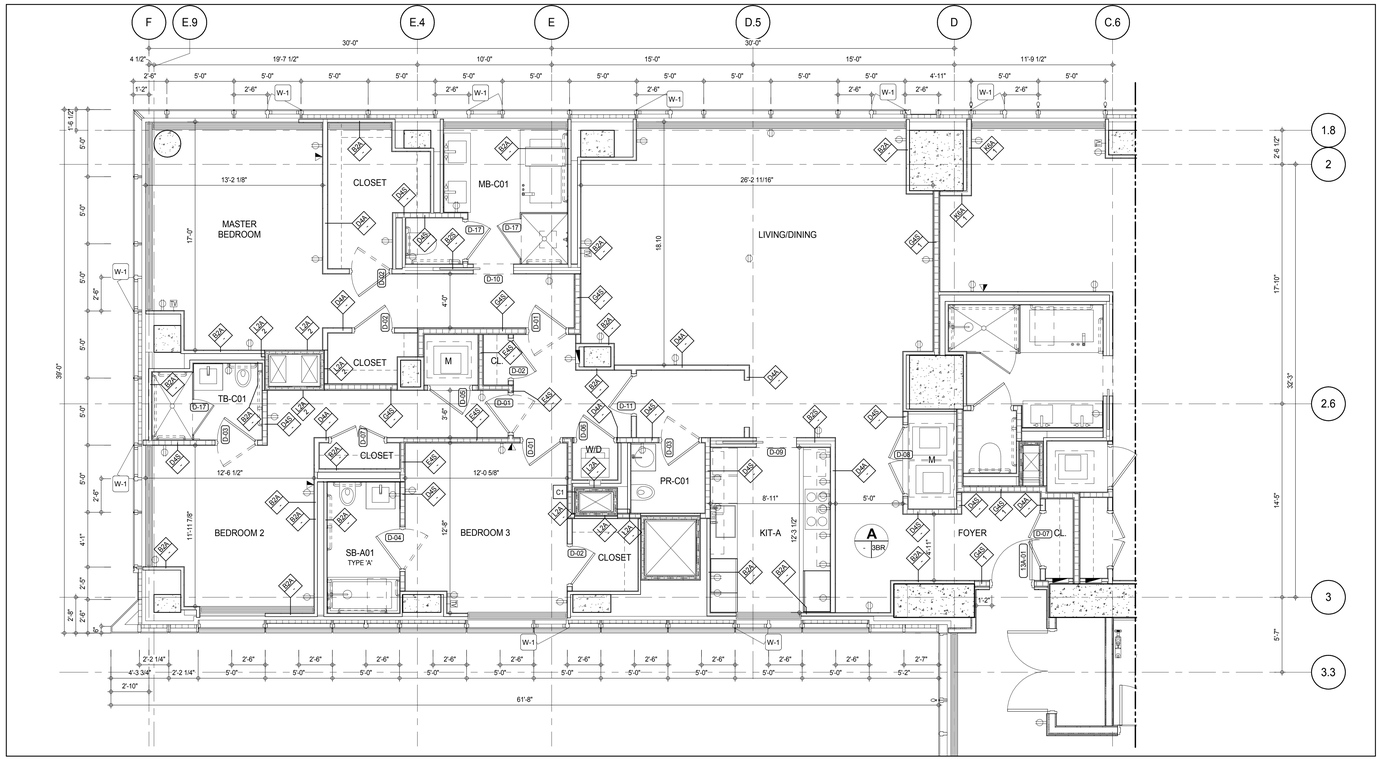
36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hurlemm.rvt
PLOT DATE: 4/27/2015 3:54:05 PM

(PREVIOUS SHEET A-121A \ TO REVISION - 3)

DEPT OF BLDGS 421206305 Job Number

E3021065189 Scan Code





PARTIAL PLAN 2

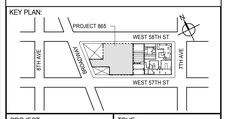
A-125
1/4" = 1'-0"

(PREVIOUS SHEET A-122 \ TO REVISION - 2)

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
13TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSE DAVID JAMES No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: As indicated	
DWG No:	A-125.00
DOB PAGE No: 137 of 500	

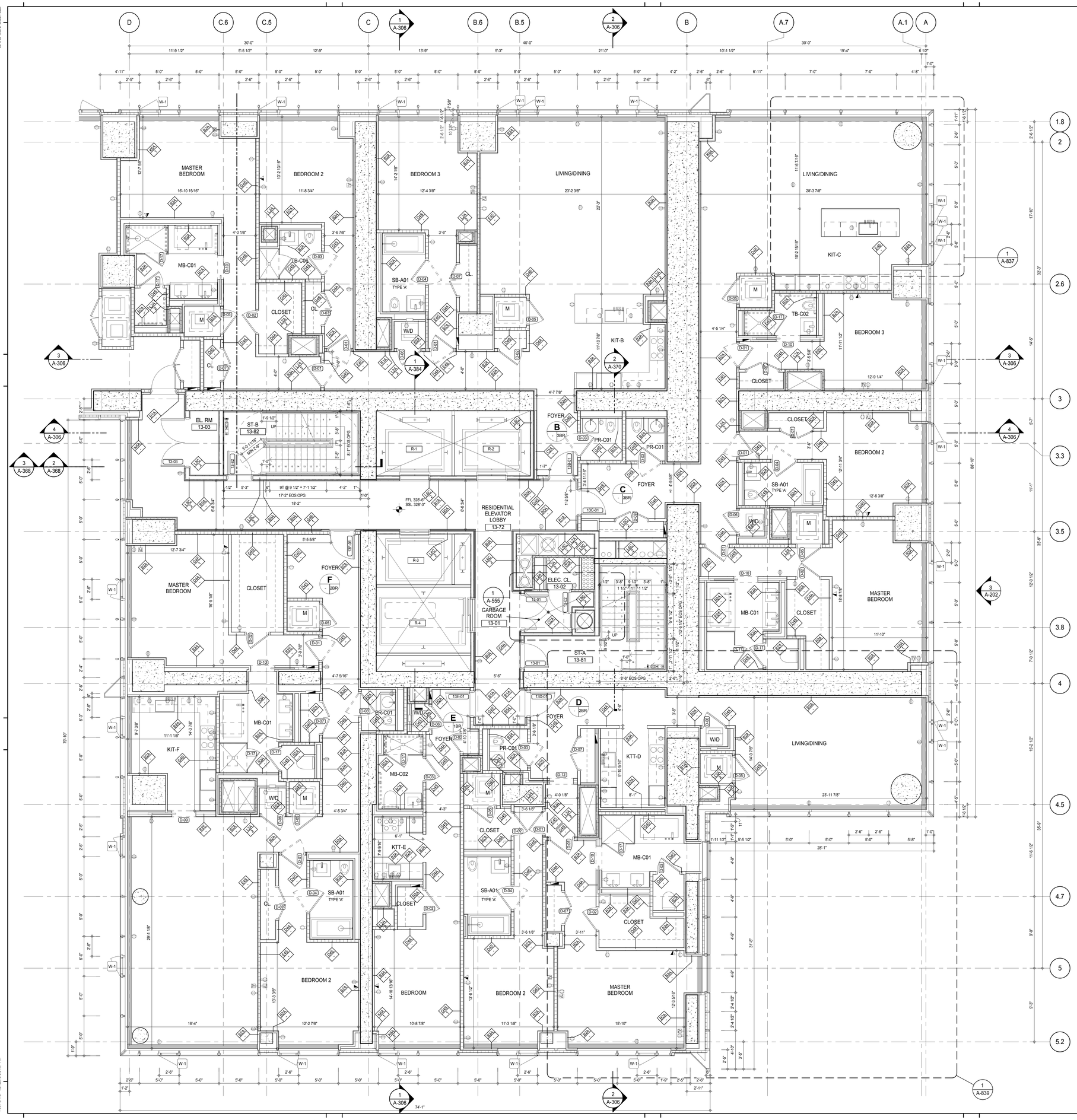
DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015
NYC Development Hub

DOB B-SCAN:

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hudsonn.rvt
PLOT DATE: 4/27/2015 3:54:21 PM

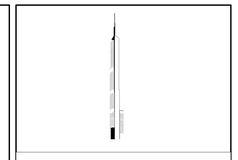
36" x 48" Arch E SHEET SIZE

DEPT OF BUILDINGS 421263426 Job Number
E300561245B01 Scan Code

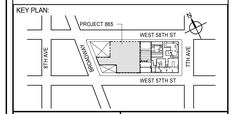


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.



KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
13TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE: REGISTERED ARCHITECT AS DAVID JANSSEN No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	A-126.00
DOB PAGE No:	138 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-122A \ TO REVISION - 2)

36" x 48" Arch E SHEET SIZE
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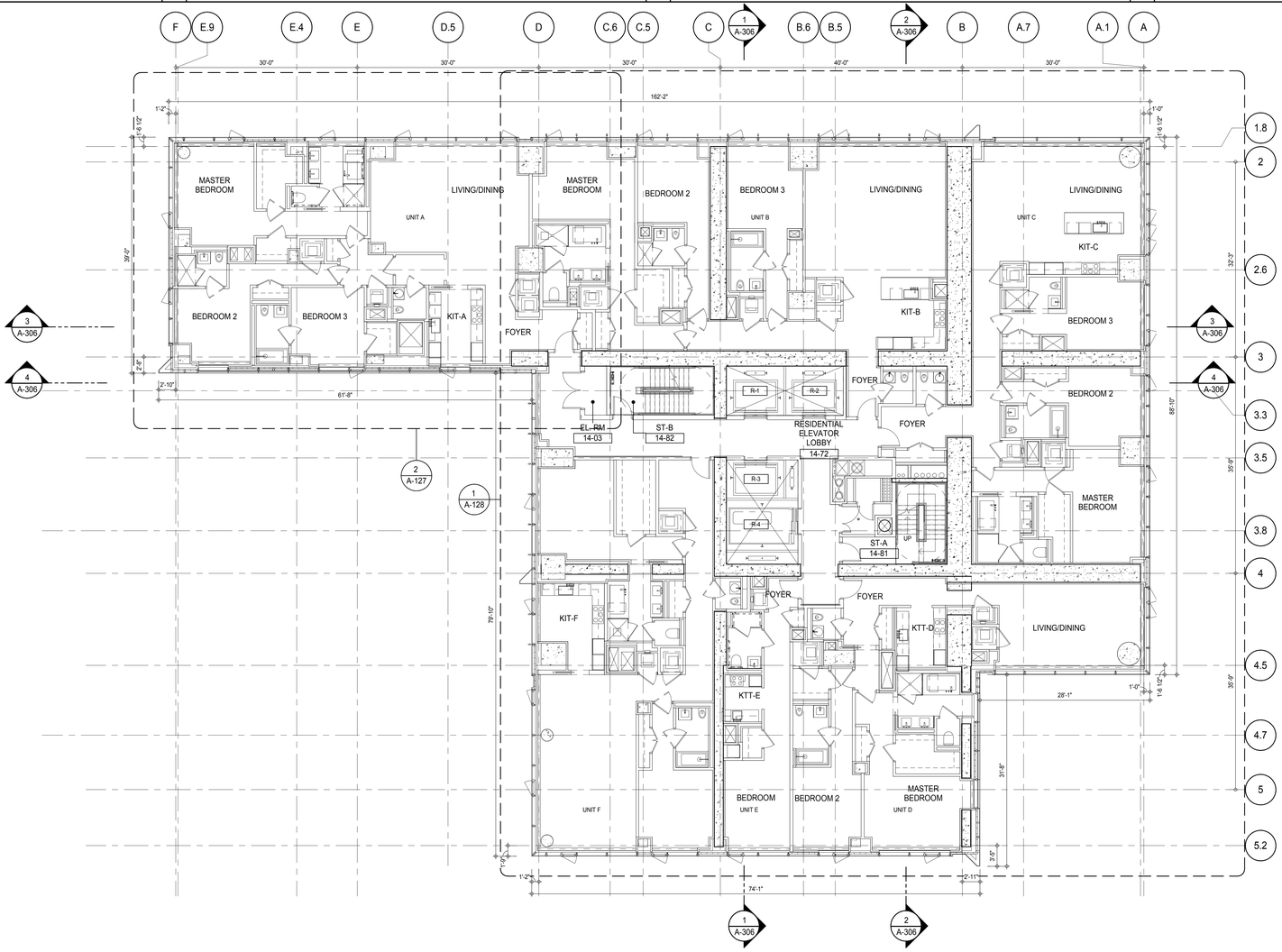
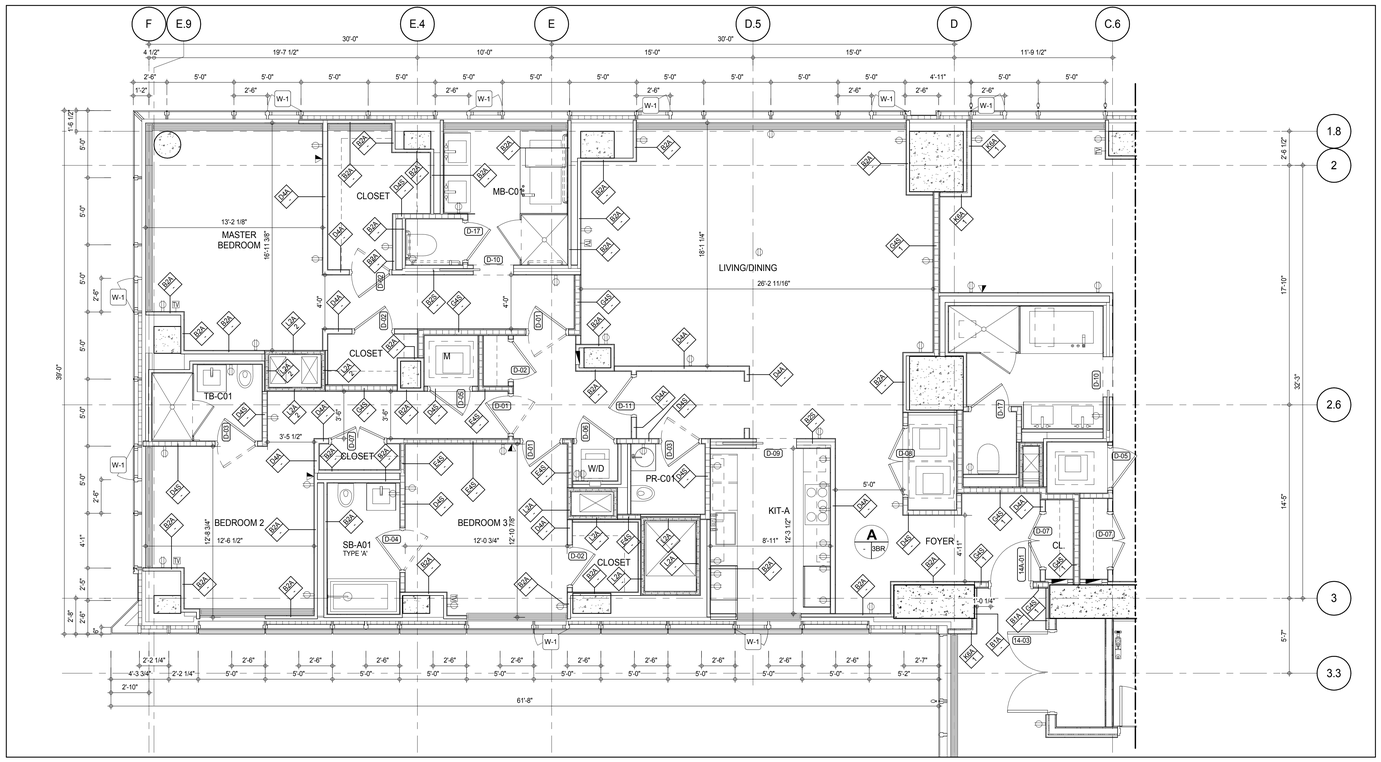
PLOT DATE: 4/20/2015 5:34:37 PM

DEPT OF BLDGS 421253426 Job Number
E3476208689 Scan Code



SHEET NOTES:

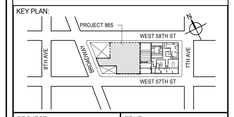
C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



PARTIAL PLAN 2
A-127
1/4" = 1'-0"

(PREVIOUS SHEET A-123 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

14TH-16TH FLOOR PLAN
(RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ANDRE DAVID GORDON 026 02888 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Chk: Checker	
SCALE: As indicated	
DWG No:	A-127.00
DOB PAGE No:	139 of 500

DOB EMPLOYEE STAMP:

Damian Titus
BuildingNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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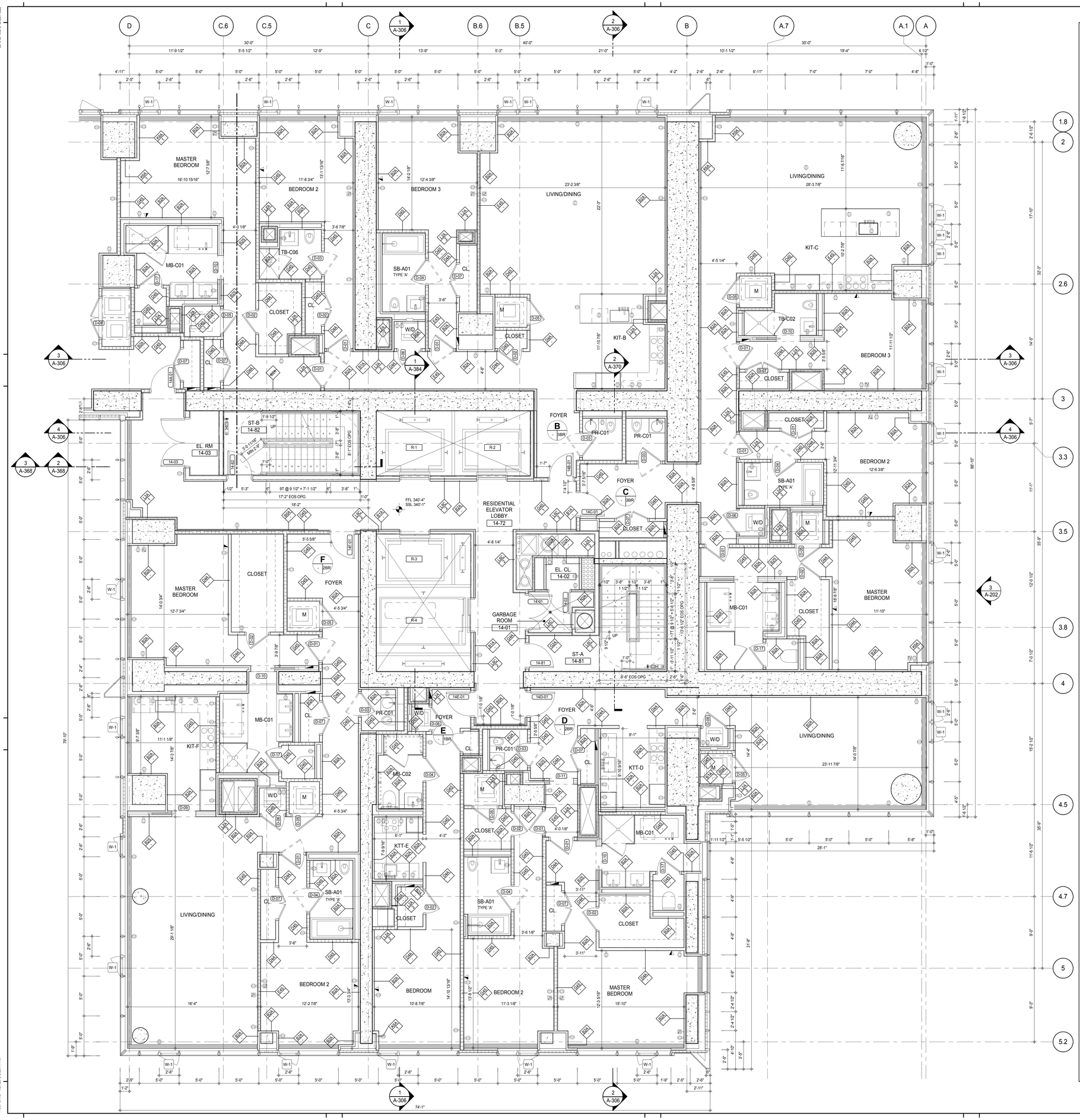
PLOT DATE: 4/27/2015 12:54:59 PM

DEPT OF BLDGS 421226305 Job Number
E3154667847 Scan Code

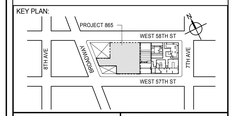


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.

(PREVIOUS SHEET A-123A \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

14TH-16TH FLOOR PLAN
(RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADE DAVID JAGER No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chkr. Checker	3
SCALE: As indicated	
DWG No:	A-128.00
DOB PAGE No: 140 of 500	

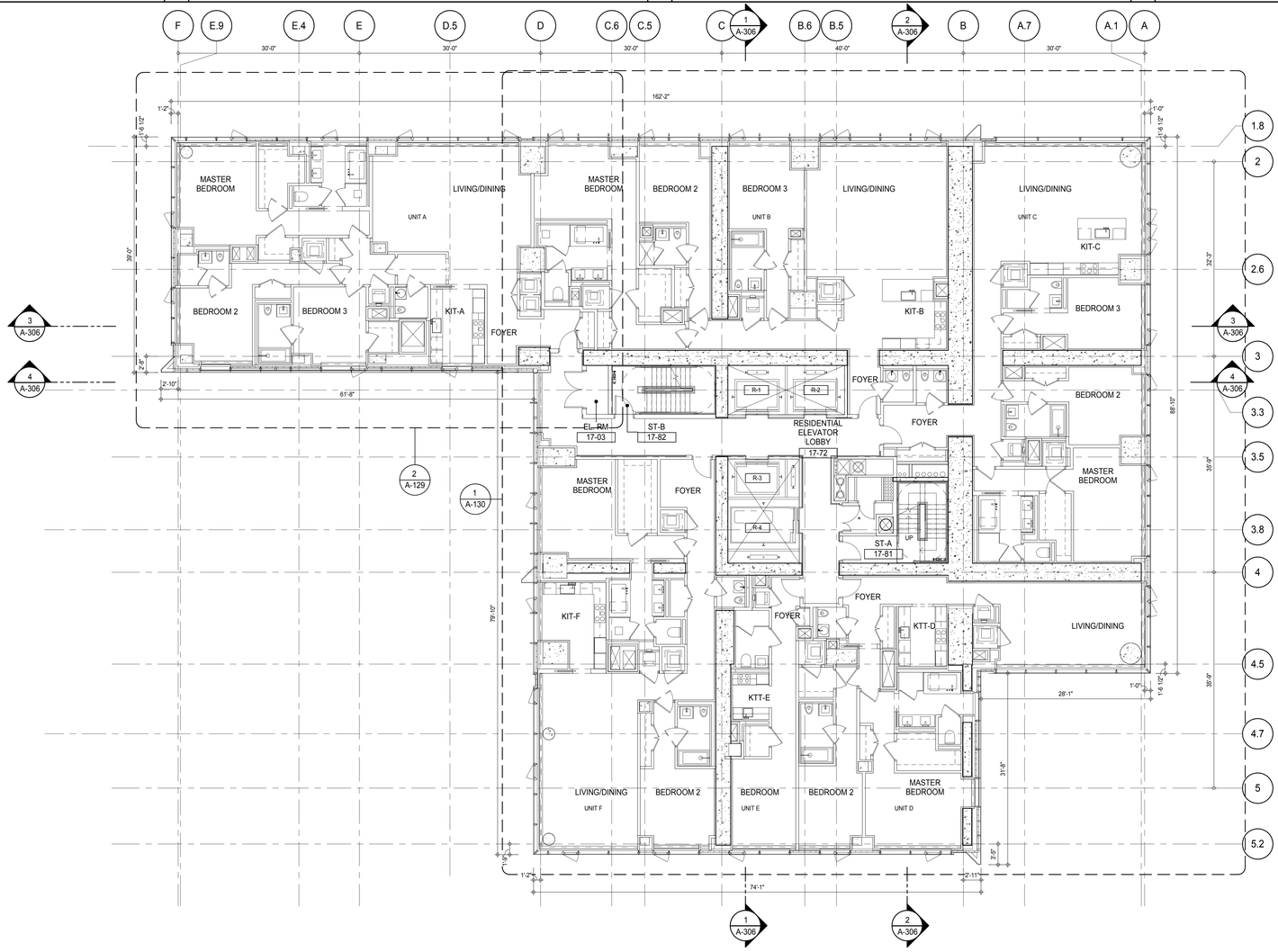
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 03/09/2015
NYC Development Hub

DOB B-SCAN:

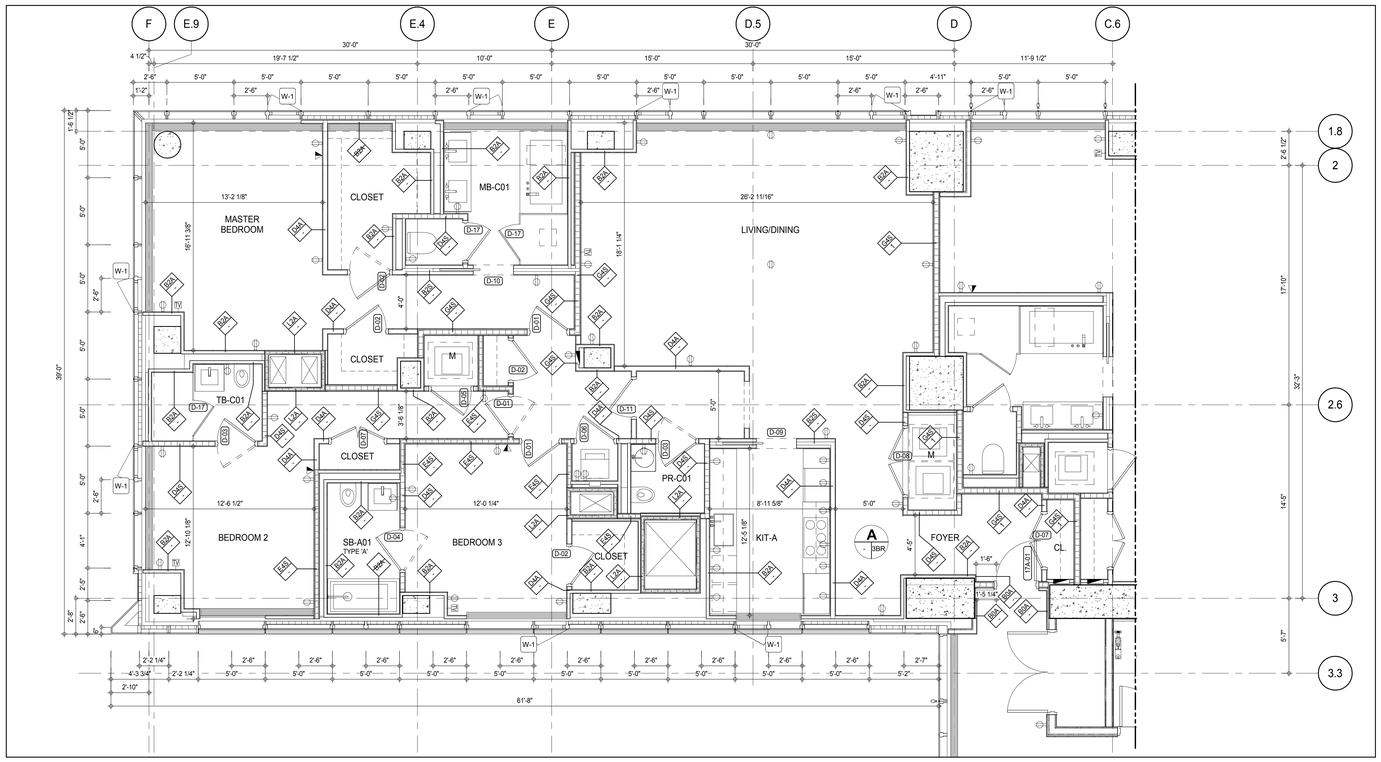
FILE NAME: C:\Revit Local Files\EXTELL-985-AAI-TWR-CNF_Jagiemn.rvt
PLOT DATE: 4/28/2015 5:55:11 PM
36" x 48" Arch E SHEET SIZE

DEPT OF BLDGS 121253635 Job Number
E589483356 Scan Code



SHEET NOTES:

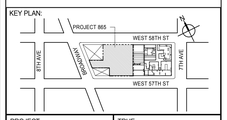
C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



PARTIAL PLAN 2
A-129
1/4" = 1'-0"

(PREVIOUS SHEET A-124 \ TO REVISION - 2)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
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Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
17TH-18TH FLOOR PLAN
(RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 022881 STATE OF NEW YORK

DATE: 19 DEC 14
PROJECT No: 1216-00
DRAWN: Author
Checker
SCALE: As indicated
REV: 2
DWG No: **A-129.00**
DOB PAGE No: 141 of 500

DOB EMPLOYEE STAMP:

Damian Titus
BuildSPEC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Users\Local Files\EXTELL-865 AAI-TWR-CNF_3\adrian.rvt
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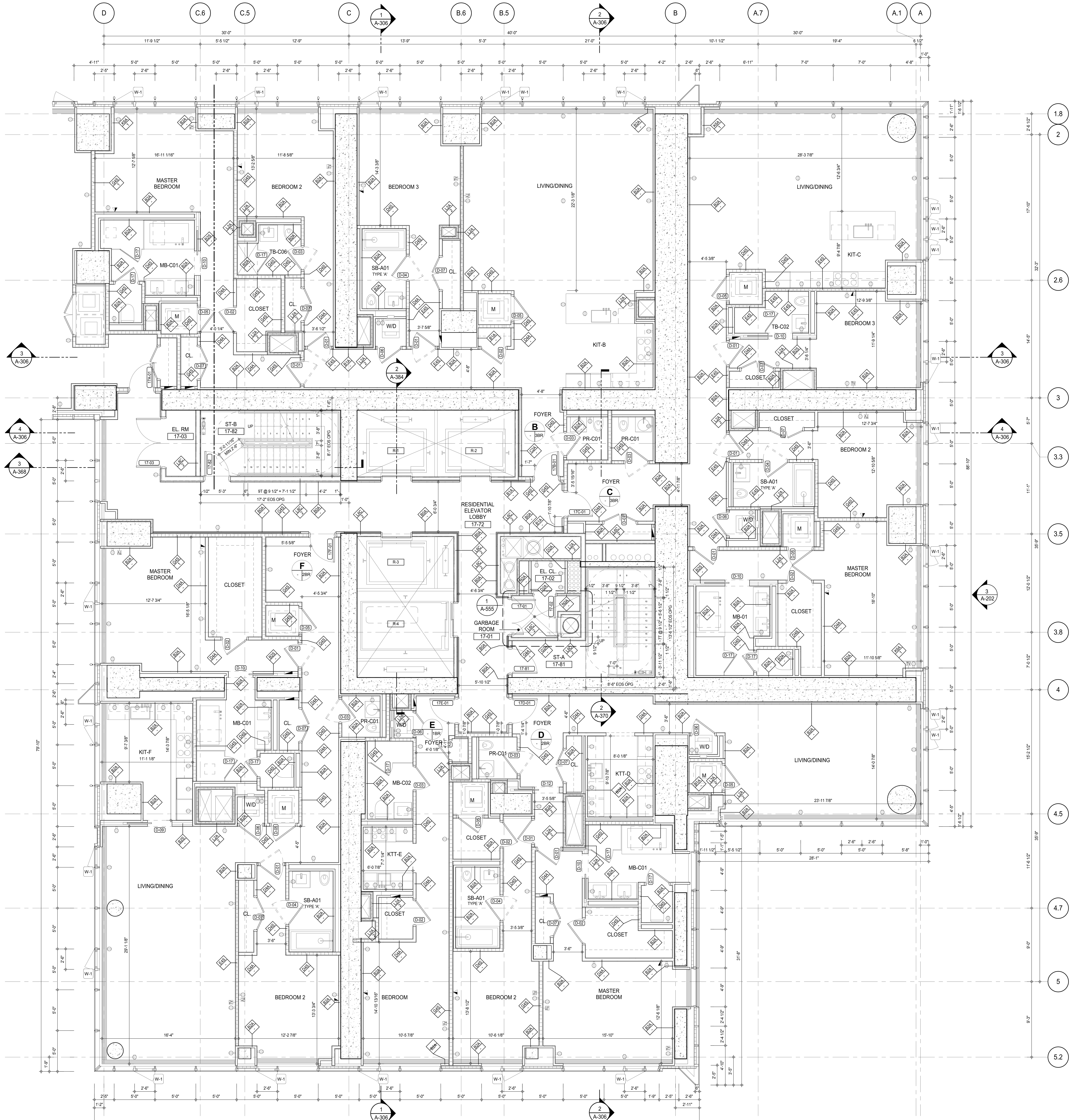

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

17TH-18TH FLOOR PLAN
(RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: As indicated	
DWG No:	A-130.00
DOB PAGE No:	142 of 500

DOB EMPLOYEE STAMP:

DOB B-SCAN:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

(PREVIOUS SHEET A-124A \ TO REVISION - 2)

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_hadlarim.rvt
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36" x 48" Arch E - SHEET SIZE

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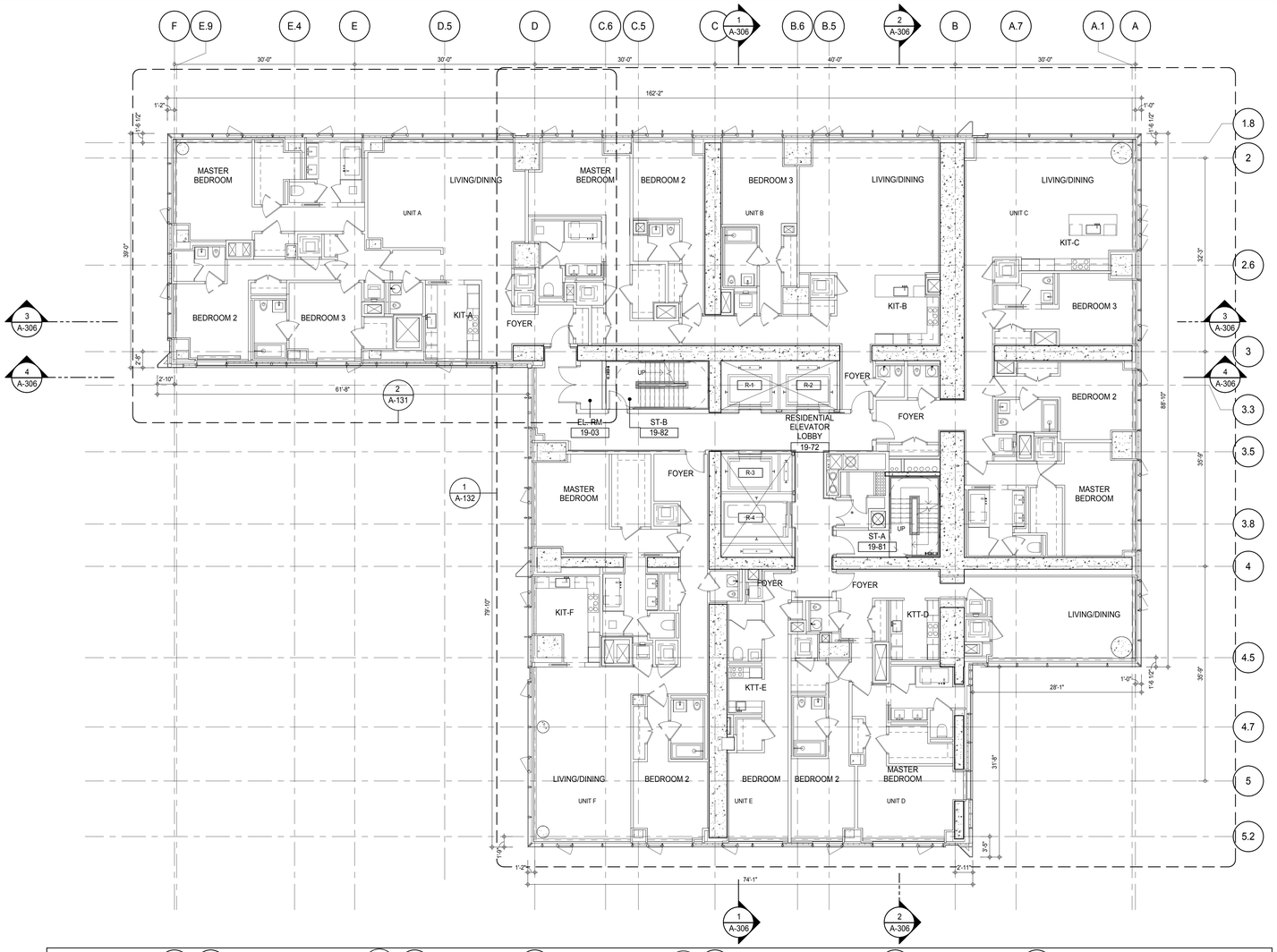
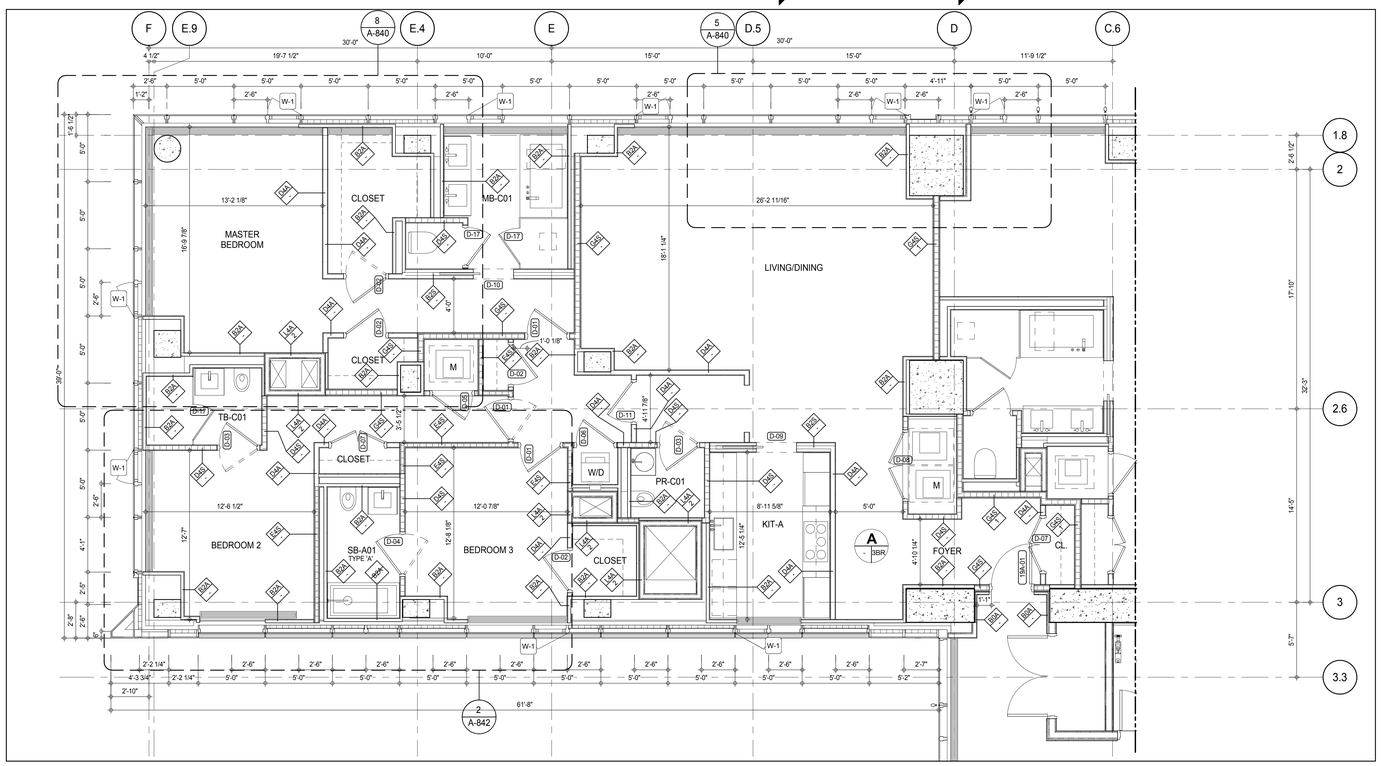


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



PARTIAL PLAN 2
A-131
1/4" = 1'-0"

(PREVIOUS SHEET A-125 \ TO REVISION - 3)

KEY PLAN:

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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CODE CONSULTANTS:
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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
19TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID JAMES GILL No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-131.00
DOB PAGE No:	143 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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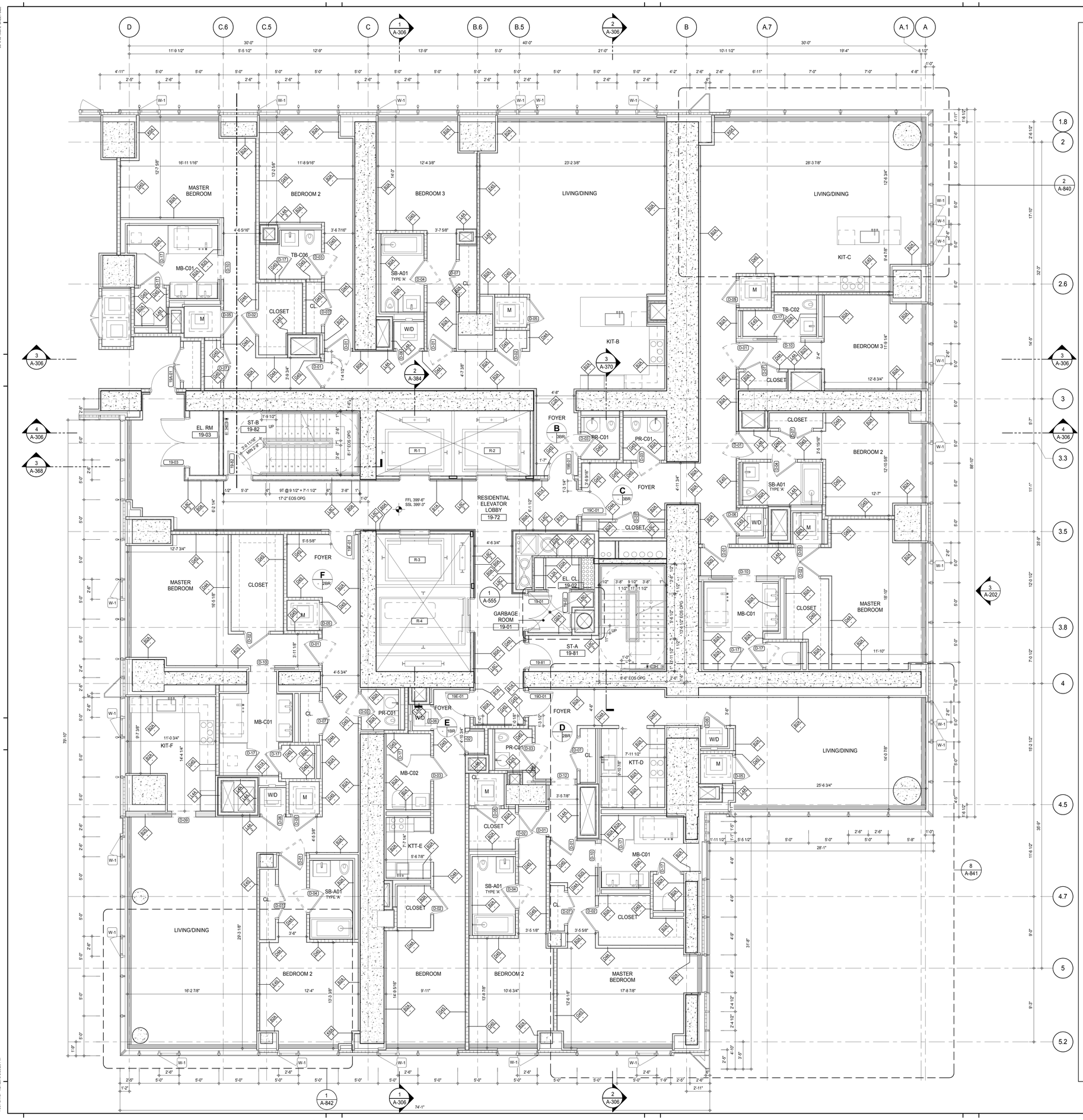
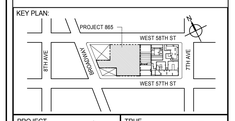


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
19TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028681 STATE OF NEW YORK

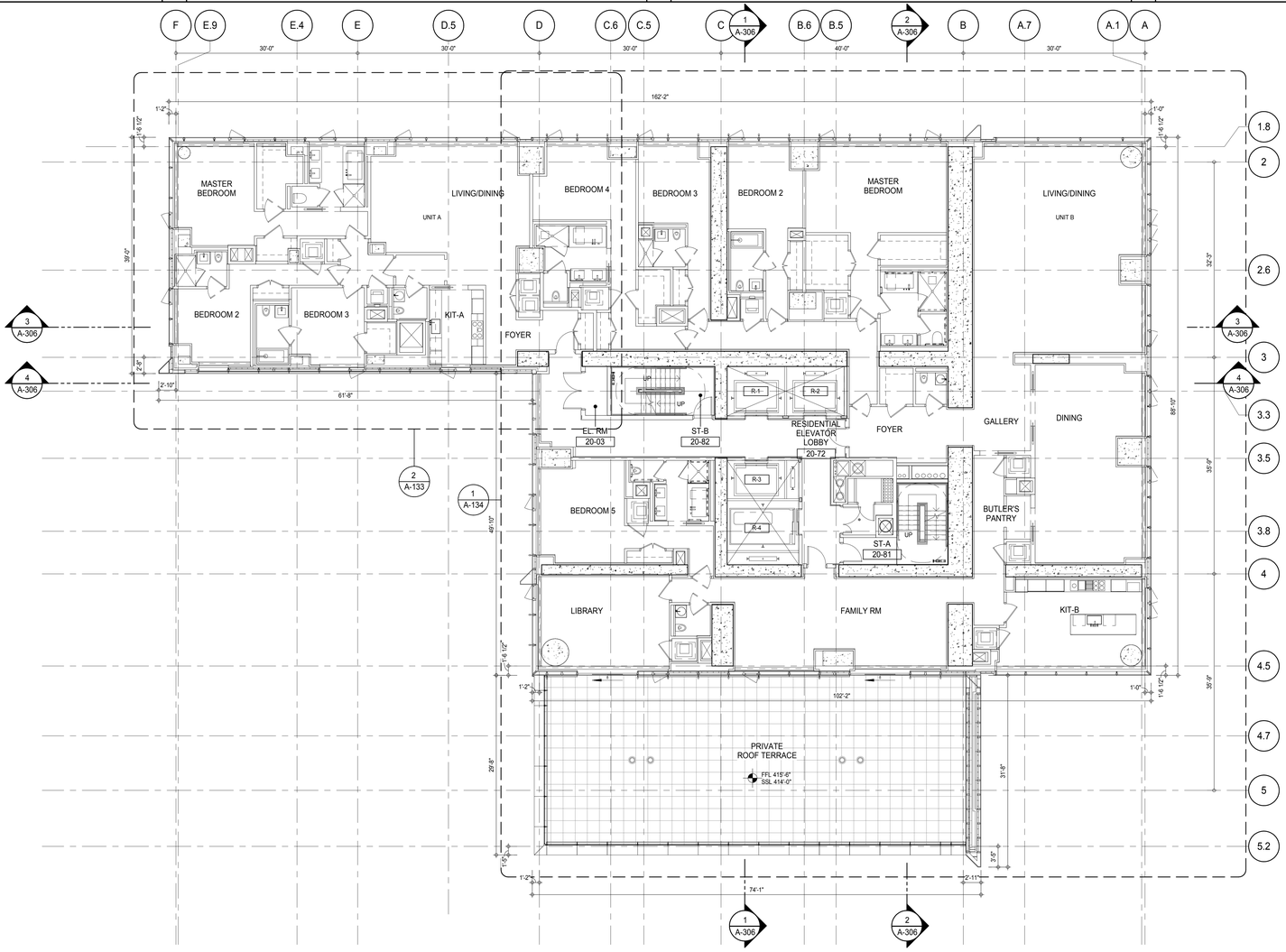
DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-132.00
DOB PAGE No:	144 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

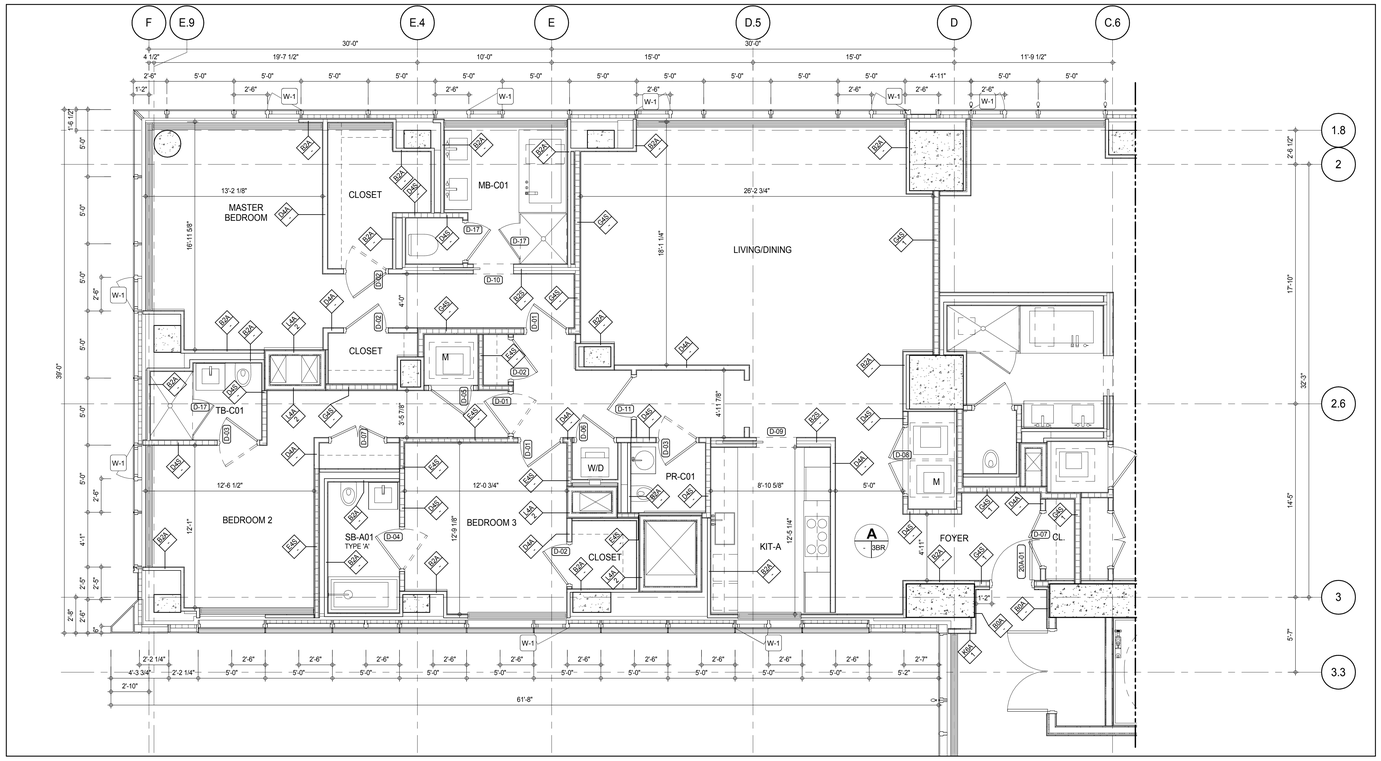
(PREVIOUS SHEET A-125A \ TO REVISION - 3)

DEPT OF BLDGS 421263626 Job Number
E345563969 Scan Code



SHEET NOTES:

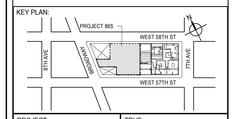
C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



PARTIAL PLAN 2
A-133
1/4" = 1'-0"

(PREVIOUS SHEET A-126 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4' - 0" 8' - 0" 16' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
20TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT WILLIAM DAVID JAMISON NO. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-133.00
DOB PAGE No:	145 of 500

DOB EMPLOYEE STAMP:
Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 19/75
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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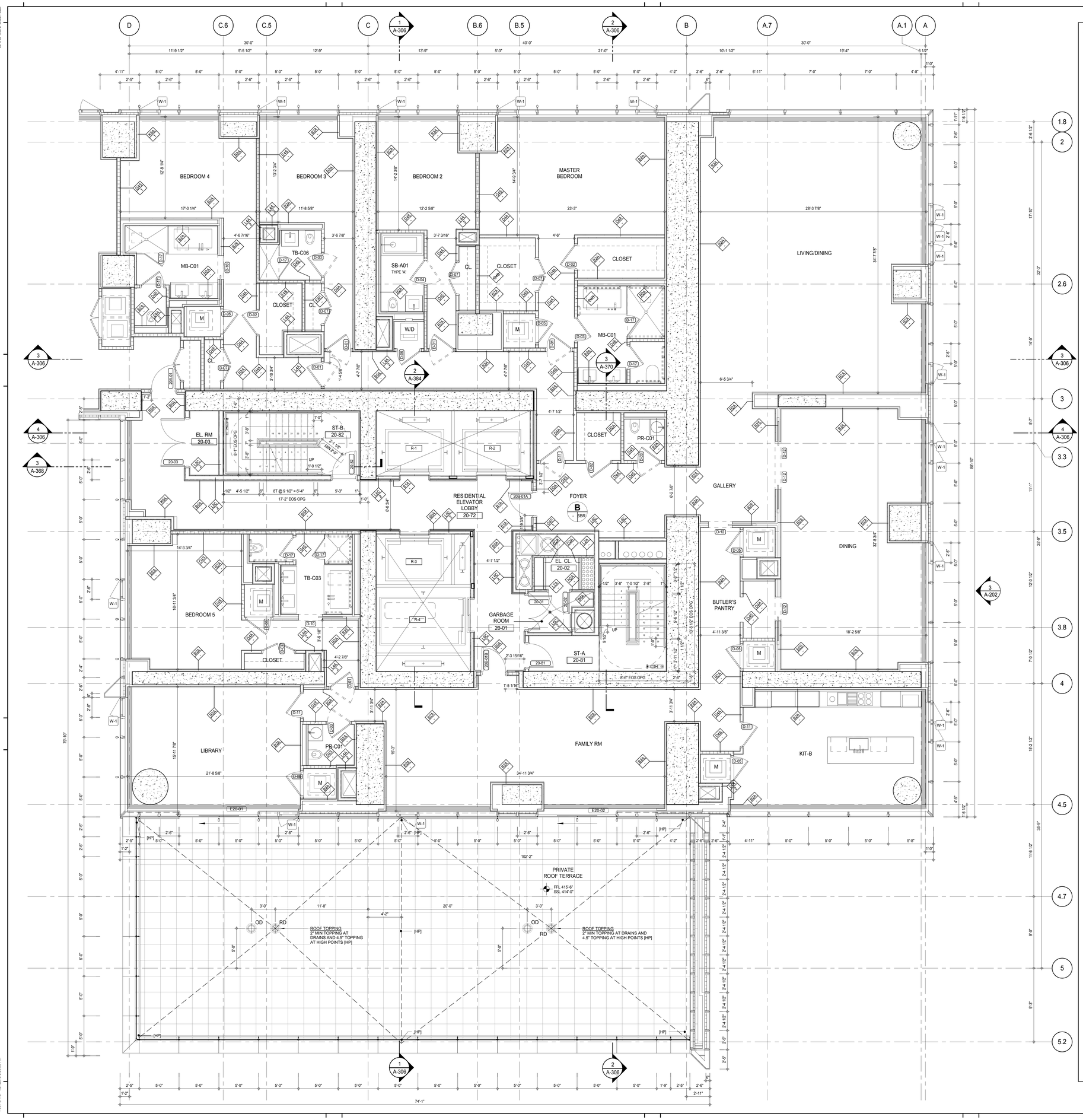
PLOT DATE: 4/27/2015 3:56:37 PM

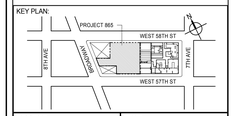


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.

(PREVIOUS SHEET A-126A \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
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MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

20TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID GARNER 028681 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-134.00
DOB PAGE No:	146 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121253505 Job Number
E3686664790 Scan Code
36" x 48" Arch E SHEET SIZE
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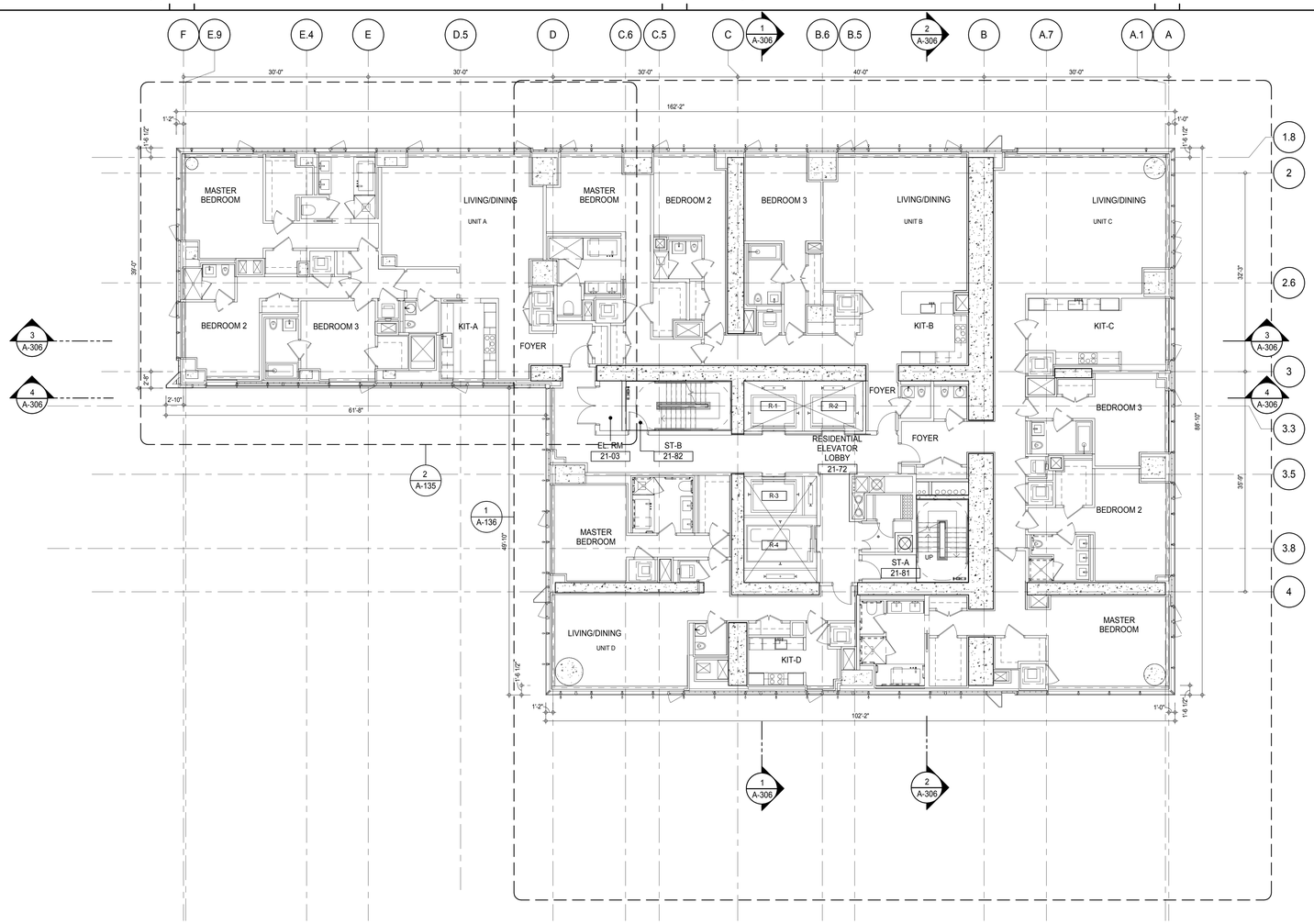
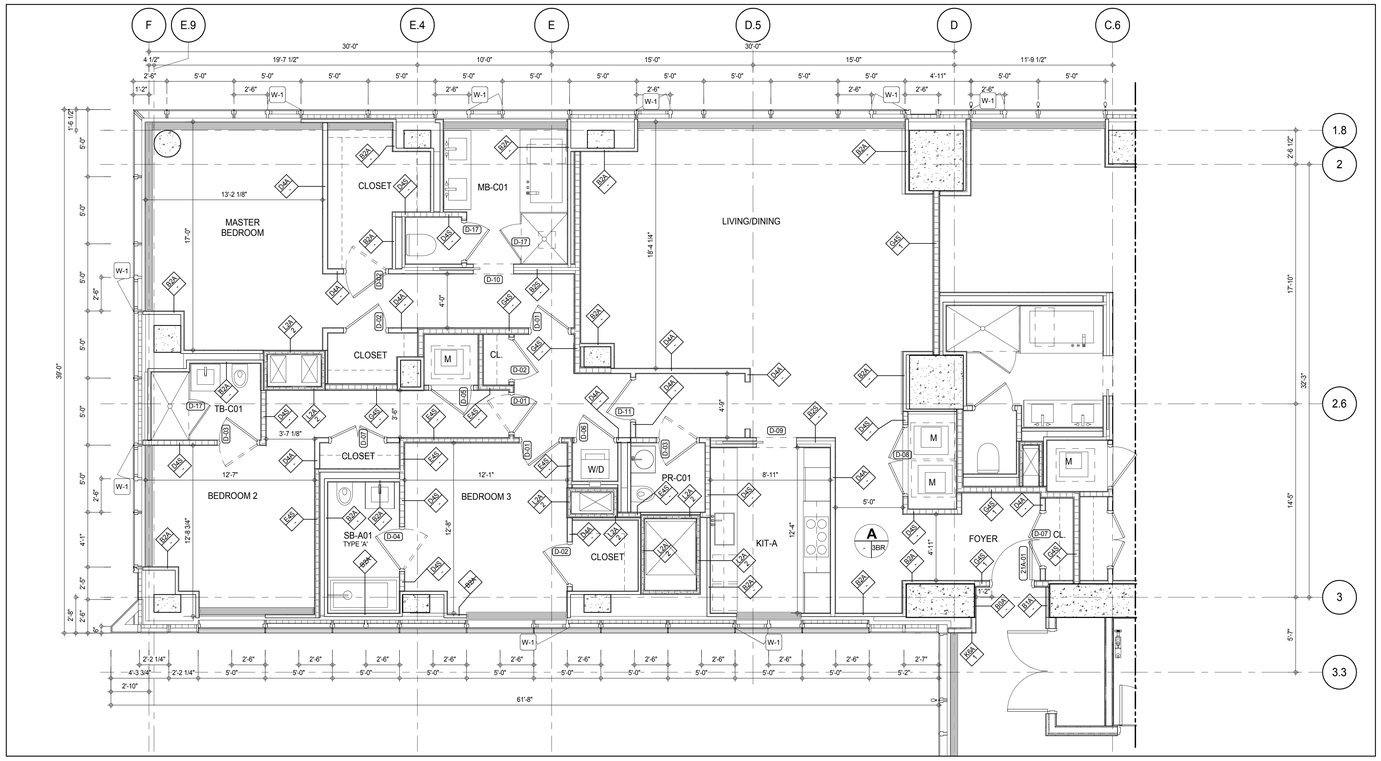
PLOT DATE: 4/27/2015 3:58:53 PM

DEPT OF BLDGS 121253526 Job Number
E3040680273 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

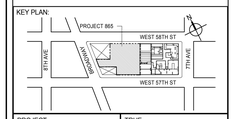


PARTIAL PLAN 2

A-135
1/4" = 1'-0"

(PREVIOUS SHEET A-127 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
21ST FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT ADRIAN DAVID SMITH 026885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	3
SCALE: As indicated	
DWG No:	A-135.00
DOB PAGE No:	147 of 500

DOB EMPLOYEE STAMP:
Damian Titus
BuildingNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE

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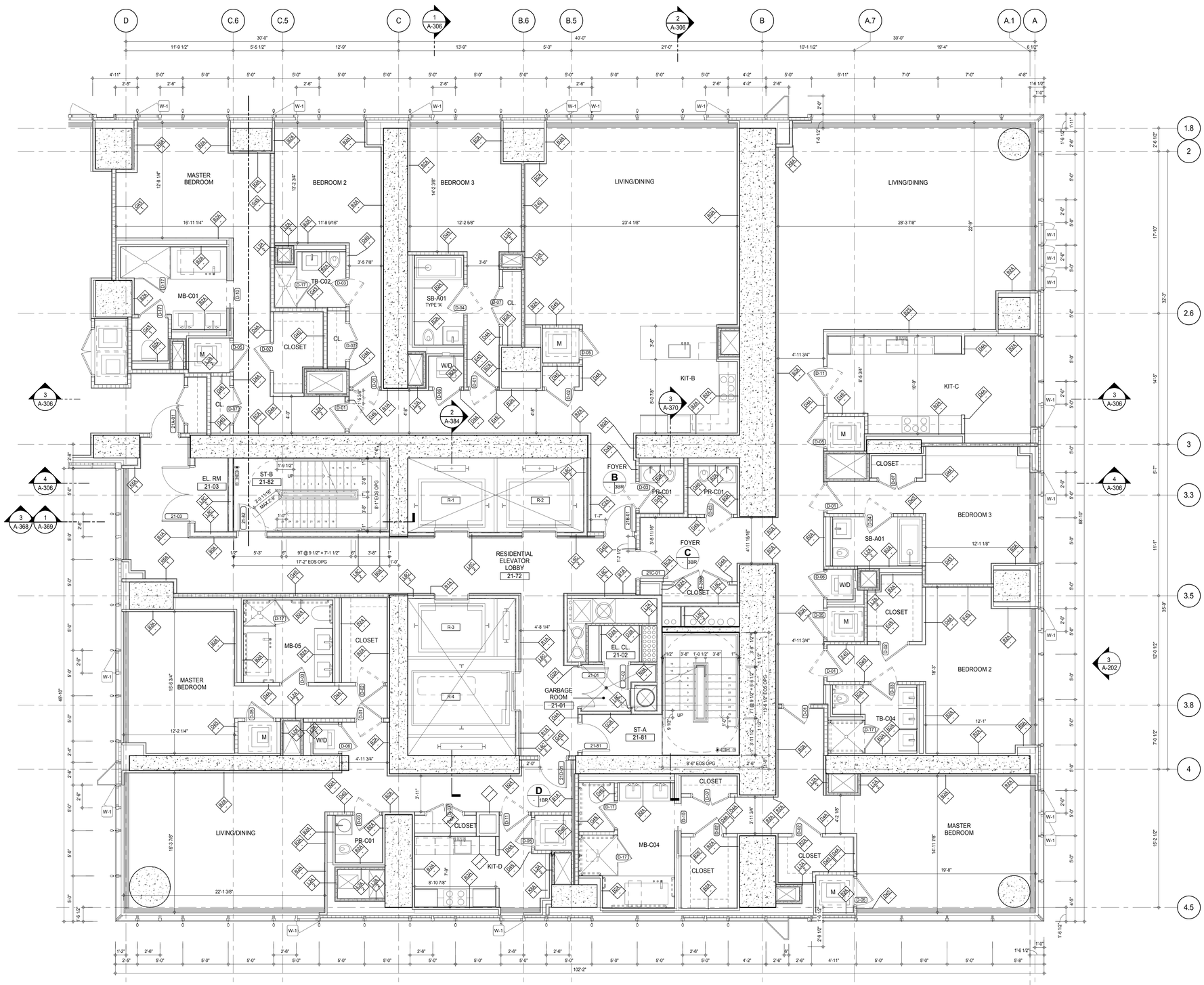
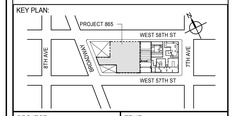


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street, Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
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	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
21ST FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:
REGISTERED ARCHITECT
WIERKE DAVID JANSEN
No. 028881
STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-136.00
DOB PAGE No:	148 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-127A \ TO REVISION - 3)

DEPT OF BLDGS 421206505 Job Number
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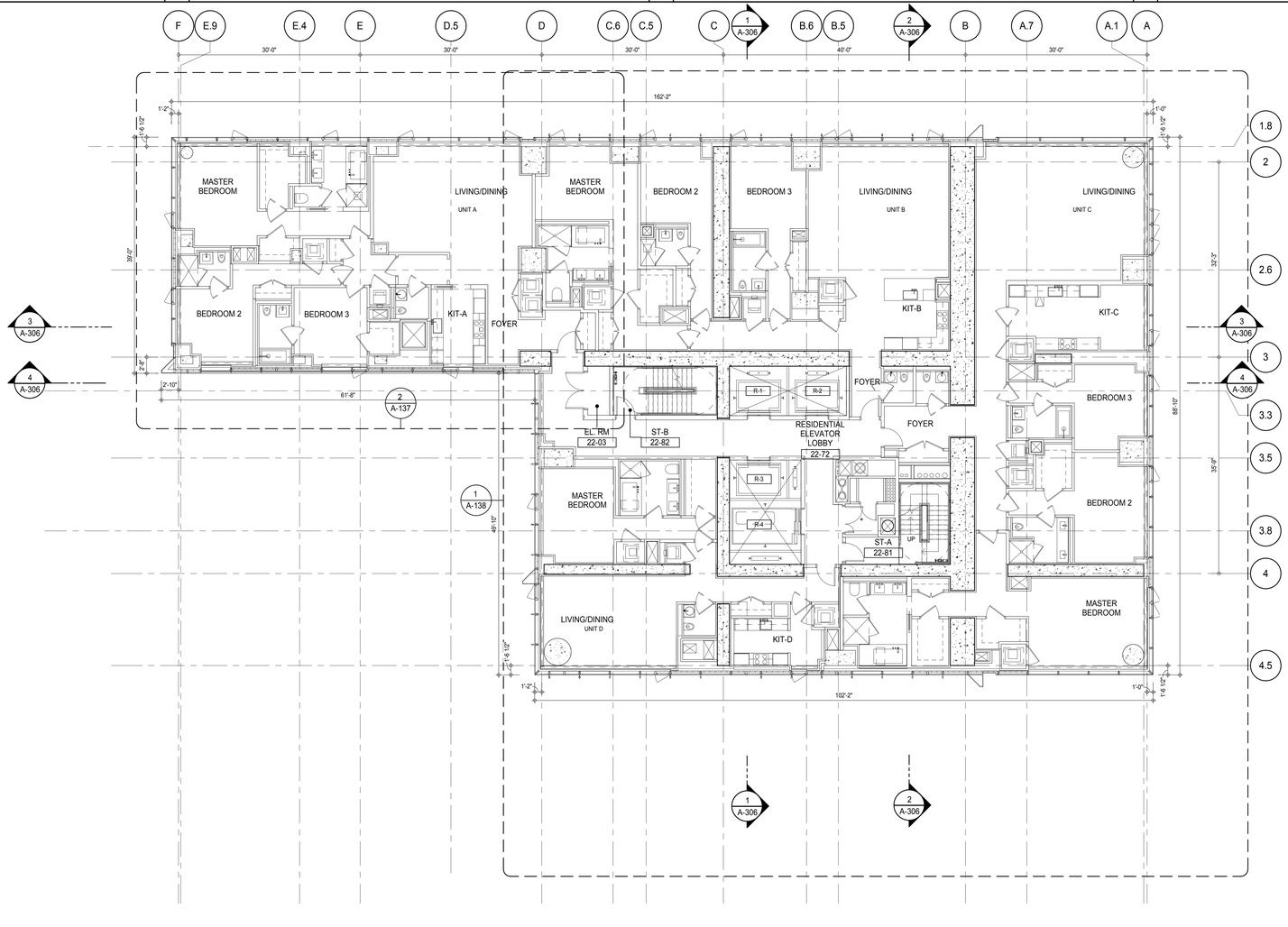
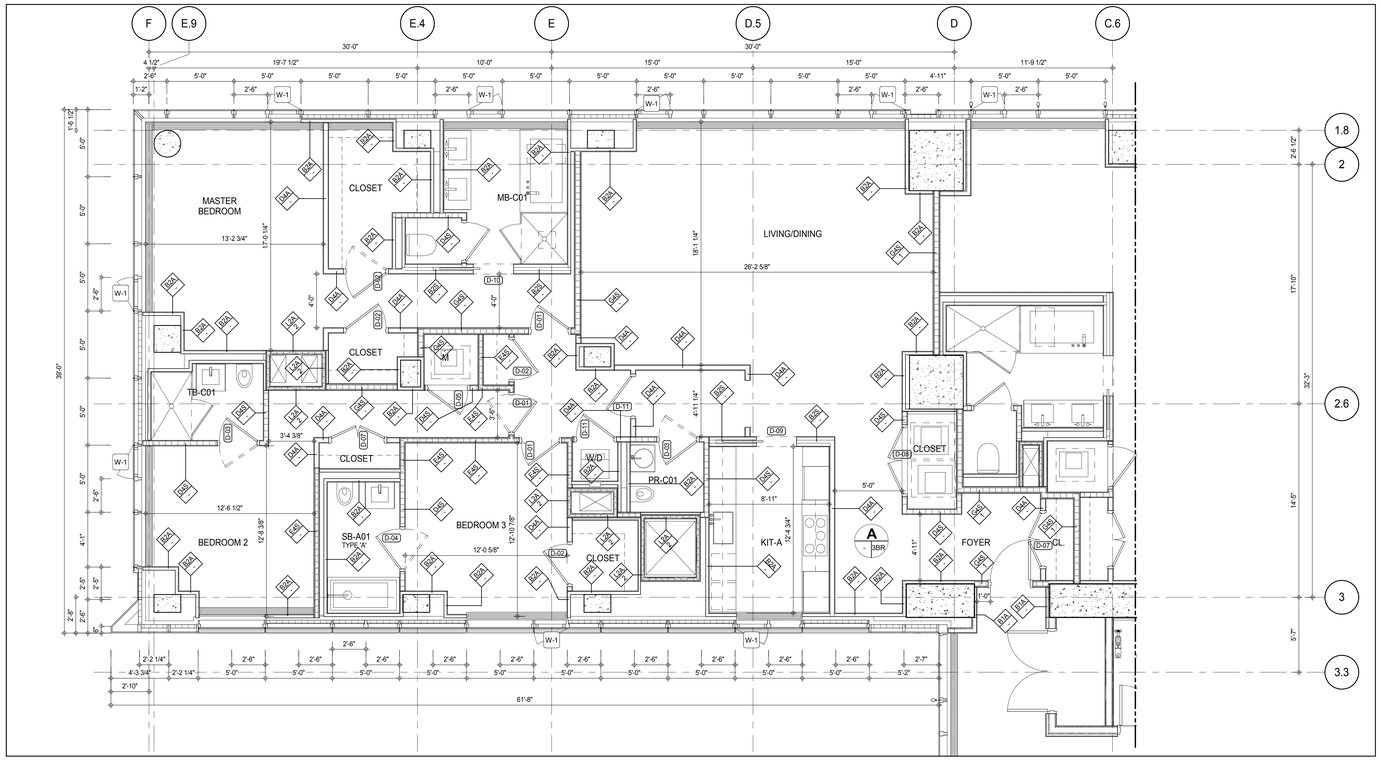


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

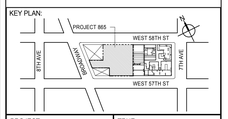


PARTIAL PLAN 2

A-137
1/4" = 1'-0"

(PREVIOUS SHEET A-128 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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165 Broadway, 22nd Floor
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TEL: 212 354 5656 FAX: 212 354 5668

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CURTAINWALL CONSULTANT:
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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
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39 West 37th Street, 12A
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	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

22ND-25TH FLOOR PLAN
(RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 022888 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Chk'd: Checker	
SCALE: As indicated	
DWG No:	A-137.00
DOB PAGE No: 149 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
BuildApprov
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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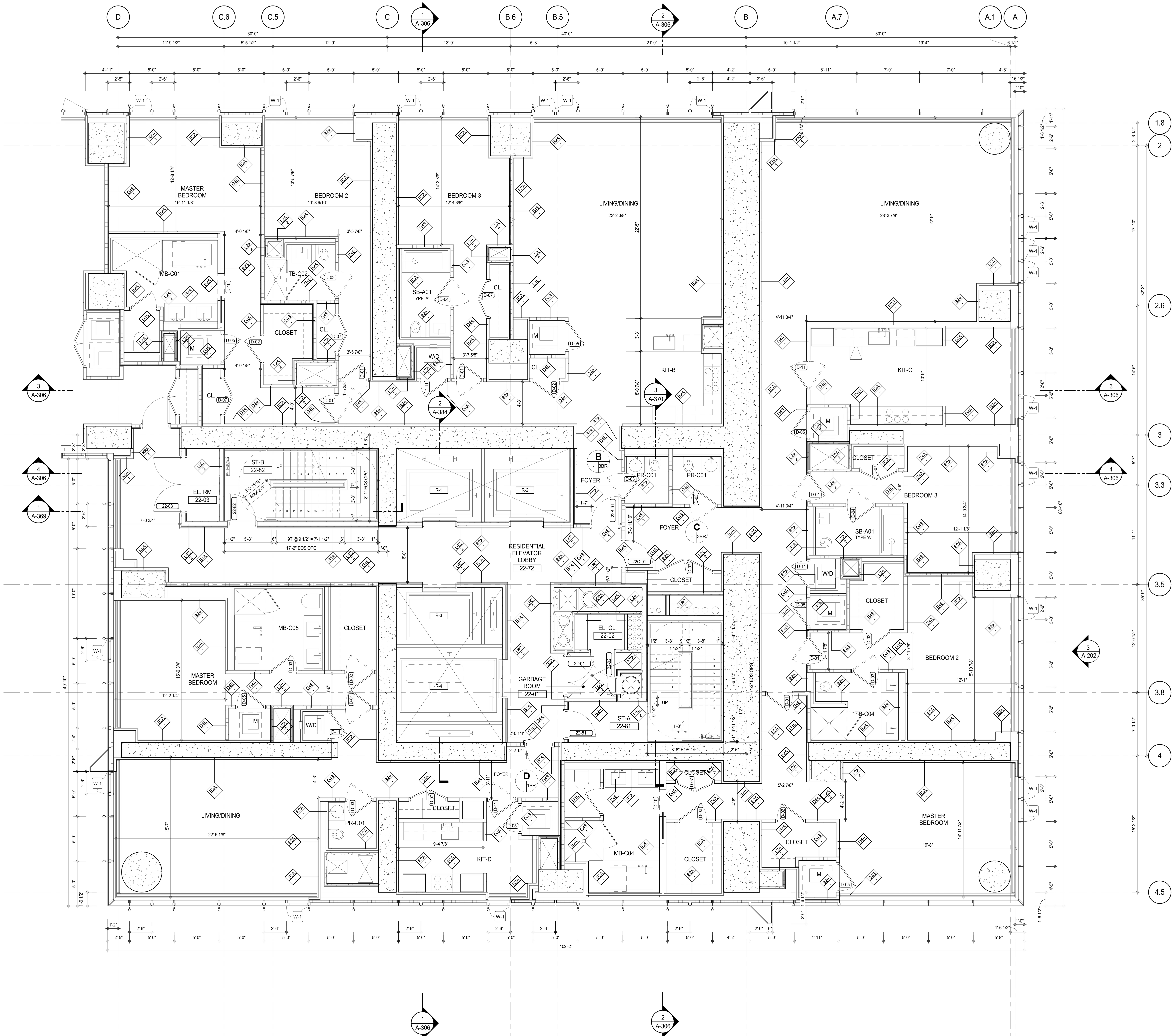
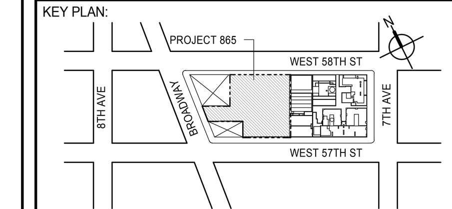
PLOT DATE: 4/27/2015 3:57:44 PM



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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No.	DESCRIPTION	DATE
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

22ND-25TH FLOOR PLAN
(RESIDENTIAL - TIER 1)

SEAL & SIGNATURE: REGISTERED ARCHITECT WIEPKE DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-138.00
DOB PAGE No:	150 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings — APPROVED Under Directive 2 of 1975 — Date: 07/09/2015: — NYC Development Hub

DOB B-SCAN:

DEPT OF BLDGS 121328205 Job Number
ES431239947 Scan Code

(PREVIOUS SHEET A-128A \ TO REVISION - 3)

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36" x 48" Arch E - SHEET SIZE

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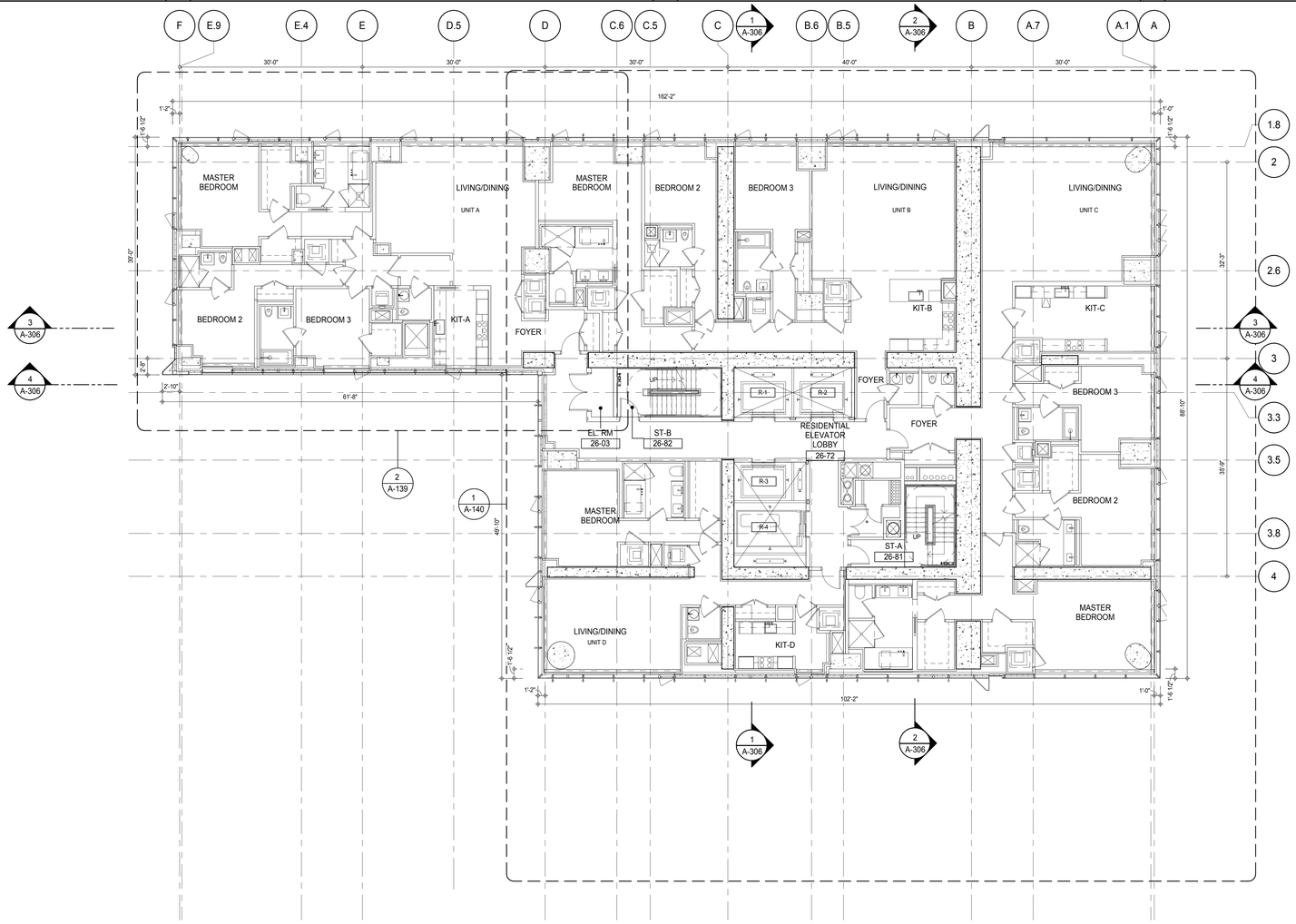
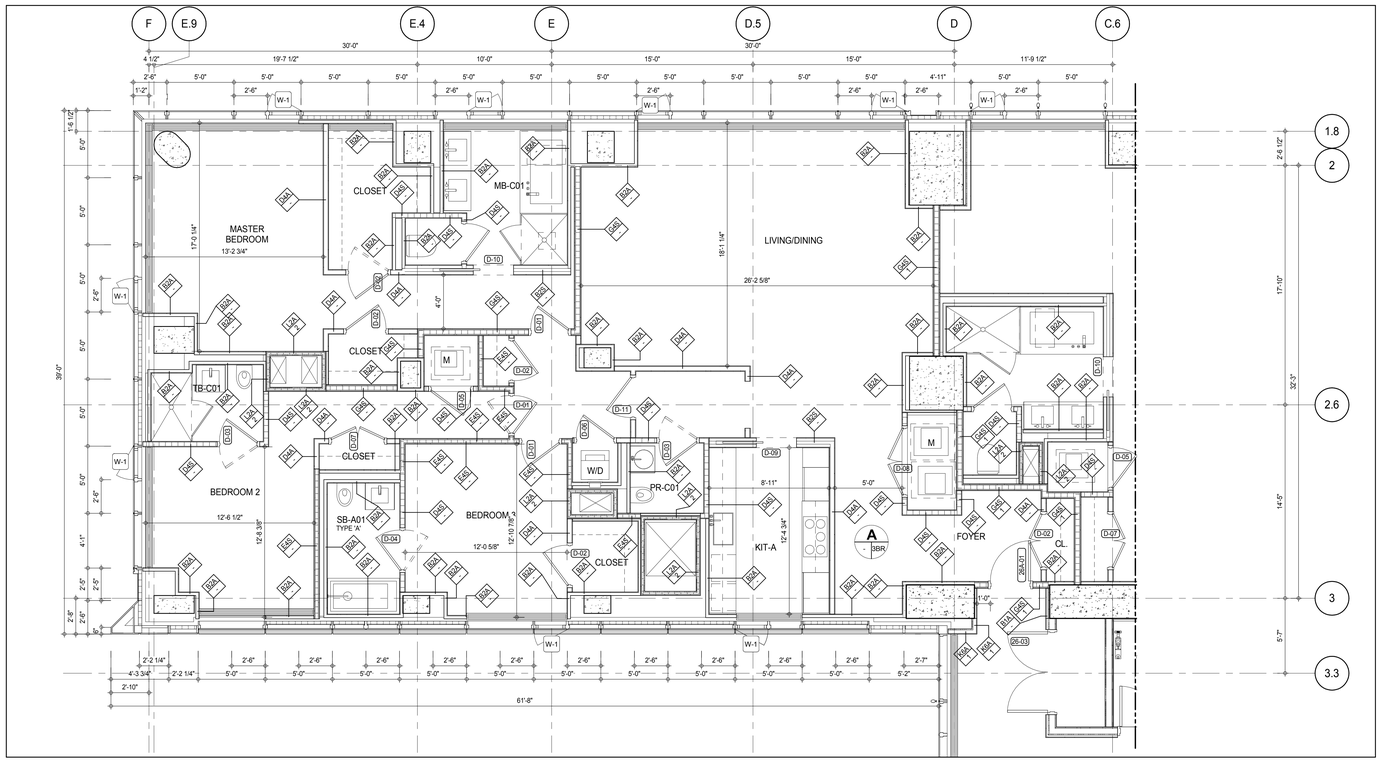




PARTIAL PLAN 2

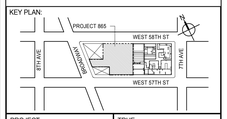
A-139
1/4" = 1'-0"

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

(PREVIOUS SHEET A-129 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
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TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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MEP ENGINEERS:
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

26TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RENE DAVID JAGER 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chkr Checker	3
SCALE: As indicated	
DWG No:	A-139.00
DOB PAGE No:	151 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNE_bedterm.rvt
PLOT DATE: 4/27/2015 3:58:13 PM

DEPT OF BLDGS 421258305 Job Number
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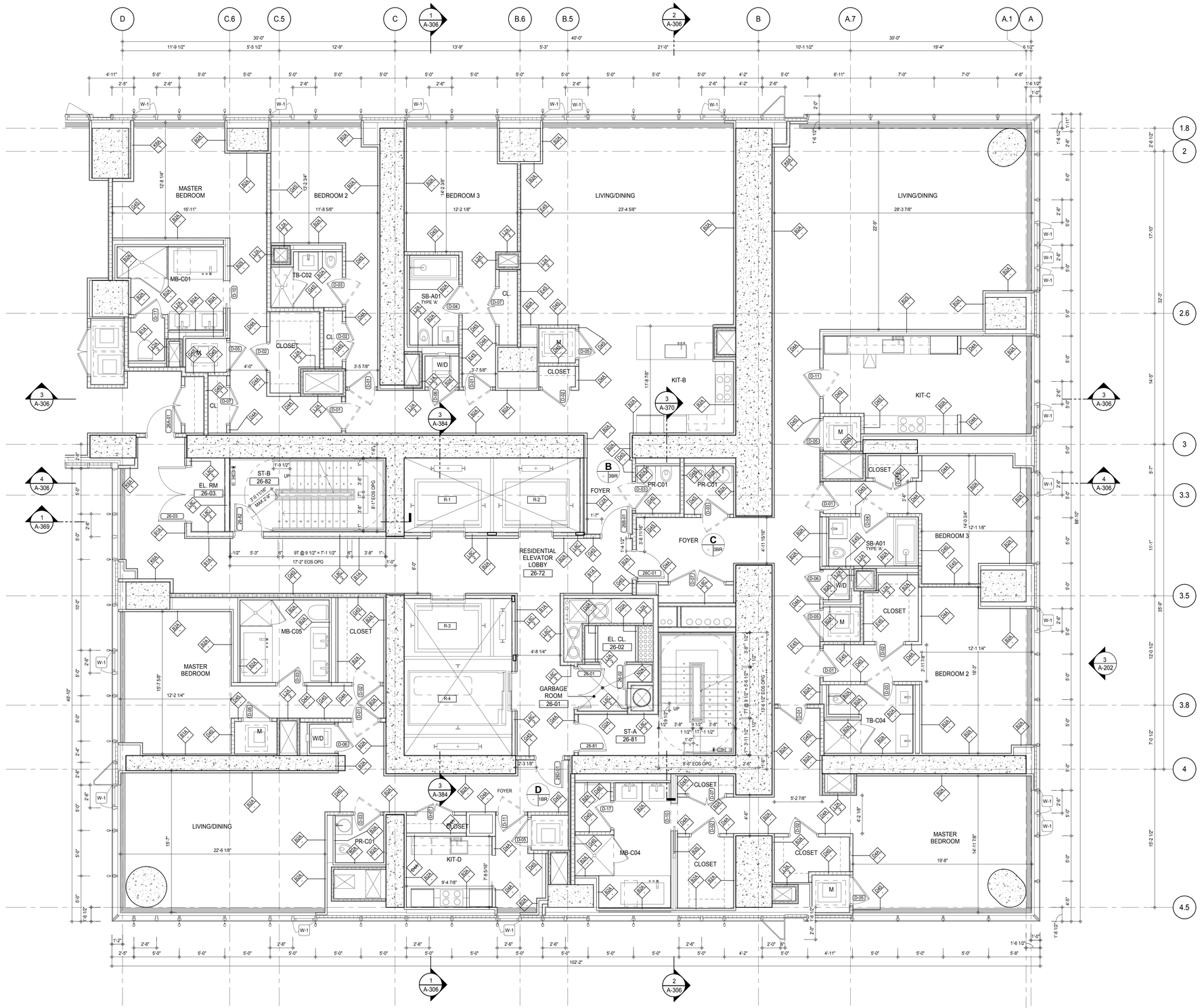
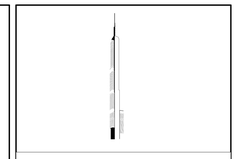


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.



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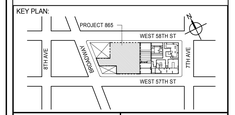

PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
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0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

26TH FLOOR PLAN (RESIDENTIAL - TIER 1)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID J. JANSSEN 028681 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-140.00
DOB PAGE No:	152 of 500

DOB EMPLOYEE STAMP:

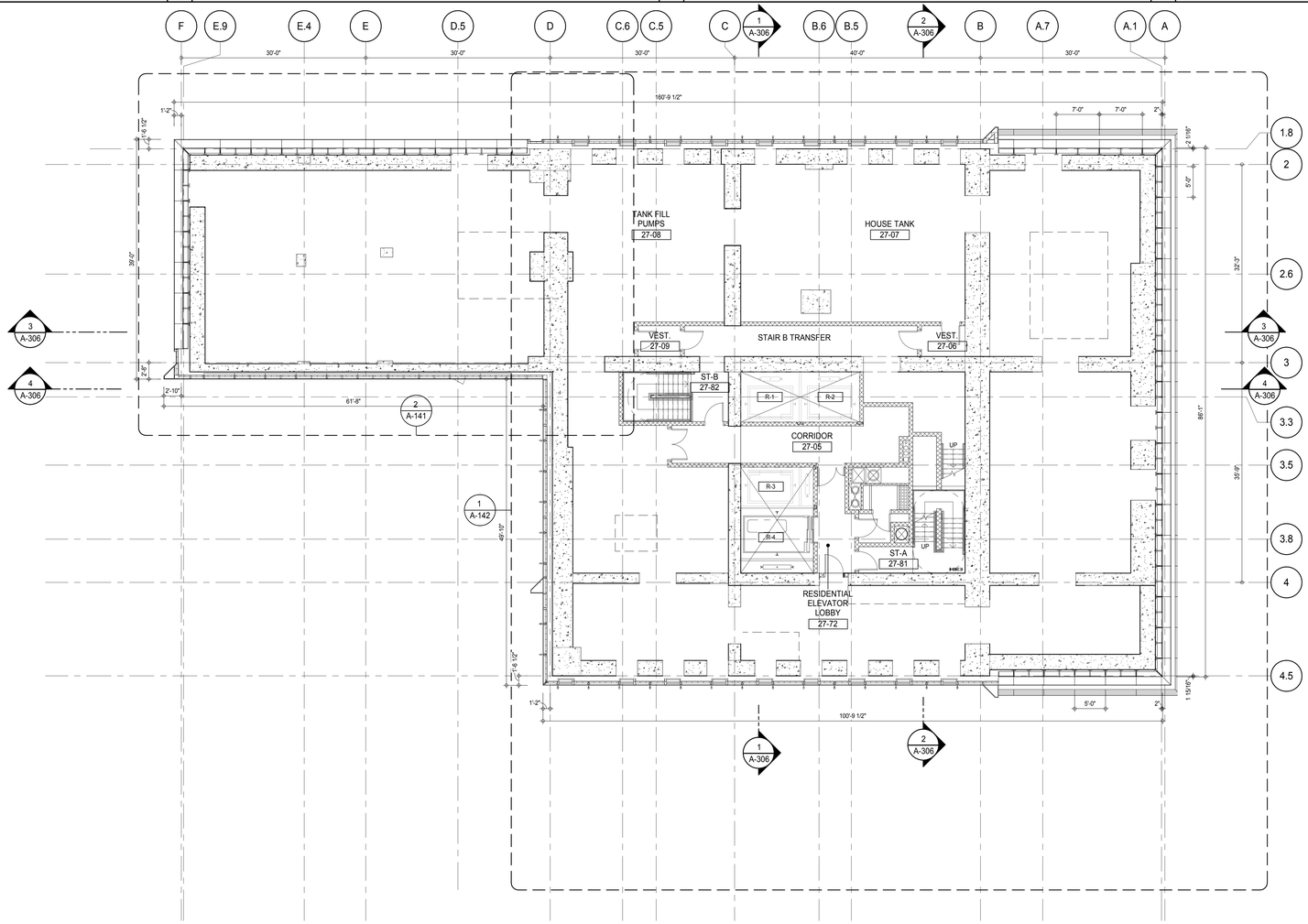
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-129A \ TO REVISION - 3)

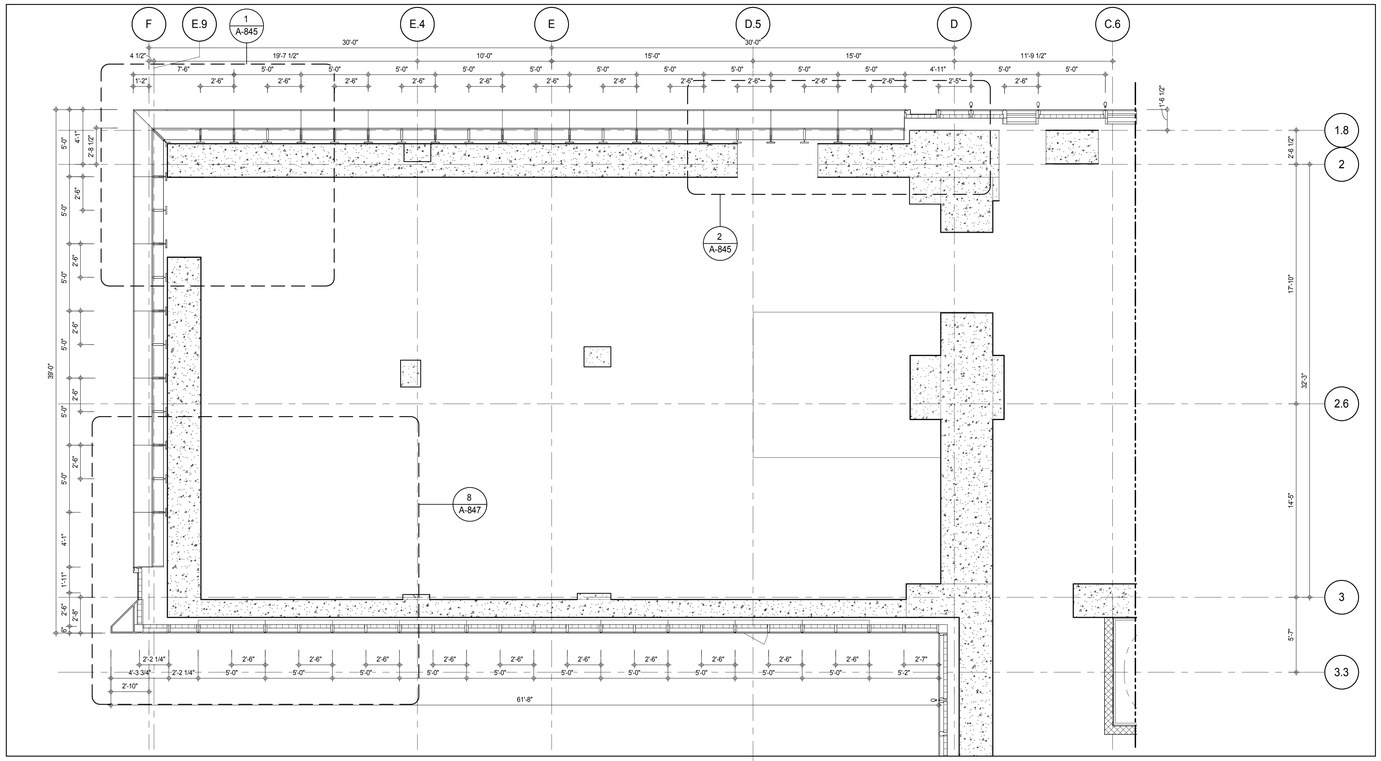
36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TVR-CNF_bwilsmith.rvt
PLOT DATE: 4/27/2015 3:38:31 PM

DEPT OF BLDGS 421206505 Job Number
E523701464 Scan Code



SHEET NOTES:

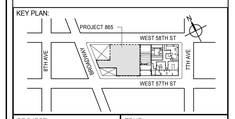
C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



PARTIAL PLAN 2
A-141
1/4" = 1'-0"

(PREVIOUS SHEET A-130 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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GEOTECHNICAL ENGINEERS:
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CURTAINWALL CONSULTANT:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
27TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID JAMES 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Chkr: Checker	
SCALE: As indicated	
DWG No:	A-141.00
DOB PAGE No:	153 of 500

DOB EMPLOYEE STAMP:
Damian Titus
BuildingNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Bim\Local Files\EXTELL\865 AAI-TWR-CNF_hudson.rvt
PLOT DATE: 4/27/2015 3:58:49 PM

DEPT OF BLDGS 421258305 Job Number
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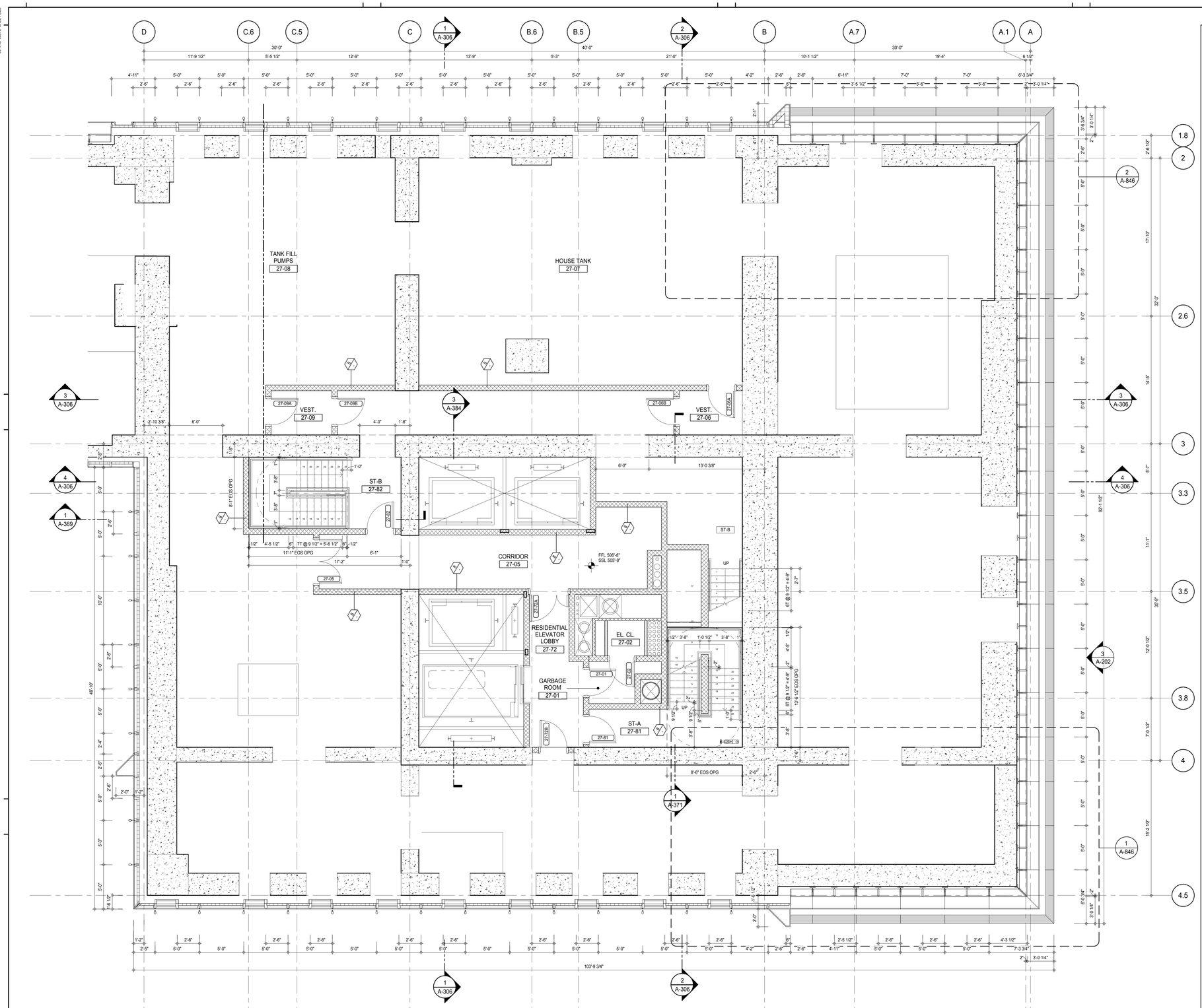
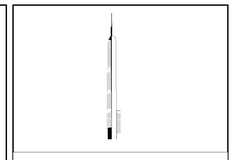
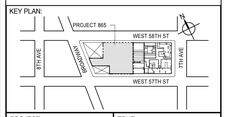


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

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TEL: 646 998 7000 FAX:

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
27TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE: REGISTERED ARCHITECT RE DAVID JAMES 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Checker	3
SCALE: As indicated	
DWG No:	A-142.00
DOB PAGE No: 154 of 500	

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015; NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-130A \ TO REVISION - 3)

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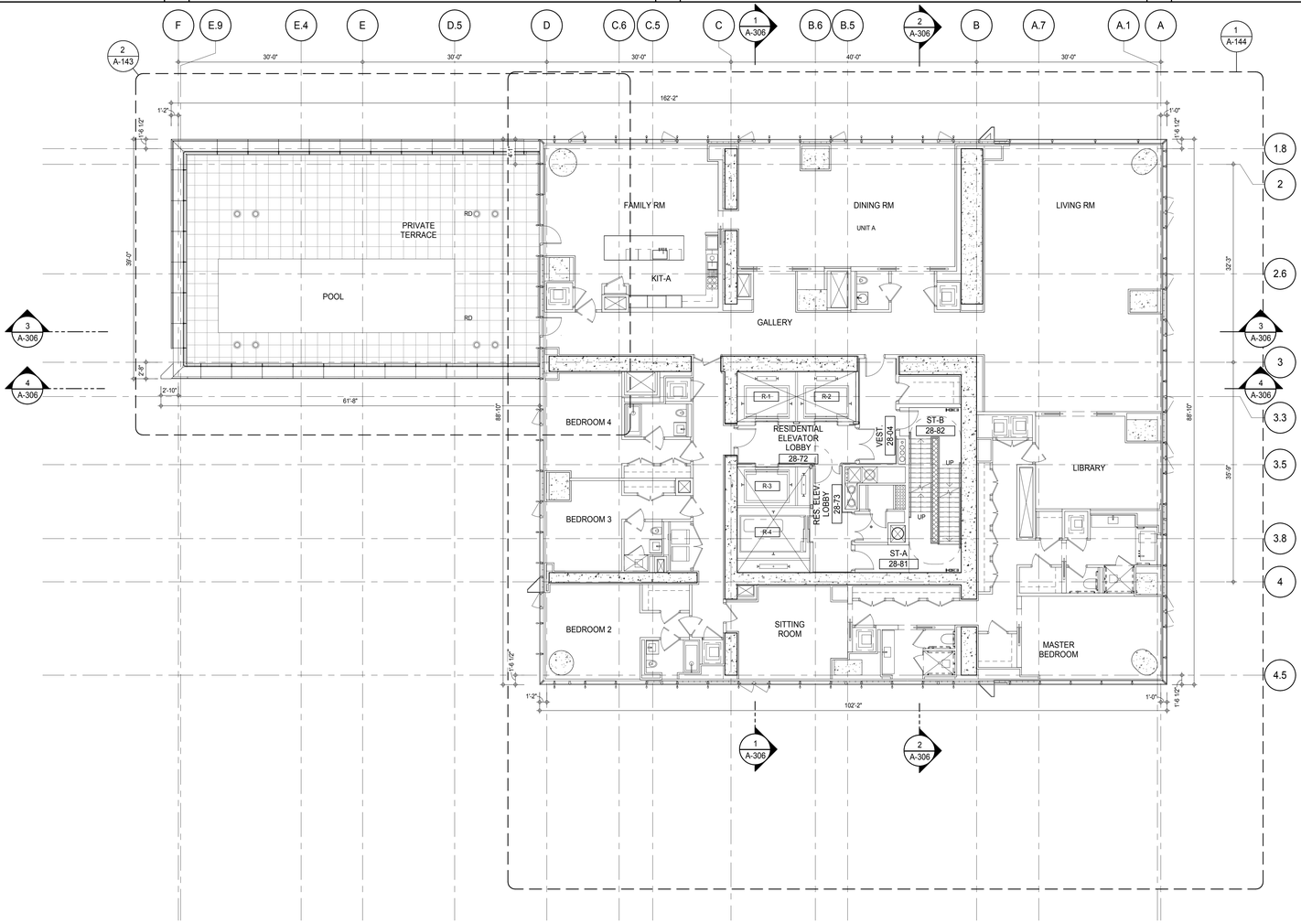
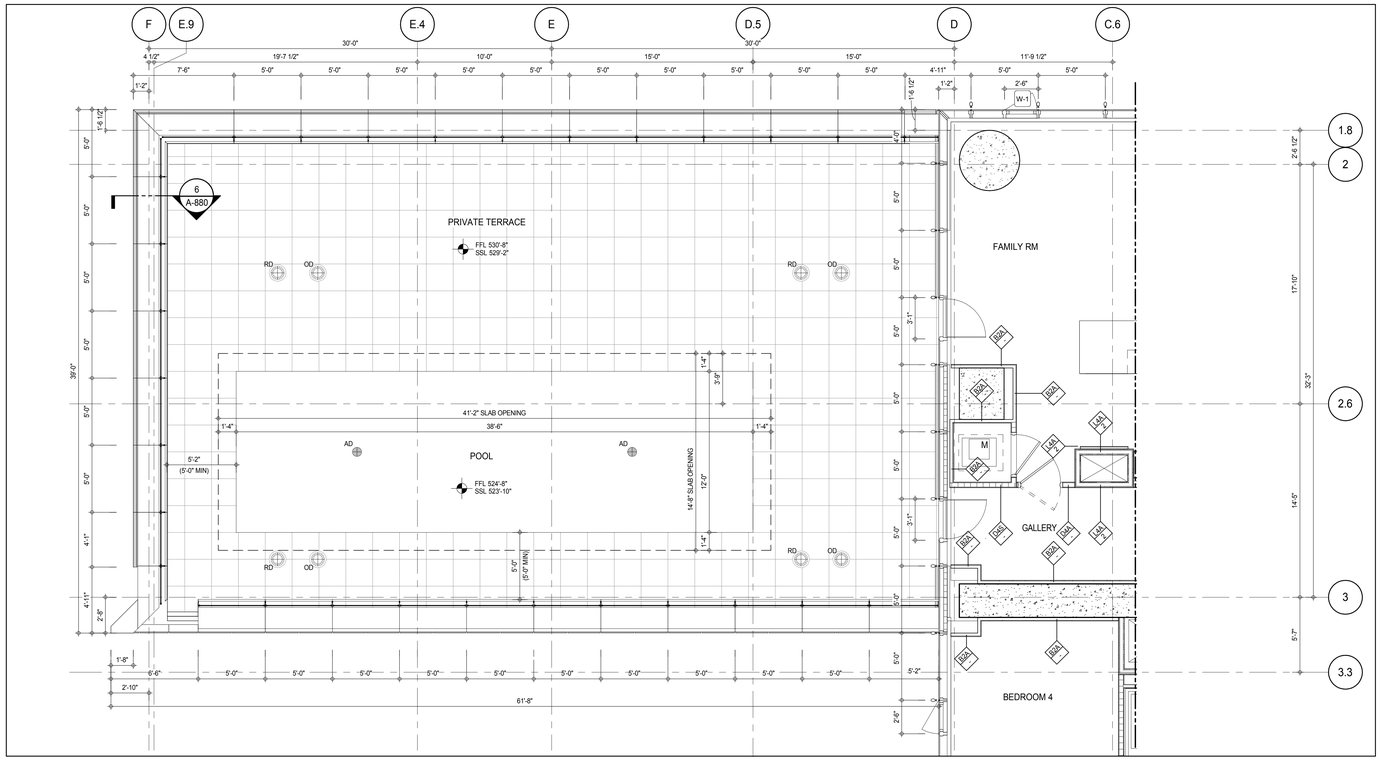


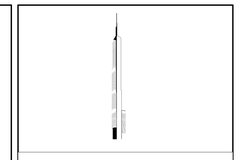
SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



PARTIAL PLAN 2
A-143
1/4" = 1'-0"

(PREVIOUS SHEET A-131 \ TO REVISION - 3)



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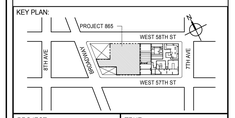

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
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MEP ENGINEERS:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 4'-0" 8'-0" 16'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

28TH FLOOR PLAN (RESIDENTIAL - TIER 2)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Date Checker	3
SCALE: As indicated	
DWG No:	A-143.00
DOB PAGE No:	155 of 500

DOB EMPLOYEE STAMP:

Damian Titus
BuildSPEC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 3:39:17 PM

DEPT OF BLDGS 121263426 Job Number
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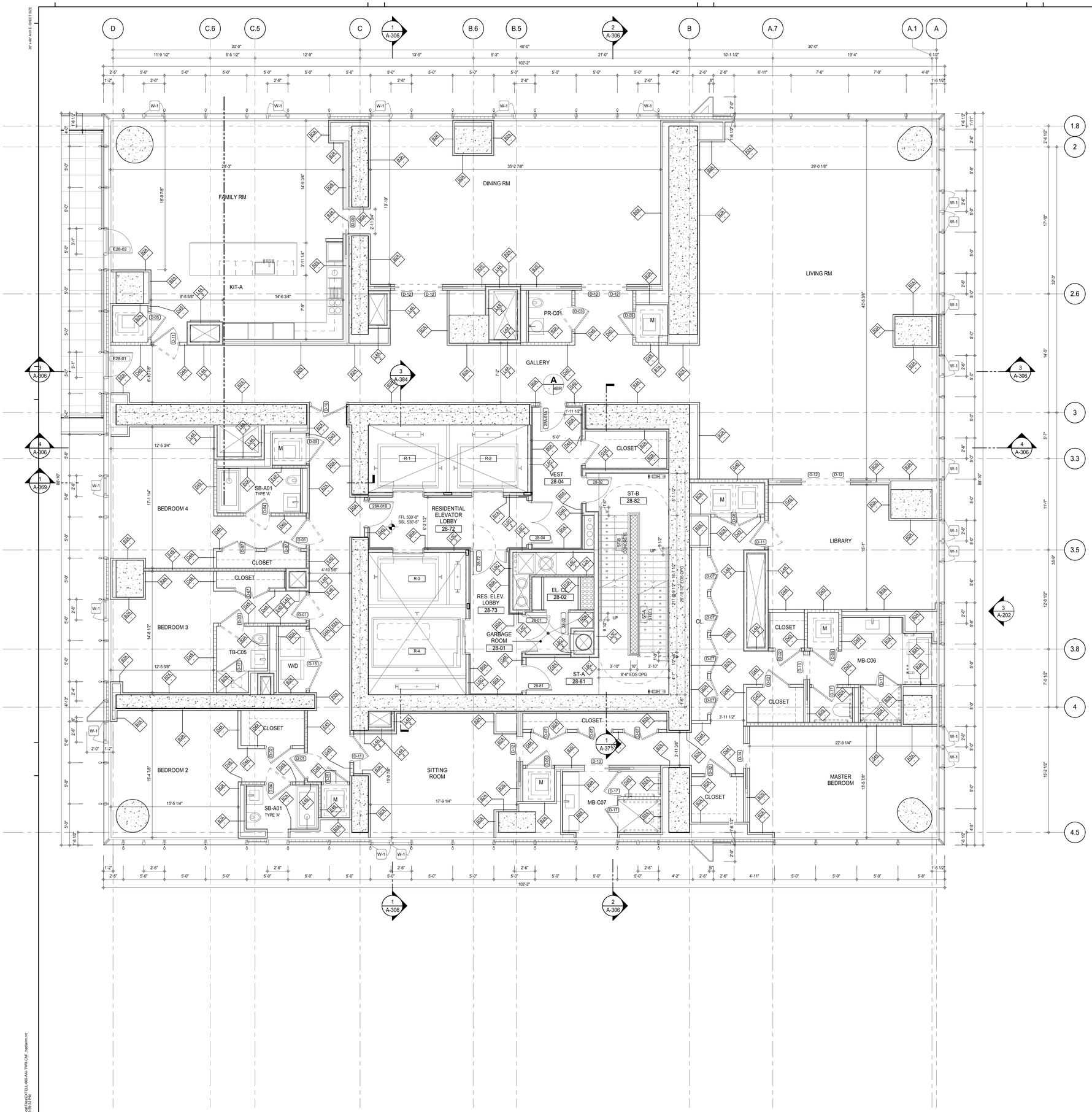
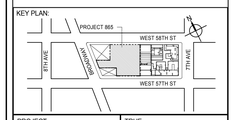


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
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New York, NY 10018
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

28TH FLOOR PLAN (RESIDENTIAL - TIER 2)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WEI-DE DAVID JIANG No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	A-144.00
DOB PAGE No:	156 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 1 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-131A \ TO REVISION - 2)

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PLOT DATE: 4/27/2015 5:59:32 PM

DEPT OF BLDGS 421206305 Job Number
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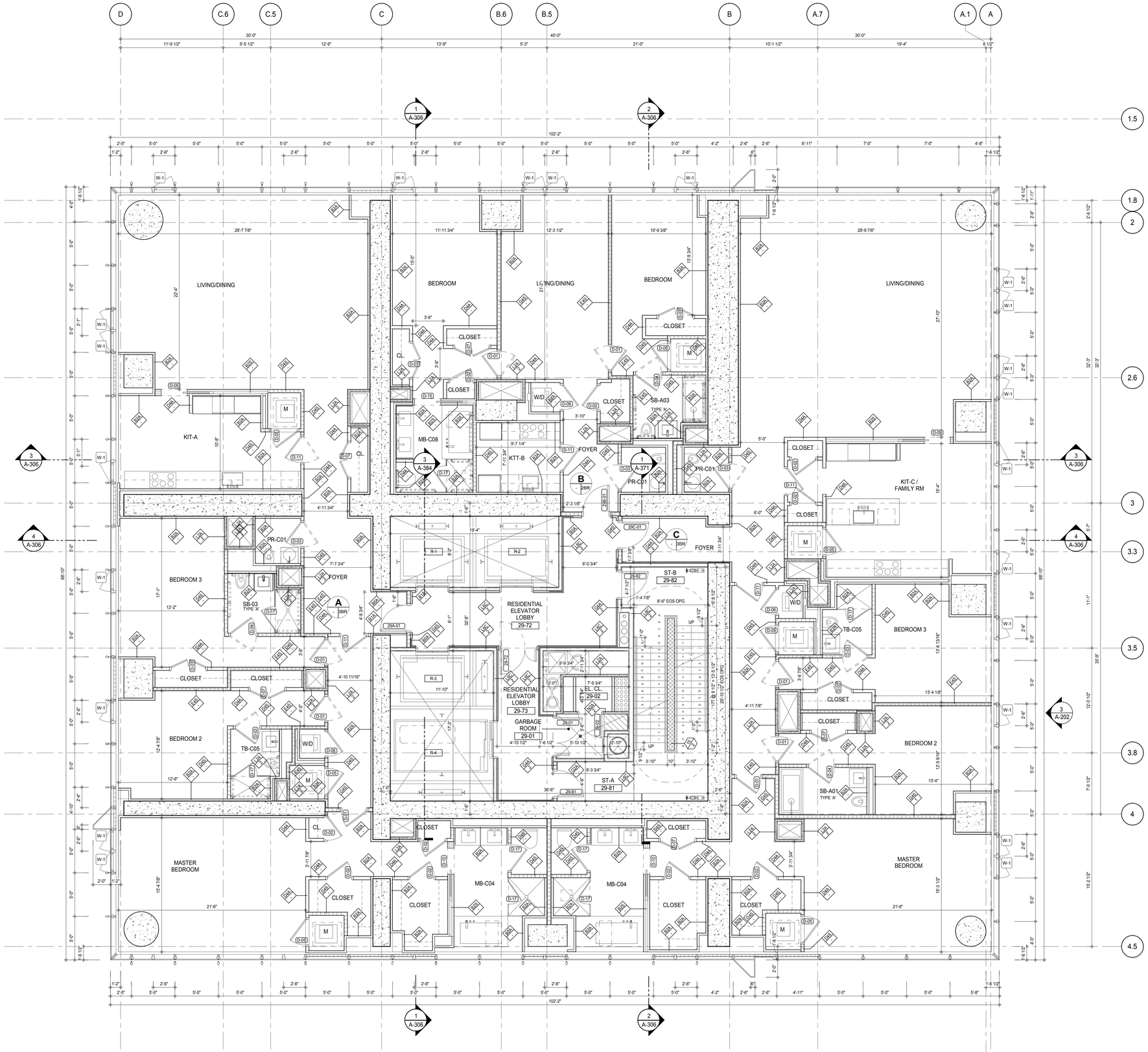
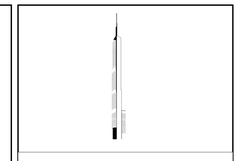


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.



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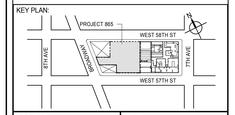

PROJECT NORTH

TRUE NORTH

DEVELOPER:
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3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

29TH FLOOR PLAN (RESIDENTIAL - TIER 2)

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOSE DAVID JAUREGUI 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-145.00
DOB PAGE No:	157 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015.
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-132 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 3:59:47 PM

DEPT OF BLDGS 421263426 Job Number
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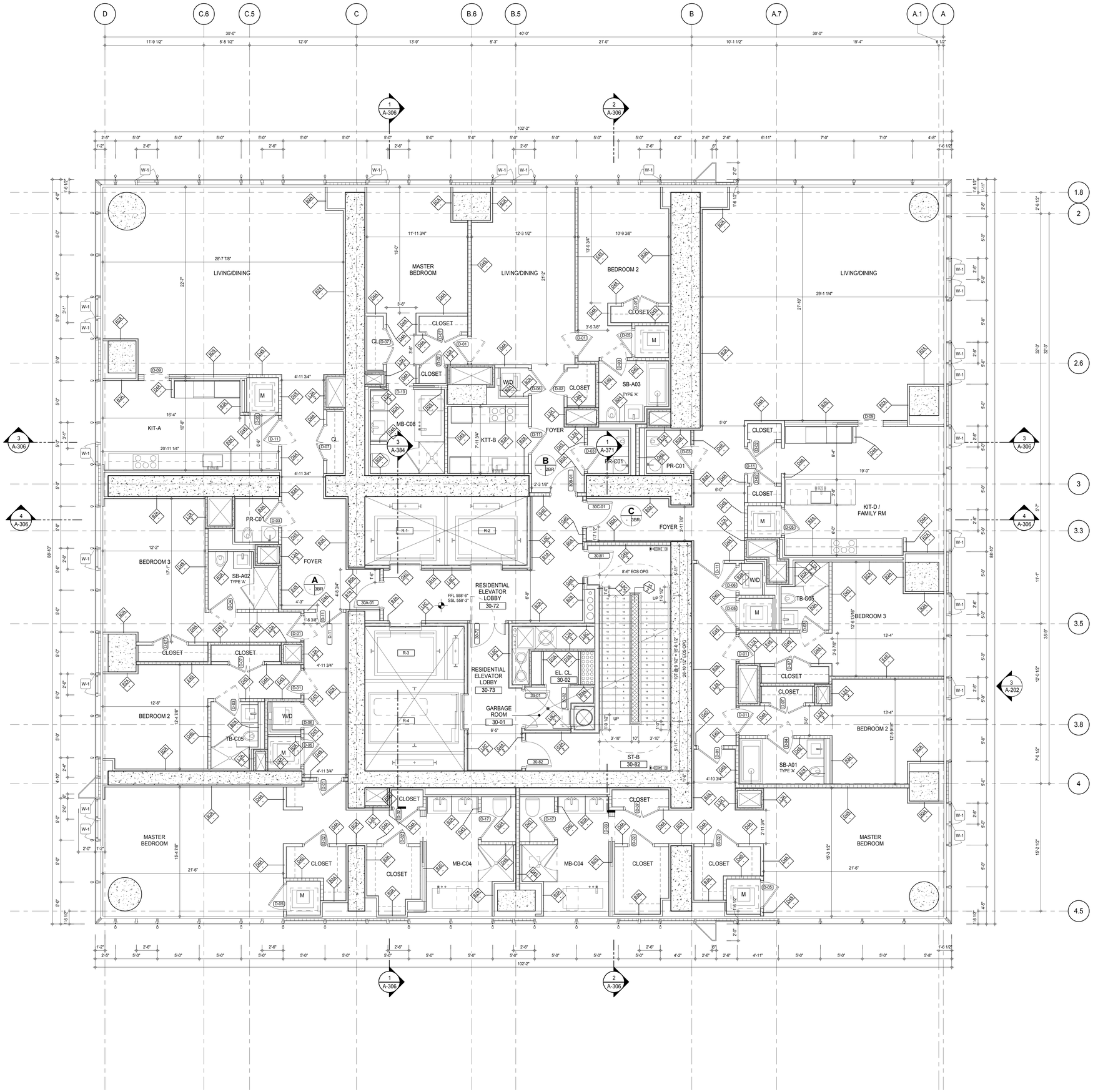
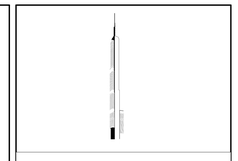


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



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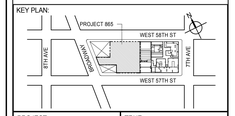

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
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New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

30TH-44TH FLOOR PLAN
(RESIDENTIAL - TIER 2)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID LANGER 026883 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	2
SCALE: As indicated	
DWG No:	A-146.00
DOB PAGE No:	158 of 500

DOB EMPLOYEE STAMP:

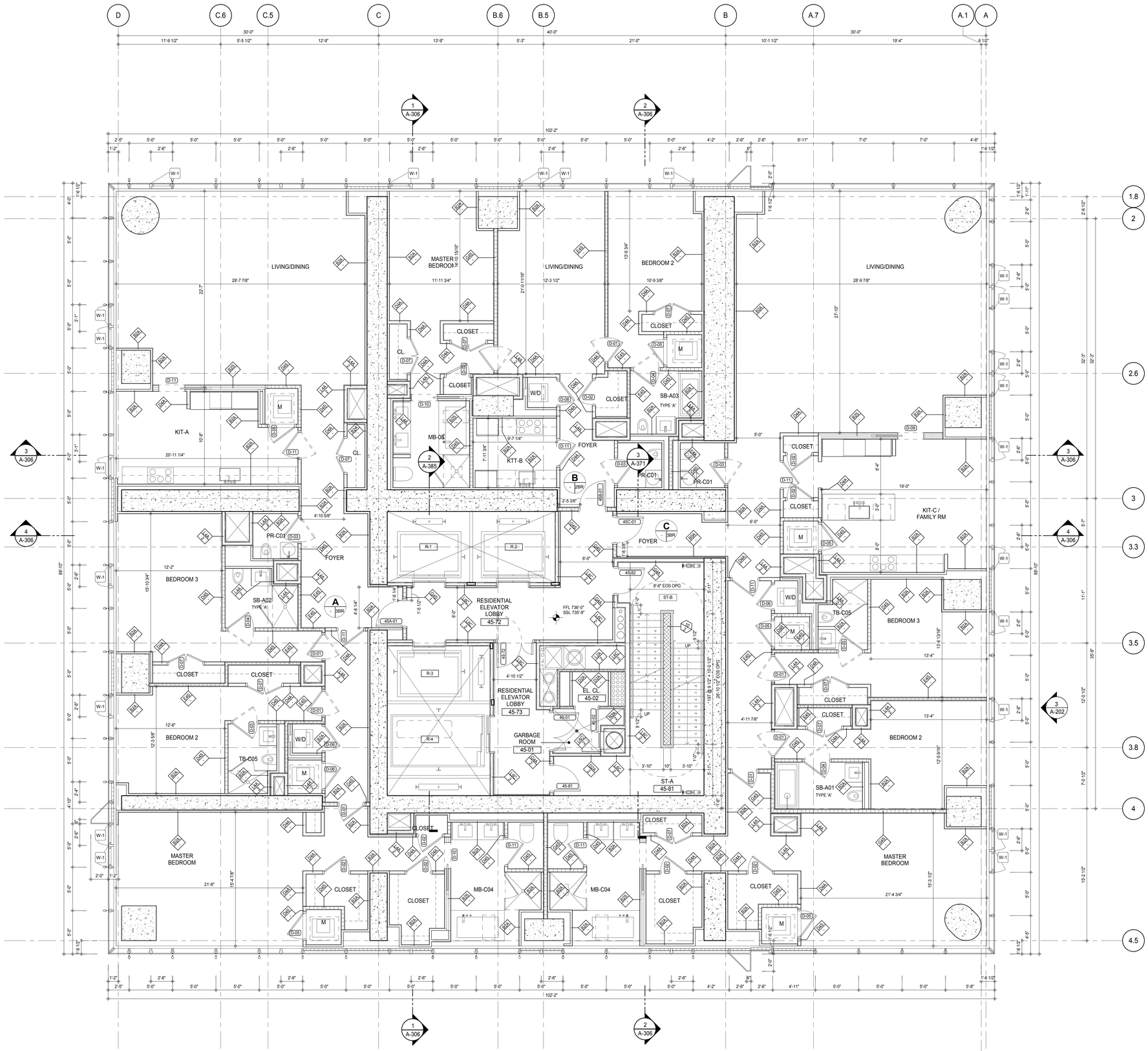
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015.
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-133 \ TO REVISION - 2)

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNE_hardarm.rvt
PLOT DATE: 4/27/2015 4:00:03 PM

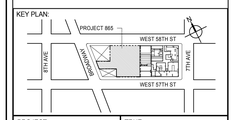
DEPT OF BLDGS 421226505 Job Number
E3687185249 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

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CURTAINWALL CONSULTANT:
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40 Worth Street. Suite 826
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
45TH FLOOR PLAN (RESIDENTIAL - TIER 2)

SEAL & SIGNATURE: REGISTERED ARCHITECT RE DAVID JAMES 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
Checker	
SCALE: As indicated	
DWG No:	A-147.00
DOB PAGE No:	159 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015. NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-145 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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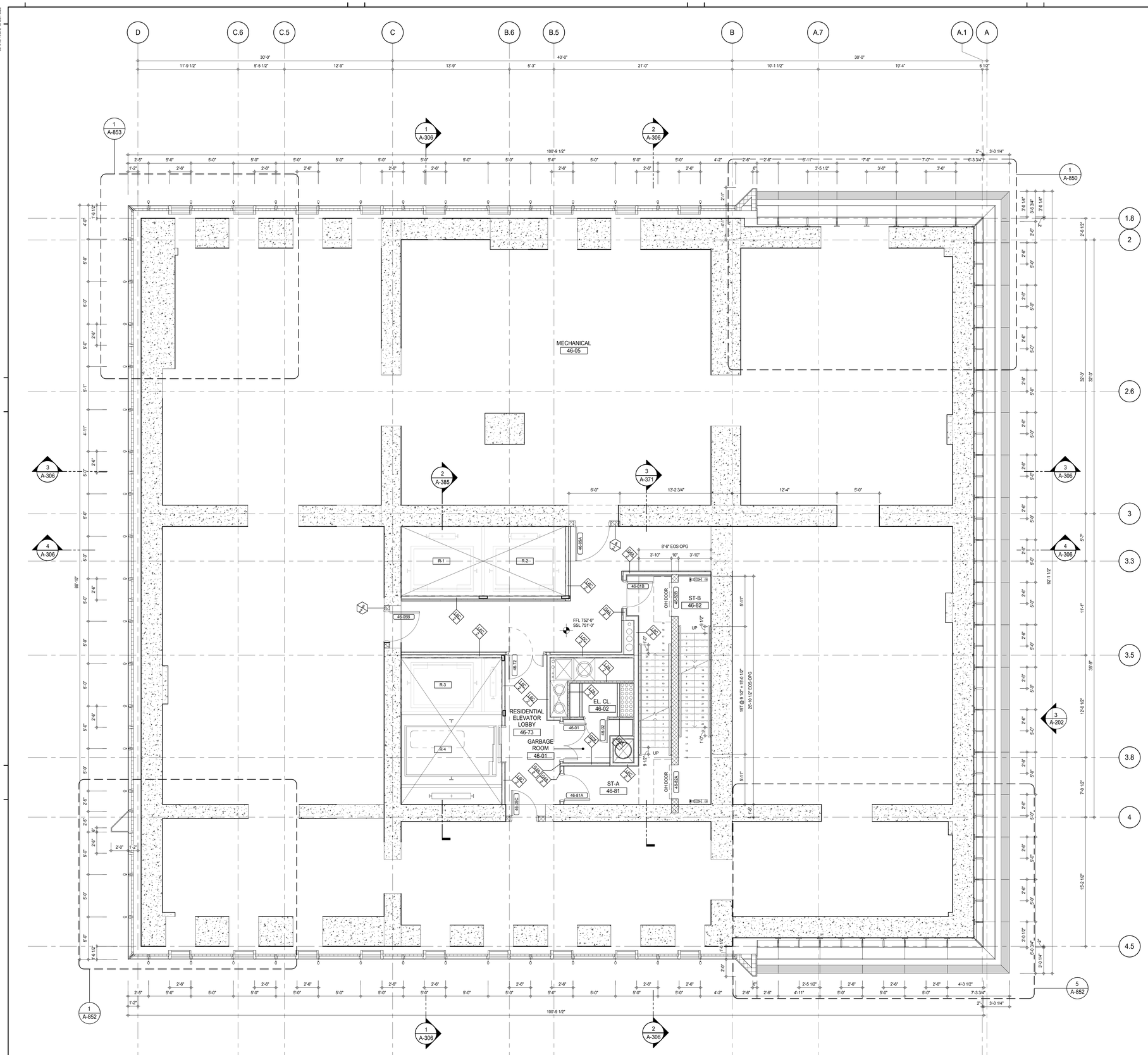
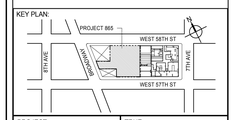
DEPT OF BLDGS 121235305 Job Number
E3646540271 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
46TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:
REGISTERED ARCHITECT RE DAVID JAMES 028883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Checker	3
SCALE: As indicated	
DWG No:	A-148.00
DOB PAGE No: 160 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-146 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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DEPT OF BLDGS 421256505 Job Number
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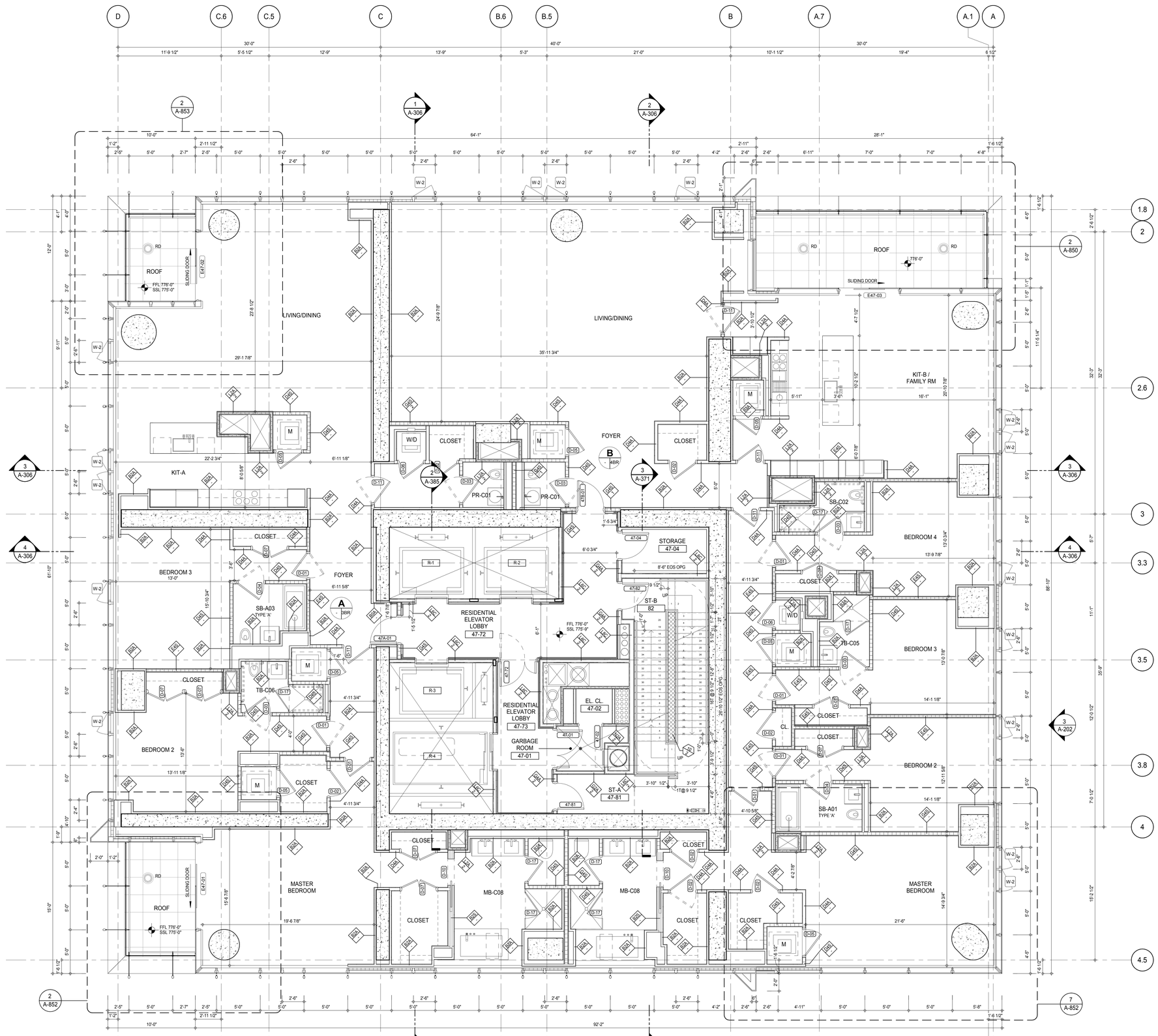
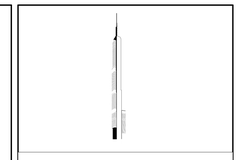
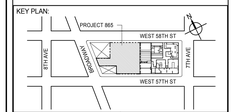


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
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TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
47TH FLOOR PLAN (RESIDENTIAL - TIER 3)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JANSEN NO. 028681 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-149.00
DOB PAGE No:	161 of 500

DOB EMPLOYEE STAMP: Damian Titus — NYC Buildings APPROVED Under Directive 2 of 1975 Date: 07/09/2015: NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-147 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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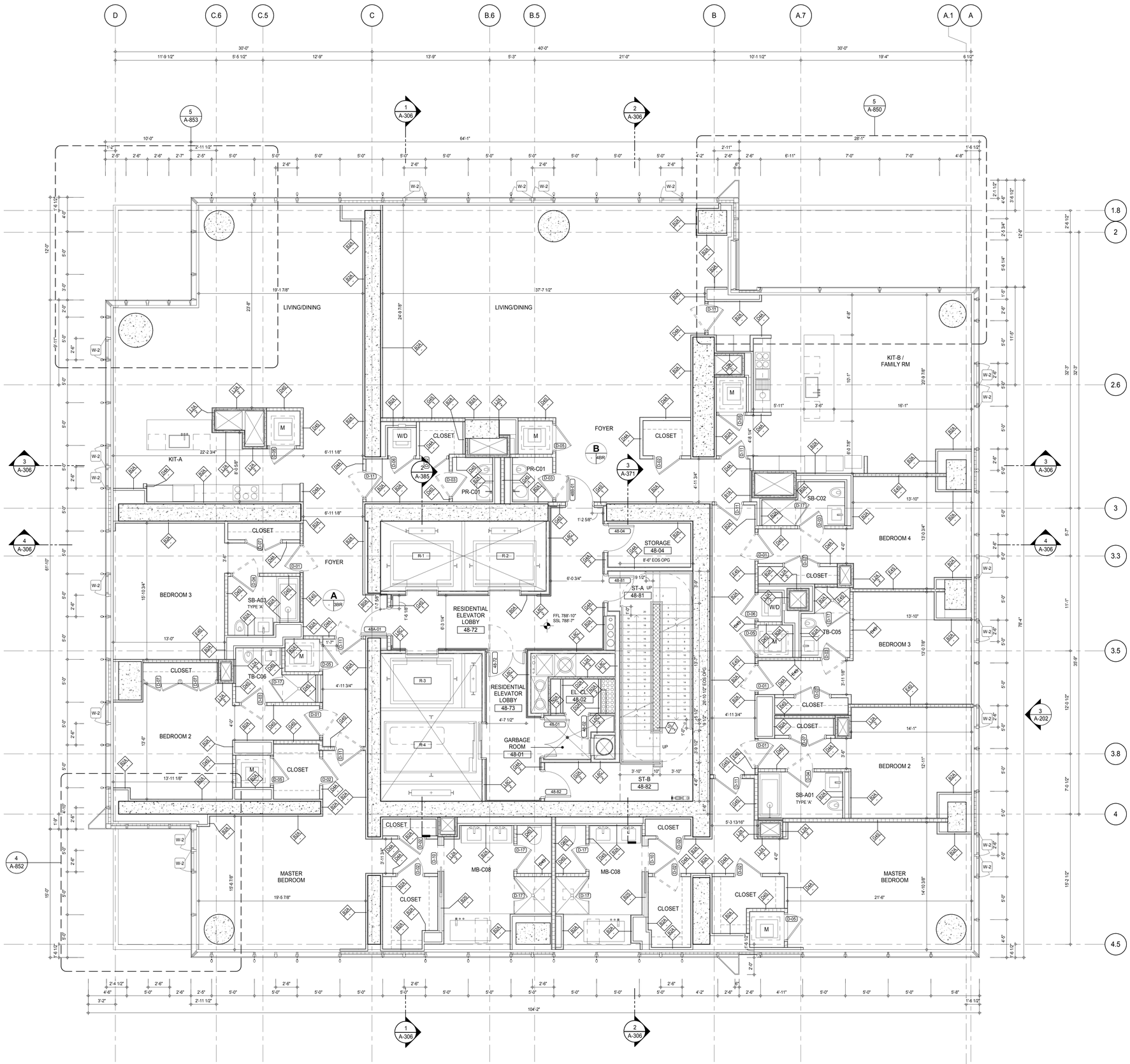
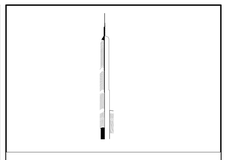
PLOT DATE: 4/27/2014 5:00:59 PM

DEPT OF BLDGS 421206305 Job Number
E380 0312066 Scan Code

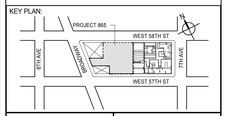


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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TEL: 212 687 9888 FAX: 646 487 5501

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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
48TH-65TH FLOOR PLAN
(RESIDENTIAL - TIER 3)

SEAL & SIGNATURE: REGISTERED ARCHITECT JOSE DAVID JAMES No. 028881 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	2
SCALE: As indicated	
DWG No:	A-150.00
DOB PAGE No: 162 of 500	

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — Date: 07/09/2015: — NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-148 \ TO REVISION - 2)

36" x 48" Arch E SHEET SIZE
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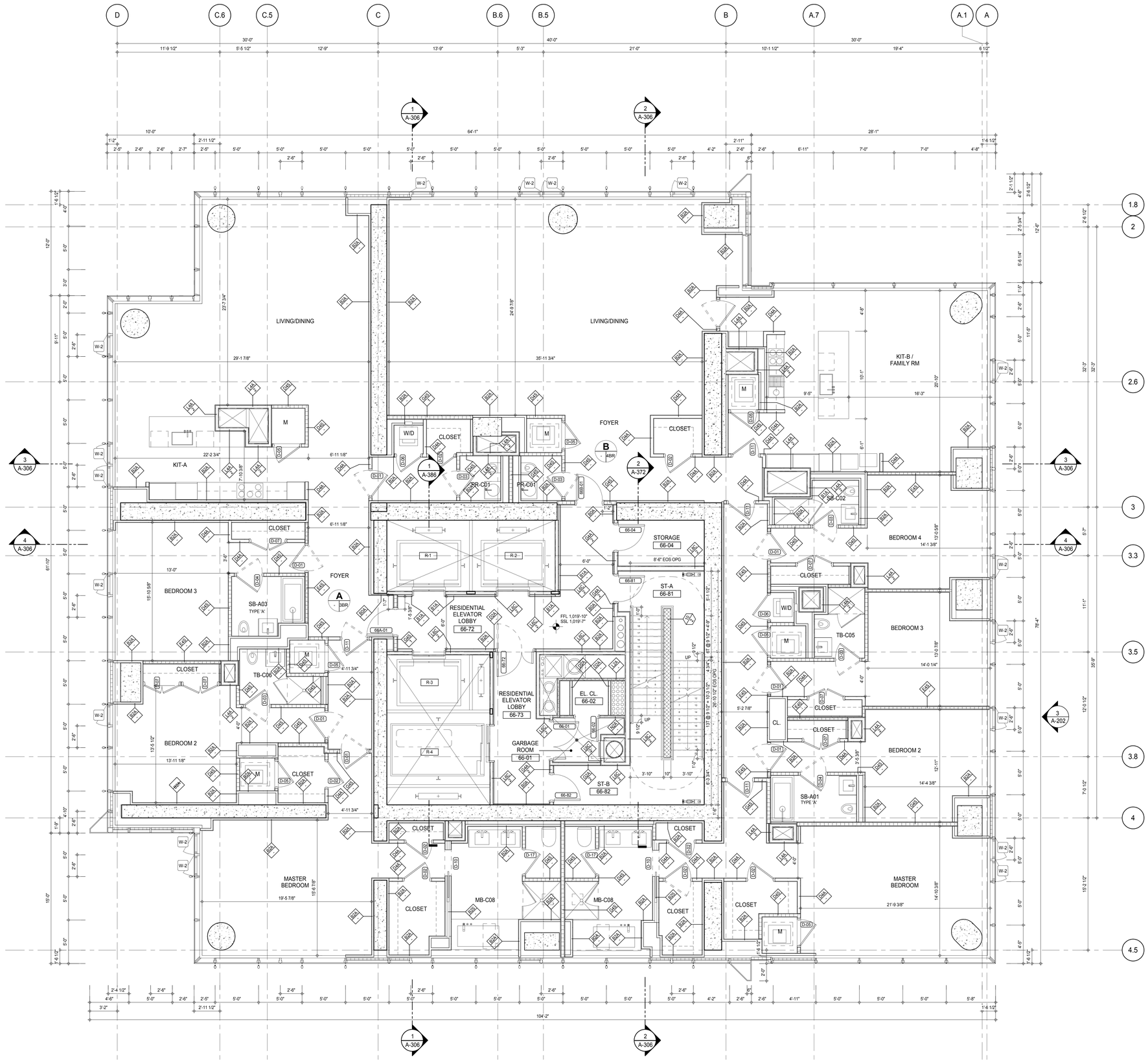
PLOT DATE: 4/27/2015 4:01:05 PM

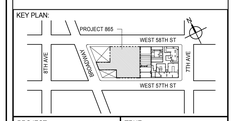
DEPT OF BLDGS 421263635 Job Number
E3759952356 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
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Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
66TH FLOOR PLAN (RESIDENTIAL - TIER 3)

SEAL & SIGNATURE:

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV: 2
CHK: Checker	
SCALE: As indicated	
DWG No:	A-151.00
DOB PAGE No:	163 of 500

DOB EMPLOYEE STAMP:

DOB B-SCAN:

(PREVIOUS SHEET A-165 \ TO REVISION - 2)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 4:01:19 PM

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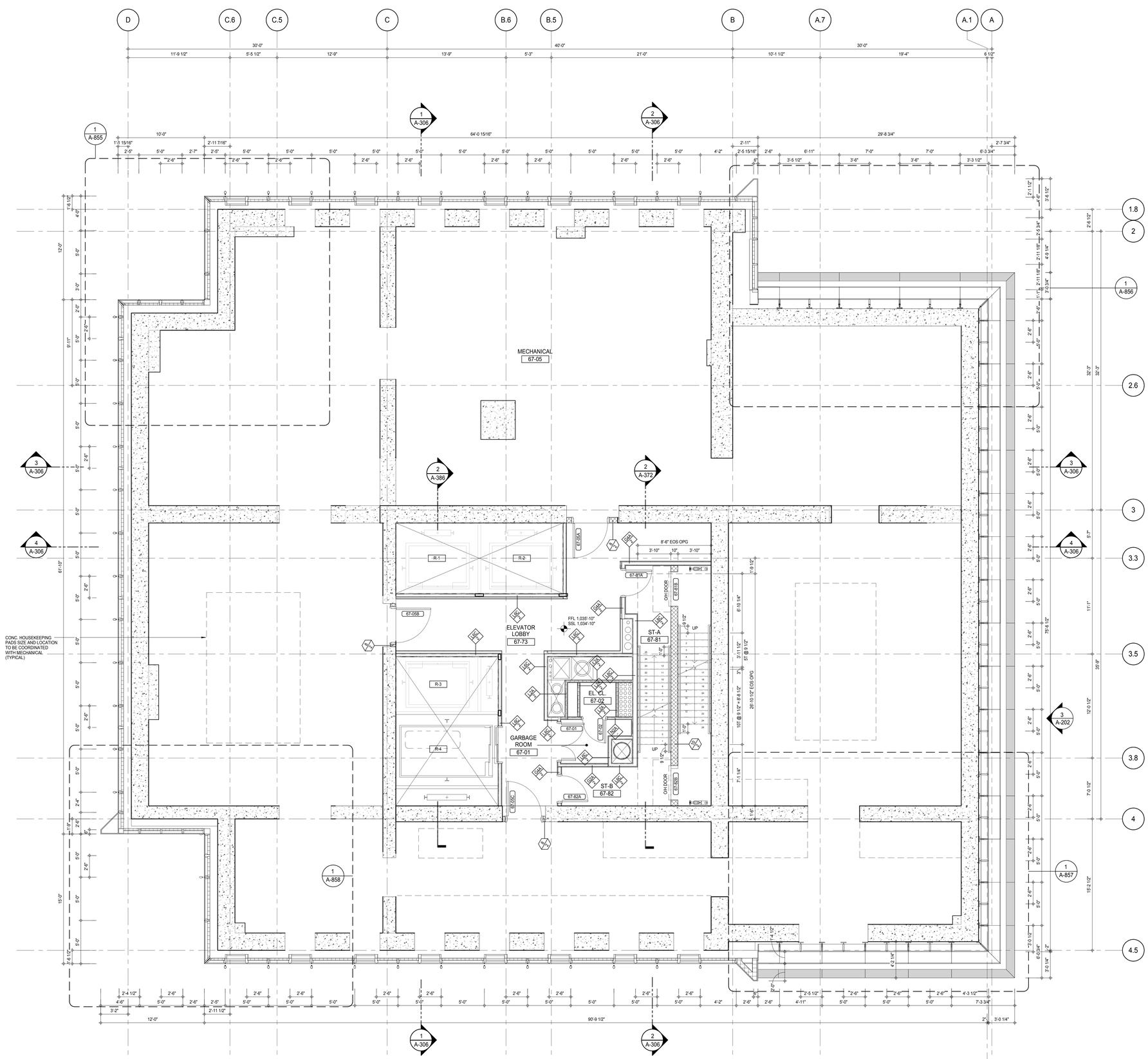
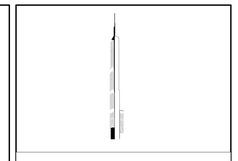


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



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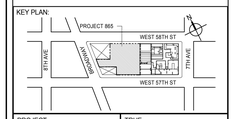

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
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CODE CONSULTANTS:
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CURTAINWALL CONSULTANT:
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

67TH FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:

REGISTERED ARCHITECT RE DAVID JAMES STATE OF NEW YORK 028883

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Checker Checker	3
SCALE: As indicated	
DWG No:	A-152.00
DOB PAGE No: 164 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-1667 \ TO REVISION - 3)

FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNE_bedarm.rvt
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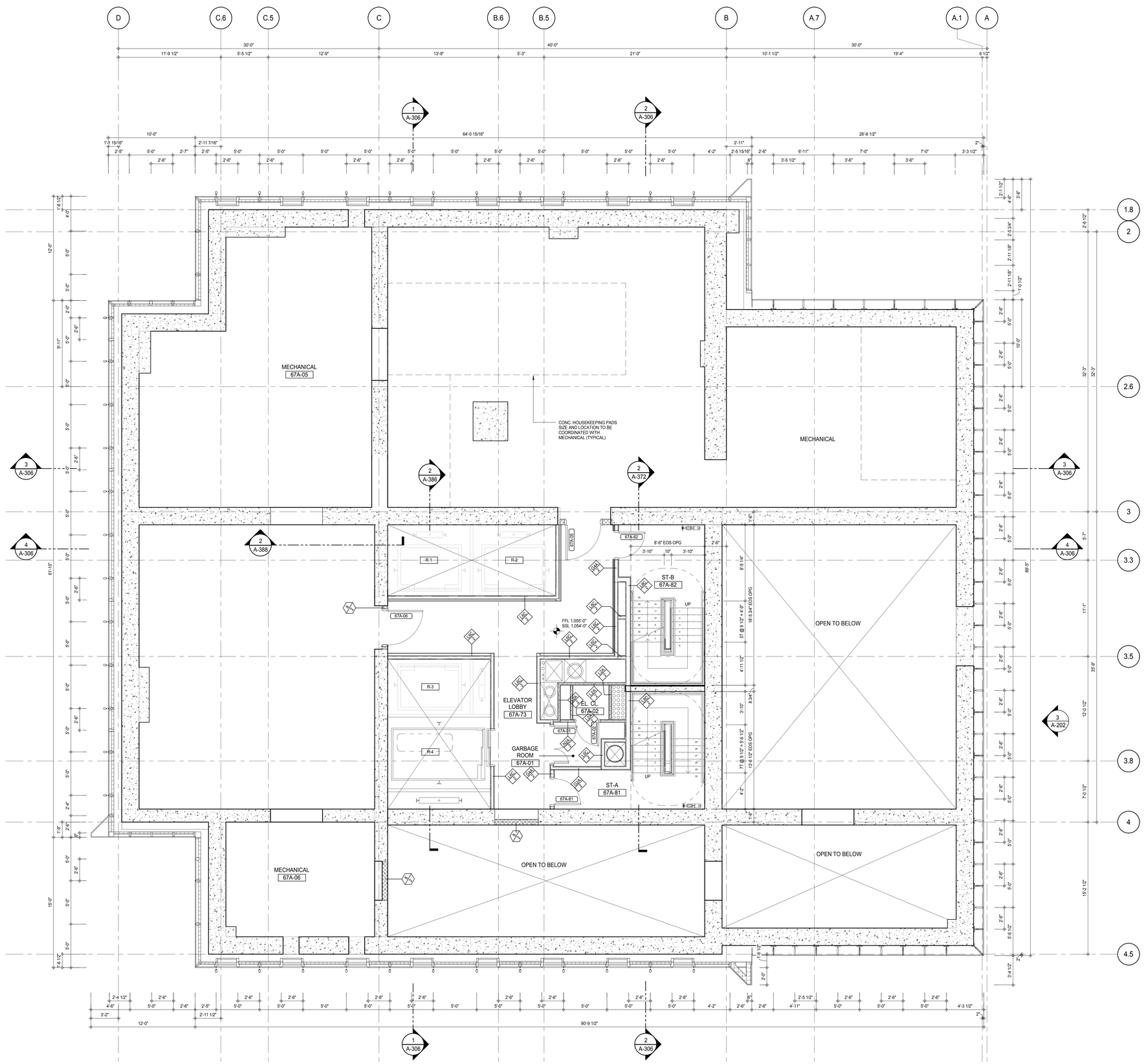
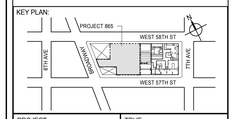


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

(PREVIOUS SHEET A-167 \ TO REVISION - 3)

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
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MEP ENGINEERS:
AKF GROUP
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TEL: 212 354 5656 FAX: 212 354 5668

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Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

67TH INTERMEDIATE FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID LANSER 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-153.00
DOB PAGE No:	165 of 500

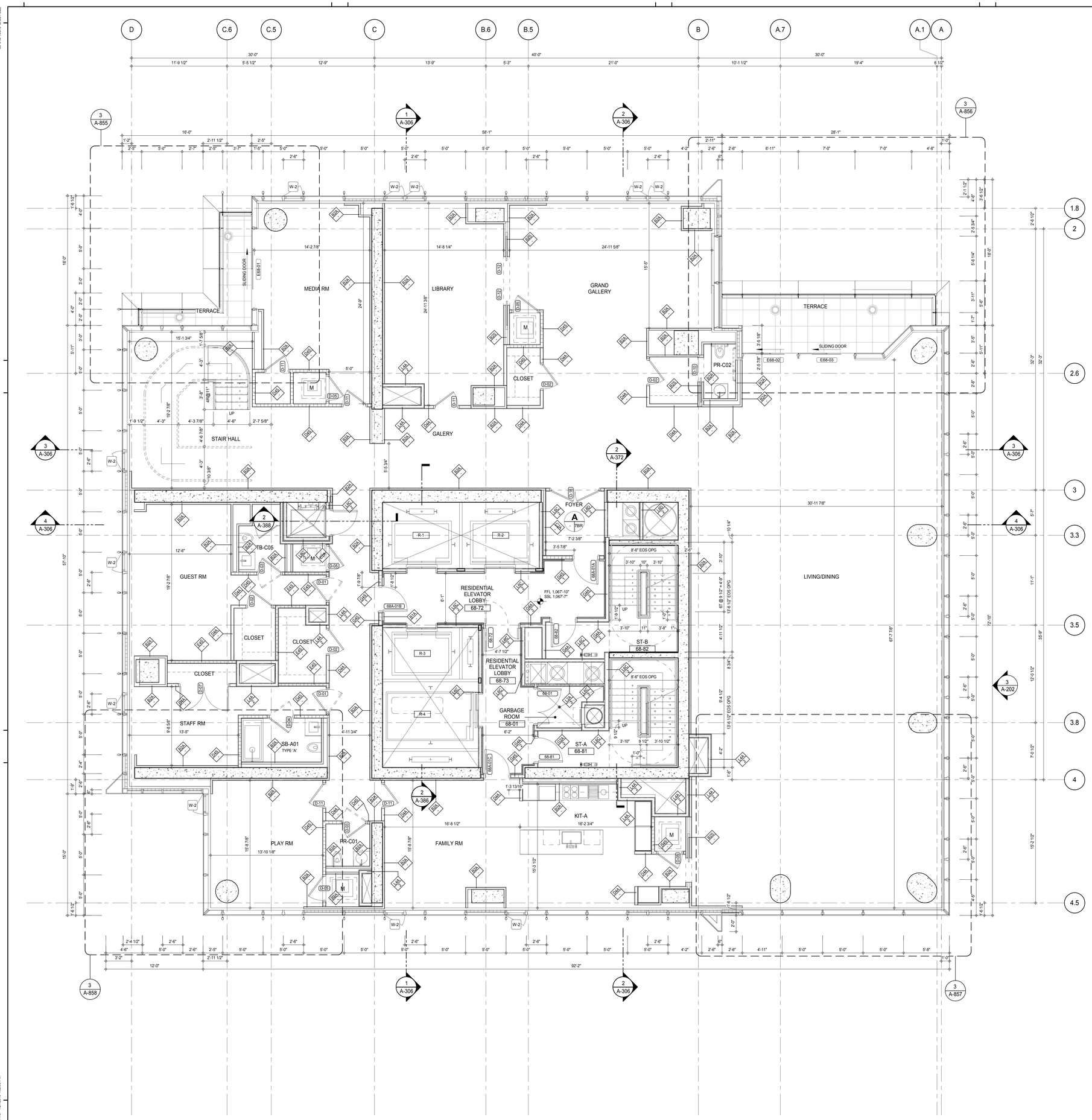
DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Revit Local Files\EXTELL-865-AAI-TWR-CNF_bullerin.rvt
PLOT DATE: 4/20/2014 07:59 PM

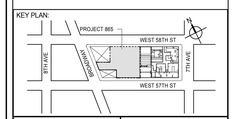
DEPT OF BLDGS 421263635 Job Number
ES 277763285 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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228 EAST 45th Street
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New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
68TH FLOOR PLAN (RESIDENTIAL - TIER 4)

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID JAMES KIM No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-154.00
DOB PAGE No:	166 of 500

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-168 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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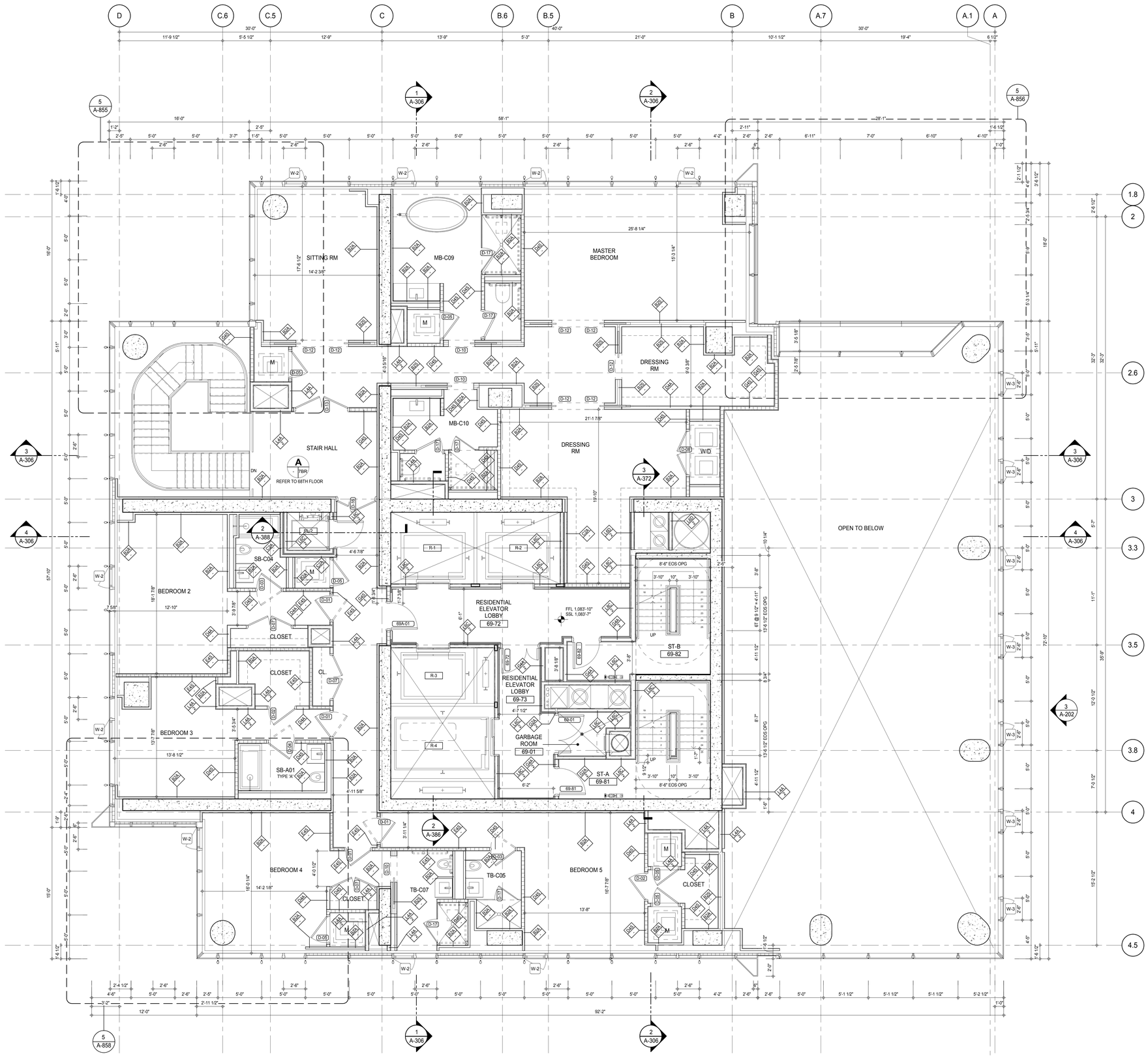
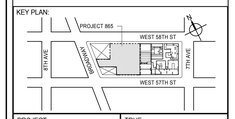


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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CODE CONSULTANTS:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

69TH FLOOR PLAN (RESIDENTIAL - TIER 4)

SEAL & SIGNATURE:

REGISTERED ARCHITECT WILLIAM DAVID JANSEN No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-155.00
DOB PAGE No:	167 of 500

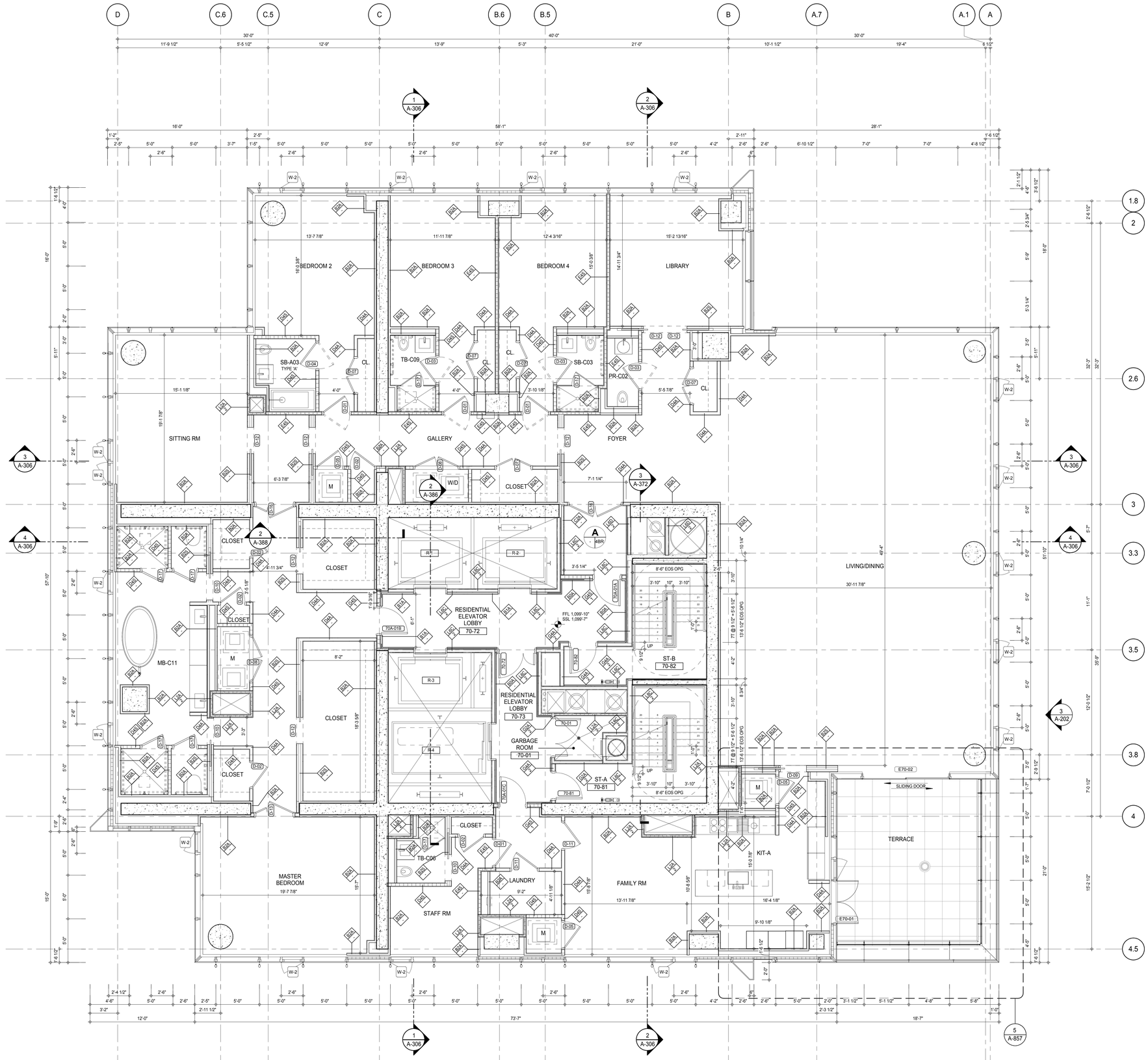
DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015
NYC Development Hub

DOB B-SCAN:

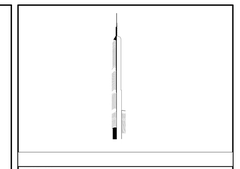
(PREVIOUS SHEET A-169 \ TO REVISION - 3)

DEPT OF BLDGS 421206305 Job Number
E3257993330 Scan Code

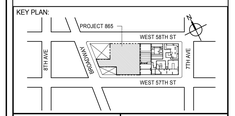


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



KEY PLAN:



PROJECT NORTH | TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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228 EAST 45th Street
New York, NY 10017 USA
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165 Broadway, 22nd Floor
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No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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CONSULTANT:
AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
70TH FLOOR PLAN (RESIDENTIAL - TIER 4)

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSE DAVID JAUREGUI 026883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-156.00
DOB PAGE No: 168 of 500	

DOB EMPLOYEE STAMP:
Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-170 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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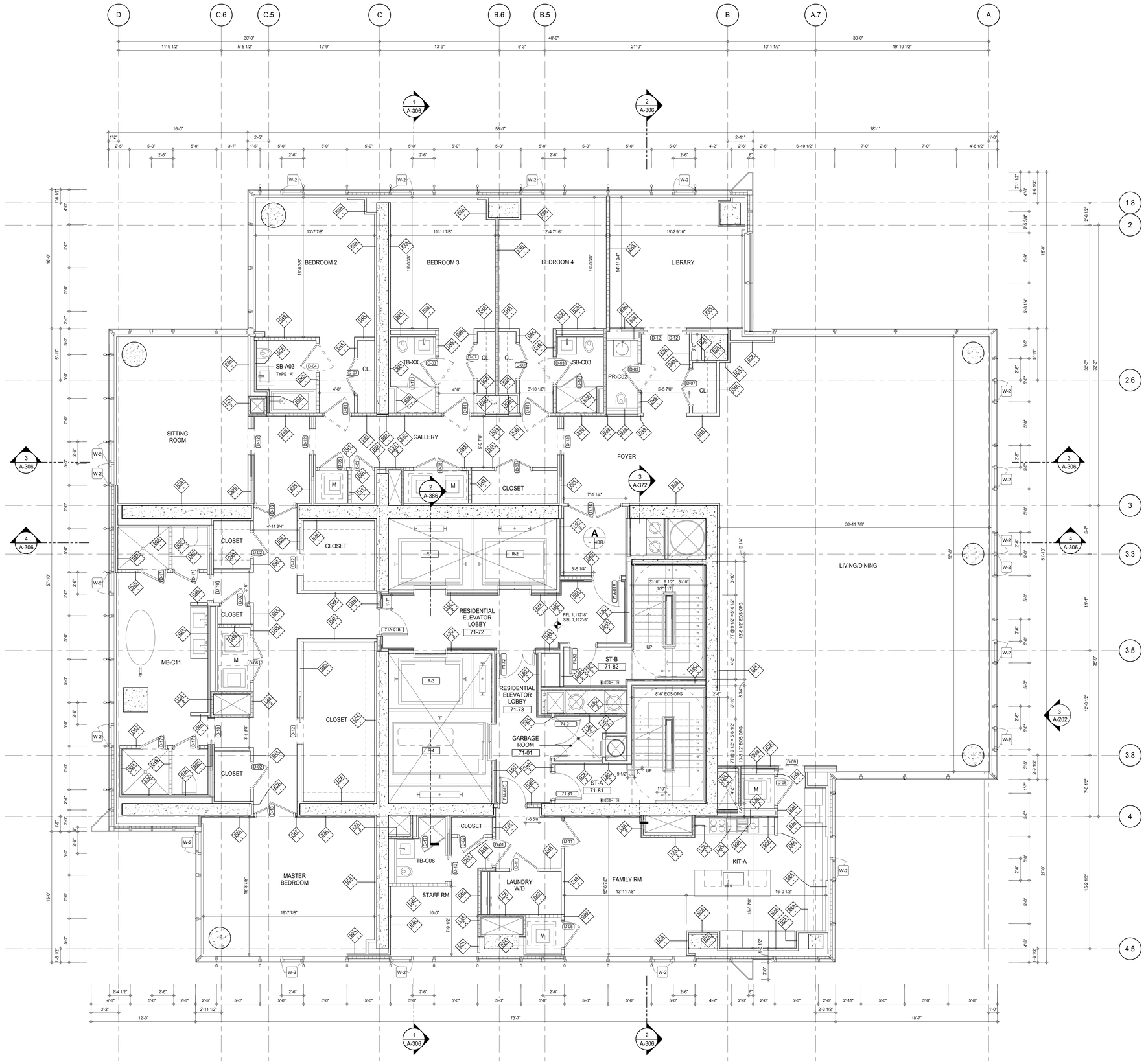
PLOT DATE: 4/27/2015 4:02:28 PM

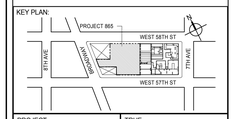
DEPT OF BLDGS 421206905 Job Number
E3507053373 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
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New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

71ST-88TH FLOOR PLAN
(RESIDENTIAL - TIER 4)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JAMES PIKE 026885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	3
SCALE: As indicated	
DWG No:	A-157.00
DOB PAGE No:	169 of 500

DOB EMPLOYEE STAMP:

Damian Titus
BuildingPRO
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-171 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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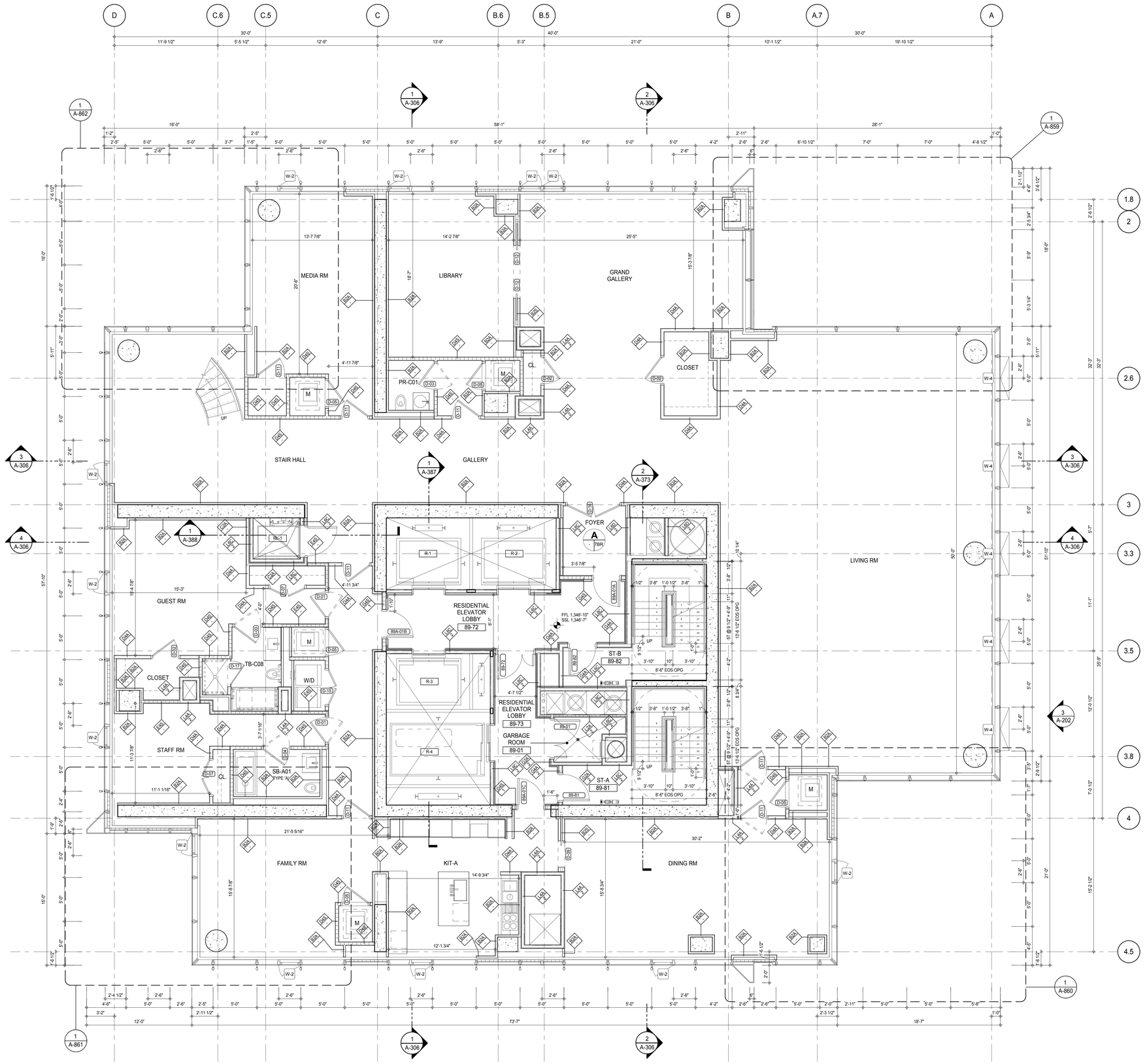
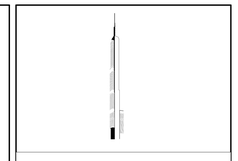
PLOT DATE: 4/27/2015 4:02:31 PM

DEPT OF BLDGS 421263505 Job Number
E300540005 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



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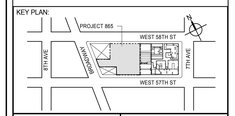


PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

89TH FLOOR PLAN (RESIDENTIAL - TIER 4)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JAMES PAUL 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-158.00
DOB PAGE No:	170 of 500

DOB EMPLOYEE STAMP:

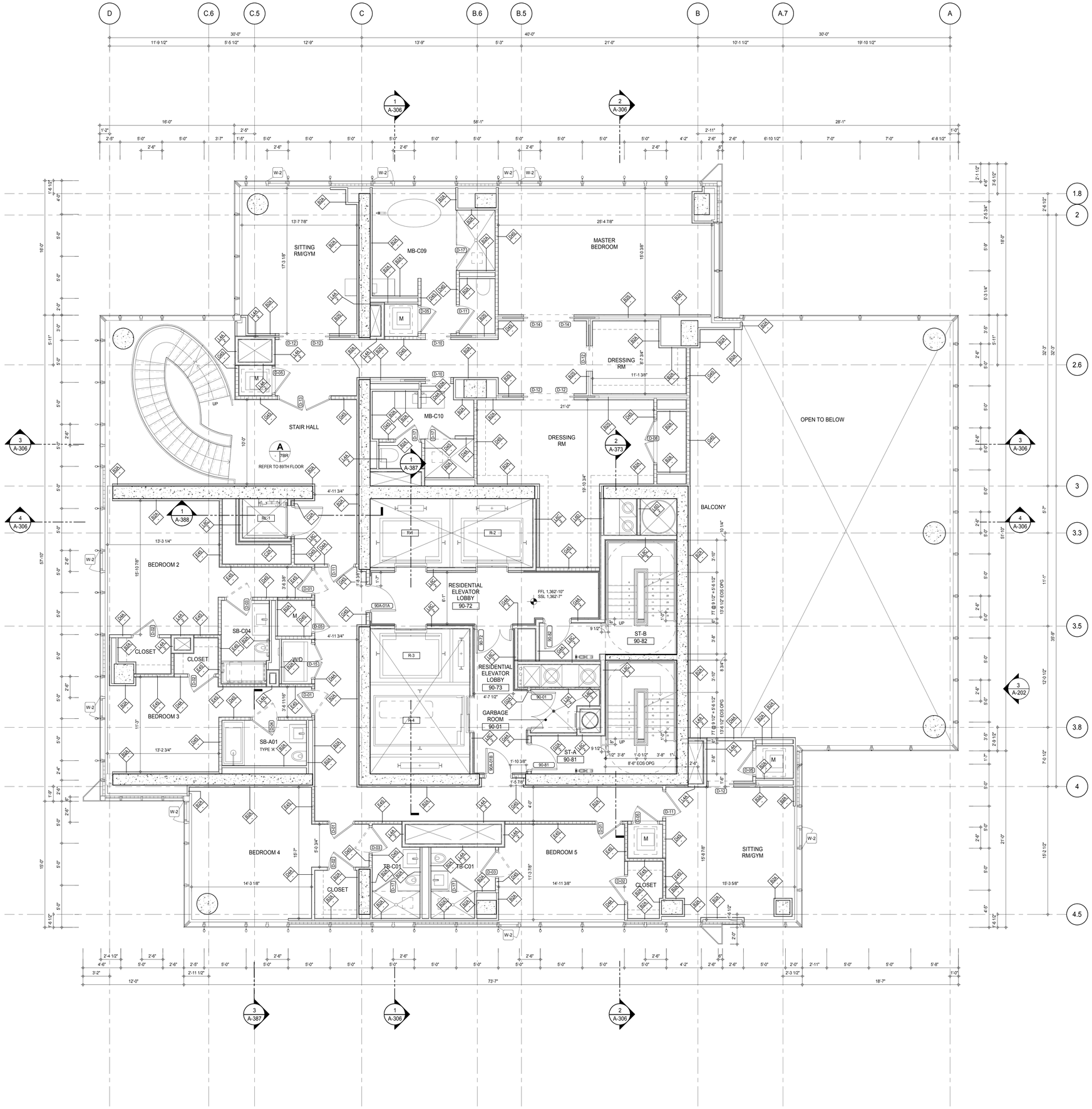
Damian Titus
BuildingNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-189 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Drive\Local Files\EXTELL-865-AAI-TWR-CNF_hardarm.rvt
PLOT DATE: 4/27/2015 4:03:59 PM

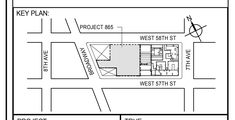
DEPT OF BLDGS 421258305 Job Number
B52620779594 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

90TH FLOOR PLAN (RESIDENTIAL - TIER 4)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JAMES KIM No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-159.00
DOB PAGE No:	171 of 500

DOB EMPLOYEE STAMP:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-190 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 4:55:19 PM

DEPT OF BLDGS 421206305 Job Number
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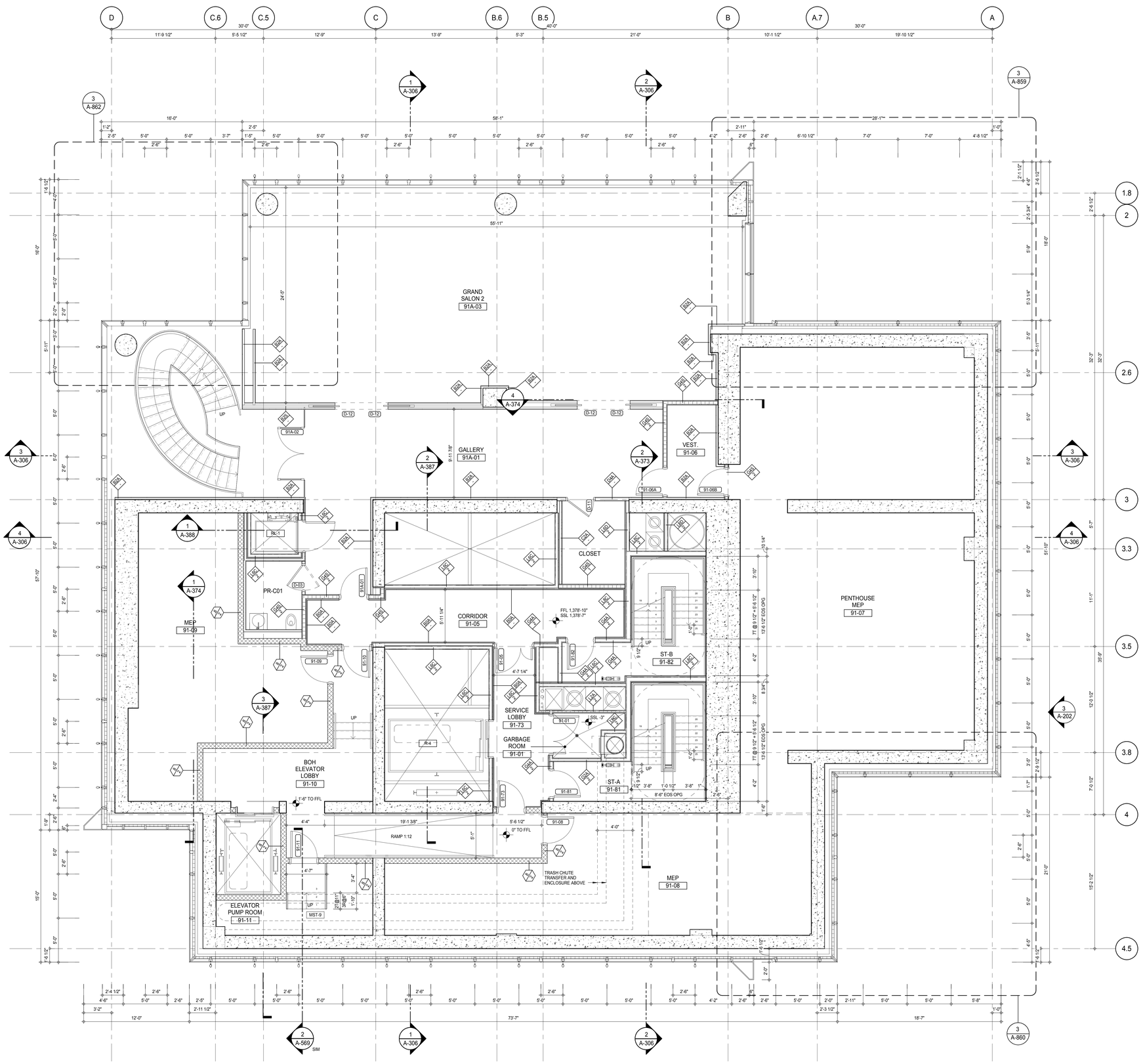
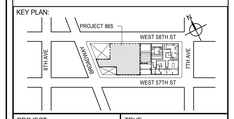


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:



PROJECT NORTH: TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
TEL: 212 385 1818 FAX: 212 385 1911

CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT: AAI ARCHITECTS, P.C.

PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
91ST FLOOR PLAN (RESIDENTIAL - TIER 4)

SEAL & SIGNATURE: REGISTERED ARCHITECT DAVID JAMES NYS No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-160.00
DOB PAGE No:	172 of 500

DOB EMPLOYEE STAMP: Damian Titus — Buildings — APPROVED — Under Directive 2 of 1975 — Date: 07/09/2015: — NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-191 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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DEPT OF BLDGS 121253505 Job Number
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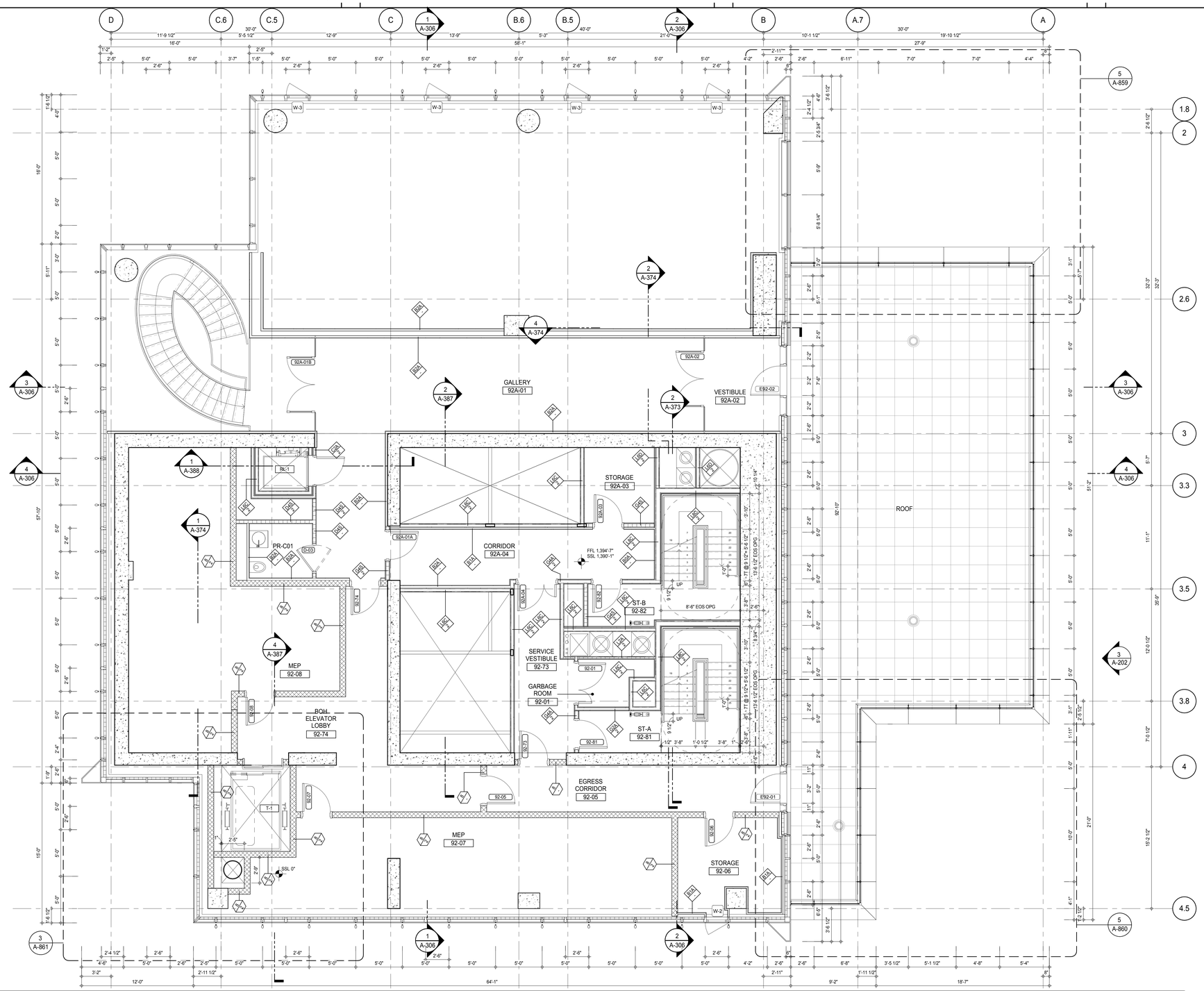

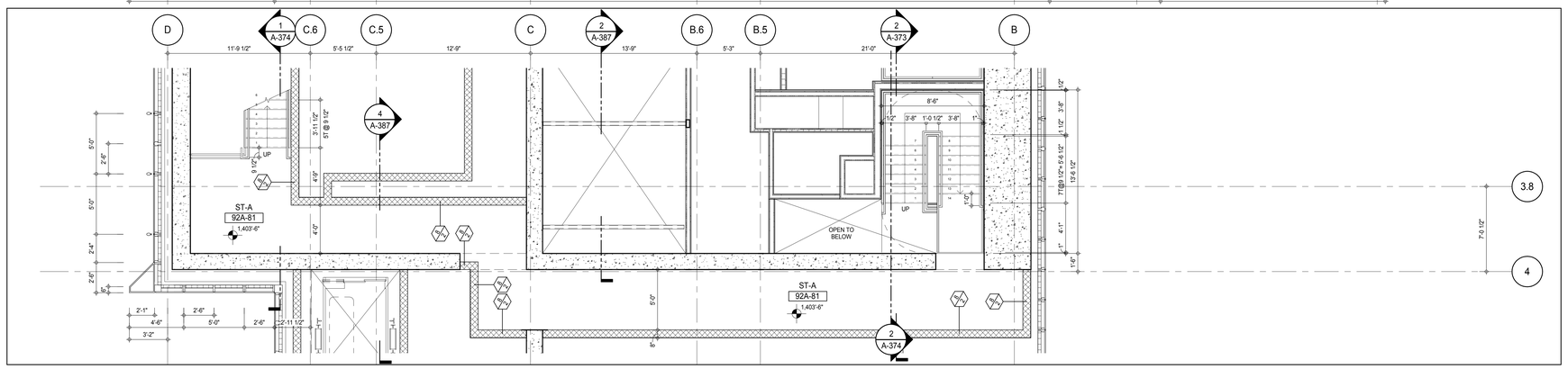

LEVEL 91 STAIR TRANSFER PLAN 2

A-202
1/4" = 1'-0"

(PREVIOUS SHEET A-192 \ TO REVISION - 3)

SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.

KEY PLAN:

PROJECT NORTH / TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
100 Church Street
New York, NY 10007
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40 Worth Street. Suite 826
New York, NY 10013
TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

92ND FLOOR PLAN (MECHANICAL)

SEAL & SIGNATURE:

DATE: 15 OCT 14
PROJECT No: 1216-00
DRAWN: Author
Checker
SCALE: As indicated
REV: 3
DWG No: **A-161.00**
DOB PAGE No: 173 of 500

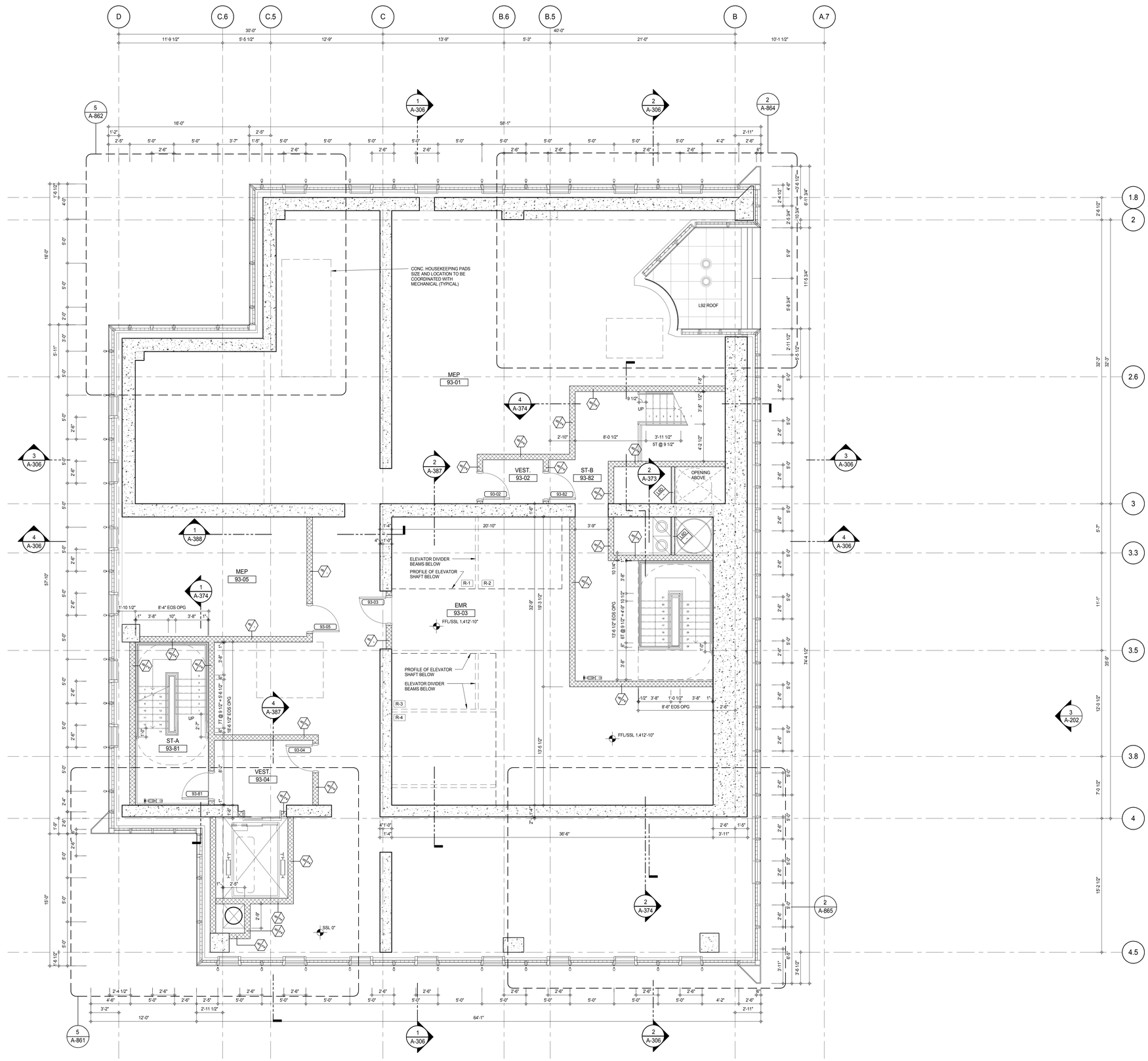
DOB EMPLOYEE STAMP:

Damian Titus
BuildingNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

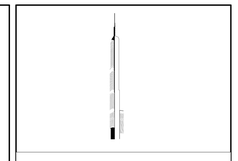
FILE NAME: C:\Users\Local Files\EXTELL-805-AAI-TWR-CNF_hudson.rvt
PLOT DATE: 4/27/2015 4:03:53 PM

DEPT OF BLDGS 421258305 Job Number
E300067927 21 Scan Code

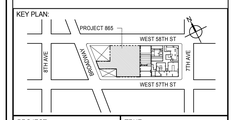


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

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New York, NY 10001-2727
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LANDMARK/PRESERVATION CONSULTANT:
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TEL: 212 759 6462 FAX: 212 759 6540

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	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

93RD FLOOR PLAN (EMR)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH 026885 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	3
SCALE: As indicated	
DWG No:	
A-162.00	
DOB PAGE No: 174 of 500	

DOB EMPLOYEE STAMP:

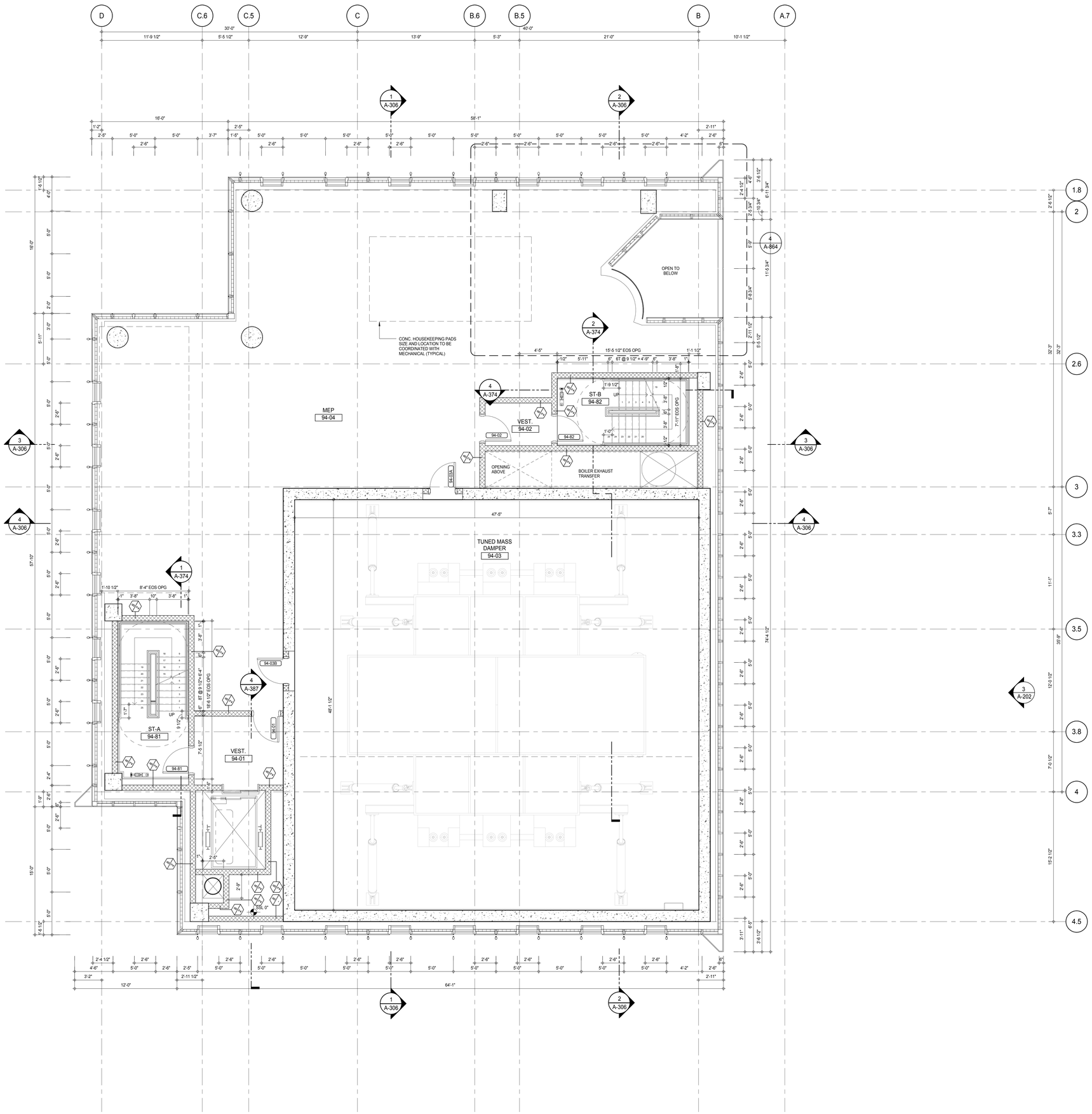
Damian Titus
BuildingNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-193 \ TO REVISION - 3)

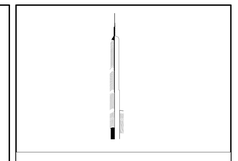
36" x 48" Arch E SHEET SIZE
FILE NAME: C:\Drive\Local Files\EXTELL-865-AAI-TWR-CNF_hardarm.rvt
PLOT DATE: 4/27/2015 4:04:08 PM

DEPT OF BLDGS 421258305 Job Number
E326646922290 Scan Code



SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



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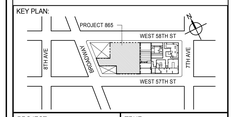

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
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CURTAINWALL CONSULTANT:
AJLP Consulting
40 Worth Street. Suite 826
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

94TH FLOOR PLAN (DAMPER)

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID LANGER No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV: 3
CHK: Checker	
SCALE: As indicated	
DWG No:	A-163.00
DOB PAGE No: 175 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-194 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/22/2014 04:21 PM

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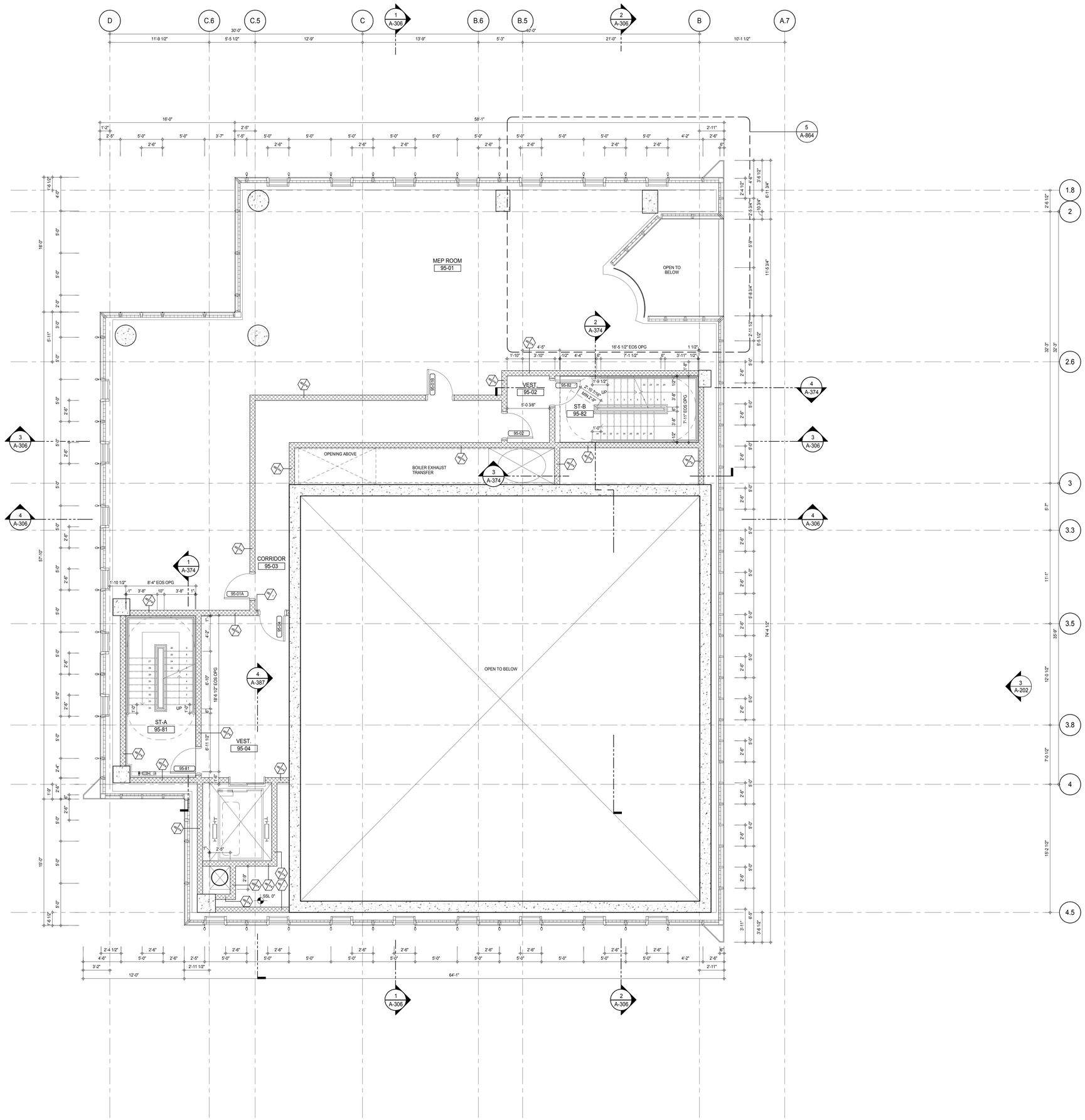
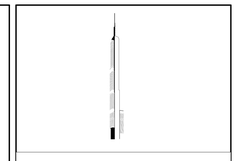
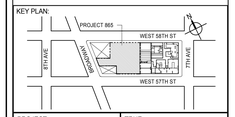


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.



KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
Toronto, ON M5V 1E7 Canada
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:
WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
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40 Worth Street. Suite 826
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

95TH FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID LANSER No. 028881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK'D: Checker	3
SCALE: As indicated	
DWG No:	A-164.00
DOB PAGE No: 176 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-195 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/22/2014 04:33 PM

DEPT OF BLDGS 421253635 Job Number
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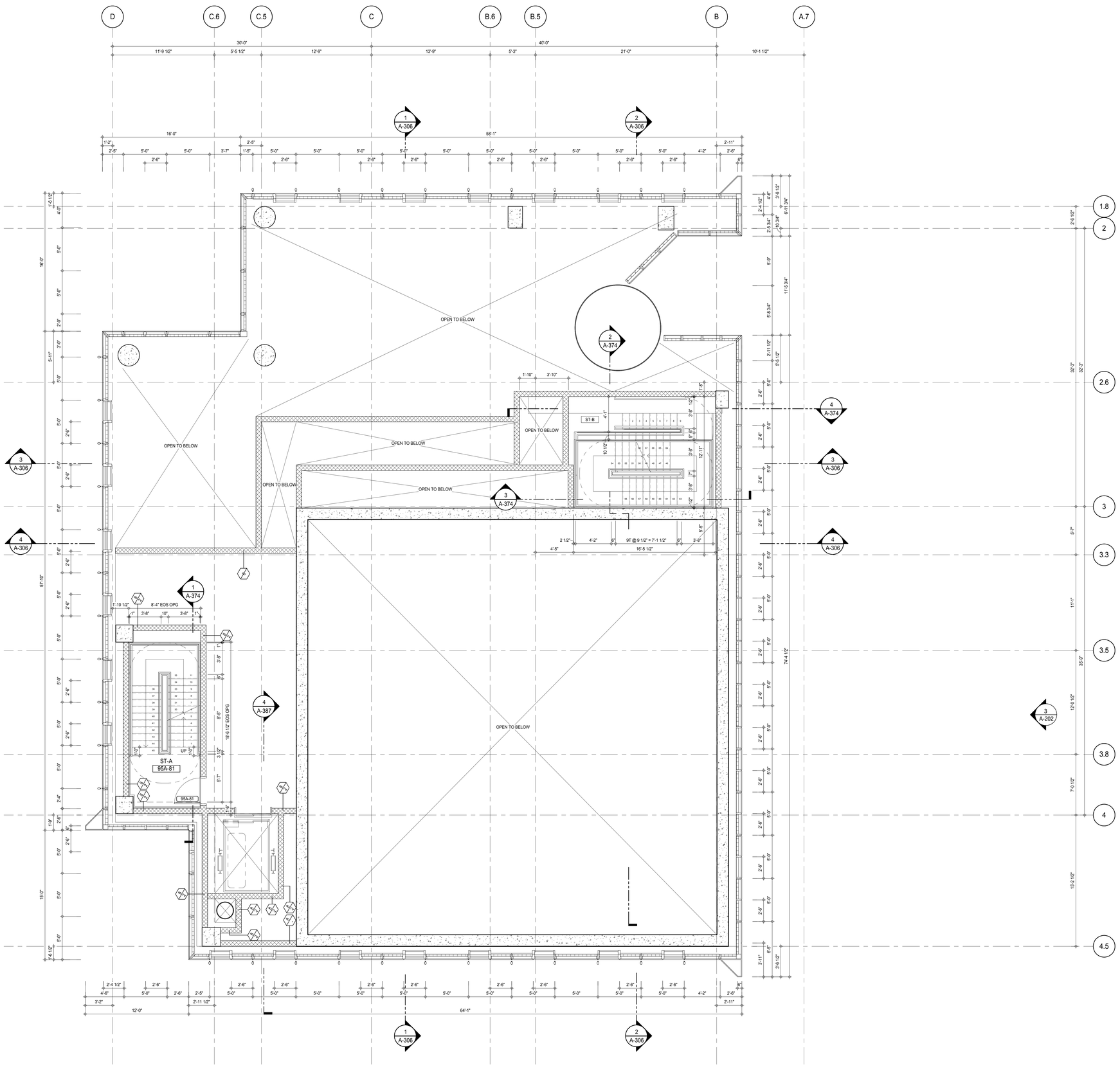
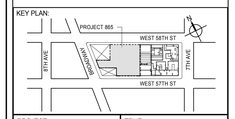


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.O.

KEY PLAN:



PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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WSP CANTOR SEINUK
228 EAST 45th Street
New York, NY 10017 USA
TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
AKF GROUP
165 Broadway, 22nd Floor
New York, NY 10006 USA
TEL: 212 354 5656 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:
Langan Engineering & Environmental Services
21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:
Construction Consulting Associates
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CURTAINWALL CONSULTANT:
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TEL: 212 757 5659 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:
Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

95TH INTERMEDIATE FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT ADRIAN DAVID SMITH No. 026881 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
CHK: Checker	3
SCALE: As indicated	
DWG No:	A-165.00
DOB PAGE No:	177 of 500

DOB EMPLOYEE STAMP:

Damian Titus
NYC Buildings
APPROVED
Under Directive 1 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-196 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 4:56:48 PM

DEPT OF BLDGS 421206305 Job Number
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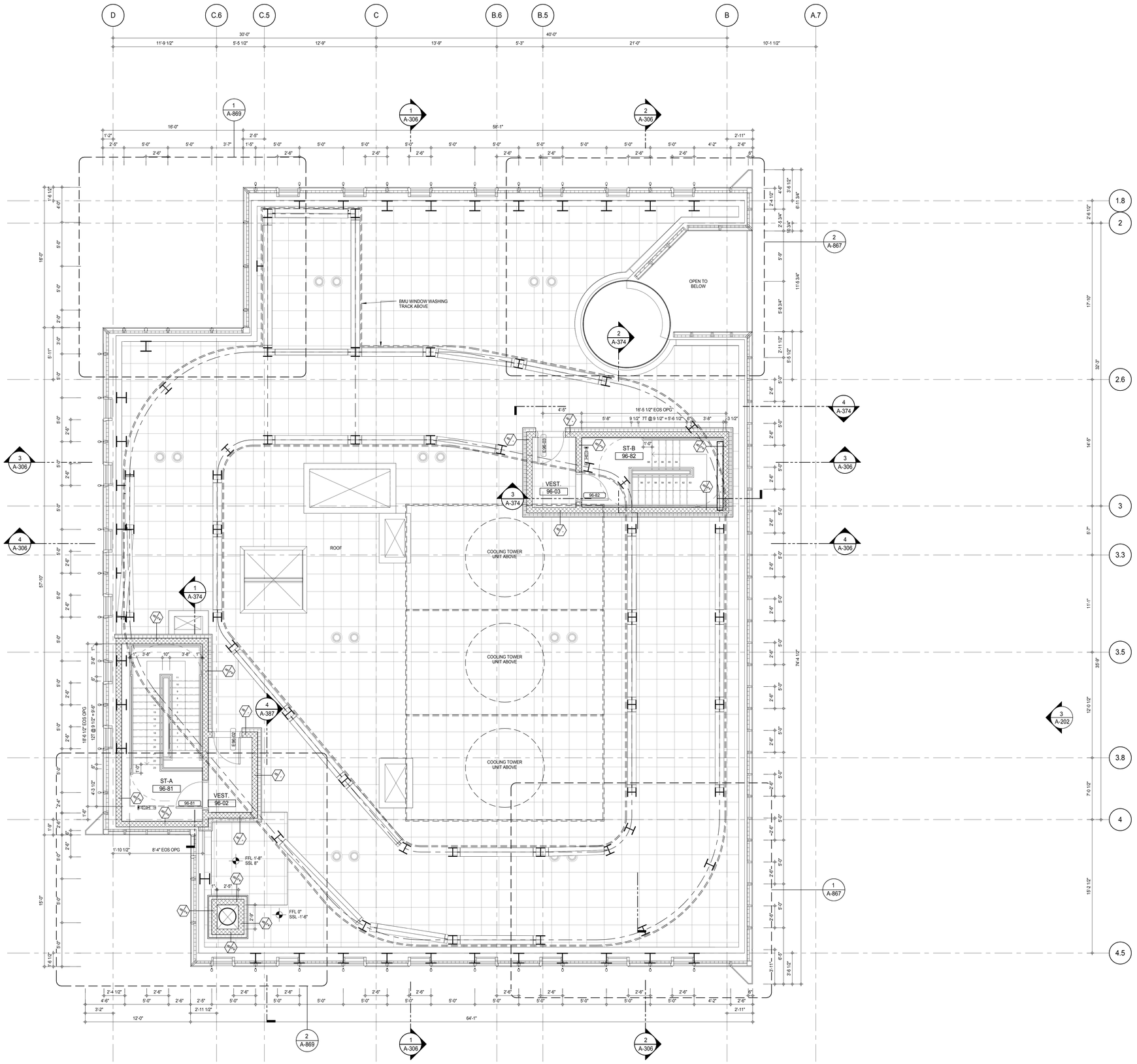
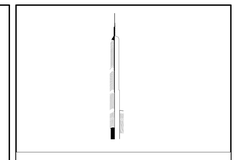


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



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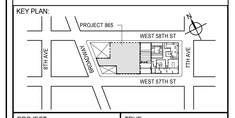

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
401 Wellington St. W., 3rd Floor
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TEL: 416 967 1500 FAX: 416 967 7150

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TEL: 212 687 9888 FAX: 646 487 5501

MEP ENGINEERS:
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165 Broadway, 22nd Floor
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GEOTECHNICAL ENGINEERS:
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21 Penn Plaza - 360 West 31st Street, 8th Floor
New York, NY 10001-2727
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Jan Hird Pokorny Associates, Inc.
39 West 37th Street, 12A
New York, NY 10018
TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2' - 0" 4' - 0" 8' - 0"

DOB SUBMISSION

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CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

96TH FLOOR PLAN (ROOF)

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID JANSSEN 026883 STATE OF NEW YORK

DATE:	15 OCT 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	3
SCALE: As indicated	
DWG No:	A-166.00
DOB PAGE No: 178 of 500	

DOB EMPLOYEE STAMP:

Damian Titus
BuildingNYC
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

DOB B-SCAN:

(PREVIOUS SHEET A-197 \ TO REVISION - 3)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 4:05:02 PM

DEPT OF BLDGS 421208305 Job Number
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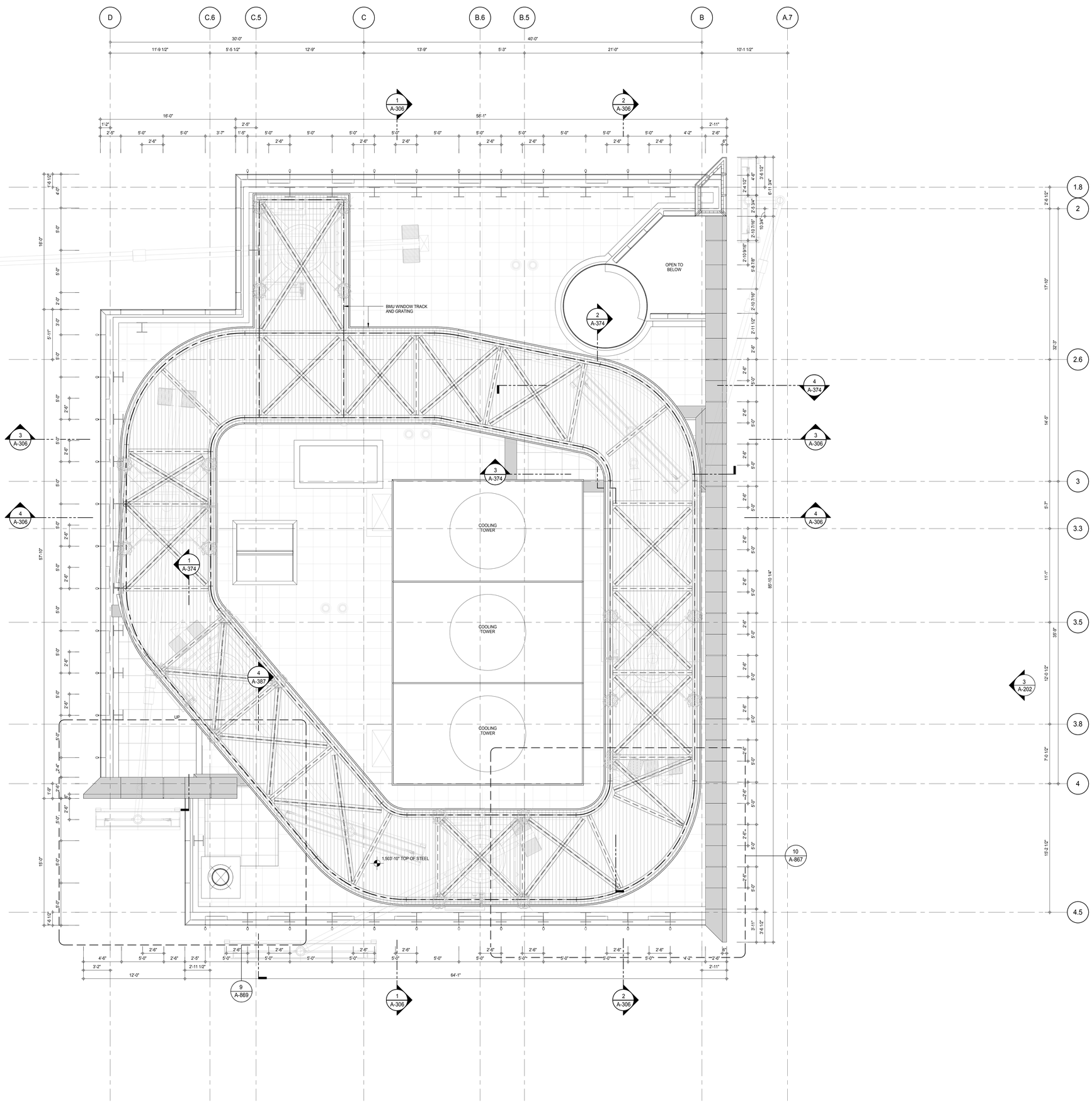
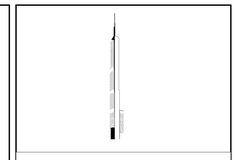


SHEET NOTES:

C1 DASHED LINE DENOTES EXTENT OF 6" HIGH C.I.P. CONCRETE CURB. WIDTH TO MATCH PARTITION U.N.D.



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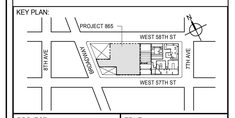

PROJECT NORTH

TRUE NORTH

DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core
ADRIAN SMITH + GORDON GILL ARCHITECTURE
111 WEST MONROE STREET SUITE 2300
CHICAGO IL 60603
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential
Rottet Architecture and Design Studio, PLLC
298 Fifth Ave, 7th Floor
New York, NY 10001
TEL: 646 998 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core, & Residential
AAI ARCHITECTS, P.C.
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 2	19 DEC 14
2	D.O.B. SUBMISSION	18 FEB 15
	D.O.B. SUBMISSION	27 APR 14

0 2'-0" 4'-0" 8'-0"

DOB SUBMISSION

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:

AAI ARCHITECTS, P.C.

PROJECT:

217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:

BMU TRACK LEVEL FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT JAMES DAVID JANSSEN 026883 STATE OF NEW YORK

DATE:	19 DEC 14
PROJECT No:	1216-00
DRAWN: Author	REV:
Chk: Checker	2
SCALE: As indicated	
DWG No:	A-167.00
DOB PAGE No: 179 of 500	

DOB EMPLOYEE STAMP:

DOB B-SCAN:

Damian Titus
Buildings
APPROVED
Under Directive 2 of 1975
Date: 07/09/2015:
NYC Development Hub

(PREVIOUS SHEET A-198 \ TO REVISION - 2)

36" x 48" Arch E SHEET SIZE
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PLOT DATE: 4/27/2015 4:05:17 PM