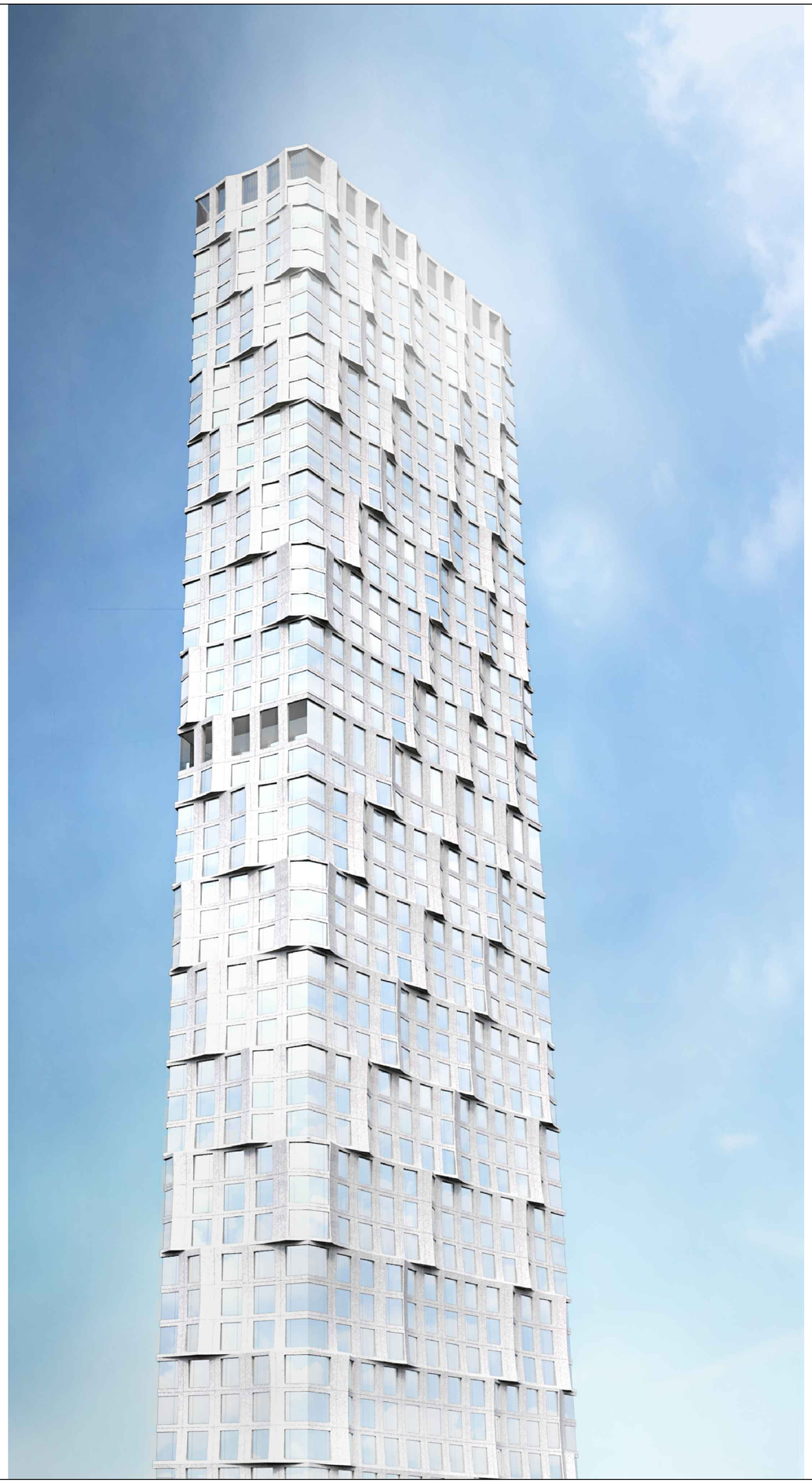

11 HOYT

11 HOYT STREET

BROOKLYN, NY, 11201

Owner:

11 HOYT OWNER, LP

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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
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Design Architect:

STUDIO / GANG / ARCHITECTS

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Structural Engineer:

McNAMARA · SALVIA
STRUCTURAL ENGINEERS

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MEP/FP Engineer:

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GEOTECHNICAL Engineer:

LANGAN

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Landscape Architect:

HOLLANDERdesign
LANDSCAPE ARCHITECTS

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220 N. GREEN STREET
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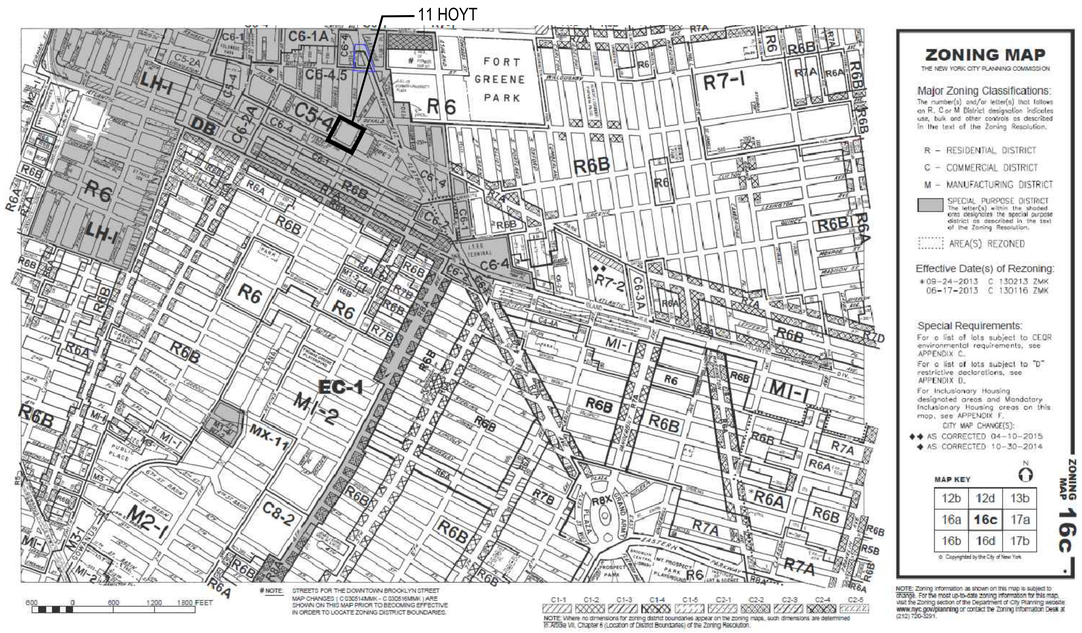
T. (312) 473-0620

ISSUED TO NYC DOB
06/07/2017

SEAL & SIGNATURE:

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: AS NOTED
DWG NO. T-000.00

T-000_COVER SHEET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C6-4,5
FORT GREENE PARK
R6
R7-1
R6B
R7A
R6A
LH-1
DB
C5-4
C6-2A
C6-4
C6-2
C6-1
R7-2
C6-3A
C6-3
MI-1
EC-1
M1-2
MX-11
M2-1
C8-2
R8X
R8A
R8B
R7B
R7D
R5B
R5D
R6B
R6A
R6
MI-1
M1-2
M1-4
M1-5
M1-6
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DEPT OF BLDGS 321370506 Job Number
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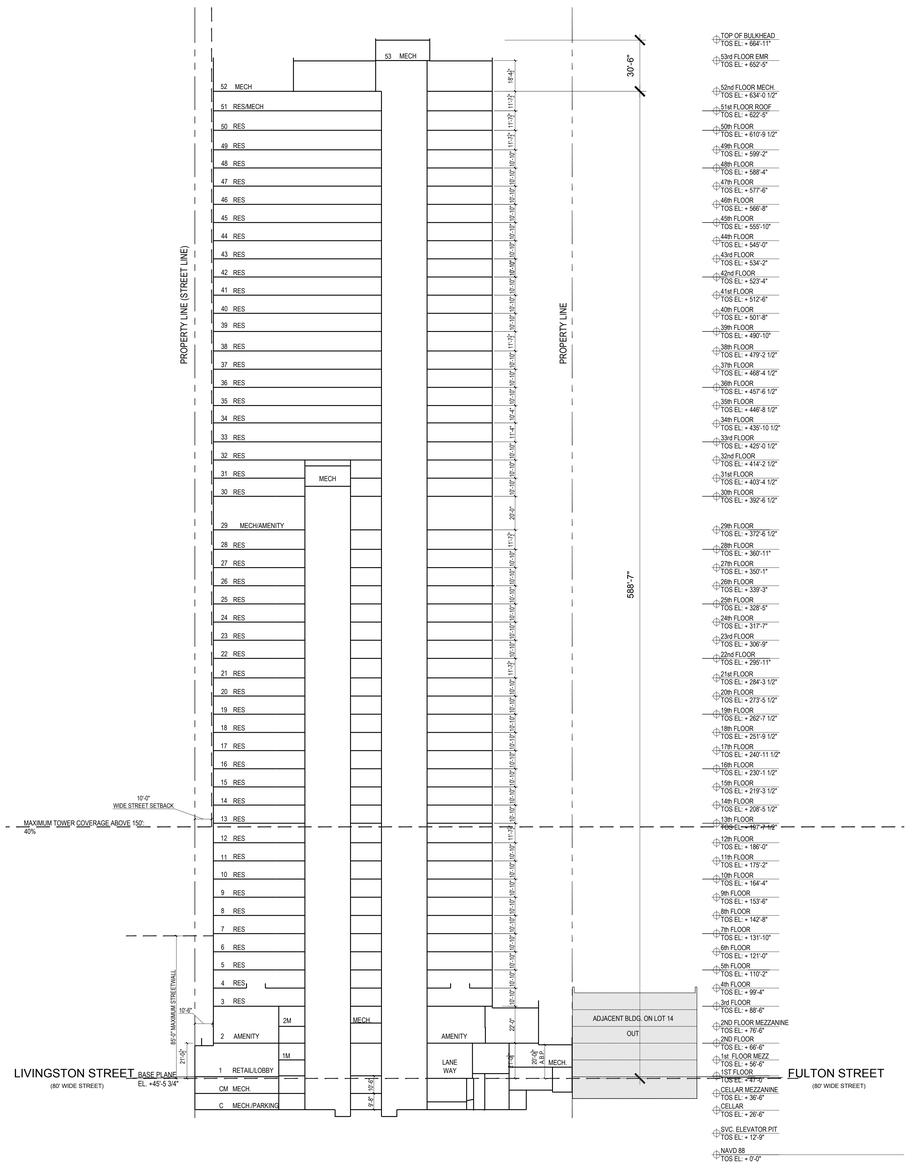
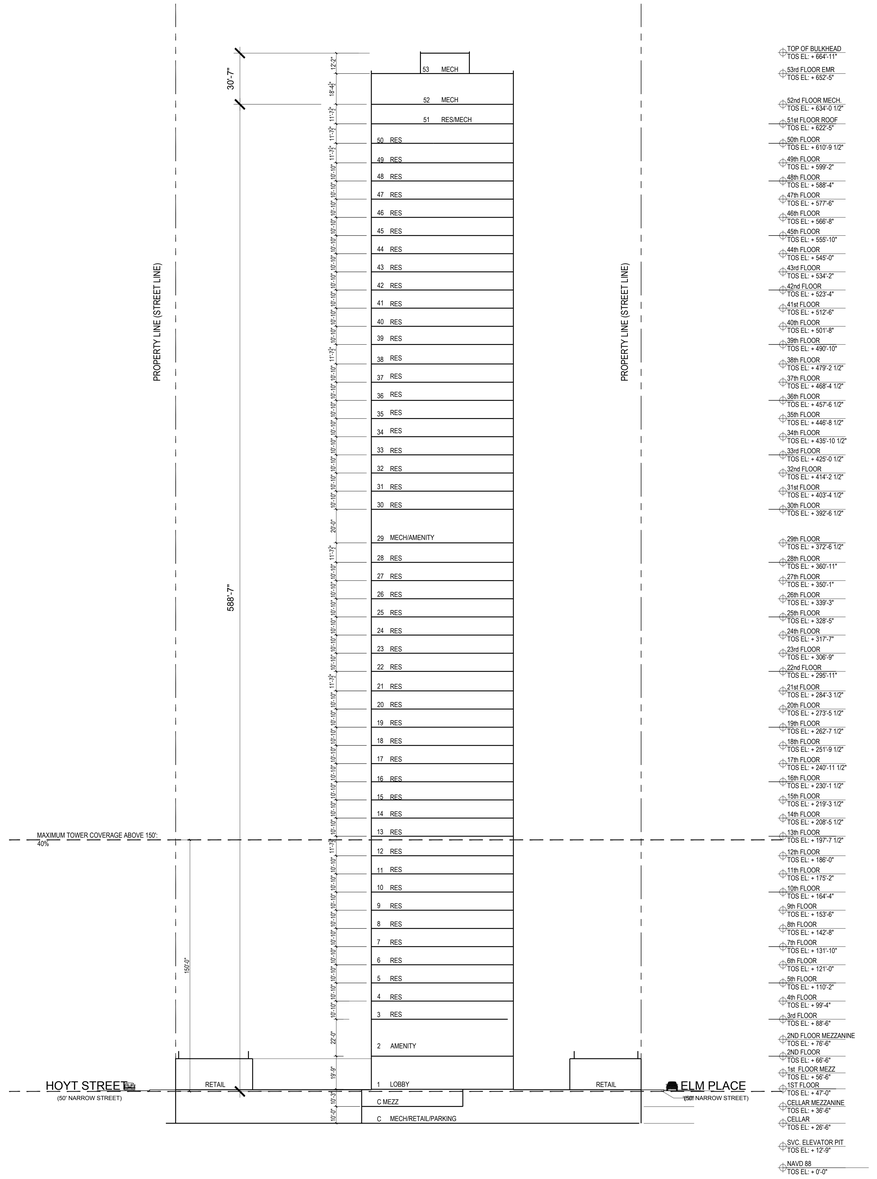
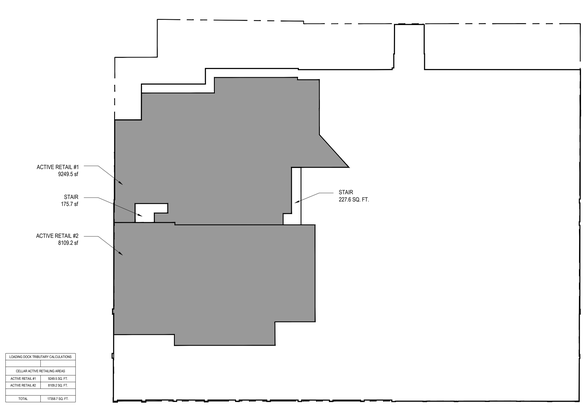


1 SOUTH-NORTH HEIGHT DIAGRAM
SCALE: 1/32"=1'-0"



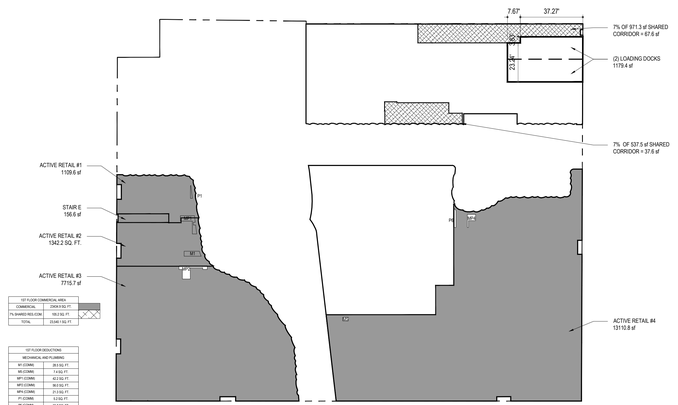
2 WEST-EAST HEIGHT DIAGRAM
SCALE: 1/32"=1'-0"



LOADING DOCK TRIBUTARY CALCULATIONS	
CELLAR ACTIVE RETAILING AREAS	
ACTIVE RETAIL #1	9248.5 SQ. FT.
ACTIVE RETAIL #2	8109.2 SQ. FT.
TOTAL	17357.7 SQ. FT.

3 LOADING DOCK DIAGRAM
SCALE: 1/32"=1'-0"

Per ZR12-10, cellar space used for retailing shall be included for the purpose of calculating requirements for accessory parking spaces, accessory bicycle parking space and accessory loading berths.



1ST FLOOR COMMERCIAL AREA	
COMMERCIAL	20439.9 SQ. FT.
7% SHARED RECEIVE	1811.82 FT.
TOTAL	23,040.1 SQ. FT.

1ST FLOOR DEDUCTIONS	
MECHANICAL AND PLUMBING	
M1 (COMM)	28.5 SQ. FT.
ME (COMM)	7.4 SQ. FT.
MP1 (COMM)	42.2 SQ. FT.
MP2 (COMM)	36.0 SQ. FT.
MP4 (COMM)	21.3 SQ. FT.
PT (COMM)	5.3 SQ. FT.
PE (COMM)	10.7 SQ. FT.
TOTAL	171.2 SQ. FT.

Cellar space used for retailing: 17,359 SF
First floor retail floor area: 23,540 SF
Total: 40,899 SF

Loading Berths Required as per ZR 36-60: 2
Loading Berths Provided: 2

Min. Req'd Loading Berth: 33'x12' (396 SF)
As Per ZR 12-10, floor area used for accessory loading berths, up to 200% of required area may be deducted from floor area (396 X 2 X 2).
Area provided: 1,179 SF
Area deducted: 1,179 SF.

NOTES:

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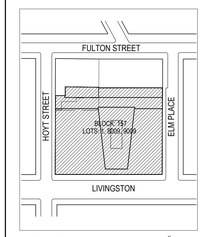
	02-03-2017	ISSUED FOR 100% SD
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DIAGRAMS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES J. REILLY 029810 STATE OF NEW YORK

DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
Z-002.00
DWG NO.

Z-002_ZONING DIAGRAMS

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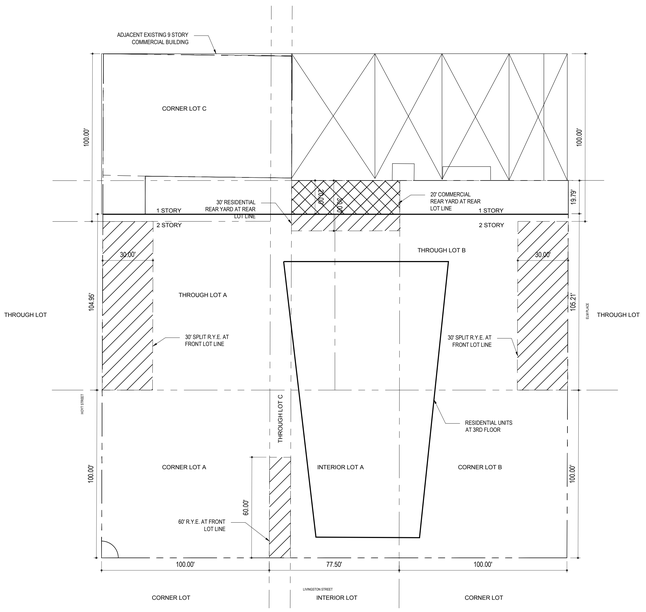


1 YARDS DIAGRAM
SCALE: 1/32"=1'-0"

33-25
33-26
33-261
33-281
35-50

6. Yard Regulations

A.

Commercial Yard Regulations	Min Required	Provided
Side Yard	0 or 8 FT if provided	0 FT
Rear Yard	20 FT	20 FT
Rear Yard for portion beyond 100 FT from street intersections	20 FT	20 FT
Rear Yard Equivalent	0	NA

23-46
23-47
23-532(c)

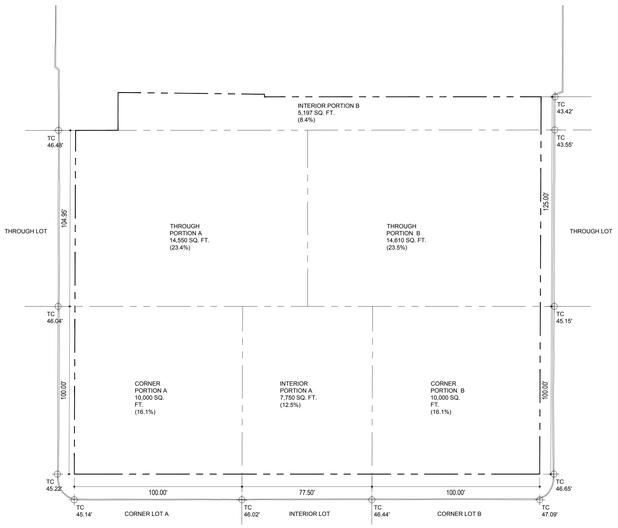
B. In mixed buildings w ith different yard requirements, the applicable residential yard regulations shall apply at the low est story containing dw elling units w ith w indow s facing onto such residential yard.

Residential Yard Regulations	Min Required	Provided
Side Yard	0 or 8 FT if provided	0 FT
Rear Yard	30 FT	47.22 FT
Rear Yard Equivalent (open area along each front lot line)	30 FT	varies (see Z-002)

NOTE: RESIDENTIAL DWELLING UNITS BEGIN AT THIRD FLOOR
(43'-0 1/2" ABOVE BASE PLANE)

Legend

- Zoning Lot Line
- Interior, Through or Corner Lot Line
- Commercial Yard
- Residential Rear Yard Equivalent (Begins at El. 43'-0 1/2" A.B.P.) As Per Option 'C' OF ZR 23-532



2 BASE PLANE DIAGRAM
SCALE: 1/32"=1'-0"

NOTE:
ELEVATIONS USE
NAVD88 DATUM.

Base Plane

Corner Lot A at Hoyt and Livingston - Curb Levels	
Hoyt North	46.04
Hoyt South	45.22
Livingston West	45.14
Livingston East	46.02
Average	45.61

Lot Area: 10,000 SF
Percentage of Lot: 16.1%
45.61 x 16.1% = 7.34

Corner Lot B at Hoyt and Elm - Curb Levels	
Livingston West	46.44
Livingston East	47.09
Elm North	45.15
Elm South	46.65
Average	46.33

Lot Area: 10,000 SF
Percentage of Lot: 16.1%
46.33 x 16.1% = 7.46

Interior Lot A at Livingston- Curb Levels	
West	46.02
East	46.44
Average	46.23

Lot Area: 7,750 SF
Percentage of Lot: 12.5%
46.23 x 12.5% = 5.78

Through Lot A at Hoyt - Curb Levels	
North	46.48
South	46.04
Average	46.26

Lot Area: 14,550 SF
Percentage of Lot: 23.4%
46.26 x 23.4% = 10.82

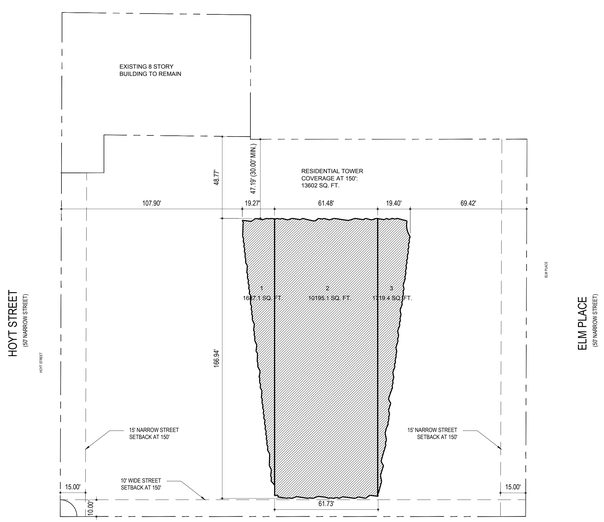
Through Lot B at Elm - Curb Levels	
North	43.55
South	45.15
Average	44.35

Lot Area: 14,610 SF
Percentage of Lot: 23.5%
44.35 x 23.5% = 10.42

Interior Lot B near Fulton - Curb Levels	
North	43.42
South	43.55
Average	43.49

Lot Area: 5,197 SF
Percentage of Lot: 8.4%
43.49 x 8.4% = 3.65

Sum:	7.34 + 7.46 + 5.78 + 10.82 + 10.42 + 3.65 = 45.61
Base Plane:	**45.47 '**



3 RESIDENTIAL TOWER COVERAGE DIAGRAM
SCALE: 1/32"=1'-0"

101-22
101-223

7. Height and Setback

A. The height of all buildings shall be measured from the base plane
B. Special Dow ntow n Brooklyn Distrct Tow er Regulations
The underlying height and setback regulations shall not apply.
This section shall apply as an alternative to the standard height and setback regulations of 101-222.

101-223(a)
101-223(a)
101-223(c)

Base Height	Max Permitted	Provided
Street Wall Height	85 FT	21.0 FT
Residential Setback Requirements	**Min Required**	**Provided**
Along a Narrow Street	15 FT	varies (see Z-002)
Along a Wide Street	10 FT	10.0 FT
Residential Tow er Coverage above 150 FT	**Max Permitted**	**Provided**
Percentage	40%	19.2%
Floor Area	28,342 SF	13,602.0 FT

Lot Area: 70,854 SF
Lot Coverage at 150': 13,602 SF
13,602 SF/70,854 SF = 19.2%

Legend

- Zoning Lot Line
- Tax Lot Line
- Residential Building 150' Above Base Plane

NOTES:

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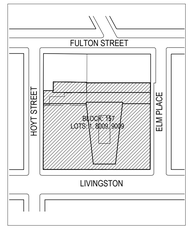

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

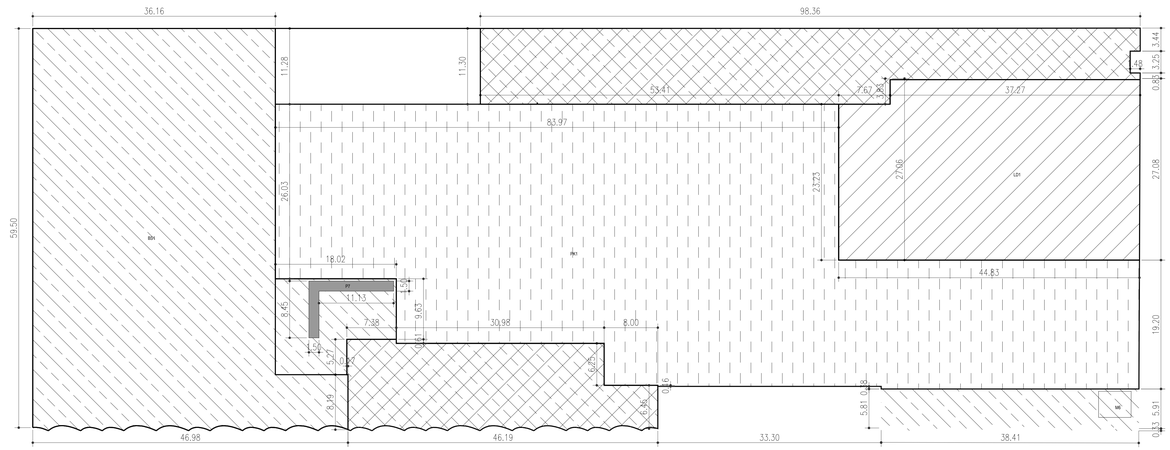
DWG TITLE:
Z-003.00 - ZONING DIAGRAMS

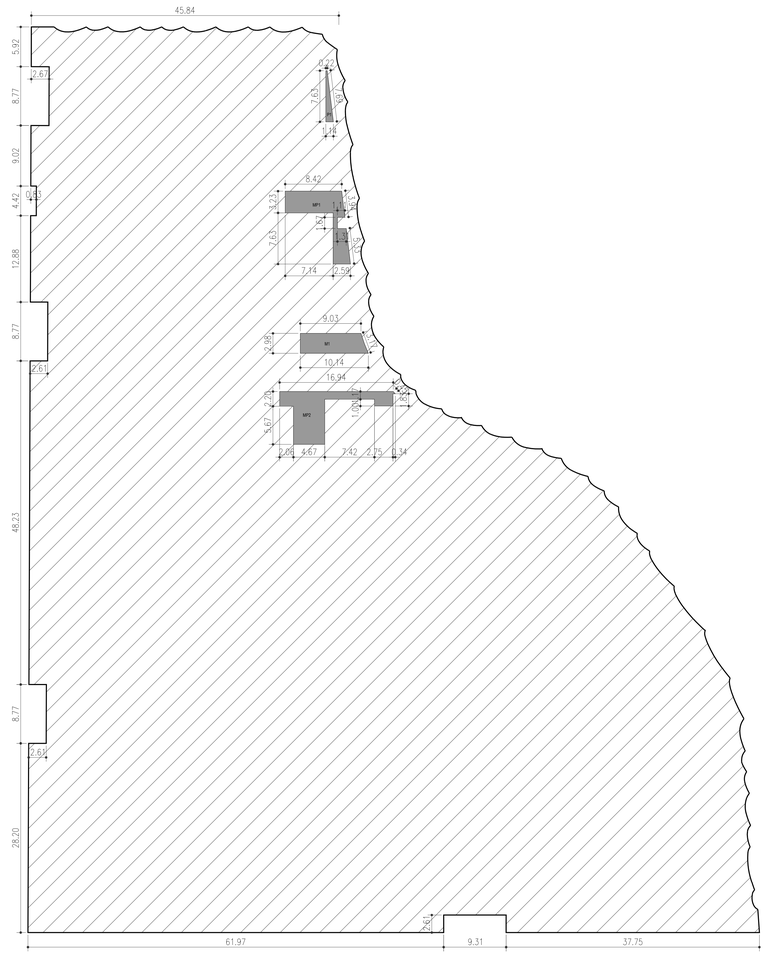
SEAL & SIGNATURE:
REGISTERED ARCHITECT JAMES CHARLES REED 030967 STATE OF NEW YORK

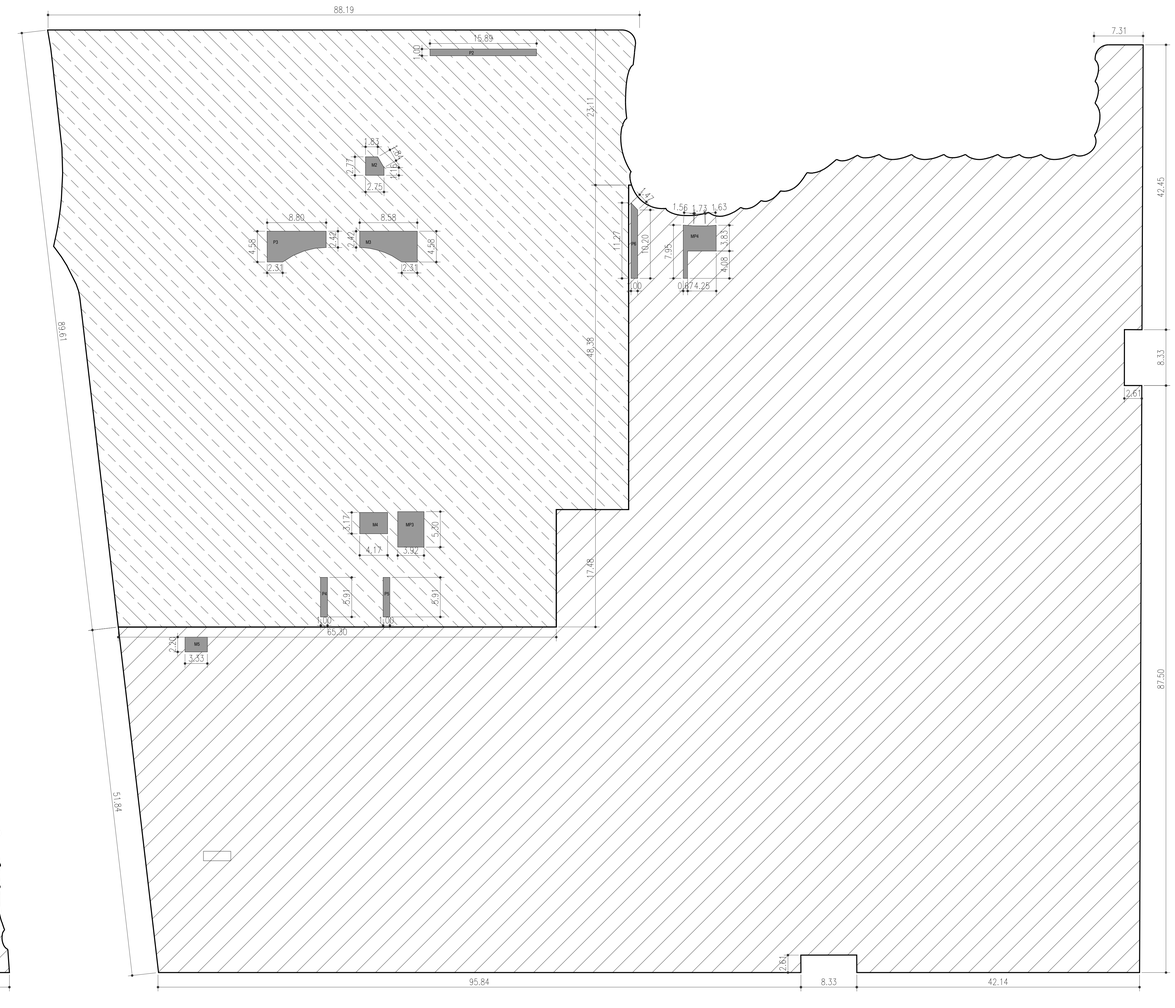
DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
DWG NO. Z-003.00

Z-003_ZONING DIAGRAMS

DEPT OF BUILDINGS 421970508 Job Number
B1A3563735 Scan Code







1ST FLOOR GROSS AREA	
RESIDENTIAL	9748.0 SQ. FT.
COMMERCIAL	24614.3 SQ. FT.
PARKING	3,901.2 SQ. FT.
SHARED RES./COM.	1,508.8 SQ. FT.
TOTAL	39,772.3 SQ. FT.

1ST FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1 (COMM)	28.5 SQ. FT.
M2	6.8 SQ. FT.
M3	30.3 SQ. FT.
M4	13.2 SQ. FT.
M5 (COMM)	7.4 SQ. FT.
M6	18.9 SQ. FT.
MP1 (COMM)	42.2 SQ. FT.
MP2 (COMM)	56.0 SQ. FT.
MP3	20.7 SQ. FT.
MP4 (COMM)	21.3 SQ. FT.
P1 (COMM)	5.2 SQ. FT.
P2	15.9 SQ. FT.
P3	30.9 SQ. FT.
P4	6.1 SQ. FT.
P5	5.9 SQ. FT.
P6 (COMM)	10.7 SQ. FT.
P7	29.4 SQ. FT.
TOTAL	349.5 SQ. FT.

1ST FLOOR PARKING & LOADING DOCK	
LOCATION	AREA
PK1	3901.2 SQ. FT.
BS1	2238.5 SQ. FT.
LD1	1179.4 SQ. FT.
TOTAL	7319.1 SQ. FT.

1 1ST FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

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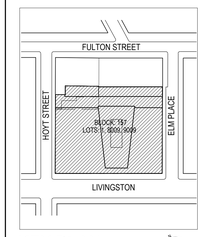

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ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST No. 020807 STATE OF NEW YORK

DATE: 6/07/2017
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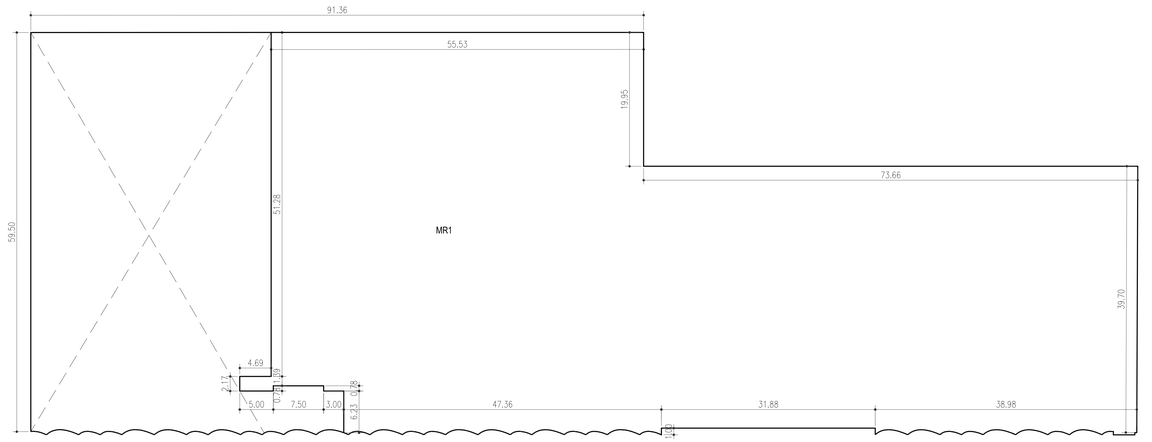
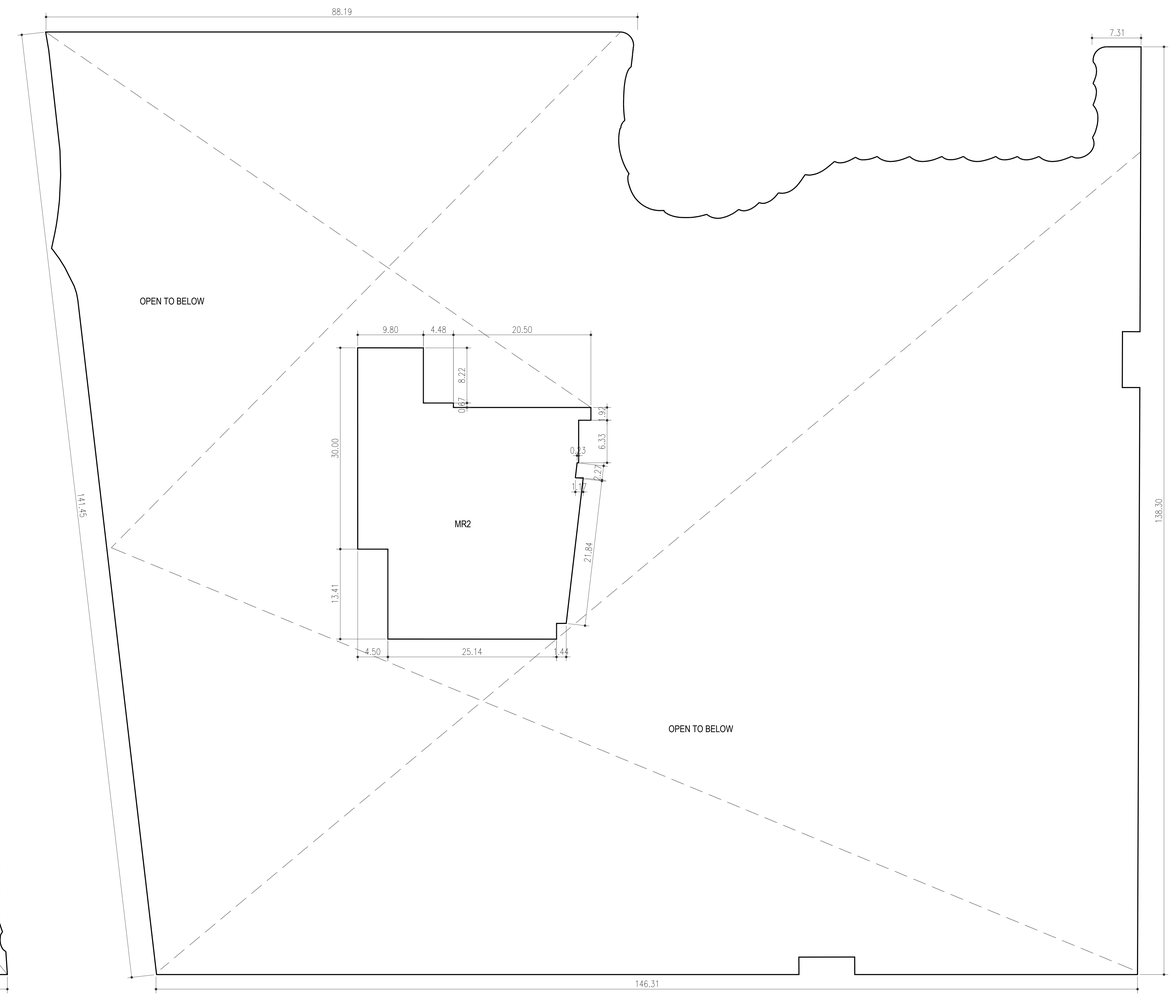
Z-004.00
DWG NO.

Z-004_ZONING DEDUCTIONS

DEPT OF BUILDINGS 321370536 Job Number
E-DESIGNATION Scan Code





1ST FLOOR MEZZANINE GROSS AREA	
RESIDENTIAL	7291.5 SQ. FT.
TOTAL	7291.5 SQ. FT.

1ST FLOOR MEZZANINE DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	6142.3 SQ. FT.
MR2	1149.3 SQ. FT.
MECHANICAL AND PLUMBING	
M1	0
TOTAL	7,291.5 SQ. FT.

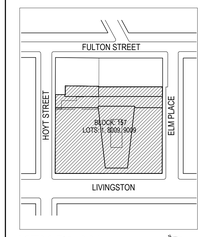
1 1ST FLOOR MEZZANINE DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
STUDIO / GANG / ARCHITECTS
CHICAGO
1520 W Division St.
Chicago, IL 60642
T:773.384.1212
F:773.384.0231
NEW YORK
50 Broad St, Ste 1901
New York, NY 10004
T:212.579.1514

Structural Engineer:
McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:
Cosentini
A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NY 10001
T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

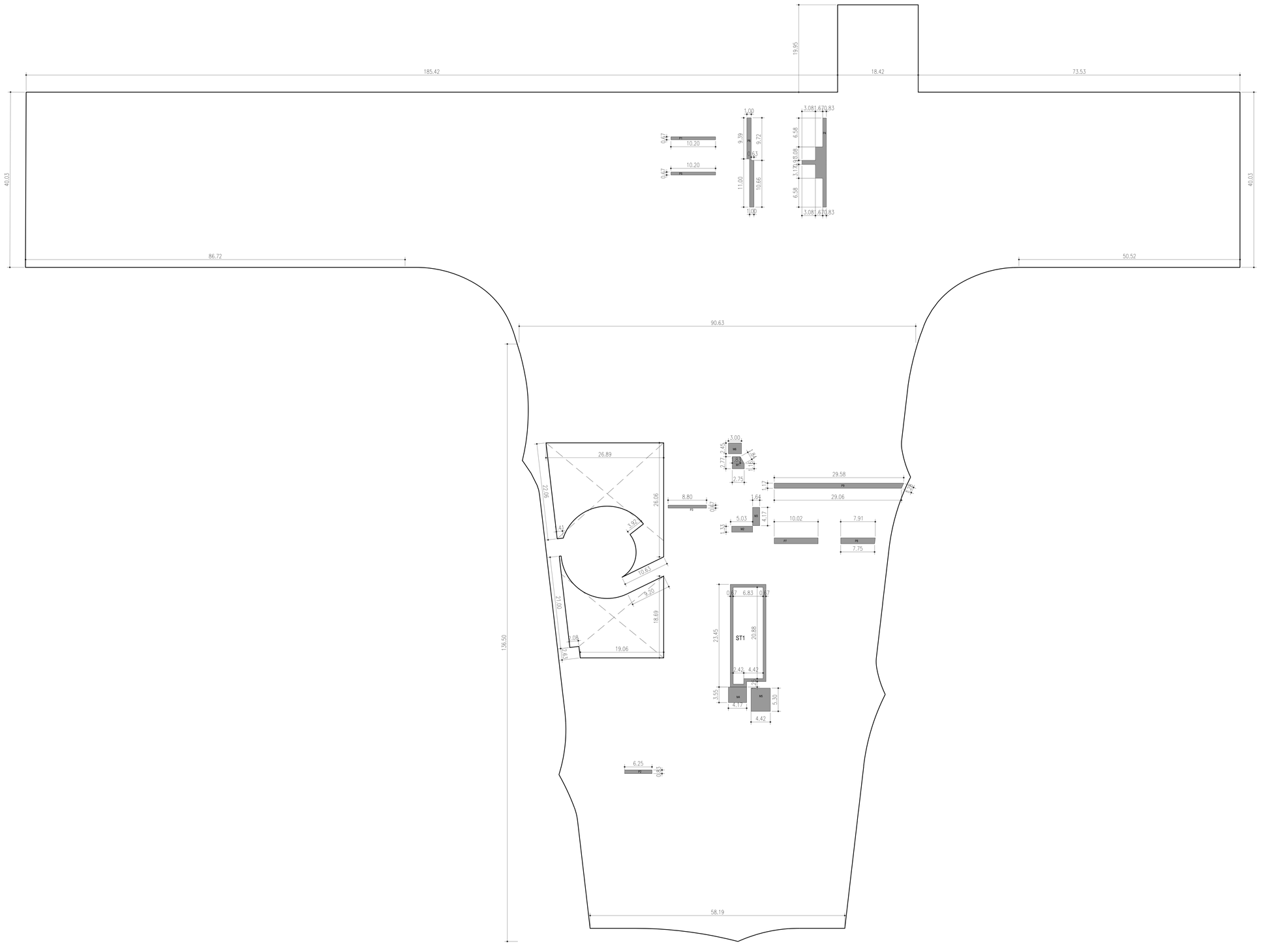
Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES REILLY STATE OF NEW YORK 030981

DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
Z-005.00
DWG NO.



2ND FLOOR GROSS AREA	
RESIDENTIAL	23,269.1 SQ. FT.
OPEN TO BELOW	842.6 SQ. FT.
TOTAL	22,426.6 SQ. FT.

2ND FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	6.5 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	23.4 SQ. FT.
M6	7.3 SQ. FT.
P1	6.8 SQ. FT.
P2	5.2 SQ. FT.
P3	5.9 SQ. FT.
P4	31.7 SQ. FT.
P5	6.8 SQ. FT.
P6	20.2 SQ. FT.
P7	13.4 SQ. FT.
P8	10.4 SQ. FT.
P9	34.2 SQ. FT.
TOTAL	200.1 SQ. FT.

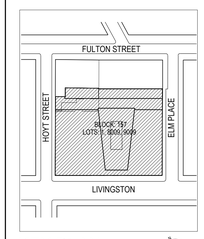
1 2ND FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
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1520 W Division St.
Chicago, IL 60642
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F:773.384.0231
NEW YORK
50 Broad St, Ste 1901
New York, NY 10004
T:212.579.1514

Structural Engineer:
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STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
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T.(212)246- 9800

MEP/FP Engineer:
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A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
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360 W 31ST STREET
8TH FLOOR
NEW YORK, NY 10001
T. (212) 479-5400

Interior Designer:
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44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:
HOLLANDER design
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

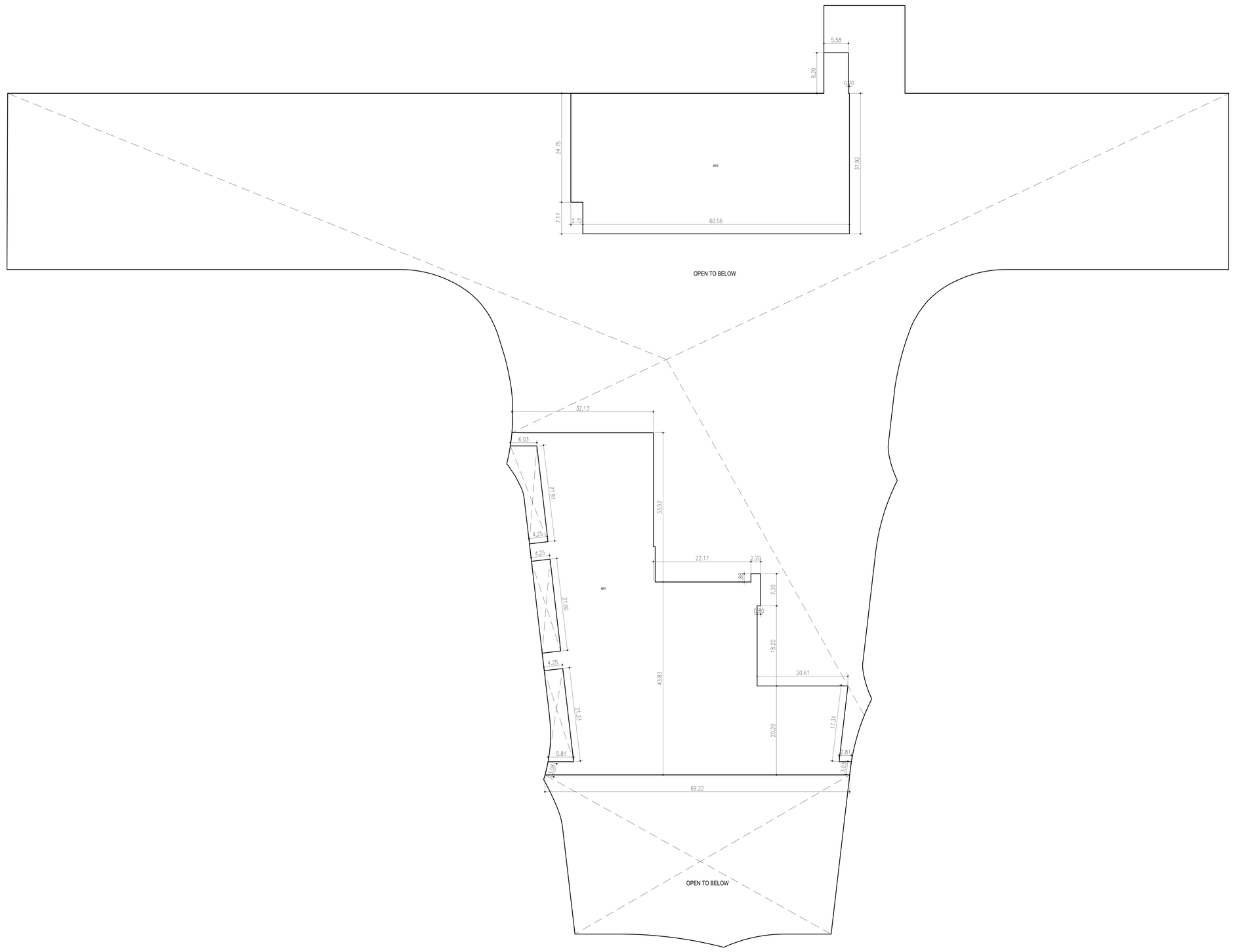
DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES WEST
STATE OF NEW YORK
023801

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-006.00

Z-006_ZONING DEDUCTIONS

EXIST OF BLOCK3731/0036 Job Number
B20250502B Scan Code



2ND FLOOR MEZZANINE GROSS AREA	
RESIDENTIAL	5,299.9 SQ. FT.
TOTAL	5,299.9 SQ. FT.

2ND FLOOR MEZZANINE DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	3248.4 SQ. FT.
MR2	2,051.5 SQ. FT.
MECHANICAL AND PLUMBING	
M1	0
TOTAL	5,299.9 SQ. FT.

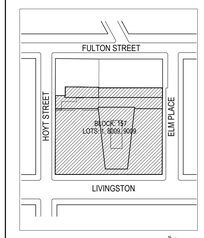
1 2ND FLOOR MEZZANINE DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

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11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
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Design Architect:
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NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES H. WEST 026961 STATE OF NEW YORK

DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
Z-007.00
DWG NO.

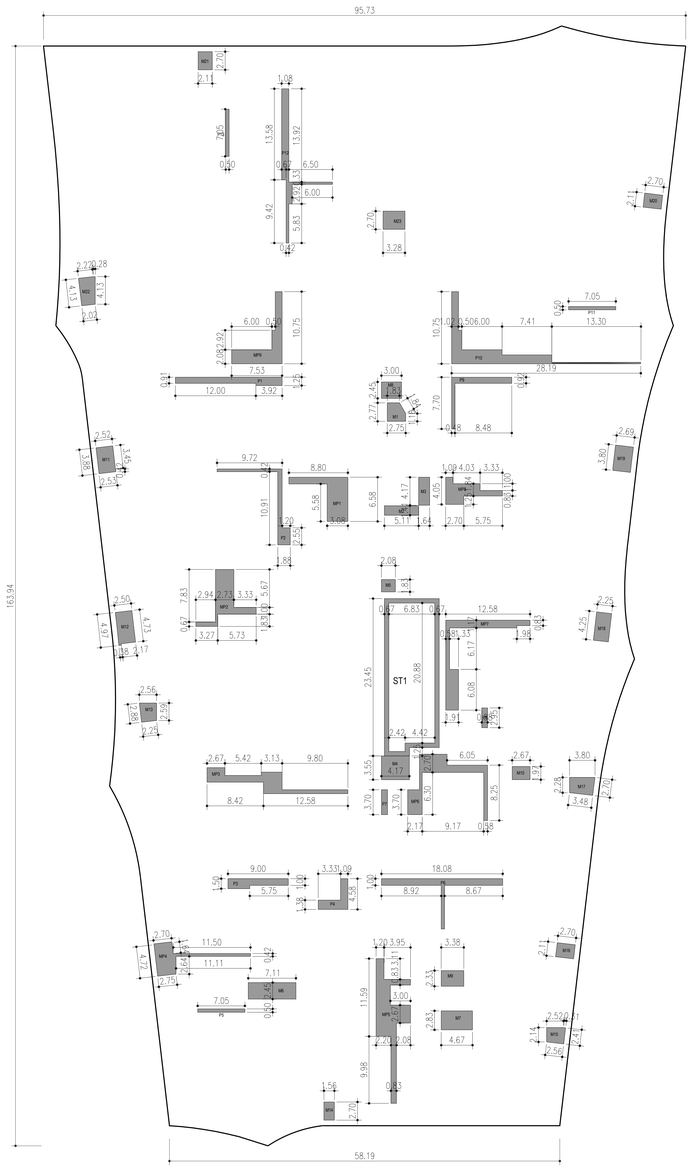
Z-007_ZONING DEDUCTIONS

DEPT OF BUILDINGS 321370536 Job Number
E3913537705 Scan Code

3RD FLOOR GROSS AREA	
RESIDENTIAL	12,592.9 SQ. FT.
TOTAL	12,592.9 SQ. FT.

3RD FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	3.8 SQ. FT.
M6	17.4 SQ. FT.
M7	13.2 SQ. FT.
M8	7.3 SQ. FT.
M9	7.9 SQ. FT.
M10	5.2 SQ. FT.
M11	9.7 SQ. FT.
M12	12.0 SQ. FT.
M13	6.6 SQ. FT.
M14	4.2 SQ. FT.
M15	6.1 SQ. FT.
M16	5.7 SQ. FT.
M17	9.0 SQ. FT.
M18	9.6 SQ. FT.
M19	10.1 SQ. FT.
M20	5.7 SQ. FT.
M21	5.7 SQ. FT.
M22	9.3 SQ. FT.
M23	8.9 SQ. FT.
MP1	26.0 SQ. FT.
MP2	24.1 SQ. FT.
MP3	26.4 SQ. FT.
MP4	18.5 SQ. FT.
MP5	42.3 SQ. FT.
MP6	31.0 SQ. FT.
MP7	29.2 SQ. FT.
MP8	16.7 SQ. FT.
MP9	26.0 SQ. FT.
P1	15.9 SQ. FT.
P2	14.4 SQ. FT.
P3	10.6 SQ. FT.
P4	9.6 SQ. FT.
P5	3.5 SQ. FT.
P6	21.4 SQ. FT.
P7	3.4 SQ. FT.
P8	2.6 SQ. FT.
P9	11.5 SQ. FT.
P10	37.2 SQ. FT.
P11	3.5 SQ. FT.
P12	22.3 SQ. FT.
P13	3.5 SQ. FT.
TOTAL	563.4 SQ. FT.

3RD FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

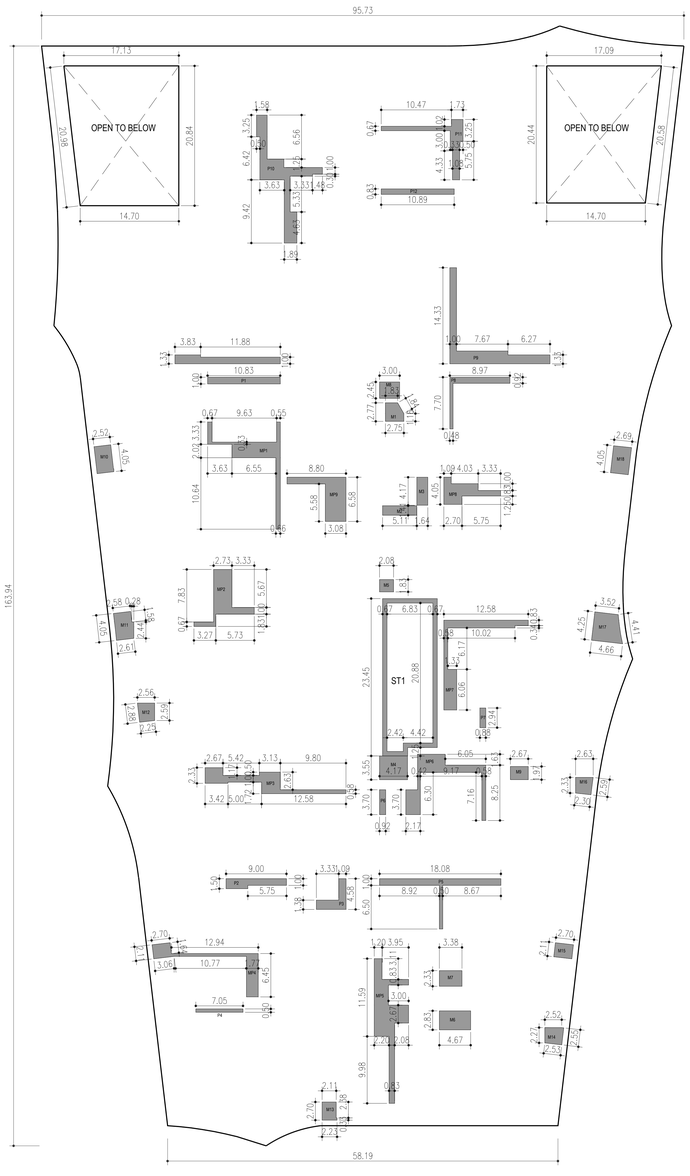


1 3RD FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

4TH FLOOR GROSS AREA	
RESIDENTIAL	12,592.9 SQ. FT.
OPEN TO BELOW	656.5 SQ. FT.
TOTAL	11,936.4 SQ. FT.

4TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	3.8 SQ. FT.
M6	13.2 SQ. FT.
M7	7.9 SQ. FT.
M8	7.3 SQ. FT.
M9	5.2 SQ. FT.
M10	10.2 SQ. FT.
M11	10.8 SQ. FT.
M12	6.6 SQ. FT.
M13	5.7 SQ. FT.
M14	6.5 SQ. FT.
M15	5.7 SQ. FT.
M16	6.0 SQ. FT.
M17	17.2 SQ. FT.
M18	10.9 SQ. FT.
M19	
MP1	28.8 SQ. FT.
MP2	24.1 SQ. FT.
MP3	27.0 SQ. FT.
MP4	21.8 SQ. FT.
MP5	42.3 SQ. FT.
MP6	31.0 SQ. FT.
MP7	29.2 SQ. FT.
MP8	16.7 SQ. FT.
MP9	26.0 SQ. FT.
MP10	
P1	10.8 SQ. FT.
P2	10.6 SQ. FT.
P3	9.6 SQ. FT.
P4	3.5 SQ. FT.
P5	21.4 SQ. FT.
P6	3.4 SQ. FT.
P7	2.6 SQ. FT.
P8	11.5 SQ. FT.
P9	37.2 SQ. FT.
P10	40.3 SQ. FT.
P11	19.5 SQ. FT.
P12	8.9 SQ. FT.
P13	
TOTAL	550.5 SQ. FT.

4TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4



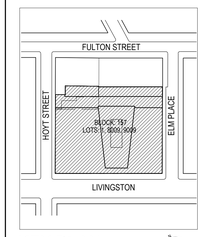
2 4TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
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T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

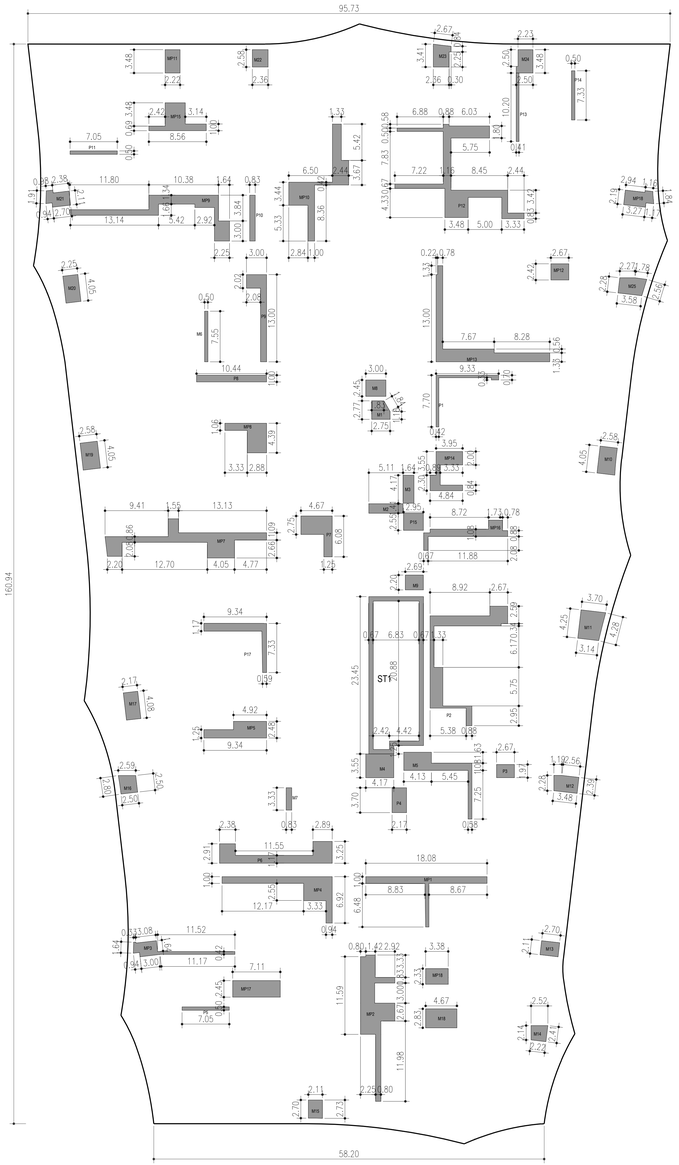
DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RENFRO 022863 STATE OF NEW YORK

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-008.00

Z-008_ZONING DEDUCTIONS

EXIST OF BLOCK3431/0036 Job Number
E3431/0036A25 Scan Code

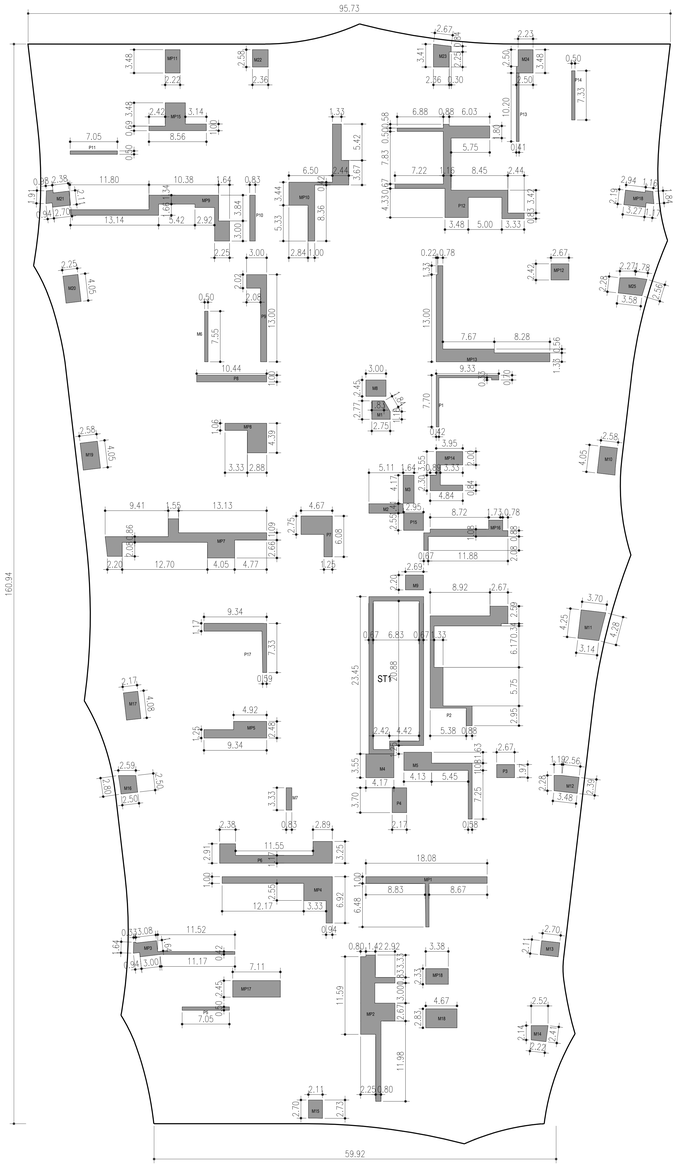


5TH & 6TH FLOOR GROSS AREA	
RESIDENTIAL	12667.1 SQ. FT.
TOTAL	12,667.1 SQ. FT.

5TH & 6TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	21.9 SQ. FT.
M6	3.8 SQ. FT.
M7	2.8 SQ. FT.
M8	7.3 SQ. FT.
M9	5.9 SQ. FT.
M10	10.5 SQ. FT.
M11	14.5 SQ. FT.
M12	8.6 SQ. FT.
M13	5.7 SQ. FT.
M14	5.4 SQ. FT.
M15	5.7 SQ. FT.
M16	6.7 SQ. FT.
M17	8.8 SQ. FT.
M18	13.2 SQ. FT.
M19	10.4 SQ. FT.
M20	9.1 SQ. FT.
M21	7.3 SQ. FT.
M22	6.1 SQ. FT.
M23	7.9 SQ. FT.
M24	8.0 SQ. FT.
M25	9.4 SQ. FT.
MP1	21.8 SQ. FT.
MP2	45.5 SQ. FT.
MP3	11.7 SQ. FT.
MP4	30.6 SQ. FT.
MP5	17.7 SQ. FT.
MP6	14.9 SQ. FT.
MP7	44.9 SQ. FT.
MP8	16.2 SQ. FT.
MP9	35.8 SQ. FT.
MP10	35.8 SQ. FT.
MP11	7.7 SQ. FT.
MP12	6.4 SQ. FT.
MP13	39.6 SQ. FT.
MP14	15.2 SQ. FT.
MP15	17.3 SQ. FT.
MP16	17.1 SQ. FT.
MP17	17.5 SQ. FT.
MP18	9.0 SQ. FT.
P1	6.9 SQ. FT.
P2	39.9 SQ. FT.
P3	5.2 SQ. FT.
P4	8.0 SQ. FT.
P5	3.5 SQ. FT.
P6	29.7 SQ. FT.
P7	17.0 SQ. FT.
P8	10.4 SQ. FT.
P9	16.0 SQ. FT.
P10	5.7 SQ. FT.
P11	3.5 SQ. FT.
P12	55.4 SQ. FT.
P13	4.2 SQ. FT.
P14	3.7 SQ. FT.
P15	7.5 SQ. FT.
TOTAL	836.4 SQ. FT.

5TH & 6TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 5TH THROUGH 6TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



7TH - 9TH FLOOR GROSS AREA	
RESIDENTIAL	12667.1 SQ. FT.
TOTAL	12,667.1 SQ. FT.

7TH - 9TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	21.9 SQ. FT.
M6	3.8 SQ. FT.
M7	2.8 SQ. FT.
M8	7.3 SQ. FT.
M9	5.9 SQ. FT.
M10	10.5 SQ. FT.
M11	14.5 SQ. FT.
M12	8.6 SQ. FT.
M13	5.7 SQ. FT.
M14	5.4 SQ. FT.
M15	5.7 SQ. FT.
M16	6.7 SQ. FT.
M17	8.8 SQ. FT.
M18	13.2 SQ. FT.
M19	10.4 SQ. FT.
M20	9.1 SQ. FT.
M21	7.3 SQ. FT.
M22	6.1 SQ. FT.
M23	7.9 SQ. FT.
M24	8.0 SQ. FT.
M25	9.4 SQ. FT.
MP1	21.8 SQ. FT.
MP2	45.5 SQ. FT.
MP3	11.7 SQ. FT.
MP4	30.6 SQ. FT.
MP5	17.7 SQ. FT.
MP6	14.9 SQ. FT.
MP7	44.9 SQ. FT.
MP8	16.2 SQ. FT.
MP9	35.8 SQ. FT.
MP10	35.8 SQ. FT.
MP11	7.7 SQ. FT.
MP12	6.4 SQ. FT.
MP13	39.6 SQ. FT.
MP14	15.2 SQ. FT.
MP15	17.3 SQ. FT.
MP16	17.1 SQ. FT.
MP17	17.5 SQ. FT.
MP18	9.0 SQ. FT.
P1	6.9 SQ. FT.
P2	39.9 SQ. FT.
P3	5.2 SQ. FT.
P4	8.0 SQ. FT.
P5	3.5 SQ. FT.
P6	29.7 SQ. FT.
P7	17.0 SQ. FT.
P8	10.4 SQ. FT.
P9	16.0 SQ. FT.
P10	5.7 SQ. FT.
P11	3.5 SQ. FT.
P12	55.4 SQ. FT.
P13	4.2 SQ. FT.
P14	3.7 SQ. FT.
P15	7.5 SQ. FT.
TOTAL	836.4 SQ. FT.

7TH - 9TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

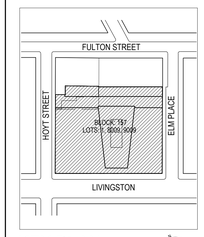
2 7TH THROUGH 9TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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T.(212)715-0390

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220 N. GREEN STREET
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DEDUCTIONS

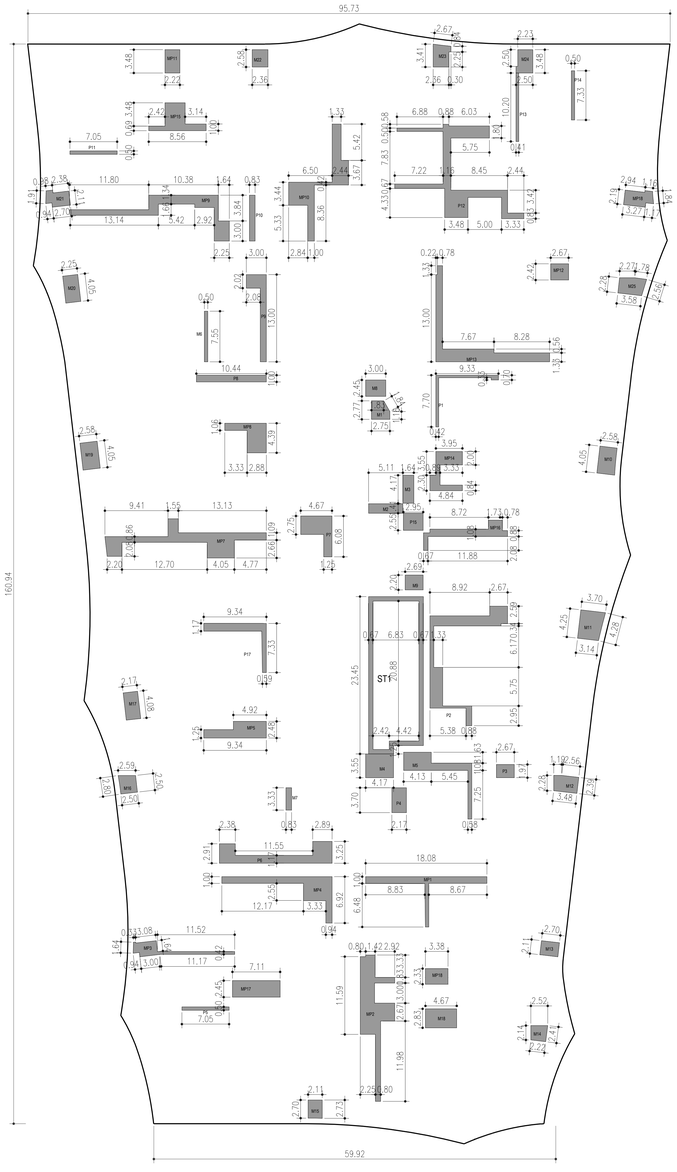
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RENFRO STATE OF NEW YORK

DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
Z-009.00
DWG NO.

Z-009_ZONING DEDUCTIONS

DEPT OF BUILDINGS 421370506 Job Number

E-DEV-2200643 Scan Code

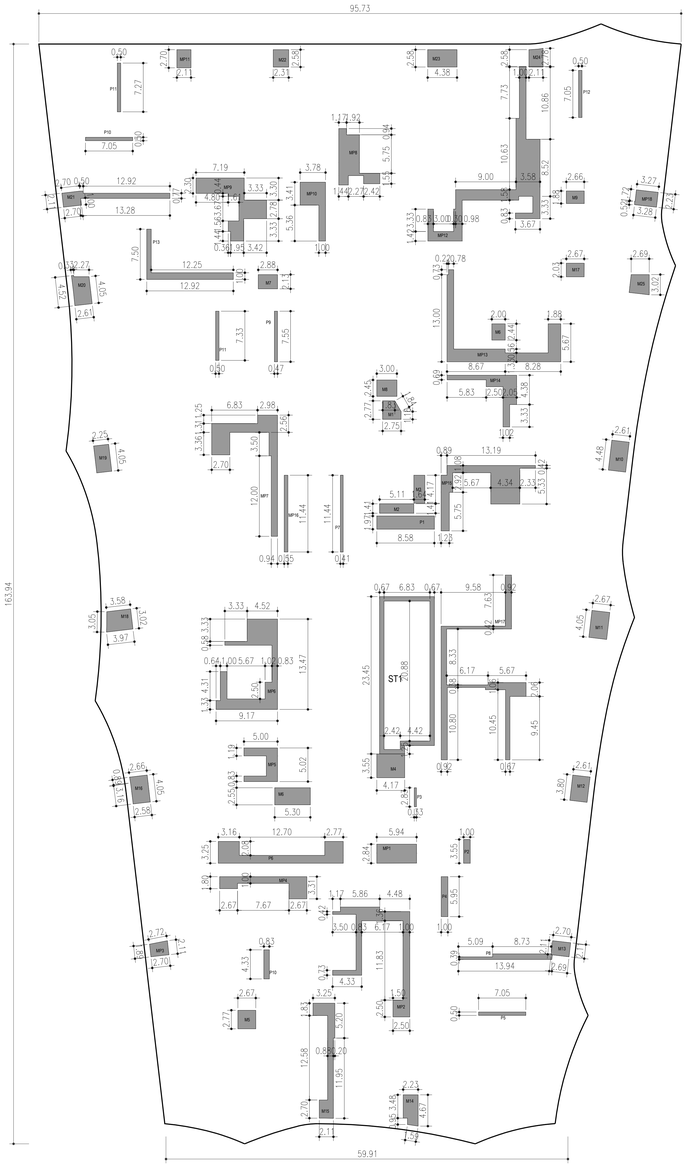


10TH - 12TH FLOOR GROSS AREA	
RESIDENTIAL	12667.1 SQ. FT.
TOTAL	12,667.1 SQ. FT.

10TH - 12TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	21.9 SQ. FT.
M6	3.8 SQ. FT.
M7	2.8 SQ. FT.
M8	7.3 SQ. FT.
M9	5.9 SQ. FT.
M10	10.5 SQ. FT.
M11	14.5 SQ. FT.
M12	8.6 SQ. FT.
M13	5.7 SQ. FT.
M14	5.4 SQ. FT.
M15	5.7 SQ. FT.
M16	6.7 SQ. FT.
M17	8.8 SQ. FT.
M18	13.2 SQ. FT.
M19	10.4 SQ. FT.
M20	9.1 SQ. FT.
M21	7.3 SQ. FT.
M22	6.1 SQ. FT.
M23	7.9 SQ. FT.
M24	8.0 SQ. FT.
M25	9.4 SQ. FT.
MP1	21.8 SQ. FT.
MP2	45.5 SQ. FT.
MP3	11.7 SQ. FT.
MP4	30.6 SQ. FT.
MP5	17.7 SQ. FT.
MP6	14.9 SQ. FT.
MP7	44.9 SQ. FT.
MP8	16.2 SQ. FT.
MP9	35.8 SQ. FT.
MP10	35.8 SQ. FT.
MP11	7.7 SQ. FT.
MP12	6.4 SQ. FT.
MP13	39.6 SQ. FT.
MP14	15.2 SQ. FT.
MP15	17.3 SQ. FT.
MP16	17.1 SQ. FT.
MP17	17.5 SQ. FT.
MP18	9.0 SQ. FT.
P1	6.9 SQ. FT.
P2	39.9 SQ. FT.
P3	5.2 SQ. FT.
P4	8.0 SQ. FT.
P5	3.5 SQ. FT.
P6	29.7 SQ. FT.
P7	17.0 SQ. FT.
P8	10.4 SQ. FT.
P9	16.0 SQ. FT.
P10	5.7 SQ. FT.
P11	3.5 SQ. FT.
P12	55.4 SQ. FT.
P13	4.2 SQ. FT.
P14	3.7 SQ. FT.
P15	7.5 SQ. FT.
TOTAL	836.4 SQ. FT.

10TH - 12TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 10TH THROUGH 12TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



13TH - 15TH FLOORS GROSS AREA	
RESIDENTIAL	12650.3 SQ. FT.
TOTAL	12,650.3 SQ. FT.

13TH - 15TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	7.4 SQ. FT.
M6	13.5 SQ. FT.
M7	6.1 SQ. FT.
M8	7.3 SQ. FT.
M9	5.0 SQ. FT.
M10	11.6 SQ. FT.
M11	10.8 SQ. FT.
M12	9.8 SQ. FT.
M13	5.7 SQ. FT.
M14	9.5 SQ. FT.
M15	23.4 SQ. FT.
M16	10.5 SQ. FT.
M17	5.4 SQ. FT.
M18	11.4 SQ. FT.
M19	9.1 SQ. FT.
M20	10.9 SQ. FT.
M21	16.1 SQ. FT.
M22	6.0 SQ. FT.
M23	11.3 SQ. FT.
M24	5.6 SQ. FT.
M25	8.1 SQ. FT.
MP1	16.7 SQ. FT.
MP2	43.7 SQ. FT.
MP3	5.4 SQ. FT.
MP4	21.3 SQ. FT.
MP5	15.1 SQ. FT.
MP6	47.0 SQ. FT.
MP7	41.4 SQ. FT.
MP8	25.8 SQ. FT.
MP9	36.1 SQ. FT.
MP10	18.3 SQ. FT.
MP11	5.7 SQ. FT.
MP12	78.8 SQ. FT.
MP13	47.3 SQ. FT.
MP14	20.6 SQ. FT.
MP15	44.8 SQ. FT.
MP16	6.2 SQ. FT.
MP17	46.4 SQ. FT.
MP18	7.3 SQ. FT.
P1	16.9 SQ. FT.
P2	3.5 SQ. FT.
P3	0.9 SQ. FT.
P4	6.0 SQ. FT.
P5	3.5 SQ. FT.
P6	34.1 SQ. FT.
P7	4.7 SQ. FT.
P8	9.4 SQ. FT.
P9	3.5 SQ. FT.
P10	3.6 SQ. FT.
P11	3.7 SQ. FT.
P12	3.5 SQ. FT.
P13	17.2 SQ. FT.
TOTAL	878.5 SQ. FT.

13TH - 15TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

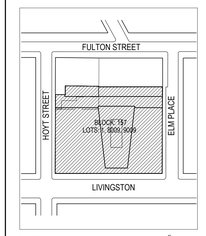
2 13TH THROUGH 15TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
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T.(212)715-0390

Architect:
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 026861 STATE OF NEW YORK

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-010.00

Z-010_ZONING DEDUCTIONS

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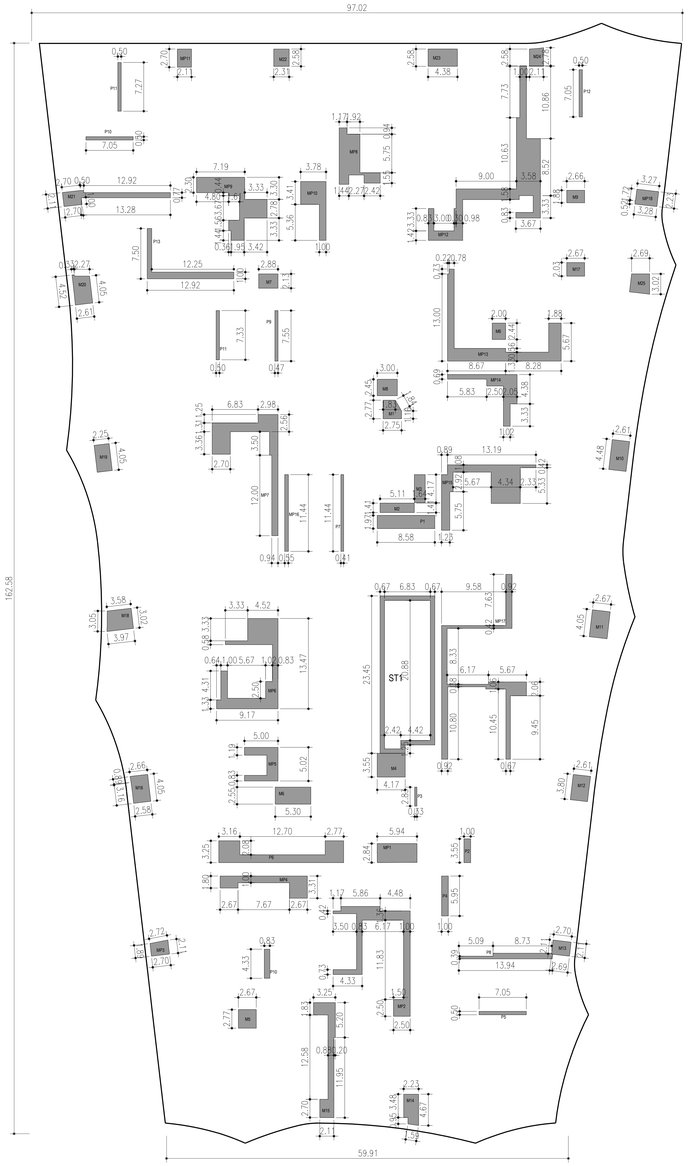
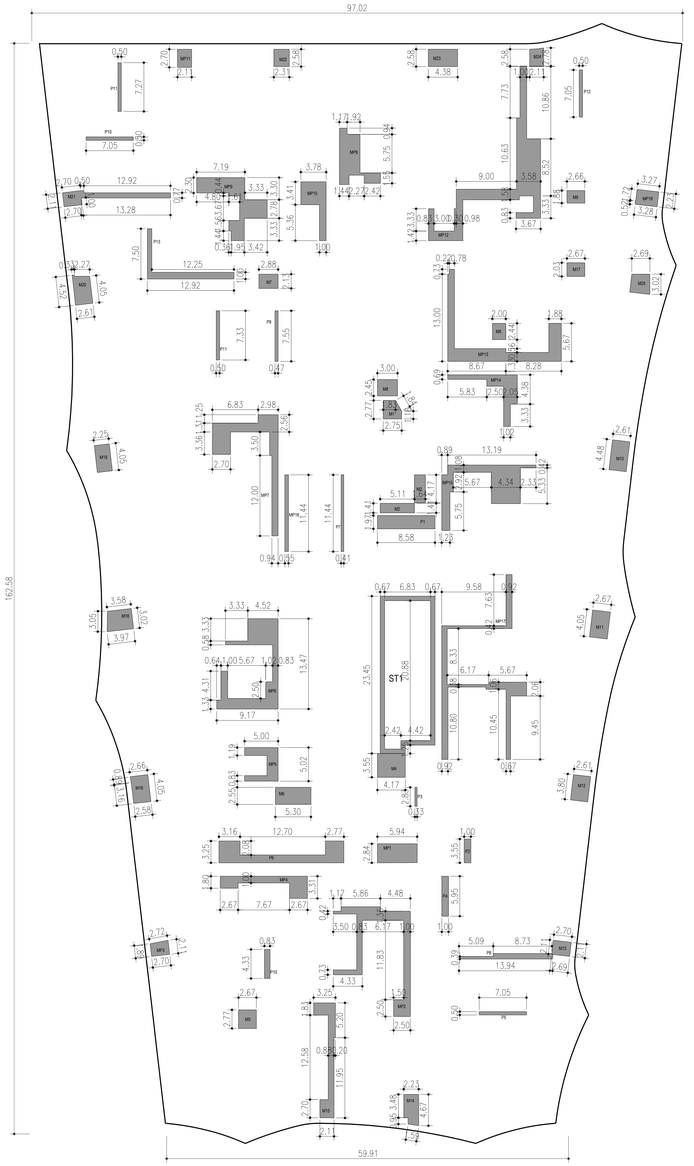


16TH - 18TH FLOORS GROSS AREA	
RESIDENTIAL	12650.3 SQ. FT.
TOTAL	12,650.3 SQ. FT.

16TH - 18TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	7.4 SQ. FT.
M6	13.5 SQ. FT.
M7	6.1 SQ. FT.
M8	7.3 SQ. FT.
M9	5.0 SQ. FT.
M10	11.6 SQ. FT.
M11	10.8 SQ. FT.
M12	9.8 SQ. FT.
M13	5.7 SQ. FT.
M14	9.5 SQ. FT.
M15	23.4 SQ. FT.
M16	10.5 SQ. FT.
M17	5.4 SQ. FT.
M18	11.4 SQ. FT.
M19	9.1 SQ. FT.
M20	10.9 SQ. FT.
M21	16.1 SQ. FT.
M22	6.0 SQ. FT.
M23	11.3 SQ. FT.
M24	5.6 SQ. FT.
M25	8.1 SQ. FT.
MP1	16.7 SQ. FT.
MP2	43.7 SQ. FT.
MP3	5.4 SQ. FT.
MP4	21.3 SQ. FT.
MP5	15.1 SQ. FT.
MP6	47.0 SQ. FT.
MP7	41.4 SQ. FT.
MP8	25.8 SQ. FT.
MP9	36.1 SQ. FT.
MP10	18.3 SQ. FT.
MP11	5.7 SQ. FT.
MP12	78.8 SQ. FT.
MP13	47.3 SQ. FT.
MP14	20.6 SQ. FT.
MP15	44.8 SQ. FT.
MP16	6.2 SQ. FT.
MP17	46.4 SQ. FT.
MP18	7.3 SQ. FT.
P1	16.9 SQ. FT.
P2	3.5 SQ. FT.
P3	0.9 SQ. FT.
P4	6.0 SQ. FT.
P5	3.5 SQ. FT.
P6	34.1 SQ. FT.
P7	4.7 SQ. FT.
P8	9.4 SQ. FT.
P9	3.5 SQ. FT.
P10	3.6 SQ. FT.
P11	3.7 SQ. FT.
P12	3.5 SQ. FT.
P13	17.2 SQ. FT.
TOTAL	878.5 SQ. FT.

16TH - 18TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 16TH THROUGH 18TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



19TH - 21ST FLOORS GROSS AREA	
RESIDENTIAL	12650.3 SQ. FT.
TOTAL	12,650.3 SQ. FT.

19TH - 21ST FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	7.4 SQ. FT.
M6	13.5 SQ. FT.
M7	6.1 SQ. FT.
M8	7.3 SQ. FT.
M9	5.0 SQ. FT.
M10	11.6 SQ. FT.
M11	10.8 SQ. FT.
M12	9.8 SQ. FT.
M13	5.7 SQ. FT.
M14	9.5 SQ. FT.
M15	23.4 SQ. FT.
M16	10.5 SQ. FT.
M17	5.4 SQ. FT.
M18	11.4 SQ. FT.
M19	9.1 SQ. FT.
M20	10.9 SQ. FT.
M21	16.1 SQ. FT.
M22	6.0 SQ. FT.
M23	11.3 SQ. FT.
M24	5.6 SQ. FT.
M25	8.1 SQ. FT.
MP1	16.7 SQ. FT.
MP2	43.7 SQ. FT.
MP3	5.4 SQ. FT.
MP4	21.3 SQ. FT.
MP5	15.1 SQ. FT.
MP6	47.0 SQ. FT.
MP7	41.4 SQ. FT.
MP8	25.8 SQ. FT.
MP9	36.1 SQ. FT.
MP10	18.3 SQ. FT.
MP11	5.7 SQ. FT.
MP12	78.8 SQ. FT.
MP13	47.3 SQ. FT.
MP14	20.6 SQ. FT.
MP15	44.8 SQ. FT.
MP16	6.2 SQ. FT.
MP17	46.4 SQ. FT.
MP18	7.3 SQ. FT.
P1	16.9 SQ. FT.
P2	3.5 SQ. FT.
P3	0.9 SQ. FT.
P4	6.0 SQ. FT.
P5	3.5 SQ. FT.
P6	34.1 SQ. FT.
P7	4.7 SQ. FT.
P8	9.4 SQ. FT.
P9	3.5 SQ. FT.
P10	3.6 SQ. FT.
P11	3.7 SQ. FT.
P12	3.5 SQ. FT.
P13	17.2 SQ. FT.
TOTAL	878.5 SQ. FT.

19TH - 21ST FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

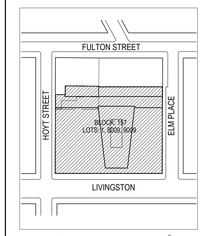
2 19TH THROUGH 21ST FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RESEN 026963 STATE OF NEW YORK

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-011.00

Z-011_ZONING DEDUCTIONS

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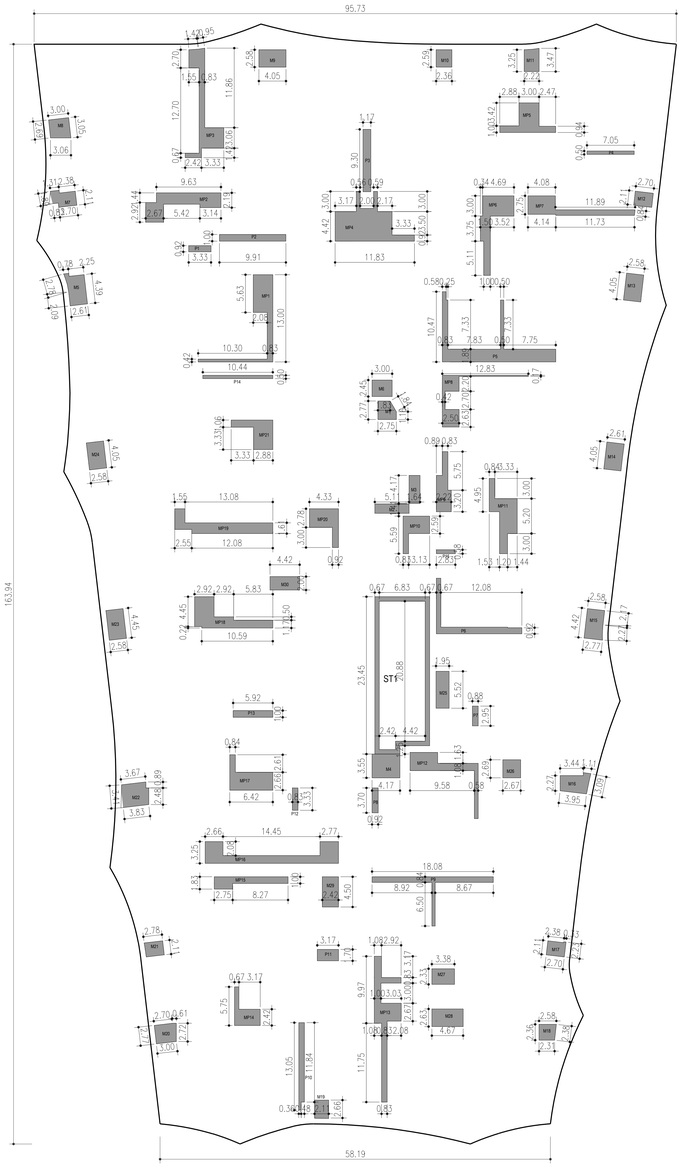
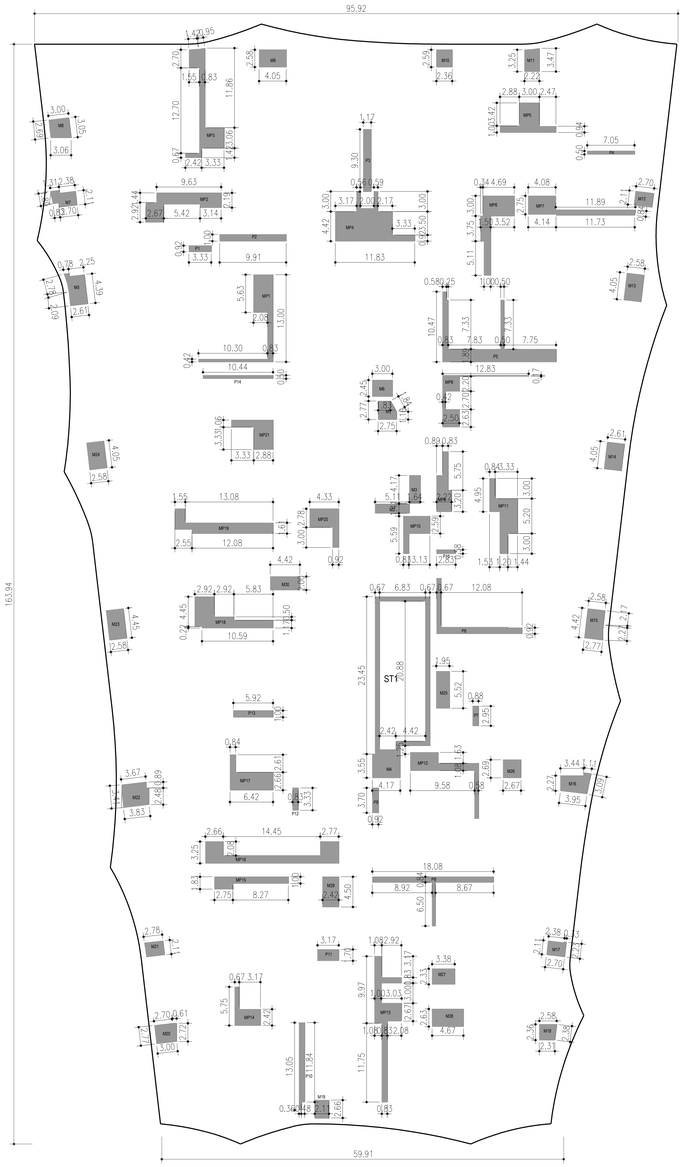


22ND - 24TH FLOORS GROSS AREA	
RESIDENTIAL	12711.1 SQ. FT.
TOTAL	12,711.1 SQ. FT.

22ND - 24TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	12.0 SQ. FT.
M6	7.3 SQ. FT.
M7	8.1 SQ. FT.
M8	8.7 SQ. FT.
M9	10.4 SQ. FT.
M10	6.1 SQ. FT.
M11	7.4 SQ. FT.
M12	5.7 SQ. FT.
M13	10.4 SQ. FT.
M14	10.5 SQ. FT.
M15	11.6 SQ. FT.
M16	11.0 SQ. FT.
M17	5.7 SQ. FT.
M18	5.8 SQ. FT.
M19	5.7 SQ. FT.
M20	8.7 SQ. FT.
M21	5.8 SQ. FT.
M22	13.6 SQ. FT.
M23	11.5 SQ. FT.
M24	10.4 SQ. FT.
M25	10.8 SQ. FT.
M26	7.2 SQ. FT.
M27	7.9 SQ. FT.
M28	12.3 SQ. FT.
M29	10.9 SQ. FT.
M30	8.8 SQ. FT.
MP1	26.8 SQ. FT.
MP2	25.4 SQ. FT.
MP3	27.2 SQ. FT.
MP4	45.0 SQ. FT.
MP5	18.4 SQ. FT.
MP6	24.9 SQ. FT.
MP7	21.1 SQ. FT.
MP8	15.3 SQ. FT.
MP9	13.9 SQ. FT.
MP10	12.8 SQ. FT.
MP11	22.9 SQ. FT.
MP12	21.9 SQ. FT.
MP13	30.9 SQ. FT.
MP14	11.5 SQ. FT.
MP15	13.3 SQ. FT.
MP16	34.5 SQ. FT.
MP17	19.3 SQ. FT.
MP18	25.0 SQ. FT.
MP19	25.1 SQ. FT.
MP20	14.8 SQ. FT.
MP21	16.2 SQ. FT.
P1	3.1 SQ. FT.
P2	9.9 SQ. FT.
P3	10.8 SQ. FT.
P4	3.5 SQ. FT.
P5	42.6 SQ. FT.
P6	17.4 SQ. FT.
P7	2.6 SQ. FT.
P8	3.4 SQ. FT.
P9	18.4 SQ. FT.
P10	10.3 SQ. FT.
P11	5.4 SQ. FT.
P12	2.8 SQ. FT.
P13	5.9 SQ. FT.
P14	5.2 SQ. FT.
P15	1.7 SQ. FT.
TOTAL	879.0 SQ. FT.

22ND - 24TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 22ND THROUGH 24TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



25TH - 27TH FLOORS GROSS AREA	
RESIDENTIAL	12711.1 SQ. FT.
TOTAL	12,711.1 SQ. FT.

25TH - 27TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	12.0 SQ. FT.
M6	7.3 SQ. FT.
M7	8.1 SQ. FT.
M8	8.7 SQ. FT.
M9	10.4 SQ. FT.
M10	6.1 SQ. FT.
M11	7.4 SQ. FT.
M12	5.7 SQ. FT.
M13	10.4 SQ. FT.
M14	10.5 SQ. FT.
M15	11.6 SQ. FT.
M16	11.0 SQ. FT.
M17	5.7 SQ. FT.
M18	5.8 SQ. FT.
M19	5.7 SQ. FT.
M20	8.7 SQ. FT.
M21	5.8 SQ. FT.
M22	13.6 SQ. FT.
M23	11.5 SQ. FT.
M24	10.4 SQ. FT.
M25	10.8 SQ. FT.
M26	7.2 SQ. FT.
M27	7.9 SQ. FT.
M28	12.3 SQ. FT.
M29	10.9 SQ. FT.
M30	8.8 SQ. FT.
MP1	26.8 SQ. FT.
MP2	25.4 SQ. FT.
MP3	27.2 SQ. FT.
MP4	45.0 SQ. FT.
MP5	18.4 SQ. FT.
MP6	24.9 SQ. FT.
MP7	21.1 SQ. FT.
MP8	15.3 SQ. FT.
MP9	13.9 SQ. FT.
MP10	12.8 SQ. FT.
MP11	22.9 SQ. FT.
MP12	21.9 SQ. FT.
MP13	30.9 SQ. FT.
MP14	11.5 SQ. FT.
MP15	13.3 SQ. FT.
MP16	34.5 SQ. FT.
MP17	19.3 SQ. FT.
MP18	25.0 SQ. FT.
MP19	25.1 SQ. FT.
MP20	14.8 SQ. FT.
MP21	16.2 SQ. FT.
P1	3.1 SQ. FT.
P2	9.9 SQ. FT.
P3	10.8 SQ. FT.
P4	3.5 SQ. FT.
P5	42.6 SQ. FT.
P6	17.4 SQ. FT.
P7	2.6 SQ. FT.
P8	3.4 SQ. FT.
P9	18.4 SQ. FT.
P10	10.3 SQ. FT.
P11	5.4 SQ. FT.
P12	2.8 SQ. FT.
P13	5.9 SQ. FT.
P14	5.2 SQ. FT.
P15	1.7 SQ. FT.
TOTAL	879.0 SQ. FT.

25TH - 27TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

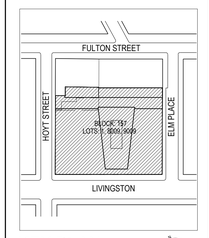
2 25TH THROUGH 27TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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Design Architect:
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GEOTECHNICAL Engineer:
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES REILLY STATE OF NEW YORK

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-012.00

Z-012_ZONING DEDUCTIONS

DEPT OF BUILDINGS 321370506 Job Number
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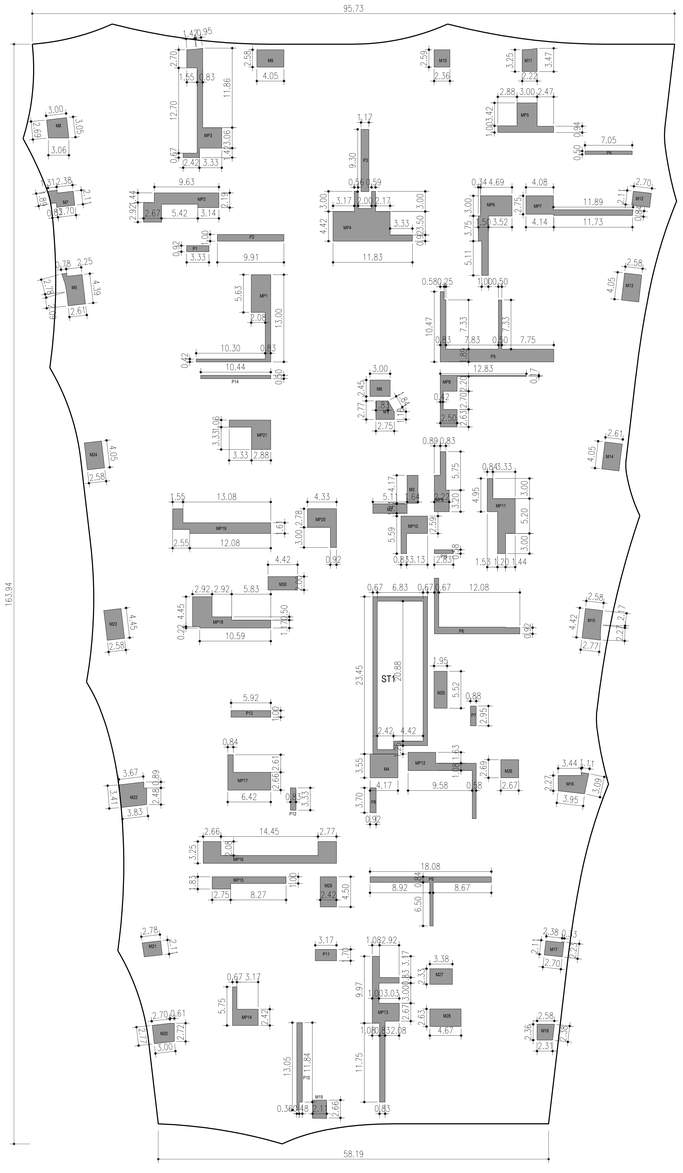
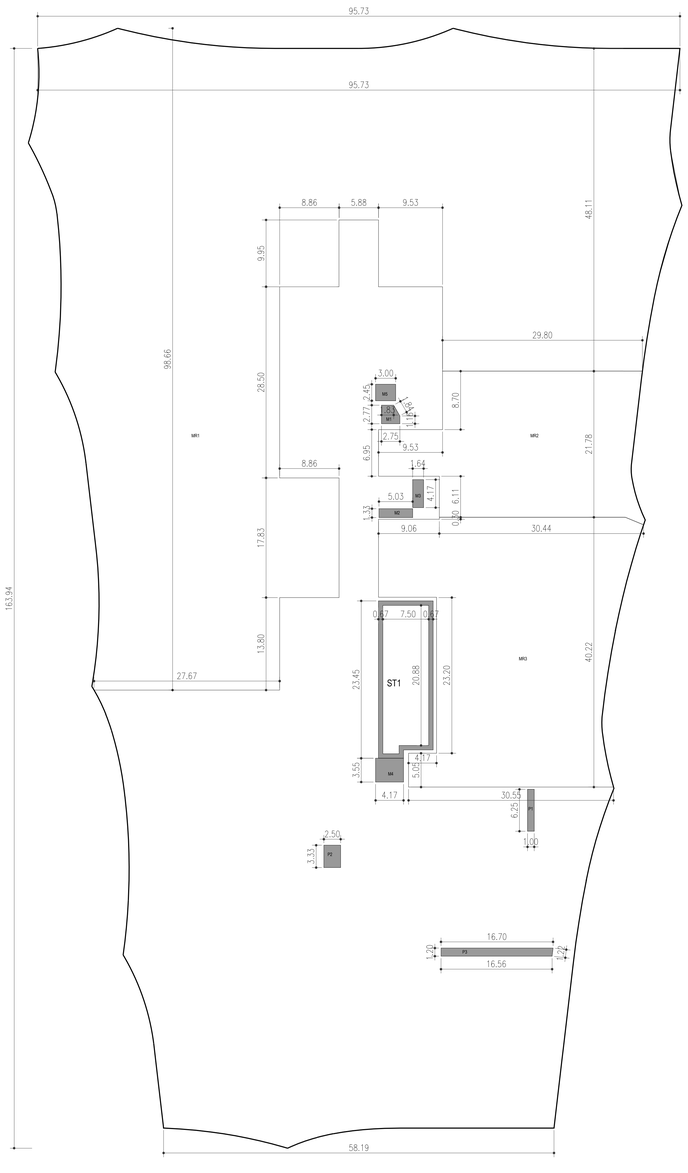


28TH FLOOR GROSS AREA	
RESIDENTIAL	12741.9 SQ. FT.
TOTAL	12,741.9 SQ. FT.

28TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	7.2 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	12.0 SQ. FT.
M6	7.3 SQ. FT.
M7	7.6 SQ. FT.
M8	8.7 SQ. FT.
M9	10.4 SQ. FT.
M10	6.1 SQ. FT.
M11	7.4 SQ. FT.
M12	5.7 SQ. FT.
M13	10.4 SQ. FT.
M14	10.6 SQ. FT.
M15	11.6 SQ. FT.
M16	11.0 SQ. FT.
M17	5.7 SQ. FT.
M18	5.8 SQ. FT.
M19	5.7 SQ. FT.
M20	8.7 SQ. FT.
M21	5.8 SQ. FT.
M22	13.2 SQ. FT.
M23	11.5 SQ. FT.
M24	10.4 SQ. FT.
M25	10.8 SQ. FT.
M26	7.2 SQ. FT.
M27	7.9 SQ. FT.
M28	12.3 SQ. FT.
M29	10.9 SQ. FT.
M30	8.8 SQ. FT.
MP1	26.8 SQ. FT.
MP2	25.4 SQ. FT.
MP3	27.2 SQ. FT.
MP4	45.0 SQ. FT.
MP5	18.4 SQ. FT.
MP6	24.9 SQ. FT.
MP7	21.1 SQ. FT.
MP8	15.3 SQ. FT.
MP9	13.9 SQ. FT.
MP10	12.8 SQ. FT.
MP11	22.9 SQ. FT.
MP12	21.9 SQ. FT.
MP13	30.9 SQ. FT.
MP14	11.5 SQ. FT.
MP15	13.3 SQ. FT.
MP16	34.5 SQ. FT.
MP17	19.3 SQ. FT.
MP18	25.0 SQ. FT.
MP19	25.1 SQ. FT.
MP20	14.8 SQ. FT.
MP21	16.2 SQ. FT.
P1	3.1 SQ. FT.
P2	9.9 SQ. FT.
P3	10.8 SQ. FT.
P4	3.5 SQ. FT.
P5	42.6 SQ. FT.
P6	17.4 SQ. FT.
P7	2.6 SQ. FT.
P8	3.4 SQ. FT.
P9	18.4 SQ. FT.
P10	10.3 SQ. FT.
P11	5.4 SQ. FT.
P12	2.8 SQ. FT.
P13	5.9 SQ. FT.
P14	5.2 SQ. FT.
P15	1.7 SQ. FT.
TOTAL	878.1 SQ. FT.

28TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 28TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



29TH FLOOR GROSS AREA	
RESIDENTIAL	12741.9 SQ. FT.
TOTAL	12,741.9 SQ. FT.

29TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	5644.3 SQ. FT.
MR2	700.6 SQ. FT.
MR3	1198.6 SQ. FT.
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	6.7 SQ. FT.
M3	6.8 SQ. FT.
M4	14.8 SQ. FT.
M5	7.3 SQ. FT.
P1	6.2 SQ. FT.
P2	8.3 SQ. FT.
P3	20.1 SQ. FT.
TOTAL	7,620.6 SQ. FT.

29TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4 SQ. FT.

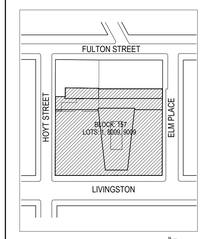
2 29TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
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45 ROCKEFELLER PLAZA
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Design Architect:
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GEOTECHNICAL Engineer:
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NEW YORK, NY 10003
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220 N. GREEN STREET
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RENFRO 020863 STATE OF NEW YORK

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-013.00

Z-013_ZONING DEDUCTIONS

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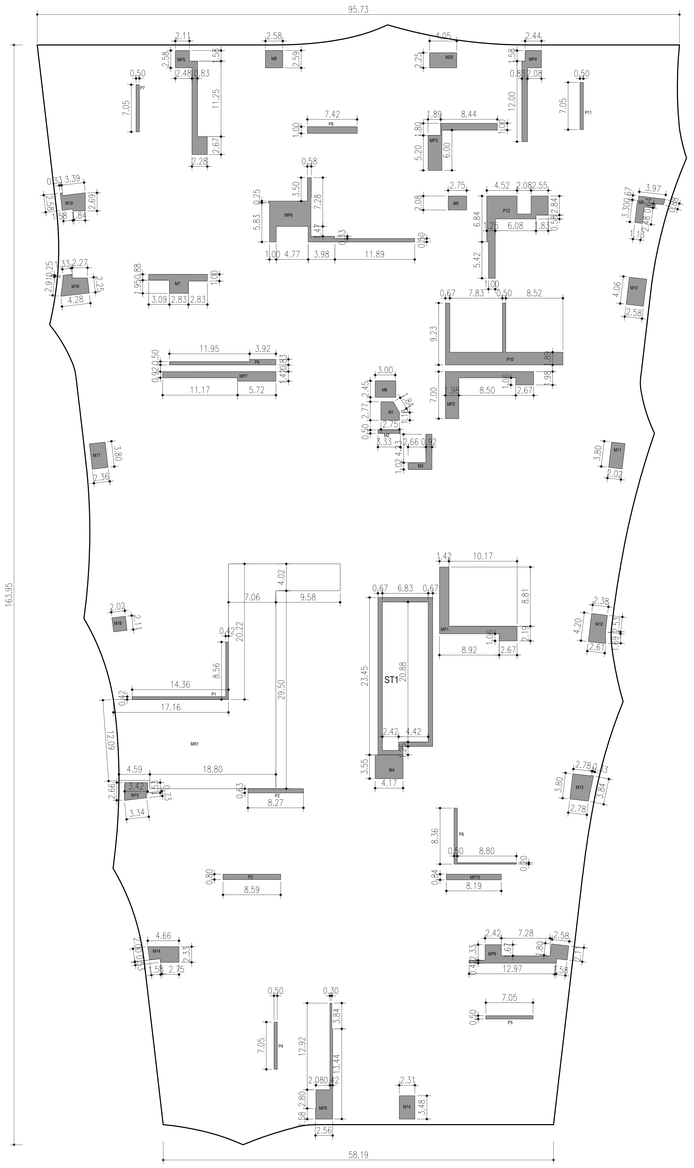
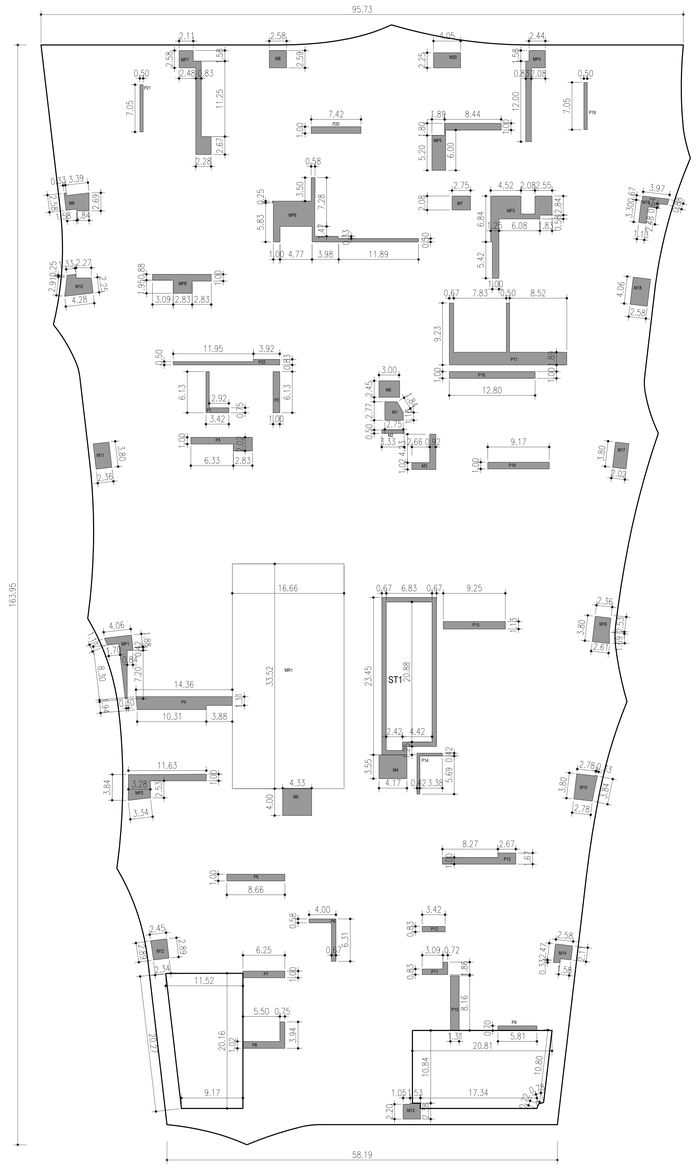


30TH FLOOR GROSS AREA	
RESIDENTIAL	12658.2 SQ. FT.
TOTAL	12,658.2 SQ. FT.

30TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	490.1 SQ. FT.
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	7.5 SQ. FT.
M4	14.8 SQ. FT.
M5	5.7 SQ. FT.
M6	7.6 SQ. FT.
M7	13.6 SQ. FT.
M8	6.7 SQ. FT.
M9	7.9 SQ. FT.
M10	10.5 SQ. FT.
M11	7.7 SQ. FT.
M12	10.2 SQ. FT.
M13	8.1 SQ. FT.
M14	9.7 SQ. FT.
M15	8.3 SQ. FT.
M16	4.3 SQ. FT.
M17	8.9 SQ. FT.
M18	10.4 SQ. FT.
M19	8.7 SQ. FT.
M20	9.1 SQ. FT.
MP1	28.3 SQ. FT.
MP2	27.1 SQ. FT.
MP3	19.3 SQ. FT.
MP4	15.9 SQ. FT.
MP5	21.3 SQ. FT.
MP6	37.6 SQ. FT.
MP7	18.4 SQ. FT.
MP8	15.9 SQ. FT.
MP9	21.6 SQ. FT.
MP10	6.9 SQ. FT.
MP11	
P1	9.4 SQ. FT.
P2	5.2 SQ. FT.
P3	6.8 SQ. FT.
P4	3.5 SQ. FT.
P5	3.5 SQ. FT.
P6	6.0 SQ. FT.
P7	3.5 SQ. FT.
P8	7.4 SQ. FT.
P9	9.2 SQ. FT.
P10	41.8 SQ. FT.
P11	3.5 SQ. FT.
P12	34.4 SQ. FT.
P13	
TOTAL	514.6 SQ. FT.

30TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 30TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



31ST FLOOR GROSS AREA	
RESIDENTIAL	12658.2 SQ. FT.
OPEN TO BELOW	440.8
TOTAL	12,217.4 SQ. FT.

31ST FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	558.2 SQ. FT.
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	7.5 SQ. FT.
M4	14.8 SQ. FT.
M5	17.3 SQ. FT.
M6	7.6 SQ. FT.
M7	5.7 SQ. FT.
M8	6.7 SQ. FT.
M9	8.7 SQ. FT.
M10	10.4 SQ. FT.
M11	8.9 SQ. FT.
M12	6.9 SQ. FT.
M13	5.9 SQ. FT.
M14	6.1 SQ. FT.
M15	11.2 SQ. FT.
M16	9.2 SQ. FT.
M17	7.7 SQ. FT.
M18	10.5 SQ. FT.
M19	7.9 SQ. FT.
M20	9.1 SQ. FT.
MP1	11.6 SQ. FT.
MP2	20.1 SQ. FT.
MP3	34.4 SQ. FT.
MP4	15.9 SQ. FT.
MP5	19.3 SQ. FT.
MP6	37.6 SQ. FT.
MP7	21.3 SQ. FT.
MP8	13.6 SQ. FT.
P1	5.3 SQ. FT.
P2	6.1 SQ. FT.
P3	12.1 SQ. FT.
P4	25.1 SQ. FT.
P5	8.7 SQ. FT.
P6	6.2 SQ. FT.
P7	6.3 SQ. FT.
P8	8.6 SQ. FT.
P9	4.1 SQ. FT.
P10	10.7 SQ. FT.
P11	3.9 SQ. FT.
P12	2.9 SQ. FT.
P13	12.7 SQ. FT.
P14	3.9 SQ. FT.
P15	10.4 SQ. FT.
P16	12.8 SQ. FT.
P17	41.8 SQ. FT.
P18	9.2 SQ. FT.
P19	3.5 SQ. FT.
P20	7.4 SQ. FT.
P21	3.5 SQ. FT.
P22	9.2 SQ. FT.
TOTAL	456.7 SQ. FT.

31ST FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

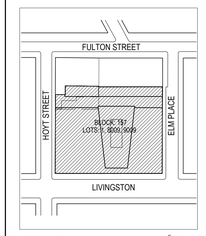
2 31ST FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

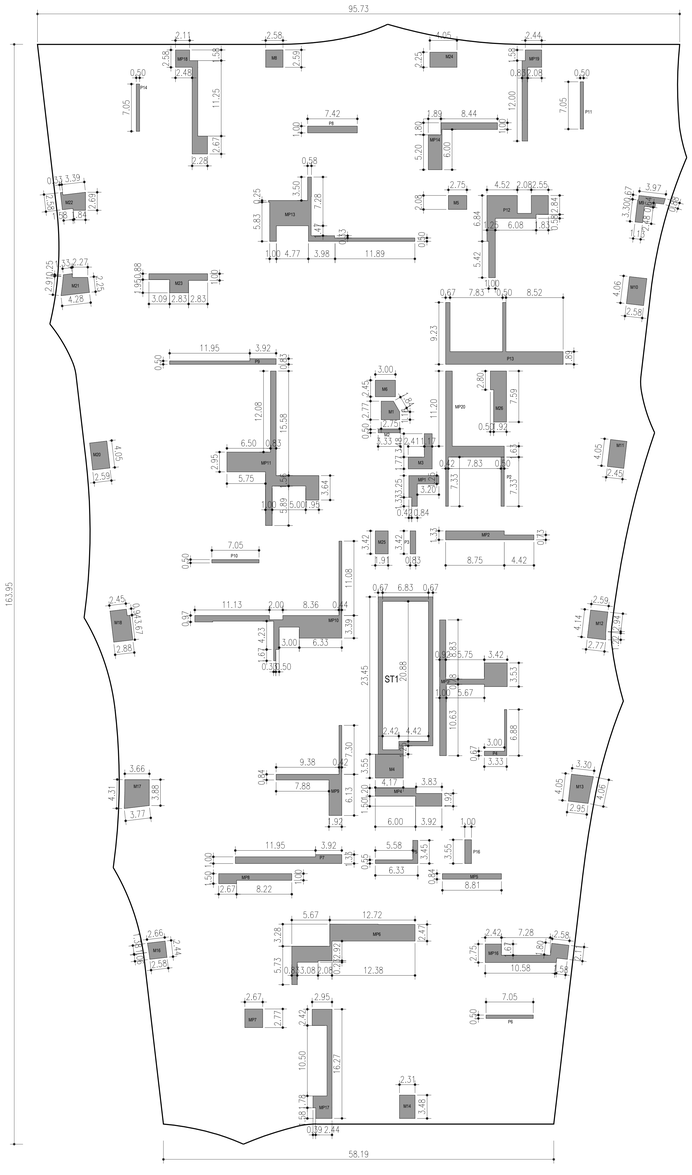
DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES J. WEST 026078 STATE OF NEW YORK

DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
Z-014.00
DWG NO.

Z014_ZONING DEDUCTIONS

0107 OF BLOCK 293 Job Number
Scan Code

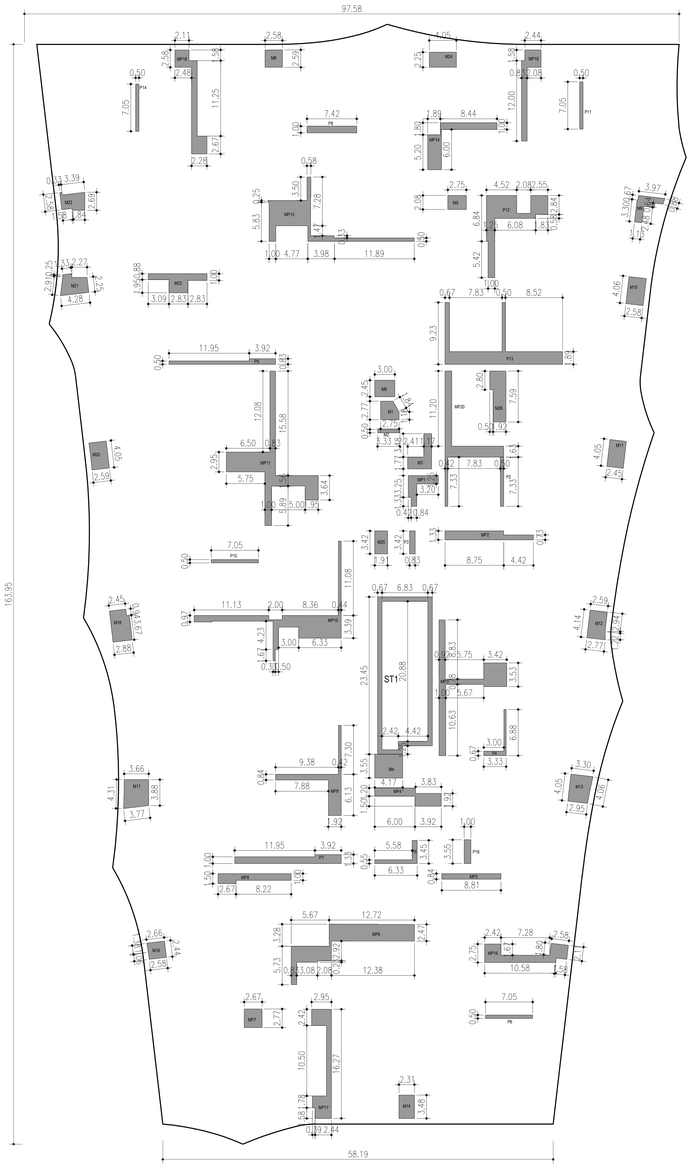


30TH - 32ND FLOORS GROSS AREA	
RESIDENTIAL	12658.2 SQ. FT.
TOTAL	12,658.2 SQ. FT.

30TH - 32ND FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	10.4 SQ. FT.
M4	14.8 SQ. FT.
M5	5.7 SQ. FT.
M6	7.3 SQ. FT.
M8	6.7 SQ. FT.
M9	7.9 SQ. FT.
M10	10.5 SQ. FT.
M11	9.9 SQ. FT.
M12	10.9 SQ. FT.
M13	12.6 SQ. FT.
M14	8.1 SQ. FT.
M15	0
M16	6.4 SQ. FT.
M17	15.1 SQ. FT.
M18	13.0 SQ. FT.
M20	10.5 SQ. FT.
M21	10.4 SQ. FT.
M22	8.7 SQ. FT.
M23	13.6 SQ. FT.
M24	9.1
M25	6.5
M26	16.0
MP1	9.3 SQ. FT.
MP2	14.9 SQ. FT.
MP3	36.0 SQ. FT.
MP4	14.8 SQ. FT.
MP5	7.4 SQ. FT.
MP6	48.7 SQ. FT.
MP7	7.4 SQ. FT.
MP8	12.2 SQ. FT.
MP9	21.4 SQ. FT.
MP10	45.1 SQ. FT.
MP11	55.0 SQ. FT.
MP13	37.5 SQ. FT.
MP14	19.3 SQ. FT.
MP16	20.6 SQ. FT.
MP17	23.9 SQ. FT.
MP18	21.3 SQ. FT.
MP19	15.9 SQ. FT.
P1	28.5 SQ. FT.
P2	3.7 SQ. FT.
P3	2.8 SQ. FT.
P4	4.3 SQ. FT.
P5	5.6 SQ. FT.
P6	3.5 SQ. FT.
P7	17.2 SQ. FT.
P8	7.4 SQ. FT.
P9	9.2 SQ. FT.
P10	3.5 SQ. FT.
P11	3.5 SQ. FT.
P12	34.4 SQ. FT.
P13	41.8 SQ. FT.
P14	3.5
P16	3.5
TOTAL	805.8 SQ. FT.

30TH - 32ND FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

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



33RD - 35TH FLOORS GROSS AREA	
RESIDENTIAL	12658.2 SQ. FT.
TOTAL	12,658.2 SQ. FT.

33RD - 35TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	10.4 SQ. FT.
M4	14.8 SQ. FT.
M5	5.7 SQ. FT.
M6	7.3 SQ. FT.
M8	6.7 SQ. FT.
M9	7.9 SQ. FT.
M10	10.5 SQ. FT.
M11	9.9 SQ. FT.
M12	10.9 SQ. FT.
M13	12.6 SQ. FT.
M14	8.1 SQ. FT.
M15	0
M16	6.4 SQ. FT.
M17	15.1 SQ. FT.
M18	13.0 SQ. FT.
M20	10.5 SQ. FT.
M21	10.4 SQ. FT.
M22	8.7 SQ. FT.
M23	13.6 SQ. FT.
M24	9.1
M25	6.5
M26	16.0
MP1	9.3 SQ. FT.
MP2	14.9 SQ. FT.
MP3	36.0 SQ. FT.
MP4	14.8 SQ. FT.
MP5	7.4 SQ. FT.
MP6	48.7 SQ. FT.
MP7	7.4 SQ. FT.
MP8	12.2 SQ. FT.
MP9	21.4 SQ. FT.
MP10	45.1 SQ. FT.
MP11	55.0 SQ. FT.
MP13	37.5 SQ. FT.
MP14	19.3 SQ. FT.
MP16	20.6 SQ. FT.
MP17	23.9 SQ. FT.
MP18	21.3 SQ. FT.
MP19	15.9 SQ. FT.
P1	28.5 SQ. FT.
P2	3.7 SQ. FT.
P3	2.8 SQ. FT.
P4	4.3 SQ. FT.
P5	5.6 SQ. FT.
P6	3.5 SQ. FT.
P7	17.2 SQ. FT.
P8	7.4 SQ. FT.
P9	9.2 SQ. FT.
P10	3.5 SQ. FT.
P11	3.5 SQ. FT.
P12	34.4 SQ. FT.
P13	41.8 SQ. FT.
P14	3.5
P16	3.5
TOTAL	805.8 SQ. FT.

33RD - 35TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

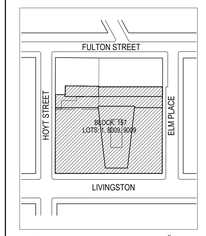
2 33RD THROUGH 35TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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T.(212)715-0390

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

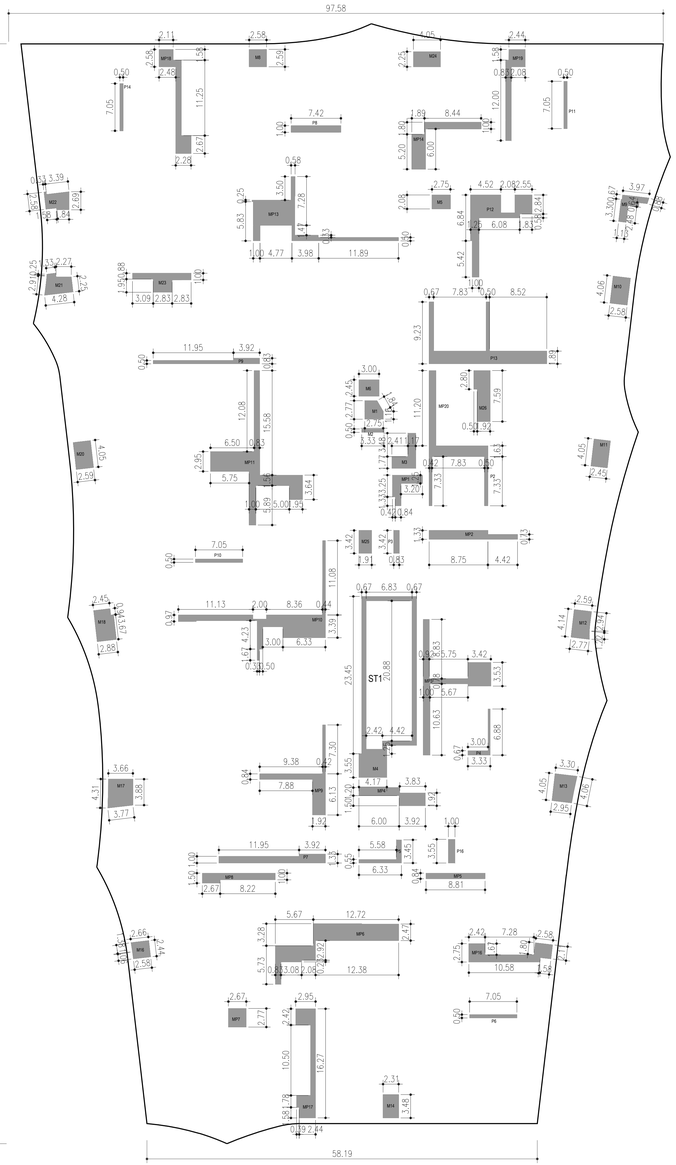
DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 026867 STATE OF NEW YORK

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-015.00

Z-015_ZONING DEDUCTIONS

EXCEPT OF BLOCK 3731 LOT 1008 Job Number
ESA/MW14291 Scan Code

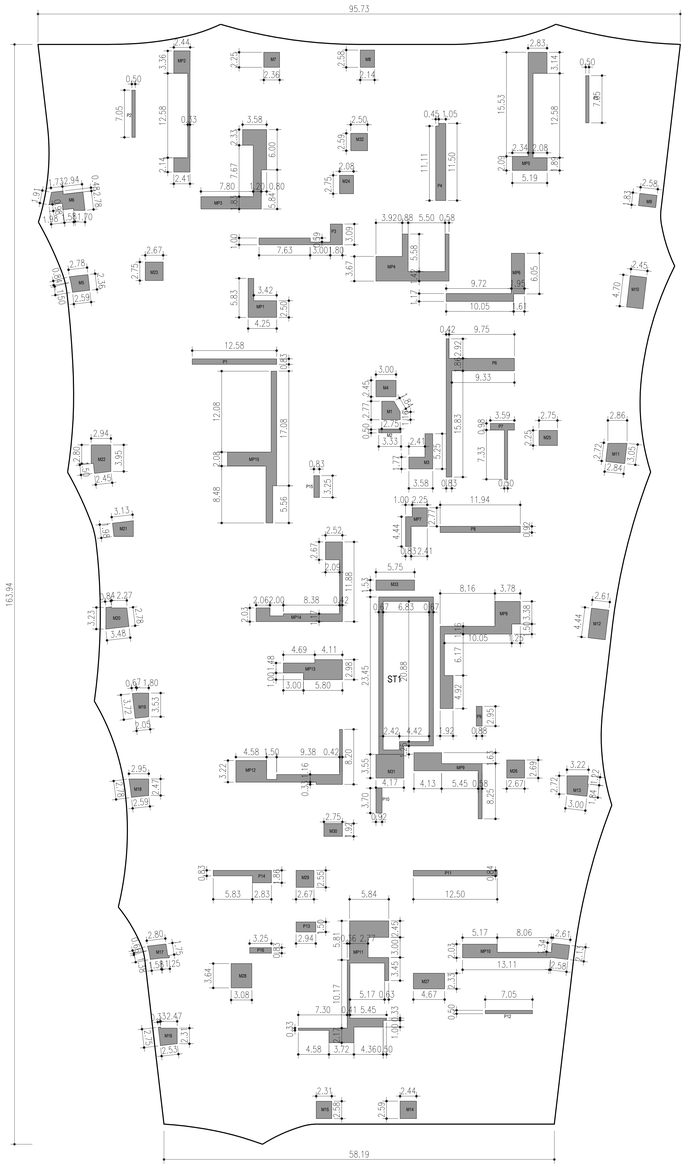


36TH - 38TH FLOORS GROSS AREA	
RESIDENTIAL	12658.2 SQ. FT.
TOTAL	12,658.2 SQ. FT.

36TH - 38TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	10.4 SQ. FT.
M4	14.8 SQ. FT.
M5	5.7 SQ. FT.
M6	7.3 SQ. FT.
M8	6.7 SQ. FT.
M9	7.9 SQ. FT.
M10	10.5 SQ. FT.
M11	9.9 SQ. FT.
M12	10.9 SQ. FT.
M13	12.6 SQ. FT.
M14	8.1 SQ. FT.
M15	0
M16	6.4 SQ. FT.
M17	15.1 SQ. FT.
M18	13.0 SQ. FT.
M20	10.5 SQ. FT.
M21	10.4 SQ. FT.
M22	8.7 SQ. FT.
M23	13.6 SQ. FT.
M24	9.1
M25	6.5
M26	16.0
MP1	9.3 SQ. FT.
MP2	14.9 SQ. FT.
MP3	36.0 SQ. FT.
MP4	14.8 SQ. FT.
MP5	7.4 SQ. FT.
MP6	48.7 SQ. FT.
MP7	7.4 SQ. FT.
MP8	12.2 SQ. FT.
MP9	21.4 SQ. FT.
MP10	45.1 SQ. FT.
MP11	55.0 SQ. FT.
MP13	37.6 SQ. FT.
MP14	19.3 SQ. FT.
MP16	20.6 SQ. FT.
MP17	23.9 SQ. FT.
MP18	21.3 SQ. FT.
MP19	15.9 SQ. FT.
P1	28.5 SQ. FT.
P2	3.7 SQ. FT.
P3	2.8 SQ. FT.
P4	4.3 SQ. FT.
P5	5.6 SQ. FT.
P6	3.5 SQ. FT.
P7	17.2 SQ. FT.
P8	7.4 SQ. FT.
P9	9.2 SQ. FT.
P10	3.5 SQ. FT.
P11	3.5 SQ. FT.
P12	34.4 SQ. FT.
P13	41.8 SQ. FT.
P14	3.5
P16	3.5
TOTAL	805.8 SQ. FT.

36TH - 38TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 36TH THROUGH 38TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



39TH - 41ST FLOORS GROSS AREA	
RESIDENTIAL	12708.3 SQ. FT.
TOTAL	12,708.3 SQ. FT.

39TH - 41ST FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	10.4 SQ. FT.
M4	7.3 SQ. FT.
M5	6.3 SQ. FT.
M6	11.4 SQ. FT.
M7	5.3 SQ. FT.
M8	5.5 SQ. FT.
M9	4.7 SQ. FT.
M10	11.6 SQ. FT.
M11	8.2 SQ. FT.
M12	11.5 SQ. FT.
M13	9.0 SQ. FT.
M14	6.3 SQ. FT.
M15	6.0 SQ. FT.
M16	6.6 SQ. FT.
M17	5.6 SQ. FT.
M18	7.2 SQ. FT.
M19	8.2 SQ. FT.
M20	9.8 SQ. FT.
M21	6.5 SQ. FT.
M22	11.5 SQ. FT.
M23	7.3 SQ. FT.
M24	5.7 SQ. FT.
M25	6.2 SQ. FT.
M26	7.2 SQ. FT.
M27	10.9 SQ. FT.
M28	11.2 SQ. FT.
M29	6.8 SQ. FT.
M30	5.3 SQ. FT.
M31	14.8 SQ. FT.
M32	6.5 SQ. FT.
M33	8.8 SQ. FT.
MP1	13.4 SQ. FT.
MP2	17.5 SQ. FT.
MP3	37.0 SQ. FT.
MP4	32.5 SQ. FT.
MP5	28.6 SQ. FT.
MP6	23.5 SQ. FT.
MP7	10.2 SQ. FT.
MP8	39.4 SQ. FT.
MP9	21.9 SQ. FT.
MP10	22.6 SQ. FT.
MP11	49.7 SQ. FT.
MP12	30.8 SQ. FT.
MP13	20.9 SQ. FT.
MP14	26.2 SQ. FT.
MP15	35.5 SQ. FT.
P1	10.5 SQ. FT.
P2	3.5 SQ. FT.
P3	14.5 SQ. FT.
P4	17.1 SQ. FT.
P5	3.5 SQ. FT.
P6	33.3 SQ. FT.
P7	7.2 SQ. FT.
P8	11.1 SQ. FT.
P9	2.6 SQ. FT.
P10	3.4 SQ. FT.
P11	10.5 SQ. FT.
P12	3.5 SQ. FT.
P13	4.4 SQ. FT.
P14	10.1 SQ. FT.
P15	2.7 SQ. FT.
P16	2.7 SQ. FT.
TOTAL	808.3 SQ. FT.

39TH - 41ST FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

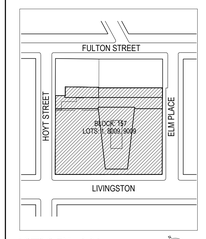
2 39TH THROUGH 41ST FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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T.(212)715-0390

Architect:
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STRUCTURAL ENGINEERS
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GEOTECHNICAL Engineer:
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8TH FLOOR
NEW YORK, NY 10001
T. (212) 479-5400

Interior Designer:
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michaelisboyd.com

Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
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NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES F. WEST 029855 STATE OF NEW YORK

DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
Z-016.00
DWG NO.

DEPT OF BUILDINGS 321370536 Job Number
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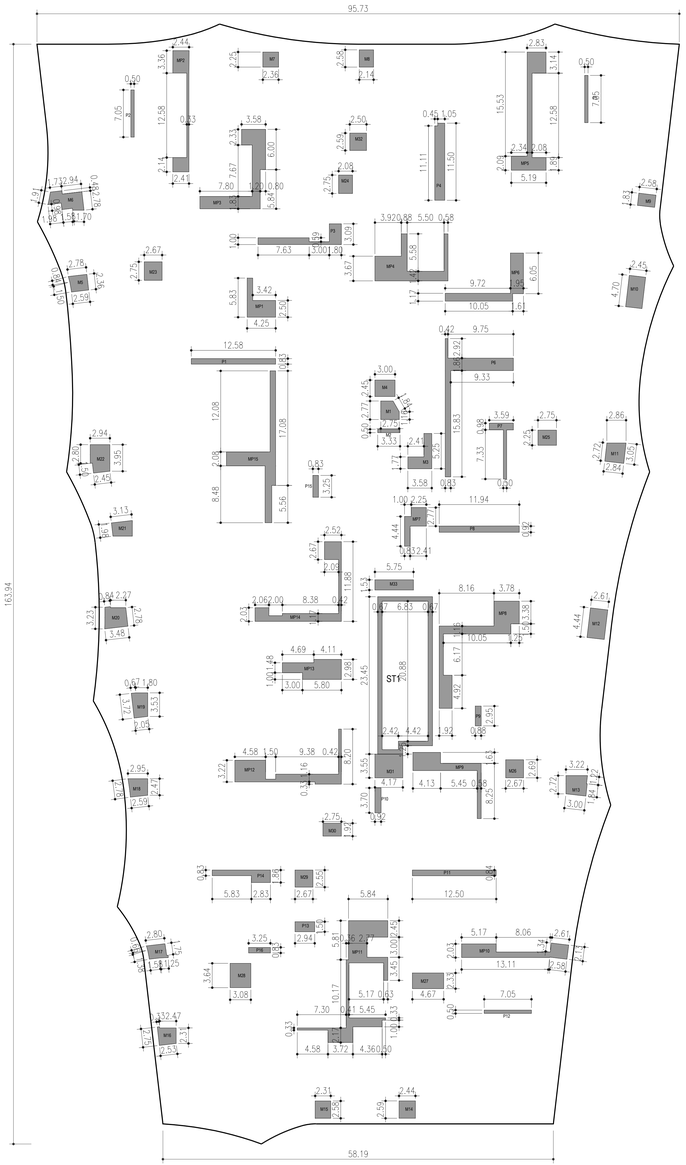
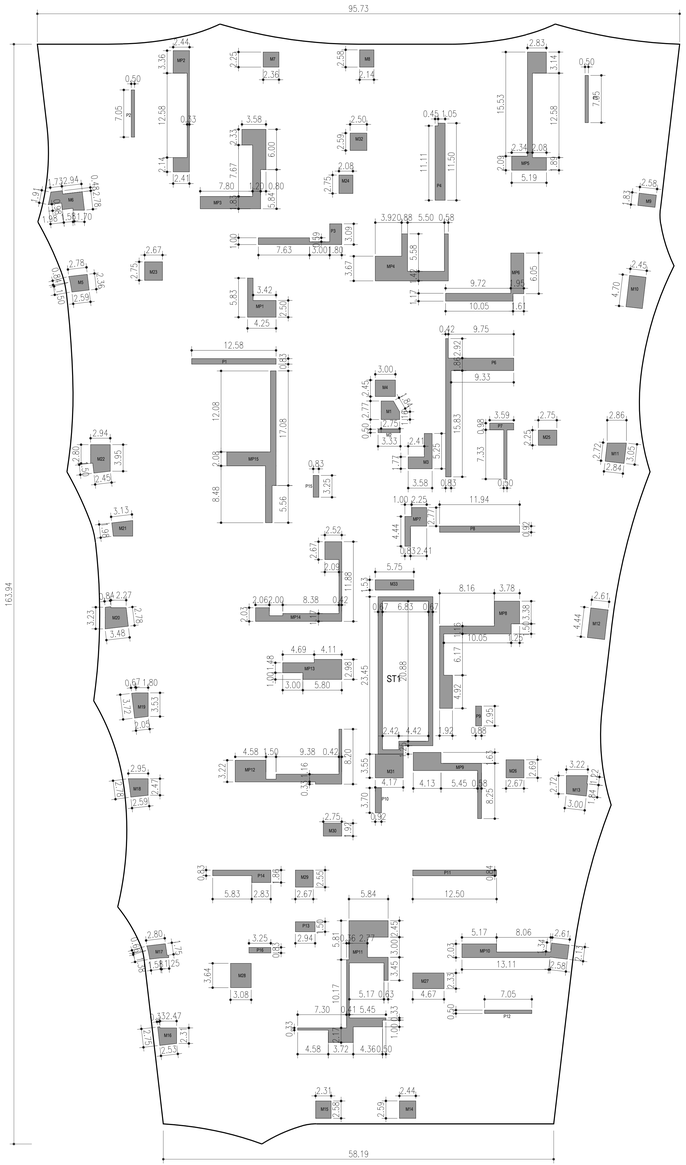


42ND - 44TH FLOORS GROSS AREA	
RESIDENTIAL	12708.3 SQ. FT.
TOTAL	12,708.3 SQ. FT.

42ND - 44TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	10.4 SQ. FT.
M4	7.3 SQ. FT.
M5	6.3 SQ. FT.
M6	11.4 SQ. FT.
M7	5.3 SQ. FT.
M8	5.5 SQ. FT.
M9	4.7 SQ. FT.
M10	11.6 SQ. FT.
M11	8.2 SQ. FT.
M12	11.5 SQ. FT.
M13	9.0 SQ. FT.
M14	6.3 SQ. FT.
M15	6.0 SQ. FT.
M16	6.6 SQ. FT.
M17	5.6 SQ. FT.
M18	7.2 SQ. FT.
M19	8.2 SQ. FT.
M20	9.8 SQ. FT.
M21	6.5 SQ. FT.
M22	11.5 SQ. FT.
M23	7.3 SQ. FT.
M24	5.7 SQ. FT.
M25	6.2 SQ. FT.
M26	7.2 SQ. FT.
M27	10.9 SQ. FT.
M28	11.2 SQ. FT.
M29	6.8 SQ. FT.
M30	5.3 SQ. FT.
M31	14.8 SQ. FT.
M32	6.5 SQ. FT.
M33	8.8 SQ. FT.
MP1	13.4 SQ. FT.
MP2	17.5 SQ. FT.
MP3	37.0 SQ. FT.
MP4	32.5 SQ. FT.
MP5	28.6 SQ. FT.
MP6	23.5 SQ. FT.
MP7	10.2 SQ. FT.
MP8	39.4 SQ. FT.
MP9	21.9 SQ. FT.
MP10	22.6 SQ. FT.
MP11	49.7 SQ. FT.
MP12	30.8 SQ. FT.
MP13	20.9 SQ. FT.
MP14	26.2 SQ. FT.
MP15	35.5 SQ. FT.
P1	10.5 SQ. FT.
P2	3.5 SQ. FT.
P3	14.5 SQ. FT.
P4	17.1 SQ. FT.
P5	3.5 SQ. FT.
P6	33.3 SQ. FT.
P7	7.2 SQ. FT.
P8	11.1 SQ. FT.
P9	2.6 SQ. FT.
P10	3.4 SQ. FT.
P11	10.5 SQ. FT.
P12	3.5 SQ. FT.
P13	4.4 SQ. FT.
P14	10.1 SQ. FT.
P15	2.7 SQ. FT.
P16	2.7 SQ. FT.
TOTAL	808.3 SQ. FT.

42ND - 44TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 42ND THROUGH 44TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



45TH - 47TH FLOORS GROSS AREA	
RESIDENTIAL	12708.3 SQ. FT.
TOTAL	12,708.3 SQ. FT.

45TH - 47TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	10.4 SQ. FT.
M4	7.3 SQ. FT.
M5	6.3 SQ. FT.
M6	11.4 SQ. FT.
M7	5.3 SQ. FT.
M8	5.5 SQ. FT.
M9	4.7 SQ. FT.
M10	11.6 SQ. FT.
M11	8.2 SQ. FT.
M12	11.5 SQ. FT.
M13	9.0 SQ. FT.
M14	6.3 SQ. FT.
M15	6.0 SQ. FT.
M16	6.6 SQ. FT.
M17	5.6 SQ. FT.
M18	7.2 SQ. FT.
M19	8.2 SQ. FT.
M20	9.8 SQ. FT.
M21	6.5 SQ. FT.
M22	11.5 SQ. FT.
M23	7.3 SQ. FT.
M24	5.7 SQ. FT.
M25	6.2 SQ. FT.
M26	7.2 SQ. FT.
M27	10.9 SQ. FT.
M28	11.2 SQ. FT.
M29	6.8 SQ. FT.
M30	5.3 SQ. FT.
M31	14.8 SQ. FT.
M32	6.5 SQ. FT.
M33	8.8 SQ. FT.
MP1	13.4 SQ. FT.
MP2	17.5 SQ. FT.
MP3	37.0 SQ. FT.
MP4	32.5 SQ. FT.
MP5	28.6 SQ. FT.
MP6	23.5 SQ. FT.
MP7	10.2 SQ. FT.
MP8	39.4 SQ. FT.
MP9	21.9 SQ. FT.
MP10	22.6 SQ. FT.
MP11	49.7 SQ. FT.
MP12	30.8 SQ. FT.
MP13	20.9 SQ. FT.
MP14	26.2 SQ. FT.
MP15	35.5 SQ. FT.
P1	10.5 SQ. FT.
P2	3.5 SQ. FT.
P3	14.5 SQ. FT.
P4	17.1 SQ. FT.
P5	3.5 SQ. FT.
P6	33.3 SQ. FT.
P7	7.2 SQ. FT.
P8	11.1 SQ. FT.
P9	2.6 SQ. FT.
P10	3.4 SQ. FT.
P11	10.5 SQ. FT.
P12	3.5 SQ. FT.
P13	4.4 SQ. FT.
P14	10.1 SQ. FT.
P15	2.7 SQ. FT.
P16	2.7 SQ. FT.
TOTAL	808.3 SQ. FT.

45TH - 47TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

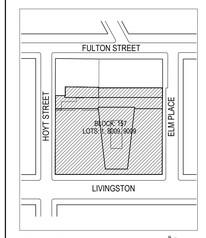
2 45TH THROUGH 47TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

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NEW YORK, NY 10003
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

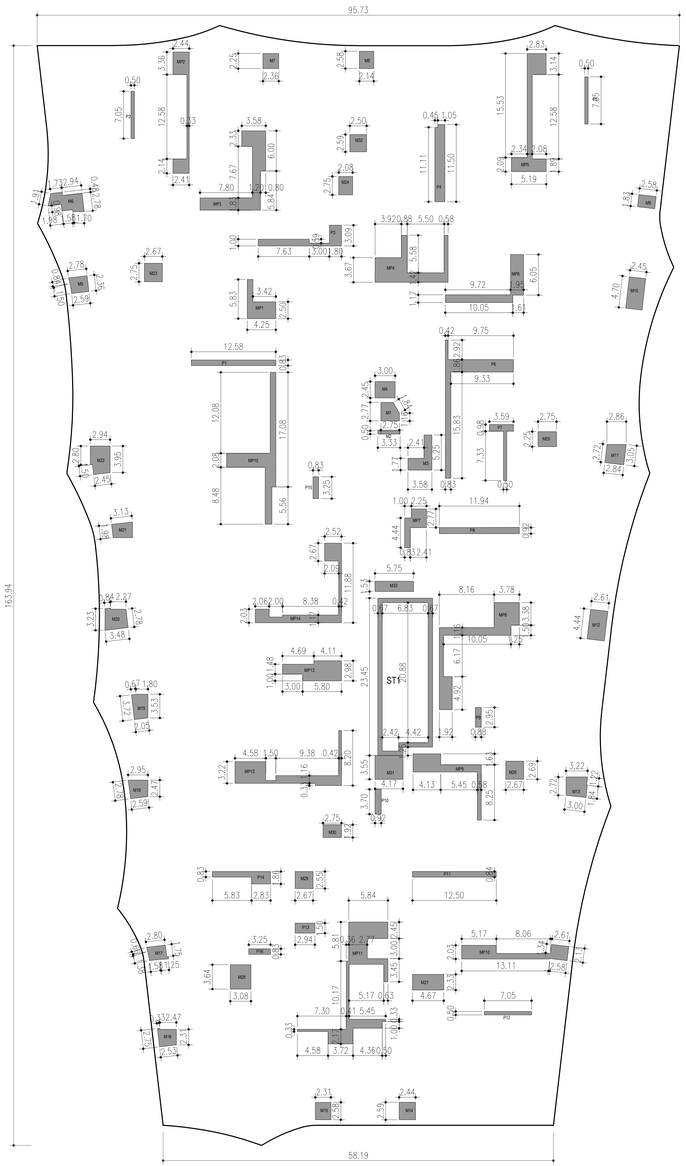
DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES REED STATE OF NEW YORK

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-017.00

Z-017_ZONING DEDUCTIONS

EXCEPT OF BLOCK 3713 LOT 1008 Job Number
E-NB-NOC-20-0084 Scan Code

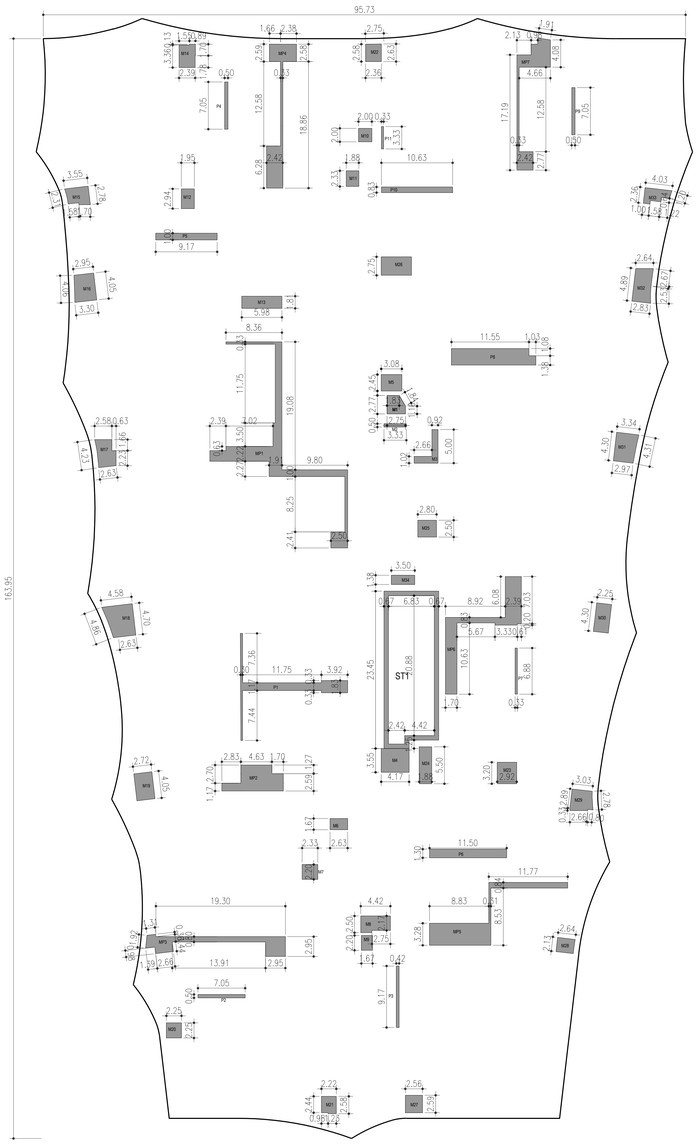


48TH - 49TH FLOORS GROSS AREA	
RESIDENTIAL	12708.3 SQ. FT.
TOTAL	12,708.3 SQ. FT.

48TH- 49TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	10.4 SQ. FT.
M4	7.3 SQ. FT.
M5	6.3 SQ. FT.
M6	11.4 SQ. FT.
M7	5.3 SQ. FT.
M8	5.5 SQ. FT.
M9	4.7 SQ. FT.
M10	11.6 SQ. FT.
M11	8.2 SQ. FT.
M12	11.5 SQ. FT.
M13	9.0 SQ. FT.
M14	6.3 SQ. FT.
M15	6.0 SQ. FT.
M16	6.6 SQ. FT.
M17	5.6 SQ. FT.
M18	7.2 SQ. FT.
M19	8.2 SQ. FT.
M20	9.8 SQ. FT.
M21	6.5 SQ. FT.
M22	11.5 SQ. FT.
M23	7.3 SQ. FT.
M24	5.7 SQ. FT.
M25	6.2 SQ. FT.
M26	7.2 SQ. FT.
M27	10.9 SQ. FT.
M28	11.2 SQ. FT.
M29	6.8 SQ. FT.
M30	5.3 SQ. FT.
M31	14.8 SQ. FT.
M32	6.5 SQ. FT.
M33	8.8 SQ. FT.
MP1	13.4 SQ. FT.
MP2	17.5 SQ. FT.
MP3	37.0 SQ. FT.
MP4	32.5 SQ. FT.
MP5	28.6 SQ. FT.
MP6	23.5 SQ. FT.
MP7	10.2 SQ. FT.
MP8	39.4 SQ. FT.
MP9	21.9 SQ. FT.
MP10	22.6 SQ. FT.
MP11	49.7 SQ. FT.
MP12	30.8 SQ. FT.
MP13	20.9 SQ. FT.
MP14	26.2 SQ. FT.
MP15	35.5 SQ. FT.
P1	10.5 SQ. FT.
P2	3.5 SQ. FT.
P3	14.5 SQ. FT.
P4	17.1 SQ. FT.
P5	3.5 SQ. FT.
P6	33.3 SQ. FT.
P7	7.2 SQ. FT.
P8	11.1 SQ. FT.
P9	2.6 SQ. FT.
P10	3.4 SQ. FT.
P11	10.5 SQ. FT.
P12	3.5 SQ. FT.
P13	4.4 SQ. FT.
P14	10.1 SQ. FT.
P15	2.7 SQ. FT.
P16	2.7 SQ. FT.
TOTAL	808.3 SQ. FT.

48TH - 49TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

1 48TH THROUGH 49TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"



50TH FLOOR GROSS AREA	
RESIDENTIAL	12768.0 SQ. FT.
TOTAL	12,768.0 SQ. FT.

50TH FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	0
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	7.3 SQ. FT.
M4	14.8 SQ. FT.
M5	7.6 SQ. FT.
M6	4.4 SQ. FT.
M7	5.2 SQ. FT.
M8	10.1 SQ. FT.
M9	3.7 SQ. FT.
M10	4.0 SQ. FT.
M11	4.4 SQ. FT.
M12	5.8 SQ. FT.
M13	10.8 SQ. FT.
M14	8.2 SQ. FT.
M15	8.4 SQ. FT.
M16	12.6 SQ. FT.
M17	10.5 SQ. FT.
M18	18.5 SQ. FT.
M19	11.0 SQ. FT.
M20	5.1 SQ. FT.
M21	5.6 SQ. FT.
M22	6.1 SQ. FT.
M23	9.3 SQ. FT.
M24	10.3 SQ. FT.
M25	7.0 SQ. FT.
M26	12.4 SQ. FT.
M27	6.7 SQ. FT.
M28	5.5 SQ. FT.
M29	9.7 SQ. FT.
M30	9.6 SQ. FT.
M31	13.5 SQ. FT.
M32	13.3 SQ. FT.
M33	6.8 SQ. FT.
M34	4.8 SQ. FT.
MP1	65.0 SQ. FT.
MP2	25.6 SQ. FT.
MP3	28.5 SQ. FT.
MP4	29.8 SQ. FT.
MP5	41.5 SQ. FT.
MP6	43.3 SQ. FT.
MP7	26.1 SQ. FT.
P1	25.5 SQ. FT.
P2	3.5 SQ. FT.
P3	3.8 SQ. FT.
P4	3.5 SQ. FT.
P5	9.2 SQ. FT.
P6	14.9 SQ. FT.
P7	2.3 SQ. FT.
P8	29.7 SQ. FT.
P9	3.5 SQ. FT.
P10	8.9 SQ. FT.
P11	1.1 SQ. FT.
TOTAL	647.1 SQ. FT.

50TH FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4

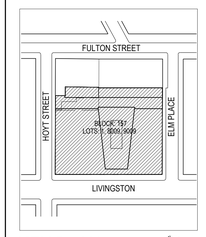
2 50TH FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
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Chicago, IL 60642
T:773.384.1212
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NEW YORK
50 Broad St, Ste 1901
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Structural Engineer:
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62 WEST 45TH STREET, 11TH FLOOR
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T.(212)246- 9800

MEP/FP Engineer:
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T. (212) 615-3600

GEOTECHNICAL Engineer:
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360 W 31ST STREET
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NEW YORK, NY 10001
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Interior Designer:
Michaelis Boyd Associates
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Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

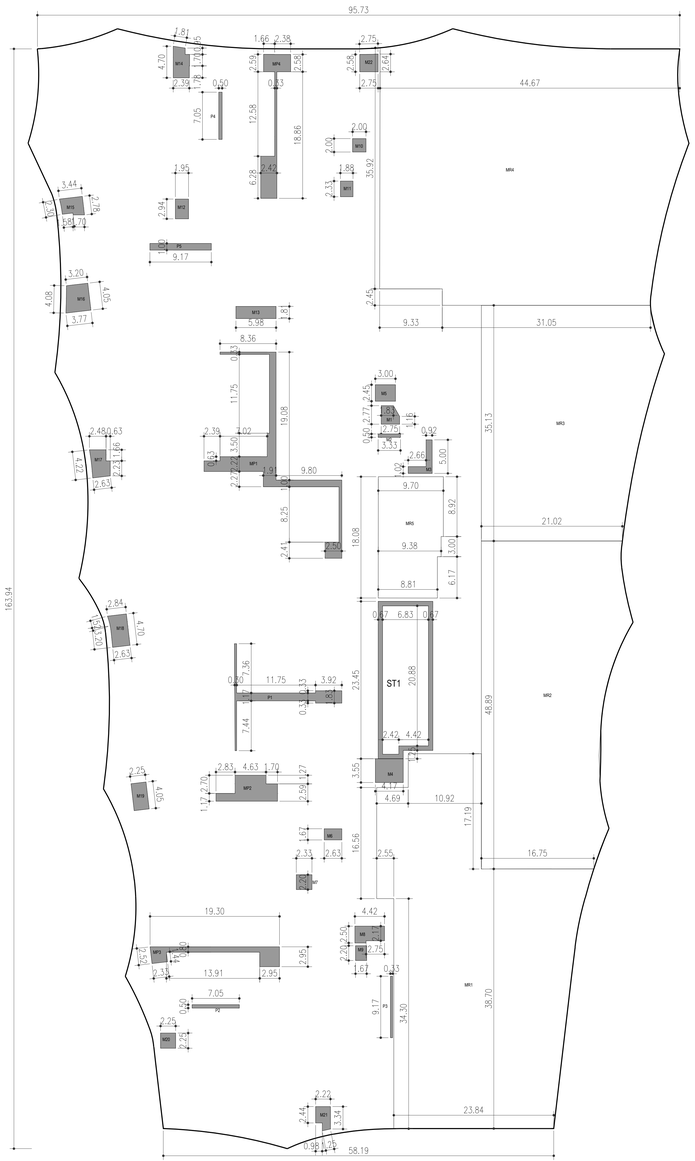
DWG TITLE:
ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST NO. 030863 STATE OF NEW YORK

DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
Z-018.00
DWG NO.

Z-018_ZONING DEDUCTIONS

DEPT OF BUILDINGS 321370536 Job Number
E-DOB-20170536 Scan Code



51ST FLOOR GROSS AREA	
RESIDENTIAL	12786.8 SQ. FT.
TOTAL	12,786.8 SQ. FT.

51ST FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	1272.2 SQ. FT.
MR2	943.3 SQ. FT.
MR3	848.0 SQ. FT.
MR4	1674.0 SQ. FT.
MR5	169.0 SQ. FT.
MECHANICAL AND PLUMBING	
M1	6.8 SQ. FT.
M2	1.7 SQ. FT.
M3	7.3 SQ. FT.
M4	14.8 SQ. FT.
M5	7.3 SQ. FT.
M6	4.4 SQ. FT.
M7	5.2 SQ. FT.
M8	10.1 SQ. FT.
M9	3.7 SQ. FT.
M10	4.0 SQ. FT.
M11	4.4 SQ. FT.
M12	5.8 SQ. FT.
M13	10.8 SQ. FT.
M14	10.4 SQ. FT.
M15	8.3 SQ. FT.
M16	14.0 SQ. FT.
M17	10.4 SQ. FT.
M18	12.4 SQ. FT.
M19	9.1 SQ. FT.
M20	5.1 SQ. FT.
M21	6.7 SQ. FT.
M22	7.2 SQ. FT.
MP1	65.0 SQ. FT.
MP2	25.6 SQ. FT.
MP3	25.3 SQ. FT.
MP4	29.8 SQ. FT.
P1	25.5 SQ. FT.
P2	3.5 SQ. FT.
P3	3.1 SQ. FT.
P4	3.5 SQ. FT.
P5	9.2 SQ. FT.
TOTAL	5,266.8 SQ. FT.

51ST FLOOR STAIR	
LOCATION	AREA
ST1	40.4
TOTAL	40.4 SQ. FT.

1 51ST FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

52ND FLOOR GROSS AREA	
RESIDENTIAL	9857.6 SQ. FT.
TOTAL	9,857.6 SQ. FT.

52ND FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	9857.6 SQ. FT.
MECHANICAL AND PLUMBING	
M1	0
TOTAL	9,857.6 SQ. FT.

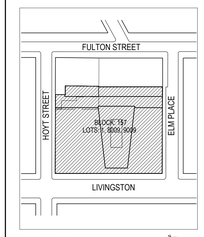
2 52ND FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
STUDIO / GANG / ARCHITECTS
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Chicago, IL 60642
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New York, NY 10004
T:212.579.1514

Structural Engineer:
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GEOTECHNICAL Engineer:
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360 W 31ST STREET
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T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

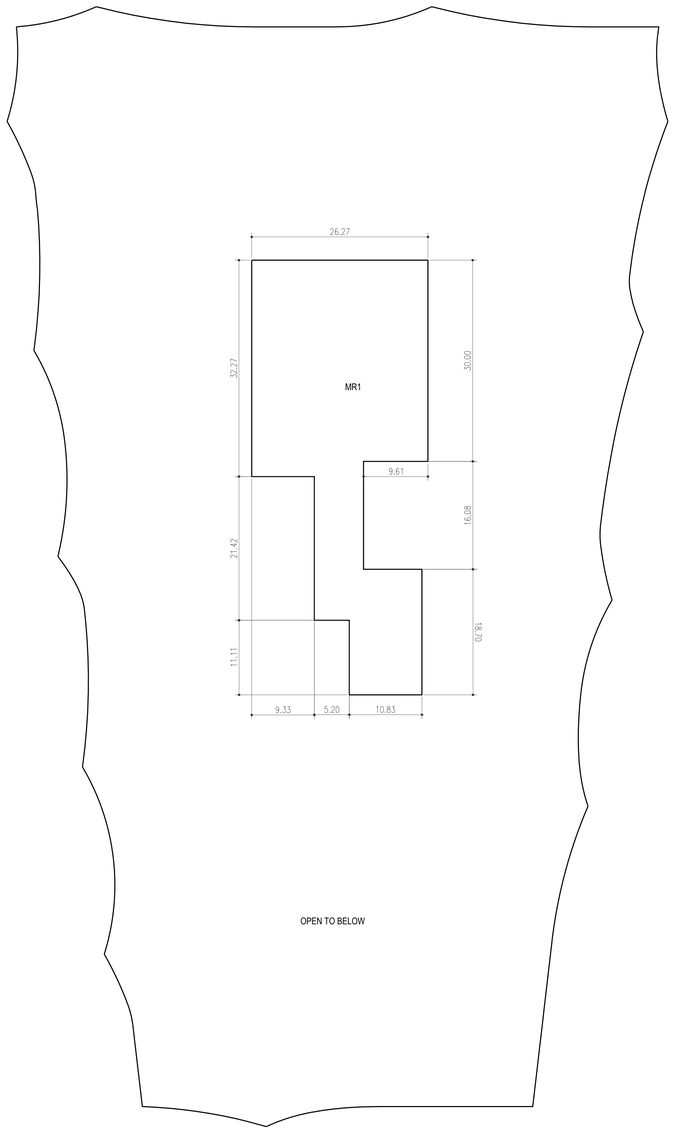
DWG TITLE:
Z-019.00 - ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT JAMES CHARLES REED 030967 STATE OF NEW YORK

DATE:	6/07/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	Z-019.00

Z-019_ZONING DEDUCTIONS

SHEET OF BLOCK3731/7506 Job Number
E/S/P/2/4/6/8/9 Scan Code



53RD FLOOR GROSS AREA	
RESIDENTIAL	1169.3 SQ. FT.
TOTAL	1,169.3 SQ. FT.

53RD FLOOR DEDUCTIONS	
MECHANICAL ROOMS	
LOCATION	AREA
MR1	1169.3 SQ. FT.
MECHANICAL AND PLUMBING	
M1	0
TOTAL	1,169.3 SQ. FT.

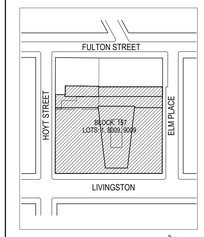
1 53RD FLOOR DEDUCTIONS
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
Z-020.00 - ZONING DEDUCTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 020863 STATE OF NEW YORK

DATE: 6/07/2017
PROJECT #: 15A17
SCALE: AS NOTED
Z-020.00
DWG NO.

DEPT OF BLDGS 321197058 Job Number
E-DOB-20200643 Scan Code

SHEET NO.	SCALE	DRAWING TITLE	ALT- 1	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED FOR 80% SD FACADE DESIGN ASSIST SET	ISSUED FOR 100% SD	ISSUED FOR REVIEW	PAA-A1 ISSUED TO NYC DOB	25% DD ISSUED FOR FACADE	25% DD ISSUED FOR FACADE REVISED	PAA-A2 ISSUED TO NYC DOB	PAA-A3 ISSUED TO NYC DOB
				11/20/2015	1/19/2016	3/8/2016	3/29/2016	6/29/2016	8/22/2016	1/17/2017	2/3/2017	3/2/2017	3/3/2017	3/6/2017	3/10/2017	5/30/2017	6/7/2017
T-000.00	NTS	COVER SHEET	X	X	X	X	X	X	X	X	X		X	X		X	X
Z-001.00	AS NOTED	ZONING TEXT	X	X	X	X					X		X	X		X	X
Z-002.00	AS NOTED	ZONING DIAGRAMS	X	X	X	X					X		X	X		X	X
Z-003.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-004.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-005.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-006.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-006.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-007.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-008.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-009.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-010.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-011.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-012.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-013.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-014.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-015.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-016.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-017.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-018.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-019.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
Z-020.00	1/8"=1'-0"	ZONING DEDUCTIONS															X
A-001.00	NTS	DRAWING LIST	X	X	X	X	X			X	X			X	X		X
A-002.00	NTS	GENERAL NOTES 2014	X	X	X	X	X			X	X			X			X
A-003.00	NTS	ALTERATION NOTES	X	X	X	X	X										
A-004.00	AS NOTED	ABBREVIATIONS, SYMBOLS AND MATERIALS LEGEND												X			X
A-005.00	NTS	PARTITION SCHEDULE								X	X			X			X
A-006.00	AS NOTED	DOOR SCHEDULE								X	X			X			X
A-007.00	AS NOTED	DOOR DETAILS								X	X			X			X
A-008.00	AS NOTED	MISC. DETAILS								X	X			X			X
A-009.00	AS NOTED	ELEVATOR									X			X			X
A-010.00	NTS	FIRM MAPS (FORMERLY A-009)	X	X	X	X				X	X			X			X
A-011.00	NTS	SURVEY (FORMERLY A-004)	X	X	X	X				X	X			X			X
A-012.00	NTS	ADAPTABILITY NOTES (FORMERLY A-003)								X	X			X			X
A-050.00	NA	3D IMAGES - MODEL PHOTOS								X	X			X			X
A-051.00	NA	3D IMAGES - AXONOMETRICS								X	X			X			X
A-081.00	1/8" = 1'-0"	*CELLAR FLOOR PLAN-EXISTING*	X	X	X	X											
A-082.00	1/8" = 1'-0"	*CELLAR FLOOR MEZZANINE PLAN-EXISTING*	X	X	X	X											
A-083.00	1/8" = 1'-0"	*FIRST FLOOR PLAN EXISTING*	X	X	X	X											
A-084.00	1/8" = 1'-0"	*SECOND FLOOR PLAN EXISTING*	X	X	X	X											
A-085.00	1/8" = 1'-0"	*THIRD FLOOR PLAN EXISTING*	X	X	X	X											
A-086.00	1/8" = 1'-0"	*FOURTH FLOOR PLAN EXISTING*	X	X	X	X											
A-087.00	1/8" = 1'-0"	*FIFTH FLOOR PLAN EXISTING*	X	X	X	X											
A-088.00	1/8" = 1'-0"	*ROOF FLOOR PLAN EXISTING*	X	X	X	X											
A-095.00	1/8" = 1'-0"	TOWER GEOMETRY								X	X			X			X
A-100.00	1/8" = 1'-0"	SITE PLAN								X	X			X			X
A-101.00	1/8" = 1'-0"	CELLAR FLOOR PLAN (FORMERLY A-151)	X	X	X	X				X	X			X			X
A-102.00	1/8" = 1'-0"	CELLAR SLAB RETENTION									X			X			X
A-105.00	1/8" = 1'-0"	CELLAR FLOOR MEZZANINE PLAN (FORMERLY A-152)	X	X	X	X				X	X			X			X
A-110.00	1/8" = 1'-0"	FIRST FLOOR PLAN (FORMERLY A-153)	X	X	X	X				X	X			X			X
A-111.00	1/8" = 1'-0"	FIRST FLOOR SLAB RETENTION									X			X			X
A-113.00	1/8" = 1'-0"	FIRST FLOOR MEZZANINE PLAN								X	X			X			X
A-115.00	1/8" = 1'-0"	SECOND FLOOR PLAN								X	X	X		X			X
A-116.00	1/8" = 1'-0"	2ND FLOOR MEZZANINE								X	X	X		X	X		X
A-118.00	1/8" = 1'-0"	TIER 1 - 3RD AND 4TH FLOOR PLAN								X	X	X		X			X
A-120.00	1/8" = 1'-0"	TIER 2A-FLOORS 5-6 PLANS TIER 2B FLOORS 7-9 PLANS								X	X	X		X			X
A-121.00	1/8" = 1'-0"	TIER 2C- FLOORS 10-12 PLANS								X	X	X		X			X
A-130.00	1/8" = 1'-0"	TIER 3A-FLOORS 13-15 PLANS TIER 3B-FLOORS 16-18 PLANS								X	X	X		X			X
A-131.00	1/8" = 1'-0"	TIER 3C- FLOORS 19-21 PLANS								X	X	X		X			X
A-140.00	1/8" = 1'-0"	TIER 4A-FLOORS 22-24 PLANS TIER 4B-FLOORS 25-27 PLANS								X	X	X		X			X
A-141.00	1/8" = 1'-0"	TIER 4C- FLOOR 28 PLAN								X	X	X		X			X
A-145.00	1/8" = 1'-0"	29TH FLOOR PLAN								X	X	X		X			X
A-148.00	1/8" = 1'-0"	TIER 5A- FLOORS 30-31									X	X		X			X
A-150.00	1/8" = 1'-0"	TIER 5A- FLOOR 32 PLAN TIER 5B- FLOORS 33-35 PLANS								X	X	X		X			X
A-151.00	1/8" = 1'-0"	TIER 5C- FLOORS 36-38 PLANS								X	X	X		X			X
A-154.00	1/8" = 1'-0"	SECOND FLOOR PLAN ALTERATION	X	X	X	X											
A-155.00	1/8" = 1'-0"	THIRD FLOOR PLAN ALTERATION	X	X	X	X											
A-156.00	1/8" = 1'-0"	FOURTH FLOOR PLAN ALTERATION	X	X	X	X											
A-157.00	1/8" = 1'-0"	FIFTH FLOOR PLAN ALTERATION	X	X	X	X											
A-158.00	1/8" = 1'-0"	ROOF PLAN ALTERATION	X	X	X	X											
A-160.00	1/8" = 1'-0"	TIER 6A- FLOORS 39-41 PLANS TIER 6B-FLOORS 42-44 PLANS								X	X	X		X			X
A-161.00	1/8" = 1'-0"	TIER 6C-FLOORS 45-47 PLANS TIER 6D-FLOORS 48-49 PLANS								X	X	X		X			X
A-170.00	1/8" = 1'-0"	TIER 7 - FLOOR 50 PLAN								X	X	X		X			X
A-180.00	1/8" = 1'-0"	51ST AND 52ND FLOOR PLAN								X	X	X		X			X
A-185.00	1/8" = 1'-0"	53RD AND 54TH FLOOR PLAN								X	X	X		X			X
A-220.00	1/8" = 1'-0"	TIER 2- FLOORS 5-15 RCP															
A-250.00	1/8" = 1'-0"	TIER 5 - FLOORS 30-39 RCP															
A-300.00	1/32"=1'-0"	ELEVATIONS	X	X	X					X	X			X	X		X
A-301.00	1/16"=1'-0"	NORTH ELEVATION	X	X	X					X	X			X	X		X
A-302.00	1/16"=1'-0"	EAST ELEVATION	X	X	X					X	X			X	X		X
A-303.00	1/16"=1'-0"	SOUTH ELEVATION	X	X	X					X	X			X	X		X
A-304.00	1/16"=1'-0"	WEST ELEVATION	X	X	X					X	X			X	X		X
A-400.00	1/16"=1'-0"	SECTION AA								X	X	X		X			X
A-401.00	1/16"=1'-0"	SECTION BB								X	X	X		X			X
A-402.00	1/8"=1'-0"	CELLAR SECTIONS								X	X			X			X
A-403.00	1/8"=1'-0"	CELLAR SECTIONS 2									X			X			X
A-404.00	1/8"=1'-0"	BASE SECTION-ELEVATIONS								X	X			X			X
A-405.00	1/8"=1'-0"	BASE SECTION-ELEVATIONS								X	X			X			X
A-406.00	1/8"=1'-0"	BASE SECTION-ELEVATIONS								X	X			X			X
A-407.00	1/8"=1'-0"	BASE SECTION-ELEVATIONS								X	X			X			X
A-450.00	1/4"=1'-0"	STAIR A AND B- SHEET 1									X						X
A-451.00	1/4"=1'-0"	STAIR A AND B- SHEET 2									X						X
A-500.00	1/2"=1'-0"	WALL SECTIONS								X	X			X			X
A-501.00	1/2"=1'-0"	WALL SECTIONS								X	X			X			X
A-502.00	1/2"=1'-0"	WALL SECTIONS								X	X			X			X
A-503.00	1/2"=1'-0"	WALL SECTIONS								X	X			X			X
A-504.00	1/2"=1'-0"	WALL SECTIONS								X	X			X			X
A-510.00	AS NOTED	LVL2 ENVELOPE SCHEDULE								X	X			X			X
A-511.00	AS NOTED	TOWER ENVELOPE SCHEDULE_ALT								X	X			X	X		X
A-512.00	1/16"=1'-0"	TOWER ENVELOPE PLANS								X	X			X			
A-513.00	1/16"=1'-0"	TOWER ENVELOPE PLANS								X	X			X			
A-514.00	1/16"=1'-0"	TOWER ENVELOPE PLANS								X	X			X			
A-515.00	1/2"=1'-0"	PRECAST SECTION GEOMETRY								X	X			X			
A-516.00	1/2"=1'-0"	TALL DONUTS - GROUP 5A								X	X			X			
A-517.00	1/2"=1'-0"	TALL DONUTS - GROUP 5B								X	X			X			
A-518.00	1/2"=1'-0"	TYPICAL DONUTS - GROUP 0								X	X			X			
A-519.00	1/2"=1'-0"	TYPICAL DONUTS - GROUP 1								X	X			X			
A-520.00	1/2"=1'-0"	TYPICAL DONUTS - GROUP 2								X	X			X			
A-521.00	1/2"=1'-0"	TYPICAL DONUTS - GROUP 3								X	X			X			
A-522.00	1/2"=1'-0"	TYPICAL DONUTS - GROUP 4								X	X			X			
A-523.00	1/2"=1'-0"	SOUTH WEST CORNER DONUTS									X			X			
A-524.00	1/2"=1'-0"	NORTH WEST CORNER DONUTS									X			X			
A-525.00	1/2"=1'-0"	NORTH EAST CORNER DONUTS									X			X			
A-526.00	1/2"=1'-0"	SOUTH EAST CORNER DONUTS									X			X			
A-530.00	NA	ENVELOPE SCHEDULES								X	X			X			X
A-540.00	NA	PRECAST CONCRETE SAMPLE PHOTOS								X	X			X			
A-550.00	3"=1'-0"	ENVELOPE DETAILS								X	X			X			
A-551.00	3"=1'-0"	ENVELOPE DETAILS								X	X			X			
A-552.00	3"=1'-0"	ENVELOPE DETAILS								X							
A-650.00	1/2"=1'-0"	BATHROOMS															X
A-651.00	1/2"=1'-0"	BATHROOMS															X
A-652.00	1/2"=1'-0"	BATHROOMS															X

SHEET NO.	SCALE	DRAWING TITLE	ALT- 1	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED FOR 80% SD FACADE DESIGN ASSIST SET	ISSUED FOR 100% SD	ISSUED FOR REVIEW	PAA-A1 ISSUED TO NYC DOB	25% DD ISSUED FOR FACADE	25% DD ISSUED FOR FACADE REVISED	PAA-A2 ISSUED TO NYC DOB	PAA-A3 ISSUED TO NYC DOB
				11/20/2015	1/19/2016	3/8/2016	3/29/2016	6/29/2016	8/22/2016	1/17/2017	2/3/2017	3/2/2017	3/3/2017	3/6/2017	3/10/2017	5/30/2017	6/7/2017
A-700.00	1/2"=1'-0"	KITCHEN DETAILS															X
A-701.00	1/2"=1'-0"	KITCHEN TYPES 1															X
A-702.00	1/2"=1'-0"	KITCHEN TYPES 2															X
		BUILDERS PAVEMENT PLAN															
BPP-001.00	NTS	COVER SHEET									X						
BPP-002.00	AS NOTED	HOYT ST. & ELM PLACE PLAN AND PROFILE									X						
		ENERGY															
EN-001	NTS	ENERGY COMPLIANCE FORMS															X
EN-002	NTS	ENERGY COMPLIANCE FORMS															X
EN-003	NTS	ENERGY COMPLIANCE FORMS															X
EN-004	NTS	ENERGY COMPLIANCE FORMS															X
EN-005	NTS	ELEVATIONS SHT #1															X
EN-006	NTS	ELEVATIONS SHT #2															X
EN-007	NTS	ELEVATIONS SHT #3															X
EN-008	NTS	ROOFS															X
EN-009	NTS	WALL TYPES															X
		FAÇADE MAINTENANCE															
FM-101.1	1/8"=1'-0"	FAÇADE MAINTENANCE EQUIPTMENT LAYOUT OPTION 1									X						
FM-101.2	1/8"=1'-0"	FAÇADE MAINTENANCE EQUIPTMENT LAYOUT OPTION 2									X						
FM-101.3	1/8"=1'-0"	FAÇADE MAINTENANCE EQUIPTMENT LAYOUT OPTION 3									X						
FM-201.1	3/16"=1'-0"	FAÇADE MAINTENANCE BMU SECTIONS OPTION 1									X						
FM-201.2	3/16"=1'-0"	FAÇADE MAINTENANCE BMU SECTIONS OPTION 2									X						
FM-201.3	3/16"=1'-0"	FAÇADE MAINTENANCE BMU SECTIONS OPTION 3									X						
FM-202	AS NOTED	FAÇADE MAINTENANCE BMU SECTIONS OPTION 3									X						
FM-301	1/32"=1'-0"	FAÇADE MAINTENANCE ISA LOCATIONS									X						
FM-302	1/32"=1'-0"	FAÇADE MAINTENANCE ISA LOCATIONS									X						
		MECHANICAL															
M-001.00	NTS	MECHANICAL SYMBOLS AND ABBREVIATIONS									X						X
M-100.00	1/8"=1'-0"	MECHANICAL DEMO CELLAR FLOOR PLAN	X								X		X				X
M-101.00	1/8"=1'-0"	MECHANICAL DEMO CELLAR MEZZ FLOOR PLAN	X								X		X				X
M-102.00	1/8"=1'-0"	MECHANICAL DEMO GROUND FLOOR PLAN	X								X		X				X
M-103.00	1/8"=1'-0"	MECHANICAL DEMO 2ND FLOOR PLAN									X						X
M-104.00	1/8"=1'-0"	MECHANICAL DEMO 3RD FLOOR PLAN									X						X
M-105.00	1/8"=1'-0"	MECHANICAL DEMO 4TH FLOOR PLAN									X						X
M-106.00	1/8"=1'-0"	MECHANICAL DEMO 5TH FLOOR PLAN									X						X
M-107.00	1/8"=1'-0"	MECHANICAL DEMO ROOF PLAN									X						X
M-200.00	1/8"=1'-0"	MECHANICAL CELLAR FLOOR PLAN															X
M-201.00	1/8"=1'-0"	MECHANICAL CELLAR MEZZ FLOOR PLAN															X
M-202.00	1/8"=1'-0"	MECHANICAL GROUND FLOOR PLAN															X
M-203.00	1/8"=1'-0"	MECHANICAL GROUND MEZZ FLOOR PLAN															X
M-204.00	1/8"=1'-0"	MECHANICAL 2ND FLOOR PLAN															X
M-205.00	1/8"=1'-0"	MECHANICAL 2ND MEZZ FLOOR PLAN															X
M-208.00	1/8"=1'-0"	MECHANICAL 3RD-28TH FLOOR PLAN															X
M-229.00	1/8"=1'-0"	MECHANICAL 29TH FLOOR PLAN															X
M-230.00	1/8"=1'-0"	MECHANICAL 30TH-50TH FLOOR PLAN															X
M-251.00	1/8"=1'-0"	MECHANICAL 51ST FLOOR PLAN															X
M-252.00	1/8"=1'-0"	MECHANICAL 52ND FLOOR PLAN															X
M-253.00	1/8"=1'-0"	MECHANICAL 53RD FLOOR															X
M-300.00	NTS	MECHANICAL WATER FLOW DIAGRAM															X
M-301.00	NTS	MECHANICAL WATER RISER DIAGRAM (1 OF 4)															X
M-302.00	NTS	MECHANICAL WATER RISER DIAGRAM (2 OF 4)															X
M-303.00	NTS	MECHANICAL WATER RISER DIAGRAM (3 OF 4)															X
M-304.00	NTS	MECHANICAL WATER RISER DIAGRAM (4 OF 4)															X
M-305.00	NTS	MECHANICAL AIR RISER DIAGRAM (1 OF 4)															X
M-306.00	NTS	MECHANICAL AIR RISER DIAGRAM (2 OF 4)															X
M-307.00	NTS	MECHANICAL AIR RISER DIAGRAM (3 OF 4)															X
M-308.00	NTS	MECHANICAL AIR RISER DIAGRAM (4 OF 4)															X
M-400.00	NTS	MECHANICAL SCHEDULE (1 OF 3)															X
M-401.00	NTS	MECHANICAL SCHEDULE (2 OF 3)															X
M-402.00	NTS	MECHANICAL SCHEDULE (3 OF 3)															X
M-500.00	NTS	MECHANICAL DETAILS (1 OF 7)															X
M-501.00	NTS	MECHANICAL DETAILS (2 OF 7)															X
M-502.00	NTS	MECHANICAL DETAILS (3 OF 7)															X
M-503.00	NTS	MECHANICAL DETAILS (4 OF 7)															X
M-504.00	NTS	MECHANICAL DETAILS (5 OF 7)															X
M-505.00	NTS	MECHANICAL DETAILS (6 OF 7)															X
M-506.00	NTS	MECHANICAL DETAILS (7 OF 7)															X
		PLUMBING															
P-001.00	NTS	PLUMBING SYMBOLS, NOTES, AND ABBREVIATIONS									X						X
P-099.00	1/8"=1'-0"	PLUMBING UNDERGROUND FLOOR PLAN	X								X		X				X
P-100.00	1/8"=1'-0"	PLUMBING DEMO CELLAR PLAN	X								X		X				X
P-101.00	1/8"=1'-0"	PLUMBING DEMO CELLAR MEZZ PLAN	X								X		X				X
P-102.00	1/8"=1'-0"	PLUMBING DEMO GROUND FLOOR PLAN	X								X		X				X
P-103.00	1/8"=1'-0"	PLUMBING DEMO 2ND FLOOR PLAN	X								X		X				X
P-104.00	1/8"=1'-0"	PLUMBING DEMO 3RD FLOOR PLAN									X						X
P-105.00	1/8"=1'-0"	PLUMBING DEMO 4TH FLOOR PLAN									X						X
P-106.00	1/8"=1'-0"	PLUMBING DEMO 5TH FLOOR PLAN									X						X
P-107.00	1/8"=1'-0"	PLUMBING DEMO 6TH FLOOR PLAN									X						X
P-200.00	1/8"=1'-0"	PLUMBING CELLAR PLAN									X						X
P-201.00	1/8"=1'-0"	PLUMBING CELLAR MEZZ PLAN									X						X
P-202.00	1/8"=1'-0"	PLUMBING GROUND FLOOR PLAN									X						X
P-203.00	1/8"=1'-0"	PLUMBING GROUND MEZZ FLOOR PLAN									X						X
P-204.00	1/8"=1'-0"	PLUMBING 2ND FLOOR PLAN	X				X	X			X		X				X
P-205.00	1/8"=1'-0"	PLUMBING 2ND MEZZ FLOOR PLAN									X						X
P-208.00	1/8"=1'-0"	PLUMBING 3RD-28TH FLOOR PLAN									X						X
P-229.00	1/8"=1'-0"	PLUMBING 29TH FLOOR PLAN									X						X
P-230.00	1/8"=1'-0"	PLUMBING 30TH-50TH FLOOR PLAN									X						X
P-251.00	1/8"=1'-0"	PLUMBING 51ST FLOOR PLAN									X						X
P-252.00	1/8"=1'-0"	PLUMBING 52ND FLOOR PLAN									X						X
P-253.00	1/8"=1'-0"	PLUMBING 53RD FLOOR PLAN									X						X
P-301.00	NTS	PLUMBING SANITARY RISER DIAGRAM															X
P-311.00	NTS	PLUMBING DOMESTIC WATER RISER DIAGRAM															X
P-321.00	NTS	PLUMBING STORM RISER DIAGRAM															X
P-331.00	NTS	PLUMBING GAS RISER DIAGRAM															X
P-401.00	NTS	PLUMBING SCHEDULES															X
P-501.00	NTS	PLUMBING DETAIL SHEET #1															X
P-502.00	NTS	PLUMBING DETAIL SHEET #2															X
P-503.00	NTS	PLUMBING DETAIL SHEET #3															X
		FIRE PROTECTION															
FP-100	*1/8" = 1'-0"*	*CELLAR FLOOR PLAN*	X		X						X						
FP-101	*1/8" = 1'-0"*	*CELLAR MEZZANINE FLOOR PLAN*	X		X						X						
FP-102	*1/8" = 1'-0"*	*GROUND FLOOR PLAN*	X		X						X						
FP-202	*1/8" = 1'-0"*	*GROUND FLOOR PLAN*	X		X						X						
FP-301.00	NTS	RISER DIAGRAM	X		X		X	X		X	X						
		FIRE ALARM															
FA-001	NTS	FIRE ALARM SYMBOL LIST , NOTES, AND ABBREVIATIONS	X			X	X										
FA-002	NTS	FIRE ALARM DETAILS AND SEQUENCE OF OPERATION	X			X	X										
FA-100	1/8"=1'-0"	FIRE ALARM SUB CELLAR PLAN	X			X	X										
FA-101	1/8"=1'-0"	FIRE ALARM CELLAR PLAN	X			X	X										
FA-102	1/8"=1'-0"	FIRE ALARM GROUND PLAN															
FA-103	1/8"=1'-0"	FIRE ALARM 2ND FLOOR PLAN															
FA-104	1/8"=1'-0"	FIRE ALARM 3RD TO 13TH FLOOR PLAN															
FA-115	1/8"=1'-0"	FIRE ALARM 14TH-15TH FLOOR PLAN															
FA-116	1/8"=1'-0"	FIRE ALARM 16TH FLOOR PLAN															
FA-117	1/8"=1'-0"	FIRE ALARM 17TH FLOOR PLAN															
FA-120	1/8"=1'-0"	FIRE ALARM 18TH-20TH FLOOR PLAN															
FA-123	1/8"=1'-0"	FIRE ALARM 21ST-23RD FLOOR PLAN															
FA-124	1/8"=1'-0"	FIRE ALARM ROOF PLAN															
FA-125	1/8"=1'-0"	FIRE ALARM EMR & BULKHEAD PLANS															
FA-300	NTS	FIRE ALARM RISER DIAGRAM															
		FIRE ALARM ARCS SYSTEM															
FA-200	NTS	FIRE ALARM ARCS SYSTEM SYMBOL, NOTES, AND RISER DIAGRAM															
FA-201	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM CELLAR PLAN															
FA-202	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM GROUND PLAN															

SHEET NO.	SCALE	DRAWING TITLE	ALT- 1	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED TO NYC DOB	ISSUED FOR 80% SD FACADE DESIGN ASSIST SET	ISSUED FOR 100% SD	ISSUED FOR REVIEW	PAA-A1 ISSUED TO NYC DOB	25% DD ISSUED FOR FACADE	25% DD ISSUED FOR FACADE REVISED	PAA-A2 ISSUED TO NYC DOB	PAA-A3 ISSUED TO NYC DOB
				11/20/2015	1/19/2016	3/8/2016	3/29/2016	6/29/2016	8/22/2016	1/17/2017	2/3/2017	3/2/2017	3/3/2017	3/6/2017	3/10/2017	5/30/2017	6/7/2017
FA-203	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM 2ND FLOOR PLAN															
FA-204	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM 5TH, 8TH, 11TH FLOOR PLAN															
FA-215	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM 14TH FLOOR PLAN															
FA-217	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM 17TH FLOOR PLAN															
FA-220	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM 20TH FLOOR PLAN															
FA-223	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM 23RD FLOOR PLAN															
FA-225	1/8"=1'-0"	FIRE ALARM ARCS SYSTEM BULKHEAD PLAN															
		FOUNDATION															
FO-100	AS NOTED	FOUNDATION FRAMING PLAN									X					X	
FO-200	AS NOTED	GROUND IMPROVEMENT ELEMENT DETAILS									X					X	
FO-201	AS NOTED	MAT FOUNDATION REINFORCEMENT									X					X	
FO-203	AS NOTED	FOUNDATION DETAILS									X					X	
FO-204	AS NOTED	TYPICAL FOUNDATION DETAILS									X					X	
FO-205	AS NOTED	TYPICAL FOUNDATION DETAILS									X					X	
FO-206	AS NOTED	TYPIC

DEPT OF BLDGS 421317006 Job Number
E559842726 Scan Code

BUILDING INFORMATION:

LOCATION: 11 HOYT STREET, BROOKLYN, NY 11201 BLOCK 157 LOTS : 1,8009,9009
OCCUPANCY: R2
CONSTRUCTION CLASSIFICATION: TYPE 1A
SEISMIC DESIGN CATEGORY: C
FLOOD ZONE: ZONE X
FLOOD OCCUPANCY: ZONE

THIS BUILDING SHALL BE BUILT IN COMPLIANCE WITH THE NEW YORK CITY BUILDING CODE EFFECTIVE AT THE DATE OF FIRST FILING: JANUARY 31ST , 2017

GENERAL

1. ALL NOTES HEREIN IN ADDITION TO THOSE ON THE VARIOUS DRAWINGS AND SPECIFICATIONS SHALL APPLY TO ALL DOCUMENTS AND FORM PART OF THE CONTRACT.
2. ALL CONSTRUCTION AND DEMOLITION WORK SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES, AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.

CONTRACTOR

3. THE TERM 'CONTRACTOR' SHALL APPLY TO ALL SUB CONTRACTORS AND/OR THEIR EMPLOYEES.
4. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE 2014 NEW YORK CITY BUILDING CODE, ANY WORK NOT CONFORMING TO CODE SHALL BE CURED AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THAT WORK.
5. THE PROVISIONS OF CHAPTER 33 OF THE 2014 NEW YORK CITY BUILDING CODE SHALL GOVERN THE CONDUCT OF ALL CONSTRUCTION AND DEMOLITION OPERATIONS WITH REGARD TO THE SAFETY OF THE PUBLIC AND PROPERTY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE, SUB CHAPTER 33 (BC 3301.1)
7. DRAWINGS ARE NOT TO BE SCALED; WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. ALL WORK SHALL BE LAID OUT BY DIMENSIONS; DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
8. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
9. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, LOCATION AND DISPOSITION OF EXISTING UTILITIES AND EASEMENTS.
10. ALL MATERIALS, ASSEMBLIES, FORMS, AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM STANDARDS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, AISC, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW AND SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 113 OF THE GENERAL ADMINISTRATIVE PROCEDURES (BC 1704.2.1)
11. THE ARCHITECT SHALL NOT HAVE CONTROL NOR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, FABRICATION, PROCUREMENT, SHIPMENT, DELIVERY OR INSTALLATION, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS, SUB-CONTRACTORS, SUPPLIERS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
12. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THEIR BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
13. EACH CONTRACTOR SHALL PREPARE A PROPOSED CONSTRUCTION SCHEDULE AND SUBMIT SAME WITH THEIR BID. CONTRACTOR SHALL REFER ALL QUESTIONS AS TO THE MEANING OR RESOLUTION OF THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT FOR INTERPRETATION BEFORE START OF WORK.
14. ALL CONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER CONTRACTORS, IN ORDER TO PRECLUDE ANY INTERFERENCE BETWEEN PIPING, WIRING, LIGHTING FIXTURES, AIR CONDITIONING DUCTING, PLUMBING, MECHANICAL EQUIPMENT AND/OR CONSTRUCTION ASSEMBLIES, ETC.
15. INSPECTION DURING PROGRESS OF WORKS SHALL COMPLY WITH ARTICLE 113 OF THE GENERAL ADMINISTRATIVE PROCEDURES.
16. EACH CONTRACTOR SHALL PROVIDE LABOR, SUPERVISION, MATERIALS, EQUIPMENT & ACCESSORIES, AND COORDINATE, PROCURE, FABRICATE, DELIVER, ERECT OR INSTALL, INTERFACE WITH ANY NEW OR EXISTING WORK, START, TEST ALL WORK AS PER CODE AND CONSTRUCTION DOCUMENTS IN ORDER TO PROVIDE THE OWNER WITH A COMPLETE ASSEMBLY OR SYSTEM.
17. CONTRACTOR TO FURNISH AND INSTALL ANY OTHER MATERIAL NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE INSTALLATION OF SPECIFIED PRODUCTS, MATERIALS OR SYSTEMS AS SELECTED BY THE CONTRACTOR AND SUBJECT TO APPROVAL OF THE ARCHITECT.
18. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS, CUTS AND SAMPLES OF ALL CONSTRUCTION ASSEMBLIES FOR REVIEW BY THE ARCHITECT BEFORE COMMENCING ANY WORK. NO WORK IS TO BE PERFORMED WITHOUT THE AFOREMENTIONED. THE ARCHITECT AND OWNER RESERVE THE RIGHT TO REJECT ANY SUCH SUBMITTALS.
19. THE CONTRACT DOCUMENTS CONTEMPLATE A FINISHED PIECE OF WORK OF SUCH CHARACTER AND QUALITY AS REASONABLY INFERABLE FROM THEM. THE CONTRACTOR ACKNOWLEDGES THAT THE CONTRACT INCLUDES AN ALLOWANCE OF MONEY SUFFICIENT TO MAKE THE PROJECT COMPLETE AND OPERATIONAL AND IN COMPLIANCE WITH GOOD PRACTICE AND AGREES THAT INADVERTENT MINOR DISCREPANCIES OR OMISSIONS ON THE PLANS FAILURE TO SHOW DETAILS OR TO REPEAT ANY PART OF THE CONTRACT DOCUMENT FIGURES OR NOTES GIVEN ON ANOTHER SHALL NOT BE THE CAUSE FOR ADDITIONAL CHARGES OR CLAIMS.
20. CONTRACTOR SHALL COMPLY WITH RECOMMENDATIONS OF MANUFACTURERS FOR INSTALLATION AND USE OF ALL PRODUCTS. IF RECOMMENDATIONS CONFLICT WITH DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT FOR RESOLUTION.
21. WHEREVER A PARTICULAR MANUFACTURER'S PRODUCT IS SPECIFIED OR ACCEPTABLE, ANY OTHERWISE INCORPORATED INTO THE WORK IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR SUCH USAGE.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT THE TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE APPLICABLE CODES. NO EXTRA COST OR CONSIDERATION FOR FLOORING MATERIALS WILL CONSTITUTE ACCEPTANCE OF SURFACES BY EACH SPECIFIC SUBCONTRACTOR AND ASSUMPTION OF RESPONSIBILITY FOR ALL SUBSEQUENT FINISHING AND RESULTS THEREOF.
23. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS OR AS REQUIRED TO THE ARCHITECT FOR REVIEW AND ACKNOWLEDGMENT OF CONFORMANCE TO THE DESIGN INTENT PRIOR TO ORDERING MATERIALS.
24. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, PANELS, LIGHT FIXTURES, OUTLETS, PLUMBING FIXTURES AND FITTINGS, THERMOSTATS AND DOOR BELLS IN ELEVATION WITH ARCHITECT.
25. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE PREMISES ALL WORK CONDEMNED BY THE ARCHITECT AS FAILING TO CONFORM TO THE CONTRACT DOCUMENTS WHETHER INCORPORATED OR NOT, AND CONSTRUCTION SHALL PROMPTLY REPLACE AND RE-EXECUTE HIS OWN WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF MAKING GOOD ALL WORK OF OTHER CONTRACTORS DAMAGED BY SUCH REMOVAL OR REPLACEMENT.
26. CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND FORWARD COPIES OF ALL SIGN-OFFS AND CERTIFICATE OF OCCUPANCY (IF REQUIRED) TO THE ARCHITECT.
27. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR THEIR WORK, ANY DISCREPANCIES IN THE PLANS OR DETAILS OR SPECIFICATIONS SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT.
28. CONTRACTOR TO SCHEDULE AND COORDINATE ALL NECESSARY PERMITS FOR THE WORK AND ASSOCIATED INSPECTIONS PURSUANT TO THE CONTRACT DOCUMENTS AND THE ABOVE LISTED CODES. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CHANGES REQUIRED TO THE APPROVED PERMIT DRAWINGS. ALL ALTERATION APPLICATIONS AND AMENDED CERTIFICATE OF OCCUPANCY (IF REQUIRED) WILL BE FILED AS PER THE 2014 NEW YORK CITY BUILDING CODE.
29. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO PUBLIC INSPECTION FOR THE ENTIRE DURATION OF THE WORK, OR THE PROSECUTION OF THE WORK, OR THE OPERATION OF THE EQUIPMENT OR APPLIANCE FOR WHICH A PERMIT IS REQUIRED, UNTIL THE EXPIRATION OF THE PERMIT. CONTRACTOR SHALL FORWARD COPIES OF ALL BUILDING DEPARTMENT DOCUMENTS AND PERMITS TO THE ARCHITECT FOR RECORD. NO WORK AT THE SITE IS TO COMMENCE UNTIL THE PLANS HAVE BEEN APPROVED AND THE APPLICABLE PERMIT IS ISSUED BY THE APPROPRIATE GOVERNING ENTITY.
30. CONTRACTOR SHALL KEEP A COMPLETE RECORD SET (DRAWINGS, SPECIFICATIONS, AGENDAS, CHANGE ORDERS, RECORD OF APPROVED SHOP DRAWINGS, SAMPLES, AND SIMILAR) ON SITE. CONTRACTOR SHALL NOT MAKE ANY ALTERATIONS TO THE CONTRACT DOCUMENTS.
31. ALL ELEVATIONS SHALL BE REFERRED TO DATUM USED BY TOPOGRAPHICAL BUREAU, BOROUGH PRESIDENT OF MANHATTAN, WHICH IS 2.752 ABOVE THE U.S. COAST AND GEODETIC SURVEY MEAN SEA LEVEL DATUM AT SANDY HOOK. ALL ELEVATIONS INDICATED ARE ACTUAL ELEVATIONS AND REFER TO DATUM USED BY TOPOGRAPHICAL BUREAU, BOROUGH PRESIDENTS OFFICE, MANHATTAN (GAP 28-104.7.6).
32. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK (BC 3304.3 & 3306.3)
33. TEN DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK, OR DEMOLITION WORK (BC 3304.3.2, 3306.3.2).
34. AN ACCURATE AND COMPLETE FINAL SURVEY, SIGNED AND SEALED BY A NYS LICENSED SURVEYOR, SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOCATION OF ANY NEW BUILDING AND / OR ANY EXTENSION TO AN EXISTING BUILDING, FINISHED ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES, ESTABLISHED CURB LEVEL, LOCATION OF OTHER STRUCTURE ON LOT, LOCATION AND BOUNDARIES OF LOT (GAP 28-118.4).
35. ZONING LOTS EXHIBITS, PARTY WALL RESTRICTIVE DECLARATION, AND EGRESS EASEMENTS TO BE FILED AND RECORDED AT THE CITY REGISTER PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
36. POSTED OCCUPANCY AND USE: ALL BUILDINGS SHALL BE POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT OF BUILDINGS, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR, STATING LIVE LOADS AND OCCUPANTS LOADS IN THE BUILDING AND ALL PARTS THEREOF (GAP 28-118.19).
37. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK, OF THE USE AND OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE PERMIT.
38. THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTION, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT AND DEPARTMENT AS SATISFYING THE REQUIREMENTS OF GAP 110 "SPECIAL INSPECTORS". TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING DEPARTMENT (GAP 28-104.7.7):

A. STRUCTURAL STEEL - WELDING (BC 1704.3.1 & TABLE 1704.3)
B. STRUCTURAL STEEL - DETAILS (BC 1704.3.2 & TABLE 1704.3)
C. STRUCTURAL STEEL - HIGH STRENGTH BOLTING (BC 1704.3.3 & TABLE 1704.3)
D. STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4 & TABLE 1704.3.4)
E. CONCRETE - CAST-IN-PLACE (BC 1704.4 & TABLE 1704.4)
F. CONCRETE - PRECAST (BC 1704.4 & TABLE 1704.4)
G. CONCRETE - PRESTRESSED (BC 1704.4 & TABLE 1704.4)
H. MASONRY (BC 1704.5 & TABLE 1704.5.1)
I. WOOD - INSTALLATION OF HIGH-LOAD DIAPHRAGMS (BC 1704.6.1)
J. WOOD - INSTALLATION OF METAL-PLATE-CONNECTED TRUSSES (BC 1704.6.2)
K. WOOD - INSTALLATION OF PREFABRICATED I-JOISTS (BC 1704.6.3)
L. SUNDRY INSPECTION (BC 1704.7.1)
M. SUBSURFACE CONDITIONS - FILL PLACEMENT & IN-PLACE DENSITY (BC 1704.7, 1704.7.3)
N. DEEP FOUNDATION INVESTIGATIONS (BORING/TEST PITS) (BC 1704.7.4)
O. DEEP FOUNDATION ELEMENTS (BC 1704.8)
P. HELICAL PILES (BY ADTA) (BC 1704.8.5)
Q. VERTICAL MASONRY FOUNDATION ELEMENTS (BC 1704.9)
R. WALL PANELS, CURTAIN WALLS AND VENEERS (BC 1704.10)
S. SPRAYED FIRE-RESISTANT MATERIALS (BC 1704.11)
T. MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (BC 1704.12)
U. EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) (BC 1704.13)
V. SMOKE CONTROL SYSTEMS (BC 1704.15)
W. MECHANICAL SYSTEMS (BC 1704.16 & NYC MECHANICAL CODE)
X. FUEL-OIL STORAGE AND FUEL-OIL PIPING SYSTEMS (BC 1704.17 & NYC MECHANICAL CODE)
Y. HIGH-PRESSURE STEAM PIPING (WELDING) (BC 1704.18 & NYC MECHANICAL CODE)
Z. HIGH TEMPERATURE HOT WATER PIPING (WELDING) (BC 1704.18)
AA. HIGH-PRESSURE FUEL-GAS PIPING (WELDING) (BC 1704.19 & NYC MECHANICAL CODE)
AB. STRUCTURAL STABILITY - EXISTING BUILDINGS (BC 1704.20.1)
AC. EXCAVATIONS - SHEETING, SHORING AND BRACING (BC 1704.20.2)
AD. UNDERPINNING (BC 1704.20.3, BC 1814)
AE. MECHANICAL DEMOLITION (BC 1704.20.4)
AF. RAISING AND MOVING OF A BUILDING (BC 1704.20.5)
AG. SOIL EXPANSION TEST - PRIVATE ON-SITE STORM WATER, DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES (BC 1704.21.1.2)
AH. PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS AND DETENTION FACILITIES INSTALLATION (BC 1704.21.2)
AI. INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS INSTALLATION (BC 1704.21.3)
AJ. SOIL PERCOLATION TEST - INDIVIDUAL ON-SITE PRIVATE SEWAGE DISPOSAL SYSTEMS (BC 1704.22)
AK. SPRINKLER SYSTEM (BC 1704.23)
AL. STANDPIPE SYSTEM (BC 1704.24)
AM. HEATING SYSTEMS (BC 1704.25)
AN. CHIMNEYS (BC 1704.26)
AO. FIRE-RESISTANT PENETRATIONS AND JOINTS (BC 1704.27)
AP. ALUMINUM WELDING (BC 1704.28)
AQ. FLOOD ZONE COMPLIANCE (ATTACH FEMA ELEVATION/DRY FLOODPROFING CERTIFICATE WHERE APPLICABLE) (BC 1704.29, BC G105)
AR. LUMINOUS EGRESS PATH MARKINGS (BC 1704.30, BC 1024.8)
AS. EMERGENCY AND STANDBY POWER SYSTEMS (GENERATORS) (BC 1704.31)
AT. POST-INSTALLED ANCHORS (BMD)(14-018, 2014-019) (BC 1704.32)
AU. SEISMIC ISOLATION SYSTEMS (BC 1707.8)
AV. CONCRETE DESIGN MIX (BC 1905.3, 1913.5)
AW. CONCRETE SAMPLING AND TEST (BC 1905.6, BC 1913.10)
AX. ENERGY CODE COMPLIANCE INSPECTION - TR8
1. PROTECTION OF EXPOSED FOUNDATION INSULATION (9A1)
2. INSULATION PLACEMENT AND R-VALUES (9A2)
3. FENESTRATION THERMAL VALUES AND PRODUCT RATINGS (9A3)
4. FENESTRATION AND DOOR ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE (9A4)
5. FENESTRATION AREAS (9A5)
6. AIR SEALING AND INSULATION (VISUAL) (9A6)
7. PROJECTION FACTORS (9A7)
8. LOADING DECK WEATHER SEAL (9A8)
9. BUILDING ENTRANCE VESTIBULES (9A9)
10. FIRE PLACES (9B1)
11. SHUT OFF DAMPERS (9B2)
12. HVAC AND SERVICE WATER-HEATING EQUIPMENT (9B3)
13. HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS (9B4)
14. HVAC INSULATION AND SEALING (9B5)
15. DUCT LEAKAGE TESTING (9B6)
16. ELECTRIC ENERGY CONSUMPTION (9C1)
17. LIGHTING IN DWELLING UNITS (9C2)
18. INTERIOR LIGHTING POWER (9C3)
19. EXTERIOR LIGHTING (9C4)
20. LIGHTING CONTROLS (9C5)
21. EXIT SIGNS (9C6)
22. ELECTRIC MOTORS (INCLUDING BUT NOT LIMITED TO FAN MOTORS) (9D8)
23. MAINTENANCE INFORMATION (9D1)

39. THE TECHNICAL RESPONSIBILITY REPORT FORMS (TR-1, TR-2, TR-3, ETC.) SHALL BE FILED PRIOR TO THE START OF WORK.
40. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED WITH THE BUILDING DEPARTMENT.
41. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES, DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES FOR CONSTRUCTION. CONTRACTOR WILL COORDINATE THE WORK OF ALL OTHER TRADES AND SUBCONTRACTORS, AND ASSURE THAT ALL WORK IS PERFORMED IN A SAFE, EFFICIENT AND SATISFACTORY MANNER.
42. REQUIRED SEPARATE APPLICATIONS:

A. APPLICATION FOR NEW BUILDING
B. APPLICATION FOR PLUMBING
C. APPLICATION FOR MECHANICAL SYSTEM VENTILATION
D. APPLICATION FOR SPRINKLERS (BC 903)
E. APPLICATION FOR STANDPIPES (BC 905)
F. APPLICATION FOR FIRE ALARM
G. APPLICATION FOR CURB CUT
H. APPLICATION FOR ELEVATORS
I. APPLICATION FOR PUBLIC ASSEMBLY, IF ANY
J. APPLICATION FOR EMERGENCY POWER SYSTEMS (GENERATORS)
K. HIGHWAY DEPARTMENT APPLICATION (PAVEMENT PLAN) (GAP 108)
L. FIRE PROTECTION PLAN (GAP 199)
M. APPLICATION FOR BOILER

43. ALL PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY THE NEW YORK CITY DEPARTMENT OF BUILDINGS.
44. CONTRACTOR SHALL PROTECT ALL ADJOINING PROPERTIES AND THE ADJOINING PUBLIC RIGHT-OF-WAY. PROTECTION SHALL COMPLY WITH ALL REGULATIONS OF SECTION BC 3309.
45. SITE SAFETY MANAGER OR COORDINATOR SHALL BE DESIGNATED BY CONTRACTOR AS REQUIRED BY SECTION BC 3310 AND CHAPTER 4 OF TITLE 28 OF THE AC.
46. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES (GAP 28-301.1).

HIGH RISE

47. THIS BUILDING IS TALLER THAN 75FT AND COMPLIES WITH SECTION BC 403: HIGH RISE BUILDINGS
48. AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING (BC 403.3, 903.2.8). SPRINKLER SYSTEM SHALL COMPLY WITH BC 903.3
49. STANDPIPE SYSTEM SHALL BE INSTALLED AND SHALL COMBINE WITH AUTOMATIC SPRINKLER SYSTEM AS PER BC 905. (BC 405.10)
50. SMOKE DETECTION SHALL BE PROVIDED PER (BC 403.4.1, BC 907.2.13.1)
51. EMERGENCY ONE-WAY VOICE COMMUNICATION SYSTEM SHALL BE PROVIDED BETWEEN THE FIRE-COMMAND CENTER AND THE REQUIRED EXIT STAIRS (EVERY OTHER FLOOR). INTERCOM SYSTEM WITH DWELLING UNITS (IF PROVIDED) SHALL HAVE FIRE DEPARTMENT OVERRIDE FEATURE (BC 403.4.3, 907.5.2.2 EXCEPTION 3)
52. FIRE DEPARTMENT COMMUNICATION SYSTEM NOT REQUIRED PER (BC 403.4.2, BC 907.2.13.3 EXCEPTION)
53. FIRE COMMAND CENTER COMPLYING WITH BC 911 SHALL BE PROVIDED (BC 403.4.5)
54. ELEVATOR LOBBIES ARE NOT REQUIRED PER (BC 403.6.3, BC 708.14.1 EXCEPTION 5)
55. ELEVATOR SHAFTS AND STAIR ENCLOSURES TO BE CONSTRUCTED OF IMPACT RESISTANT WALLS (BC 403.2.3, 1 RCNY 403-01)
56. ELEVATOR SHALL COMPLY WITH (BC 1007.4) FOR EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS AS PER SECTION 2.27 OF ASME A117.1 AND SECTION (BC 1109.6)
57. THIS BUILDING IS MORE THAN 125 FT AND WILL PROVIDE EMERGENCY POWER SYSTEM TO SUPPORT EXIT SIGNS AND EGRESS ILLUMINATION, ONE ELEVATOR SERVING ALL FLOORS , EMERGENCY VOICE COMMUNICATION SYSTEM AND ELECTRICALLY POWERED FIRE PUMPS AND SHALL COMPLY WITH SECTION 2702.1 (BC 403.4.8.2)
58. AUTOMATIC FAIL SAFE STAIR SIDE LOCKS ARE PERMITTED PROVIDED THEY COMPLY WITH RESTRICTIONS PER (BC 403.5.3)
59. SMOKE-PROOF EXIT ENCLOSURES ARE NOT PROVIDED PER (BC 403.5.4). OPERABLE WINDOWS SHALL BE PROVIDED PER (BC 916.1 EXCEPTION 1).
60. EXIT PATH PHOTOLUMINESCENT MARKINGS ARE NOT REQUIRED PER (BC 403.5.5 EXCEPTION)

FIRE RESISTANCE

61. THE OCCUPANCY CLASSIFICATION OF THE BUILDING IS OCCUPANCY GROUP R-2 AS PER BC 302, AND CLASS 'A' MULTIPLE DWELLING 45 AS PER SECTION 4.8 MULTIPLE DWELLING LAW.
62. THE VARIOUS OCCUPANCIES REQUIRED TO BE SEPARATED FROM EACH OTHER BY FIRE SEPARATING AS PER (BC 508.4.4, TABLE 508.4) SHALL BE SEPARATED BY PARTITIONS HAVING THE REQUIRED FIRE RATING
63. THE CONSTRUCTION CLASSIFICATION OF THE BUILDING IS CONSTRUCTION GROUP 1B (BC 602) IN ACCORDANCE WITH AREA AND HEIGHT LIMITATIONS AS SPECIFIED IN TABLE 503. THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS OUTLINED IN TABLE 601.
64. STRUCTURES OR PORTIONS OF STRUCTURES SHALL BE CLASSIFIED AS TO USE PER BC 302. INCIDENTAL USE AREAS SHALL COMPLY WITH (BC 509, TABLE 509)
65. INCIDENTAL USE AREAS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING WITH THE FIRE SEPARATION AND/OR SPRINKLER COVERAGE AS INDICATED IN SECTION (BC 509.4, TABLE 509). IF SPRINKLER COVERAGE IS PERMITTED IN LIEU OF FIRE SEPARATION THE INCIDENTAL USE AREA SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING WITH CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. (BC 509.4.2., BC SECTION 707 AND/OR 712). FIRE-SMOKE DAMPERS SHALL BE PROVIDED IN ALL DUCTS WHICH PENETRATE INCIDENTAL USE AREAS. (BC 509.4.2, BC SECTION 710.3)
66. REQUIRED SEPARATION OF OCCUPANCIES AND INCIDENTAL USES EXCERPTED FROM (BC TABLES 508.4 & 509)

OCCUPANCY	SEPARATION REQ'D
A. ROOMS CONTAINING FIRE PUMPS	2 HR
B. HIGH PRESSURE STEAM OR WATER BOILER ROOM (350,000 BTU PER HR)	2 HR OR 1 HR AND AUTOMATIC FIRE-EXTINGUISHING SYSTEM
C. HIGH PRESSURE STEAM OR WATER BOILER ROOM (<350,000 BTU PER HR)	1 HR OR AUTOMATIC SPRINKLER SYSTEM
D. LOW PRESSURE STEAM OR WATER BOILER ROOM (REGARDLESS OF BTU)	1 HR OR AUTOMATIC SPRINKLER SYSTEM
E. TENANT LAUNDRY OVER 100 SF	1 HR OR AUTOMATIC FIRE-EXTINGUISHING SYSTEM

67. FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS

CONSTRUCTION ELEMENTS	REQ'D FIRE RESISTANCE RATING
A. STRUCTURE FRAME	2 HR (BC 602, TABLE 601 EXCEPTION 3)
B. ELEVATOR SHAFT	2 HR (BC 707.3.1, BC 708.4 & CHAPTER 30)
C. DUCT SHAFTS	2 HR (BC 707.3.1, BC 708.4)
D. REFUSE CHUTE ENCLOSURE	2 HR (BC 708.13.1)
E. PUBLIC HALL (CORRIDOR)	1 OR 2 HR (BC 1018.1,2 & 1018.4 EXCEPTION 4)
F. EXIT PASSAGEWAY (GRADE LEVEL)	2 HR (BC 1025.2)
G. INTERIOR PARTITIONS AND FURRING	1 HR (TABLE 601)
H. FLOOR CONSTRUCTION INCLUDING BEAMS	2 HR (TABLE 601)
I. STRUCTURAL FRAME: COLUMNS & GIRDERS	2 HR (TABLE 601)
J. ROOF CONSTRUCTION INCLUDING BEAMS	1 HR (TABLE 601)
K. EXTERIOR NON-LOAD BEARING WALLS AT LOT LINES	1 HR (TABLE 602)
L. EXTERIOR NON-LOAD BEARING WALLS AT STREET LINES	0 HR (TABLE 602)
M. EXTERIOR BEARING WALLS AT LOT LINES	2 HR (TABLE 602)

68. THE FIRE SEPARATION OF INDIVIDUAL OCCUPANCIES FROM ADJACENT OCCUPANCIES IN BUILDINGS WHICH ARE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM (PER 903.3.1.1) MAY BE 1 HR LESS THAN THE FIRE RESISTANCE REQUIRED BY TABLE 508.3.3 BUT NOT LESS THAN ONE HOUR SEPARATION WHICH SHALL CONSIST OF NOT LESS THAN CONTINUOUS CONCEALED SPACES ABOVE (BC 508.3.3.4).
69. SPACES OR DWELLING UNITS OCCUPIED BY DIFFERENT TENANTS SHALL BE SEPARATED BY FIRE BARRIERS HAVING AT LEAST A 1 HR FIRE-RESISTANCE RATING (BC 510.10)
70. THE FIRE RESISTANCE RATING OF BUILDING ELEMENTS SHALL BE DETERMINED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E 119 OR UL 263 OR IN ACCORDANCE WITH SECTION 703.3 OF NYC BUILDING CODE (BC 703.2)
71. ALL PENETRATIONS OF RATING ELEMENTS SHALL BE PROTECTED BY PENETRATION SYSTEMS HAVING AT LEAST THE FIRE RESISTANCE RATING OF THE ELEMENT BEING PENETRATED AND TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E 119 OR UL 263 OR IN ACCORDANCE WITH SECTION 703.3.1 OF NYC BUILDING CODE (BC 703.3.1, 714.3.1.1)
72. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2% OF ANY ONE FACE OF SUCH PARTITION, SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES AND THE CONCEALED SPACE IS FIRESTOPPED AT EACH STORY (BC 704.8).
73. LINTELS SUPPORTING MASONRY WALLS OVER OPENINGS 4 FEET IN WIDTH OR GREATER, SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING OF THE WALL SUPPORTED (BC 704.11).
74. CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN FIRE DIVISIONS, FIRE SEPARATIONS OR VERTICAL PARTITIONS HAVING THE SAME FIRE RESISTANCE RATING AS THE CEILING. CONCEALED SPACE ABOVE SUCH CEILING, UNLESS SPRINKLERED, SHALL BE FIRESTOPPED INTO AREAS NOT EXCEEDING 3000 SQUARE FEET. ACCESS TO SUCH SPACE MAY BE THROUGH ONE OR MORE OPENINGS NOT EXCEEDING 9 SQUARE FEET, AND PROTECTED BY SELF-CLOSING OPENING PROTECTIVE (BC 808.1.1.2, BC 717)
75. OPENING PROTECTIVES INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH BC 715. SIDE HINGED OR PIVOTED SWING DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. LABELS SHALL COMPLY WITH NFPA 80 AND SHALL BE PERMANENTLY FIXED TO THE DOOR OR FRAME (BC 715.4.8)
76. ROOF SHALL BE COVERED WITH CLASS "A" ROOF COVERING MEETING THE REQUIREMENTS OF ASTM E-108 OR UL 790 (BC 1505.1)
77. ABOVE DECK ROOF INSULATION SHALL BE COVERED WITH AN APPROVED ROOF COVERING AND SHALL PASS THE TESTS OF FM 4450 OR UL 1256 WHEN TESTED AS AN ASSEMBLY (BC 1508.1)

DEPT OF BLDGS 421370108 Job Number

E3968414353 Scan Code

SYMBOLS

1 — ATTORNEY GENERAL APARTMENT NUMBERING

A 1BR ######## UFA — APARTMENT INFO

1 / ####. #### — COLUMN NUMBER / COLUMN SIZE

M.L. / TX / 1 / 12 X 12 S.O. — METAL LINED / DUCT TYPE (TOILET, KITCHEN, DRYER, ETC) / DUCT RISER NUMBER / SLAB OPENING SIZE

A / - — DOOR TYPE (SEE SCHEDULE) / HARDWARE SET (SEE SPECIFICATIONS)

1 / A - — DOOR NUMBER / DOOR TYPE (SEE SCHEDULE) / HARDWARE SET (SEE SPECIFICATIONS)

1 / 2.25 — WINDOW TYPE (SEE SCHEDULE) / WINDOW U-VALUE

1 — PARTITION TYPE (SEE SCHEDULE)

BULLS-EYE (AT DATUM ONLY)

X / A-XXX / TYP. — ELEVATION & SHEET NUMBER

X / A-XXX / TYP. — SECTION & SHEET NUMBER

E.G.E. EL.: + 45'-1" — EXISTING GRADE ELEVATION

F.G.E. EL.: + 43'-5" — FINISH GRADE ELEVATION

REVERSIBLE DOOR SWING FOR COMPLIANCE WITH BC CHAPTER 11

BATHROOM TAG
BATH NUMBER (MB / B2 / B3 / PR)

MB | P / TYPE 1

BATH CODE COMPLIANCE:
P = COMPLYING WITH APPENDIX P
A = TYPE A PER BC 1107.2.2
N = PER BC 1107.2.2 COMPLYING ONLY WITH SECTIONS 1004.3, 1004.4, 1004.5.2, 1004.9 AND 1004.11.1 OF ICC 117.1-2009

PROJECT BATHROOM TYPE - SEE BATHROOM DRAWINGS FOR PLANS AND ELEVATIONS

SLAB BREAK: 12" — CHANGE IN SLAB ELEVATION

* _ _ — (-) UFA APT. AREA CALCULATION

UFAS APARTMENT

SI — SENSORY IMPAIRED UNIT

SPRINKLER HEAD (WALL MOUNTED)

E — EXTENDED SPRINKLER HEAD (WALL MOUNTED)

SPRINKLER HEAD (CEILING MOUNTED)

S/C — DUAL SMOKE / CARBON MONOXIDE DETECTOR (CEILING MOUNTED)

S/C — DUAL SMOKE / CARBON MONOXIDE DETECTOR (WALL MOUNTED)

APT — APARTMENT ELECTRIC PANEL

NID — NETWORK INTERFACE DEVICE (APT COMMUNICATION PANEL)

FIRE HOSE

NON FREEZE HOSE BIB / WALL HYGRANT

EXIT LIGHT AND SIGN — WALL MOUNTED EXIT LIGHT AND SIGN WITH DIRECTIONAL ARROW

EXIT LIGHT AND SIGN — CEILING MOUNTED EXIT LIGHT AND SIGN WITH DIRECTIONAL ARROW

LEGEND

GYPSUM BOARD

GYPSUM BOARD SHAFT WALL

STEEL

ALUMINUM

FINISH WOOD

SOLID WOOD (BLOCKING)

PLYWOOD

BATT INSULATION

RIGID INSULATION

GLASS

EARTH

POROUS FILL

CONCRETE

BRICK

CONCRETE BLOCK

GLAZED CONCRETE BLOCK

TERRAZZO

MARBLE

PRE-CAST CONCRETE

DUCT WALL

EXISTING, V.I.F.

ABBREVIATIONS

A	
A/C (A.C.)	SLEEVES & AIR CONDITIONER UNIT
ACC	ACCESSORY SPACE
ACT	ACOUSTIC TILE CEILING
ADD	ADDENDUM
A.F.F.	ABOVE FINISH FLOOR
A.N.	AS NOTED
A.P.	APARTMENT ELECTRIC PANEL
A.S.	ALUMINUM SADDLE
ASPH	ASPHALT
ACT.C.E.	ACOUSTIC MINERAL CEILING TILE
ADJ.	ADJACENT
ADJUST	ADJUSTABLE
ALUM	ALUMINUM
APT.	APARTMENT
AV.	AVERAGE
B	
B.	BATH
B.C.	BRICK COURSES
B.CAB.	BASE CABINET
BF	BOILER FLUE
BFC	BOILER ROOM
BT	BATH TUB
BD.	BOARD
BTWN	BETWEEN
BLDG	BUILDING
BM.	BEAM
BLKD	BLOCKED
B/O	BOTTOM OF
BOTT	BOTTOM
BR	BRICK
BV.(BV)	BATH VENT
BKFT	BREAKFAST ROOM
B.O.C.	BOTTOM OF CURB
B.O.	BROOM CLOSET
B.C.T.	BIO-COMPOSITION TILE
C	
C.E.	COMBINATION ELEVATOR
C.B.	CONCRETE BLOCK
C.C.J.	CAULKED CONTROL JOINT
C.I.	CAST IRON (MATERIAL)
C.I.S.	CAST IRON SADDLE
C.J.	CONTROL (CONSTRUCTION) JOINT
C.L.L.	CONTRACT LIMIT LINE
C.M.T.	CORRUGATED METAL TILE
C.O.	CLEAN OUT
C.P.	COMMUNICATIONS PANEL
C.R.	CEILING REGISTER
C.S.	CAST STONE
C.T.	CERAMIC TILE
CAB.	CABINET
CAB.	CABINET
CATV	CABLE TELEVISION
CEM.	CEMENT
CEM.M.T.	CERAMIC MOSAIC TILE
CLG.	CEILING
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CH.	CHANNEL
CMU	CONCRETE MASONRY UNIT
CHW	CHILLED WATER
CONT	CONTINUOUS
CONV	CONVECTOR
CORR	CORRIDOR
CPT.	CARPET
CRS.	COURSES
D	
DR.	DINING AREA (ALCOVE)
DR.	DRAIN
D.R.	DINING ROOM
DI (DV)	DRYER EXHAUST (VENT)
DS	DOWN SPOUT / LEADER
D.I.	DOUBLE LAYER
DP.	DECK PAINT
DU	DWELLING UNIT
DW	DISHWASHER
DET.	DETAILED
DIA.Ø	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DIR.	DIRECTIONAL
DIV.	DIVIDER
DN.	DOWN
DN.	DOWN
DR.	DRAIN
DWG	DRAWING
D.	DRYER (CLOTHES)
E	
E.C.	EXPOSED CONCRETE
E.G.	ESTABLISHED GRADE
E.J.	EXPANSION JOINT
E.J.	EXPANSION JOINT
E.L.	EXIT LIGHT & SIGN
EL.	ELEVATION (LEVEL)
E.W.	EXPOSED MASONRY/TOOLED JOINT
E.W.	EACH WAY
E.S.	EXPOSED STEEL
E.M.P.M.	ELASTOMERIC WATERPROOF PAINT MEMBRANE
ELEC	ELECTRIC
ELEV	ELEVATOR
EMER.	EMERGENCY MACHINE ROOM
EQ.	EQUAL
EQUIP	EQUIPMENT
EXP.	EXPANSION
EXT.	EXTERIOR
E.O.S.	EDGE OF SLAB
F	
F.	FOYER
FAI	FRESH AIR INTAKE
FB	FACE BRICK
FE	FIRE EXTINGUISHER
F.F.B.D.	FULL FALSE BEAM DROP
F.H.	FIRE HOSE
FHM	FLUSH HOLLOW METAL
FO	FINISH OPENING
FP	FIREPROOF
F.P.C.	FACTORY PRIME COAT
F.P.H.	FIRE PROTECTION HOSE BIB
F.P.S.	FIRE STANDPIPE
FPSC	FIREPROOF SELF-CLOSING
F.P.W.G.	FIREPROOF WIRE GLASS
FDN	FOUNDATION
FIN.	FINISHED
FIN FL.	FINISH FLOOR
FIX.	FIXTURE
FL.	FLOOR
F.D.	FLOOR DRAIN
FO	FLOOR OPENING
F.V.SHFG	FLASHING
FP.	FIREPLACE
FR.	FIRE RATING
G	
GB	GRAB BAR
GWBD (SYP BD /G.B.)	GYPSUM WALLBOARD (DRYWALL CONSTRUCTION)
G.B.F.B.	GYPSUM BOARD FURRED BEAM
G.B.H.C.	GYPSUM BOARD HUNG CEILING
G.B.S.	GYPSUM BOARD SHAFT ENCLOSING
G.F.I.	GROUND FAULT INTERRUPTOR
GA.	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GL.	GLASS
GR.	GRADE
GYPS	GYPSUM
H	
H (HT)	HIGH OR HEIGHT
H.B.	HOSE BIB
H.C.	HUNG CEILING
HDR.	HEADER / LINTEL
HOR.	HORIZONTAL
H.P.	HIGH POINT
H.R.	HAND RAIL
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING
HW.	HOT WATER
HPU	HEAT PUMP UNIT
HMC	HOUSING MAINTENANCE CODE
I	
ID	INSIDE DIAMETER
IGBC	INSULATED GYPSUM BOARD CEILING
INCL.	INCLUDING
INSUL	INSULATION
INT	INTERIOR
J	
JAN.CL.	JANITOR CLOSET
JT.	JOINT
K	
K	KITCHEN
KTTE	KITCHENETTE
KX (KV)	KITCHENETTE VENT (DUCT)
L	
L.L.W.	LOT LINE WINDOW
L.C.	LINEN CLOSET
L.D.	LOUVER DOOR
LIB.	LIBRARY / LOUNGE
LIB.	LIBRARY
L.L.A.	LOOSE LINTEL ABOVE
L.P.	LOW POINT
LR	LIVING ROOM
LAM.PL.	LAMINATED PLASTIC
LAM.	LAMINATE
LAV.	LAVATORY
LDR.	LEADER
LT.WT.	LIGHTWEIGHT
M	
MB	MASTER BATHROOM
MBR	MASTER BEDROOM
M.C.	MEDICINE CABINET
M.E.P.	MECH. ELEC. PLUMB.
M.D.L.	MULTIPLE DWELLING LAW
M.E.A.	MATERIAL & EQUIPMENT ACCEPTANCE DIVISION
MECH	MECHANICAL
M.L.	METAL LINED
M.V.	MECHANICAL VENT
M.O.	MASONRY OPENING
M.S.	MARBLE SADDLE
M.T.	MEN'S TOILET
M.V.	MECHANICAL VENTILATION
MEMB.	MEMBRANE WATERPROOFING
MAINT	MAINTENANCE
MAS.	MASON
MET. & GL.	METAL & GLASS
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MAX.	MAXIMUM
MP.	MIDPOINT
MEP	MECHANICAL/ELECTRICAL, PLUMBING & SPRINKLER
MIR.	MIRROR
N	
N/A	NOT APPLICABLE
N.C.	NON-COMBUSTIBLE
N.I.C.	NOT IN CONTRACT
N.I.D.	NETWORK INTERFACE DEVICE
N.T.S.	NOT TO SCALE
NO. (#)	NUMBER
NOM.	NOMINAL
O	
O.C.	ON CENTER
O.CAB.	OPEN CABINET
O.D.	OUTSIDE DIAMETER
O.F.	OVERFLOW
O.H.	OPPOSITE HAND
O.S.	OPEN SHELVES
O.P.G.	OPENING
OPP.	OPPOSITE
P	
P. (PT.)	PAINT
P.B.	PLANTER BOX
P.C.	PANTRY CLOSET
PC	PIECE
P.D.	PUMP DISCHARGE
PERF.	PERFORATED
P.E.	PASSENGER ELEVATOR
P.E.J.F.	PREMOLDED EXPANSION JOINT FILLED WITH CAULKING
P.L.	PROPERTY LINE
P.H.	PUBLIC HALL
PLAS.	PLASTERBOARD
PCV	PUBLIC CORRIDOR VENT DUCT
PART (PTN.)	PARTITION
MET.	PLATE
PVC	POLYVINYL CHLORIDE
PLYWD.	PLYWOOD
PLY.D.	PLYWOOD DIVIDER
PLAM.	PLASTIC LAMINATE
PRIS./S.R.	PRIMER SEALER
PRMD.FIL.	PREMOLDED FILLER
P.T.	PRESSURE TREATED
Q	
Q.D.	QUARRY TILE
R	
R.	RANGE
R.D.	ROOF DRAIN
R.H.	RANGE HOOD
R.W.	RETAINING WALL
RAD	RADIATOR
REC	RECESSED
REF	REFRIGERATOR
REINF.	REINFORCED
RESIL.	RESILIENT
RM	ROOM
R.C.	REFUSE CHUTE
RH	RECESSED HAMPER
RVF	REFUSE VENT FLUE
REQ'D	REQUIRED
S	
S.	SINK
SA	SLEEPING AREA
SAD	SMOKE ACTUATED DOOR
SAP	SIMULATED ACOUSTICAL PAINT
SC	SOLID CORE
S.CL.	SERVICE CLOSET
S.E.	SERVICE ELEVATOR
S.F.	SQUARE FEET
S.G.	SPANDREL GLASS
S.H.	SCHEDULE HOLE
S.I.P.	SOUND INSULATED PARTITION
S.M.	SURFACE MOUNTED
S.M.H.	SURFACE MOUNTED HAMPER
S.O.	SLAB OPENING
S.O.F.	SLAB OPENING
S.S.	SLOP SINK
S.S.D.	SLIDING SHOWER DOORS
S.T.C.	SOUND TRANSMISSION CLASS
SV	SERVICE VENT (DUCT)
SH.	SHELVES
SH	SHOWER
SIM.	SIMILAR
SPR.	SPRINKLER
S.R.I.	SEMI-RIGID INSULATION
S.S. (STL.)	STEEL
S.S.	STEEL SADDLE
SS	STAINLESS STEEL
STAT.	STATIONARY
STOR.	STORAGE
STR./JTS.	STRUCTURE JOINTS
STY.	STORY
SW.	SHEAR WALL
T	
T.	TUB
T.A.S.P.	TEXTURED ACOUSTICAL SPRAY ON PAINT
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T.C.	TOP OF EARTH
T.O.	TRIMMED OPENING
T.O.C.	TOP OF CURB
T.O.S.	TOP OF CONCRETE SLAB OR PLANK
TOFF	TOP OF FINISHED FLOOR
T.R.	TOP RAILING
T.S.	TOP OF SADDLE
TX.(TV)	TOILET VENT (DUCT)
T.W. (T.O.W.)	TOP OF WALL
TEMP.	TEMPERED
TERR.	TERRAZZO
THK.	THICK
TV	TELEVISION
TYP.	TYPICAL
U	
U. (URN.)	URINAL
U.C.	UNDER CUT
UC	UNDER COUNTER
U.O.N.	UNLESS OTHERWISE NOTED
V	
V.C.B.	VINYL COVE BASE
V.C.J.	VERTICAL CONTROL JOINT
V.C.T.	VINYL COMPOSITION TILE
V.P.	VISION PANEL
V.S.B.	VINYL STRAIGHT BASE
VT.	VENT TILE
V.W.F.	VINYL WALL FABRIC
VENT	VENTILATION
VEST.	VESTIBULE
W	
W.	WITH
W/O	WITH OUT
W/O	WITH OUT/OTHER
W.M.	WATER CLOSET
W.CAB.	WALL CABINET
W.O.	WINDOW DIMENSION
W.GL.	WIRE GLASS
W.H.	WATER HEATER
W.I.N.	WALK-IN CLOSET
W.	WHIRLPOOL
W.A.P.	WHIRLPOOL ACCESS PANEL
W.M.	WASHING MACHINE
W.P.	WATERPROOF
W.R.	WATER RESISTANT
WRGWB	WATER RESISTANT GYPSUM BOARD
W.S.	WEATHER STRIP
W.T.	WOMEN'S TOILET
WD.	WOOD
W.H.	WEEP HOLE

BATHROOM & KITCHEN APPLIANCES

CO	CONVECTION OVEN
CT	COOK TOP
D	CLOTHES DRYER
DW	DISHWASHER
MW	MICROWAVE OVEN
R	RANGE
REF	REFRIGERATOR
W	CLOTHES WASHER
WD	WASHER/DRYER
WINE	WINE CHILLER
WO	WALL OVEN

STANDARDS AND TESTING AGENCIES

ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	ASTM INTERNATIONAL (FKA AMERICAN SOCIETY OF TESTING AND MATERIALS)
BC	2008 NEW YORK CITY BUILDING CODE
BHMA	BUILDERS HARDWARE MANUFACTURERS ASSOCIATION
B.S.A.	BOARD OF STANDARDS AND APPEALS
DOB	DEPARTMENT OF BUILDINGS
FM	FM GLOBAL (FKA FACTORY MUTUALS)
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORY

MATERIALS & FINISH LIST:

CONCRETE

CONC-1 CAST-IN-PLACE CONCRETE, W/ CLEAR SEALER AT EXPOSED TO VIEW AREAS INCLUDING FLOORS, WALLS AND CEILINGS

CONC-2 8" CMU, PAINTED AT EXPOSED TO VIEW AREAS

CONC-3 ARCHITECTURAL PRE-CAST CONCRETE CLADDING, W/ CLEAR SEALER, LIQUID APPLIED WATERPROOFING ⁞ ROOF CONDITIONS

INSULATION

INSUL-1 POLYISOCYANURATE RIGID INSULATION BOARD

INSUL-2 EXTRUDED POLYSTYRENE RIGID INSULATION BOARD W/ COVER BOARD ⁞ TPO ROOF

INSUL-3 MINERAL WOOL THERMAL AND ACOUSTIC BATT INSULATION

METAL

ALUM-1 4-SIDED STRUCTURALLY GLAZED ALUMINUM CURTAIN WALL SYSTEM, 3-COAT KYNAR FINISH CUSTOM COLOR /PODIUM:

ALUM-2 4-SIDED STRUCTURALLY GLAZED ALUMINUM CURTAIN WALL SYSTEM, 3-COAT KYNAR FINISH CUSTOM COLOR ⁞ TOWER:

MTL-1 PAINTED METAL PANELS, 3-COAT KYNAR FINISH, CUSTOM COLOR /EXTERIOR:

MTL-2 PAINTED STEEL

MTL-3 PAINTED STEEL GUARDRAIL /EXTERIOR:

MTL-4 METAL COPING, PAINTED

ROOFING

RF-1 SINGLE-PLY WHITE TPO ROOF MEMBRANE SYSTEM OVER INSUL-2

RF-2 GRAVEL OVER HOT RUBBERIZED ASPHALT ROOFING MEMBRANE OVER INSUL-2

RF-3 EXTENSIVE GREEN ROOF SYSTEM OVER HOT RUBBERIZED ASPHALT ROOFING MEMBRANE, OVER INSUL-2

RF-4 CONCRETE PAVERS ON PEDESTALS OVER HOT RUBBERIZED ASPHALT ROOFING MEMBRANE, OVER INSUL-2

WALL BOARD

GWB-1 GYPSUM WALLBOARD

GWB-2 EXTERIOR FIBERGLASS GYPSUM WALLBOARD

WATERPROOFING

WP-1 AIR AND MOISTURE BARRIER

WOOD

WD-1 PORT ORFORD CEDAR, DIMENSIONAL

GLAZING

GL-1 1.125" THICK IGU W/ LOW-E COATING, FULLY TEMPERED

GL-2 1.125" THICK IGU W/ LOW-E COATING, INNER LITE TEMPERED /EXTERIOR:

GL-3 LAMINATED INSULATED GLASS UNIT /STOREFRONT/

GL-4 1.125" THICK SPANDREL IGU /EXTERIOR:

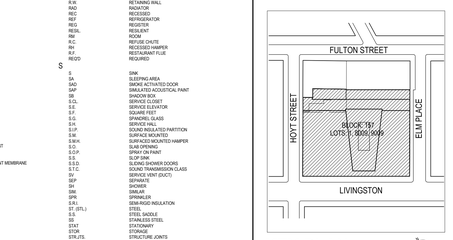
GL-5 LAMINATED GLASS GUARDRAIL

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE



KEY PLAN

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
A-004 ABBREVIATIONS, SYMBOLS AND MATERIALS LEGEND

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOSEPH CHARLES PEREZ 030981 STATE OF NEW YORK

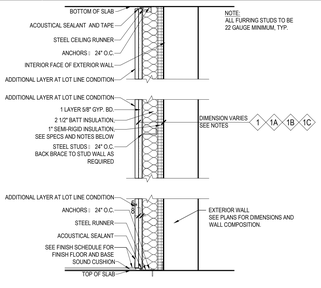
DATE: 1/31/2017
PROJECT #: 15A17
SCALE: AS NOTED

A-004.00
DWG NO.

E-Sign Job Number
E-Sign Bar Code

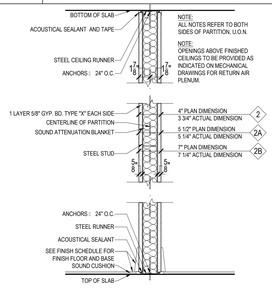
PARTITION TYPES - (SEE NOTES BELOW FOR FURTHER INFORMATION):

1 FURRING AT EXTERIOR WALL



NOTES:
FURRING AT EXTERIOR WALL TO BE AS FOLLOWS:
1 LAYER OF 5/8" GYP. BD. ON 1 5/8" STEEL STUDS : 24" O.C. WITH 2 1/2" BATT INSULATION BETWEEN STUDS.
WITH 1" SEMI RIGID INSULATION (S.R.I.)
1 LAYER OF 5/8" GYP. BD. ON 2 1/2" STEEL STUDS : 24" O.C. WITH 2 1/2" BATT INSULATION BETWEEN STUDS. WITH 1" S.R.I.
1 LAYER OF 5/8" GYP. BD. ON 3 5/8" STEEL STUDS : 24" O.C. WITH 2 1/2" BATT INSULATION BETWEEN STUDS. WITH 1" S.R.I.
1 LAYER OF 5/8" GYP. BD. ON 2 1/2" STEEL STUDS : 24" O.C. WITH 2 1/2" BATT INSULATION BETWEEN STUDS. W/O 1" S.R.I.
NOTE:
PROVIDE MOLD RESISTANT GYP. BD. UNDER ALL WINDOW STOOLS.
PROVIDE 2 1/2" BATT INSULATION TYPICALLY (FURRING DIMENSION VARIES, TO ALIGN WITH ADJACENT FURRING AT PIERS).
PROVIDE 1" THICK SEMI-RIGID INSULATION WHERE EXTERIOR PIERS BUMP OUT AT PERIMETER COLUMNS (4 1/4" FURRING DIMENSION).

1 HR 2 1 HR 39 STC - UL U419 (WALL TYPE 2) INTERIOR PARTITION

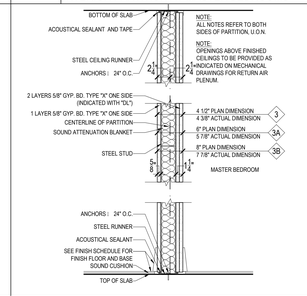


INTERIOR PARTITIONS TO BE AS FOLLOWS:
2 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 24" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET
4 AS NOTED ABOVE WITH 4" STEEL STUDS : 24" O.C. WITH 3 1/2" THICK SOUND ATTENUATION BLANKET
6 AS NOTED ABOVE WITH 6" STEEL STUDS : 24" O.C. WITH 5 1/2" THICK SOUND ATTENUATION BLANKET
MAXIMUM CLEAR HEIGHTS ALLOWED FOR:

2 1/2" STEEL STUD	4" STEEL STUD	6" STEEL STUD
24" O.C.	17'-4"	20'-2"
16" O.C.	18'-6"	21'-6"

IF CLEAR HEIGHT IS GREATER THAN INDICATED, A WIDER STEEL STUD MUST BE USED.

1 HR 3 1 HR 51 STC - UL U419 (WALL TYPE 3) 1 HR 54 STC - UL U419 (WALL TYPE 3A) INTERIOR PARTITION AT MASTER BEDROOMS

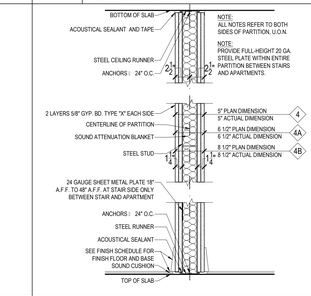


INTERIOR PARTITIONS TO BE AS FOLLOWS:
1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 22 GAUGE 2 1/2" STEEL STUDS.
2 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 24" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET
4 AS NOTED ABOVE WITH 4" STEEL STUDS : 24" O.C. WITH 3 1/2" THICK SOUND ATTENUATION BLANKET
6 AS NOTED ABOVE WITH 6" STEEL STUDS : 24" O.C. WITH 5 1/2" THICK SOUND ATTENUATION BLANKET
MAXIMUM CLEAR HEIGHTS ALLOWED FOR:

2 1/2" STEEL STUD	4" STEEL STUD	6" STEEL STUD
24" O.C.	17'-4"	20'-2"
16" O.C.	18'-6"	20'-3"

IF CLEAR HEIGHT IS GREATER THAN INDICATED, A WIDER STEEL STUD MUST BE USED.

2 HR 4 2 HR 55 STC - UL 419 (WALL TYPE 4) PARTITION BETWEEN APARTMENTS, STAIRS, AND PUBLIC CORRIDORS

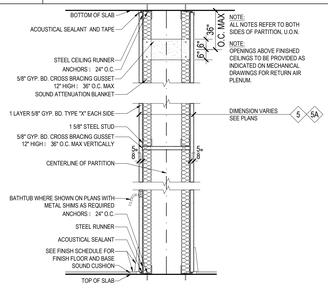


PARTITIONS BETWEEN APARTMENTS, STAIRS, AND PUBLIC CORRIDORS TO BE AS FOLLOWS:
2 LAYERS OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 20 GAUGE 2 1/2" STEEL STUDS.
4 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET
6 AS NOTED ABOVE WITH 4" STEEL STUDS : 16" O.C. WITH 3 1/2" THICK SOUND ATTENUATION BLANKET
8 AS NOTED ABOVE WITH 6" STEEL STUDS : 16" O.C. WITH 5 1/2" THICK SOUND ATTENUATION BLANKET
MAXIMUM CLEAR HEIGHTS ALLOWED FOR:

2 1/2" STEEL STUD	4" STEEL STUD	6" STEEL STUD
24" O.C.	11'-9"	14'-3"
16" O.C.	13'-6"	17'-3"

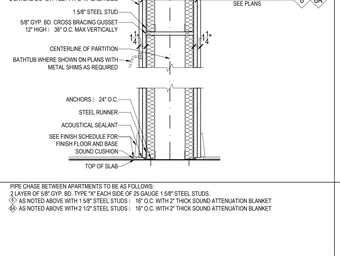
IF CLEAR HEIGHT IS GREATER THAN INDICATED, A WIDER STEEL STUD MUST BE USED.

1 HR 5 1 HR 50 STC - UL U420 (WALL TYPE 5) PIPE CHASE WITHIN APARTMENTS



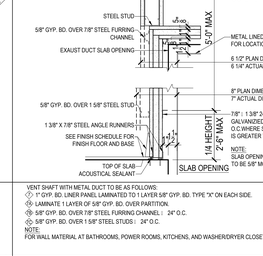
PIPE CHASE WITHIN APARTMENTS TO BE AS FOLLOWS:
1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 25 GAUGE 1 5/8" STEEL STUDS.
4 AS NOTED ABOVE WITH 1 5/8" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET
6 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET

2 HR 6 2 HR 55 STC - UL U420 (WALL TYPE 6) PIPE CHASE BETWEEN APARTMENTS



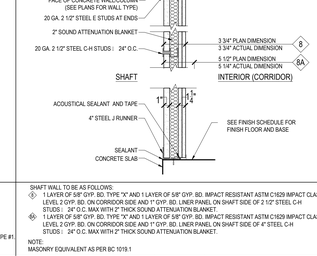
PIPE CHASE BETWEEN APARTMENTS TO BE AS FOLLOWS:
2 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 25 GAUGE 1 5/8" STEEL STUDS.
4 AS NOTED ABOVE WITH 1 5/8" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET
6 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET

2 HR 7 2 HR - UL U529 (WALL TYPE 7) VENT SHAFT WALL WITH METAL DUCT



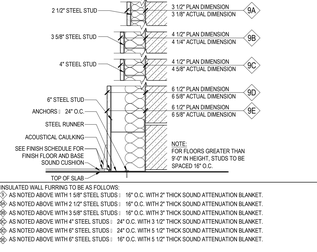
VENT SHAFT WITH METAL DUCT TO BE AS FOLLOWS:
7 1" GYP. BD. LINER PANELS LAMINATED TO 1 LAYER 5/8" GYP. BD. TYPE "X" ON EACH SIDE.
9 LAMINATE 1 LAYER OF 5/8" GYP. BD. OVER PARTITION.
10 5/8" GYP. BD. OVER 7/8" STEEL FURRING CHANNEL : 24" O.C.
11 5/8" GYP. BD. OVER 1 5/8" STEEL STUDS : 24" O.C.
NOTE:
FOR WALL MATERIAL AT BATHROOMS, POWER ROOMS, KITCHENS, AND WASHER/DRYER CLOSETS, SEE NOTES FOR WALL TYPE #1.

2 HR 8 2 HR 50 STC - UL U415 (WALL TYPE 8) ELEVATOR SHAFTS AND CAVITY SHAFT WALLS



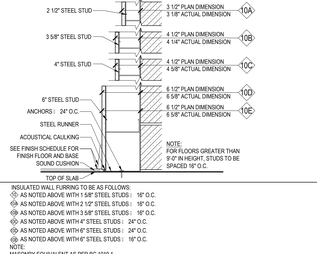
SHAFT WALL TO BE AS FOLLOWS:
1 LAYER OF 5/8" GYP. BD. TYPE "X" AND 1 LAYER OF 5/8" GYP. BD. IMPACT RESISTANT ASTM C1629 IMPACT CLASSIFICATION LEVEL 2 GYP. BD. ON CORRIDOR SIDE AND 1" GYP. BD. LINER PANEL ON SHAFT SIDE OF 2 1/2" STEEL C-H STUDS : 24" O.C. MAX WITH 2" THICK SOUND ATTENUATION BLANKET.
1 LAYER OF 5/8" GYP. BD. TYPE "X" AND 1 LAYER OF 5/8" GYP. BD. IMPACT RESISTANT ASTM C1629 IMPACT CLASSIFICATION LEVEL 2 GYP. BD. ON CORRIDOR SIDE AND 1" GYP. BD. LINER PANEL ON SHAFT SIDE OF 4" STEEL C-H STUDS : 24" O.C. MAX WITH 2" THICK SOUND ATTENUATION BLANKET.
NOTE:
MASONRY EQUIVALENT AS PER BC 1019.1

9 INSULATED WALL FURRING



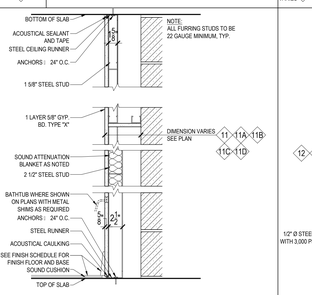
INSULATED WALL FURRING TO BE AS FOLLOWS:
2 AS NOTED ABOVE WITH 1 5/8" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET.
4 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET.
6 AS NOTED ABOVE WITH 3 5/8" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET.
8 AS NOTED ABOVE WITH 4" STEEL STUDS : 24" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET.
10 AS NOTED ABOVE WITH 6" STEEL STUDS : 16" O.C. WITH 5 1/2" THICK SOUND ATTENUATION BLANKET.

10 UN-INSULATED WALL FURRING



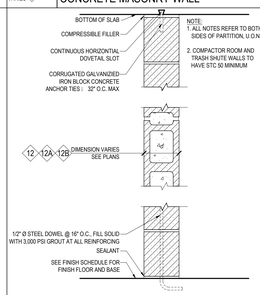
INSULATED WALL FURRING TO BE AS FOLLOWS:
2 AS NOTED ABOVE WITH 1 5/8" STEEL STUDS : 16" O.C.
4 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 16" O.C.
6 AS NOTED ABOVE WITH 3 5/8" STEEL STUDS : 16" O.C.
8 AS NOTED ABOVE WITH 4" STEEL STUDS : 24" O.C.
10 AS NOTED ABOVE WITH 6" STEEL STUDS : 16" O.C.
NOTE:
MASONRY EQUIVALENT AS PER BC 1019.1

11 FREE STANDING WALL FURRING



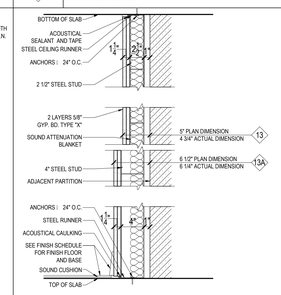
FREE STANDING WALL FURRING TO BE AS FOLLOWS:
2 AS NOTED ABOVE WITH 1 5/8" STEEL STUDS : 16" O.C.
4 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 16" O.C.
6 AS NOTED ABOVE WITH 3 5/8" STEEL STUDS : 16" O.C.
8 AS NOTED ABOVE WITH 4" STEEL STUDS : 24" O.C.
10 AS NOTED ABOVE WITH 2 1/2" STEEL STUDS : 16" O.C. WITH SOUND ATTENUATION BLANKET

12 1, 2 OR 3 HR - STC RATINGS VARY (VARIES: UL-U904, UL-U905, UL-U906) CONCRETE MASONRY WALL



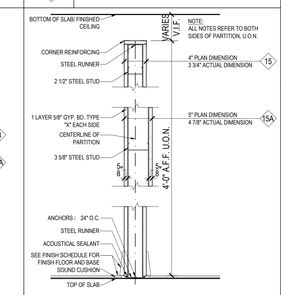
CONCRETE MASONRY WALL TO BE AS FOLLOWS:
4", 6", 8", 10" OR 12" 75% SOLID CONCRETE BLOCK (PROVIDE TYPE C-3 CONCRETE BLOCK WHERE 3 HOUR RATING IS REQUIRED, 3 HR FIRE RATED WALL AT TRASH COMPACTOR ROOM WITH A MIN. STC RATING OF 50 & TRASH CHUTE WALLS WITH 1 1/2 HR. FPSC RATED DOOR.
4" 100% SOLID CONCRETE BLOCK (LAWDI & LU4618 = 2 HOUR 4" BLOCK (50# DENSITY).
4", 6", 8", 10" OR 12" GLAZED CONCRETE BLOCK.
NOTE: BLOCK TO BE FILLED SOLID WITH 3,000 PSI GROUT WHERE REQUIRED FOR SEISMIC REINFORCING. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ON MASONRY WALLS

13 ISOLATED WALL FURRING FOR ADJACENCIES



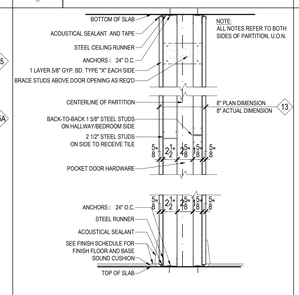
ISOLATED WALL FURRING TO BE AS FOLLOWS:
4 AS NOTED ABOVE WITH 2 1/2 GAUGE 2 1/2" STEEL STUDS : 16" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET.
6 AS NOTED ABOVE WITH 22 GAUGE 4" STEEL STUDS : 16" O.C. WITH 3 1/2" THICK SOUND ATTENUATION BLANKET.
NOTE: BUILD ISOLATED PARTITION AT LEAST 1" AWAY FROM ADJACENT PARTITION
ISOLATED PARTITION SHALL NOT BE BRACED TO ADJACENT PARTITION
IF LATERAL BRACING IS REQUIRED, PROVIDE RESILIENT SWAY BRACES EQUAL TO MASON INDUSTRIES MODEL WIC

14 FREE STANDING WALL



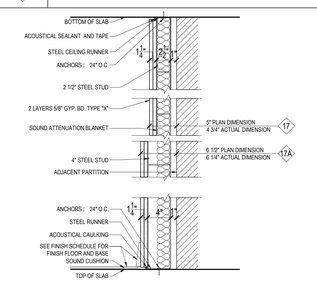
FREE STANDING WALL TO BE AS FOLLOWS:
1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" STEEL STUDS : 16" O.C.
1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 3 5/8" STEEL STUDS : 16" O.C.

15 INTERIOR POCKET DOOR PARTITION



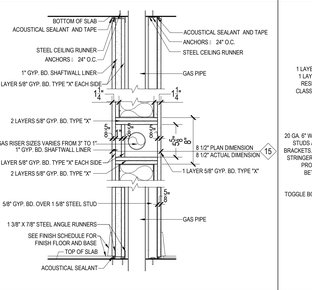
INTERIOR POCKET DOOR PARTITION TO BE AS FOLLOWS:
1 LAYER OF 5/8" GYP. TYPE "X" WITH 20 GAUGE 2 1/2" STEEL STUDS : 12" O.C. AT BATHROOM SIDE (TO RECEIVE TILE) AND BACK-TO-BACK 20 GAUGE 1 5/8" STEEL STUDS AT 12" O.C. AT HALLWAY/BEDROOM SIDE WITH 2" POCKET DOOR HARDWARE
1 LAYER OF 5/8" GYP. TYPE "X" WITH 22 GAUGE 4" STEEL STUDS : 12" O.C. ON EACH SIDE OF 2" POCKET DOOR HARDWARE

16 ISOLATED WALL FURRING FOR ADJACENCIES

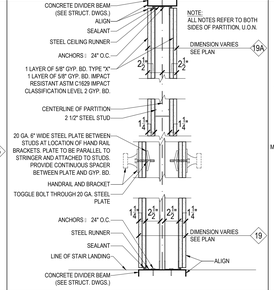


ISOLATED WALL FURRING TO BE AS FOLLOWS:
2 AS NOTED ABOVE WITH 20 GAUGE 2 1/2" STEEL STUDS : 12" O.C. WITH 2" THICK SOUND ATTENUATION BLANKET.
4 AS NOTED ABOVE WITH 20 GAUGE 4" STEEL STUDS : 12" O.C. WITH 3 1/2" THICK SOUND ATTENUATION BLANKET.
NOTE:
BUILD ISOLATED PARTITION AT LEAST 1" AWAY FROM ADJACENT PARTITION
ISOLATED PARTITION SHALL NOT BE BRACED TO ADJACENT PARTITION
IF LATERAL BRACING IS REQUIRED, PROVIDE RESILIENT SWAY BRACES EQUAL TO MASON INDUSTRIES MODEL WIC

17 NON-RATED DRYWALL ENCLOSURE

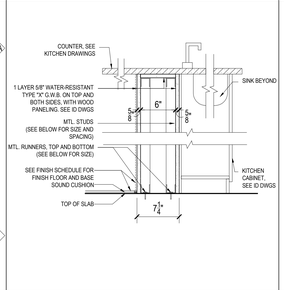


19 2 HR - UL U411 - PARTITION DIVIDING STAIRS



PARTITION DIVIDING STAIRS TO BE AS FOLLOWS:
1 LAYER OF 5/8" GYP. BD. TYPE "X" AND 1 LAYER OF 5/8" GYP. BD. IMPACT RESISTANT ASTM C1629 IMPACT CLASSIFICATION LEVEL 2 GYP. BD. ON OUT SIDE OF DOUBLE 2 1/2" STEEL STUD CONSTRUCTION : 24" O.C. WITH 5/8" GYP. BD. CROSS BRACING GUSSET 12" HIGH : 36" O.C. MAX. ALIGN FINISHED FACE OF GYP. BD. TO CONCRETE BEAM
1 LAYER OF 5/8" GYP. BD. TYPE "X" AND 1 LAYER OF 5/8" GYP. BD. IMPACT RESISTANT ASTM C1629 IMPACT CLASSIFICATION LEVEL 2 GYP. BD. ON EACH SIDE OF 2 1/2" STEEL STUDS : 24" O.C.

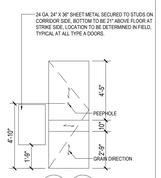
20 KITCHEN ISLAND PARTITION


COUNTER, SEE KITCHEN DRAWINGS
1 LAYER 5/8" WATER-RESISTANT TYPE "X" G.W.B. ON TOP AND BOTH SIDES, WITH WOOD PANELING. SEE D DWGS
MTL. STUDS (SEE BELO

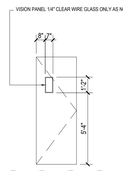
DEPT OF BLOCKS 3731708 Job Number
E3900620950 Scan Code

DOOR SCHEDULE:

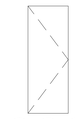
TYPE:



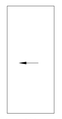
A A1



B B1 B2 B3 B4 B5 B6 B7



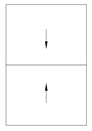
BB BB1 BB2



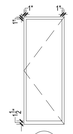
C C1 C2 C3 C4

C5

C7



C8



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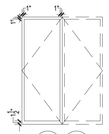
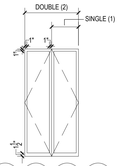


E E1



F F1 F2 F3 F4 F5 F6 F7

SIZE:

A	(1) 3'-0"□ 7'-6"□ 1 3/4"
A1	(1) 3'-0"□ 8'-0"□ 1 3/4"

B	(1) 3'-0"□ 8'-0"□ 1 3/4"	(CONDO LOBBY)
B1	(1) 3'-0"□ 7'-0"□ 1 3/4"	(BELOW GRADE)
B2	(1) 3'-0"□ 8'-0"□ 1 3/4"	(B.O.H. ABOVE GRADE)
B3	(1) 3'-0"□ 8'-0"□ 1 3/4"	
B4	(1) 3'-6"□ 8'-0"□ 1 3/4"	
B5	(1) 3'-6"□ 8'-0"□ 1 3/4"	
B6	(1) 3'-0"□ 8'-0"□ 1 3/4"	
B7	(1) 3'-6"□ 8'-0"□ 1 3/4"	

BB	(1) 3'-0"□ 8'-0"□ 1 3/4"
BB1	(1) 3'-0"□ 8'-0"□ 1 3/4"
BB2	(1) 3'-6"□ 8'-0"□ 1 3/4"

C	3'-6"□ 8'-0"□ 1 1/4" P.E. #1
C1	3'-6"□ 8'-0"□ 1 1/4" P.E. #7
C2	3'-6"□ 8'-0"□ 1 1/4" P.E. #8 - P.E. #9
C3	3'-6"□ 8'-0"□ 1 1/4" P.E. #12
C4	3'-6"□ 8'-0"□ 1 1/4" P.E. #13

C5 3'-6"□ 8'-0"□ 1 1/4"

C7 4'-0"□ 8'-0"□ 1 1/4" S.E. #1

C8 6'-0"□ 9'-0"□ 1 1/4" F.E. #1

C9 NOT USED

D	3'-0"□ 8'-0"□ 1 3/4"

E	(1) 3'-0"□ 8'-0"□ 1 3/4"
E1	(2) 3'-0"□ 8'-0"□ 1 3/4"

F	(1) 1'-6"□ 8'-0"□ 1 3/4"
F1	(1) 2'-6"□ 8'-0"□ 1 3/4"
F2	(1) 2'-8"□ 8'-0"□ 1 3/4"
F3	(1) 3'-0"□ 8'-0"□ 1 3/4"
F4	(2) 1'-6"□ 8'-0"□ 1 3/4"
F5	(2) 2'-6"□ 8'-0"□ 1 3/4"
F6	(2) 2'-8"□ 8'-0"□ 1 3/4"
F7	(2) 3'-0"□ 8'-0"□ 1 3/4"

G1 NOT USED

MATERIAL:

SOLID CORE WOOD	HOLLOW METAL	SOLID CORE WOOD	STAINLESS STEEL	STAINLESS STEEL	HOLLOW METAL	HOLLOW METAL		SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	

SADDLE:

STONE	SEE REMARKS	STONE	EXTRUDED ALUMINUM	EXTRUDED ALUMINUM	EXTRUDED ALUMINUM	EXTRUDED ALUMINUM		STONE	NONE, U.O.N.	NONE, U.O.N.	

BUCK:

METAL W/ WOOD CASING	METAL	METAL	STAINLESS STEEL	STAINLESS STEEL	HOLLOW METAL	HOLLOW METAL		WOOD FRAME WITH STONE CLADDING ON BATHROOM SIDE	WOOD FRAME	WOOD FRAME	

LOCATION:

A APARTMENT ENTRY A1 APARTMENT ENTRY (SERVICE DOOR)	EGRESS STAIRS / EGRESS CORRIDOR B3 B4 COMM. OFFICE FLOORS B5 B7 AMENITY FLOORS B6 RESIDENTIAL FLOORS	EGRESS STAIRS BB RESIDENTIAL FLOORS BB1 BB2 AMENITY FLOORS	RESIDENTIAL PASSENGER ELEVATORS	RESIDENTIAL PASSENGER ELEVATORS	RESIDENTIAL SERVICE ELEVATOR S.E. #7	FREIGHT ELEVATOR F.E. #1		BATHROOMS AND POWDER ROOMS	BEDROOMS, BATHROOMS, WALK-IN-CLOSETS & POWDER ROOMS	CLOSETS	

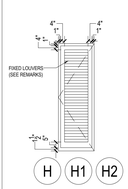
HARDWARE SET:

A HARDWARE SET #-- A1 HARDWARE SET #--	*SEE PLANS AND SPECIFICATIONS*	*SEE PLANS AND SPECIFICATIONS*	*BY ELEVATOR CONTRACTOR*	*BY ELEVATOR CONTRACTOR*	*BY ELEVATOR CONTRACTOR*	*BY ELEVATOR CONTRACTOR*		HARDWARE SET # ---	E HARDWARE SET #--- E1 HARDWARE SET #---	HARDWARE SET #--- TYPE F/F1/F2/F3 HARDWARE SET #--- TYPE F4/F5/F6/F7	

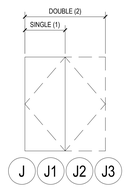
REMARKS:

FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST 35 STC RATING WELDED BUCK W/ WOOD CASING WIRED PUSH BUTTON CHIME TRANSPARENT WOOD FINISH A TRANSPARENT WOOD FINISH A1 PAINTED WOOD FINISH	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK NO VISION PANEL U.O.N. NO LOCKING DEVICES EITHER SIDE U.O.N. B B4 B5 B6 B7 STONE SADDLE B1 B2 B3 ALUMINUM SADDLE B3 VISION PANEL B B4 LOCKING DEVICE AT ONE SIDE B4 PANIC BAR AT PUSH SIDE, CONNECTED TO ALARM	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK NO VISION PANEL U.O.N. NO LOCKING DEVICES EITHER SIDE U.O.N. BB BB1 BB2 TRANSPARENT WOOD FINISH	FLUSH PANEL F.P. 1 1/2 HR. TEST SINGLE SPEED SIDE OPENING DOOR NOTE: SEE ELEVATOR DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.	FLUSH PANEL F.P. 1 1/2 HR. TEST SINGLE SPEED CENTER OPENING DOOR NOTE: SEE ELEVATOR DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.	FLUSH PANEL F.P. 1 1/2 HR. TEST TWO SPEED SIDE OPENING DOOR NOTE: SEE ELEVATOR DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.	FLUSH PANEL F.P. 1 1/2 HR. TEST VERTICAL BI-PARTING DOOR NOTE: SEE ELEVATOR DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.		SUPA DOOR (OR APPROVED EQUAL) TYPE S STICKING W/ SINGLE TYPE F PANEL UNDERCUT DOOR 1/2" ABOVE TOP OF STONE SADDLE PROVIDE MORTISED HINGE AND LATCH BLANKS TO ALLOW FOR FUTURE REVERSAL OF DOOR SWING AS INDICATED ON PLANS	SUPA DOOR (OR APPROVED EQUAL) TYPE S STICKING W/ SINGLE TYPE F PANEL UNDERCUT DOOR 1/2" ABOVE FINISHED FLOOR PROVIDE MORTISED HINGE AND LATCH BLANKS TO ALLOW FOR FUTURE REVERSAL OF DOOR SWING AS INDICATED ON PLANS	SUPA DOOR (OR APPROVED EQUAL) TYPE S STICKING W/ SINGLE TYPE F PANEL UNDERCUT DOOR 1/2" ABOVE FINISHED FLOOR	

TYPE:

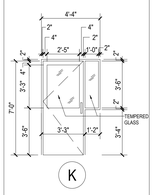


H H1 H2

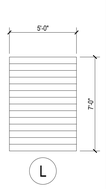


J J1 J2 J3

JJ JJ1



K

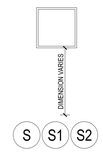


L

M

N

Q Q1 Q2



S S1 S2

SIZE:

H	(1) 2'-8"□ 8'-0"□ 1 3/4"
H1	(1) 2'-4"□ 8'-0"□ 1 3/4"
H2	(1) 3'-0"□ 8'-0"□ 1 3/4"

J	(1) 3'-0"□ 8'-0"□ 1 3/4"
J1	(1) 3'-0"□ 7'-0"□ 1 3/4"
J2	(2) 3'-0"□ 8'-0"□ 1 3/4"
J3	(1) 3'-0" + (1) 2'-2"□ 7'-0"□ 1 3/4"

JJ	(1) 3'-0"□ 8'-0"□ 1 3/4"
JJ1	(1) 3'-0"□ 8'-0"□ 1 3/4"

K (1) 3'-0"□ 7'-0"□ 1 3/4"

M (1) 4'-0"□ 7'-0"

M (1) 3'-0"□ 8'-0"□ 1 3/4"

N NOT USED

P NOT USED

Q	6'-0"□ 8'-0"□ 1 3/4" (2 PANEL)
Q1	6'-8"□ 8'-0"□ 1 3/4" (2 PANEL)
Q2	8'-4"□ 8'-0"□ 1 3/4" (2 PANEL)

R NOT USED

S	4'-0"□ 2'-0"□ 1 3/4"
S1	4'-0"□ 2'-0"□ 1 3/4"
S2	4'-0"□ 2'-0"□ 1 3/4"

MATERIAL:

SOLID CORE WOOD	HOLLOW METAL	SOLID CORE WOOD, SEE REMARKS	HOLLOW METAL AND TEMPERED GLASS	STEEL	HOLLOW METAL	-		HOLLOW METAL		HOLLOW METAL	

SADDLE:

NONE, U.O.N. WOOD□ LAUNDRY ROOM ONLY	SEE REMARKS	STONE	EXTRUDED ALUMINUM	STEEL	GALVANIZED STEEL	-		SEE REMARKS	SEE INTERIOR DESIGN DRAWINGS	NO SADDLE	

BUCK:

WOOD FRAME	METAL	METAL	METAL	STEEL	METAL	-		METAL	SEE INTERIOR DESIGN DRAWINGS	4 SIDED METAL BUCK	

LOCATION:

WASHER/DRYER CLOSET LAUNDRY ROOM KITCHEN	COMPACTOR ROOMS MECHANICAL ROOMS SUPER'S OFFICE / WORKSHOP STAFF LOCKER ROOM TOILET ROOMS TENANT STORAGE REFUSE CLOSETS BOILER ROOM ELEVATOR MACHINE ROOM SWITCHGEAR ROOM	REFUSE CLOSET JJ RESIDENTIAL FLOORS JJ1 AMENITY FLOORS	LAUNDRY ROOM BICYCLE STORAGE GARAGE BUILDING ENTRY GARAGE OFFICE	COMPACTOR ROOMS	DOOR AT TOP OF EGRESS STAIRS	-		ELEC. METER/TELECOM CLOSETS		S OIL TANK STORAGE ROOM	

HARDWARE SET:

HARDWARE SET #--- TYPE G HARDWARE SET #--- TYPE G2	*SEE PLANS AND SPECIFICATIONS*	*SEE PLANS AND SPECIFICATIONS*	*SEE PLANS AND SPECIFICATIONS*		*SEE PLANS AND SPECIFICATIONS*	-		*SEE PLANS AND SPECIFICATIONS*	*SEE PLANS AND SPECIFICATIONS*	-	

SEE ARCHITECTURAL, INTERIOR, MEP, TELECOM & SECURITY SPECIFICATIONS AND DRAWINGS FOR FURTHER INFORMATION, INCLUDING HARDWARE SPECIFICATIONS AND LOCATIONS, TYP. ALL DOORS

REMARKS:

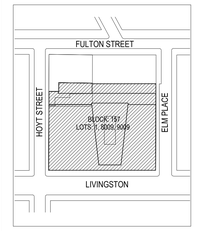
SUPA DOOR (OR APPROVED EQUAL) TYPE S STICKING W/ SINGLE TYPE F PANEL UNDERCUT DOOR 1/2" ABOVE FINISHED FLOOR OR SADDLE LOUVERED DOORS AT WASHER/DRYER CLOSETS ONLY FULL PANELED DOOR AT LAUNDRY ROOMS AND KITCHENS	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK ALUM. SADDLE WHERE FACING SERVICE CORRIDOR, TYP., U.O.N. STONE SADDLE WHERE FACING PUBLIC CORRIDOR/ELEVATOR ALCOVE, TYP., U.O.N. PROVIDE SELF-CLOSING DEVICE FOR ANY DOORS OPENING INTO PUBLIC CORRIDOR. PROVIDE 1 1/2 HR RATED ASTRAGAL WHERE DOUBLE DOORS ARE INDICATED. ELEVATOR MACHINE ROOM DOORS & ELEVATOR PIT DOORS TO BE: SELF-CLOSING AND SELF-LOCKING PROVIDE WITH A SPRING-TYPE LOCK ARRANGED TO PERMIT THE DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY. PANIC HARDWARE REQUIRED ON ELEC. ROOM DOORS THAT HAVE MORE THAN 1200 AMPS OF SERVICE IN ROOM J J2 ALL DOORS□ SUB-CELLAR & CELLAR TO BE 7'-0" H. J1 DOORS AT COMPACTOR ROOMS & GAS METER ROOM TO BE 3 HOUR RATED. 16 GA. STEEL SELF CLOSING. PROVIDE KICKPLATES AT COMPACTOR ROOM DOORS.	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK NO VISION PANEL U.O.N. NO LOCKING DEVICES EITHER SIDE U.O.N. JJ JJ1 TRANSPARENT WOOD FINISH	FLUSH PANEL SELF CLOSING DOOR AND SIDELITE TO BE TEMPERED TRANSPARENT GLASS	F.P.S.C. 3 HR. TEST AUTOMATIC ELECTRIC OPERATED ROLL-UP DOOR PROVIDE CHAIN FOR MANUAL OPERATION	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK PANIC HARDWARE INSIDE EXTERIOR DOORS TO BE INSULATED	-		FLUSH PANEL NOT RATED DOUBLE RACK SLIDING DOORS 4 SIDED FRAME (SEE DETAILS ON A-604) PRE-DRILL AND MORTISE DOORS TO RECEIVE HARDWARE, TYP. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING DOOR CONFIGURATIONS		FLUSH PANEL F.P.S.C S 1 1/2 HR. TEST S1 3 HR. TEST S2 LOUVER	

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
STUDIO / GANG / ARCHITECTS
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1520 W Division St.
Chicago, IL 60642
T:773.384.1212
F:773.384.0231
NEW YORK
50 Broad St, Ste 1901
New York, NY 10004
T:212.579.1514

Structural Engineer:
McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:
Cosentini A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NY 10001
T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:
HOLLANDERdesign LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

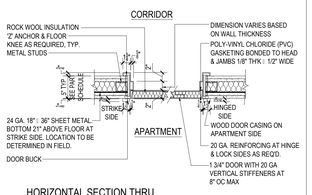
DWG TITLE:
A-006 DOOR SCHEDULE

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOY CHARLES REED 029883 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: AS NOTED
A-006.00
DWG NO.

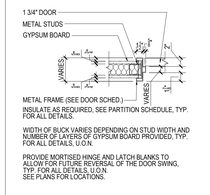
A-006 DOOR SCHEDULE

JAMB DETAILS

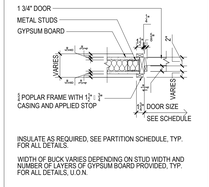


1 HORIZONTAL SECTION THRU APARTMENT ENTRANCE DOORS

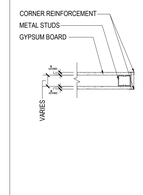
BUCK PROFILE TYPICAL AT ALL DOORS IN PUBLIC CORRIDORS AT APARTMENT LEVELS



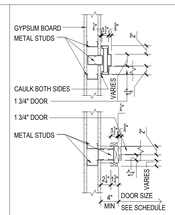
2 METAL BUCK @ GYPSUM PARTITIONS



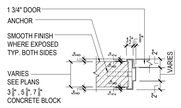
3 WOOD FRAME @ GYPSUM PARTITIONS



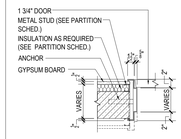
4 PARTITION TERMINAL



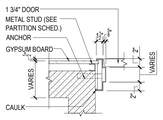
5 BUTT JAMB



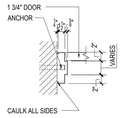
6 METAL BUCK @ MASONRY WALL



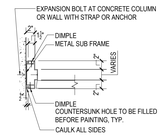
7 METAL BUCK @ MASONRY WALL



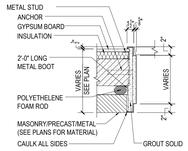
8 METAL BUCK @ MASONRY WALL



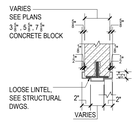
9 BUTT METAL JAMB @ MASONRY WALL



10 BUTT METAL JAMB @ CONCRETE WALL

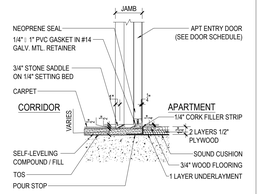


11 JAMB @ EXTERIOR WALL

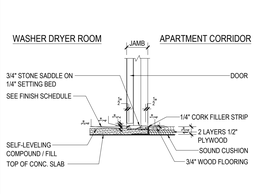


12 HEAD DETAIL @ MASONRY WALL

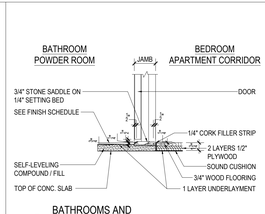
SADDLE / THRESHOLD DETAILS



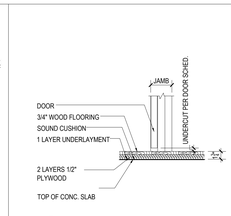
13 APARTMENT ENTRANCE



14 WASHER/DRYER CLOSETS

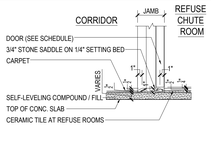


15 BATHROOMS AND POWDER ROOMS



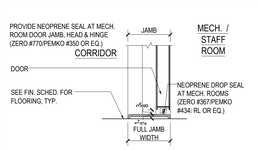
16 AT DOORS WITH NO SADDLE

(SEE FINISH SCHEDULE FOR FLOOR FINISHES - TYP.) BEDROOMS, CLOSETS, ETC.



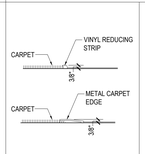
17 CORRIDOR & REFUSE CHUTE ROOM

APARTMENT LEVELS

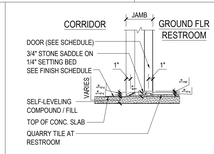


18 MECHANICAL ROOMS & STAFF ROOMS, U.O.N.

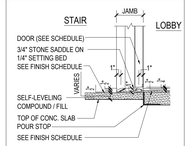
BACK OF HOUSE AREAS



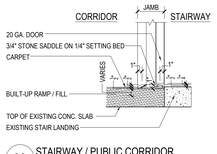
19 REDUCING STRIP



20 CORRIDOR & GROUND FLOOR RESTROOM

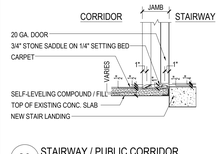


21 STAIR TO LOBBY



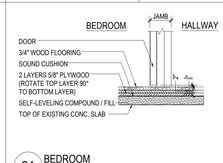
22 STAIRWAY / PUBLIC CORRIDOR

APARTMENT FLOORS | STAIR A

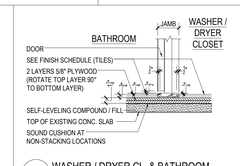


23 STAIRWAY / PUBLIC CORRIDOR

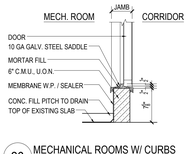
APARTMENT FLOORS | STAIR B



24 BEDROOM

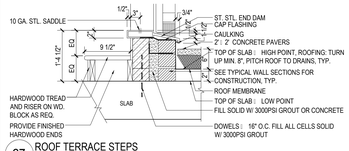


25 WASHER / DRYER CL. & BATHROOM

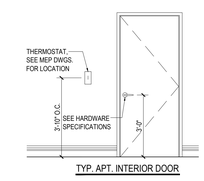


26 MECHANICAL ROOMS W/ CURBS

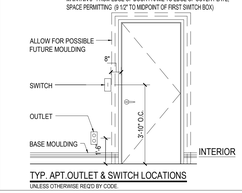
SEE PLANS FOR LOCATIONS



27 ROOF TERRACE STEPS

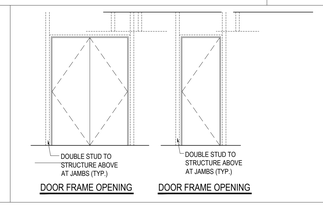


TYP. APT. INTERIOR DOOR



TYP. APT. OUTLET & SWITCH LOCATIONS

UNLESS OTHERWISE REQ'D BY CODE



DOOR FRAME OPENING

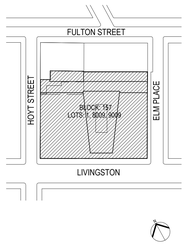
DOOR FRAME OPENING

DEPT OF BLDGS 421370506 Job Number
E302663389SI Scan Code

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



Owner:

11 HOYT OWNER, LP

C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

STUDIO / GANG / ARCHITECTS

CHICAGO
1520 W Division St.
Chicago, IL 60642
T:773.384.1212
F:773.384.0231

NEW YORK
50 Broad St. Ste 1901
New York, NY 10004
T:212.579.1514

Structural Engineer:

McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:

Cosentini A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:

LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NY 10001
T. (212) 479-5400

Interior Designer:

Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT

44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:

HOLLANDERdesign
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET

BROOKLYN, NEW YORK

DWG TITLE:

A-007 DOOR DETAILS

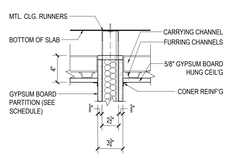
SEAL & SIGNATURE:

REGISTERED ARCHITECT CHARLES RESEN No. 022067 STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-007.00

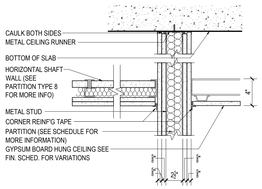
A-007 DOOR DETAILS

BKFT OF BLOCK2431970M Job Number
B3062357K65 Scan Code



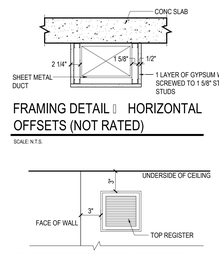
HUNG CEILING DETAIL – 3 3/4" PARTITION WITHIN APARTMENTS

SCALE: N.T.S. SEE PARTITION SCHEDULE FOR FURTHER DETAIL



2 HR RATED HUNG CEILING – PUBLIC CORRIDOR

SCALE: N.T.S. SEE PARTITION SCHEDULE FOR FURTHER DETAIL

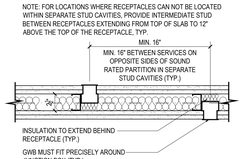


FRAMING DETAIL – HORIZONTAL OFFSETS (NOT RATED)

SCALE: N.T.S.

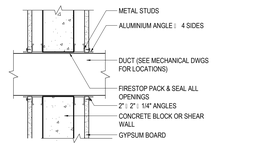
TYP. TOP REGISTER LOCATION, U.O.N.

FOR BATHROOM AND KITCHENS ONLY



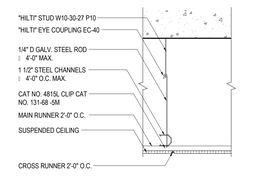
OFFSET OF RECESSED ELECTRICAL RECEPTACLE – TYPICAL APTARTMENT DEMISING PARTITIONS

SCALE: N.T.S. 1 1/2" = 1'-0" (PLAN VIEW)



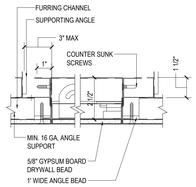
HORIZONTAL DUCT PENETRATIONS

SCALE: N.T.S.



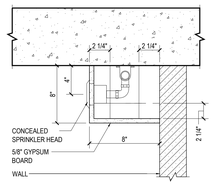
TYPICAL ACC. TILE HUNG CEILING DETAIL

SCALE: N.T.S.



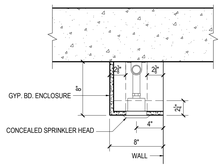
SECT. THRU CEILING ACCESS DOOR

SCALE: N.T.S.



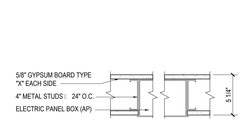
FURRING – SPRINKLER

SCALE: N.T.S.



FURRING – SPRINKLER

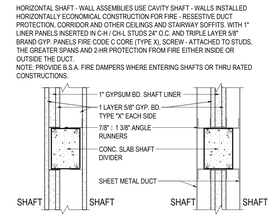
SCALE: N.T.S.



RECESSED ELECTRICAL PANEL BOX

SCALE: N.T.S. TO BE ALSO USED FOR COMMUNICATIONS / CABLE BOXES

NOTE: ALL PANELS TO BE PREFINISHED, SEE I.D. DWGS. FOR MORE INFO

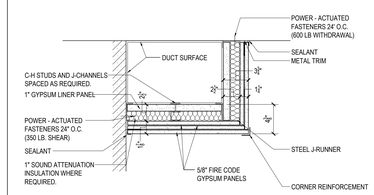


DETAIL – BACK TO BACK SHEET METAL AND SHEETROCK SHAFT

SCALE: N.T.S.

HUNG CEILING – PARTITION BETWEEN APTS. & BETWEEN APT. & CORRIDOR

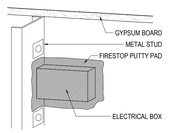
SCALE: N.T.S. SEE PARTITION SCHEDULE FOR FURTHER DETAIL



2 HR FIRE RATING DUCT FIREPROOFING-DETAIL – HORIZONTAL OFFSETS

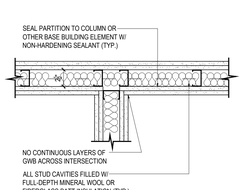
BSA # 893.47 SM

SCALE: N.T.S.



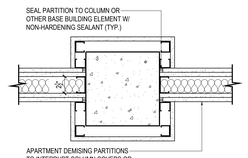
FIRESTOP PUTTY PAD ASTM E 84, MEA-102-99M

SCALE: N.T.S. TO BE USED WHERE RATED WALLS/SHAFTS ARE PENETRATED BY OUTLETS, SWITCHES, ETC.



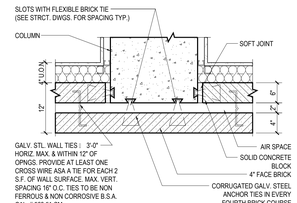
TYPICAL INTERSECTION DETAIL – APT. / CORRIDOR DEMISING PARTITION

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



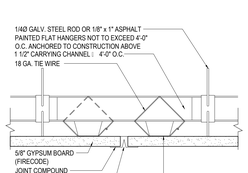
APARTMENT DEMISING PARTITION AT INTERSECTION WITH COLUMN

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



TYP. ANCHOR DETAIL

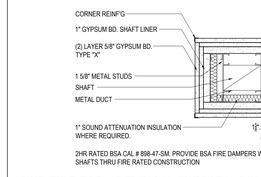
SCALE: N.T.S.
SEE EXTERIOR DETAILS & SECTIONS FOR PANELIZED DETAILS



TYPICAL GYP. BD. HUNG CEILING DETAIL

SCALE: N.T.S.

NOTE: ALL HUNG CEILINGS SHALL BE HUNG USING RESILIENT CHANNELS IN ACCORDANCE WITH MANUFACTURER RECOMMENDED DETAILS

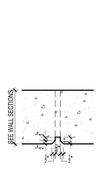


2 HR FIRE RATING TYPICAL FREESTANDING DUCT FIREPROOFING-DETAIL – HORIZONTAL OFFSETS

BSA # 893.47 SM

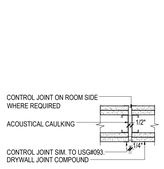
SCALE: N.T.S.

HORIZONTAL SHAFT - WALL ASSEMBLIES USE CAVITY SHAFT - WALLS INSTALLED HORIZONTALLY ECONOMICAL CONSTRUCTION FOR FIRE - RESESTIVE DUCT PROTECTION, CORRIDOR AND OTHER CEILINGS AND STAIRWAY SOFFITS. WITH 1" LINER PANELS INSERTED IN C-H / CH-L STUDS 24" O.C. AND TRIPLE LAYER 5/8" BRAND GYP. PANELS FIRE CODE C CORE (TYPE X), SCREW - ATTACHED TO STUDS, THE GREATER SPANS AND 2-HR PROTECTION FROM FIRE EITHER INSIDE OR OUTSIDE THE DUCT.
NOTE: PROVIDE B.S.A. FIRE DAMPERS WHERE ENTERING SHAFTS OR THRU RATED CONSTRUCTIONS.



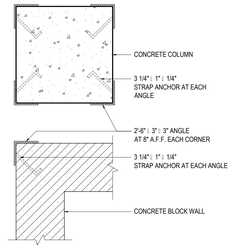
CONTROL JOINT AT CONCRETE PARAPET

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



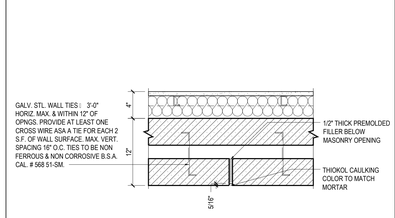
INTERIOR CONTROL JOINT DETAIL

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



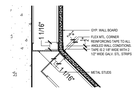
CORNER GUARD AT COL. OR CMU WALL

SCALE: N.T.S.



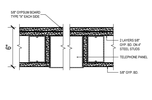
EXTERIOR CONTROL JOINT DETAIL

SCALE: N.T.S.
SEE EXTERIOR DETAILS & SECTIONS FOR PANELIZED DETAILS



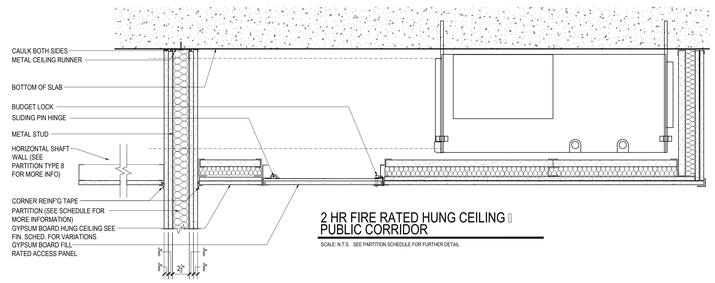
TYPICAL SPLAYED GYP. BD. ANGLE

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



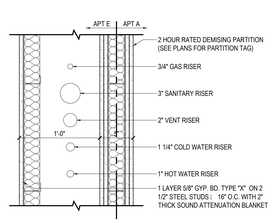
RECESSED TELEPHONE PANEL

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



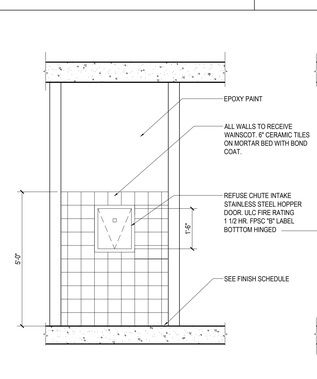
2 HR FIRE RATED HUNG CEILING – PUBLIC CORRIDOR

SCALE: N.T.S. SEE PARTITION SCHEDULE FOR FURTHER DETAIL



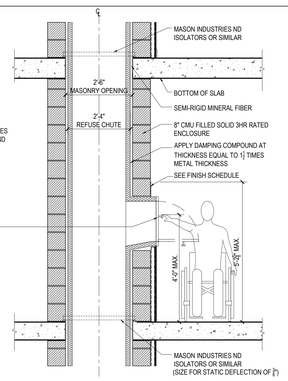
APARTMENT DEMISING PARTITION AT GAS RISER

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



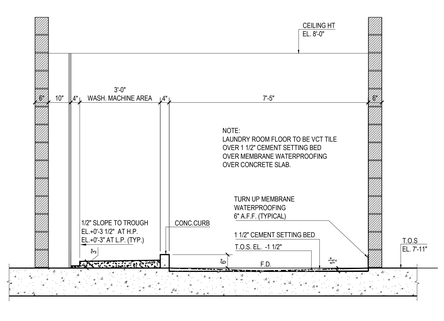
ELEVATION AT REFUSE CHUTE

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



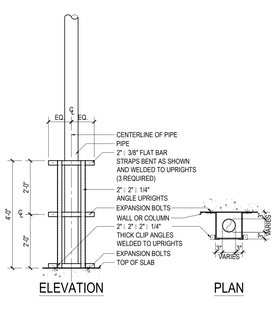
SECTION AT REFUSE CHUTE

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



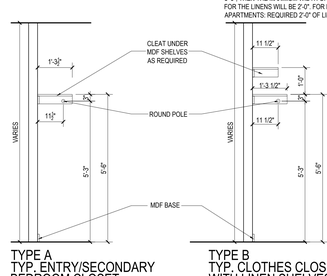
SECTION AT LAUNDRY

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



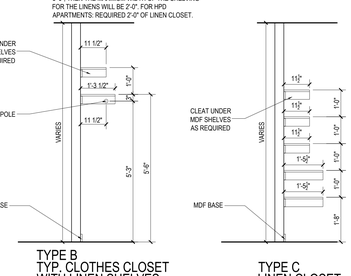
PIPE GUARDS AT WALLS & COLUMNS

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



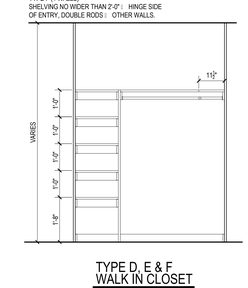
TYPE A TYP. ENTRY/SECONDARY BEDROOM CLOSET

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



TYPE B TYP. CLOTHES CLOSET WITH LINEN SHELVES

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



TYPE C LINEN CLOSET

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

TYPE D, E & F WALK IN CLOSET

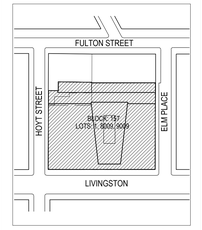
SCALE: 1/2" = 1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

STUDIO / GANG / ARCHITECTS
CHICAGO
1520 W Division St.
Chicago, IL 60642
T:773.384.1212
F:773.384.0231
NEW YORK
50 Broad St, Ste 1901
New York, NY 10004
T:212.579.1514

Structural Engineer:

McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:

Cosentini A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:

LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NY 10001
T. (212) 479-5400

Interior Designer:

Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT

44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:

HOLLANDERdesign
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

A-008 MISC. DETAILS

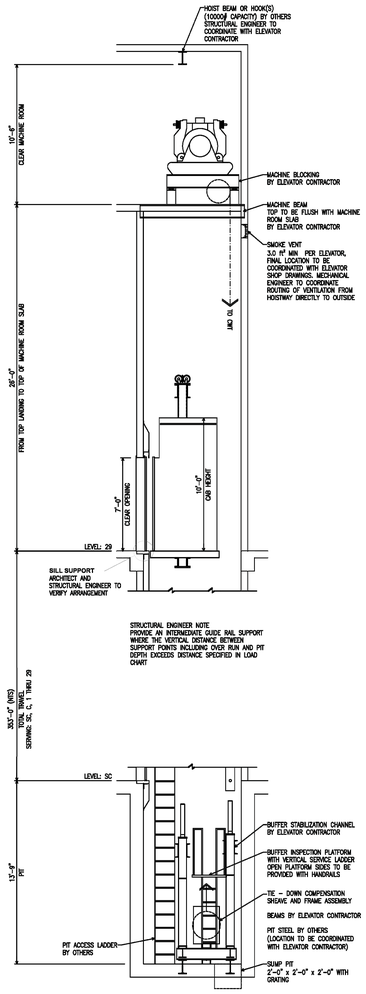
SEAL & SIGNATURE:

REGISTERED ARCHITECT CHARLES HILL STATE OF NEW YORK

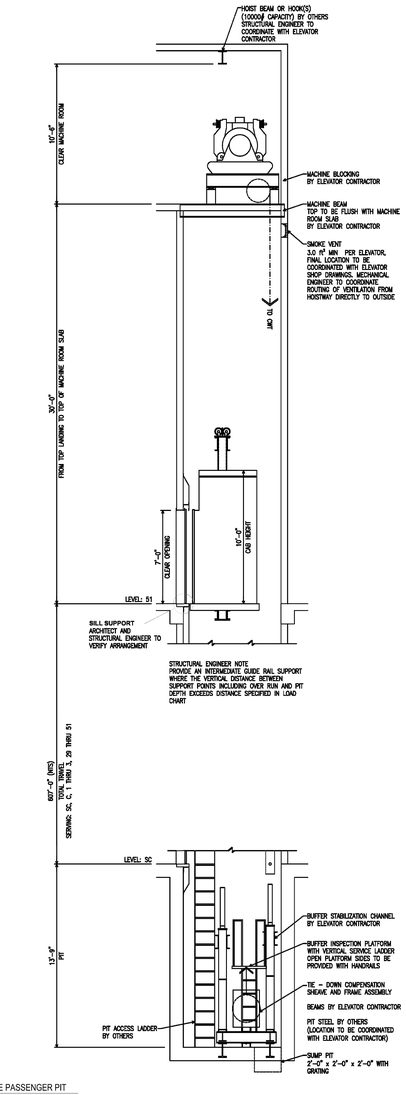
DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-008.00

A-008 MISC. DETAILS

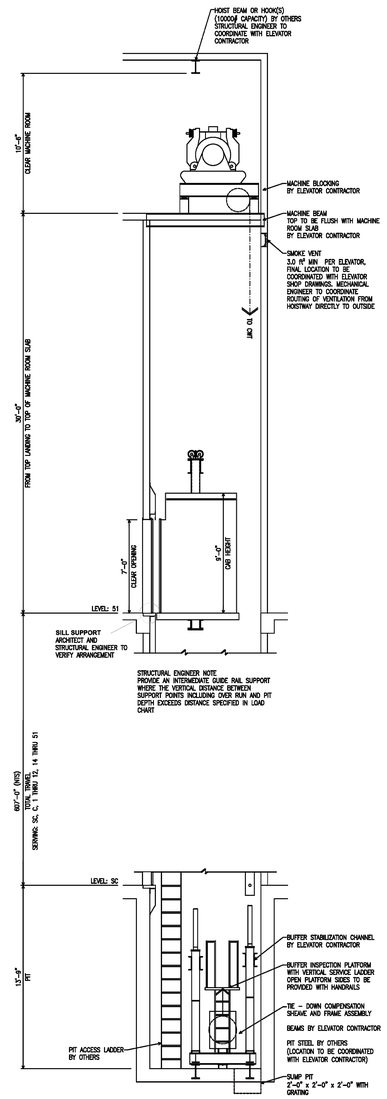
DEPT OF BLDGS 421370106 Job Number
E53 / 420979 Scan Code



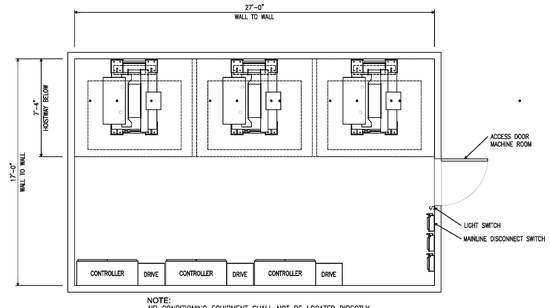
3 LOW RISE PASSENGER PIT
SCALE: 1/4"=1'-0"



6 HIGH RISE PASSENGER PIT
SCALE: 1/4"=1'-0"

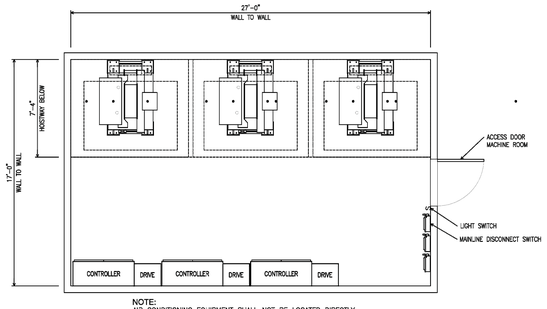


9 SERVICE ELEVATOR PIT
SCALE: 1/4"=1'-0"



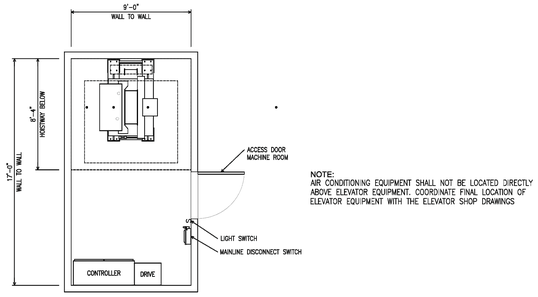
NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

2 LOW RISE PASSENGER EMR
SCALE: 1/4"=1'-0"



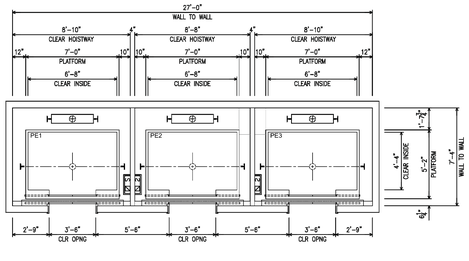
NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

5 HIGH RISE PASSENGER EMR
SCALE: 1/4"=1'-0"

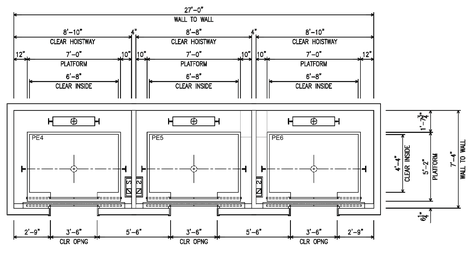


NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

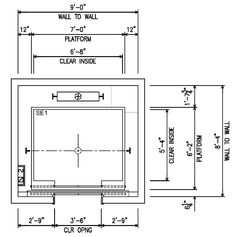
8 SERVICE ELEVATOR
SCALE: 1/4"=1'-0"



1 LOW RISE PASSENGER ELEVATORS
SCALE: 1/4"=1'-0"



4 HIGH RISE PASSENGER ELEVATORS
SCALE: 1/4"=1'-0"



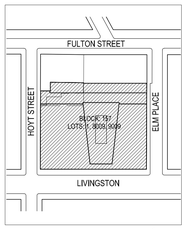
7 SERVICE ELEVATOR
SCALE: 1/4"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
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T.(212)715-0390

Architect:
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11 BROADWAY
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NEW YORK, NY 10004
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Design Architect:
STUDIO / GANG / ARCHITECTS
CHICAGO
1520 W Division St.
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T:773.384.1212
F:773.384.0231
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50 Broad St, Ste 1901
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Structural Engineer:
McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
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MEP/FP Engineer:
Cosentini
A TETRA TECH COMPANY
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GEOTECHNICAL Engineer:
LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NY 10001
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+44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ELEVATOR DRAWINGS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 022057 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: AS NOTED
DWG NO. A-009.00

A-009_ELEVATOR

DEPT OF BLDGS 421370506 Job Number
E356671205SI Scan Code

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315East-West Highway
Silver Spring, Maryland 20910-3152
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242** or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated April 2008.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- **ZONE A** No Base Flood Elevations determined.
- **ZONE AE** Base Flood Elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- **ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- **ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- **ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- **ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** Areas in which flood hazards are undetermined,but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- (EL 987) Base Flood Elevation line and value; elevation in feet*
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- Coastal Barrier Resource System (CBRS) Area
- Otherwise Protected Area (OPA)
- Road or Railroad Bridge
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18
- 600000 FT 5000-foot grid values: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
- DX510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- 5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 25, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 30, 1971

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS
September 5, 2007 - to update new license, to change Special Flood Hazard Areas, and to reflect updated floodplains information

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0203F

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
NEW YORK,
NEW YORK
BRONX, RICHMOND, NEW YORK,
QUEENS, AND KINGS COUNTIES

PANEL 203 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0203	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
3604970203F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

1 CURRENT FIRM PANEL
SCALE: N.T.S.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway **widths** and other **pertinent floodway data** are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York Long Island State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. **These flood elevations must be compared to structure and** ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 **and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic** Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315East-West Highway
Silver Spring, Maryland 20910-3152
(301)713-3242

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Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication City of New York (DoITT). This information was derived from digital orthophotos produced at a scaled 1:1,200 with 2-foot pixel resolution from photography dated April 2008.

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Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panes on which each community is located.

The **VE** Zone category has been divided by a **Limit of Moderate Wave Action (LiMWA)**. The LiMWA represents the approximate landward limit of the 1.5 - foot breaking wave. The effects of wave hazards between the VE Zone and the LiMWA will be similar to, but less severe than those in the VE Zone. Limited areas are not identified will be similar to, but less severe than those in the VE Zone.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

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- **ZONE A** No Base Flood Elevations determined.
- **ZONE AE** Base Flood Elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
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- **ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
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FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplainareas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- **ZONE X** Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- **ZONE D** Areas in which flood hazards are undetermined,but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- (EL 987) Base Flood Elevation line and value; elevation in feet*
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- Coastal Barrier Resource System (CBRS) Area
- Otherwise Protected Area (OPA)
- Road or Railroad Bridge
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18
- 600000 FT 5000-foot grid values: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
- DX510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- 5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 25, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 30, 1971

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS

For descriptions of revisions see Notice to Users page in the Flood Insurance Study report

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0203G

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
NEW YORK
NEW YORK
BRONX, RICHMOND, NEW YORK,
QUEENS, AND KINGS COUNTIES

PANEL 203 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0203	G

PRELIMINARY
DECEMBER 5, 2013

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
3604970203G

MAP REVISED

Federal Emergency Management Agency

2 PRELIMINARY FIRM PANEL
SCALE: N.T.S.

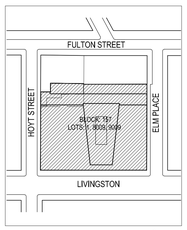
NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	03-29-2016	ISSUED TO NYC DOB
	03-08-2016	ISSUED TO NYC DOB
	01-19-2016	ISSUED TO NYC DOB
	11-20-2015	ISSUED TO NYC DOB

KEY PLAN



Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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17TH FLOOR
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HOLLANDERdesign
LANDSCAPE ARCHITECTS
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4208
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

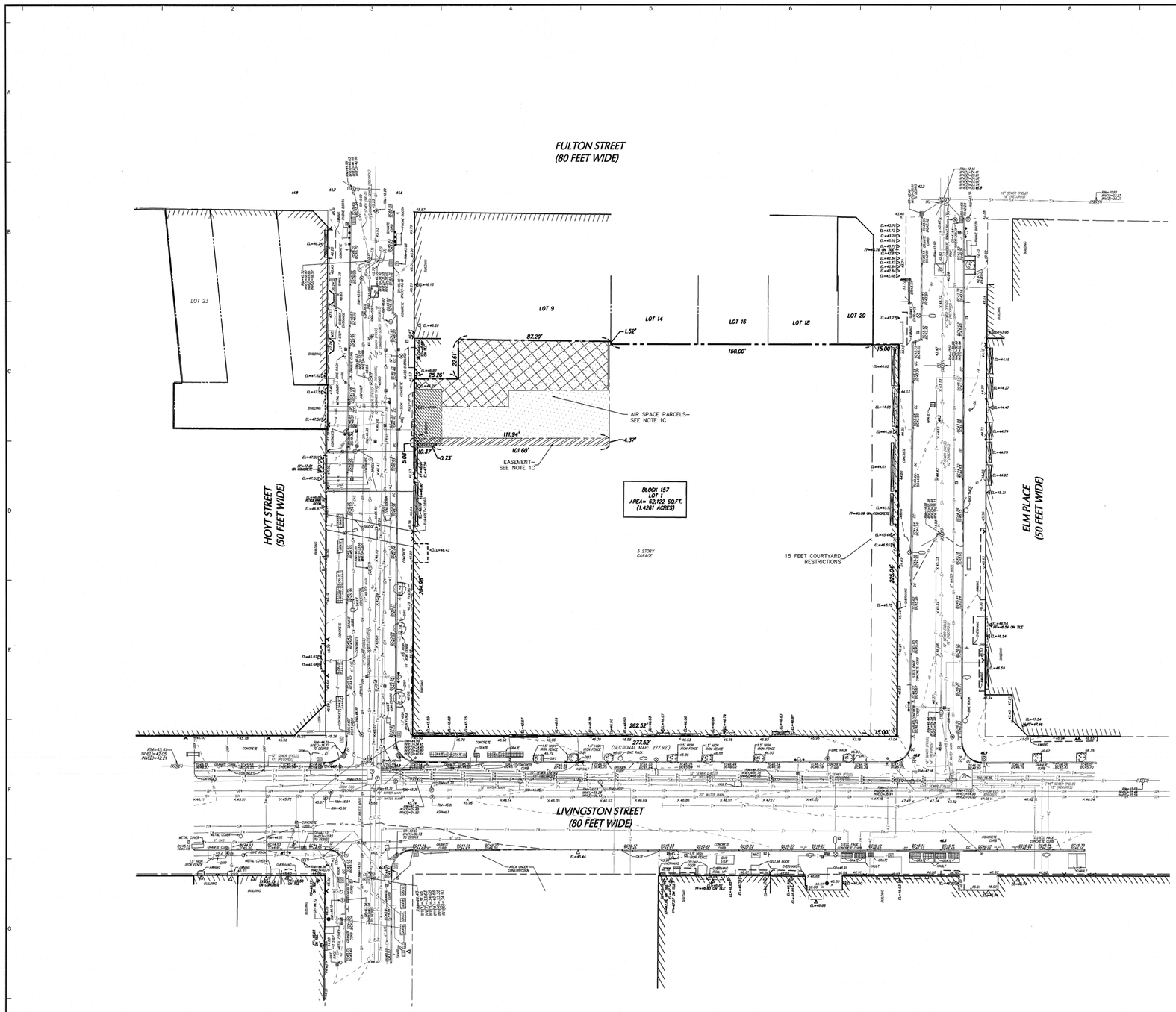
DWG TITLE:
A-010 FIRM MAPS

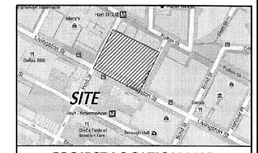
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES TILFORD
STATE OF NEW YORK
COPYRIGHT

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: ######
A-010.00
DWG.NO.
A-010 FIRM MAPS

DEPT OF BLDGS 320370506 Job Number

E587217614S Scan Code





DATUM CONVERSION CHART

0.00' BROOKLYN HIGHWAY DATUM	2.547'	1.441'
0.00' NAVD 88		1.106'
0.00' NGVD 29		

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   A. SECTIONAL MAP, BOROUGH OF BROOKLYN No. 16.
   B. CURRENT TAX MAP.
   C. BOUNDARY SURVEY, PROJECT NO. A140567, DATE 01/28/15, BY BARRETT BONACCI & VAN WEELE.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO APPROXIMATE NORTH (SEE NOTE 1A).
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON BROOKLYN BOROUGH BENCHMARKS #7521 & #2800, CONVERTED USING METHODS CITED IN THE ADMINISTRATIVE CODE OF NYC SECTION 28-104.7.6 LOCAL LAW 96 OF 2013 TABLE 104.7.6.3 AND VERTCON PROGRAM AS PROVIDED BY THE NATIONAL GEODETIC SURVEY.
   USING THIS METHOD 0.00' NAVD88 IS EQUAL TO +1.441 BROOKLYN HIGHWAY DATUM. (SEE DATUM CONVERSION CHART)
5. STREET NAMES AND R.O.W. WIDTHS AS PER MAPS REFERENCED IN NOTE 1A, BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1B.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. DURING JULY OF 2015.
7. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
8. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
9. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT FIELD LOCATED STRUCTURES. THE SURVEYOR MAKES NO GUARANTEES THAT THE MINIMUM REQUIRED STANDARD OF CARE FOR THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
   ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
   UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
   PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS
   UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
   SEWER AND WATER UTILITY MAPPING PROVIDED BY NYC DEP. CABLE UTILITY MAPS PROVIDED BY TIME WARNER NYC TELEPHONE AND COMMUNICATION UTILITY MAPPING PROVIDED BY ECS/VERIZON AND AT&T LNS.
   AT&T LNS UTILITY MAPPING IS NOT PLOTTED DUE TO UNKNOWN SCALE AND/OR SCHEMATIC MAPS BEING PROVIDED.
10. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
12. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.
13. AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED CITY OF NEW YORK, NEW YORK BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES, PANEL 203 OF 457 COMMUNITY PANEL NUMBER 3604970203F REVISED DATE SEPTEMBER 5,2007." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
    AS PER THE "PRELIMINARY NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED CITY OF NEW YORK, NEW YORK BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES, PANEL 203 OF 457,COMMUNITY PANEL NUMBER 3604972030 PRELIMINARY DATE DECEMBER 5,2013." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- STAND PIPE
- ROOF DRAIN
- FLAG POLE
- PEDESTAL LIGHT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POWER POLE
- GUY WIRE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- SIGN
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE BOX
- TRAFFIC SIGNAL POLE
- MONITOR WELL
- BENCH
- DOOR
- DOUBLE DOOR
- ROLL UP DOOR
- YARD DRAIN
- MAILBOX
- BOTTOM OF WALL
- TOP OF WALL
- BOTTOM OF CURB
- TOP OF CURB
- DROP CURB
- FINISHED FLOOR
- LEGAL GRADE FROM SECTIONAL MAP (CONVERTED TO NAVD88 SEE NOTE 4)
- EXISTING GRADE FROM SECTIONAL MAP (CONVERTED TO NAVD88 SEE NOTE 4)
- OVERHEAD WIRE
- GUIDE RAIL WOOD
- GUIDE RAIL METAL
- TREE LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- IRON FENCE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CONTOUR LINE
- GAS MARK OUT LINE
- WATER MARK OUT LINE
- ELECTRIC MARK OUT LINE
- COMMUNICATION MARK OUT LINE
- SANITARY MARK OUT LINE
- DRAINAGE MARK OUT LINE
- REFERENCE UTILITY LINE (TYPE AS NOTED) – PLOTTED FROM EXISTING MAPPING
- AIR SPACE PARCEL 5 BETWEEN EL. 45.31–63.33 (NAVD88)
- AIR SPACE PARCEL 3 BETWEEN EL. 26.40–45.31 (NAVD88)
- AIR SPACE PARCEL 4 BETWEEN EL. 26.40–35.85 (NAVD88)
- EASEMENT

THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE	
UTILITY	RECEIVED
WATER	DEP 12-08-15
SEWER	DEP 12-08-15
GAS	N/A
ELECTRIC	N/A
STEAM	N/A
COMM/ OTHER	ECS 12-09-15, TWC 12-10-15, CABLEVISION 12-22-15, AT&T LNS 12-14-15

WARNING! IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

0 20 40 60

Filename: \langan.com\data\NYC\data4\170379401\Survey Data - 170379401\Cartom\Existing\170379401 Final.dwg Date: 1/11/2017 Time: 15:04 User: sslevi,bbc Style Table: Langan.stb Layout: ARCH-E-SL

Date	Description	No.
	REVISIONS	

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSDCS Code of Practice for Land Surveys, and to the best of my knowledge and belief conforms to the standards of my professional opinion correctly represents the conditions found on the date of the field survey of the subject property".

SIGNATURE PAUL J. FISHER DATE SIGNED 1/11/2017

PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784–1

LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor, New York, NY 10001
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WASHINGTON, DC FLORIDA TEXAS CALIFORNIA
ABU DHABI ATHENS DOHA DUBAI ISTANBUL PANAMA LONDON
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (N.Y.)
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Collectively known as Langan

Project

11 HOYT STREET

BLOCK No. 157, LOT No. 1
BOROUGH OF BROOKLYN
CITY OF NEW YORK

KINGS COUNTY NEW YORK

Drawing Title

TOPOGRAPHIC AND UTILITY SURVEY

Project No. 170379401	Drawing No. VT101
Date 01-13-16	
Scale 1"=20'	
Drawn By AA / Checked By PDP	
Submission Date	Sheet 001 of 001

LANGAN

SUBMISSION DATE:

PROJECT NO. 170379401

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-09-2017	25% DD - ISSUED FOR FACADE
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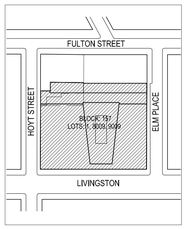
	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
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17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

STUDIO / GANG / ARCHITECTS

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STRUCTURAL ENGINEERS
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MEP/FP Engineer:

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A TETRA TECH COMPANY
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GEOTECHNICAL Engineer:

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LANDSCAPE ARCHITECTS
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T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

A-011 SURVEY

SEAL & SIGNATURE:

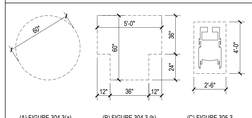
REGISTERED ARCHITECT CHARLES TILNEY No. 020063 STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
	A-011.00
A-011 SURVEY	DWG NO.

DEPT OF BLDGS 321370536 Job Number
E3354902046 Scan Code

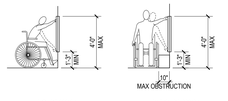
ACCESSIBLE REQUIREMENTS

NOTE: ALL REFERENCES TO FIGURE NUMBER REFER TO ANSI 117.1-2009. ALL DIMENSIONS SHOWN ARE MINIMUM PERMITTED UNLESS NOTED OTHERWISE.



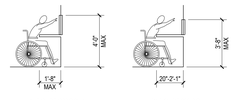
(A) FIGURE 304.3(a) CIRCULAR TURNING SPACE (B) FIGURE 304.3 (b) T-SHAPED TURNING SPACE (C) FIGURE 305.3 CLEAR FLOOR SPACE

1 TURNING & CLEAR FLOOR SPACE
SCALE: NTS



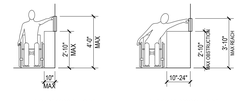
(A) FIGURE 308.2.1 FORWARD REACH (B) FIGURE 308.3.1 SIDE REACH

2 UNOBSTRUCTED REACHES
SCALE: NTS



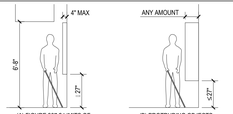
(A) FIGURE 308.2.2(a) FORWARD REACH (B) FIGURE 308.2.2(b) FORWARD REACH

3 OBSTRUCTED HIGH FORWARD REACHES
SCALE: NTS



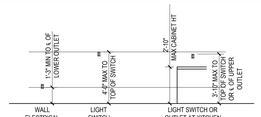
(A) FIGURE 308.3.2(a) SIDE REACH (B) FIGURE 308.3.2(b) SIDE REACH

4 OBSTRUCTED HIGH SIDE REACHES
SCALE: NTS

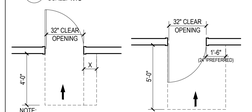


(A) FIGURE 307.2 LIMITS OF PROTRUDING OBJECTS (B) PROTRUDING OBJECTS LESS THAN 27" ABOVE WALKING SURFACE

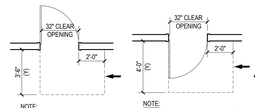
5 PROTRUSION LIMITS
SCALE: NTS



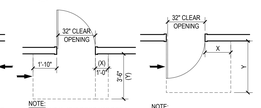
6 OUTLET AND SWITCH LOCATIONS
SCALE: NTS



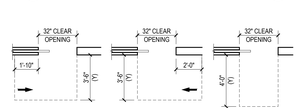
7 SWING DOOR - FRONTAL APPROACH
SCALE: NTS



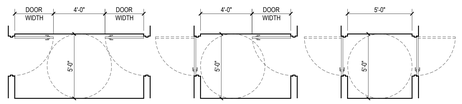
8 SWING DOOR - LATCH SIDE APPROACH
SCALE: NTS



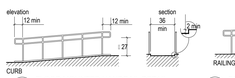
9 SWING DOOR - HINGE SIDE APPROACH
SCALE: NTS



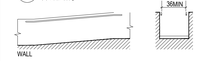
10 MANEUVERING AT SLIDING AND FOLDING DOORS
SCALE: NTS



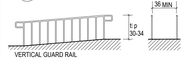
11 SWING DOORS IN SERIES
SCALE: NTS



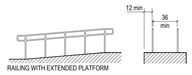
12 FLOOR MOUNTED HANDRAIL DETAIL
SCALE: NTS



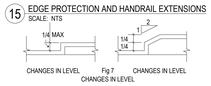
13 WALL HANDRAIL DETAIL
SCALE: NTS



14 VERTICAL GUARD RAIL
SCALE: NTS



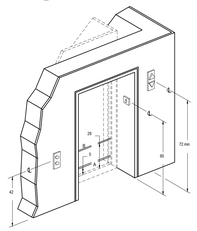
15 EDGE PROTECTION AND HANDRAIL EXTENSIONS
SCALE: NTS



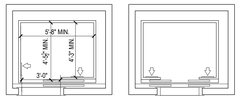
16 CHANGES IN LEVEL
SCALE: NTS

RAMPS
1. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12 THE MAXIMUM RISE OF ANY SLOPE SHALL BE 12"
2. THE CLEAR WIDTH (BETWEEN HANDRAILS) SHALL BE 36"
3. LANDINGS LOCATED AT THE BOTTOM AND TOP OF EACH RUN SHALL BE AT LEAST AS WIDE AS THE WIDEST PART OF THE RAMP AND THE LENGTH SHALL BE 60" CLEAR
4. DIRECTION CHANGES AT LANDINGS SHALL HAVE A MINIMUM SIZE OF 60"- 60"
5. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6

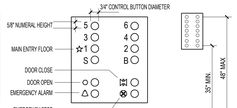
HANDRAILS
1. PROVIDE HANDRAILS ON BOTH SIDES OF RAMP SEGMENTS
2. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2"
3. THE GRIPPING SURFACE SHALL BE 1-1/4" OR 1-1/2" DIAMETER
4. THE TOP OF THE GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 30" AND 34" ABOVE THE RAMP SURFACE



17 ELEVATOR ENTRANCE
SCALE: NTS

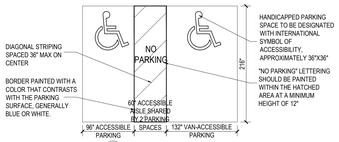


18 MIN ELEVATOR CAR DIMENSIONS & CONTROL LOCATIONS
SCALE: NTS

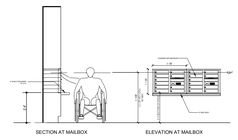


19 CONTROL PANEL DETAILS
SCALE: NTS

20 ELEVATOR AND STAIR SIGNAGE
SCALE: NTS



21 ACCESSIBLE PARKING
SCALE: NTS



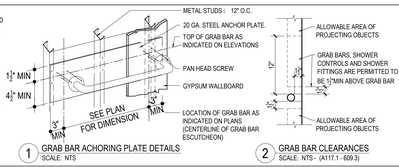
22 ACCESSIBLE MAILBOX
SCALE: NTS

BATH ACCESSIBLITY REQUIREMENTS

NOTE: ALL REFERENCES TO FIGURE NUMBER REFER TO ANSI 117.1-2009. ALL DIMENSIONS SHOWN ARE MINIMUM PERMITTED UNLESS NOTED OTHERWISE.

NOTE:
GRAB BAR LOCATIONS AND WALL MOUNTED SEAT LOCATIONS INDICATED HERE ARE FOR ALL BATHROOMS. CONTRACTOR IS TO PROVIDE REINFORCEMENT AS REQUIRED TO SECURE GRAB BARS / SEATS AT LOCATIONS INDICATED. REINFORCEMENT SHALL SPAN FROM STUD TO STUD. IF LOCATION OF GRAB BAR / SEAT REINFORCEMENT FALLS BETWEEN TWO STUDS THE CONTRACTOR SHALL FURNISH REINFORCEMENT PLATES OF SUFFICIENT LENGTH TO CONTINUE TO NEXT STUD AND SECURELY ATTACH TO SUCH.

GRAB BARS AND SEATS WILL NOT BE PROVIDED UNLESS SPECIFICALLY NOTED OTHERWISE.

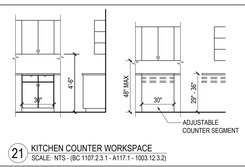


1 GRAB BAR ACHORING PLATE DETAILS
SCALE: NTS

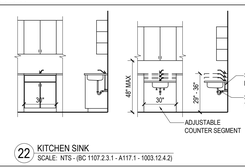
2 GRAB BAR CLEARANCES
SCALE: NTS - (A117.1 - 609.3)

APARTMENT KITCHEN REQUIREMENTS: CH 11:

NOTE: AS INDICATED KITCHEN SHALL COMPLY WITH CH. 11 OF THE BUILDING CODE OF NEW YORK CITY



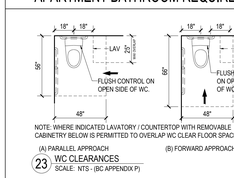
21 KITCHEN COUNTER WORKSPACE
SCALE: NTS - (BC 1107.2.3.1 - A117.1 - 1003.12.3.2)



22 KITCHEN SINK
SCALE: NTS - (BC 1107.2.3.1 - A117.1 - 1003.12.4.2)

APARTMENT BATHROOM REQUIREMENTS: APPENDIX P

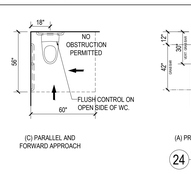
NOTE: AS INDICATED BATHROOMS SHALL COMPLY WITH APPENDIX P OF THE BUILDING CODE OF NEW YORK CITY.



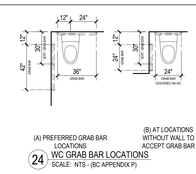
NOTE: WHERE INDICATED LAVATORY / COUNTERTOP WITH REMOVABLE CABINETRY BELOW IS PERMITTED TO OVERLAP WC CLEAR FLOOR SPACE

(A) PARALLEL APPROACH (B) FORWARD APPROACH

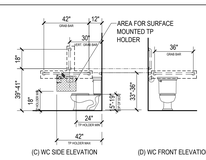
23 WC CLEARANCES
SCALE: NTS - (BC APPENDIX P)

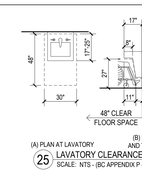


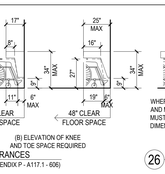
(C) PARALLEL AND FORWARD APPROACH



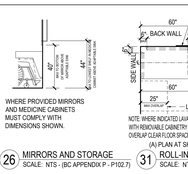
24 WC GRAB BAR LOCATIONS
SCALE: NTS - (BC APPENDIX P)



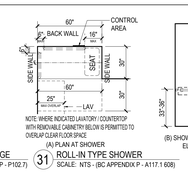


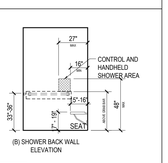


25 LAVATORY CLEARANCES
SCALE: NTS - (BC APPENDIX P - A117.1 - 606)

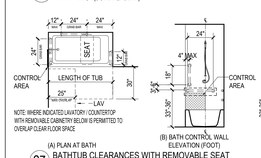


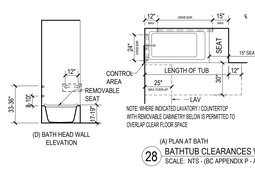
26 MIRRORS AND STORAGE
SCALE: NTS - (BC APPENDIX P - P102.7)





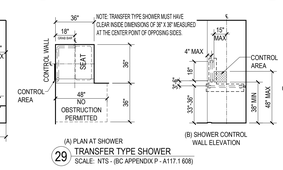
31 ROLL-IN TYPE SHOWER
SCALE: NTS - (BC APPENDIX P - A117.1 608)



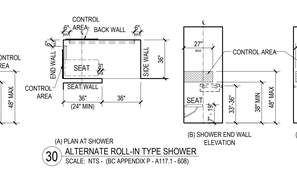


27 BATHTUB CLEARANCES WITH REMOVABLE SEAT
SCALE: NTS - (BC APPENDIX P - A117.1 - 607)

28 BATHTUB CLEARANCES WITH PERMANENT SEAT
SCALE: NTS - (BC APPENDIX P - A117.1 607)



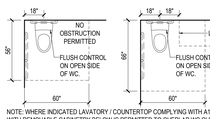
29 TRANSFER TYPE SHOWER
SCALE: NTS - (BC APPENDIX P - A117.1 608)



30 ALTERNATE ROLL-IN TYPE SHOWER
SCALE: NTS - (BC APPENDIX P - A117.1 - 608)

APARTMENT BATHROOM REQUIREMENTS: TYPE A

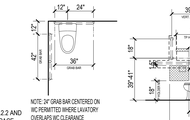
NOTE: AS INDICATED IF ONE BATHROOM IN A DWELLING UNIT COMPLYS WITH ANSI 1003.11 AND 1002.3.2 (REFERED TO AS "TYPE A") ALL OTHER BATHROOMS WITHIN THE UNIT HAVE REDUCED REQUIREMENTS AND ARE REFERED TO AS "TYPE N"

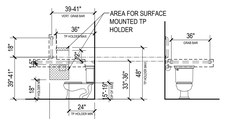


NOTE: WHERE INDICATED LAVATORY / COUNTERTOP COMPLYING WITH A117.1 - 1003.11.2.2 AND WITH REMOVABLE CABINETRY BELOW IS PERMITTED TO OVERLAP WC CLEAR FLOOR SPACE

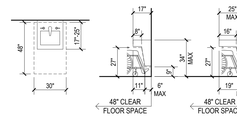
(A) WITHOUT OBSTRUCTION (B) WITH OBSTRUCTION

23 WC CLEARANCES
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.4)

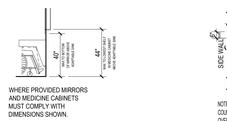




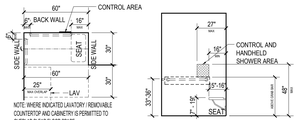
24 WC GRAB BAR LOCATIONS
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.1 & 604.5 & 604.7)



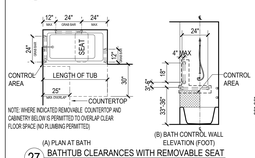
25 LAVATORY CLEARANCES
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.2 & 606)

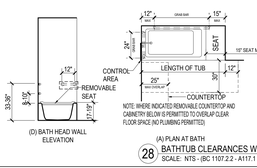


26 MIRRORS AND STORAGE
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.3)



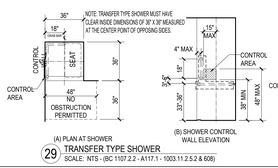
30 ROLL-IN TYPE SHOWER
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.5.2 & 608)



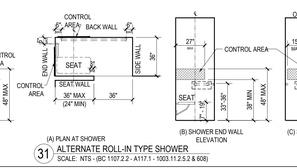


27 BATHTUB CLEARANCES WITH REMOVABLE SEAT
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.5.1 & 607)

28 BATHTUB CLEARANCES WITH PERMANENT SEAT
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.5.1 & 607)



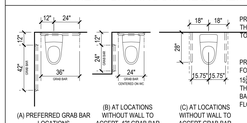
29 TRANSFER TYPE SHOWER
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.5.2 & 608)



31 ALTERNATE ROLL-IN TYPE SHOWER
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.5.2 & 608)

APARTMENT BATHROOM REQUIREMENTS: TYPE N

NOTE: AS INDICATED IF ONE BATHROOM IN A DWELLING UNIT COMPLYS WITH ANSI 1003.11 AND 1002.3.2 (REFERED TO AS "TYPE A") ALL OTHER BATHROOMS WITHIN THE UNIT HAVE REDUCED REQUIREMENTS AND ARE REFERED TO AS "TYPE N"

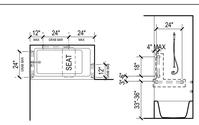


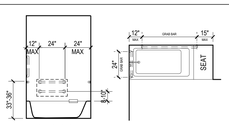
PROVIDE 18" CLEARANCE FROM THE CENTERLINE OF THE WC TO ANY OBSTRUCTION

PROVIDE REINFORCEMENT FOR SWING-UP GRAB BARS 15¾" FROM THE CENTERLINE OF THE WC ON BOTH SIDES. GRAB BAR TO BE 33"-36" ABOVE THE FLOOR IN THE DOWN POSITION.

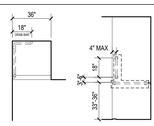
NOTE: REINFORCEMENT NOT REQUIRED IN "TYPE N" POWDER ROOMS

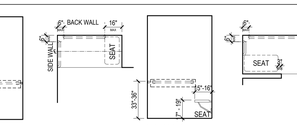
31 WC GRAB BAR REINFORCEMENT FOR TYPE "N" BATHS
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1004.11.1)



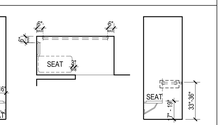


27 BATHTUB GRAB BAR LOCATIONS
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.5.1 & 607)





30 ROLL-IN TYPE SHOWER
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.5.2 & 608)



31 ALTERNATE ROLL-IN TYPE SHOWER
SCALE: NTS - (BC 1107.2.2 - A117.1 - 1003.11.2.5.2 & 608)

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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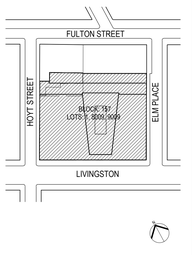
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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T.(212)715-0390

Architect:
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MEP/FP Engineer:
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GEOTECHNICAL Engineer:
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Landscape Architect:
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220 N. GREEN STREET
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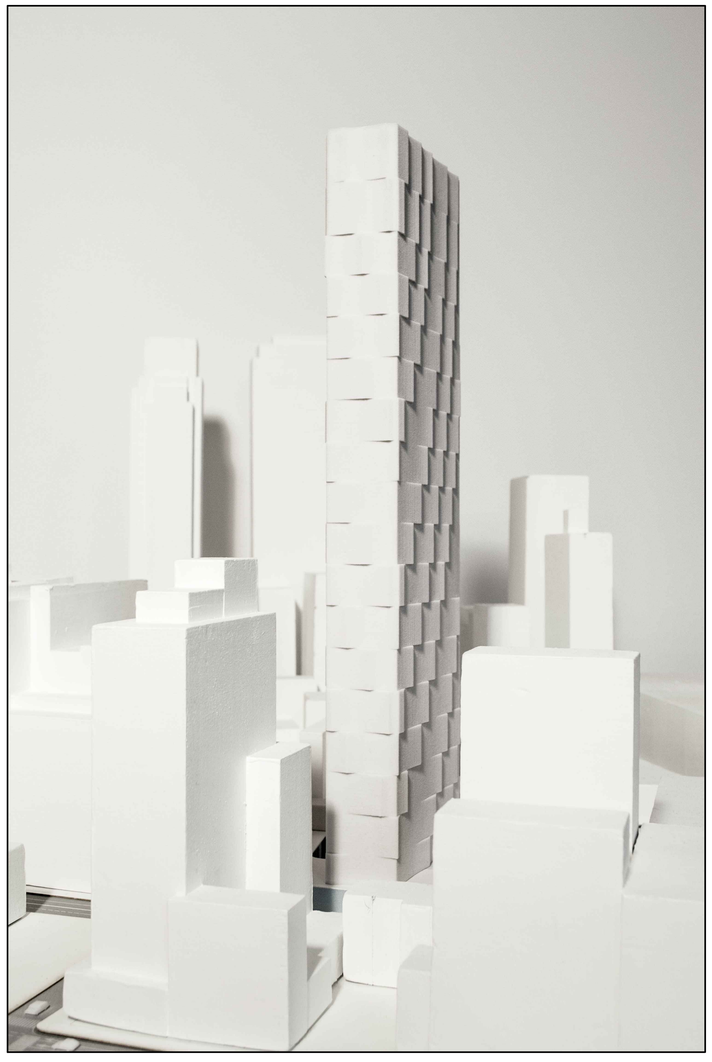
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
A-003-ADAPTABILITY NOTES

SEAL & SIGNATURE:
REGISTERED ARCHITECT OF CHARLES RENFRO STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: AS NOTED
A-012.00
DWG NO.

A-012-ADAPTABILITY NOTES



3 VIEW FROM SOUTH EAST
SCALE: NA

2 VIEW EAST ON LIVINGSTON
SCALE: NA

1 VIEW FROM NORTH WEST
SCALE: NA

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

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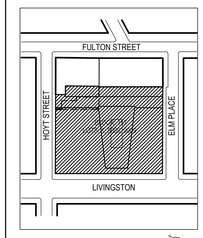
	03-06-2017	25%DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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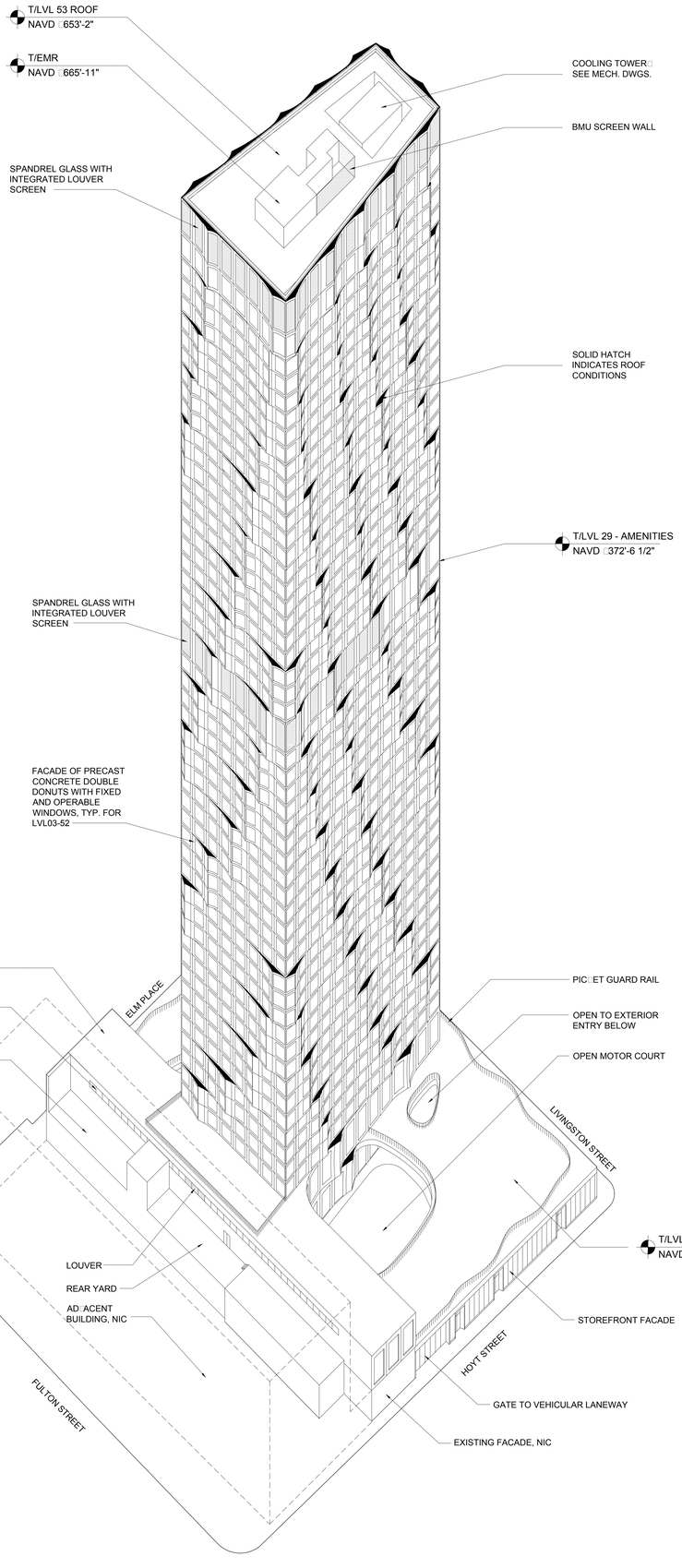
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
3D IMAGES

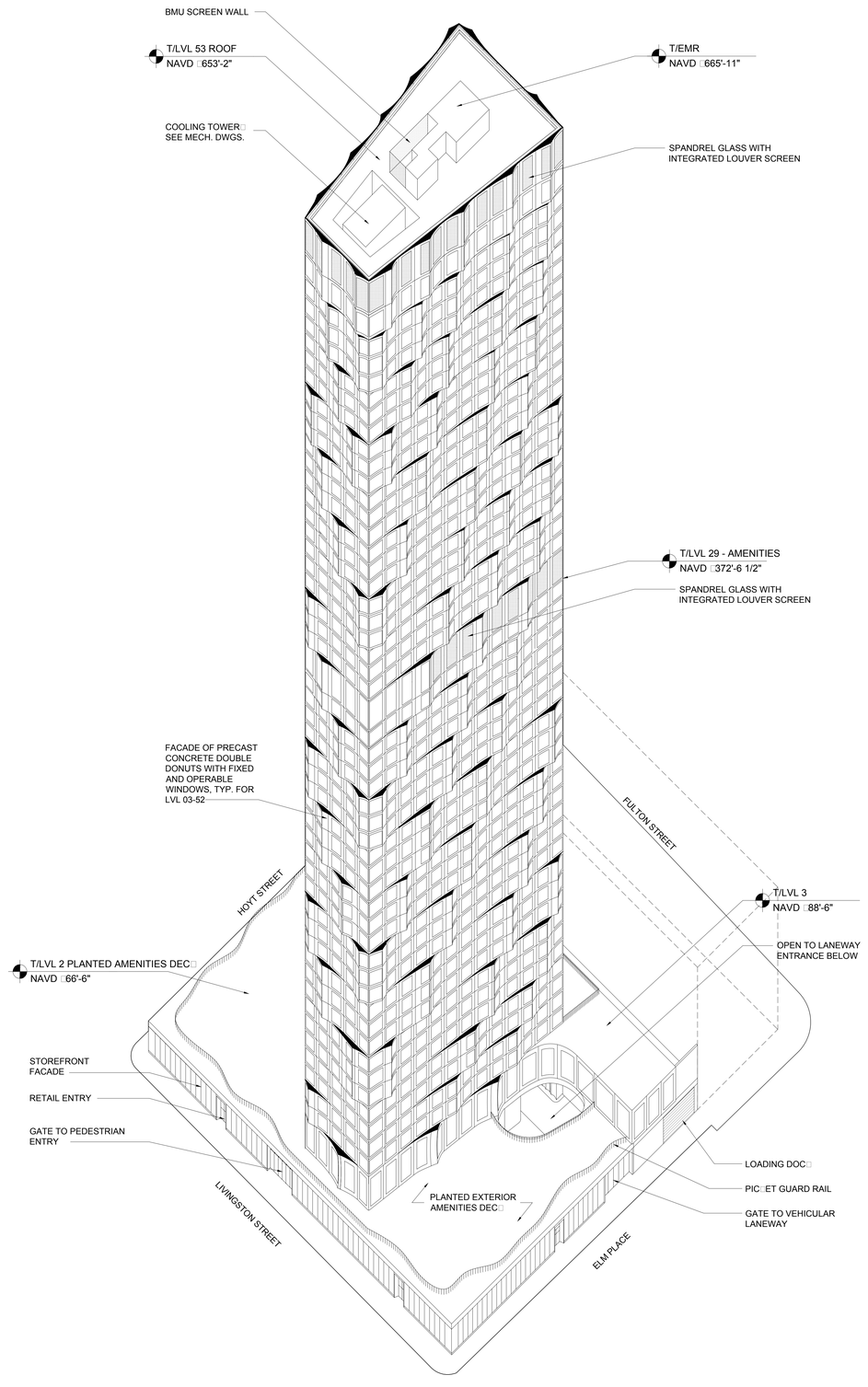
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST STATE OF NEW YORK

DATE: **06/07/2017**
PROJECT #: **11 HOYT**
SCALE: **NA**
A-050.00
DWG NO.

PART OF BLOCK 293 LOT 1002 Job Number
ESY-BA-033350 Scan Date



2 AXONOMETRIC FROM NORTH WEST
SCALE: 1/32" = 1'-0"



1 AXONOMETRIC FROM SOUTH EAST
SCALE: 1/32" = 1'-0"

NOTES:

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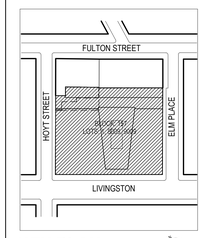
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



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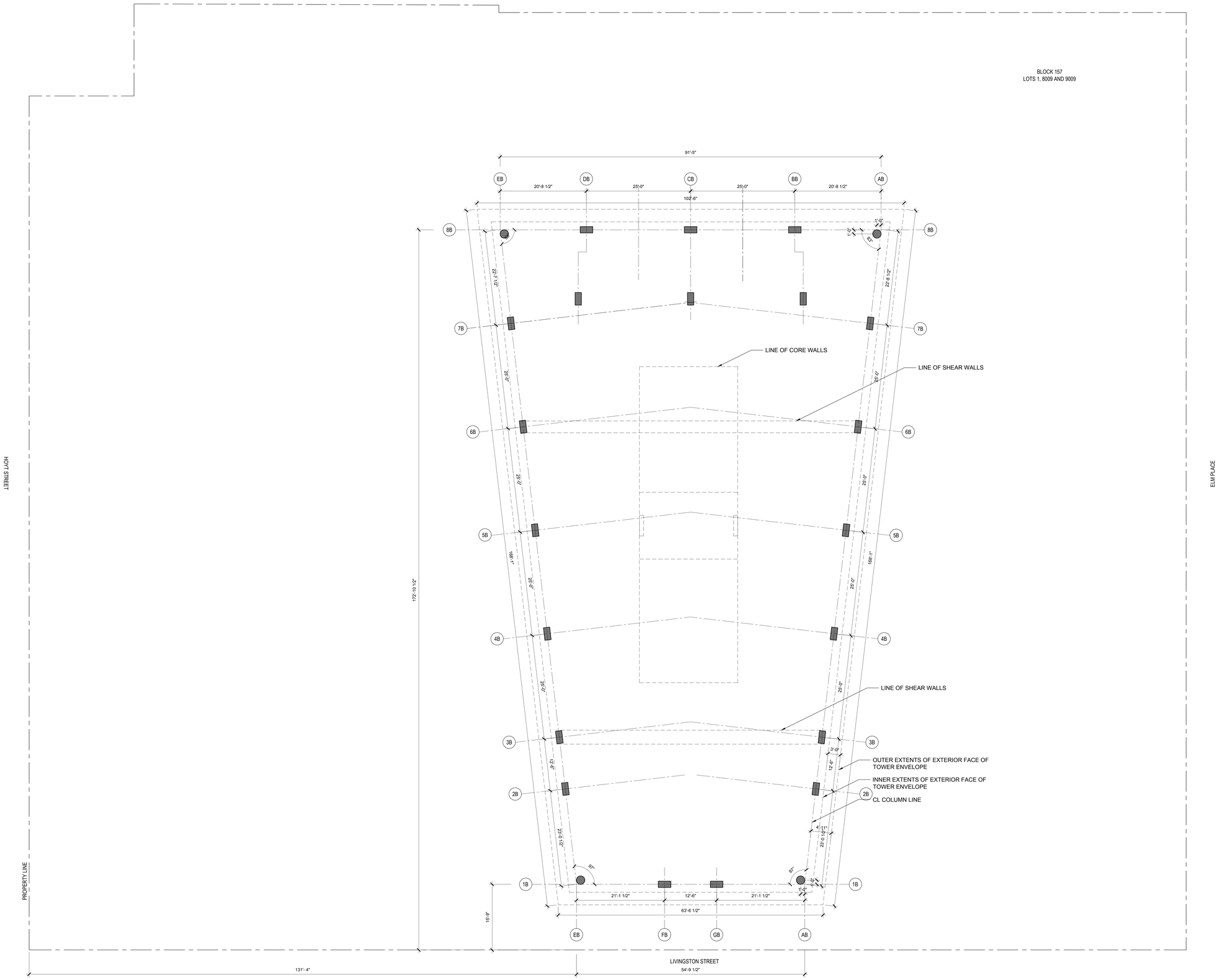
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
3D VIEWS AXONOMETRICS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RUSSELL 026963 STATE OF NEW YORK

DATE: **06/07/2017**
PROJECT #:**11 HOYT**
SCALE: **NA**
A-051.00
DWG NO.



1 TOWER GEOMETRY
SCALE: 1/8" = 1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

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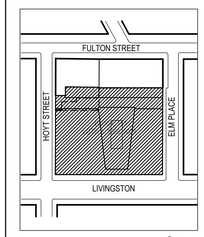
	02-03-2017	ISSUED FOR 100%SD
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
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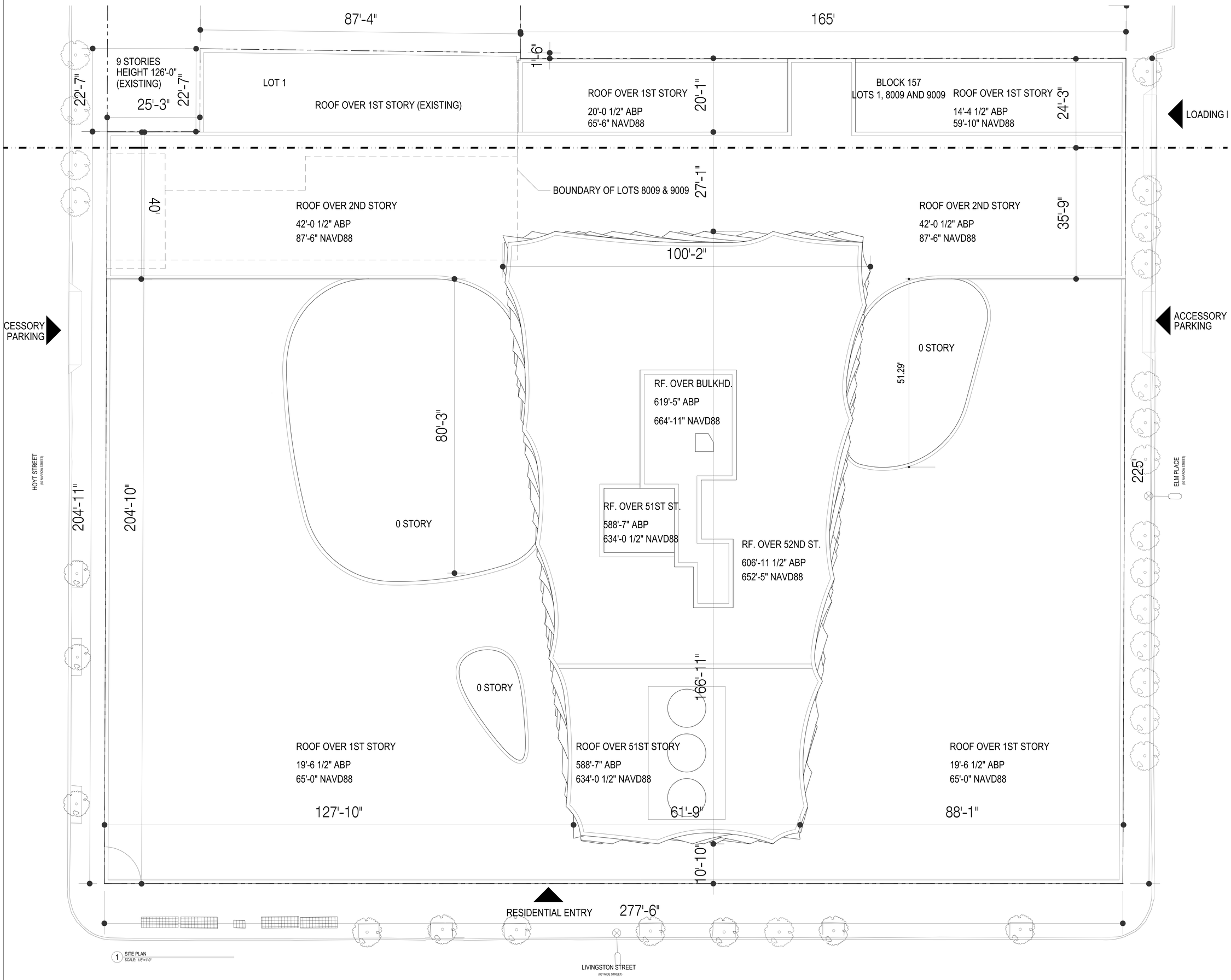
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
TOWER GEOMETRY

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES WEST
020801
STATE OF NEW YORK

DATE: 06/07/2017
PROJECT # 11 HOYT
SCALE: 1/8"=1'0"
A-095.00
DWG NO.



1 SITE PLAN
SCALE: 1/8"=1'-0"

NOTES:

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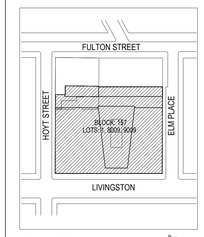

KEY PLAN

Owner:
11 HOYT OWNER, LP
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
SITE PLAN

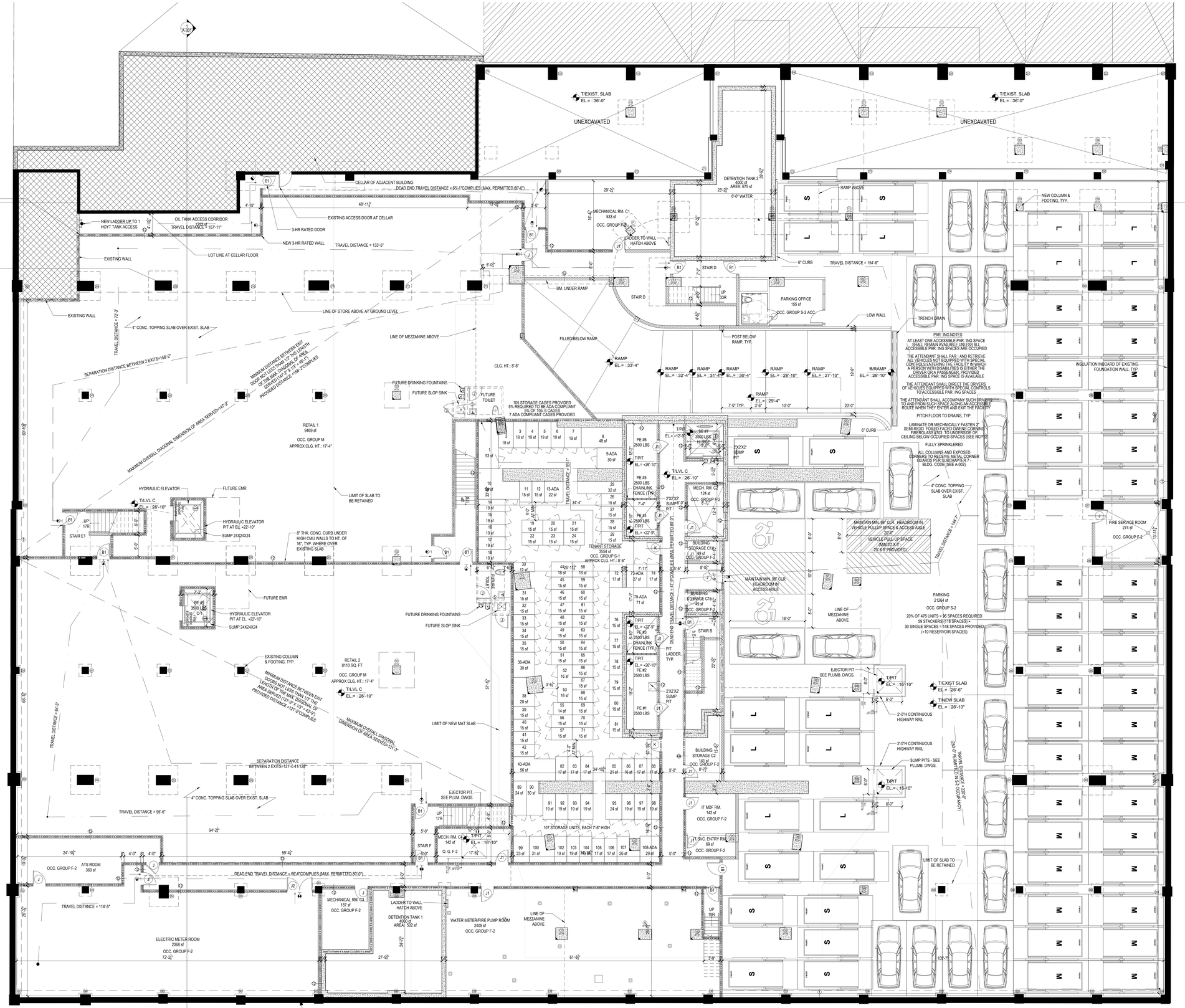
SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN CHARLES KELLY STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-100.00

A-100 SITE PLAN

DEPT OF BLDGS 321370506 Job Number

E303356543 Scan Code



1 CELLAR FLOOR PLAN
SCALE: 1/8"=1'-0"

CELLAR COLUMN GRID PER LANGAN 3D SURVEY MODEL
COLUMNS TO BE VERIFIED IN FIELD BY CONTRACTOR

CELLAR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RETAIL 1	M	9,485	7,588		30	317
RETAIL 2	M	8,110	6,488		30	271
TENANT STORAGE 1	R-2 ACC.	3,576	2,861		200	18
ELECTRIC METER ROOM	F-2	2,068	1,654		300	7
ATS ROOM	F-2	369	295		300	2
MECHANICAL ROOM C1	F-2	533	426		300	2
MECHANICAL ROOM C2	F-2	124	99		300	1
MECHANICAL ROOM C3	F-2	187	150		300	1
MECHANICAL ROOM C4	F-2	142	114		300	1
BUILDING STORAGE C1	F-2	98	78		300	1
BUILDING STORAGE C2	F-2	141	113		300	1
WATER METER/FIRE PUMP ROOM	F-2	2,405	1,924		300	9
WATER/FIRE INCOMING SERVICE ROOM	F-2	274	219		300	1
IT SERVICE ENTRY ROOM	F-2	69	55		300	1
IT MDF ROOM	F-2	142	114		300	1
PARKING OFFICE	S-2 ACC.	155	124			
PARKING AREA	S-2	21,265	17,012		VALET PARKING	4
EASEMENT - STORAGE AREA OF ADJ. BLDG.	S-2	3,499	2,799		300	12
TOTAL FLOOR OCCUPANTS						**650**

CELLAR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT			CAPACITY
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants	Expected Occupants per stair
STAIR B (BOH & Parking)	45	0.3	150	36	0.2	180	17
STAIR D (Retail 1, BOH, & Easement)	48	0.3	160	36	0.2	180	134
STAIR E1 (Retail 1 & 2)	60	0.3	200	42	0.2	210	196
STAIR E2 (Retail 1 & 2)	60	0.3	200	42	0.2	210	196
STAIR F (Retail 2 & BOH)	57	0.3	190	36	0.2	180	107
TOTAL FLOOR OCCUPANTS			**900**			**960**	**650**

PLUMBING COUNTS (TABLE 403.1)

	GROSS AREA	30 SF/ PERSON	WATER CLOSETS (1 PER 500)		URINALS	LAVATORIES (1 PER 750)		DRINKING FOUNTAIN (1 PER 1,000)	OTHER (1 SERVICE SINK)
			FEMALE	MALE		FEMALE	MALE		
RETAIL #1	9,485	317	159	159		159	159	1	1
			1	1		1	1		
RETAIL #2	8,110	271	136	136		136	136	1	1
			1	1		1	1		

NOTES:

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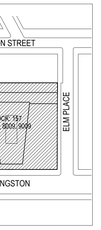
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	03-29-2016	ISSUED TO NYC DOB
	03-08-2016	ISSUED TO NYC DOB
	01-19-2016	ISSUED TO NYC DOB
	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

LEGEND
- S/C SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
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T.(212)715-0390

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SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

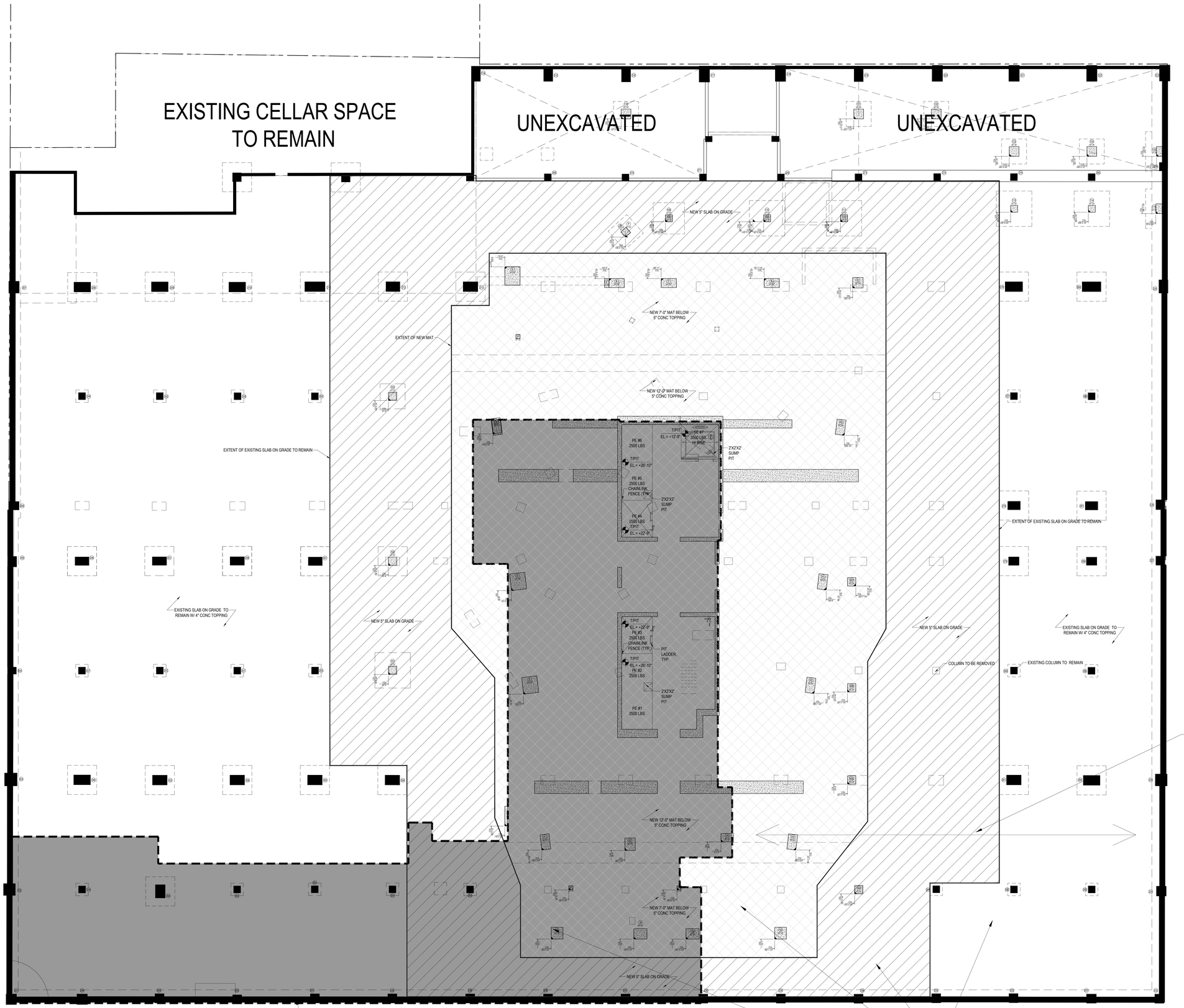
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOOR 00

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RENFRO 020863 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
A-101.00
DWG NO.
A-101-CELLAR

DEPT OF BUILDINGS 201370536 Job Number
E350435E3 Scan Code



1 FIRST FLOOR RETENTION & REPLACEMENT PLAN
SCALE: 1/8"=1'-0"

NOTES:

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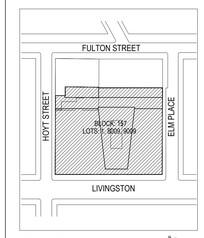
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

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T.(212)715-0390

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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

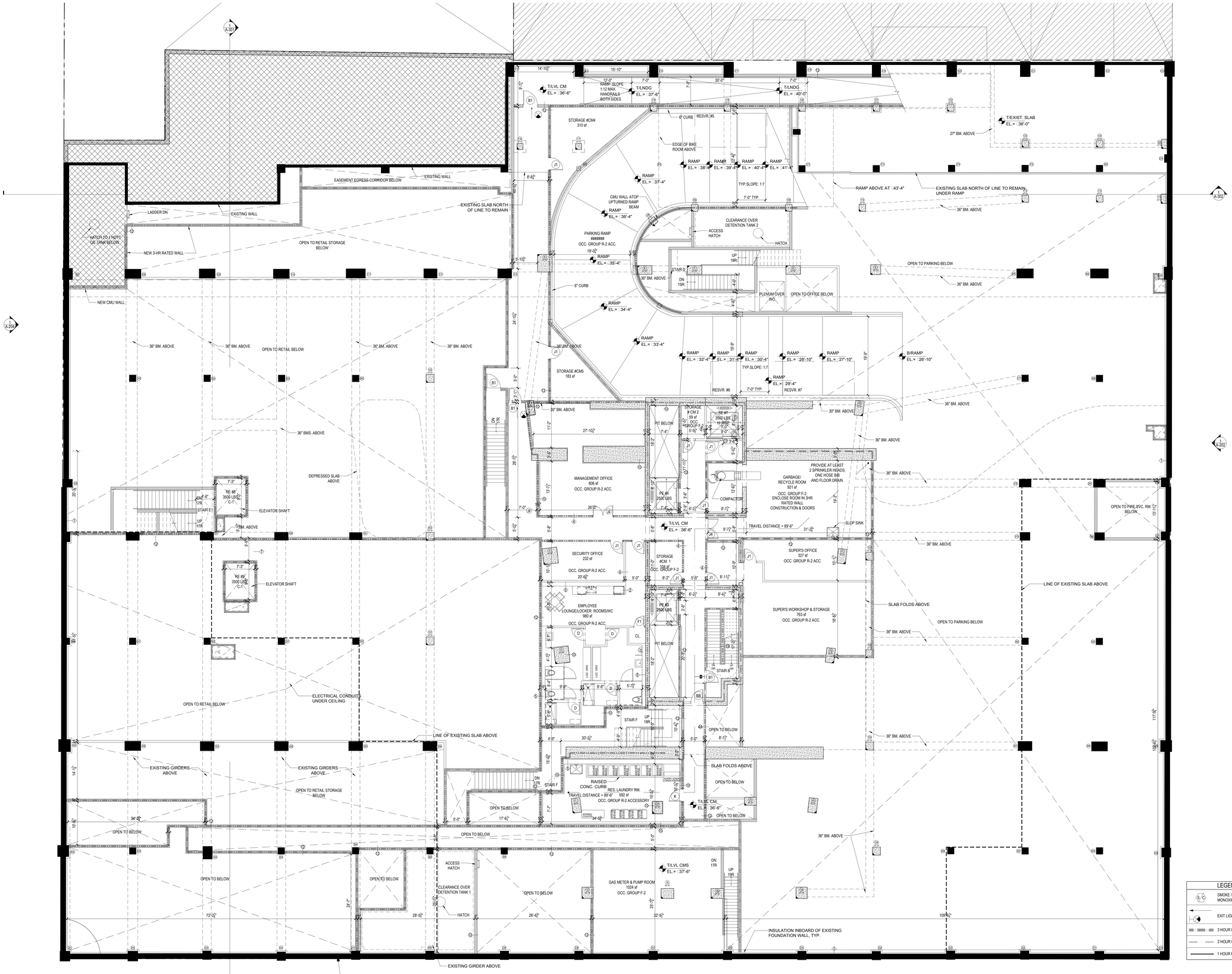
DWG TITLE:
FLOOR 00
SLAB RETENTION

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES F. WEST STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
A-102.00
DWG NO.

A-102-CELLAR SLAB RETENTION

DEPT OF BLDGS 321370506 Job Number
E320080906 Scan Code



1 CELLAR MEZZANINE FLOOR PLAN
SCALE: 1/8"=1'-0"

LEGEND	
S/C	SMOKE / CARBON MONOXIDE DETECTOR
	EXIT LIGHT AND SIGN
	3 HOUR RATED SEPARATION
	2 HOUR RATED SEPARATION
	1 HOUR RATED SEPARATION

CELLAR MEZZANINE EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table	Occupant Load
GAS METER & PUMP ROOM	F-2	1,025	820		300	4
GARBAGE/RECYCLE ROOM	F-2	921	737		300	4
MANAGEMENT OFFICE	R-2 ACC.	834	667		200	5
SUPER'S WORKSHOP	R-2 ACC.	763	610		200	4
SUPER'S OFFICE	R-2 ACC.	327	262		200	2
EMPLOYEE LOUNGE/LOCKER ROOMS	R-2 ACC.	964	771		50	20
STORAGE ROOM CM1	F-2	104	83		300	1
STORAGE ROOM CM2	F-2	59	47		300	1
STORAGE ROOM CM3	F-2	58	46		300	1
STORAGE ROOM CM4	F-2	310	248		300	2
STORAGE ROOM CM5	F-2	178	142		300	1
RESIDENTIAL LAUNDRY ROOM	R-2 ACC.	542	434	50		9
SECURITY OFFICE	R-2 ACC.	232	186		200	2
TOTAL FLOOR OCCUPANTS						**56**

CELLAR MEZZANINE STAIR + DOOR COUNTS

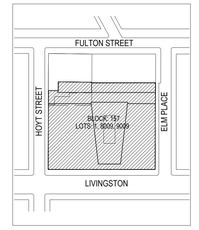
	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	N/A					
STAIR B	45	0.3	150	36	0.2	180
STAIR C	N/A					0
STAIR D	N/A					
STAIR E	N/A					
STAIR F	N/A					
LOADING RAMP	51	0.3	170	36	0.2	180
TOTAL FLOOR OCCUPANTS			**320**			**360**

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	03-29-2016	ISSUED TO NYC DOB
	03-08-2016	ISSUED TO NYC DOB
	01-19-2016	ISSUED TO NYC DOB
	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

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SUITE 400B
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOOR 00
MEZZANINE

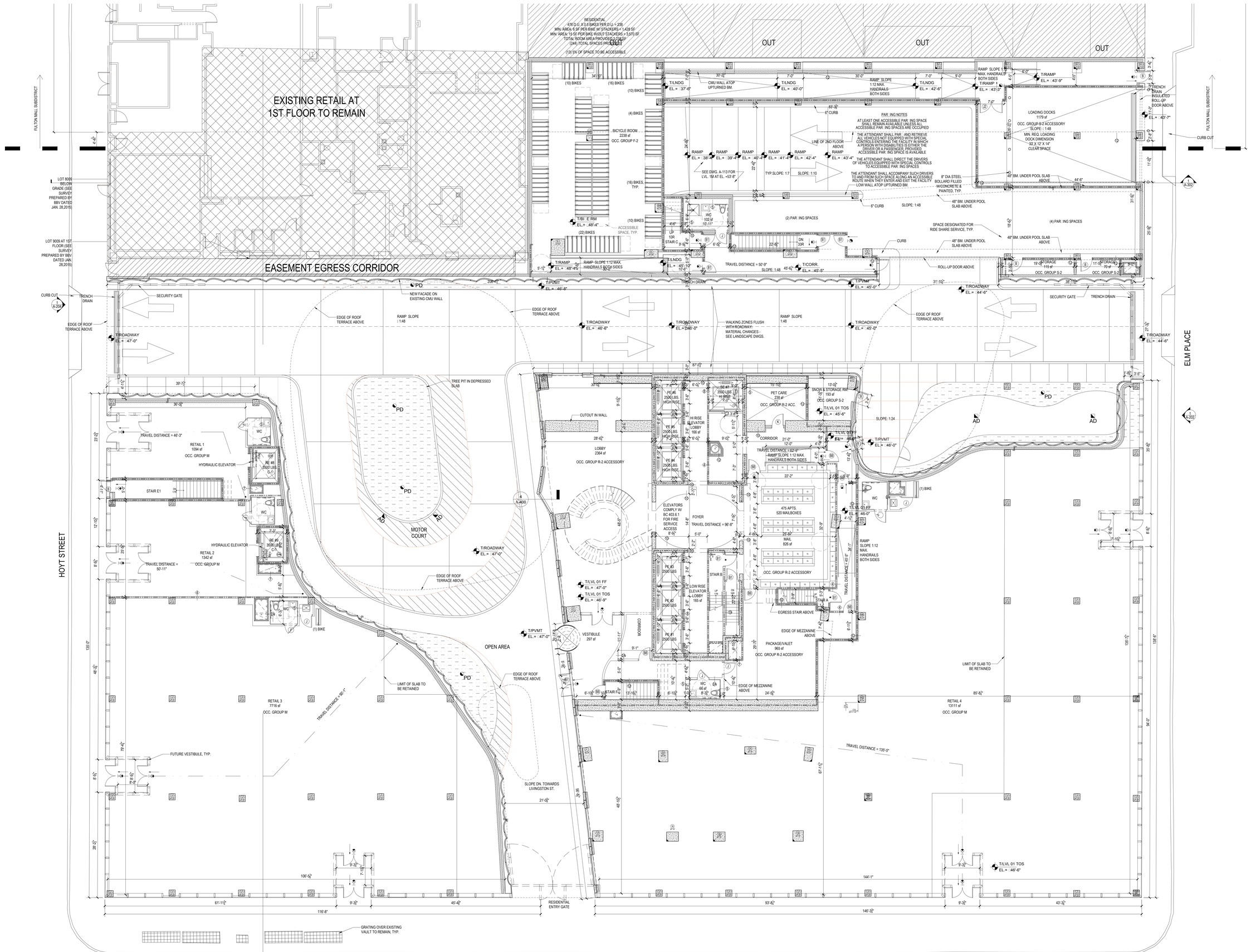
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RESNICK 022863 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-105.00

A-105-CELLARMEZZ

DEPT OF BLDGS 421370708 Job Number

B3256630014 Scan Code



NOTES:

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All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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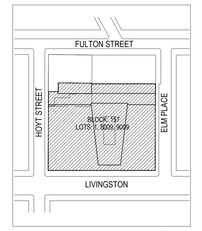
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	03-29-2016	ISSUED TO NYC DOB
	03-08-2016	ISSUED TO NYC DOB
	01-19-2016	ISSUED TO NYC DOB
	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOOR 01

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN CHARLES WEST STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-110.00

A-110-1ST FLOOR

FIRST FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load	DOOR COUNT Width	Unit	Max Occupants
RESIDENTIAL									
LOBBY	R-2 ACC.	2,365	1,892		50	47	72	0.2	360
PET CARE	R-2 ACC.	238	190	30		6	36	0.2	180
MAIL ROOM	R-2 ACC.	826	661		200	5	36	0.2	180
PACKAGE/VALET ROOM	R-2 ACC.	965	772			4	36	0.2	180
BICYCLE ROOM	F-2	2,238	1,790		300	4	36	0.2	180
SNOW & STORAGE ROOM	S-2	193	154		300	1	36	0.2	180
TRUCK DOCK	S-2 ACC.	1,007	806		300	4	72	0.2	360
RESIDENTIAL TOTAL OCCUPANTS						**72**			**1620**

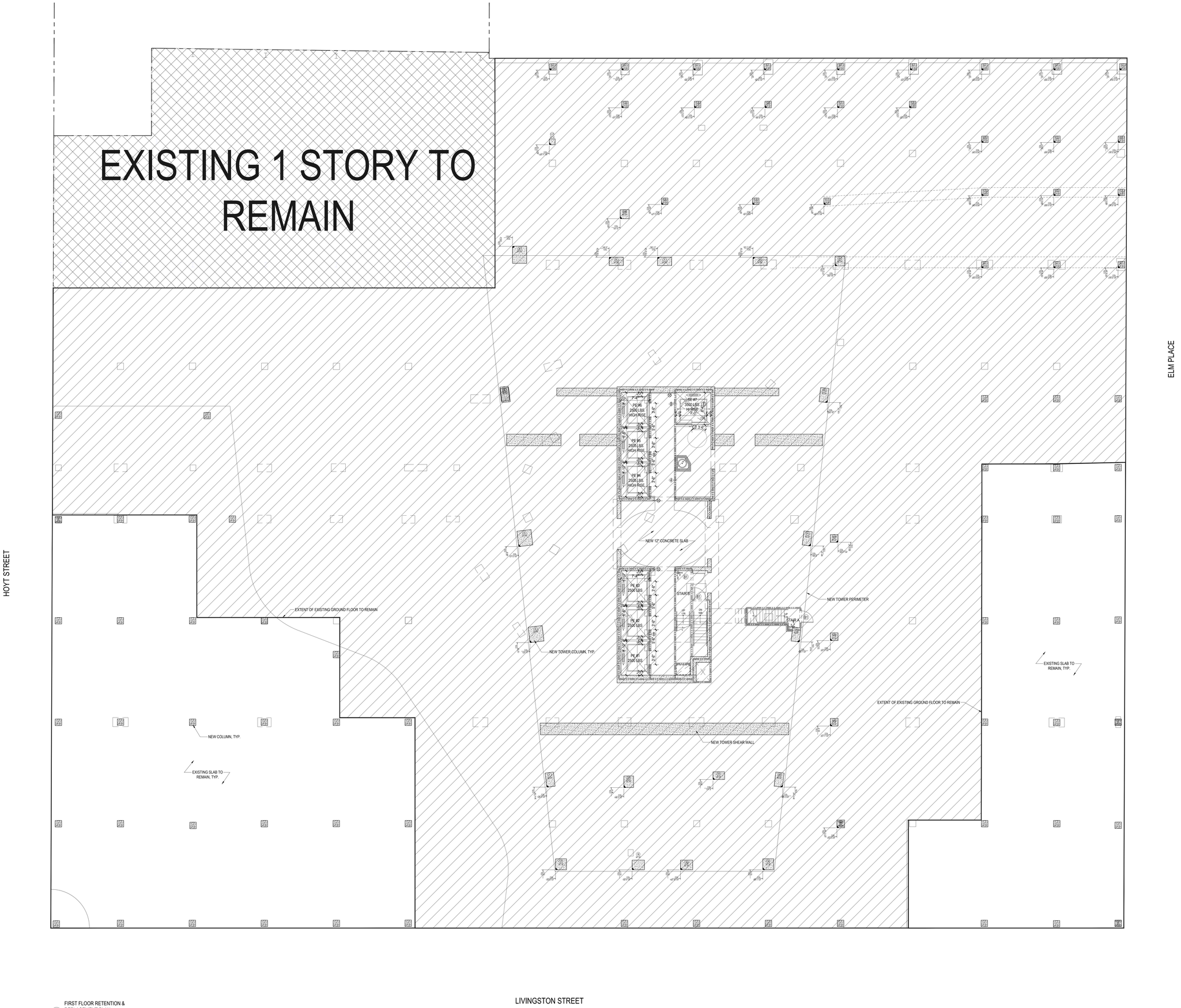
MERCANTILE #1										
RETAIL #1	M	1,110	888			30	37	72	0.2	360
RETAIL #2	M	1,342	1,074			30	45	72	0.2	360
RETAIL #3	M	7,716	6,173			30	257	144	0.2	720
MERCANTILE #1 TOTAL OCCUPANTS							**339**			**1,440**
MERCANTILE #2										
RETAIL #4	M	13,111	10,489			30	437	180	0.2	900
MERCANTILE #2 TOTAL OCCUPANTS							**437**			**900**

LIVINGSTON STREET (A-203)

PLUMBING COUNTS (TABLE 403.1)

	GROSS AREA	30 SF/ PERSON	WATER CLOSETS (1 PER 500) FEMALE	WATER CLOSETS (1 PER 500) MALE	URINALS	LAVATORIES (1 PER 750) FEMALE	LAVATORIES (1 PER 750) MALE	DRINKING FOUNTAIN (1 PER 1,000)	OTHER (1 SERVICE SINK)
RETAIL #1	1,110	37	19 1	19 1		19 1	19 1	1	1
RETAIL #2	1,342	45	23 1	23 1		23 1	23 1	1	1
RETAIL #3	7,716	258	129 1	129 1		129 1	129 1	1	1
RETAIL #4	13,111	438	219 1	219 1		219 1	219 1	1	1

LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION



1 FIRST FLOOR RETENTION & REPLACEMENT PLAN
SCALE: 1/8"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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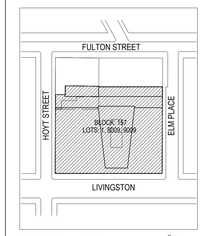
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
1ST FLOOR SLAB RETENTION

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020851
STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-111.00

A-111-1ST FLOOR SLAB RETENTION

DEPT OF BLDGS 321370506 Job Number
E300468926245 Scan Code

1 FIRST FLOOR MEZZANINE PLAN
SCALE: 1/8"=1'-0"

LEGEND

S/C	SMOKE / CARBON MONOXIDE DETECTOR
	EXIT LIGHT AND SIGN
	3 HOUR RATED SEPARATION
	2 HOUR RATED SEPARATION
	1 HOUR RATED SEPARATION

FIRST FLOOR MEZZANINE STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
STAIR C	45	0.3	150	36	0.2	180
STAIR D	N/A					0
STAIR E	N/A					0
STAIR F	N/A					0
TOTAL FLOOR OCCUPANTS			**450**			**540**

FIRST FLOOR MEZZANINE EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table	Occupant Load
ATS ROOM	F-2	604	483		300	3
MECHANICAL ROOM	F-2	1,181	945		300	4
POOL MECHANICAL ROOM	F-2	763	610		300	3
TOTAL FLOOR OCCUPANTS						**10**

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

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Number:	Date:	Revision:
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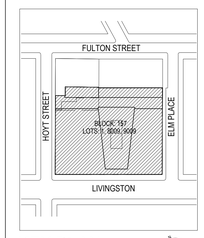
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



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SUITE 4008
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOOR 01 MEZZANINE

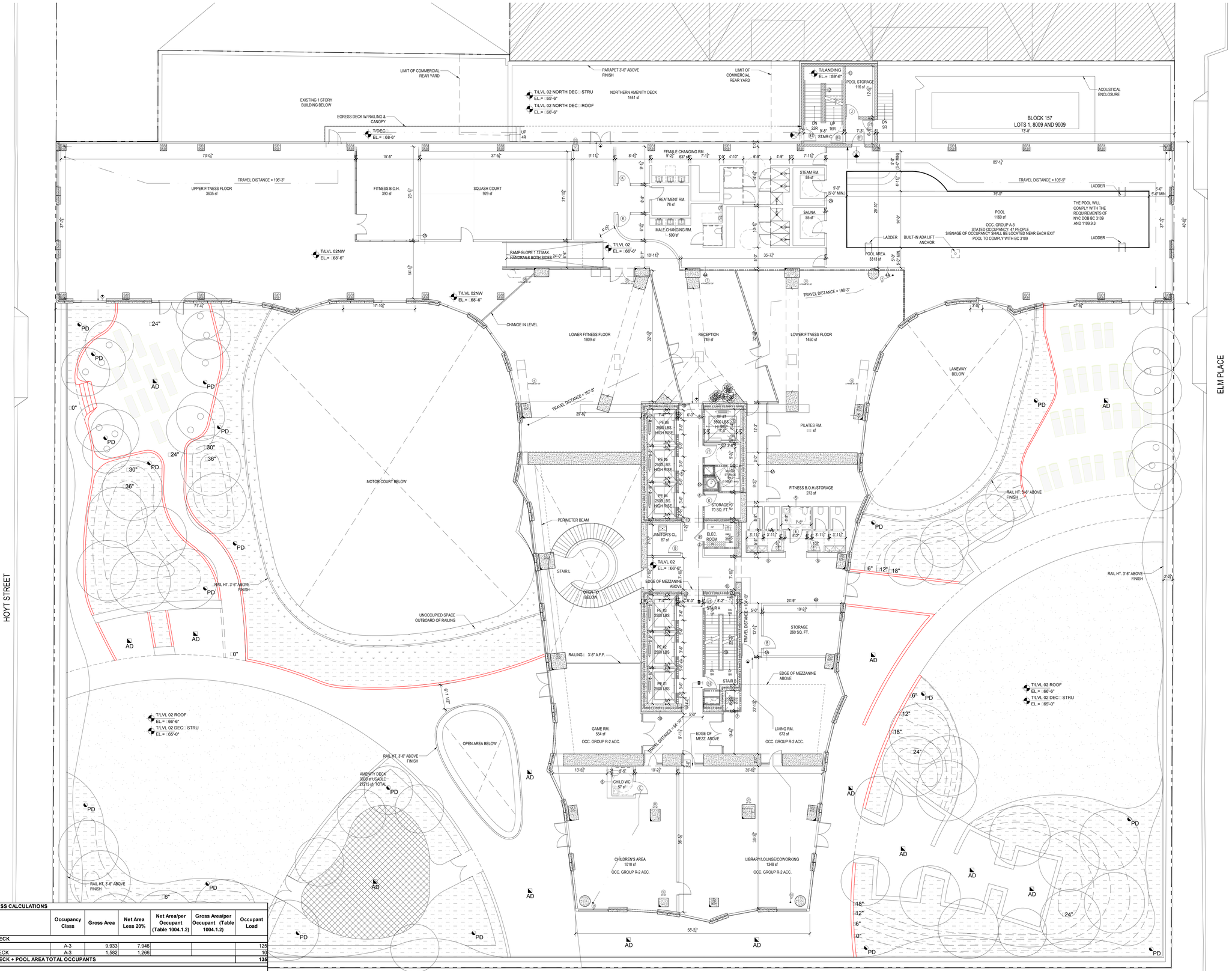
SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN CHARLES WEST 029855 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-113.00

A-113-1ST FLOOR MEZZ

DEPT OF BUILDINGS 421370506 Job Number

E-DOB/BIS/95535 Scan Code



SECOND FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
OUTDOOR AMENITY DECK						
MAIN AMENITY DECK	A-3	9,933	7,946			125
NORTHERN AMENITY DECK	A-3	1,582	1,266			10
OUTDOOR AMENITY DECK + POOL AREA TOTAL OCCUPANTS						**135**
INDOOR AMENITIES						
MAIN POOL	A-3	1,160	928		25	47
POOL DECK	A-3	1,200	960		50	24
RECEPTION - NON-SIMULTANEOUS	R-2 ACC.	757	606			2
FEMALE CHANGING ROOM	A-3	638	510		50	13
MALE CHANGING ROOM	A-3	590	472		50	12
TREATMENT ROOM	R-2 ACC.	78	62		50	2
FITNESS B.O.H. 1	A-3 ACC.	277	222		50	6
FITNESS STORAGE/B.O.H. 2	A-3 ACC.	68	54		300	1
POOL STORAGE	A-3 ACC.	123	98		300	1
JANITORS' CLOSET	R-2 ACC.	83	66		300	1
YOGA & PILATES ROOM	R-2 ACC.	1,447	1,158		50	29
SQUASH COURT	R-2 ACC.	929	743	150		5
UPPER FITNESS FLOOR	A-3	3,635	2,908		50	73
LOWER FITNESS FLOOR	A-3	1,813	1,450		50	37
M.SAUNA	R-2 ACC.	85	68		50	2
F.SAUNA	R-2 ACC.	85	68		50	2
GAME ROOM	R-2 ACC.	554	443		Stated Occ.	20
LIVING ROOM	R-2 ACC.	682	546		15	46
CHILDREN'S AREA	R-2 ACC.	1,010	808		15	68
LIBRARY/LOUNGE/COWORKING	R-2 ACC.	1,348	1,078		15	90
INDOOR AMENITIES TOTAL OCCUPANTS						**481**
TOTALSECOND FLOOR OCCUPANTS						**616**

SECOND FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
STAIR C	54	0.3	180	36	0.2	180
STAIR L	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**630**			**720**

PLUMBING COUNTS (TABLE 403.1)

	GROSS AREA	50 SF/ PERSON	WATER CLOSETS (1 PER 70/35 for the first 210 and 1 PER 125/65 for the remainder exceeding 210 (MF))			URINALS	LAVATORIES (1 PER 200)		DRINKING FOUNTAIN (1 PER 500)	OTHER (1 SERVICE SINK)
			FEMALE	MALE			FEMALE	MALE		
TOTAL SECOND FLOOR OCCUPANTS	16,562	332	166	166			166	166	1	1
			5	2	2		1	1		

LEGEND

- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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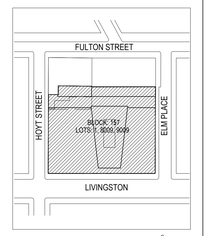
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

Owner:

11 HOYT OWNER, LP

C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

STUDIO / GANG / ARCHITECTS

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F:773.384.0231

NEW YORK
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Structural Engineer:

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STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:

Cosentini
A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:

LANGAN
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8TH FLOOR
NEW YORK, NY 10001
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Interior Designer:

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Landscape Architect:

HOLLANDERdesign
LANDSCAPE ARCHITECTS
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET

BROOKLYN, NEW YORK

DWG TITLE:

FLOOR 02

SEAL & SIGNATURE:

REGISTERED ARCHITECT JOHN CHARLES WEST STATE OF NEW YORK

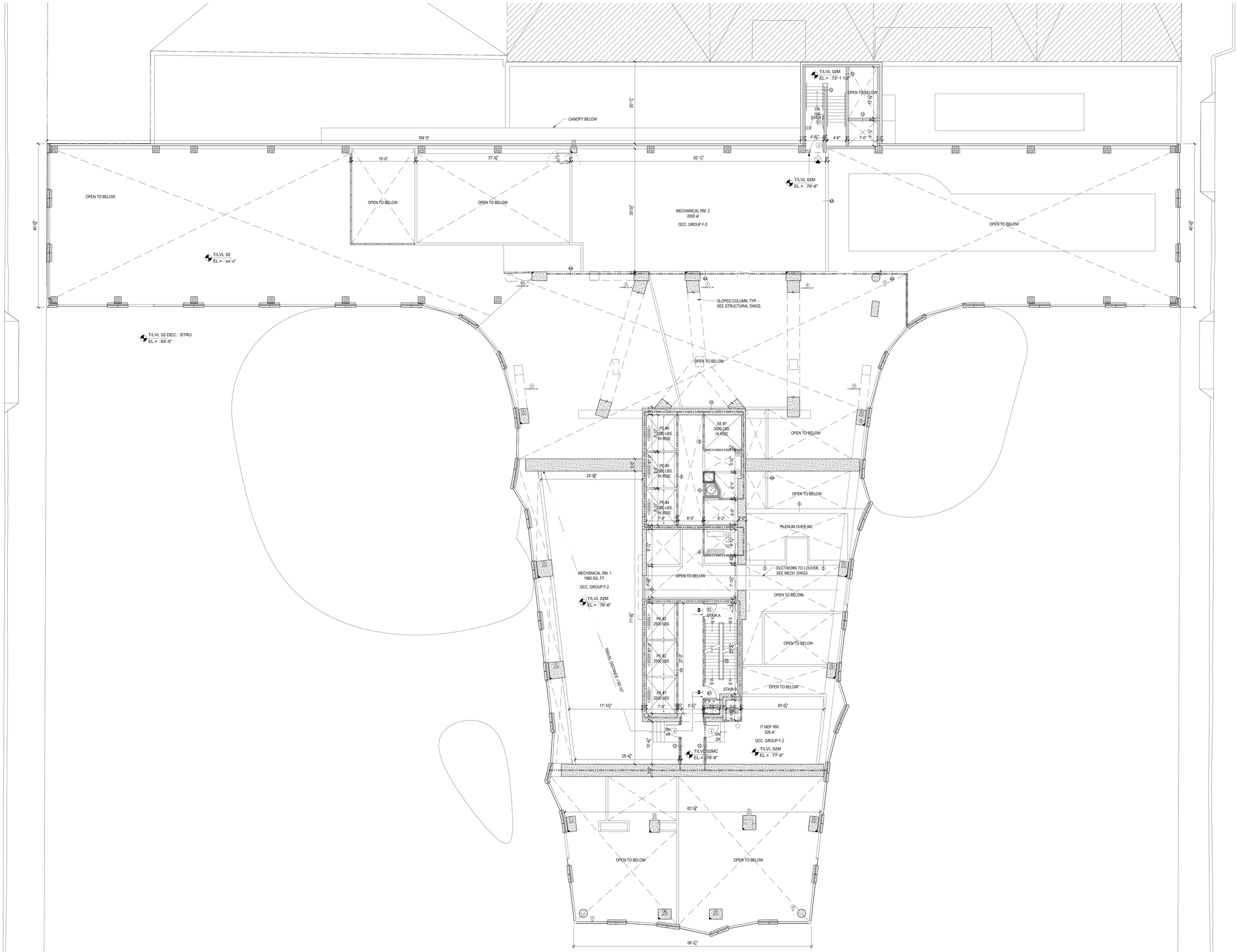
DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"

A-115.00

DWG NO.

A-115-2ND FLOOR

DEPT OF BLOCKS 321370506 Job Number
E20200308376 Scan Code



NOTES:

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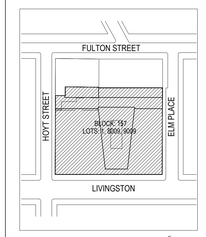
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOOR 02 MEZZANINE

SEAL & SIGNATURE:

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
A-116.00
DWG NO.
A-116-2ND FLOOR MEZZ

LEGEND

S/C	SMOKE / CARBON MONOXIDE DETECTOR
	EXIT LIGHT AND SIGN
	3 HOUR RATED SEPARATION
	2 HOUR RATED SEPARATION
	1 HOUR RATED SEPARATION

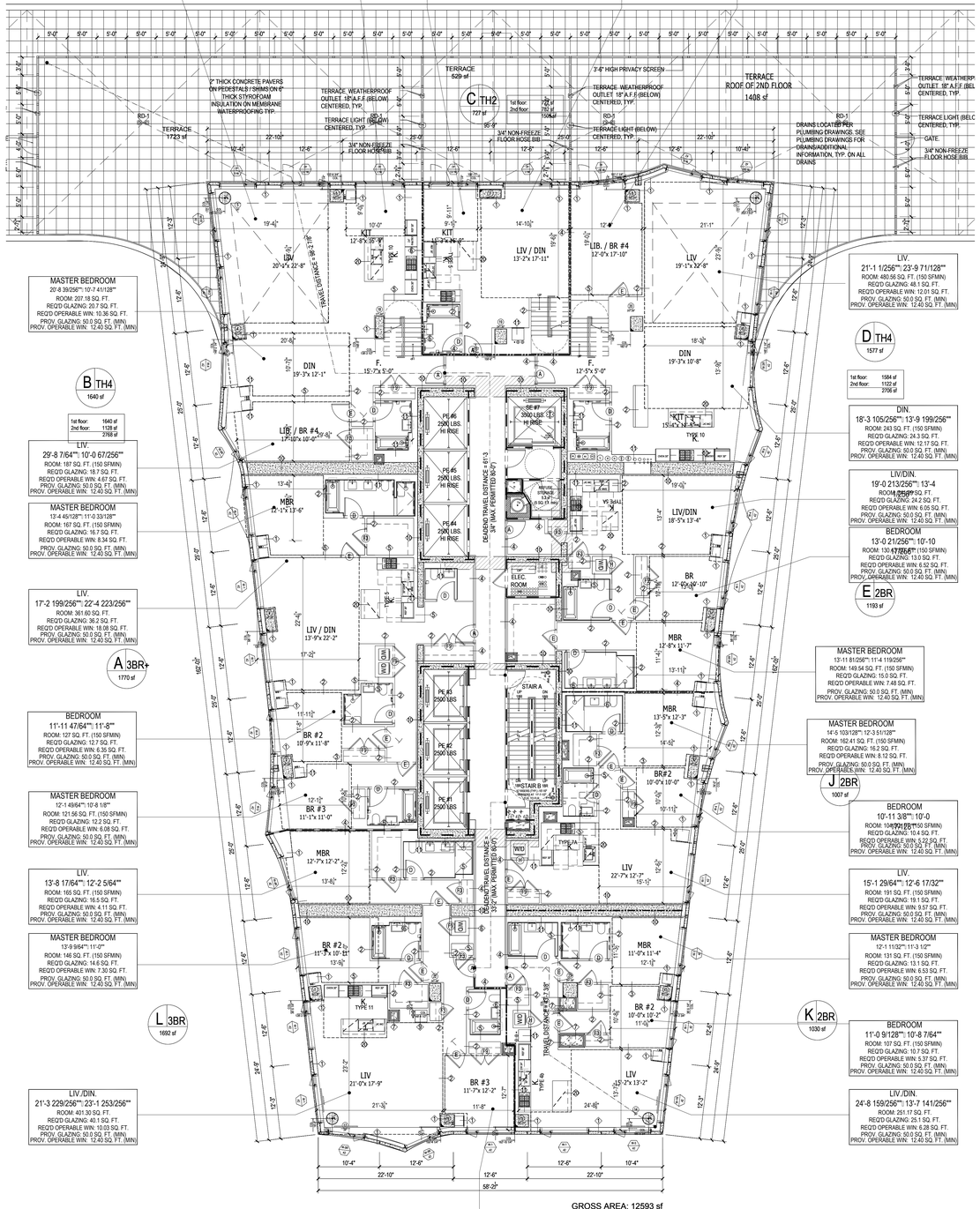
2ND FLOOR MEZZANINE STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
STAIR C	45	0.3	150	36	0.2	180
STAIR D	N/A					0
STAIR E	N/A					0
STAIR F	N/A					0
TOTAL FLOOR OCCUPANTS			**450**			**540**

2ND FLOOR MEZZANINE EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table	Occupant Load
MECHANICAL ROOM 1	F-2	1,992	1,594		300	7
MECHANICAL ROOM 2	F-2	2,011	1,609		300	7
IT MDF ROOM	F-2	533	426		300	2
TOTAL FLOOR OCCUPANTS						**16**

DEPT OF BLDGS 321370538 Job Number
E353569499975 Scan Code



TIER 1 - FLR. 3

TIER 1a - FLR. 3 LOWER LEVEL TH
TIER 1b - FLR. 4 UPPER LEVEL TH

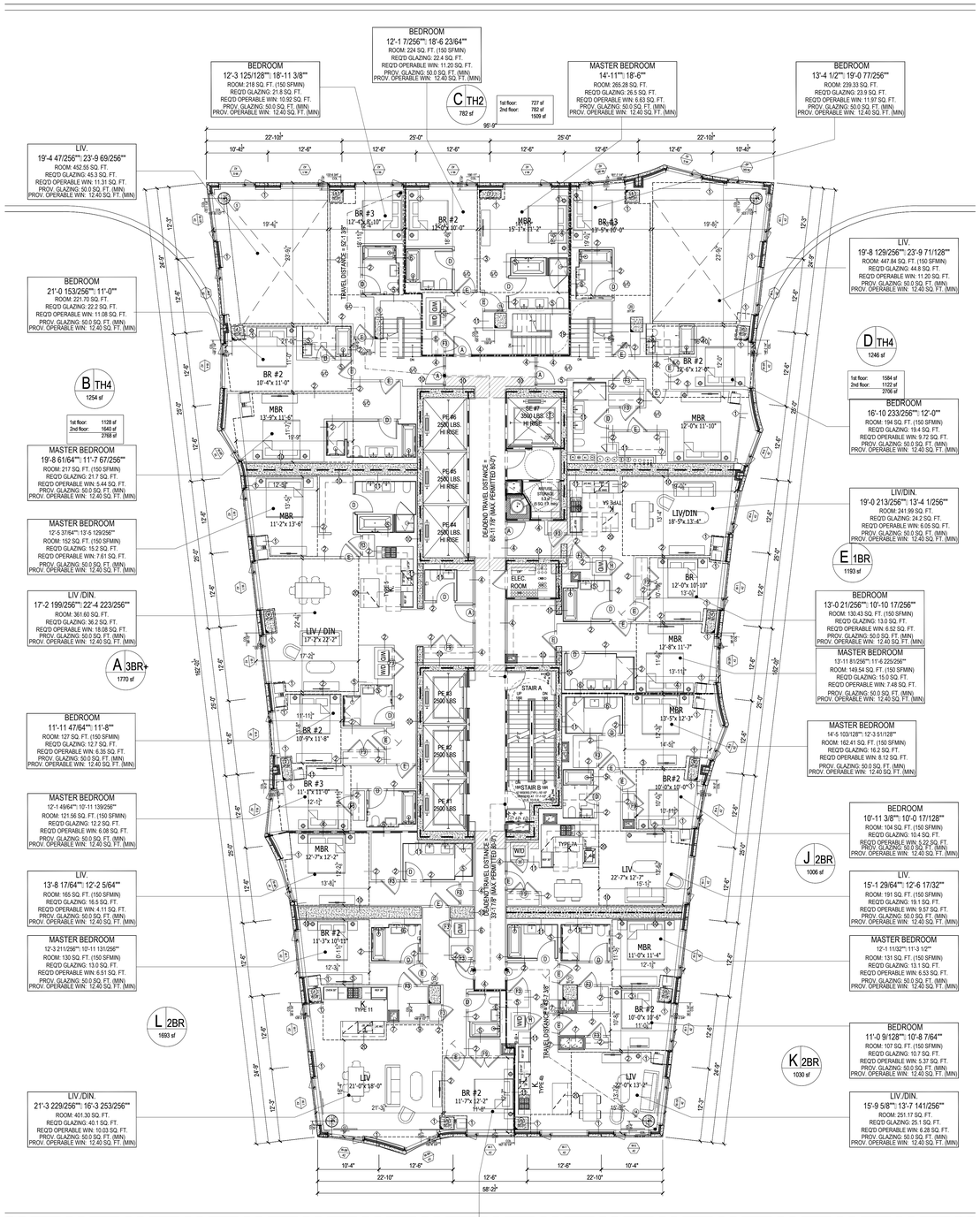
1 TIER 1- 3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**



TIER 1a - FLR. 4

TIER 1a - FLR. 3 LOWER LEVEL TH
TIER 1b - FLR. 4 UPPER LEVEL TH

2 TIER 1- 4TH FLOOR PLAN
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

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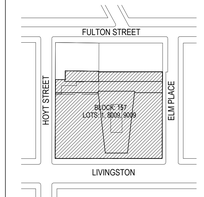
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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Design Architect:
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T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOOR 03 TIER 1
FLOOR 04 TIER 1

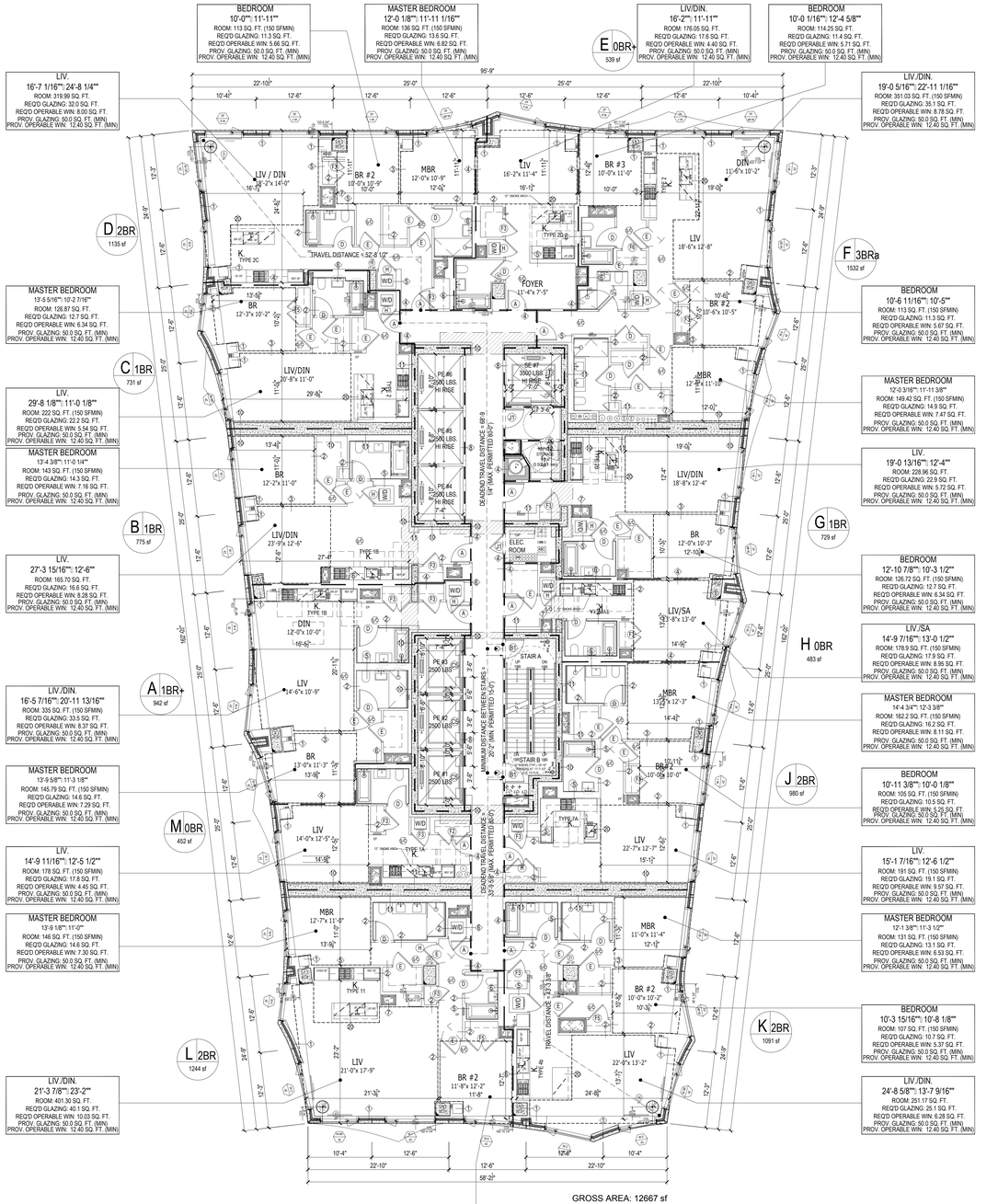
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RENFRO 026961 STATE OF NEW YORK

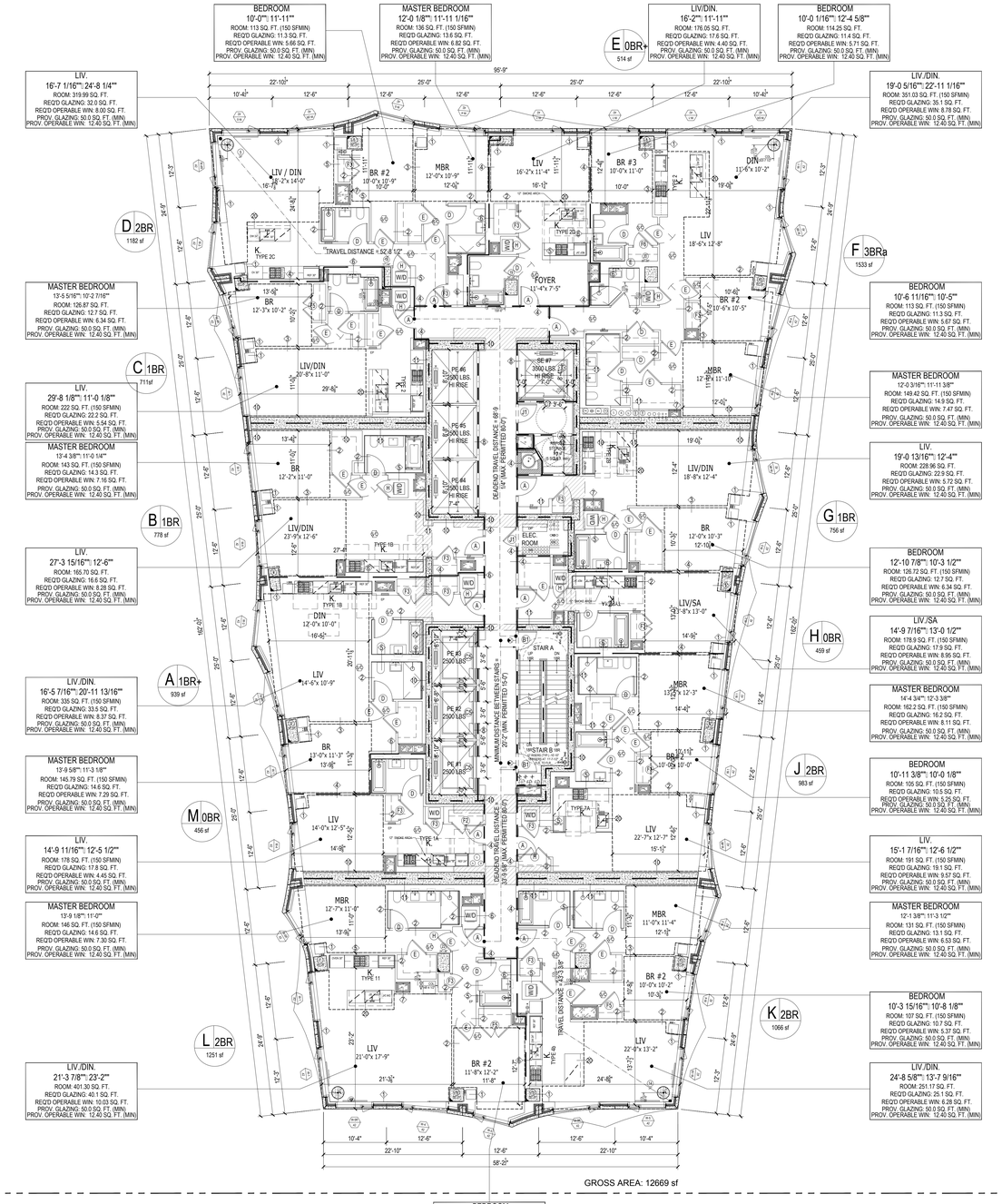
DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"

A-118.00
DWG NO.

A-118 FLOOR 02-03 TIER-1 PLAN

DEPT OF BLDGS 421137058 Job Number
E3917822563 Scan Code





BEDROOM 11'-8 1/16""| 12'-7"" ROOM: 142 SQ. FT. (150 SFMIN) REQ'D GLAZING: 14.2 SQ. FT. REQ'D OPERABLE WIN: 7.08 SQ. FT. PROV. GLAZING: 50.0 SQ. FT. (MIN) PROV. OPERABLE WIN: 12.40 SQ. FT. (MIN)

1 TIER 2A- FLOORS 5-6 PLANS
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS							
	STAIR COUNT			DOOR COUNT			
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

2 TIER 2B- FLOORS 7-9 PLANS
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS							
	STAIR COUNT			DOOR COUNT			
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

NOTES:

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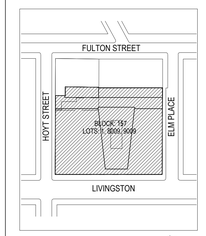
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

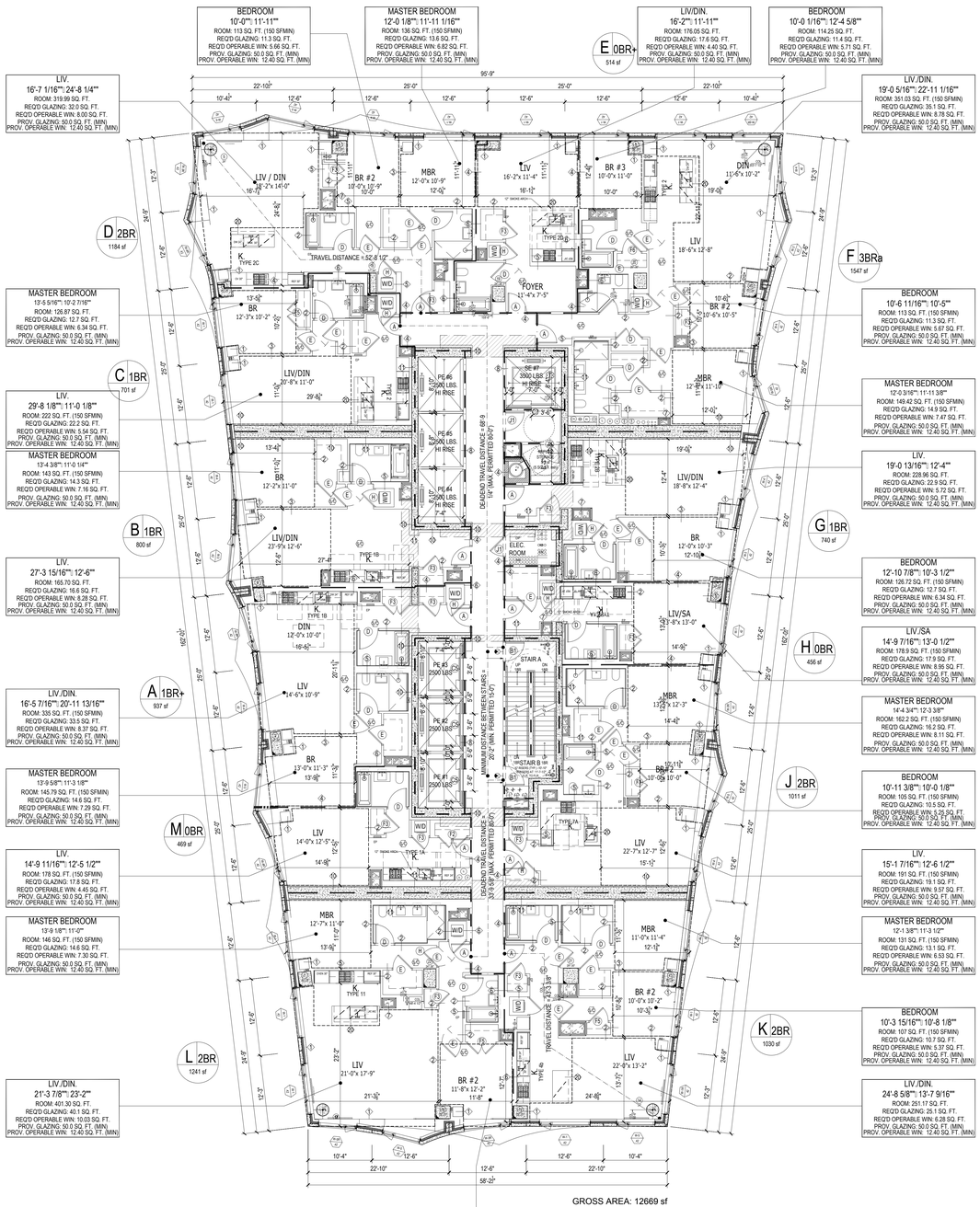
DWG TITLE:
FLOORS 05-06 TIER 2A
FLOORS 07-09 TIER 2B

SEAL & SIGNATURE:
REGISTERED ARCHITECT JAMES CHARLES [illegible] STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-120.00

A-120-FLOOR 05-12TIER-2

DEPT OF BLDGS 321370506 Job Number
E-DOI-04102359 Scan Code



1 TIER 2C- FLOORS 10-12 PLANS
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

NOTES:

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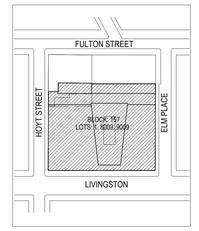

KEY PLAN

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T.(212)715-0390

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

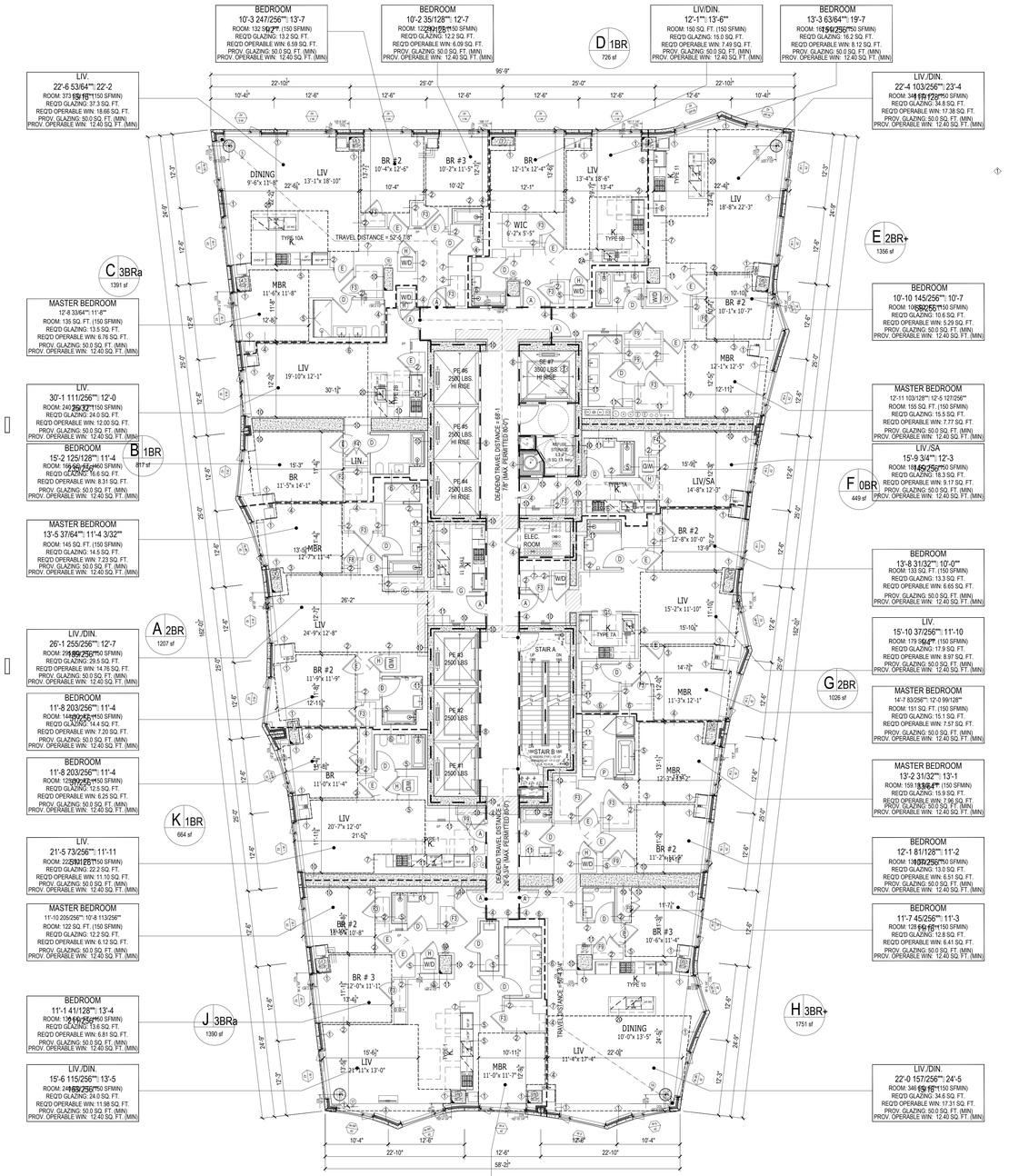
DWG TITLE:
FLOORS 10-12 TIER 2C

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RENFRO 026080 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
A-121.00
DWG NO.

A-120-FLOOR 05-12TIER-2

DEPT OF BUILDINGS 321370538 Job Number
E321200320 Scan Code



GROSS AREA: 12650 SQ. FT.

BEDROOM
10'-11 67/128"*: 12'-9
ROOM: 127 SQ.FT. (150 SFMIN)
REQ'D GLAZING: 12.7 SQ. FT.
REQ'D OPERABLE WIN: 6.33 SQ. FT.
PROV. GLAZING: 50.0 SQ. FT. (MIN)
PROV. OPERABLE WIN: 12.40 SQ. FT. (MIN)

1 TIER 3A- FLOORS 13-15 PLANS
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
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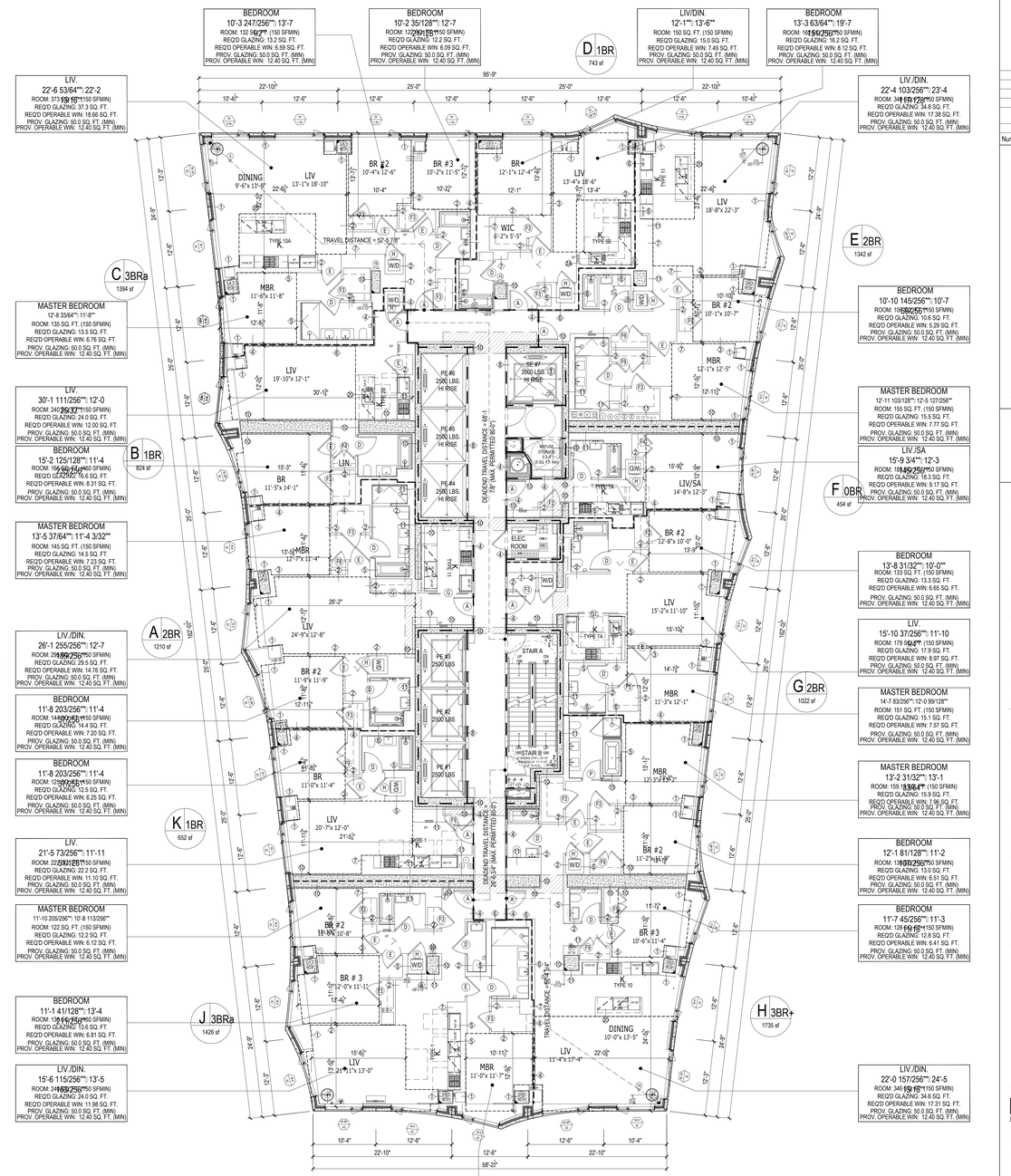
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**



GROSS AREA: 12669 sf

BEDROOM
10'-11 67/128"*: 12'-9
ROOM: 127 SQ.FT. (150 SFMIN)
REQ'D GLAZING: 12.7 SQ. FT.
REQ'D OPERABLE WIN: 6.33 SQ. FT.
PROV. GLAZING: 50.0 SQ. FT. (MIN)
PROV. OPERABLE WIN: 12.40 SQ. FT. (MIN)

2 TIER 3B- FLOORS 16-18 PLANS
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS						
	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

LEGEND

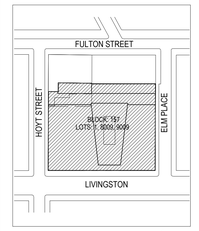
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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T.(212)715-0390

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hello@michaelisboyd.com
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Landscape Architect:
HOLLANDERdesign
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOORS 13 - 15 TIER 3A
FLOORS 15 - 16 TIER 3B

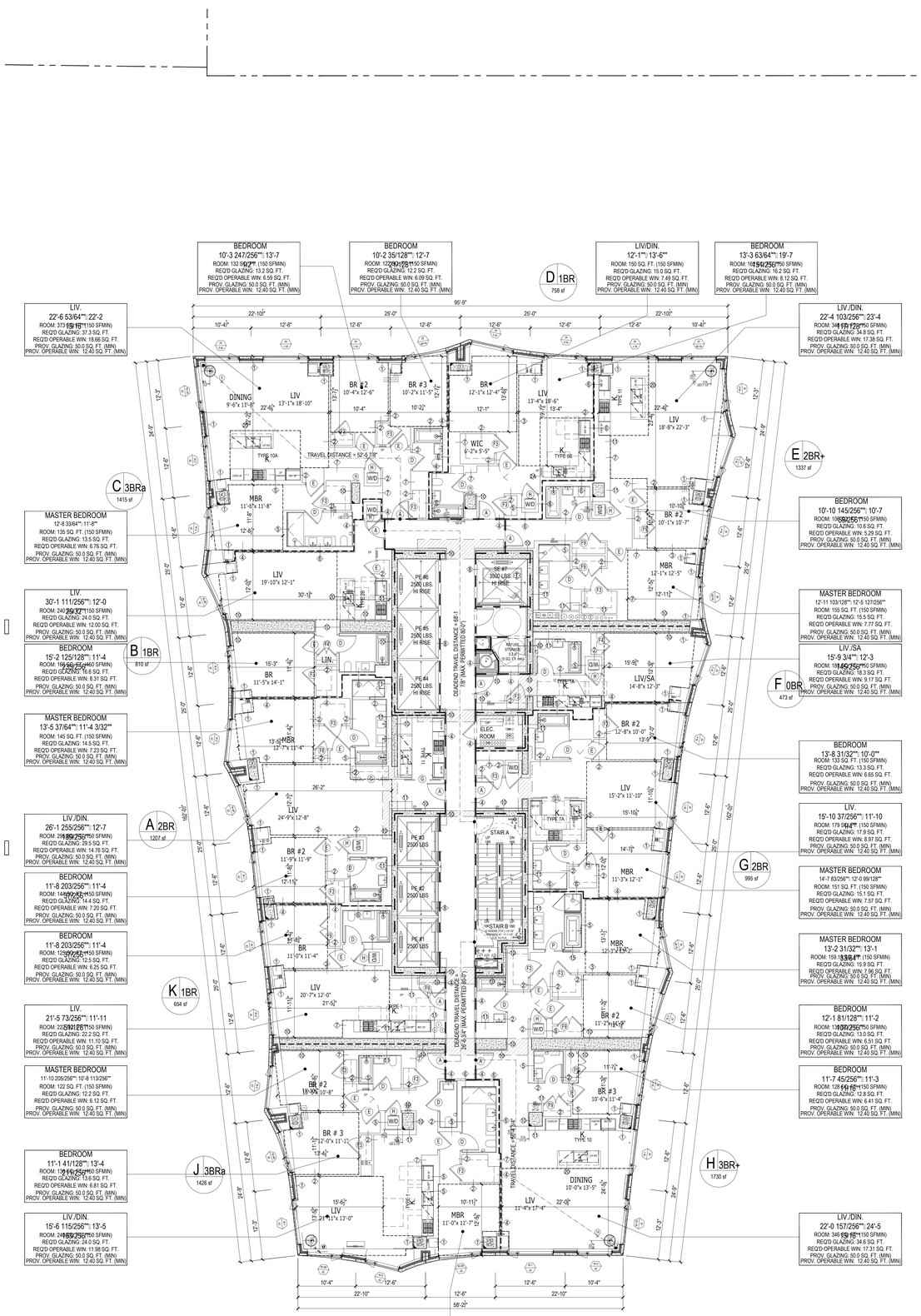
SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN CHARLES SALVIA 026981 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"

A-130.00
DWG NO.

A-130-FLOOR 13-21 TIER-3

DEPT OF BLDGS 321370506 Job Number
E-DOB-20170774 Scan Code



1 TIER 3C- FLOORS 19-21 PLANS
SCALE: 1/8"=1'-0"

BEDROOM
10'-11 67/128"**; 12'-9
ROOM: 127 SQ. FT. (150 SFMIN)
REQ'D GLAZING: 12.7 SQ. FT.
REQ'D OPERABLE WIN: 6.33 SQ. FT.
PROV. GLAZING: 50.0 SQ. FT. (MIN)
PROV. OPERABLE WIN: 12.40 SQ. FT. (MIN)

RESIDENTIAL FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						64

RESIDENTIAL FLOOR STAIR + DOOR COUNTS						
	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			300			360

LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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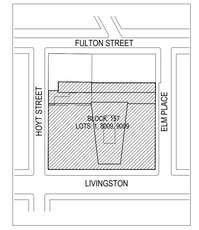
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



KEY PLAN

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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

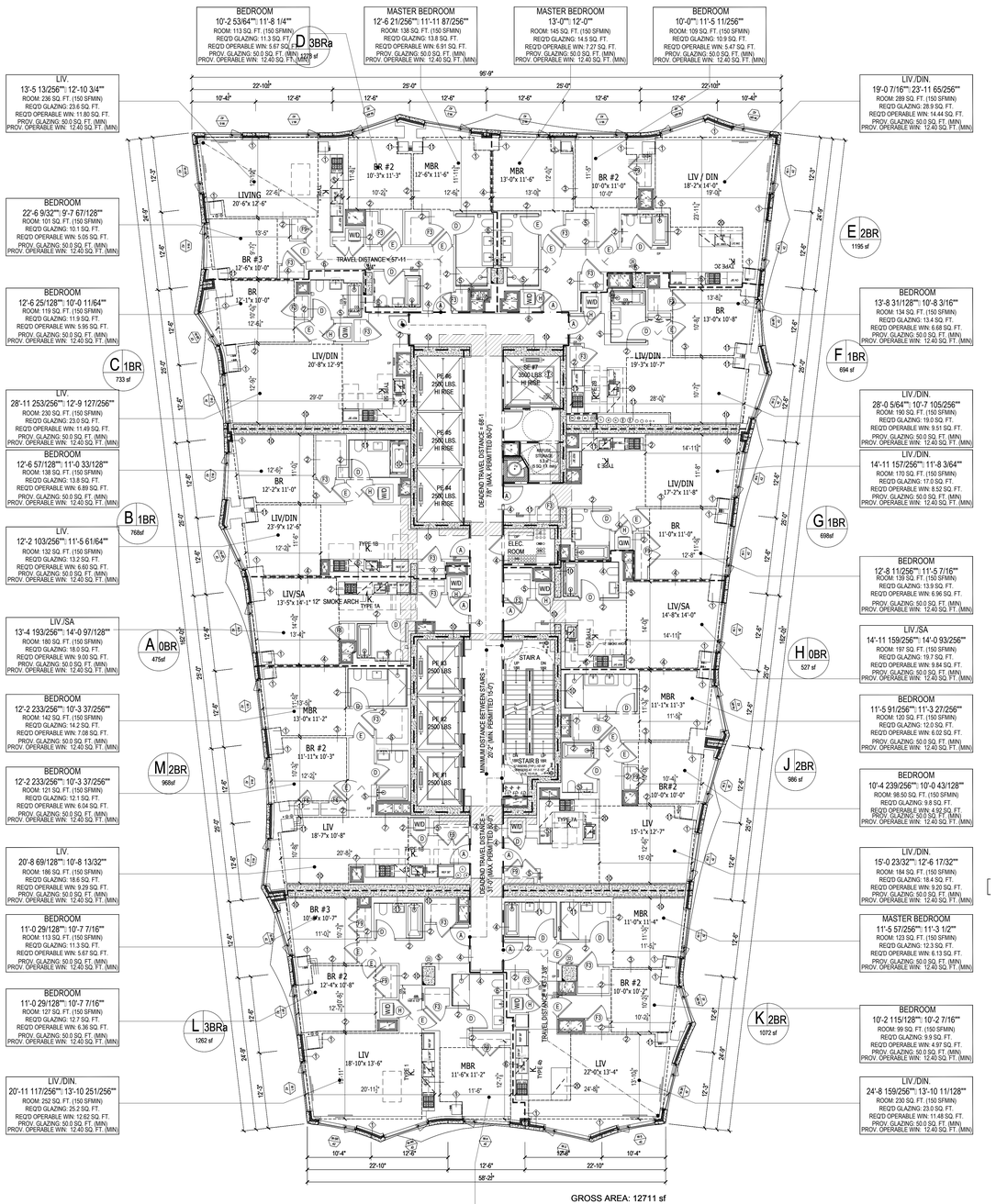
DWG TITLE:
FLOORS 19 - 21 TIER 3C

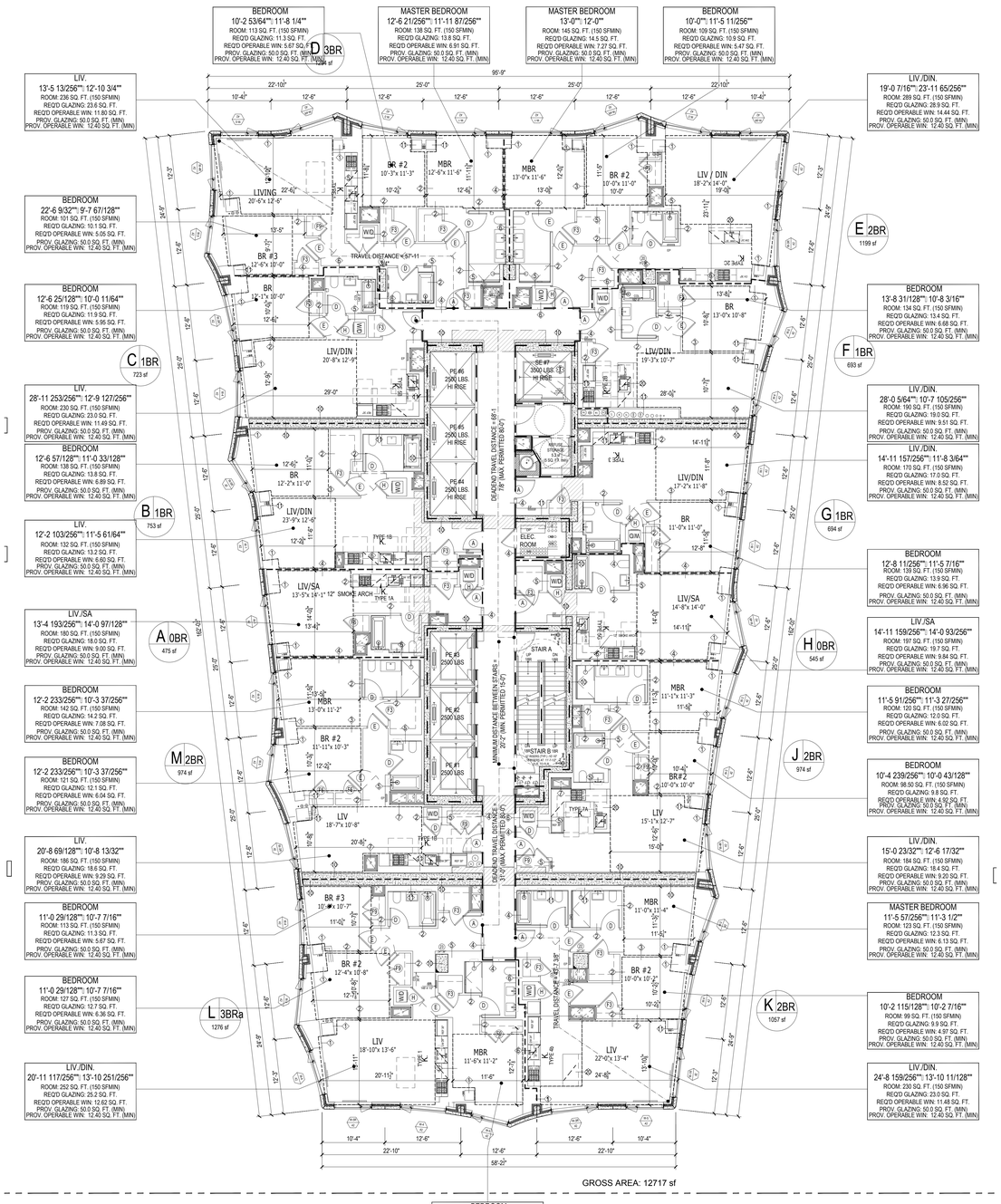
SEAL & SIGNATURE:
REGISTERED ARCHITECT · CHARLES · STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-131.00

A-130-FLOOR 13-21 TIER-3

DEPT OF BUILDINGS Job Number
E-DOB-BK006300 Scan Code





TIER 4A - FLRS. 22 TO 24

TIER 4a - FLRS. 22 TO 24
TIER 4b - FLRS 25 TO 27
TIER 4c -FLRS 28

1 TIER 4A- FLOORS 22-24 PLANS
SCALE: 1/8"=1'-0"

2 TIER 4B- FLOORS 25-27 PLANS
SCALE: 1/8"=1'-0"

BEDROOM
11'-6 7/256"" | 12'-7 7/8""
ROOM: 123 SQ. FT. (150 SFMIN)
REQ'D GLAZING: 12.3 SQ. FT.
REQ'D OPERABLE WIN: 6.16 SQ. FT.
PROV. GLAZING: 50.0 SQ. FT. (MIN)
PROV. OPERABLE WIN: 12.40 SQ. FT. (MIN)

RESIDENTIAL FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						64

RESIDENTIAL FLOOR STAIR + DOOR COUNTS	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			300			360

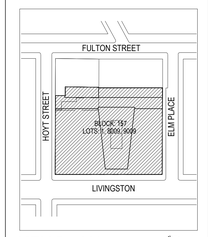
LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

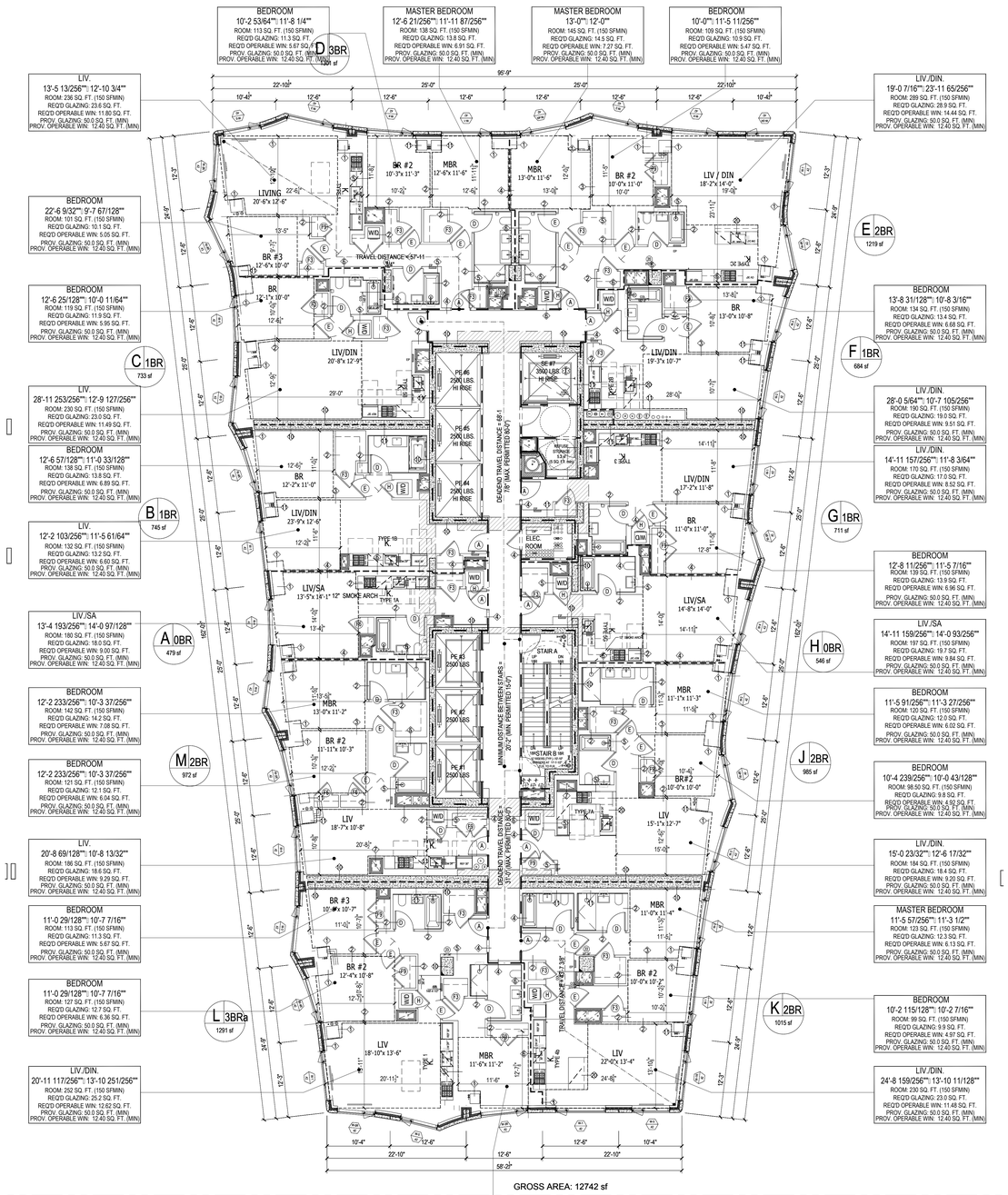
DWG TITLE:
FLOORS 22 -24 TIER 4A
FLOORS 25 -27 TIER 4B

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 029080 STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	1/8"=1'-0"
DWG NO.	A-140.00

A-140-FLOOR 22-28 TIER-4

DEPT OF BLDGS 421370508 Job Number
E-DOC2020950 Scan Code



GROSS AREA: 12742 sf

BEDROOM
11'-6 7/256"": 12'-7 7/8""
ROOM: 123 SQ. FT. (150 SFMIN)
REQ'D GLAZING: 12.3 SQ. FT.
REQ'D OPERABLE WIN: 6.16 SQ. FT.
PROV. GLAZING: 50.0 SQ. FT. (MIN)
PROV. OPERABLE WIN: 12.40 SQ. FT. (MIN)

1 TIER 4C- FLOOR 28 PLAN
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

LEGEND
- S/C — SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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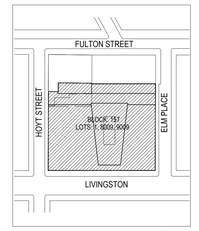
	04-18-2017	ISSUED FOR 65% DD
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
11 HOYT OWNER, LP
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SUITE 4008
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

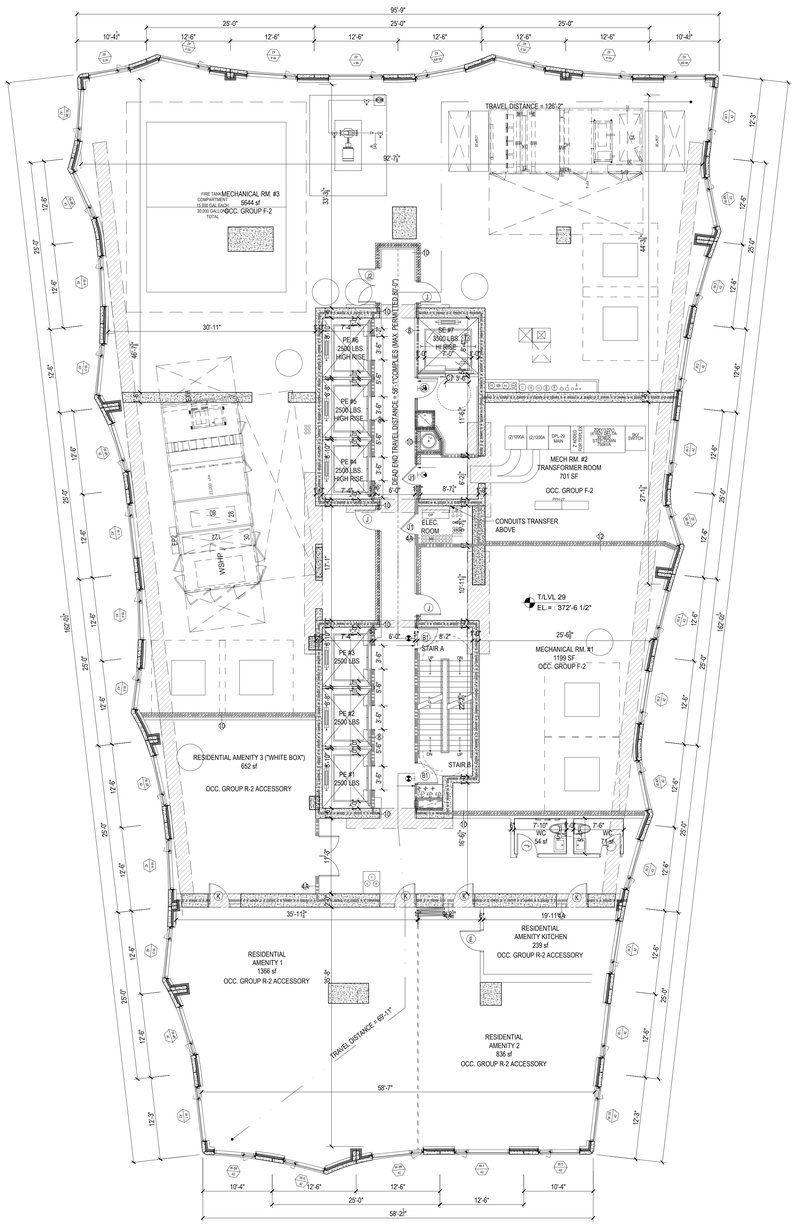
DWG TITLE:
FLOOR 28 - TIER 2C

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 026080 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
A-141.00
DWG NO.

A-140-FLOOR 22-28 TIER-4

DEPT OF BLDGS 421370536 Job Number
E-DOC 2890275 Scan Code



GROSS AREA: 12742 sf (5139 sf RES., 7603 sf MECH.)

TIER 4c - FLRS. 29

TIER 4a - FLRS. 22 TO 24
TIER 4b - FLRS 25 TO 27
TIER 4c -FLRS 28-29

1 29TH FLOOR PLAN
SCALE: 1/8"=1'-0"

LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

29TH FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL AMENITY 1	R-2 ACC.	1,366	1,093		50	28
RESIDENTIAL AMENITY 2	R-2 ACC.	836	669		50	17
RESIDENTIAL AMENITY 3	R-2 ACC.	652	522		50	14
MECHANICAL ROOM 1	F-2	1,199	959		300	4
MECHANICAL ROOM 2 (TRANSFORMER RM.)	F-2	701	561		300	3
MECHANICAL ROOM 3	F-2	5,644	4,515		300	19
RESIDENTIAL AMENITY KITCHEN	R-2 ACC.	239	947		200	5
TOTAL FLOOR OCCUPANTS						**90**

29TH FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
STAIR C	N/A					0
STAIR D	N/A					0
STAIR E	N/A					0
STAIR F	N/A					0
TOTAL FLOOR OCCUPANTS			**300**			**360**

PLUMBING COUNTS (TABLE 403.1)

	GROSS AREA	50 SF/ PERSON	WATER CLOSETS (1 PER 70/35 for the first 210 and 1 PER 125/65 for the remainder exceeding 210 (M/F))		URINALS	LAVATORIES (1 PER 200)		DRINKING FOUNTAIN (1 PER 500)	OTHER (1 SERVICE SINK)
			FEMALE	MALE		FEMALE	MALE		
TOTAL 29TH FLOOR OCCUPANTS	2,854	58	29	29		29	29	1	1
			1	1	1	1	1		

NOTES:

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All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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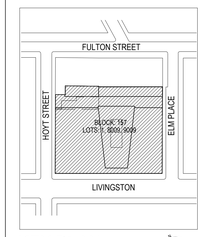
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



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T. (212) 473-0620

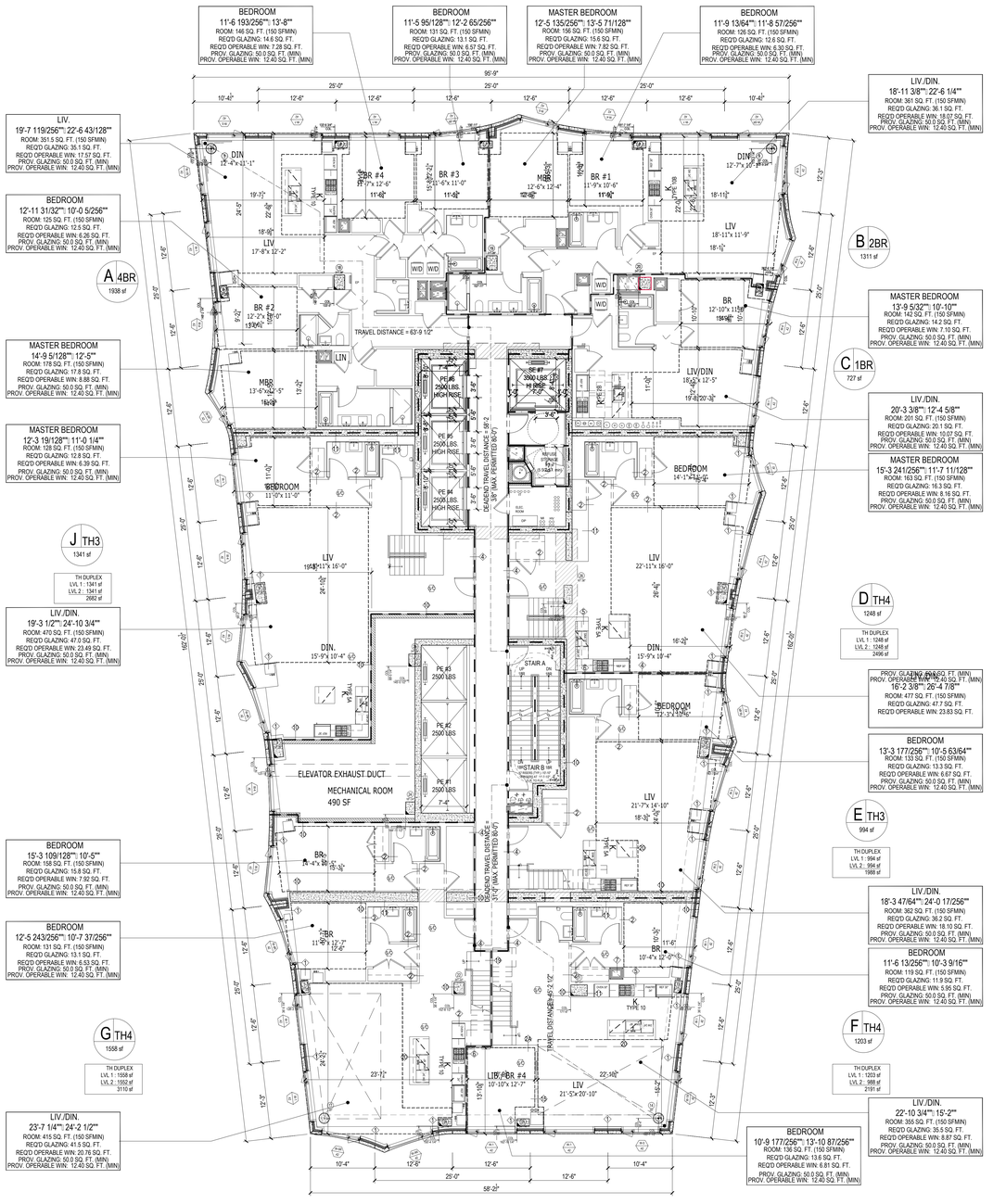
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOOR 29 - TIER 4C

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RENFRO 030961 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
A-145.00
DWG NO.
A-145-29TH FLOOR

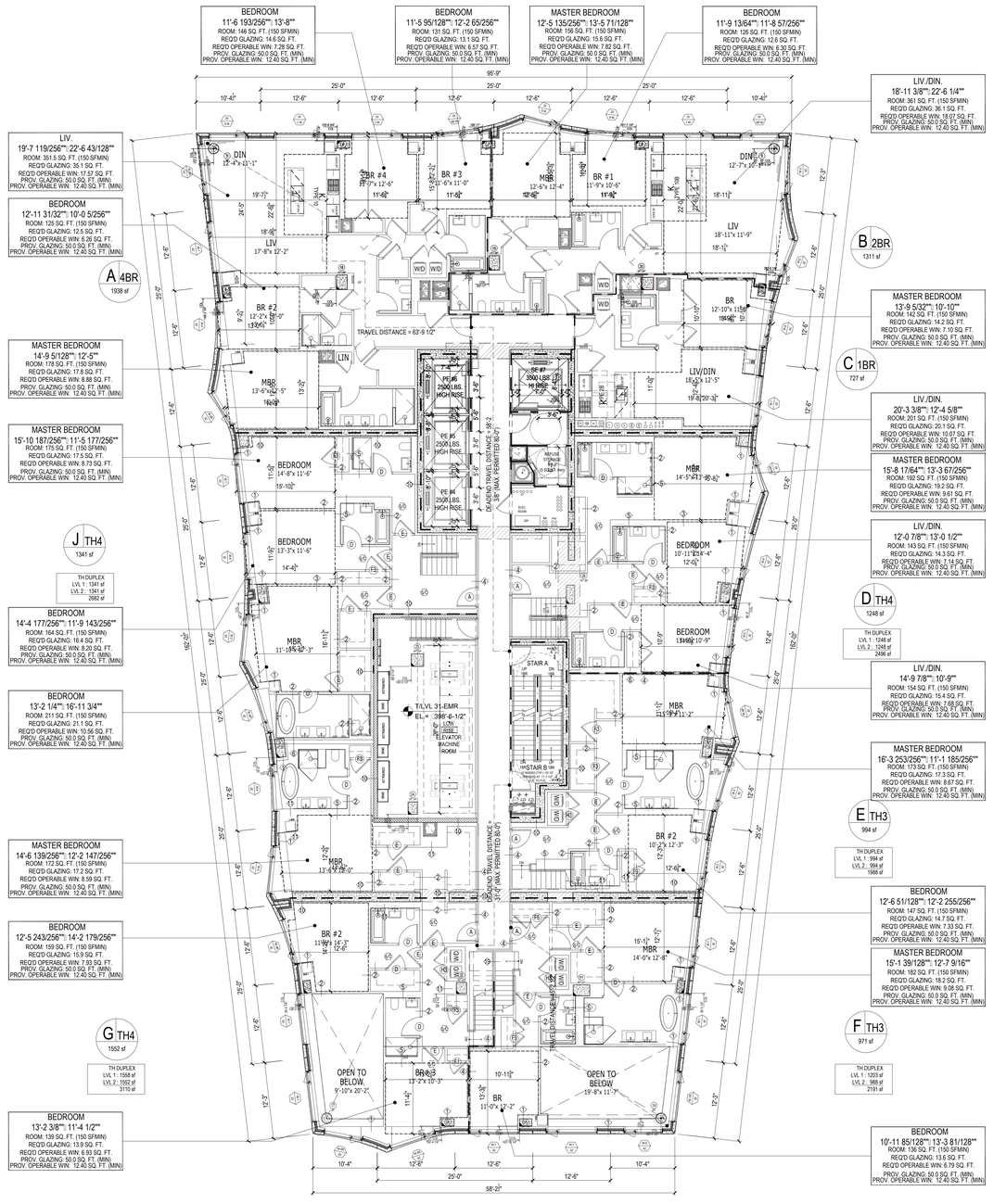
DEPT OF BUILDINGS 321370506 Job Number
E-DOC2019165 Scan Code



1 TIER 5A- FLOOR 30 PLAN
SCALE: 1/8"=1'-0"

30TH FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,278			200	61
MECHANICAL ROOM	F-2	490	392		300	2
TOTAL FLOOR OCCUPANTS						**63**

30TH FLOOR STAIR + DOOR COUNTS						
	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**



2 TIER 5B- FLOOR 31 PLAN
SCALE: 1/8"=1'-0"

31ST FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	11,687			200	58
LOW-RISE EMR	F-2	1,081	865		300	2
TOTAL FLOOR OCCUPANTS						**60**

31ST FLOOR STAIR + DOOR COUNTS						
	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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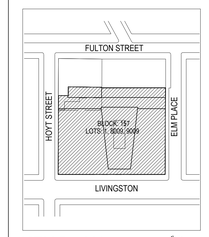
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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MEP/FP Engineer:
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GEOTECHNICAL Engineer:
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Terrace London W8 4RT
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220 N. GREEN STREET
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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

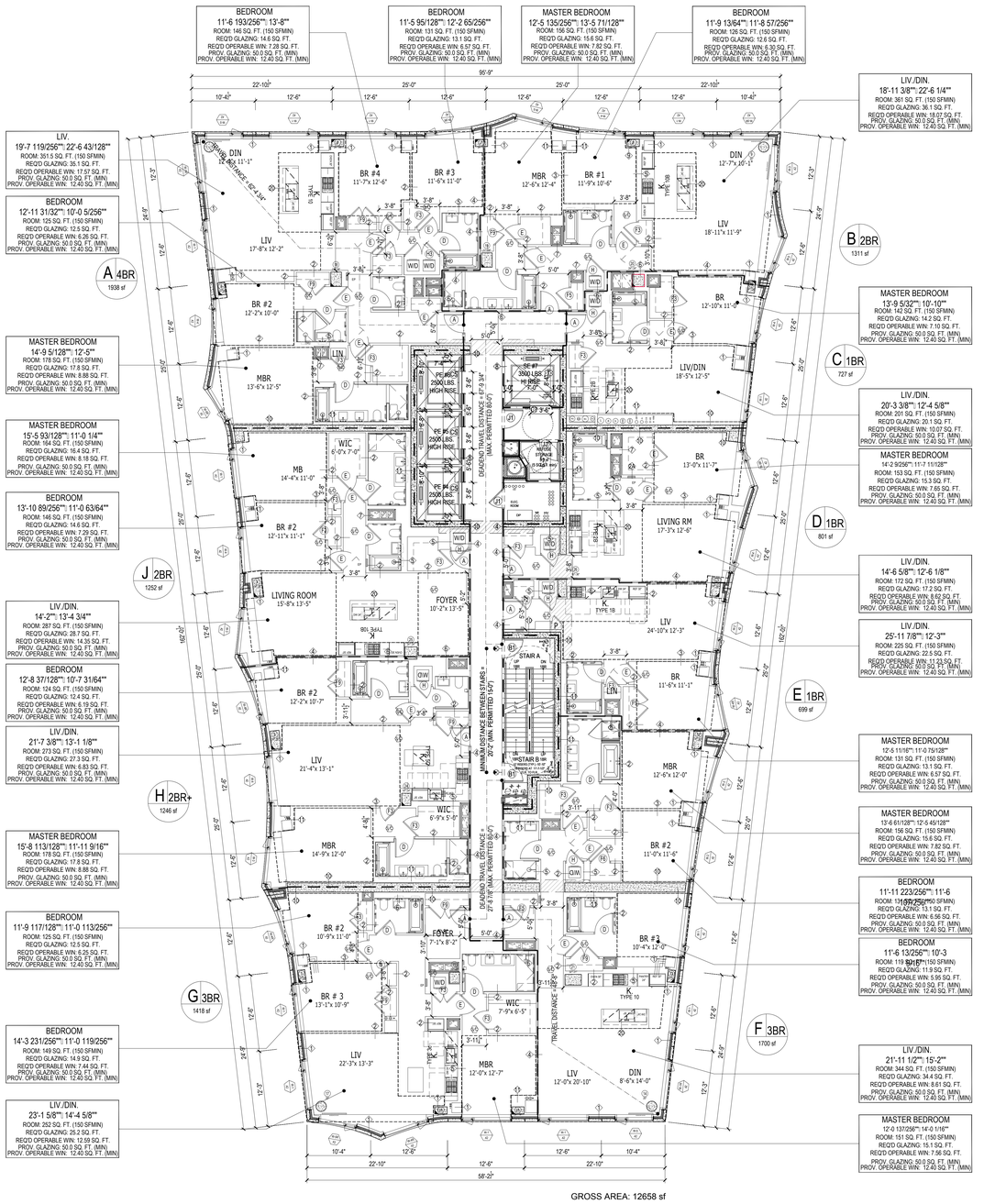
DWG TITLE:
FLOORS 30 - 31 TIER 5A

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES ROSE STATE OF NEW YORK

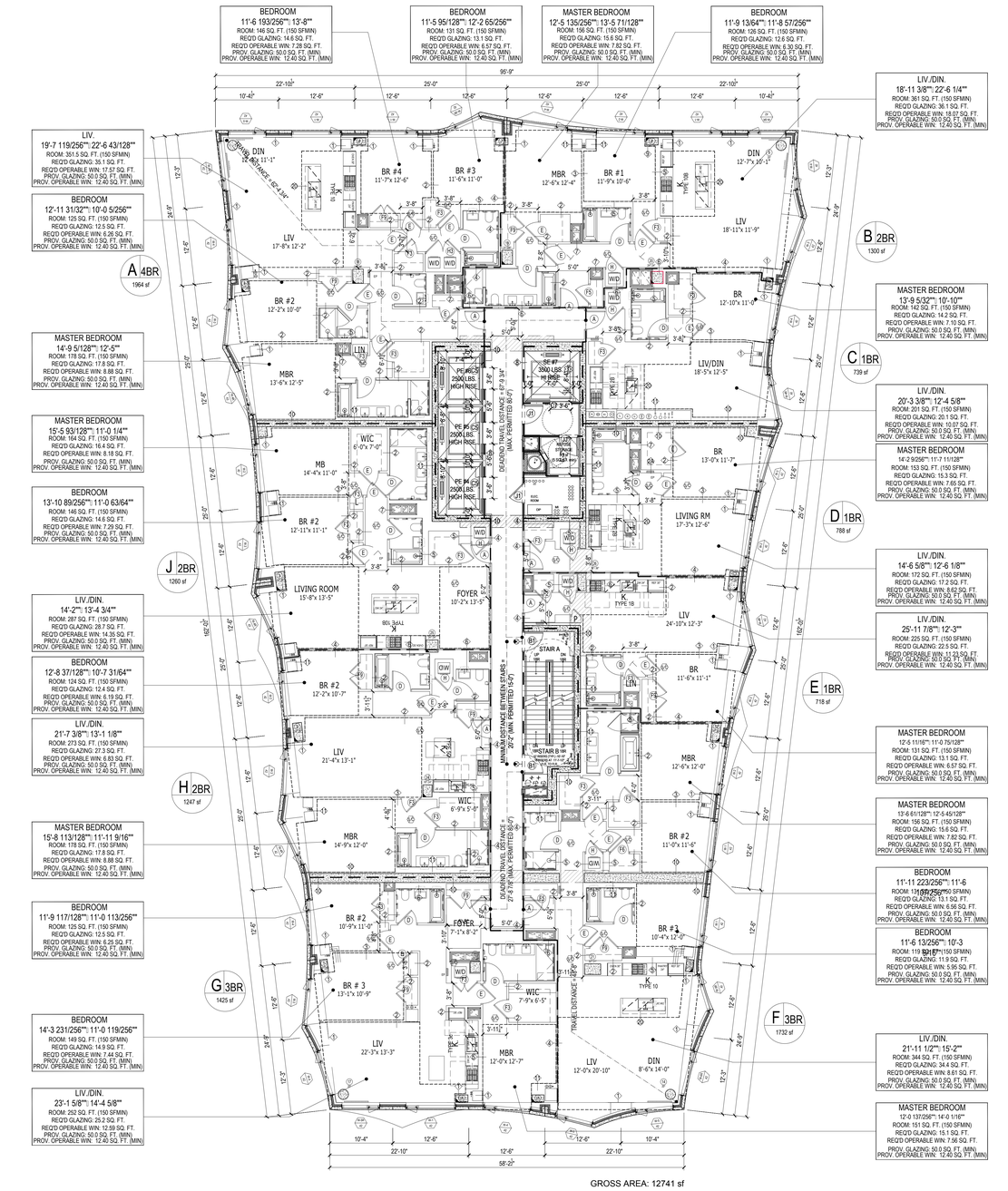
DATE:
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
A-148.00
DWG NO.

A-148-FLOOR 30-31 TIER 5A

DEPT OF BLDGS 321370506 Job Number
B320756453 Scan Code



1 TIER 5A- FLOOR 32 PLAN
SCALE: 1/8"=1'-0"



2 TIER 5B- FLOORS 33-35 PLANS
SCALE: 1/8"=1'-0"

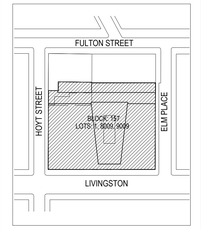
LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

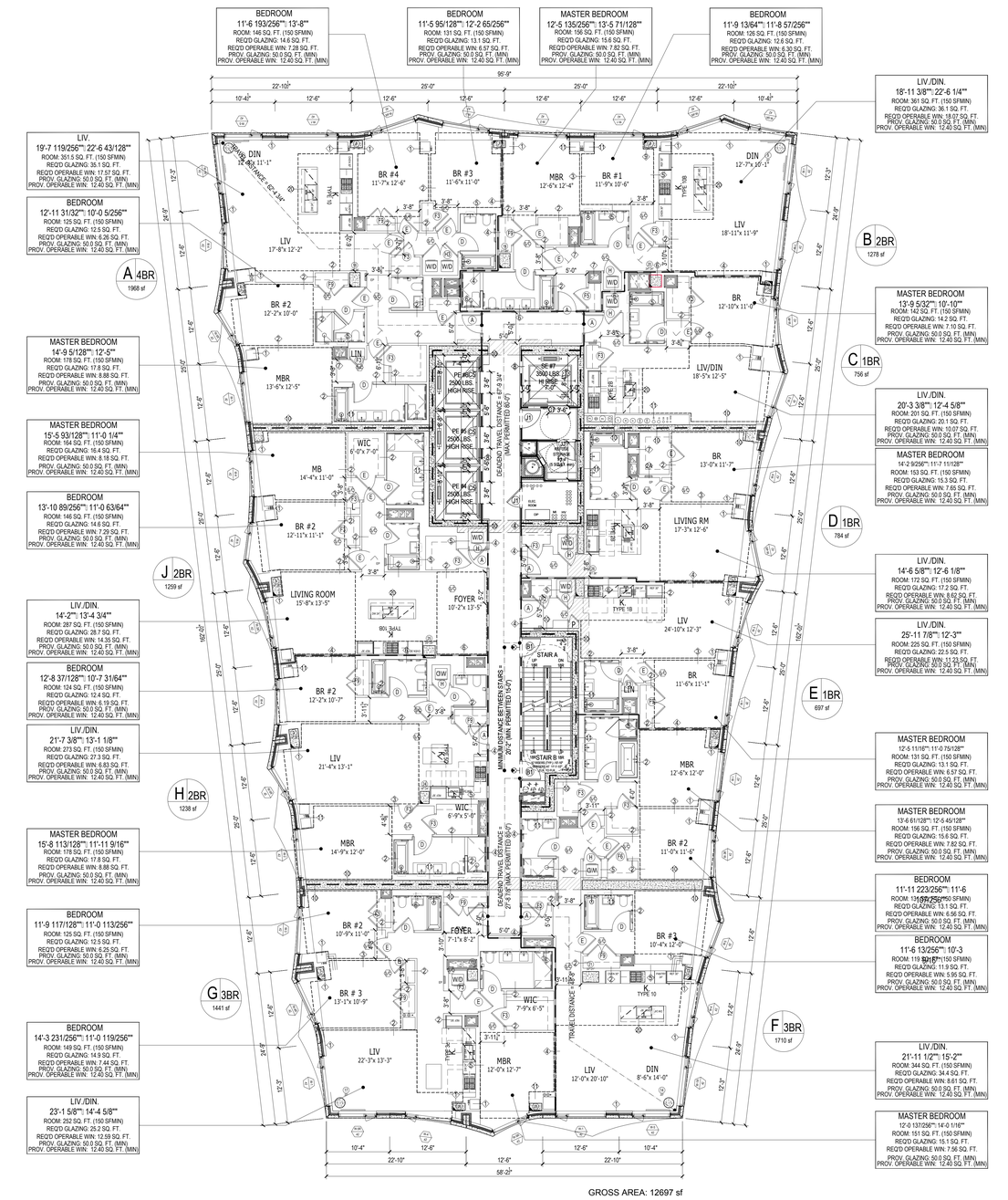
DWG TITLE:
FLOOR 32 TIER 5A
FLOORS 33-25 TIER 5B

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 022857 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-152.00

A-151-FLOOR 32-38 TIER-5

DEPT OF BLDGS 321370526 Job Number
E560063/20450 Scan Code



1 TIER 5C- FLOORS 36-38 PLANS
SCALE: 1/8"=1'-0"

NOTES:

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Number:	Date:	Revision:
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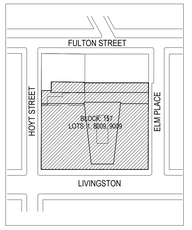
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

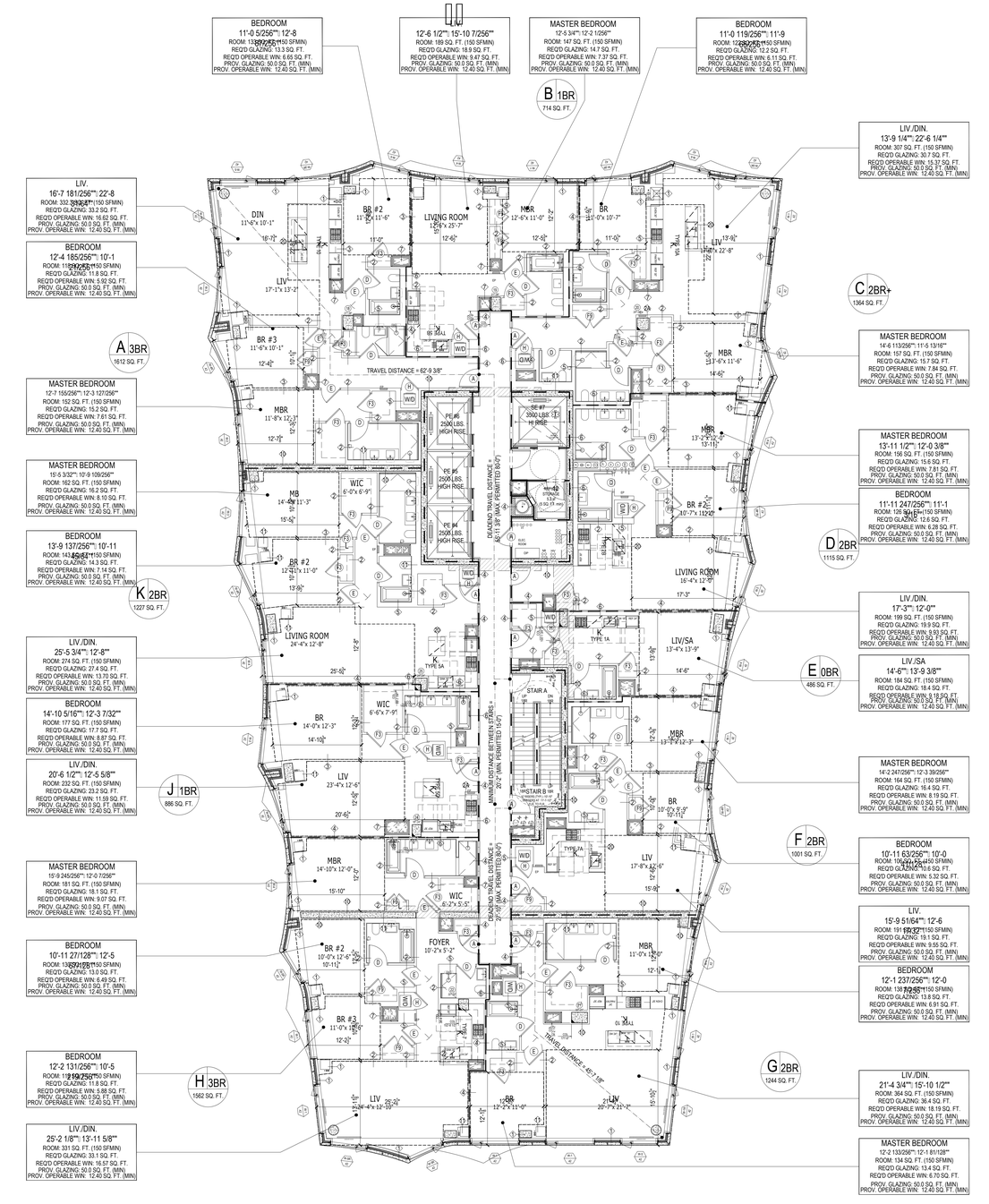
DWG TITLE:
FLOORS 37 - 38 TIER 5C

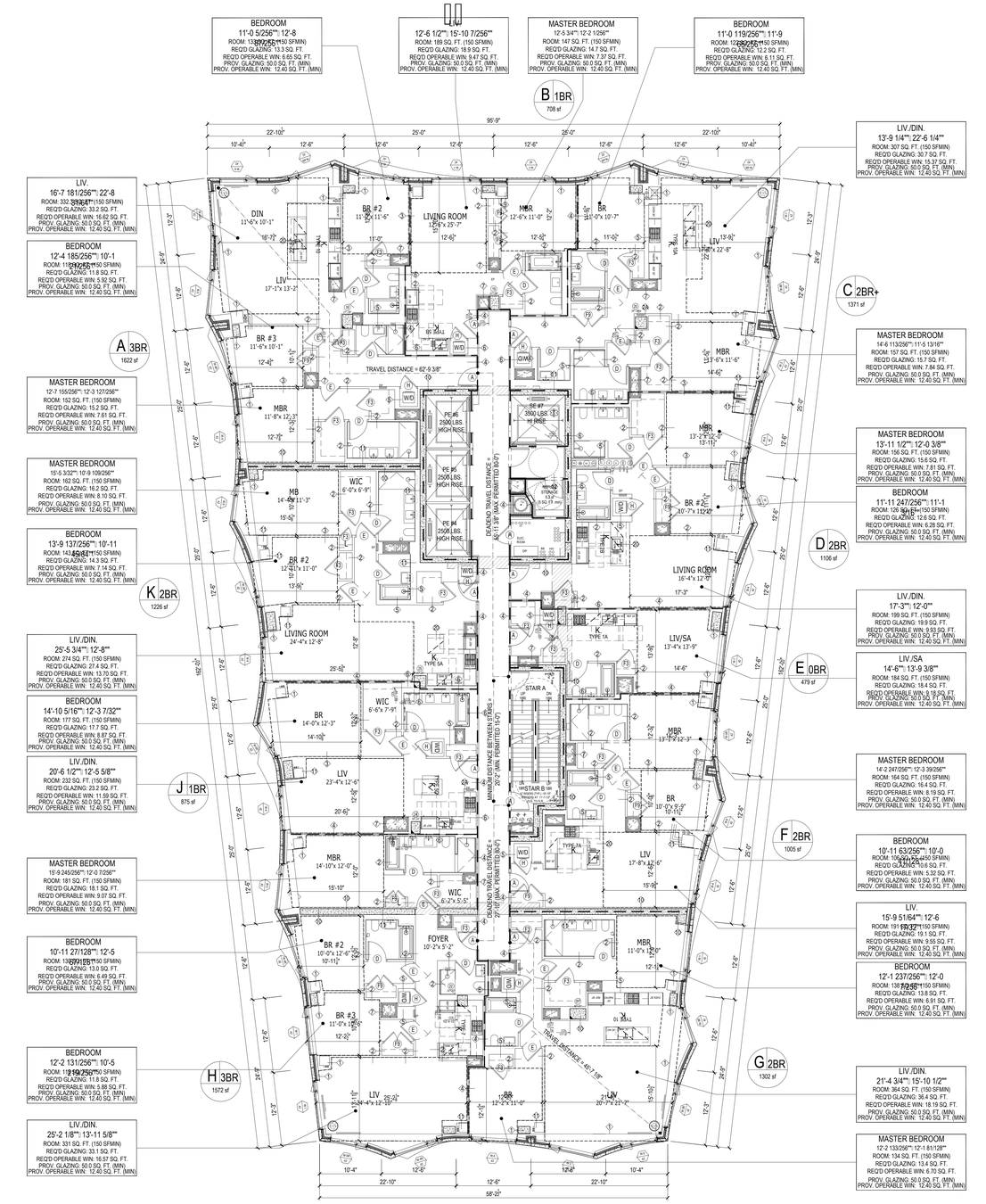
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 026807 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
A-153.00
DWG NO.

A-151-FLOOR 32-38 TIER-5

DEPT OF BLDGS 321370506 Job Number
ES1A2819504 Scan Code





1 TIER 6A- FLOORS 39-41 PLANS
SCALE: 1/8"=1'-0"

2 TIER 6B- FLOORS 42-44 PLANS
SCALE: 1/8"=1'-0"

LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

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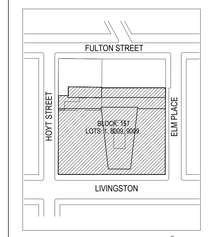
Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	04-18-2017	ISSUED FOR 65% DD
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

Owner:
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Architect:
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NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOORS 39-41 TIER 6A
FLOORS 42-44 TIER 6B

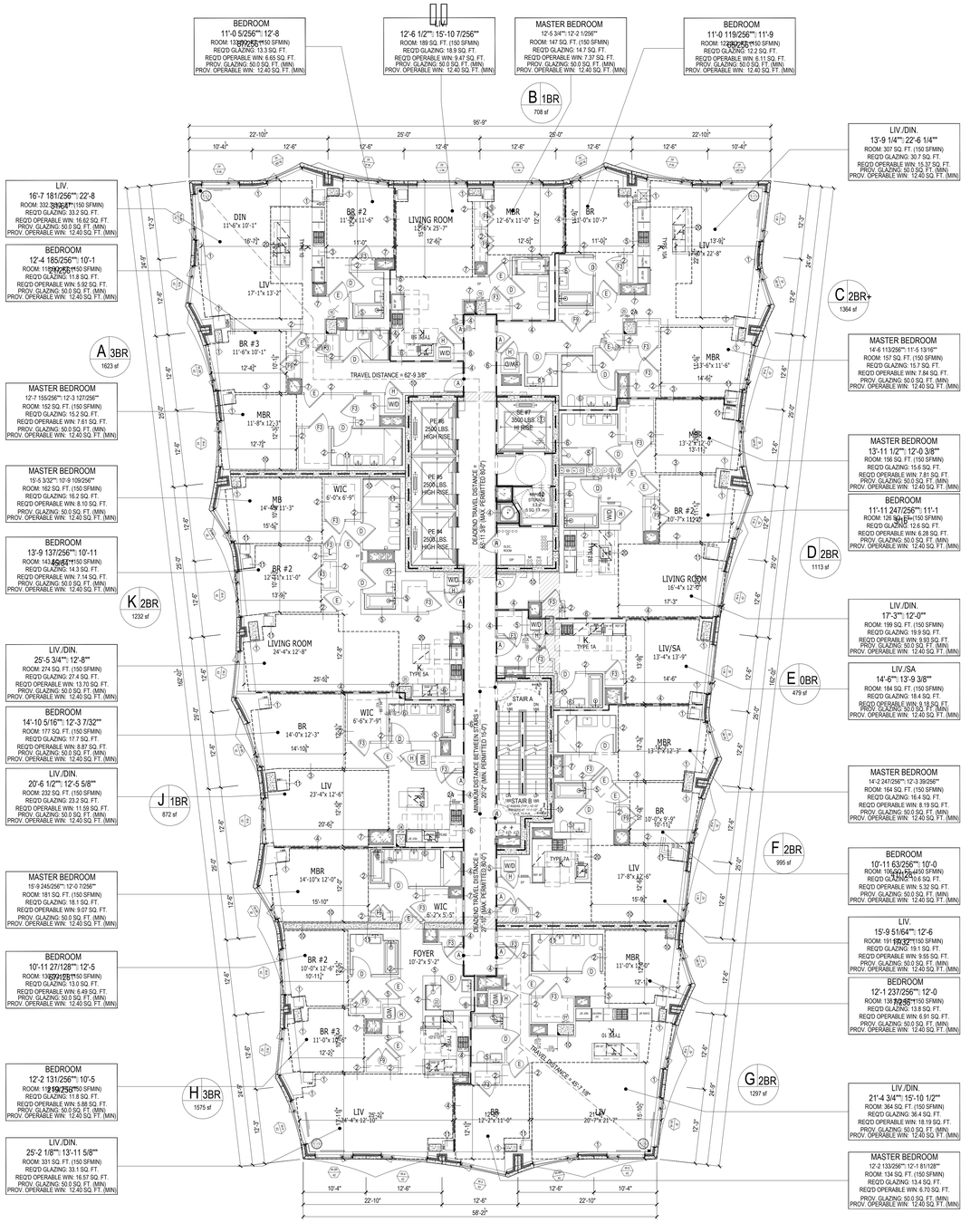
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST STATE OF NEW YORK 022063

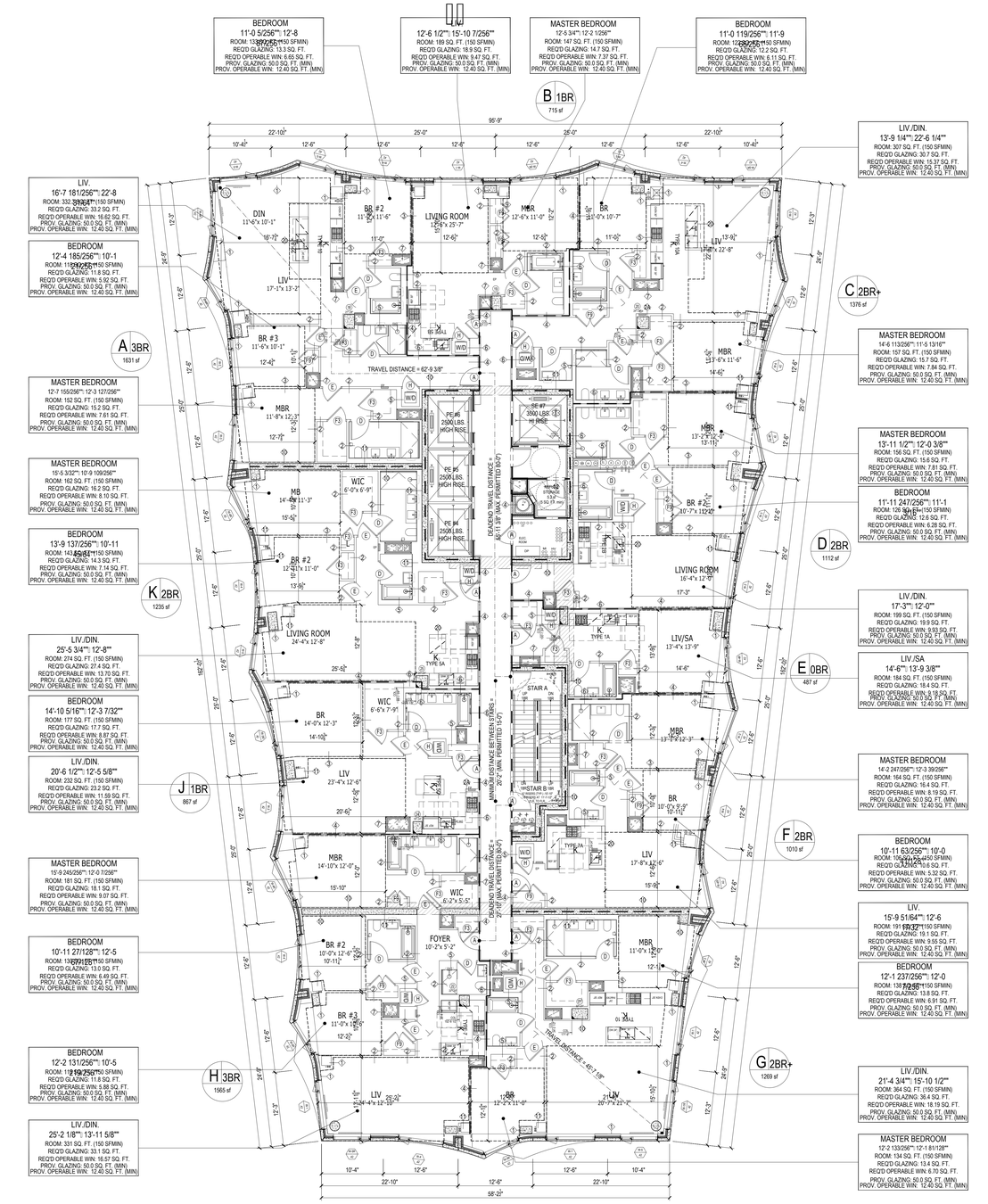
DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"

A-160.00

DWG NO.
A-160-FLOOR 39-49 TIER-6

DEPT OF BLDGS 321370506 Job Number
B30067320000 Scan Code





1 TIER 6C- FLOORS 45-47 PLANS
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

2 TIER 6D- FLOORS 48-49 PLANS
SCALE: 1/8"=1'-0"

RESIDENTIAL FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

LEGEND
- S/C — SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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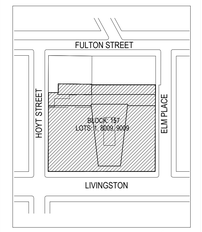
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
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Design Architect:
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

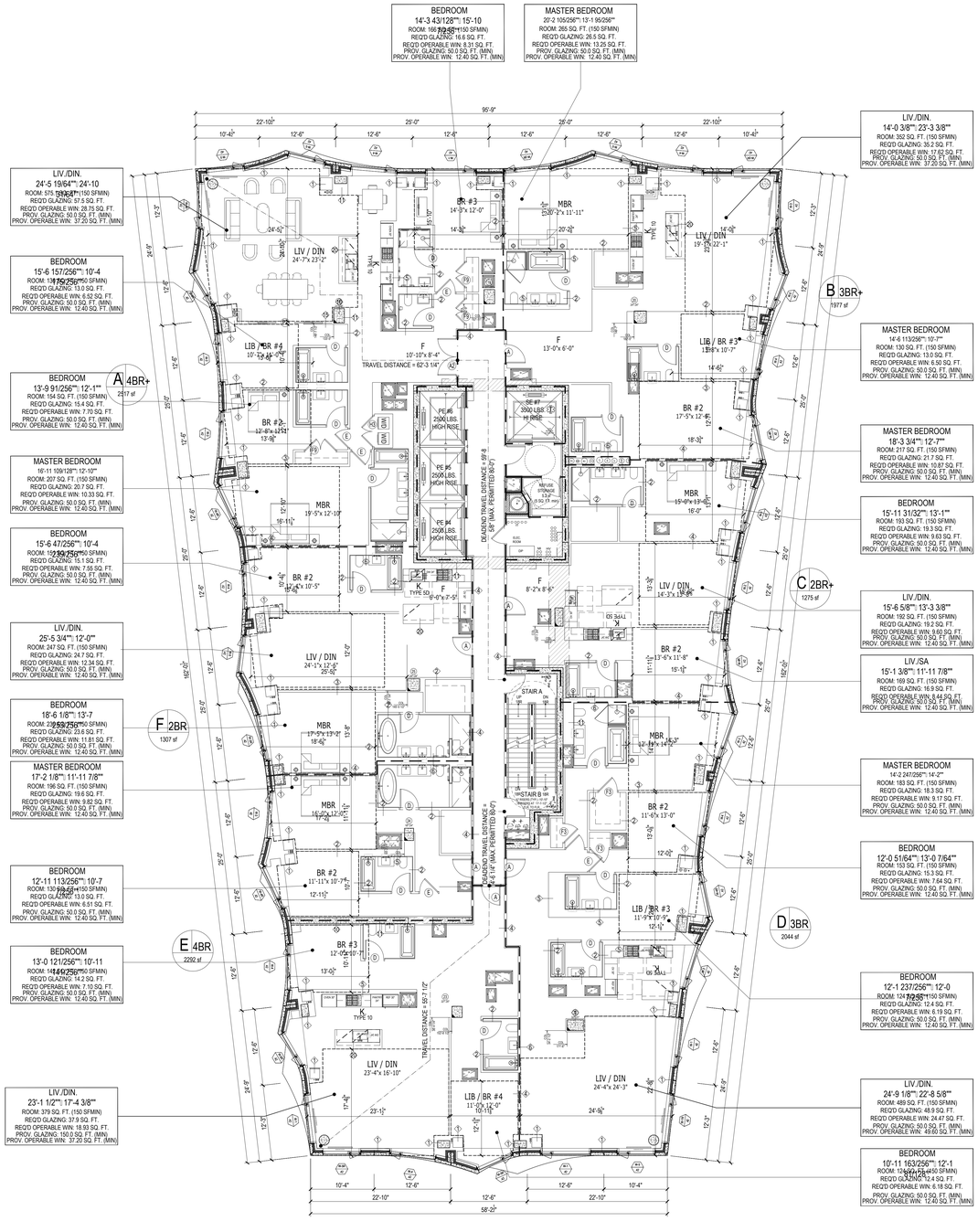
DWG TITLE:
FLOORS 45 - 47 TIER 6C
FLOORS 48 - 49 TIER 6D

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES SPEYER STATE OF NEW YORK 026983

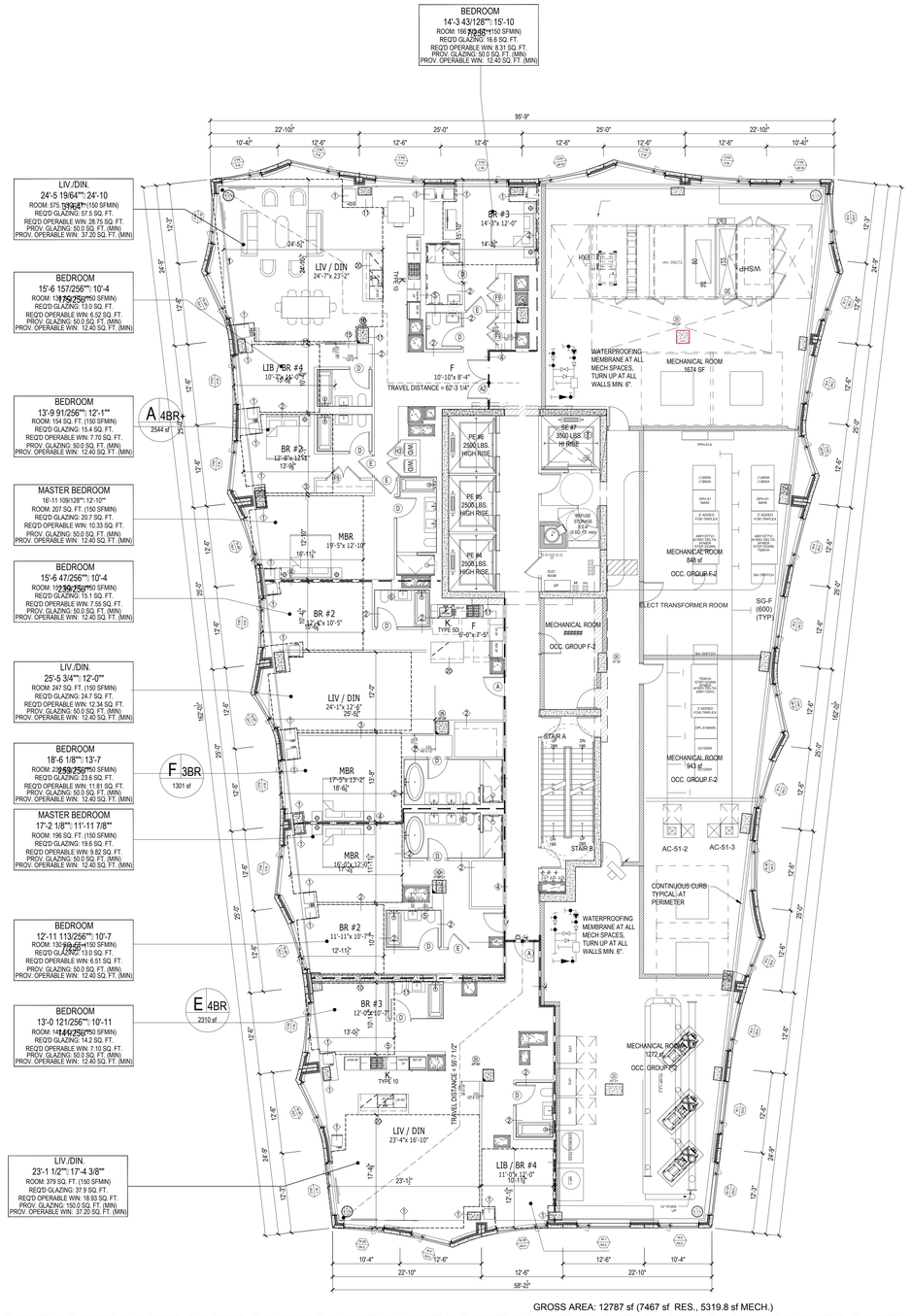
DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-161.00

A-160-FLOOR 39-49 TIER-6

DEPT OF BLOCKS 3417/0506 Job Number
E526257/995/69 Scan Code



1 TIER 6A/7- FLOOR 50 PLAN
SCALE: 1/8"=1'-0"



2 TIER 7 - FLOORS 51 PLAN
SCALE: 1/8"=1'-0"

GROSS AREA: 12787 sf (7467 sf RES., 5319.8 sf MECH.)

RESIDENTIAL FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
TOTAL FLOOR OCCUPANTS						**64**

RESIDENTIAL FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

51ST FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
RESIDENTIAL UNITS	R-2	12,768			200	64
MECHANICAL ROOM 1	F-2	1,674	1,339		300	6
MECHANICAL ROOM 2 (IRANSFORMER RM)	F-2	848	678		300	3
MECHANICAL ROOM 3	F-2	943	754		300	4
MECHANICAL ROOM 3	F-2	1,272	1,018		300	5
TOTAL FLOOR OCCUPANTS						**82**

51ST FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

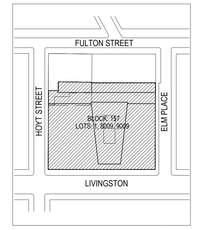
LEGEND
- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	04-18-2017	ISSUED FOR 65% DD
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
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T.(212)715-0390

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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

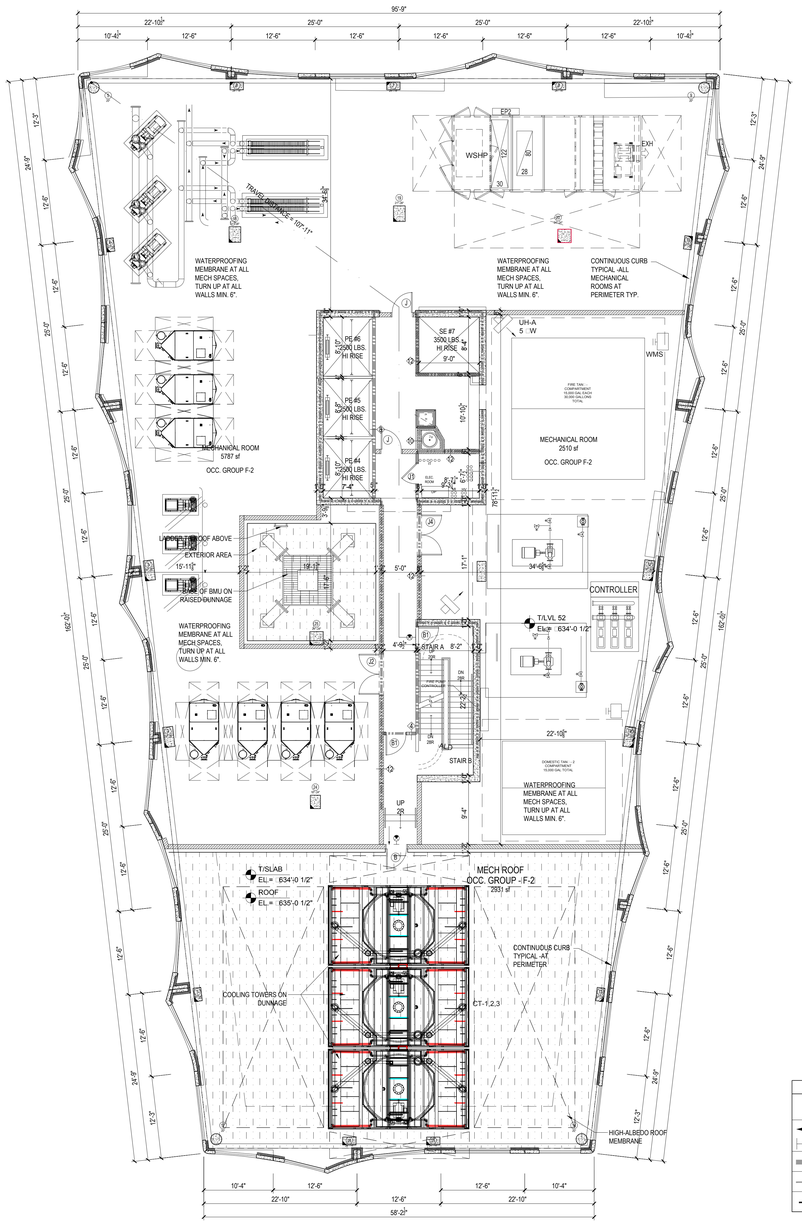
DWG TITLE:
FLOOR 50 TIER 6D/7
FLOOR 51 TIER 7

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RESNICK No. 022863 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"
DWG NO. A-170.00

A-170-FLOOR 50-TIER-7

DEPT OF BLOCKS 321370536 Job Number
B1752250639 Scan Code



GROSS AREA: 9858 sf (MECH.)

LEGEND

- SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

2 52 ND FLOOR PLAN
SCALE: 1/8"=1'-0"

52ND FLOOR EGRESS CALCULATIONS

	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
MECHANICAL ROOM 1	F-2	5,787	4,630		300	2
MECHANICAL ROOM 2	F-2	2,510	2,008		300	2
TOTAL FLOOR OCCUPANTS						**4**

52ND FLOOR STAIR + DOOR COUNTS

	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	45	0.3	150	36	0.2	180
TOTAL FLOOR OCCUPANTS			**300**			**360**

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

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Number:	Date:	Revision:
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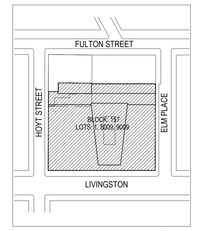
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
FLOOR 52

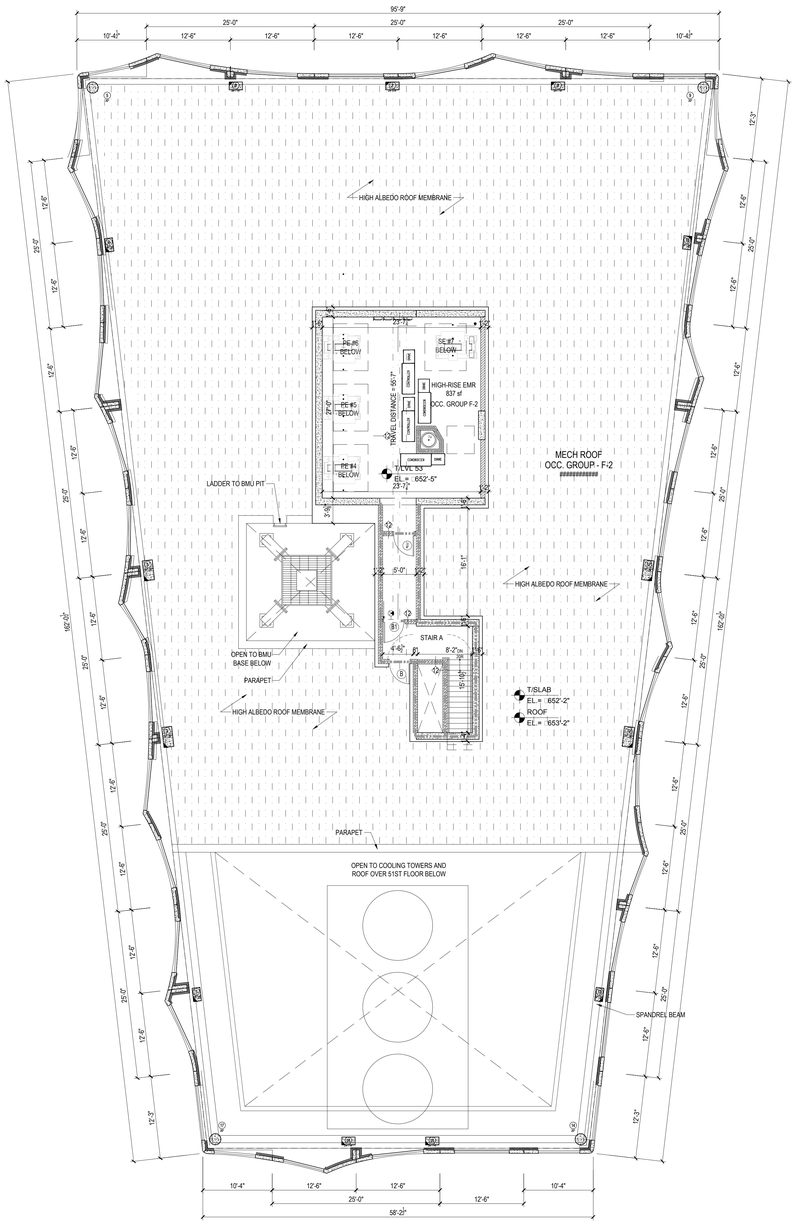
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RESE 030961 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/8"=1'-0"

A-180.00
DWG NO.

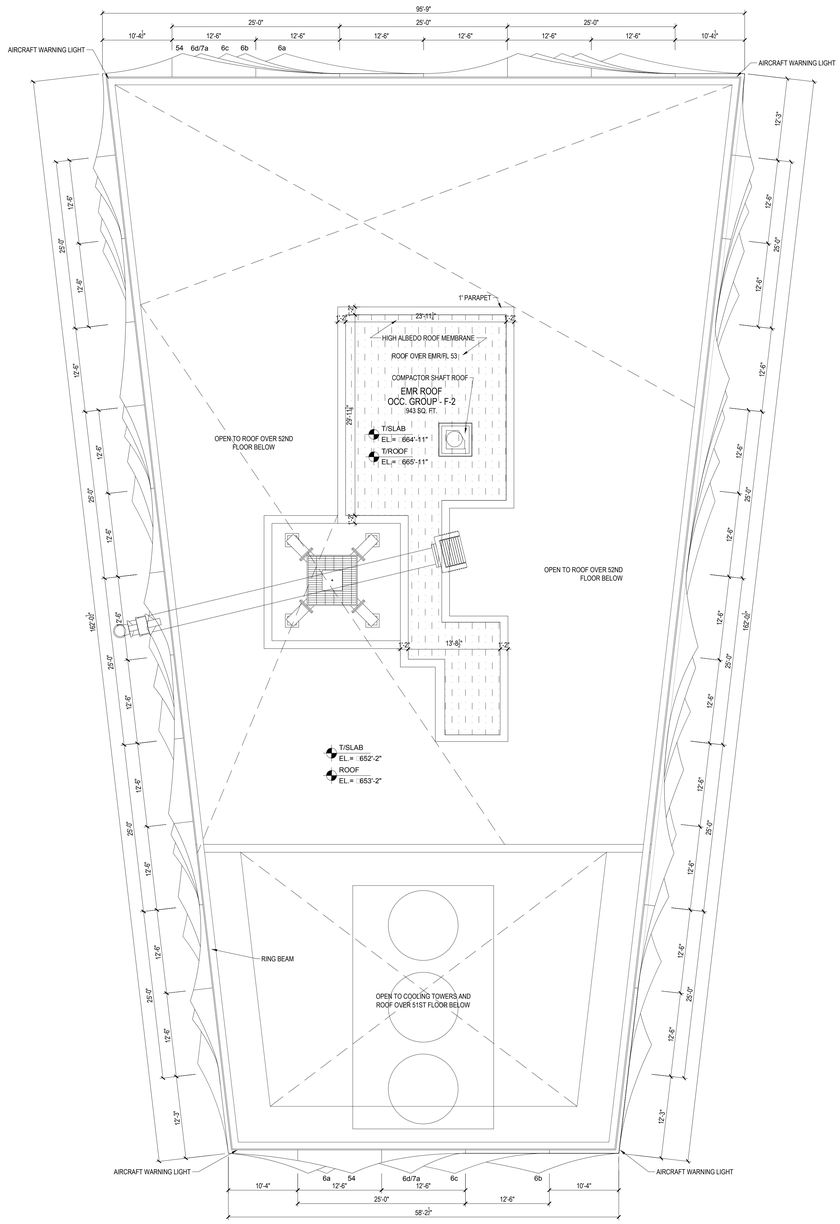
A-180-FLOOR 52

DEPT OF BLOCKS 321370536 Job Number
ESI 8008514388 Scan Code



GROSS AREA: 1169 sf

1 53 RD FLOOR PLAN
SCALE: 1/8"=1'-0"



2 ROOF PLAN
SCALE: 1/8"=1'-0"

53RD FLOOR EGRESS CALCULATIONS						
	Occupancy Class	Gross Area	Net Area Less 20%	Net Area/per Occupant (Table 1004.1.2)	Gross Area/per Occupant (Table 1004.1.2)	Occupant Load
HIGH-RISE EMR	F-2	894	715		300	3
TOTAL FLOOR OCCUPANTS						**3**

53RD FLOOR STAIR + DOOR COUNTS						
	STAIR COUNT			DOOR COUNT		
	Width	Occupancy Per Unit Width	Max Occupants	Width	Unit	Max Occupants
STAIR A	45	0.3	150	36	0.2	180
STAIR B	N/A					
TOTAL FLOOR OCCUPANTS			**150**			**180**

LEGEND
- SC — SMOKE / CARBON MONOXIDE DETECTOR
- EXIT LIGHT AND SIGN
- 3 HOUR RATED SEPARATION
- 2 HOUR RATED SEPARATION
- 1 HOUR RATED SEPARATION

NOTES:

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All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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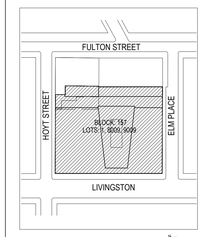
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



KEY PLAN

Owner:
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

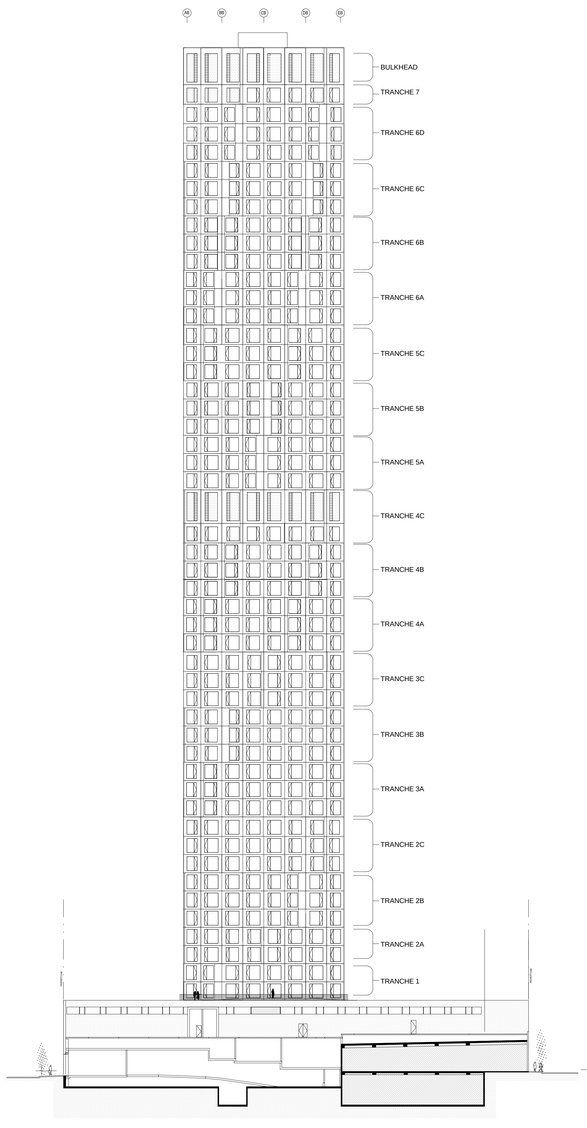
DWG TITLE:
FLOOR 53 EMR
EMR ROOF

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES REILLY STATE OF NEW YORK

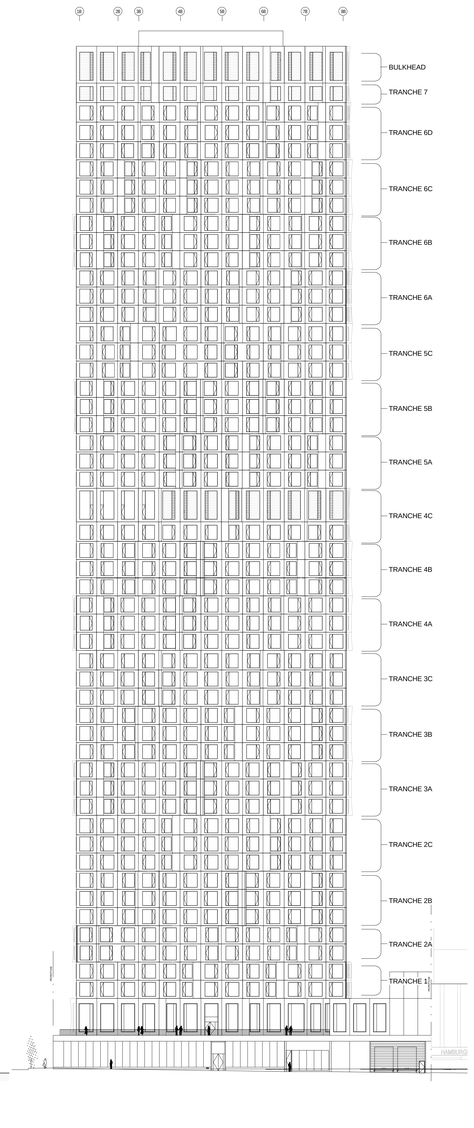
DATE: 1/31/2017
PROJECT #: 15A17
SCALE: AS NOTED
A-185.00
DWG NO.

A-185-FLOOR 53 AND 54

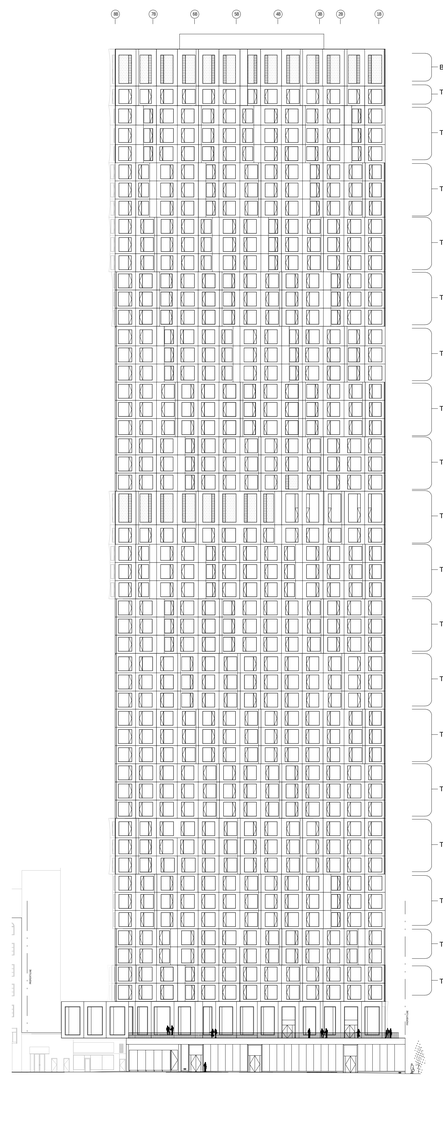
DEPT OF BLDGS 421370508 Job Number
421370508-01 Scan Code



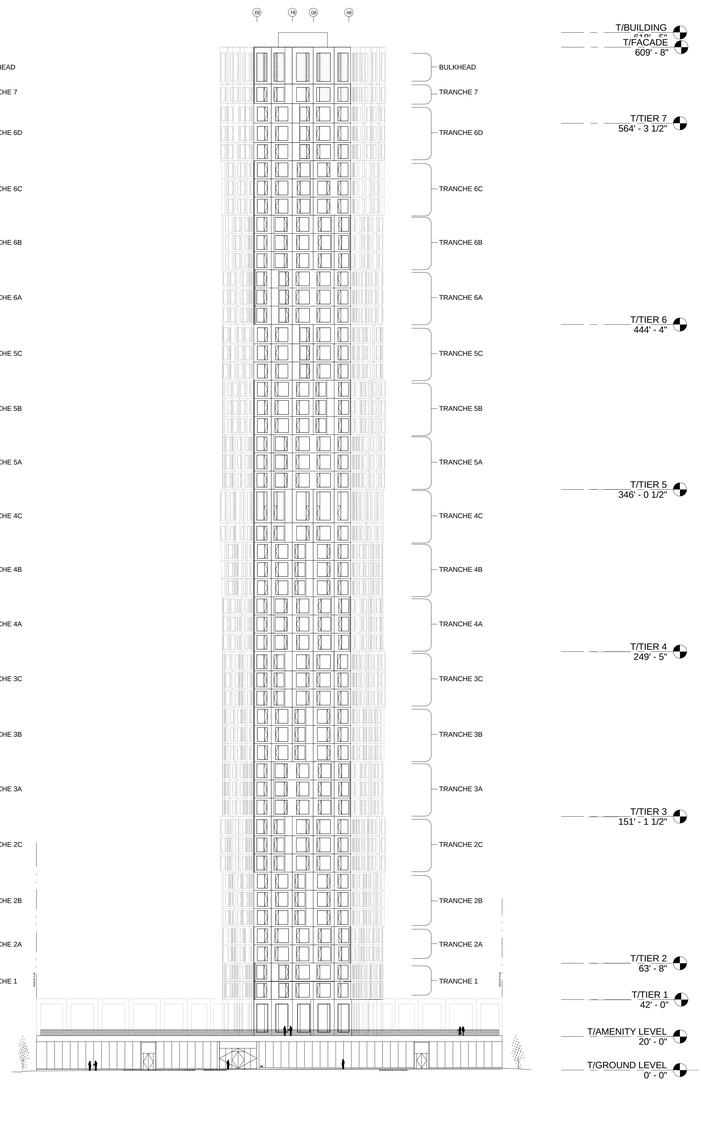
4 NORTH ELEVATION
1/32" = 1'-0"



5 EAST ELEVATION
1/32" = 1'-0"



7 WEST ELEVATION
1/32" = 1'-0"



6 SOUTH ELEVATION
1/32" = 1'-0"

T/BUILDING 614' - 8"
T/FACADE 609' - 8"
T/TIER 7 564' - 3 1/2"
T/TIER 6 444' - 4"
T/TIER 5 346' - 0 1/2"
T/TIER 4 249' - 5"
T/TIER 3 151' - 1 1/2"
T/TIER 2 63' - 8"
T/TIER 1 42' - 0"
T/AMENITY LEVEL 20' - 0"
T/GROUND LEVEL 0' - 0"

NOTES:

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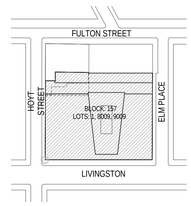
Number:	Date:	Revision:
	06-07-2017	DOB FILING
	05-26-2017	revision
	03-10-2017	revision
	03-06-2017	25%DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80% SD FACADE DESIGN ASSIST SET



KEY PLAN

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T. (212) 473-0620

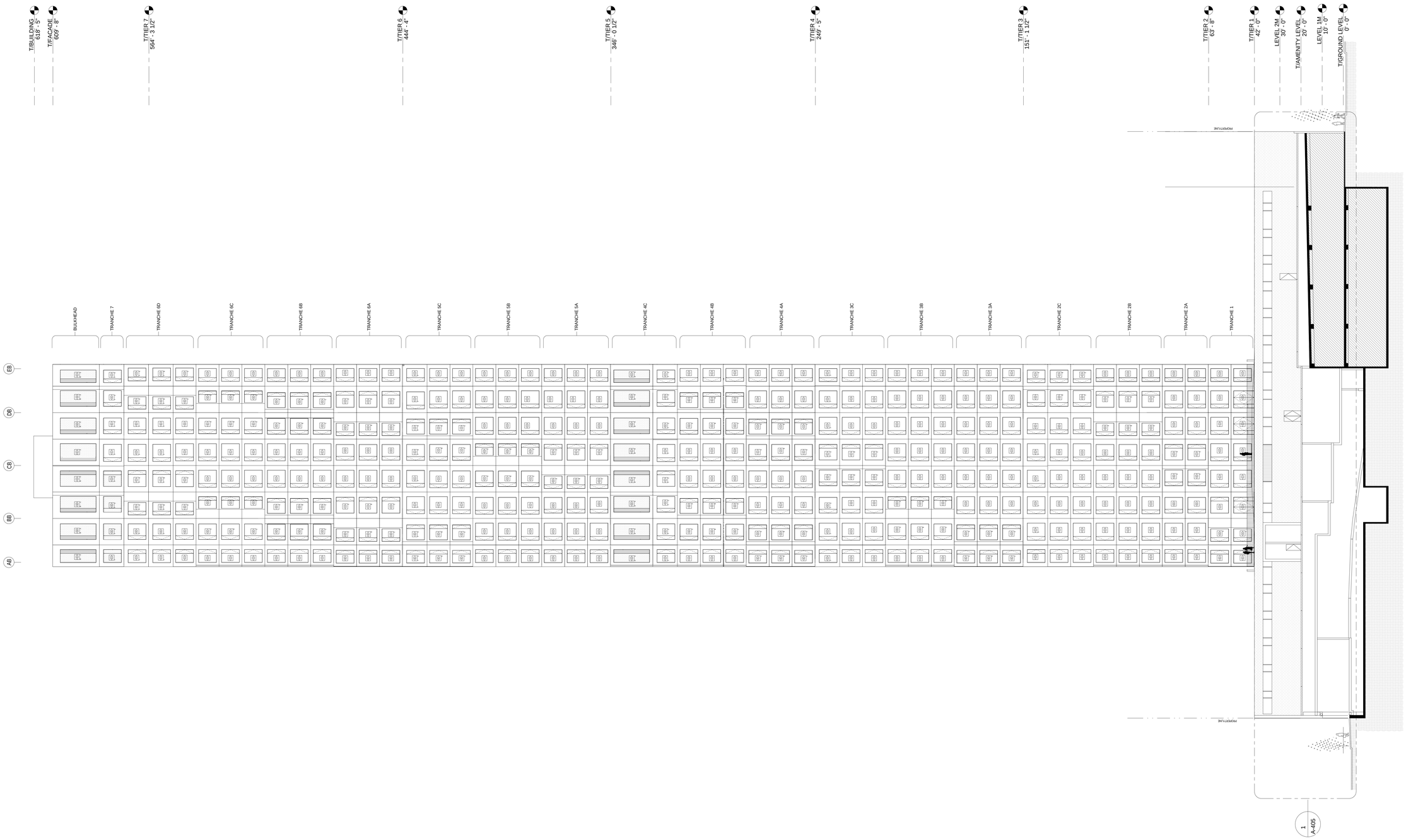
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ELEVATIONS

SEAL & SIGNATURE
REGISTERED ARCHITECT DAVID CHARLES HILL 022857 STATE OF NEW YORK

Scale: **1/32" = 1'-0"**
Project No. : **11 HOYT**
Date: **04/24/17**

Drawing Number:
A-300



KEY

LOUVER

SPANDREL

PRECAST UNIT TYPE SEE A-518 - A-522

DEPT OF BLDGS 321197058 Job Number

ES188045621 Scan Code

NOTES:

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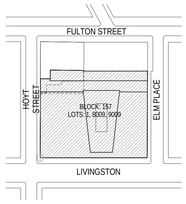
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80% SD FACADE DESIGN ASSIST SET



KEY PLAN

Owner:

11 HOYT OWNER, LP

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45 ROCKEFELLER PLAZA
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T.(212)715-0390

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T. (212) 473-0620

PROJECT:

11 HOYT STREET

BROOKLYN, NEW YORK

DWG TITLE:

NORTH ELEVATION

SEAL & SIGNATURE

REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020801
STATE OF NEW YORK

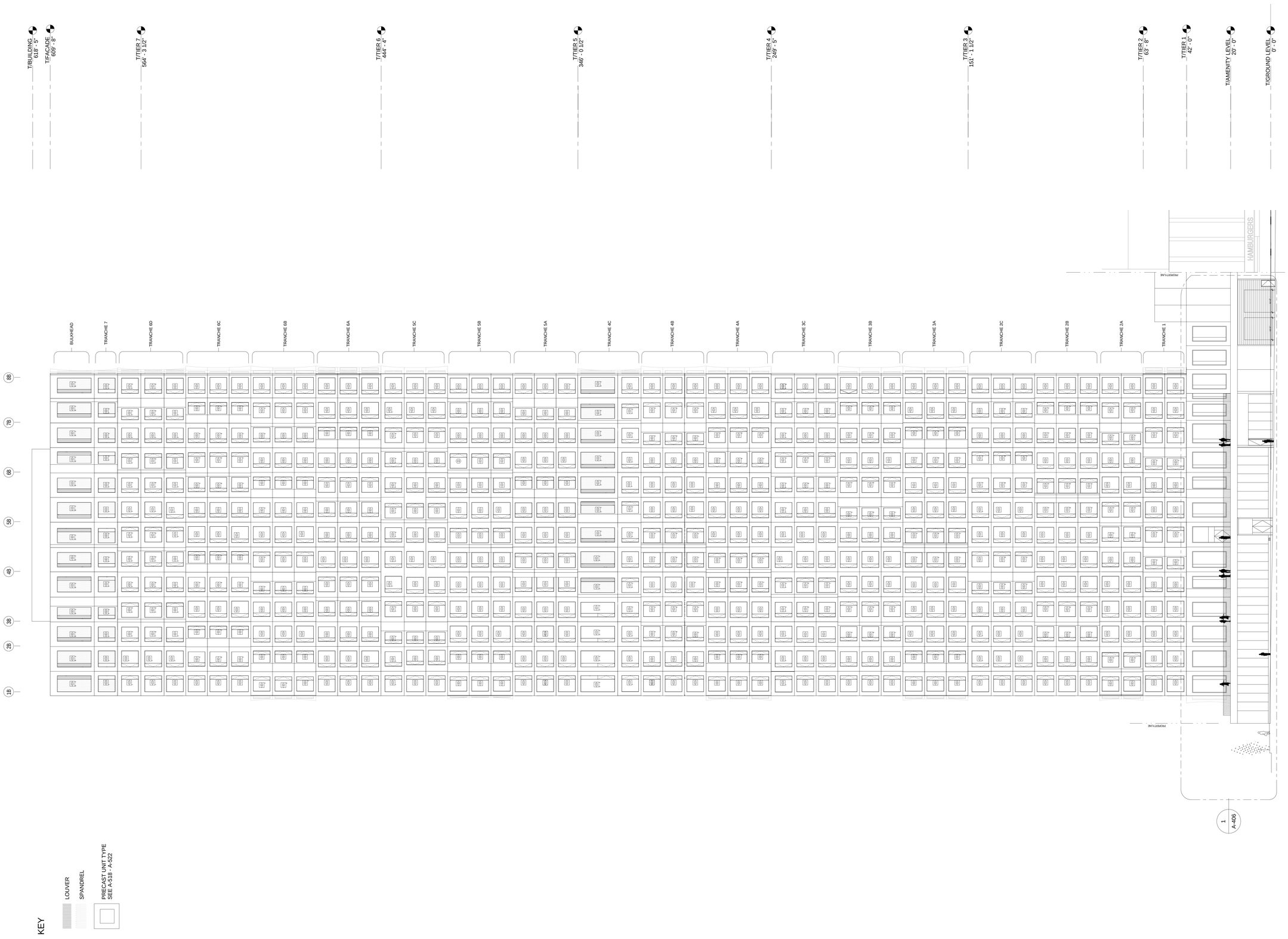
Scale: **1/16" = 1'-0"**

Project No.: **11 HOYT**

Date: **06/07/17**

Drawing Number:

A-301



NOTES:

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	03-10-2017	revision
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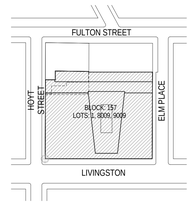
	02-03-2017	ISSUED FOR 100% SD
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80% SD FACADE DESIGN ASSIST SET



KEY PLAN

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

EAST ELEVATION

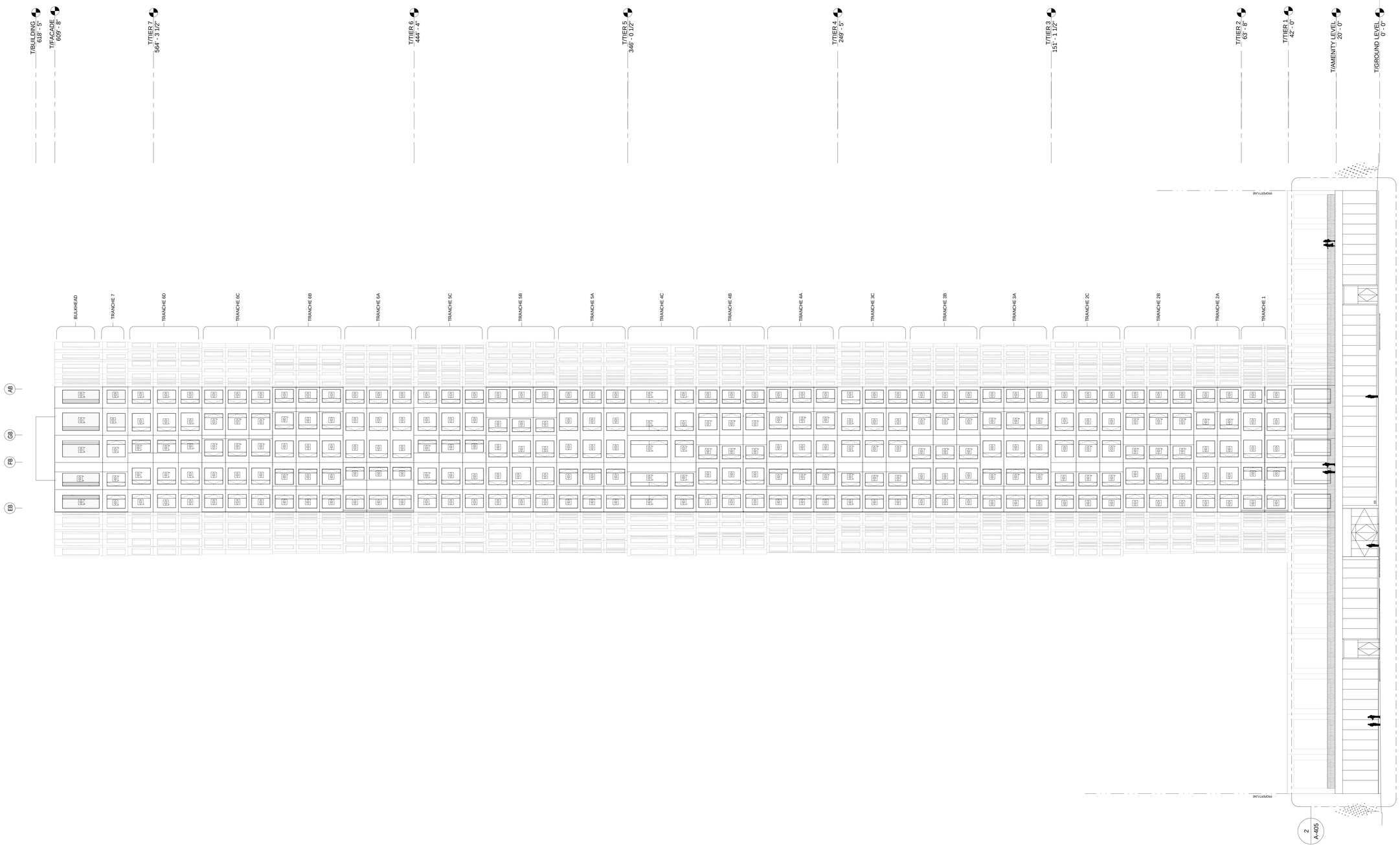
SEAL & SIGNATURE

REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020861
STATE OF NEW YORK

Scale: **1/16" = 1'-0"**
Project No.: **11 HOYT**
Date: **06/07/17**

Drawing Number:

A-302



KEY

LOUVER

SPANDREL

PRECAST UNIT TYPE
SEE A-518 - A-522

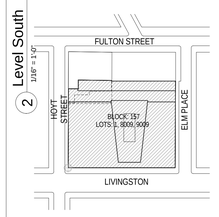
NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	05-26-2017	revision
	03-10-2017	revision
	03-06-2017	25%DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80% SD FACADE DESIGN ASSIST SET

Level South

2 1/16" = 1'-0"



KEY PLAN

Owner:

11 HOYT OWNER, LP

C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST
ARCHITECTS

11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
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Design Architect:

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Fax 773.384.0231

NEW YORK
50 Broad St, Ste 1901
New York, NY 10004
Tel 212.579.1514

Structural Engineer:

McNAMARA · SALVIA
STRUCTURAL ENGINEERS

62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:

Cosentini
A TETRA TECH COMPANY

2 PENNSYLVANIA PLAZA
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T. (212) 615-3600

Geotechnical Engineer:

LANGAN

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8TH FLOOR
NEW YORK, NEW YORK 10001
T. (212) 479-5400

Interior Designer:

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108 Palace Gardens
Terrace London W8 4RT

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michaelisboyd.com

Landscape Architect:

HOLLANDER design
LANDSCAPE ARCHITECTS

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SUITE 1200
NEW YORK, NEW YORK 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

SOUTH ELEVATION

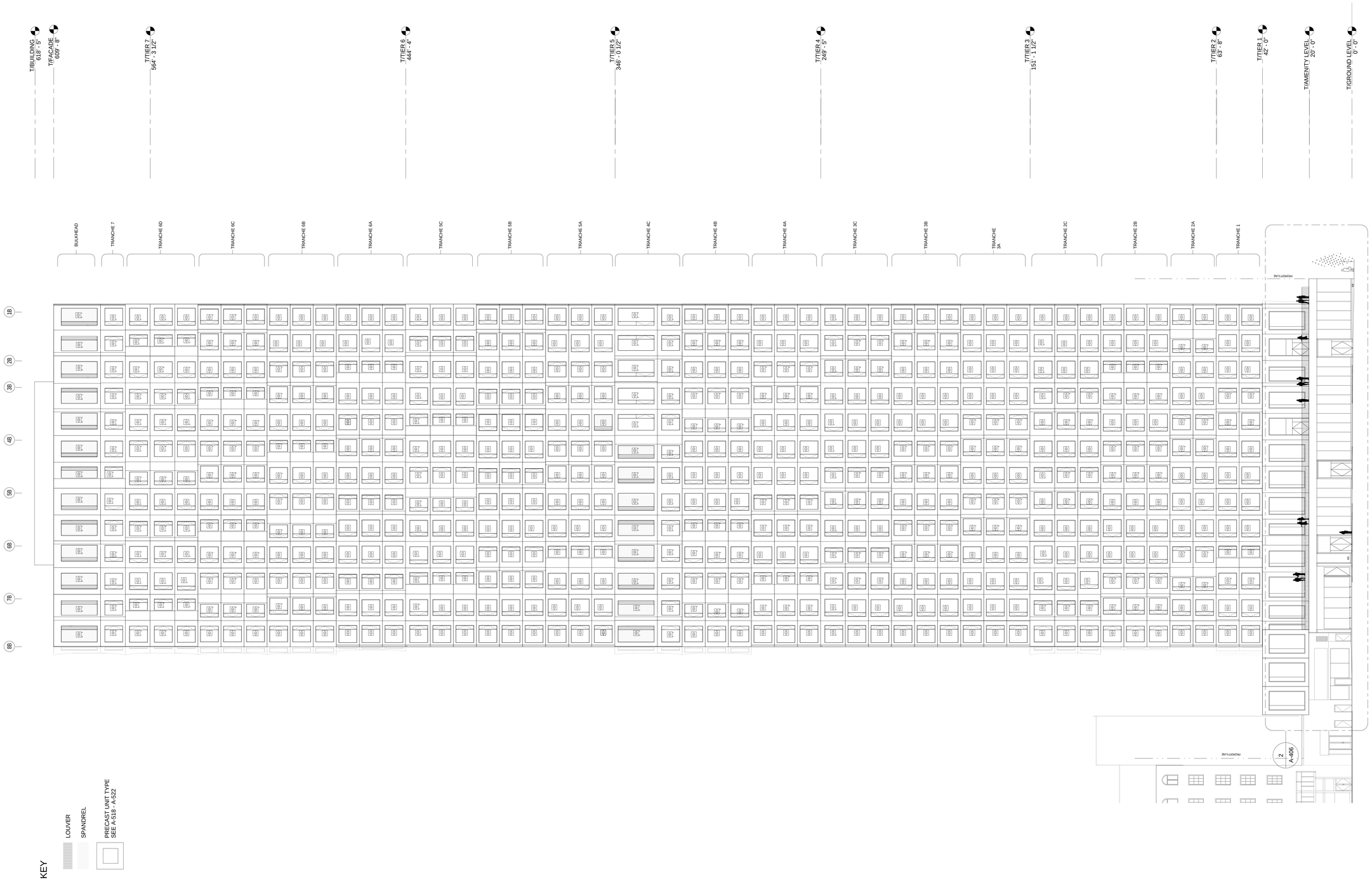
SEAL & SIGNATURE

REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020601
STATE OF NEW YORK

Scale: **1/16" = 1'-0"**
Project No. : **11 HOYT**
Date: **06/07/17**

Drawing Number:

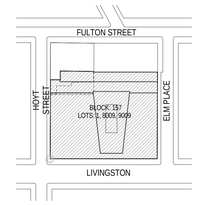
A-303



NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	05-26-2017	revision
	03-10-2017	revision
	03-06-2017	25%DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80% SD FACADE DESIGN ASSIST SET



KEY PLAN

Owner:

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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

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PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

WEST ELEVATION

SEAL & SIGNATURE

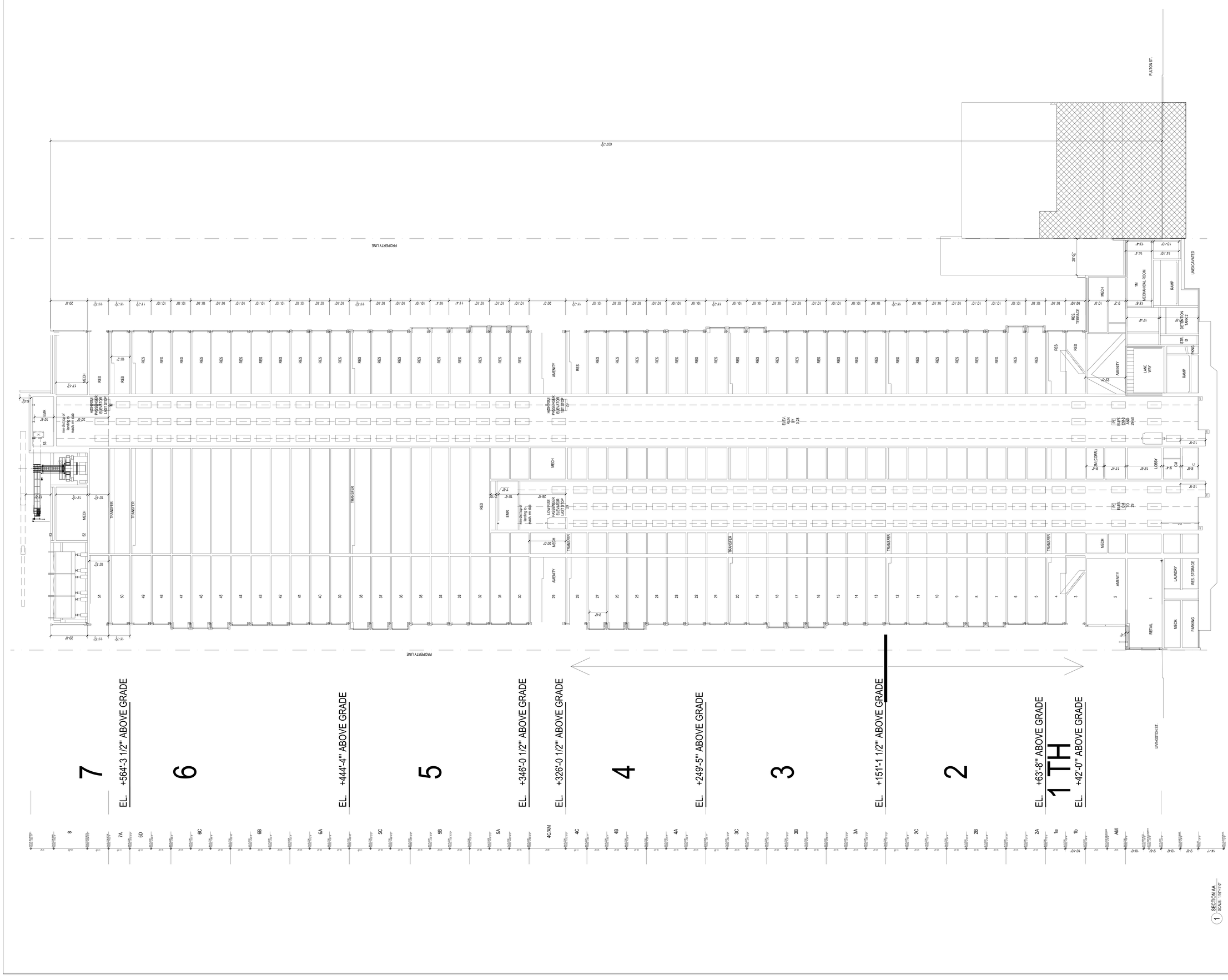
REGISTERED ARCHITECT
DAVID CHARLES WEST
STATE OF NEW YORK

Scale: **1/16" = 1'-0"**
Project No.: **11 HOYT**
Date: **06/07/17**

Drawing Number:

A-304

DEPT OF BLDGS 321197058 Job Number
ES2048828707 Scan Code



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Number:	Date:	Revision:
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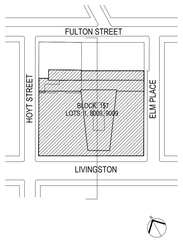
	03-06-2017	25% DD - ISSUED FOR FACADE
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



Owner:

11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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Architect:

HILL | WEST ARCHITECTS
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GEOTECHNICAL Engineer:

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SUITE 4008
CHICAGO, IL 60607
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PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

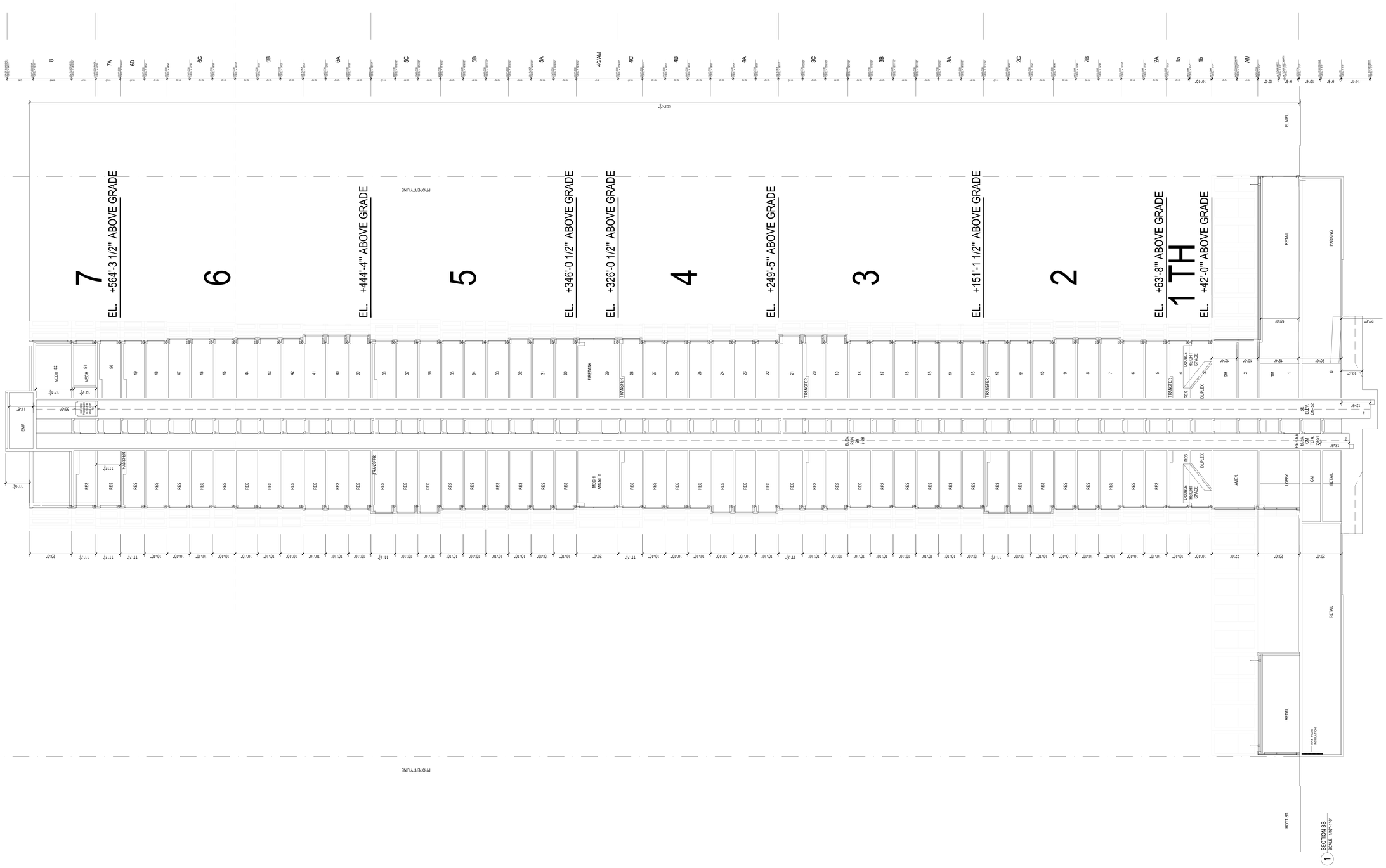
DWG TITLE:

A-400.00 - SECTION-1-16

SEAL & SIGNATURE:

REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020801
STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	1/16"=1'-0"
DWG NO.	A-400.00



1 SECTION BB
SCALE: 1/16"=1'-0"

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

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	06-07-2017	ISSUED TO NYC DOB
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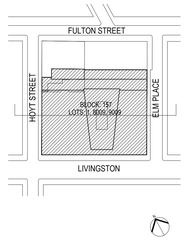
	03-02-2017	ISSUED FOR REVIEW
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET



Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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Architect:
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T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

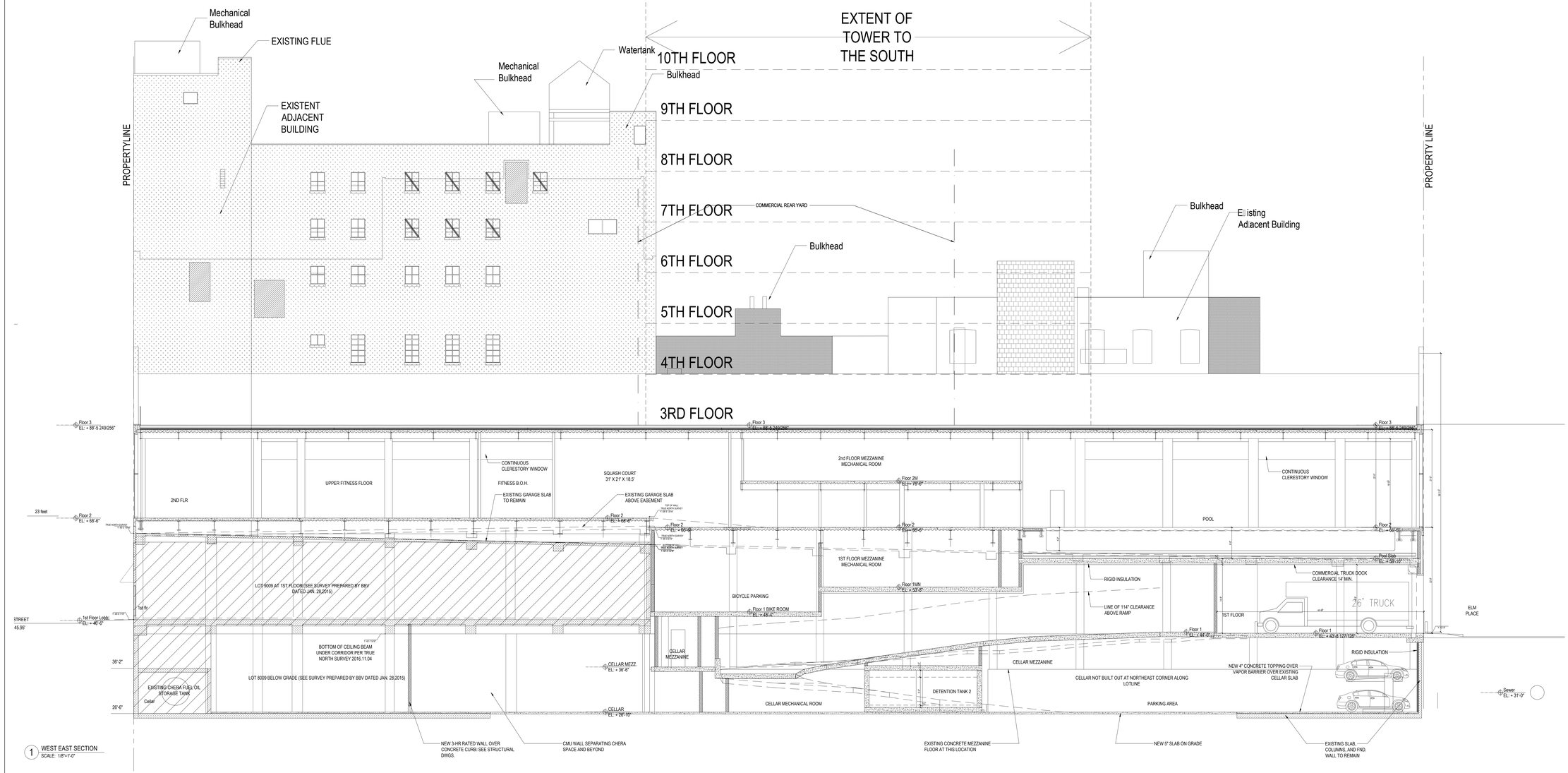
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
SECTION BB

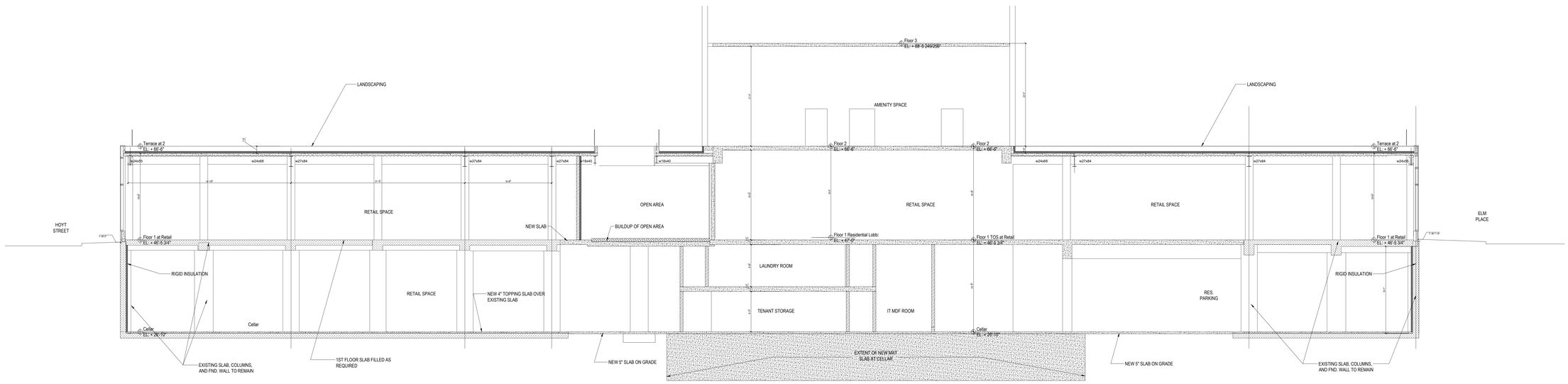
SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020801
STATE OF NEW YOR

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	1/16"=1'-0"
DWG NO.	A-401.00

DEPT OF BLDGS 321370506 Job Number
E500412656505 Scan Code



1 WEST EAST SECTION
SCALE: 1/8"=1'-0"



2 WEST EAST SECTION
SCALE: 1/8"=1'-0"

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

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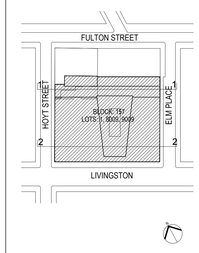
Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	03-06-2017	25% DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100% SD
	01-17-2017	80% SD - PRELIMINARY FACADE DESIGN ASSIST SET
	12-02-2016	ISSUED FOR 50% SD



Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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Structural Engineer:
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

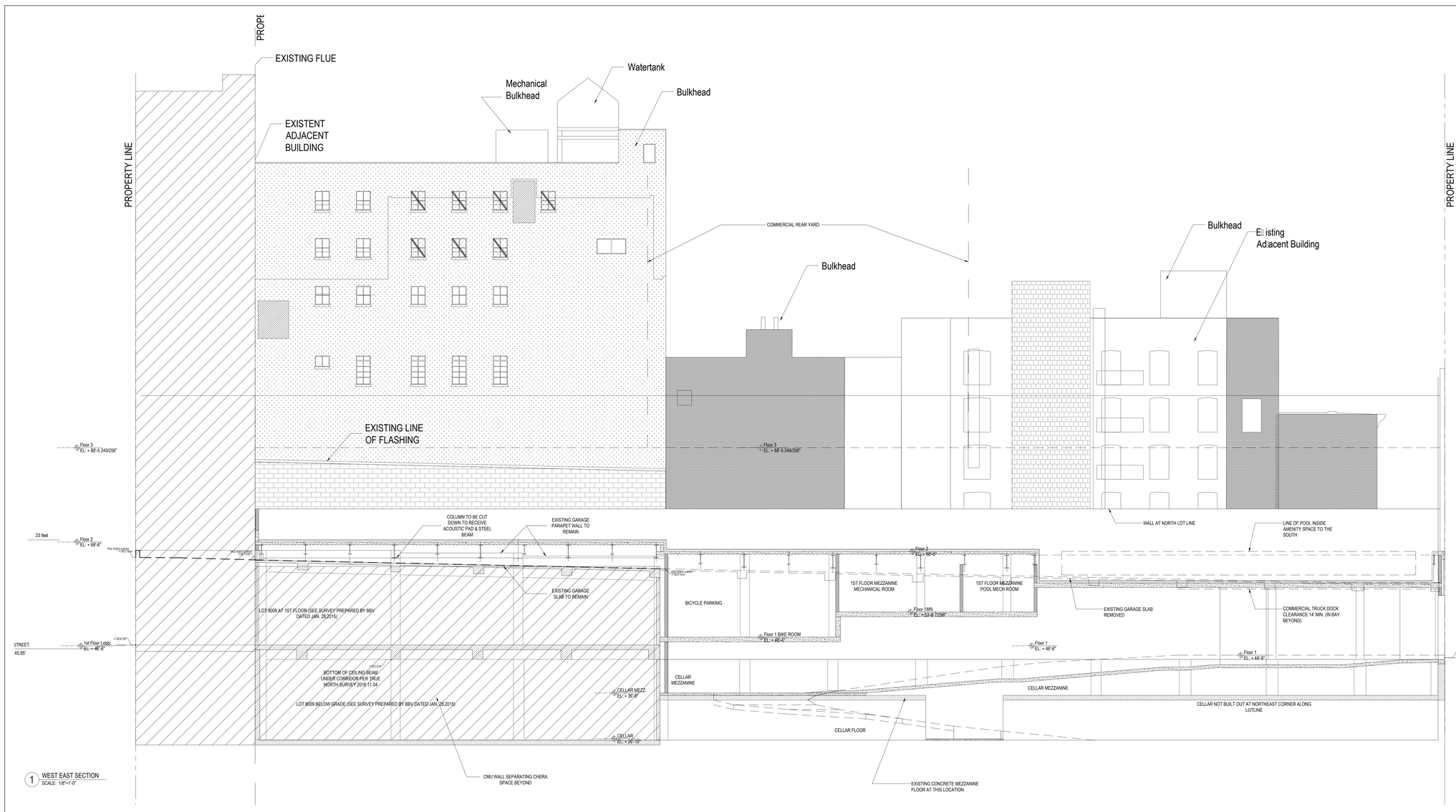
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
BASE SECTIONS
SHEET #1

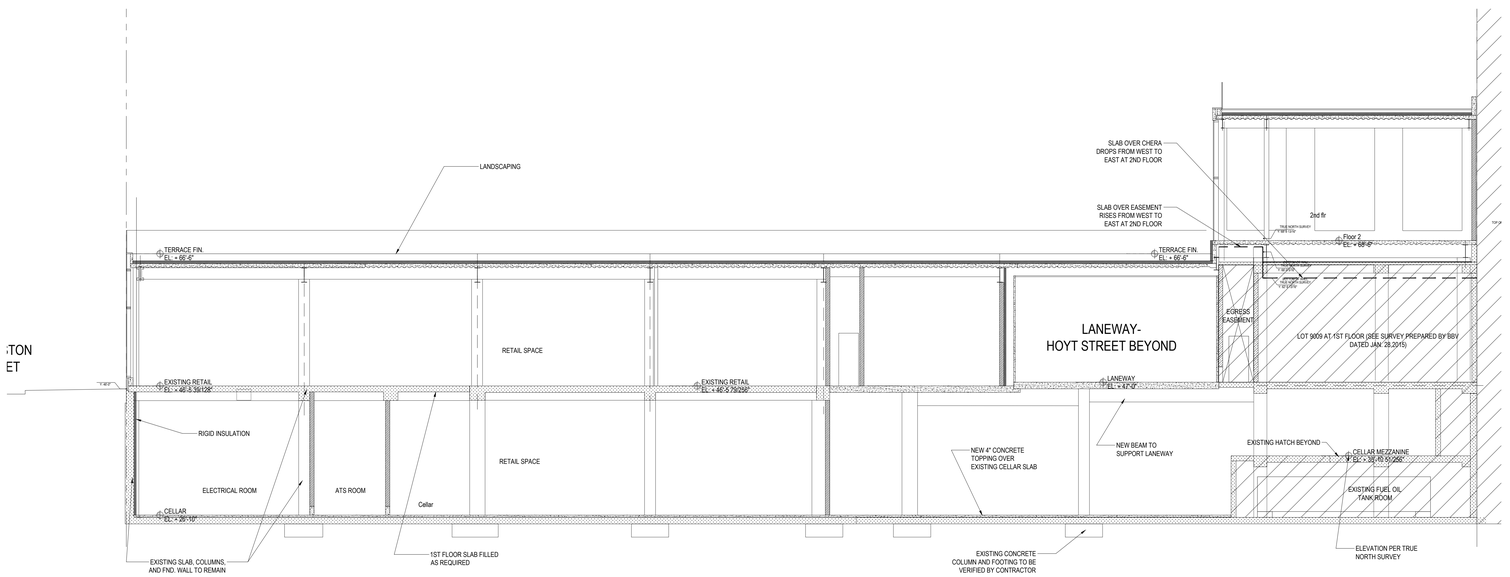
SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID CHARLES WEST 029067 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: 1/4"=1'-0"
A-402
DWG NO.

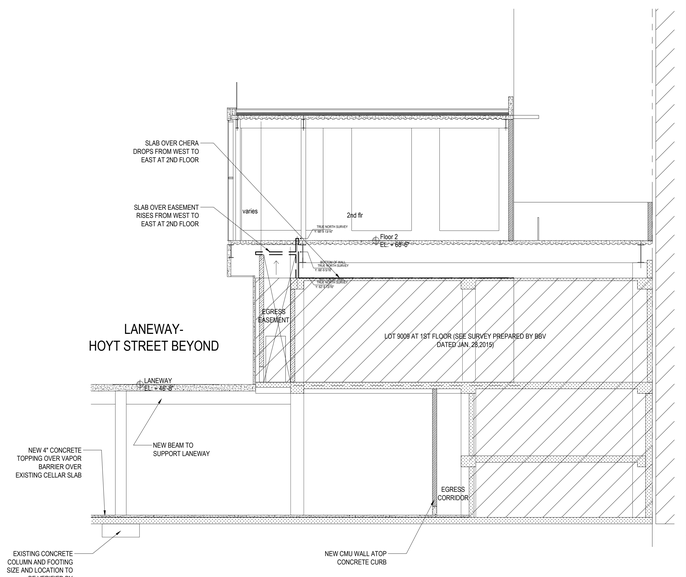
DEPT OF BLDGS 421370508 Job Number
ES777393355 Scan Code



1 WEST EAST SECTION
SCALE: 1/8"=1'-0"



2 SOUTH NORTH SECTION
SCALE: 1/8"=1'-0"



3 PARTIAL SOUTH NORTH SECTION
SCALE: 1/8"=1'-0"

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Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
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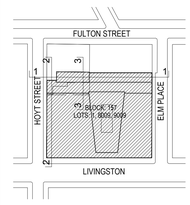
	02-03-2017	ISSUED FOR 100% SD



Owner:
11 HOYT OWNER, LP
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Architect:
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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

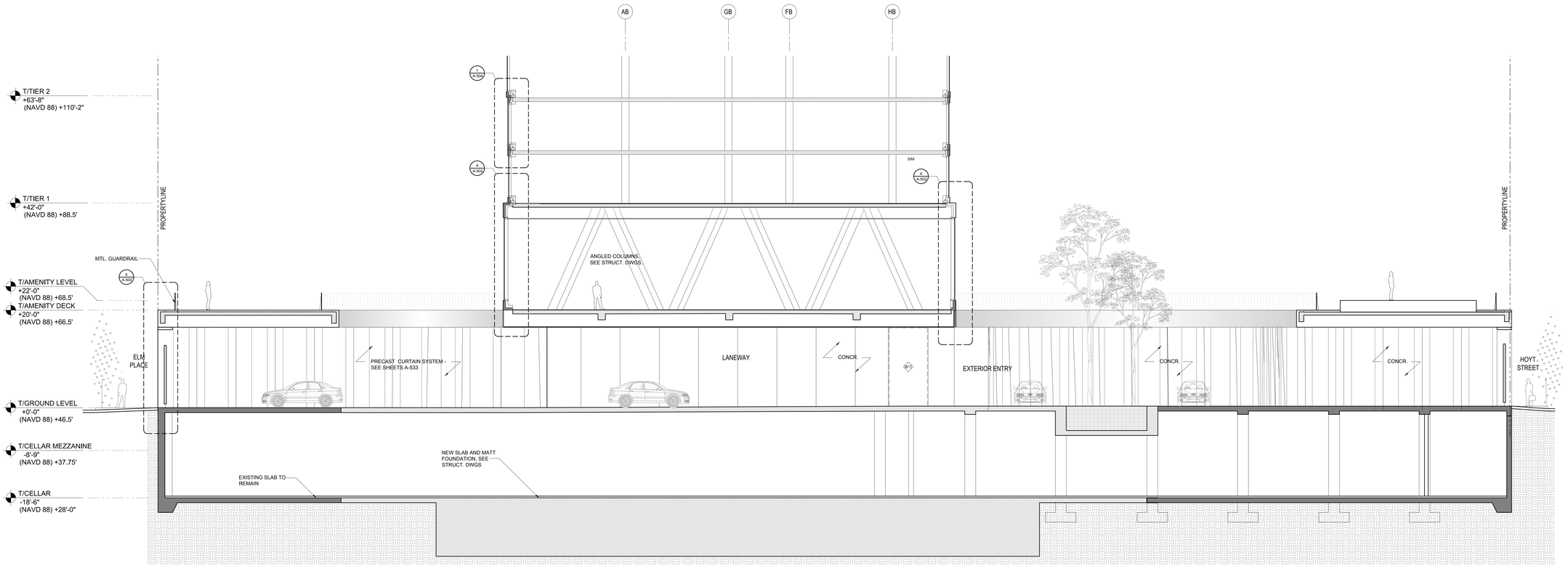
DWG TITLE:
BASE SECTIONS
SHEET #2

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID CHARLES WEST 029067 STATE OF NEW YORK

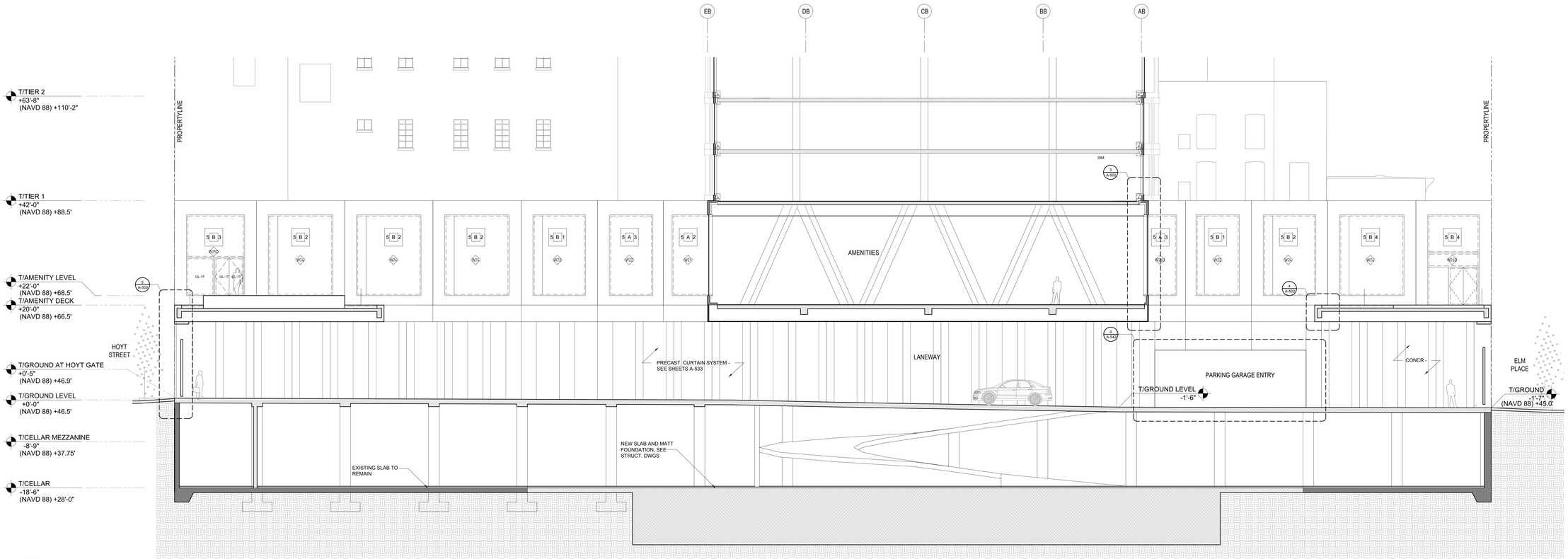
DATE: 1/31/2017
PROJECT #: 15A17
SCALE: AS NOTED
A-403.00
DWG NO.

A-403 - BASE SECTIONS SHT 2

DEPT OF BLDGS 421370108 Job Number
E-DM1203470 Scan Code



2 E-W SECTION THROUGH LANEWAY
SCALE: 1/8" = 1'-0"



1 E-W SECTION THROUGH LANEWAY
SCALE: 1/8" = 1'-0"

NOTES:

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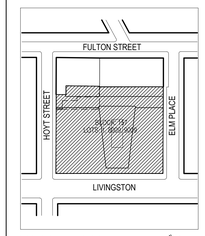
	02-03-2017	ISSUED FOR 100%SD
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

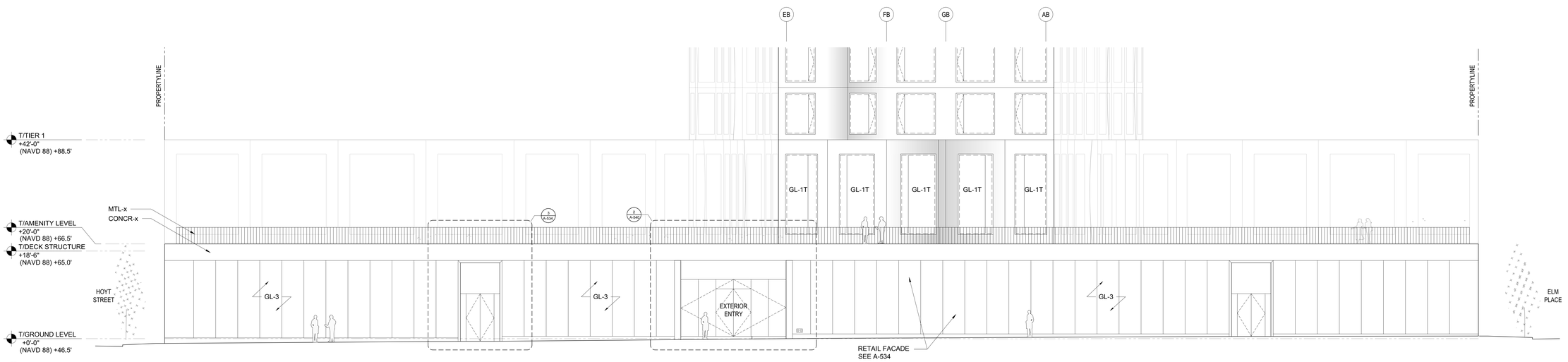
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
BASE SECTIONS - ELEVATIONS

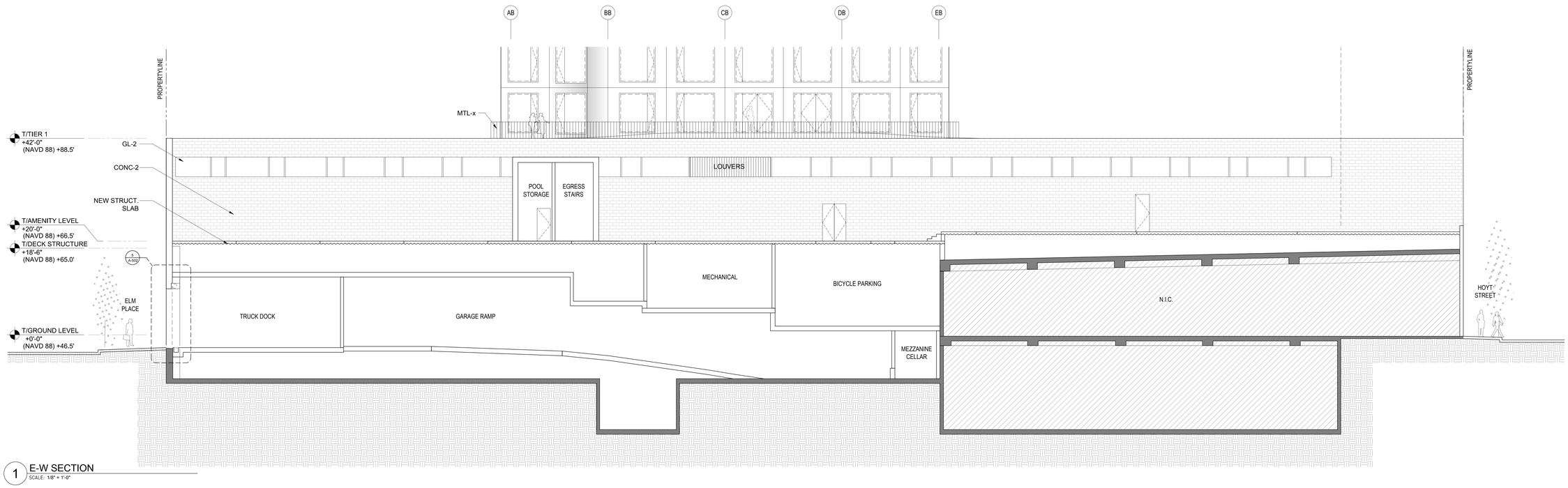
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES ROBERT BOYD STATE OF NEW YORK

DATE: 06/07/2017
PROJECT #: 11 HOYT
SCALE: 1/8"=1'0"

A-404.00
DWG NO.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



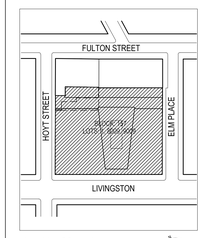
1 E-W SECTION
SCALE: 1/8" = 1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	03-06-2017	25%DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100%SD
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
STUDIO / GANG / ARCHITECTS
CHICAGO
1520 W Division St.
Chicago, IL 60642
T:773.384.1212
F:773.384.0231
NEW YORK
50 Broad St, Ste 1901
New York, NY 10004
T:212.579.1514

Structural Engineer:
McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:
Cosentini
A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NY 10001
T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

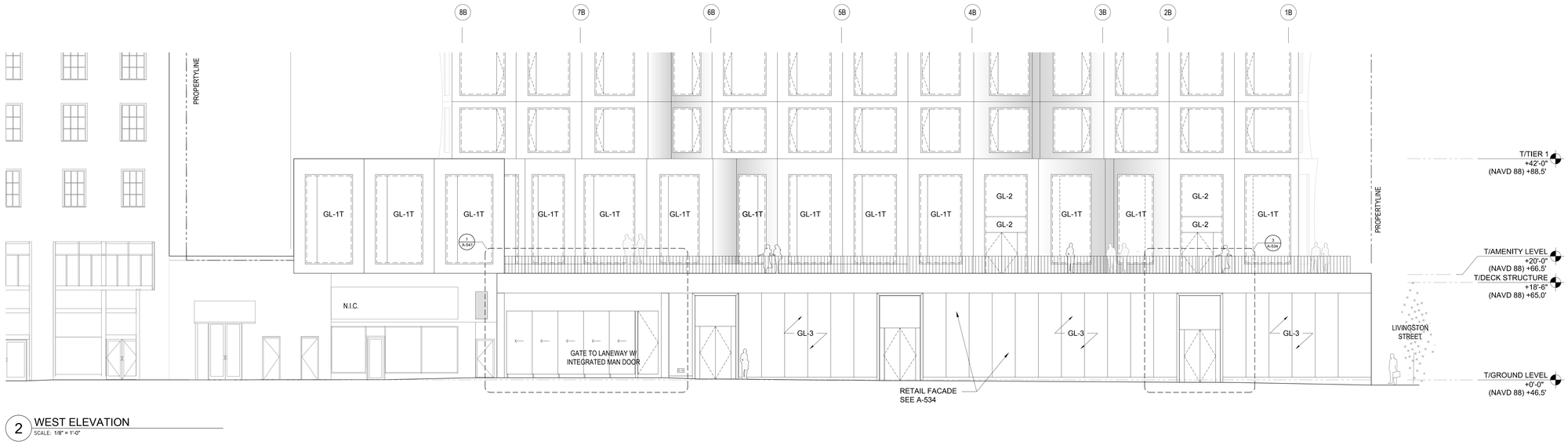
DWG TITLE:
BASE SECTIONS - ELEVATIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES WEST
STATE OF NEW YORK

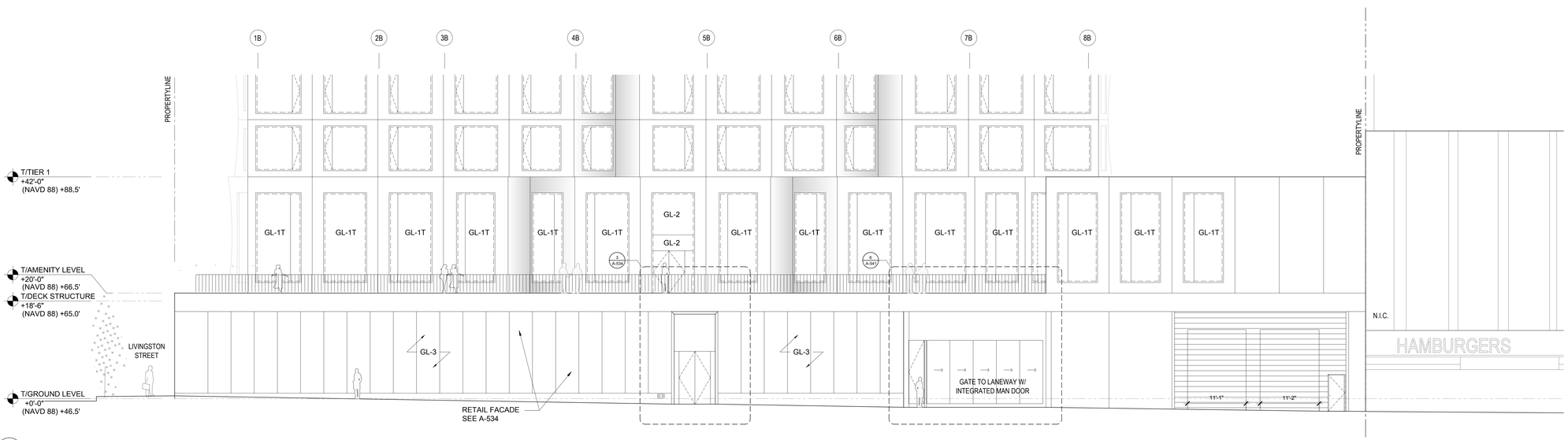
DATE: 06/07/2017
PROJECT # 11 HOYT
SCALE: 1/8"=1'0"
A-405.00
DWG NO.

DEPT OF BLDGS 421370108 Job Number

B1722520555 Scan Code



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



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

NOTES:

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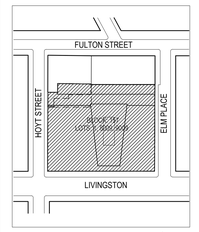
	02-03-2017	ISSUED FOR 100%SD
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



KEY PLAN

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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
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SUITE 1200
NEW YORK, NY 10003
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

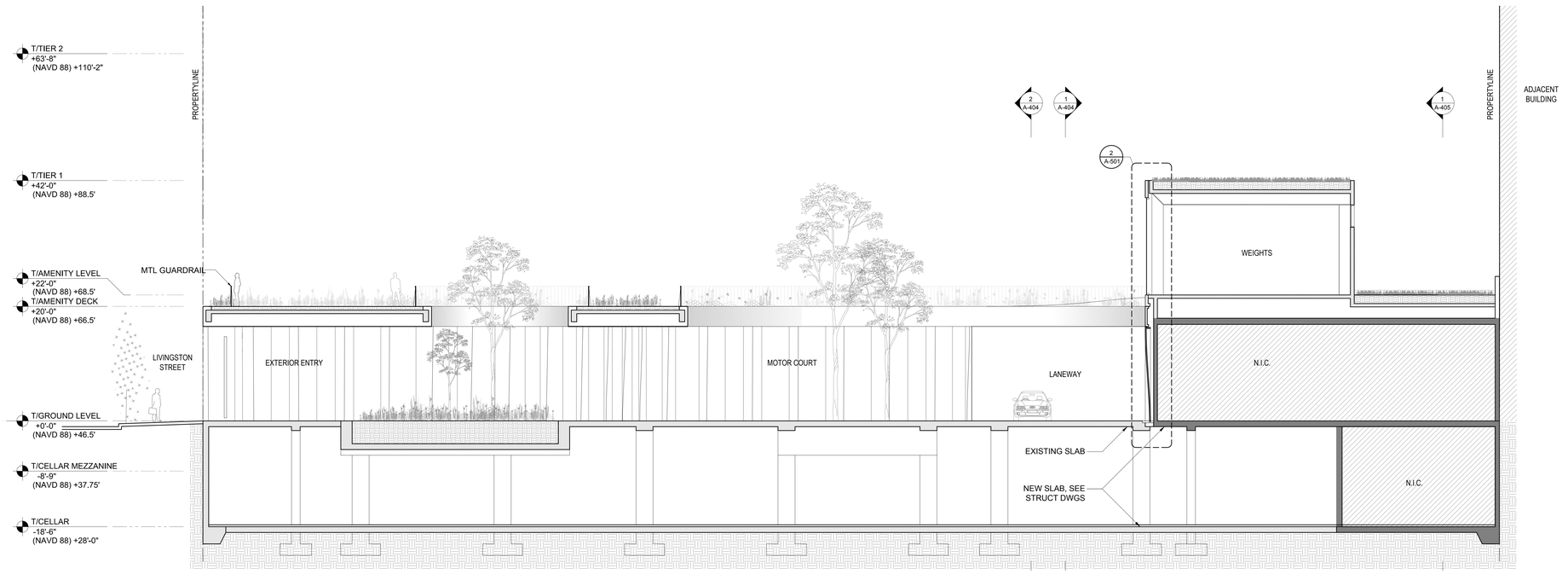
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
STREET ELEVATIONS

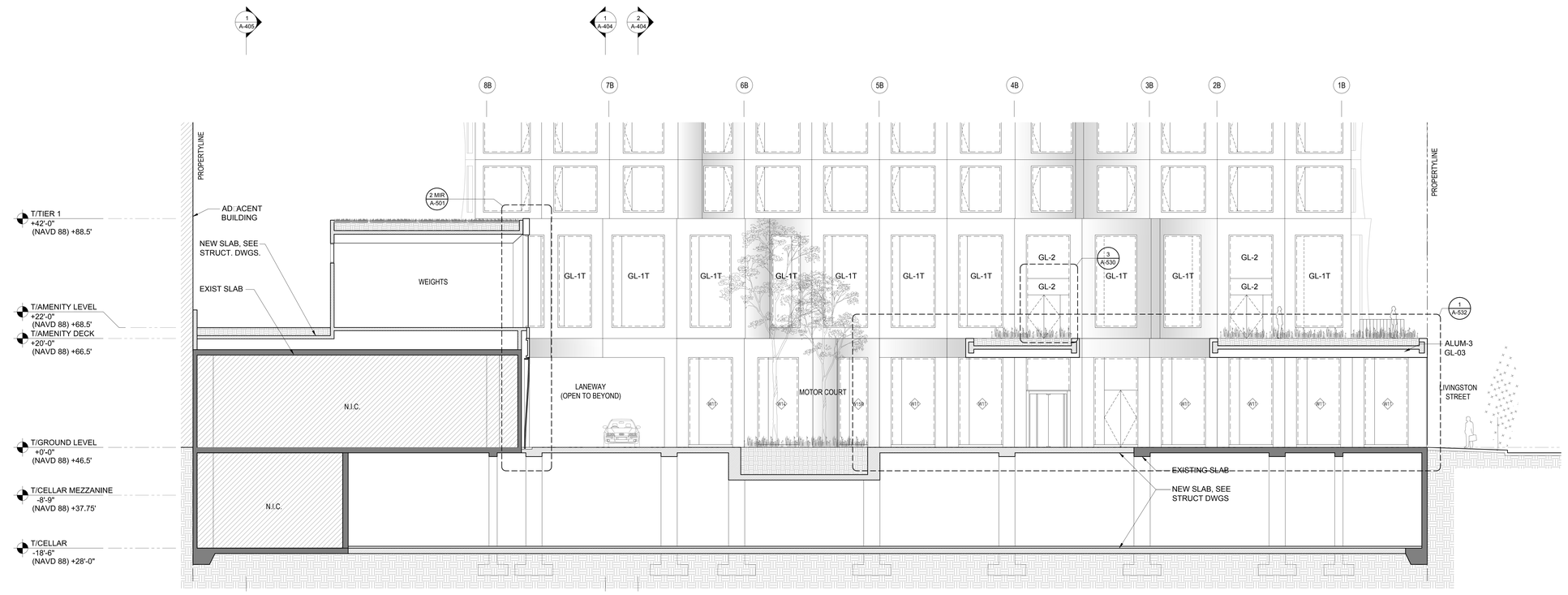
SEAL & SIGNATURE:
REGISTERED ARCHITECT
GREG CHARLES HILL
No. 022863
STATE OF NEW YORK

DATE: 06/07/2017
PROJECT #11 HOYT
SCALE: 1"=1'0"
A-406.00
DWG NO.

DEPT OF BLDGS 421370508 Job Number
E571695543 Scan Code



2 N-S SECTION THROUGH MOTORCOURT LOOKING WEST
SCALE: 1/8" = 1'-0"



1 N-S SECTION THROUGH MOTORCOURT LOOKING EAST
SCALE: 1/8" = 1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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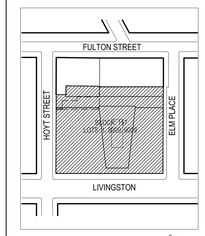
	02-03-2017	ISSUED FOR 100%SD
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



KEY PLAN

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SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

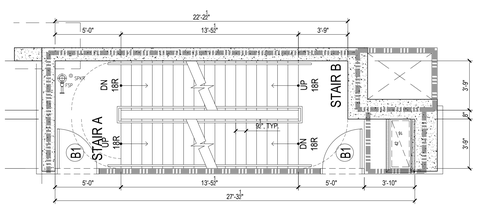
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
BUILDING SECTIONS

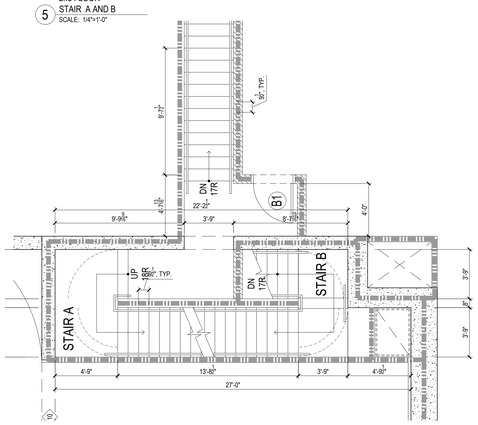
SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES HILL
026851
STATE OF NEW YORK

DATE: **06/07/2017**
PROJECT #: **11 HOYT**
SCALE: **1/8"=1'0"**
A-407.00
DWG NO.

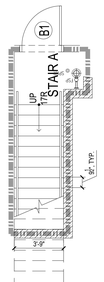
DEPT OF BLDGS 421370506 Job Number
B3753855023 Scan Code

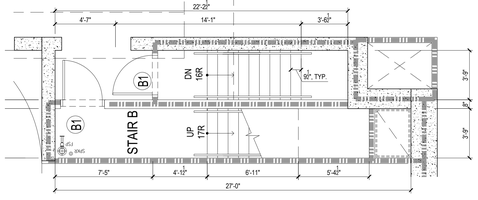


2nd FLOOR
5 STAIR A AND B
SCALE: 1/4"=1'-0"

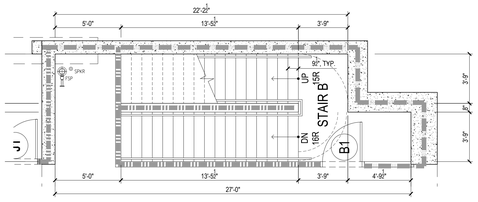


1st FLOOR MEZZANINE
4 STAIR A AND B
SCALE: 1/4"=1'-0"

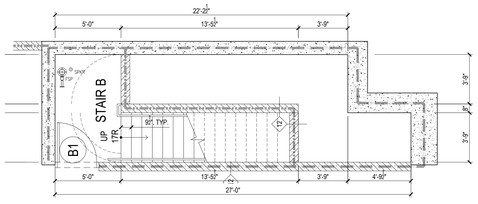




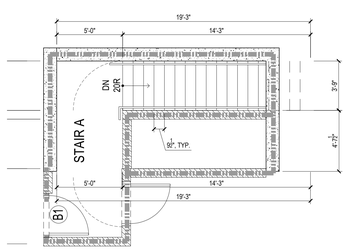
1st FLOOR
3 STAIR A AND B
SCALE: 1/4"=1'-0"



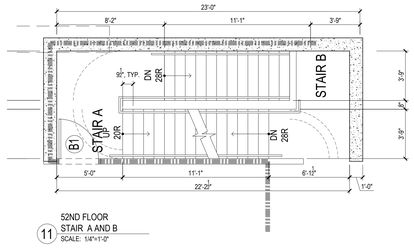
CELLAR MEZZANINE
2 STAIR A AND B
SCALE: 1/4"=1'-0"

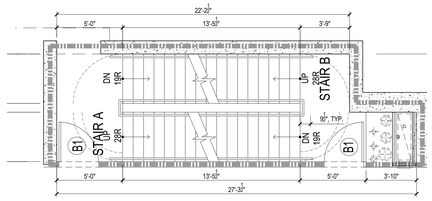


CELLAR
1 STAIR A AND B
SCALE: 1/4"=1'-0"

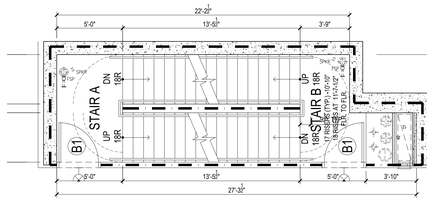


52ND FLOOR
11 STAIR A AND B
SCALE: 1/4"=1'-0"

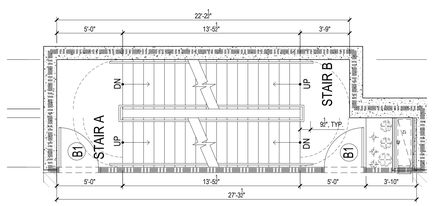




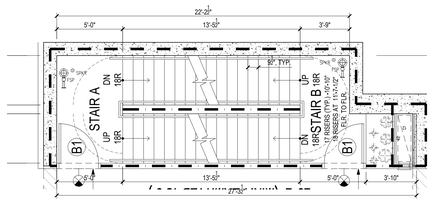
51ST FLOOR ROOF
10 STAIR A AND B
SCALE: 1/4"=1'-0"



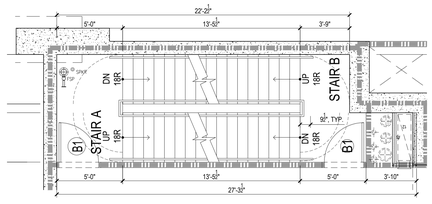
31ST TO 50TH FLOOR
9 STAIR A AND B
SCALE: 1/4"=1'-0"



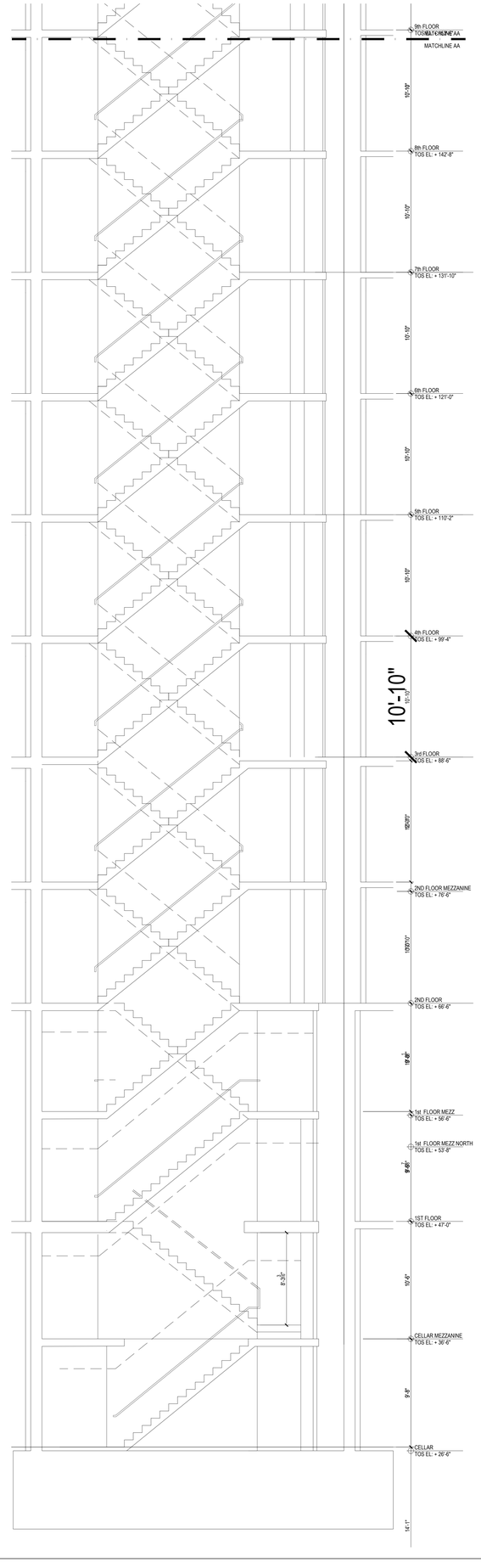
29TH FLOOR
8 STAIR A AND B
SCALE: 1/4"=1'-0"



3rd to 28th FLOOR
7 STAIR A AND B
SCALE: 1/4"=1'-0"

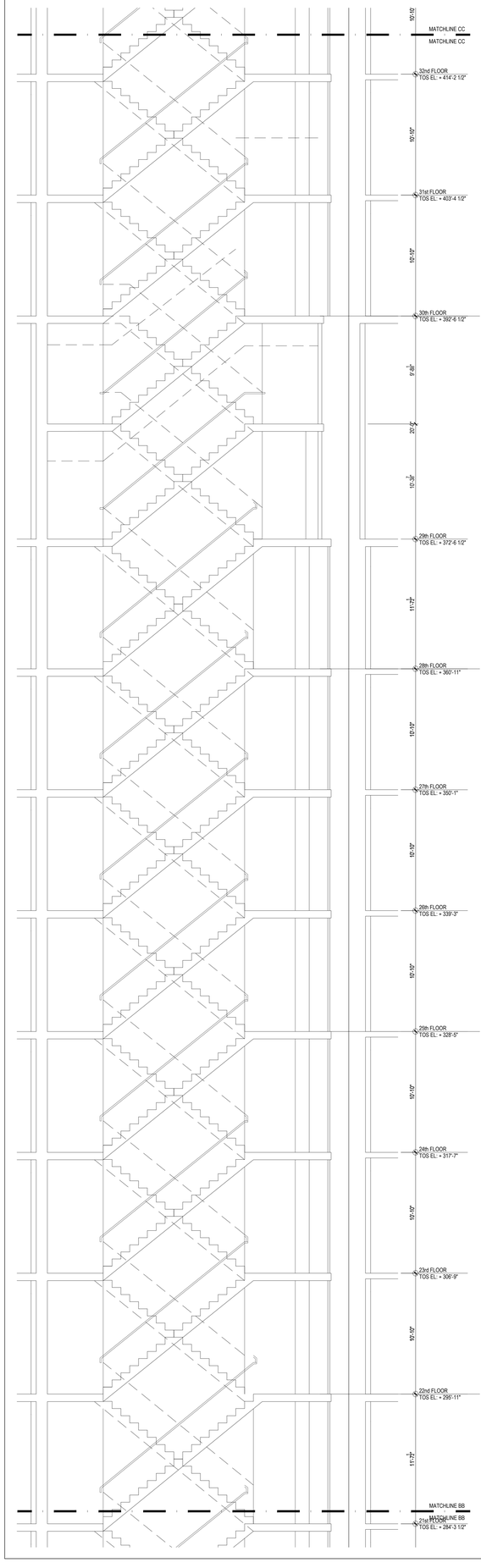


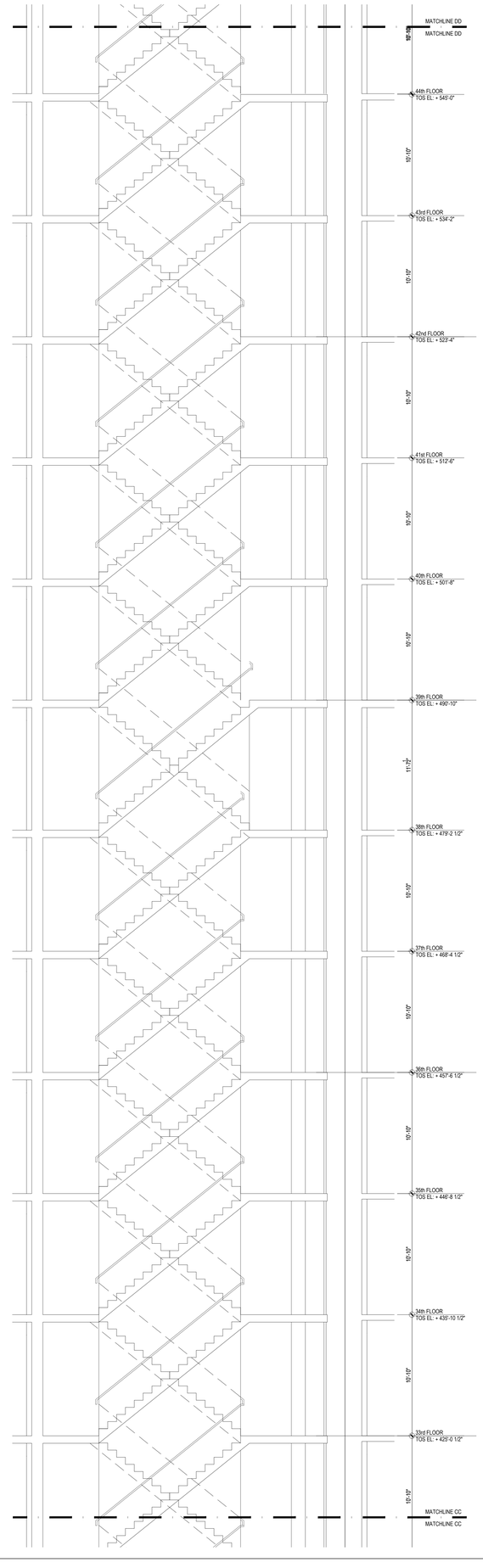
2nd FLOOR MEZZANINE
6 STAIR A AND B
SCALE: 1/4"=1'-0"

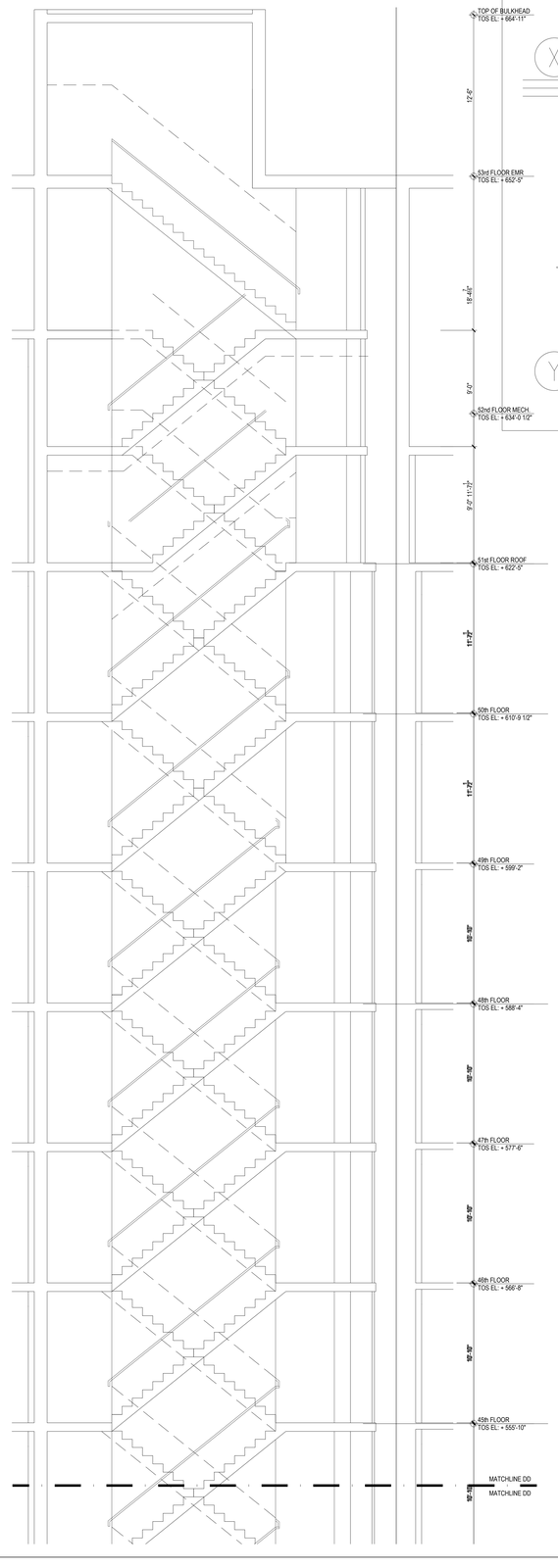

MATCHLINE AA
9th FLOOR TOS EL. + 340'-4"
8th FLOOR TOS EL. + 142'-8"
7th FLOOR TOS EL. + 131'-10"
6th FLOOR TOS EL. + 121'-0"
5th FLOOR TOS EL. + 110'-2"
4th FLOOR TOS EL. + 99'-4"
3rd FLOOR TOS EL. + 88'-6"
2ND FLOOR MEZZANINE TOS EL. + 76'-9"
2ND FLOOR TOS EL. + 66'-6"
1st FLOOR MEZZ TOS EL. + 56'-6"
1st FLOOR MEZZ NORTH TOS EL. + 53'-8"
1ST FLOOR TOS EL. + 47'-0"
CELLAR MEZZANINE TOS EL. + 36'-6"
CELLAR TOS EL. + 26'-6"
10'-10"
10'-10"
10'-10

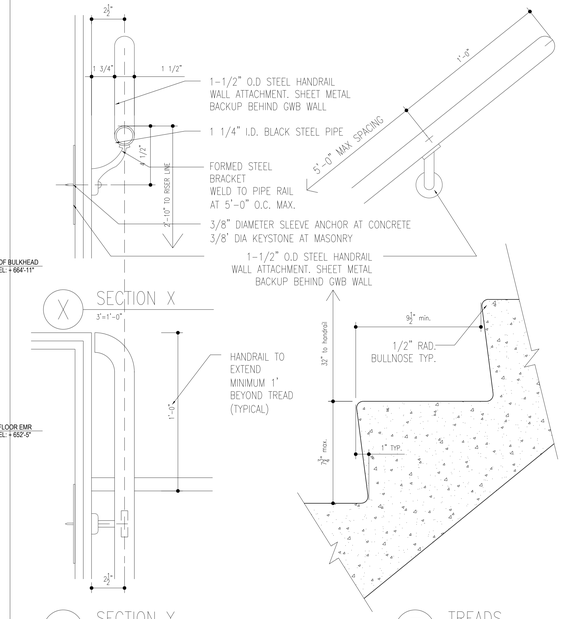
DEPT OF BLDGS 421370506 Job Number

ES401005203 Scan Code









NOTES:

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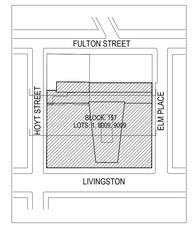
Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
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T.(212)715-0390

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HILL | WEST ARCHITECTS
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Design Architect:

STUDIO / GANG / ARCHITECTS

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STRUCTURAL ENGINEERS
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PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

STAIR A AND B
SHEET #2

SEAL & SIGNATURE:

REGISTERED ARCHITECT DAVID CHARLES HILL 022951 STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	1/4"=1'-0"
DWG NO.	A-451.00

A-450 - STAIR-SECTIONS- SHEET 1

DEPT OF BLDGS 421370108 Job Number

E-DOC 2013170 Scan Code

3 TYP. STOREFRONT ENTRY
SCALE: 1/2" = 1'

2 TYP. STOREFRONT SECTION
SCALE: 1/2" = 1'

1 LANEWAY BRIDGE
SCALE: 1/2" = 1'

NOTES:

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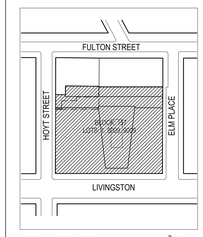
	02-03-2017	ISSUED FOR 100%SD
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
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MEP/FP Engineer:
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NEW YORK, NY 10121
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GEOTECHNICAL Engineer:
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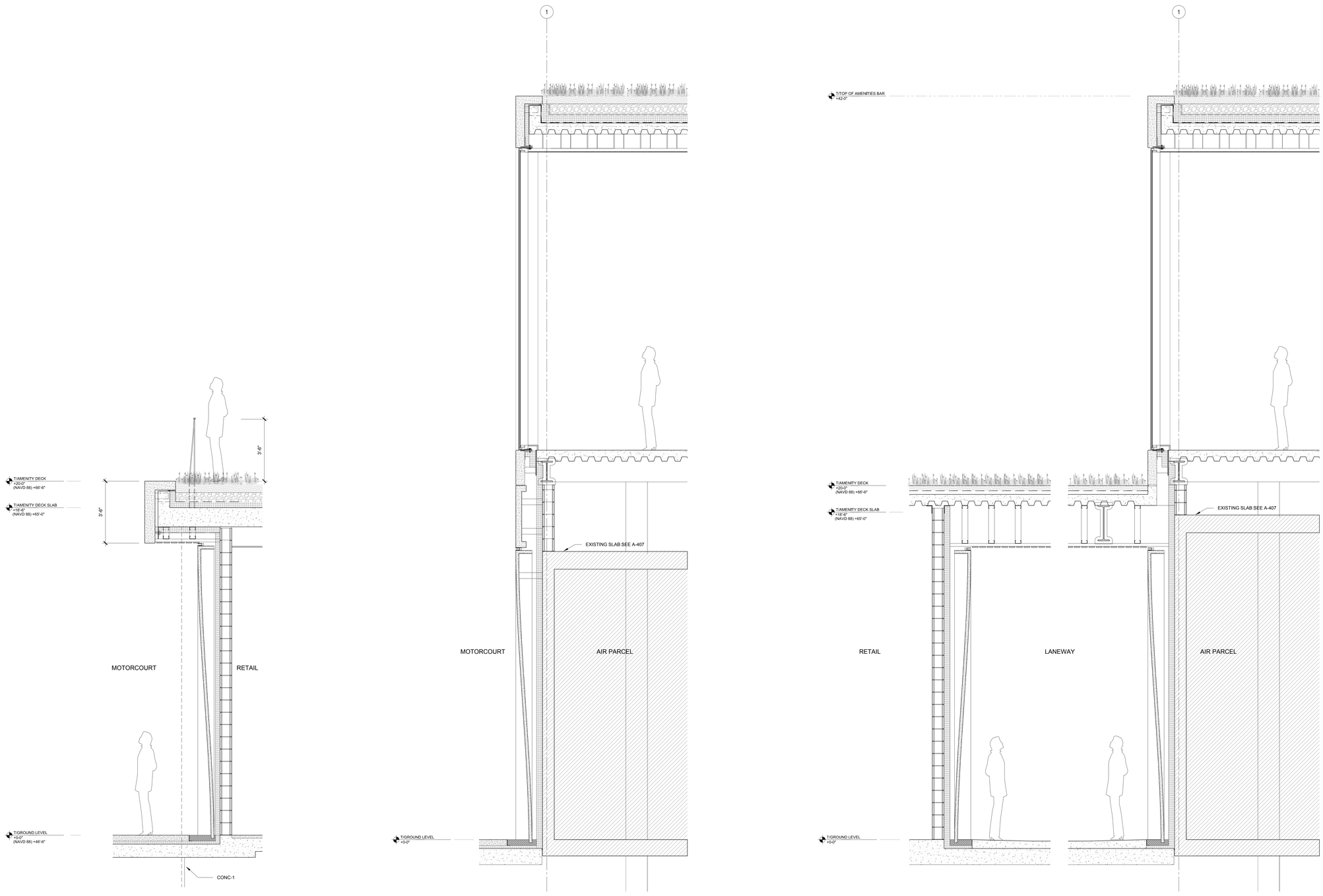
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
WALL SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES NEIL 026961 STATE OF NEW YORK

DATE: **06/07/2017**
PROJECT #:**11 HOYT**
SCALE: **1/2"=1'**
A-500
DWG NO.



3 MOTORCOURT SOUTH WALL
SCALE: 1/2" = 1'

2 LANEWAY SECTION AT MOTORCOURT
SCALE: 1/2" = 1'

1 LANEWAY SECTION AT ENTRANCE
SCALE: 1/2" = 1'

NOTES:

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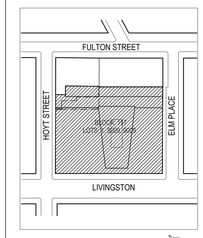

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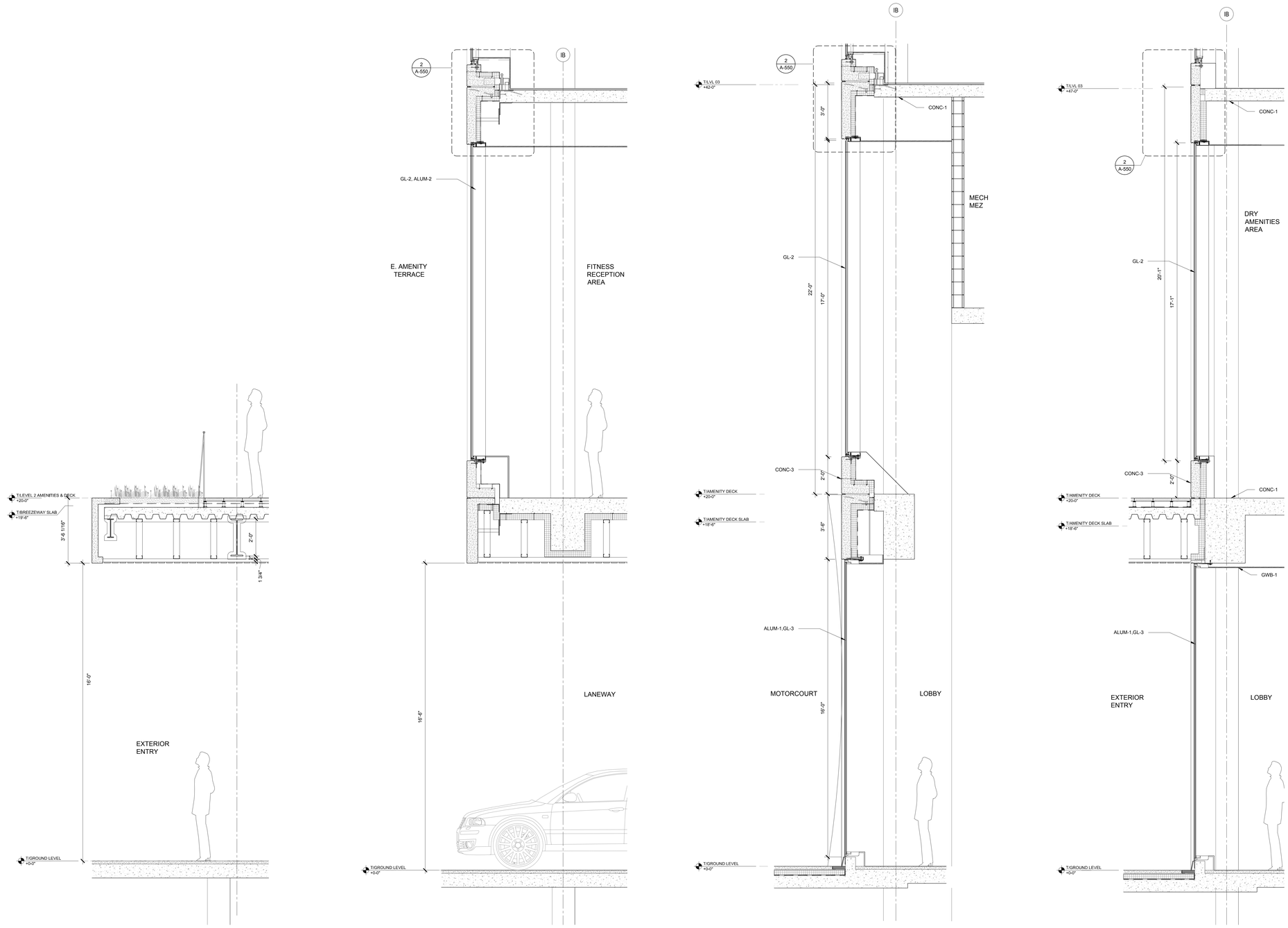
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
WALL SECTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020867
STATE OF NEW YORK

DATE: **06/07/2017**
PROJECT # **11 HOYT**
SCALE: **1/2"=1'**
DWG NO. **A-501**



4 SECTION AT MOTORCOURT
SCALE: 1/2" = 1'

3 TOWER AT LANEWAY
SCALE: 1/2" = 1'

2 TOWER AT LOBBY
SCALE: 1/2" = 1'

1 TOWER AT AMENITY DEC□ / PAVERS
SCALE: 1/2" = 1'

NOTES:

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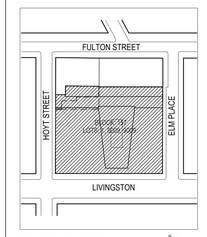

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PROJECT:
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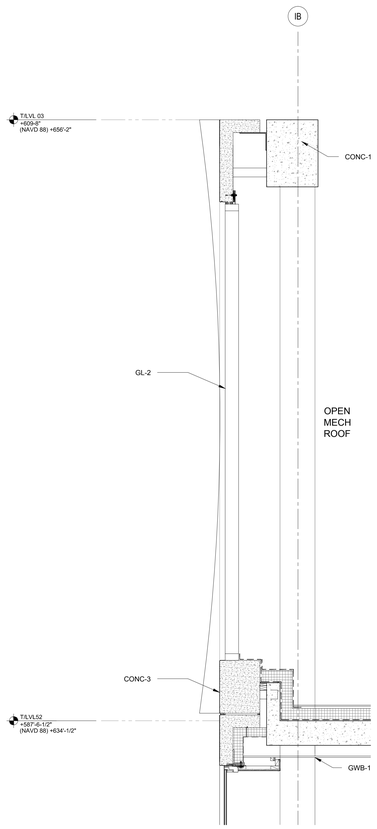
BROOKLYN, NEW YORK

DWG TITLE:
WALL SECTIONS

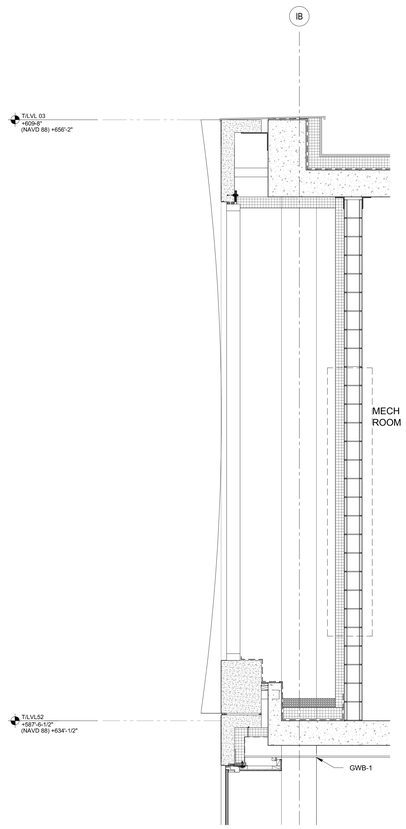
SEAL & SIGNATURE:
REGISTERED ARCHITECT
DAVID CHARLES WEST
No. 020801
STATE OF NEW YORK

DATE: **06/07/2017**
PROJECT #: **11 HOYT**
SCALE: **1/2"=1'**
A-502
DWG NO.

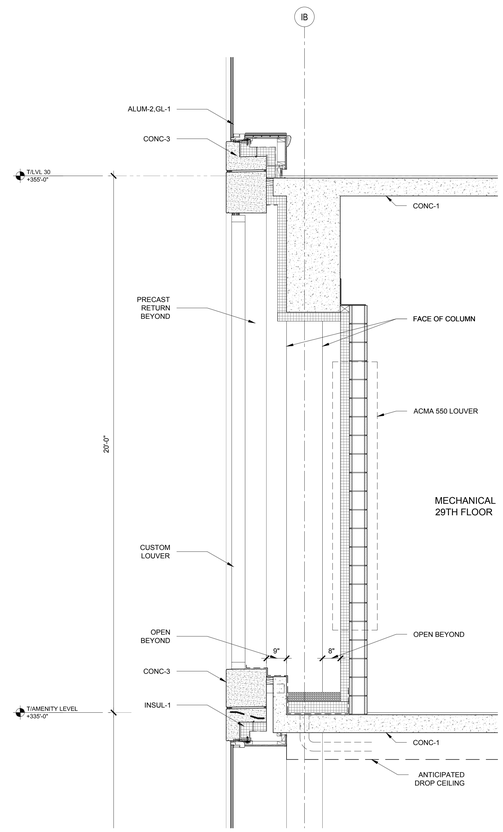
DEPT OF BLDGS 321370108 Job Number
E-DOB20170517 Scan Code



3 WALL SECTION AT OPEN MECHANICAL ROOF
SCALE: 1/2" = 1'



2 WALL SECTION AT ROOF MECHANICAL ROOM
SCALE: 1/2" = 1'



1 WALL SECTION AT LVL29 MECH LOGGIA
SCALE: 1/2" = 1'

NOTES:

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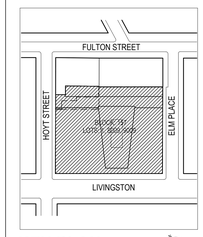

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T. (212) 473-0620

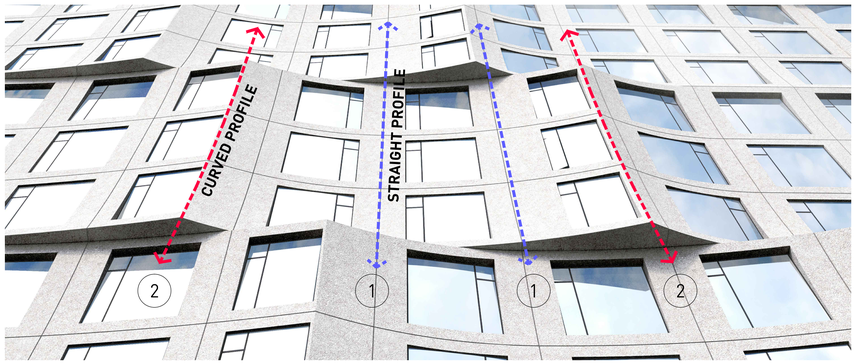
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
WALL SECTIONS

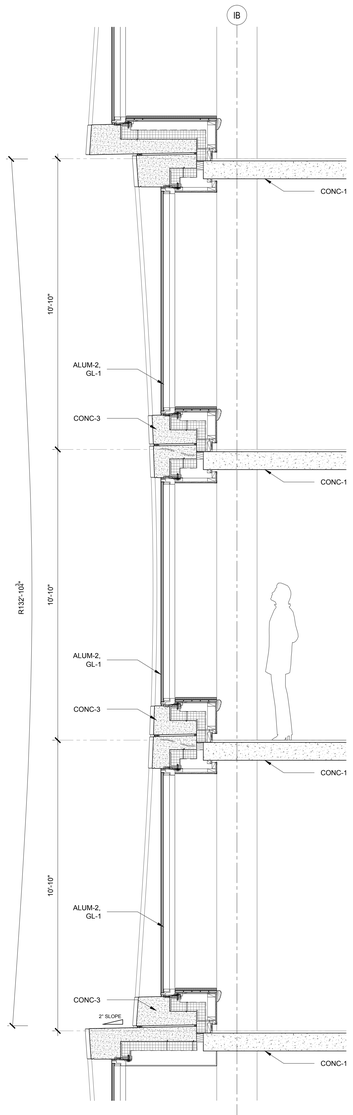
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES ALEXANDER BOYD 030961 STATE OF NEW YORK

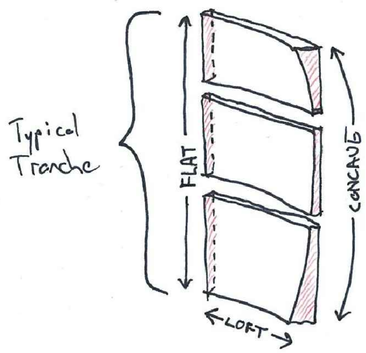
DATE: **06/07/2017**
PROJECT #: **11 HOYT**
SCALE: **1/2"=1'**
A-503
DWG NO.

DEPT OF BLDGS 321370506 Job Number
E-DOB20170127 Scan Code

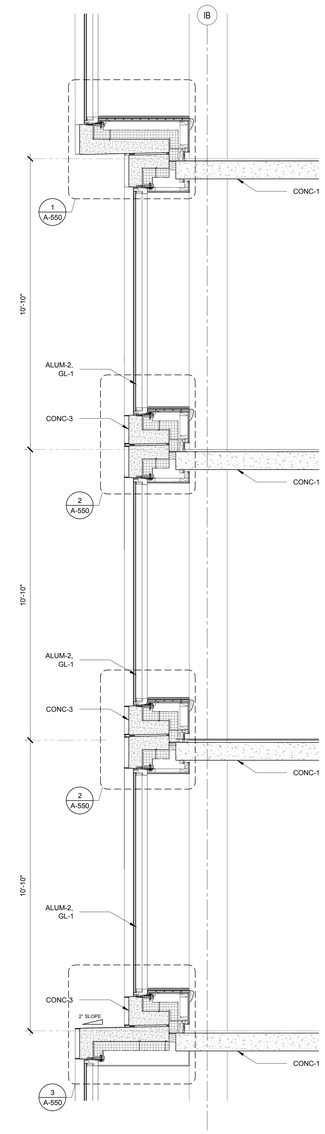


SEE 2/A-515 FOR SECTION GEOMETRY





2 BLENDED WALL SECTION AT DONUT TYPES: 1A2, 1A3 1B2, 1B3, 2A2, 2A3, 2B2, 2B3, 3B3, 304, 4B3, 404
SCALE: 1/2" = 1'



1 FLAT WALL SECTION AT TOWER DONUT TYPES 000, 0A1, 3B2, 4B2
SCALE: 1/2" = 1'

NOTES:

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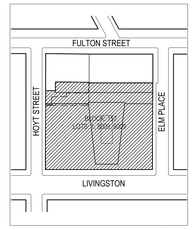

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
WALL SECTIONS PRECAST OPTIONS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES NEWTON LIC. NO. 022901 STATE OF NEW YORK

DATE: **06/07/2017**
PROJECT #: **11 HOYT**
SCALE: **1/2"=1'**
A-504
DWG NO.

PART OF BLOCK 2013 LOT 1000 Job Number
E 20240502000 Scan Date

			Typical Elevations			Corner Elevations		Amenity Bar		Typical Window Type
GROUP	FAMILY	TYPE	East	South	West	S-E	S-W	W	E	
0	0	0	5	-	5	2	2	-	-	W31
	A	1	-	-	-	-	-	-	-	-
1	A	2	-	-	-	-	-	-	-	-
		3	-	-	-	-	-	-	-	-
	B	2	-	-	1	-	-	-	-	W33
		3	-	-	1	-	-	-	-	W34
2	A	2	-	-	-	-	-	-	-	-
		3	-	-	-	-	-	-	-	-
	B	2	2	-	1	-	-	-	-	W34
		3	2	-	1	-	-	-	-	W35
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		3	-	-	-	-	-	-	-	-
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4	A	2	-	-	-	-	-	-	-	-
		3	-	-	-	-	-	-	-	-
	B	2	-	1	-	-	-	-	-	W34
		3	-	1	-	-	-	-	-	W33
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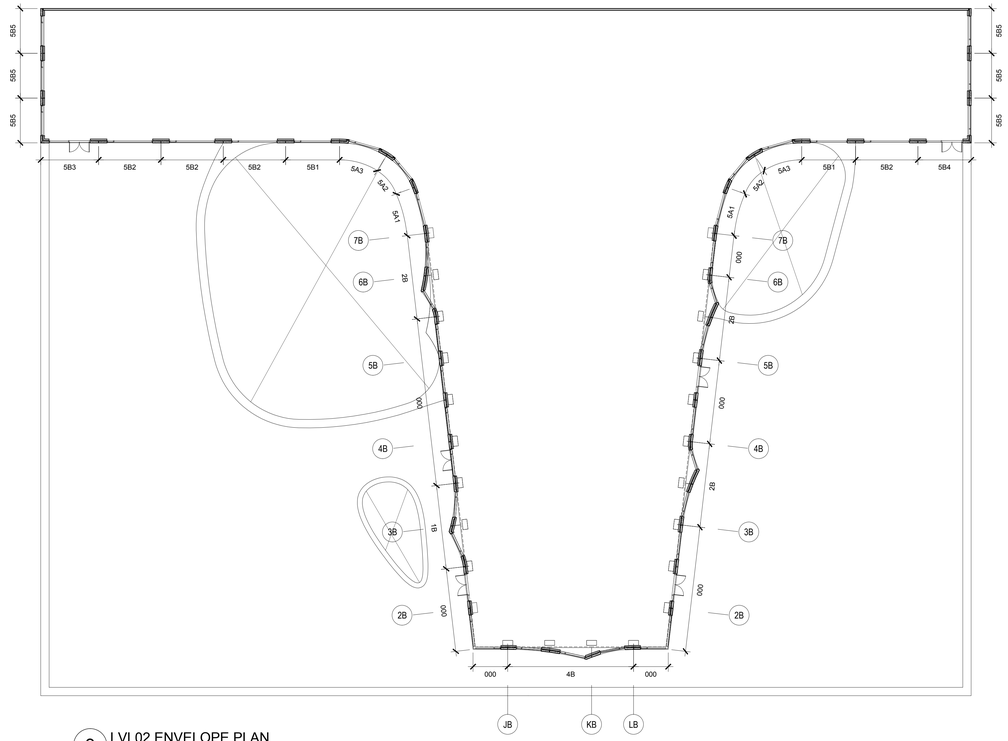
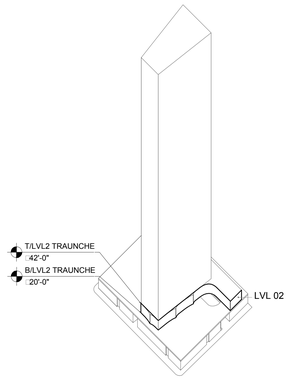
5	A	1	-	-	-	-	-	1	1	W20
		2	-	-	-	-	-	1	1	W21
		3	-	-	-	-	-	1	1	W22
	B	1	-	-	-	-	-	1	1	W23
		2	-	-	-	-	-	3	1	W24 / W24D
		3	-	-	-	-	-	1	-	W25D
		4	-	-	-	-	-	-	1	W26 / W26D
		5	-	-	-	-	-	3	3	W27
TOTAL			9	3	9	2	2	11	9	

4 DONUT SCHEDULE □ LEVEL 2
SCALE: NTS

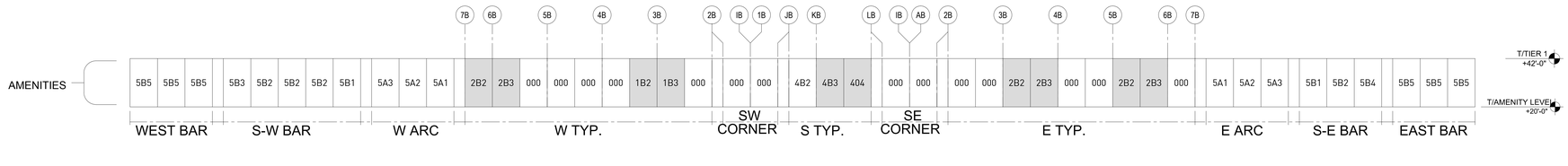


3 LVL02 ENVELOPE PLAN
SCALE: 1/16" = 1'

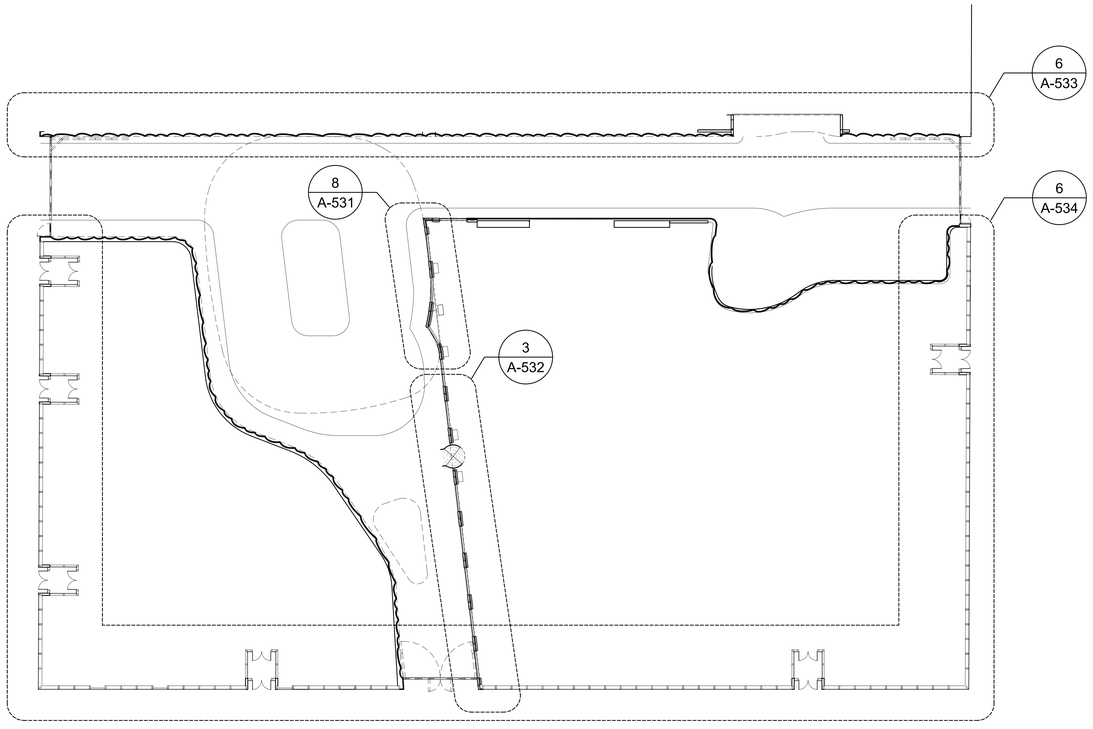
NOTE: FOR DONUT GROUPS, SEE PAGE A-516-526



1 ENVELOPE TRANCHE □EY
SCALE: NTS



2 LEVEL 2 UNROLLED ELEVATION DIAGRAM
SCALE: NTS



5 LVL01 ENVELOPE PLAN
SCALE: 1/16" = 1'

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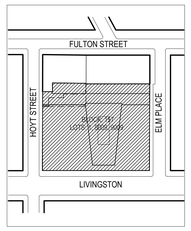

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
LVL 02 ENVELOPE SCHEDULE

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES F. WEST STATE OF NEW YORK

DATE: **06/07/2017**
PROJECT #: **11 HOYT**
SCALE: **AS NOTED**
DWG NO. **A-510**

DEPT OF BLDGS 321370506 Job Number
ES220493060 Scan Code

PRECAST KEY:			
0A1	(A) (B) (C)	T D	- UNIT DESIGNATION - TOP OF BLENDED UNITS, SEE A515, A518-A522 - MIDDLE OF BLENDED UNITS, SEE A515, A518-A522 - BOTTOM OF BLENDED UNITS, SEE A515, A518-A522 - UNITS AT TRANSFER FLOOR, SEE A515 - UNITS AT DOUBLE HEIGHT FLOORS, SEE A515
			- HATCH INDICATES BLENDED SECTION, SEE A515, A518-A522
			- LIGHT HATCH INDICATES SINGLE CURVE
			- NO HATCH INDICATES FLAT SECTION, SEE A515, A518-A522

T/BUILDING 618'-5" (NAVD 88) 664.9'

T/FACADE 607'-7" (NAVD 88) 654.0'

T/TIER 7 564'-3 1/2" (NAVD 88) 610.5'

T/TIER 6 444'-4" (NAVD 88) 490.5'

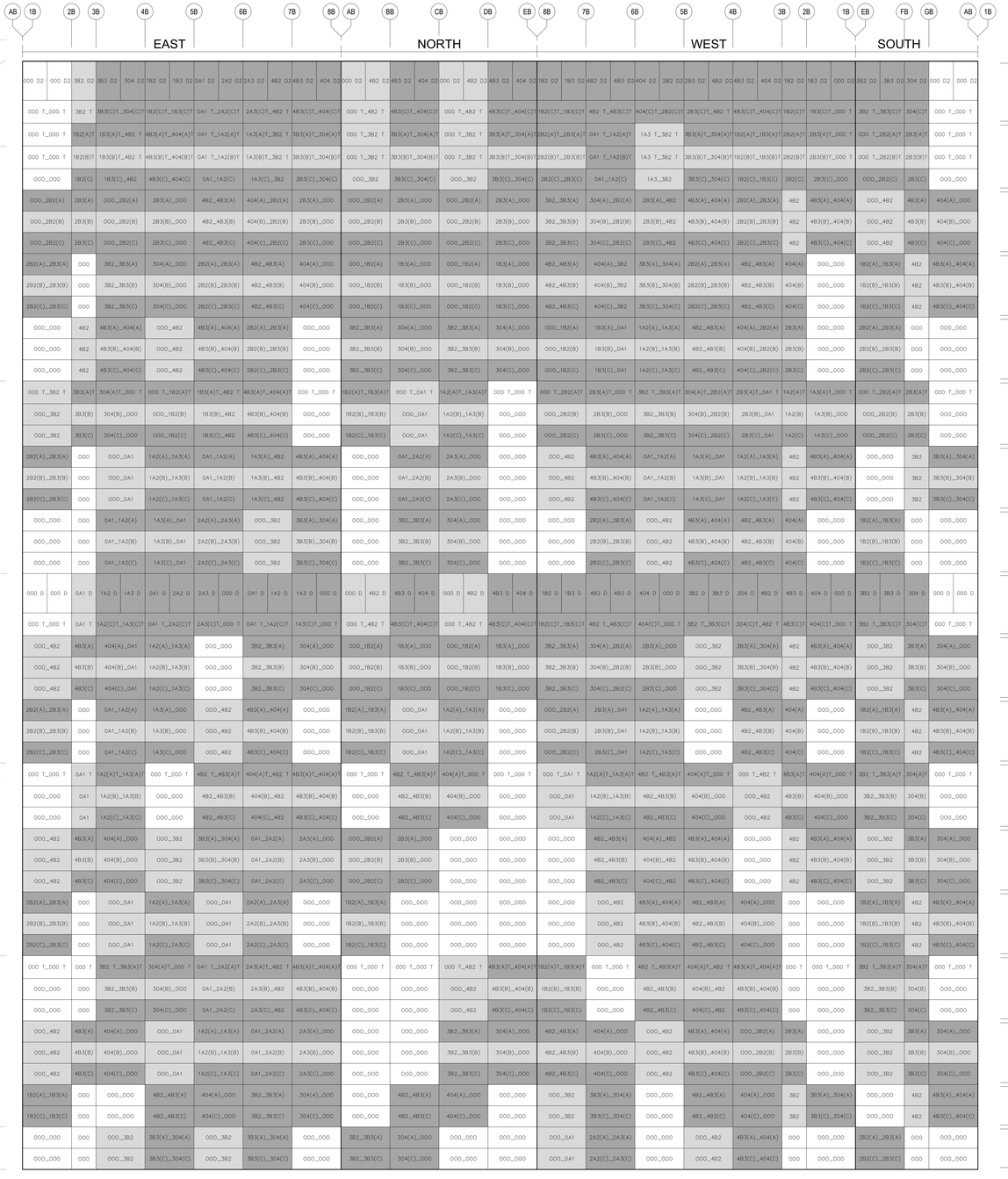
T/TIER 5 346'-1" (NAVD 88) 392.5'

T/TIER 4 249'-5" (NAVD 88) 295.11'

T/TIER 3 151'-1-1/2" (NAVD 88) 197.5'

T/TIER 2 +63'-8" (NAVD 88) 110.5'

T/TIER 1 +42'-0" (NAVD 88) 88.5'



2 UNROLLED ELEVATION DIAGRAM
SCALE: NTS

NOTES:
1. FULLY TEMPERED GLASS IS REQUIRED AT PRECAST UNITS WITH DEEP BENCHES. TYPES: 1A2, 1A3, 1B2, 1B3, 2A2, 2A3, 2B3, 3B3, 4B3.

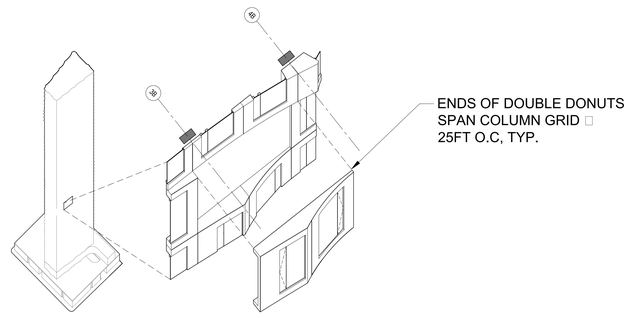
2. CUSTOM EXTENSION TO OPERABLE WINDOWS ARE REQUIRED IN PRECAST TYPES WHERE REACH IS GREATER THAN 24": TYPES: 3A3, 3B3, 4A3, 4B3.

3. FOR LOCATIONS OF VISION GLASS, SPANDREL GLASS, LOUVER PANEL, OPEN, AND OTHER TYPES OF INFILL IN PUNCHED OPENINGS OF PRECAST UNITS, SEE ELEVATION SHEETS, A300-A304.

GROUP	FAMILY	TYPE	SECTION	Typical Elevations N	E	S	W	Total	WINDOW TYPE	Corner Elevations N-E	N-W	S-E	S-W	Total	WINDOW TYPE
0	0	0	ABC	114	172	28	149	463	W1	28	38	27	20	113	W5
			T	13	23	7	17	60	W1	6	2	7	3	18	W5
			D	1	4	1	2	8	W31	1	0	1	0	2	W35
			D2	1	2	1	1	5	W31	1	0	1	0	2	W35
	A	1	ABC	8	38	0	19	65	W2	0	0	0	0	0	W5
			T	1	8	0	4	13	W2	0	0	0	0	0	W5
			D	0	3	0	0	3	W32	0	0	0	0	0	W35
			D2	0	1	0	0	1	W32	0	0	0	0	0	W35
1	A	2	A/C	3	16	0	11	30	W3	0	0	0	0	0	W5
			T	1	4	0	3	8	W3	0	0	0	0	0	W5
			D	0	2	0	0	2	W33	0	0	0	0	0	W35
			D2	0	0	0	0	0	W33	0	0	0	0	0	W35
			B	2	8	0	6	16	W3	0	0	0	0	0	W5
			T	0	1	0	1	2	W3	0	0	0	0	0	W5
		3	A/C	3	16	0	11	30	W4	0	0	0	0	0	W5
			T	1	4	0	3	8	W4	0	0	0	0	0	W5
			D	0	2	0	0	2	W34	0	0	0	0	0	W35
			D2	0	0	0	0	0	W34	0	0	0	0	0	W35
			B	2	8	0	6	16	W4	0	0	0	0	0	W5
			T	0	1	0	1	2	W4	0	0	0	0	0	W5
	B	2	A/C	8	4	0	4	16	W3	5	0	0	8	13	W5
			T	0	3	0	5	8	W3	1	0	0	0	1	W5
			D	0	0	0	1	1	W33	0	0	0	0	0	W35
			D2	0	1	0	2	3	W33	0	0	0	0	0	W35
			B	4	3	0	2	7	W3	3	0	0	4	7	W5
			T	0	1	0	1	2	W3	0	0	0	0	0	W5
		3	A/C	13	4	8	4	29	W4	0	0	0	0	0	W5
			T	1	3	0	5	9	W4	0	0	0	0	0	W5
			D	0	0	0	1	1	W34	0	0	0	0	0	W35
			D2	0	1	0	2	3	W34	0	0	0	0	0	W35
			B	7	1	4	2	14	W4	0	0	0	0	0	W5
			T	0	1	0	1	2	W4	0	0	0	0	0	W5
2	A	2	A/C	2	9	0	2	13	W4	0	0	0	0	0	W5
			T	0	3	0	0	3	W4	0	0	0	0	0	W5
			D	0	1	0	0	1	W34	0	0	0	0	0	W35
			D2	0	1	0	0	1	W34	0	0	0	0	0	W35
			B	1	5	0	0	6	W4	0	0	0	0	0	W5
			T	0	0	0	0	0	W4	0	0	0	0	0	W5
		3	A/C	2	9	0	2	13	W5	0	0	0	0	0	W5
			T	0	3	0	0	3	W5	0	0	0	0	0	W5
			D	0	1	0	0	1	W35	0	0	0	0	0	W35
			D2	0	1	0	0	1	W35	0	0	0	0	0	W35
			B	1	5	0	0	6	W5	0	0	0	0	0	W5
			T	0	0	0	0	0	W5	0	0	0	0	0	W5
	B	2	A/C	6	18	2	20	44	W4	0	0	0	4	4	W5
			T	0	0	2	5	7	W4	0	0	0	0	0	W5
			D	0	0	0	0	0	W34	0	0	0	0	0	W35
			D2	0	0	0	1	1	W34	0	0	0	0	0	W35
			B	3	9	1	10	23	W4	0	0	0	1	1	W5
			T	0	0	1	2	3	W4	0	0	0	0	0	W5
		3	A/C	6	18	6	20	50	W5	0	0	0	0	0	W5
			T	0	0	2	5	7	W5	0	0	0	0	0	W5
			D	0	0	0	0	0	W35	0	0	0	0	0	W35
			D2	0	0	0	1	1	W35	0	0	0	0	0	W35
			B	3	9	2	10	24	W5	0	0	0	0	0	W5
			T	0	0	1	2	3	W5	0	0	0	0	0	W5
3	B	2	ABC	11	23	12	19	65	W4	5	0	0	4	9	W5
			T	4	5	0	4	13	W4	0	0	0	0	0	W5
			D	0	0	0	1	1	W34	0	0	0	1	1	W35
			D2	0	1	0	0	1	W34	0	0	0	1	1	W35
		3	A/C	12	17	10	14	53	W5	0	0	0	0	0	W5
			T	2	4	4	3	13	W5	0	0	0	0	0	W5
			D	0	0	1	1	2	W35	0	0	0	0	0	W35
			D2	0	1	0	2	3	W35	0	0	0	0	0	W35
			B	4	6	6	5	21	W5	0	0	0	0	0	W5
			T	2	1	0	1	4	W5	0	0	0	0	0	W5
		4	A/C	11	17	8	14	50	W3	0	1	2	0	3	W5
			T	1	4	4	3	12	W3	0	2	0	0	2	W5
			D	0	0	1	1	2	W33	0	0	0	0	0	W35
			D2	0	1	1	0	2	W33	0	0	0	0	0	W35
			B	4	6	6	5	20	W3	0	1	0	0	1	W5
			T	1	1	0	1	3	W3	0	0	0	0	0	W5
4	B	2	ABC	38	14	66	124	W4	0	1	8	0	9	W5
			T	6	7	0	8	21	W4	0	3	0	0	3	W5
			D	2	0	0	2	4	W34	0	1	0	0	1	W35
			D2	2	1	0	2	5	W34	0	0	0	0	0	W35
		3	A/C	25	10	44	83	W3	0	0	0	0	0	0	W5
			T	6	0	8	20	W3	0	0	0	0	0	0	W5
			D	0	0	2	4	W33	0	0	0	0	0	0	W35
			D2	1	0	2	5	W33	0	0	0	0	0	0	W35
			B	13	4	22	41	W3	0	0	0	0	0	0	W5
			T	1	0	0	1	W3	0	0	0	0	0	0	W5
		4	A/C	25	2	44	74	W4	0	1	8	0	9	W5	
			T	6	0	8	17	W4	0	3	0	0	3	W5	
			D	0	0	2	4	W34	0	1	0	0	1	W35	
			D2	1	0	2	5	W34	0	0	1	3	0	4	W5
			B	13	1	22	37	W4	0	1	3	0	4	W5	
			T	1	0	0	1	W4	0	0	0	0	0	0	W5
Total:							1750		Total:					200	

VERTICAL FINISH:	148,311.55 SF
SOFFIT:	3,281.72 SF
LEDGE:	3,009.61 SF
VISION GLASS:	121,547.07 SF
SPANDREL:	5,610.90 SF
LOUVER:	1,574.63 SF

3 DONUT SCHEDULE TOWER (LVL 3 - LVL 52)
SCALE: NTS



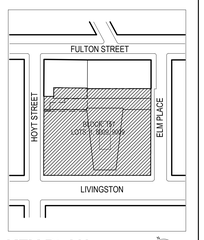
1 TYPICAL DOUBLE DONUT ASSEMBLY
SCALE: NTS

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	05-16-2017	REV ISSUED FOR FACADE
	03-31-2017	REV ISSUED FOR FACADE
	03-06-2017	25%DD - ISSUED FOR FACADE
	02-03-2017	ISSUED FOR 100%SD
	01-31-2017	SUBMITTED TO DOB
	01-17-2017	ISSUED FOR 80%SD FACADE DESIGN ASSIST SET



KEY PLAN

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11 HOYT OWNER, LP
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T.(212)715-0390

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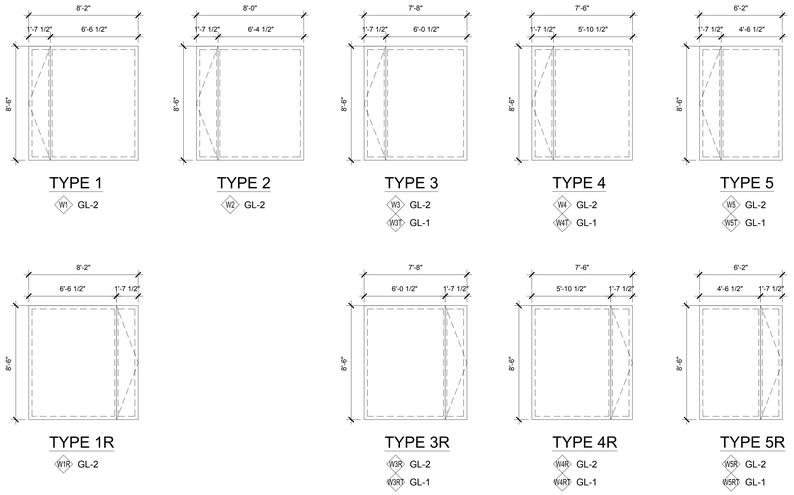
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
TOWER ENVELOPE SCHEDULE

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES RENFRO No. 022080 STATE OF NEW YORK

DATE: 06/07/2017
PROJECT #11 HOYT
SCALE: NTS
A-511
DWG NO.

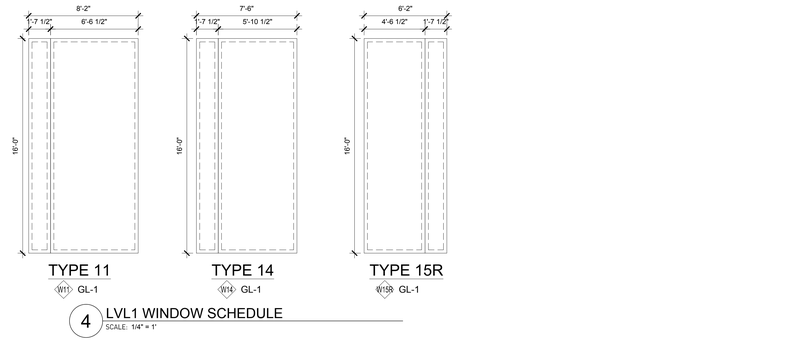
Xerox GP BLOG2013.01.08 Job Number ES1771992275 Scan Date



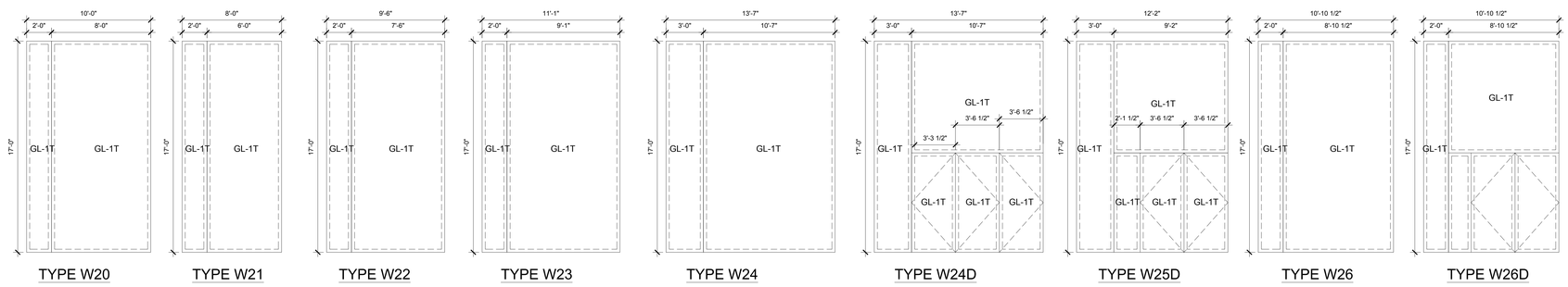
5 TYPICAL WINDOW SCHEDULE
SCALE: 1/4" = 1'

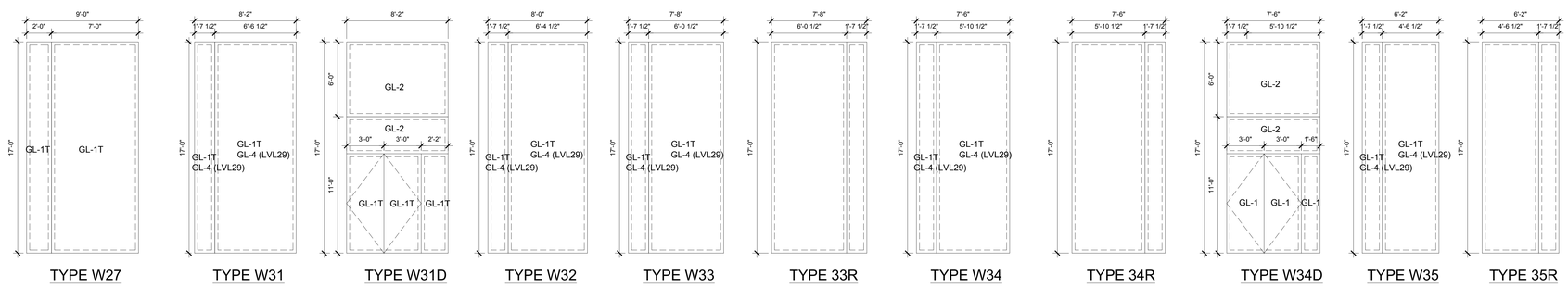
GLASS TYPE NUMBER	GL-1	GL-1T	GL-2	GL-3 (STOREFRONT)	GL-4	GL-5
GLAZING TYPE	VISION GLASS - SAFETY GLAZING	VISION GLASS - SAFETY GLAZING	VISION GLASS	VISION GLASS - SAFETY GLAZING	SPANDREL GLAZING	LAMINATED HANDRAIL
SKETCH						
GLASS COLOR	ULTRACLEAR (LOW IRON)	ULTRACLEAR (LOW IRON)	ULTRACLEAR (LOW IRON)	ULTRACLEAR (LOW IRON)	ULTRACLEAR (LOW IRON)	ULTRACLEAR
GLASS STRENGTH	OUTER LITE: HEAT STRENGTHENED INNER LITE: FULLY TEMPERED (HEAT-SOAK TESTED)	OUTER LITE: FULLY TEMPERED (HEAT-SOAK TESTED) INNER LITE: FULLY TEMPERED (HEAT-SOAK TESTED)	OUTER LITE: HEAT STRENGTHENED INNER LITE: HEAT STRENGTHENED	TBD	OUTER LITE: HEAT STRENGTHENED INNER LITE: HEAT STRENGTHENED	HEAT TREATMENT AS REQUIRED
LOW-E COATING (BASIS OF DESIGN)	VIRACON VNE1-53 (OR SIM) ON SURFACE #2	VIRACON VNE1-53 (OR SIM) ON SURFACE #2	VIRACON VNE1-53 (OR SIM) ON SURFACE #2	TBD	N/A	N/A
GLASS BUILD-UP	OVERALL UNIT THICKNESS: 1-1/8" OUTER LITE: 3/8" INTERSPACE CONTENT: ARGON FILLED; 1/2" INNER LITE: 1/4"	OVERALL UNIT THICKNESS: 1-1/8" OUTER LITE: 3/8" INTERSPACE CONTENT: ARGON FILLED; 1/2" INNER LITE: 1/4"	OVERALL UNIT THICKNESS: 1-1/8" OUTER LITE: 3/8" INTERSPACE CONTENT: ARGON FILLED; 1/2" INNER LITE: 1/4"	OVERALL UNIT THICKNESS: OUTER LITE: TBD INTERSPACE CONTENT: INNER LITE:	OVERALL UNIT THICKNESS: 1-1/8" OUTER LITE: 3/8" INTERSPACE CONTENT: ARGON FILLED; 1/2" INNER LITE: 1/4"	OVERALL UNIT THICKNESS: 1/2"
SPACER TYPE	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	N/A
INTERLAYER TYPE	N/A	N/A	N/A	N/A	N/A	IONOPLAST
INTERLAYER COLOR	N/A	N/A	N/A	N/A	N/A	CLEAR
INTERLAYER THICKNESS	N/A	N/A	N/A	N/A	N/A	1.5MM
SURFACE TREATMENT	N/A	N/A	N/A	N/A	BACK PAINTED SURFACE #4	N/A
CERAMIC OR PAINT COATING COLOR	FRIT ON SURFACE #2	FRIT ON SURFACE #2	FRIT ON SURFACE #2	N/A	N/A	N/A
CERAMIC OR PAINT COATING PATTERN	12% COVERAGE; PATTERN TBD	12% COVERAGE; PATTERN TBD	12% COVERAGE; PATTERN TBD	N/A	N/A	N/A
GLAZING MAKEUP PERFORMANCE DATA						
CoG U-VALUE (BTU/HR*FT2*F) (BASIS OF DESIGN)	0.25	0.25	0.25	0.37 FIXED / 0.54 OPERABLE	0.37	TBD
SOLAR HEAT GAIN COEFFICIENT (SHGC) (BASIS OF DESIGN)	0.23	0.23	0.23	0.23 FIXED / 0.23 OPERABLE	0.23	TBD
VISIBLE LIGHT TRANSMITTANCE (VLT) (%) (BASIS OF DESIGN)	49%	49%	49%	49%	49%	TBD
OUTDOOR VISIBLE REFLECTANCE (%) (BASIS OF DESIGN)	19%	19%	19%	19%	19%	TBD

2 GLAZING SCHEDULE
SCALE: NO SCALE

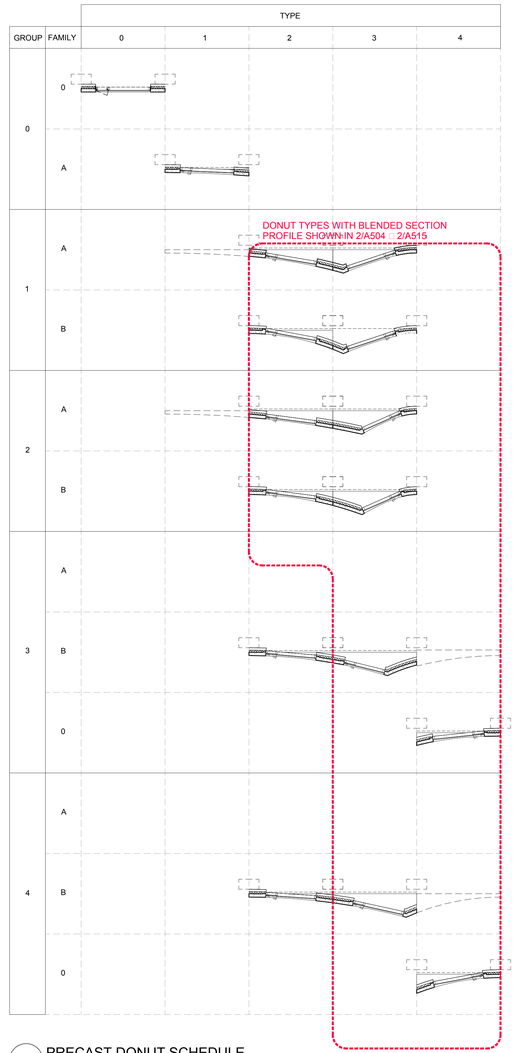


4 LVL1 WINDOW SCHEDULE
SCALE: 1/4" = 1'





3 LVL2, 29 □ 52 WINDOW SCHEDULE
SCALE: 1/4" = 1'



1 PRECAST DONUT SCHEDULE
SCALE: 1/8" = 1'

NOTES:

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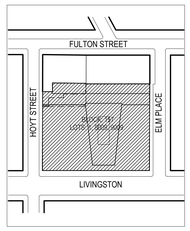

KEY PLAN

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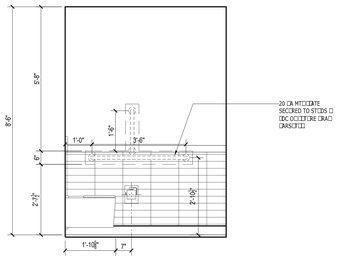
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ENVELOPE SCHEDULES

SEAL & SIGNATURE:
REGISTERED ARCHITECT
JOHN CHARLES WEST
No. 030801
STATE OF NEW YORK

DATE: 06/07/2017
PROJECT #:11 HOYT
SCALE: AS NOTED
A-530
DWG NO.



1D ELEVATION
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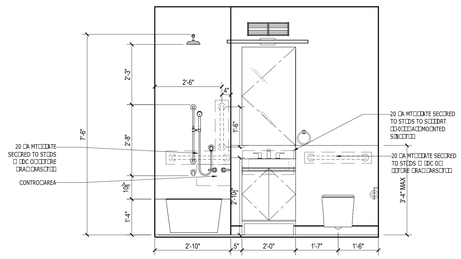

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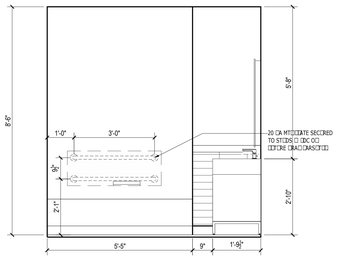
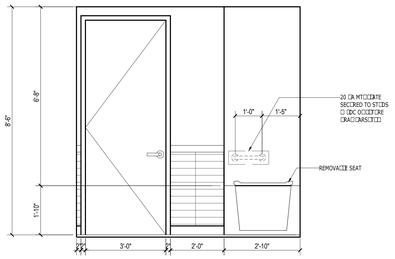


1B ELEVATION
SCALE: 1/2"=1'-0"



1A ELEVATION
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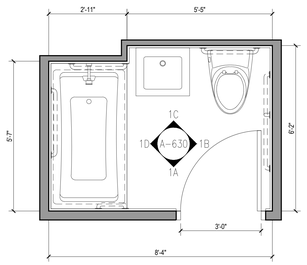
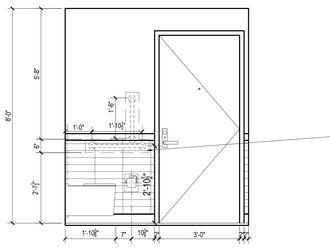
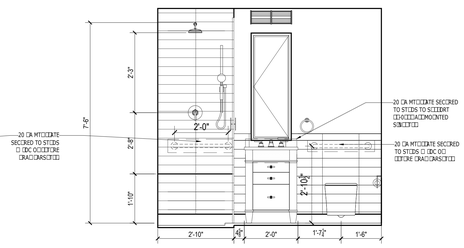


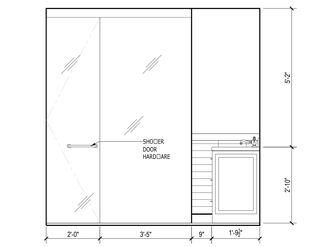
1 T-01 - PLAN (P-TUB)
SCALE: 1/2"=1'-0"



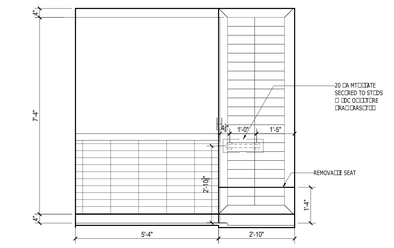
2D ELEVATION
SCALE: 1/2"=1'-0"



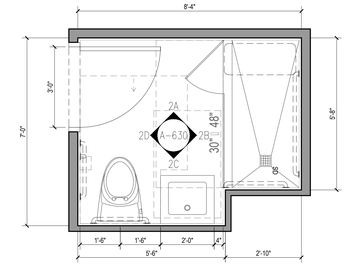
2C ELEVATION
SCALE: 1/2"=1'-0"



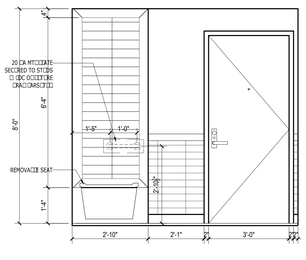
2B ELEVATION
SCALE: 1/2"=1'-0"



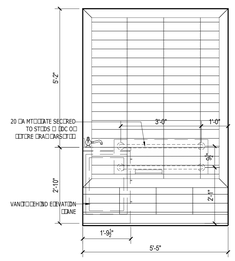
2A ELEVATION
SCALE: 1/2"=1'-0"



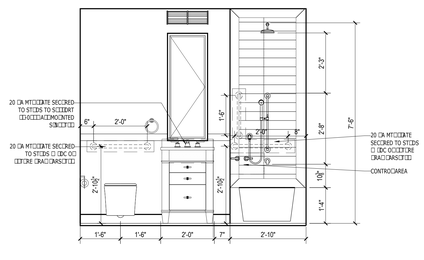
2 T-02 - PLAN (P-SHOWER)
SCALE: 1/2"=1'-0"



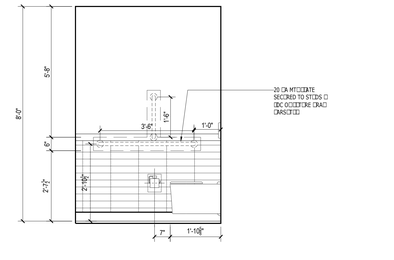
3D ELEVATION
SCALE: 1/2"=1'-0"



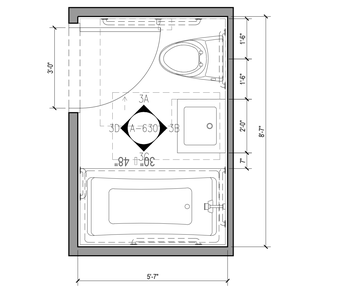
3C ELEVATION
SCALE: 1/2"=1'-0"



3B ELEVATION
SCALE: 1/2"=1'-0"



3A ELEVATION
SCALE: 1/2"=1'-0"



3 T-03 - PLAN (P-TUB)
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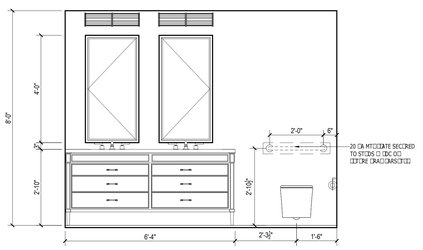
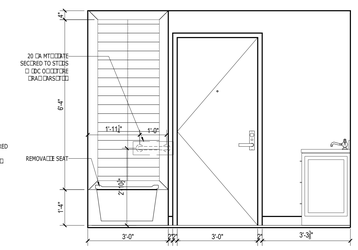
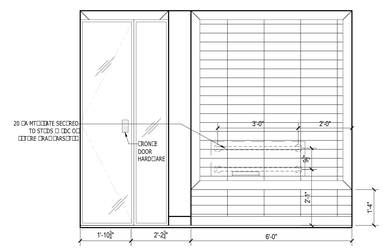


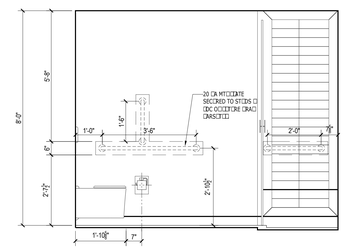
4D ELEVATION
SCALE: 1/2"=1'-0"



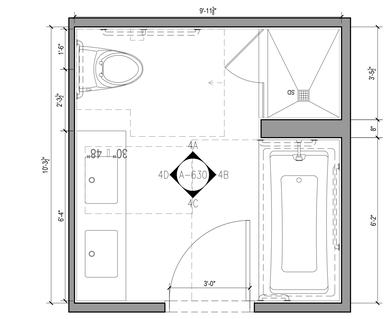
4C ELEVATION
SCALE: 1/2"=1'-0"



4B ELEVATION
SCALE: 1/2"=1'-0"

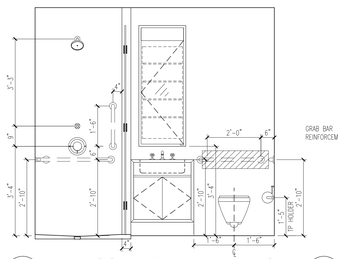


4A ELEVATION
SCALE: 1/2"=1'-0"

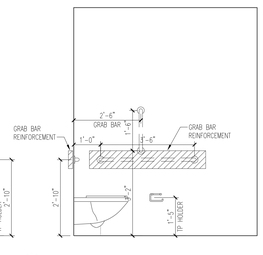


4 T-04 - PLAN (P-MASTER)
SCALE: 1/2"=1'-0"

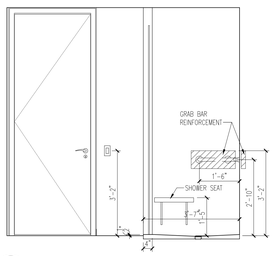
ALL ROOM DIMENSIONS ARE FROM GYP BOARD TO GYP BOARD



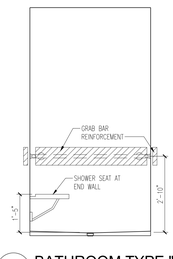
D BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



C BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



B BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



A BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"

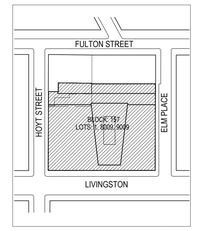
NOTE:
1. ALL GRAB BARS, SHOWER, & TUB SEAT ARE TO BE INSTALLED IN THE FUTURE PER ADA REQUIREMENTS.
2. PROVIDE REINFORCEMENT IN WALLS (20 GA. STEEL SECURED TO STUDS, OR APP'D. EQUIVALENT, BEHIND WALL FINISH) WHERE INDICATED, FOR FUTURE INSTALLATION OF GRAB BARS. (REINFORCEMENT IS INDICATED BY HATCHING)
3. PER ADA REQ. GLASS DOOR & WALL @ ALL ROLL-IN SHOWERS WILL BE REPLACED W/ ROD & CURTAIN FOR REQ. CLEARANCES

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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17TH FLOOR
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A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NEW YORK 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
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360 W 31ST STREET
8TH FLOOR
NEW YORK, NEW YORK 10001
T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

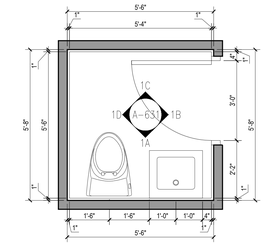
DWG TITLE:
□ATHROOMS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES REISS 022080 STATE OF NEW YORK

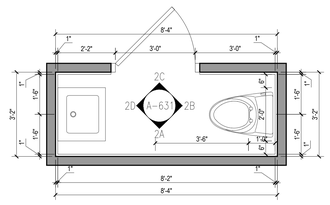
DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-□50.00

A-□50-□ATHROOMS

DEPT OF BUIDINGS 321370536 Job Number
E1533535970 Scan Code



1 T-05 - PLAN (N-PR)
SCALE: 1/2"=1'-0"



2 T-06 - PLAN (N-PR)
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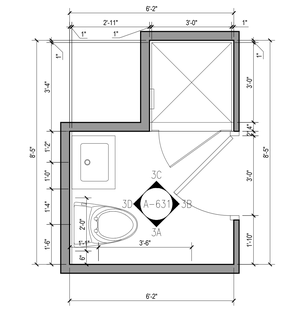
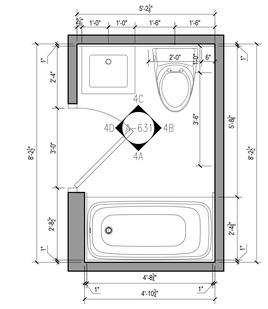
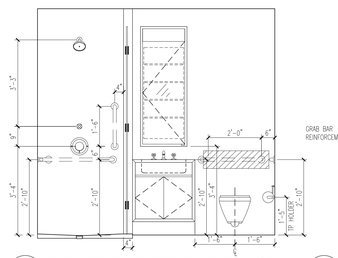


3 T-07 - PLAN (N-SHOWER)
SCALE: 1/2"=1'-0"

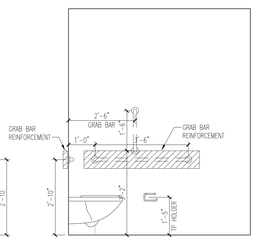


4 T-08 - PLAN (P-TUB)
SCALE: 1/2"=1'-0"

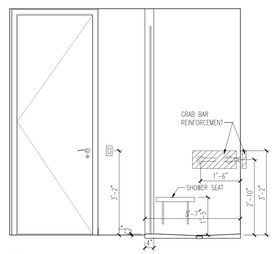
ALL ROOM DIMENSIONS ARE FROM GYP BOARD TO GYP BOARD



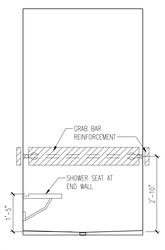
D BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



C BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



B BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



A BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"

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NOTES:

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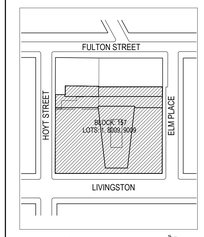
All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
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Design Architect:
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F:773.384.0231
NEW YORK
50 Broad St, Ste 1901
New York, New York 10004
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Structural Engineer:
McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY. 10036
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MEP/FP Engineer:
Cosentini A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NEW YORK 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NEW YORK 10001
T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

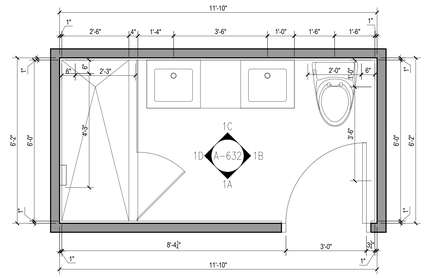
DWG TITLE:
BATHROOMS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST STATE OF NEW YORK 030987

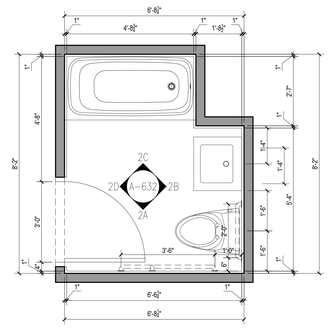
DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-B1.00

A-B0-BATHROOMS

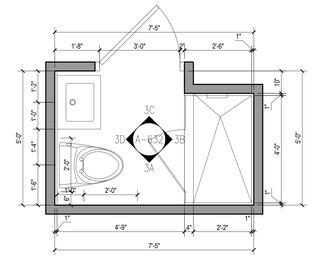
DEPT OF BUILDINGS 321470108 Job Number
B1625031351 Scan Code



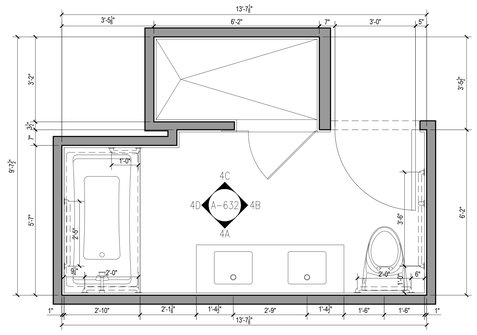
1 T-09 - PLAN (A-MASTER)
SCALE: 1/2"=1'-0"



2 T-10 - PLAN (A-TUB)
SCALE: 1/2"=1'-0"

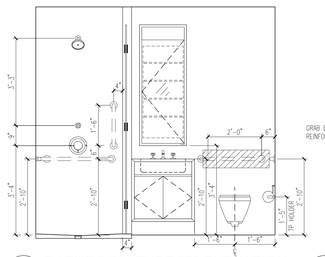


3 T-11 - PLAN (N-SHOWER)
SCALE: 1/2"=1'-0"

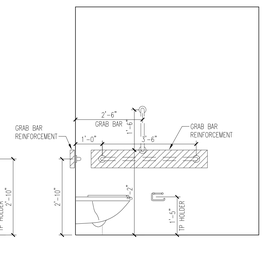


4 T-12 - PLAN (A-MASTER)
SCALE: 1/2"=1'-0"

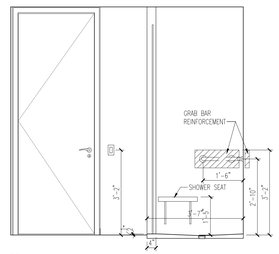
ALL ROOM DIMENSIONS ARE FROM GYP BOARD TO GYP BOARD



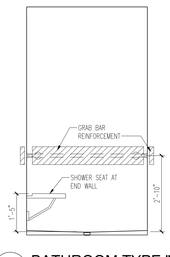
D BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



C BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



B BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"



A BATHROOM TYPE "P" ELEVATION
SCALE: 1/2"=1'-0"

NOTE:
1. ALL GRAB BARS, SHOWER, & TUB SEAT ARE TO BE INSTALLED IN THE FUTURE PER ADA REQUIREMENTS.
2. PROVIDE REINFORCEMENT IN WALLS (20 GA. STEEL SECURED TO STUDS, OR APP'D. EQUIVALENT. BEHIND WALL FINISH) WHERE INDICATED, FOR FUTURE INSTALLATION OF GRAB BARS. (REINFORCEMENT IS INDICATED BY HATCHING)
3. PER ADA REQ. GLASS DOOR & WALL ALL ROLL-IN SHOWERS WILL BE REPLACED W/ ROD & CURTAIN FOR REQ. CLEARANCES

NOTES:

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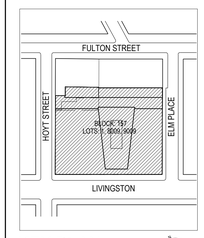
All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
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Structural Engineer:
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STRUCTURAL ENGINEERS
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MEP/FP Engineer:
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A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NEW YORK 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NEW YORK 10001
T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

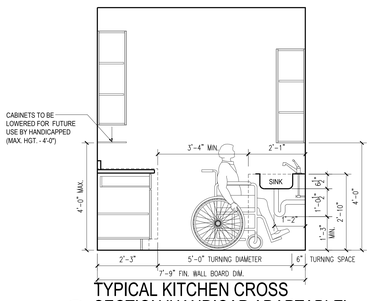
DWG TITLE:
□ATHROOMS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES REILLY STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-□2.00

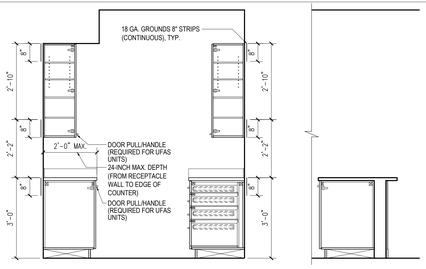
A-□0-□ATHROOMS

KITCHEN DETAILS



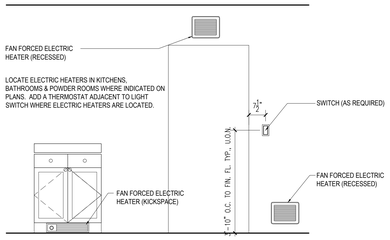
1 TYPICAL KITCHEN CROSS SECTION 'HANDICAP ADAPTABLE'

SCALE: 1/2" = 1'-0" NOTES TYPICAL FOR ALL KITCHENS



3 TYPICAL KITCHEN CROSS SECTION GROUND LOCATIONS

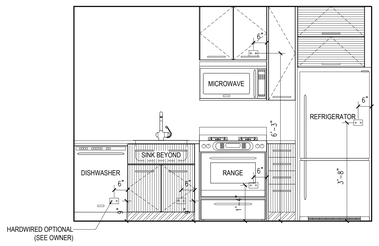
SCALE: 1/2"=1'-0"



SEE INTERIOR DESIGNER DRAWINGS FOR ALL TYPICAL DETAILS, TYP.

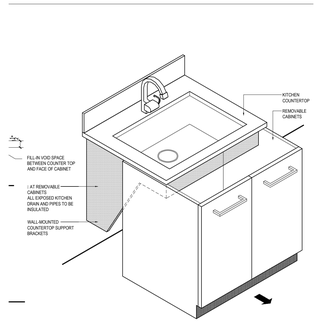
2 TYPICAL HEATER LOCATION

SCALE: 1/2"=1'-0" NOTES TYPICAL FOR ALL KITCHENS



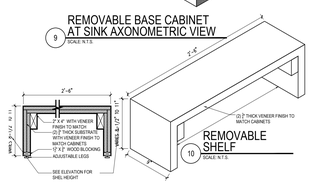
4 TYPICAL OUTLET LOCATIONS

SCALE: 1/2"=1'-0" NOTES TYPICAL FOR ALL KITCHENS



9 REMOVABLE BASE CABINET AT SINK AXONOMETRIC VIEW

SCALE: N.T.S.



10 REMOVABLE SHELF

SCALE: N.T.S.

NOTES:

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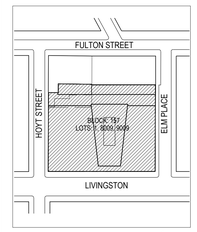

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hello@michaelisboyd.com
michaelisboyd.com

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

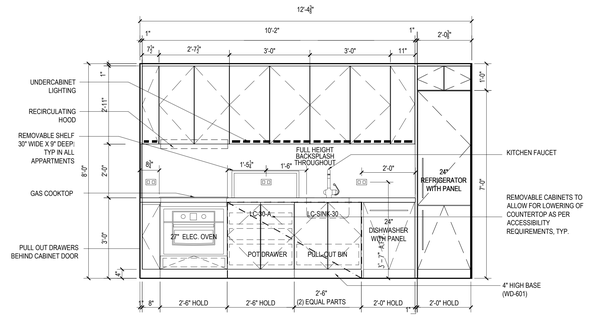
DWG TITLE:
KITCHEN DETAILS

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 030987 STATE OF NEW YORK

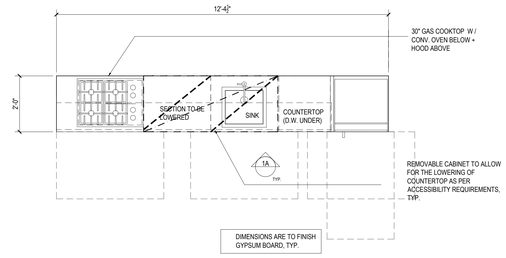
DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-700.00

A700-KITCHEN

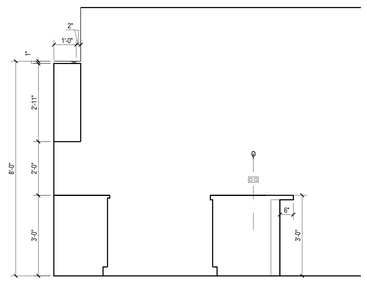
DEPT OF BLOCKS 3121/7008 Job Number
Scan Code 20170228/0009



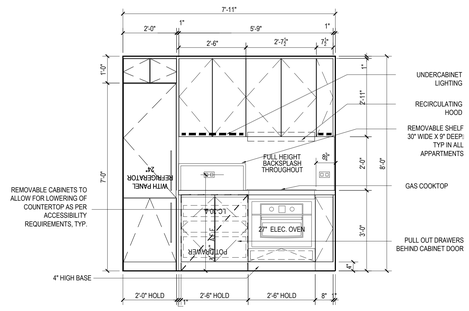
1A ELEVATION 1A
SCALE: 1/2"=1'-0"



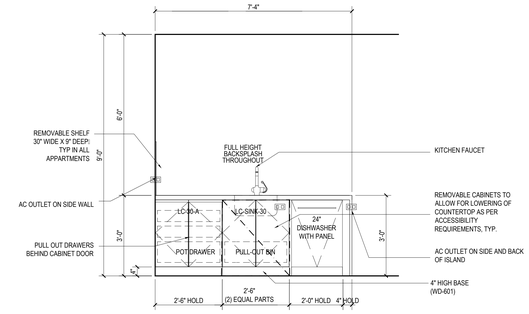
1 KITCHEN TYPE 1
SCALE: 1/2"=1'-0"



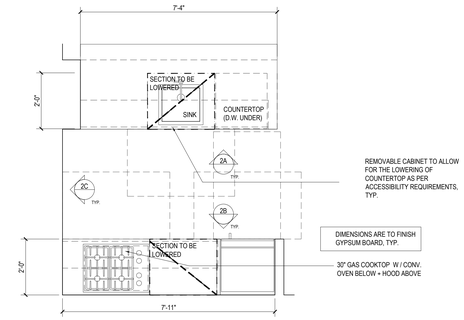
2C ELEVATION 2C
SCALE: 1/2"=1'-0"



2B ELEVATION 2B
SCALE: 1/2"=1'-0"



2A ELEVATION 2A
SCALE: 1/2"=1'-0"



2 KITCHEN TYPE 2
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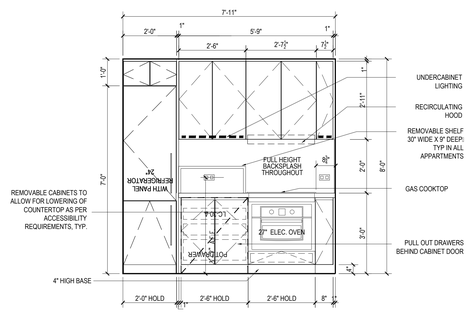
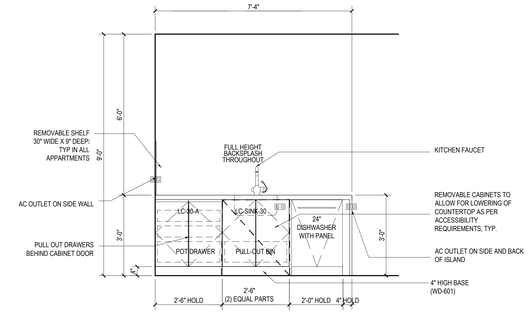
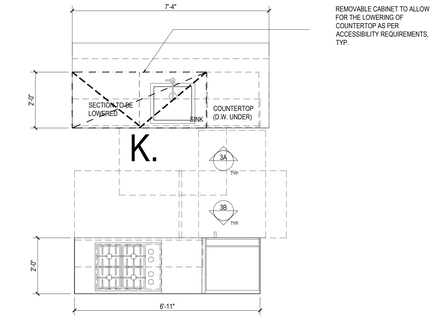


3B ELEVATION 3B
SCALE: 1/2"=1'-0"

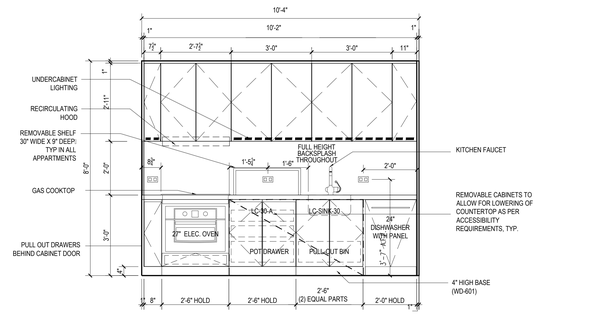


3A ELEVATION 3A
SCALE: 1/2"=1'-0"

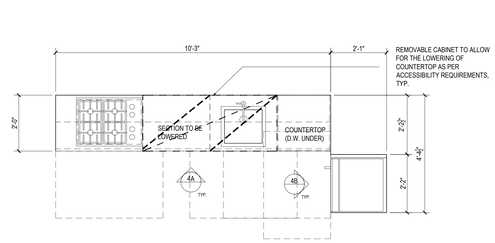


3 KITCHEN TYPE 3
SCALE: 1/2"=1'-0"

4B ELEVATION 4B
SCALE: 1/2"=1'-0"



4A ELEVATION 4A
SCALE: 1/2"=1'-0"



4 KITCHEN TYPE 4
SCALE: 1/2"=1'-0"

NOTES:

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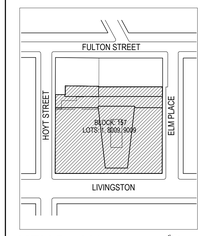

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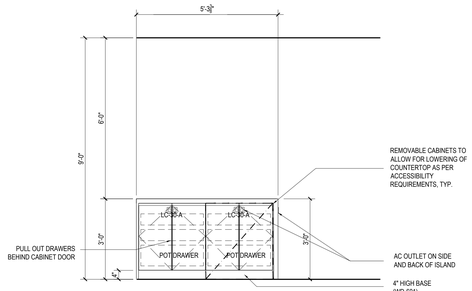
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
KITCHEN TYPES 1

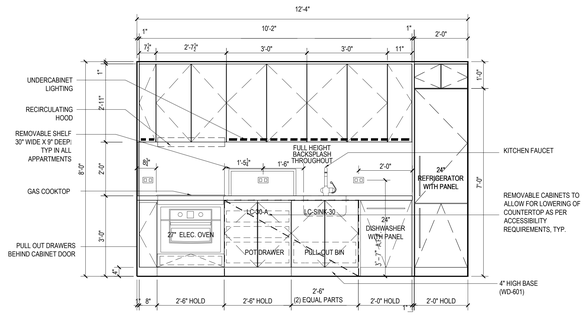
SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES J. WEST 030967 STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-701.00
A700-KITCHEN	

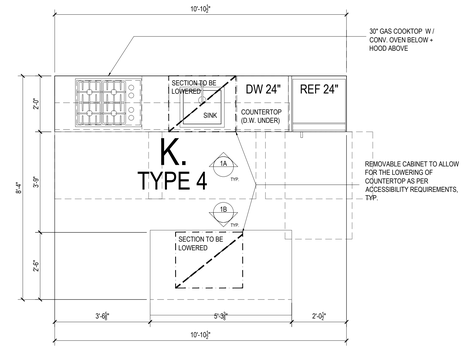
DEPT OF BUILDINGS 321370708 Job Number
B1642402205 Scan Code



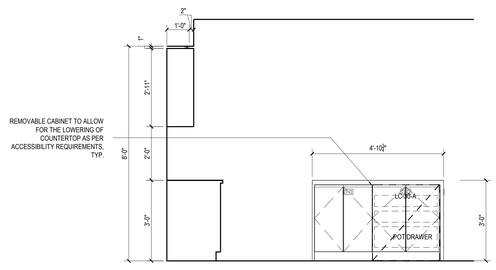
1B ELEVATION 1B
SCALE: 1/2"=1'-0"

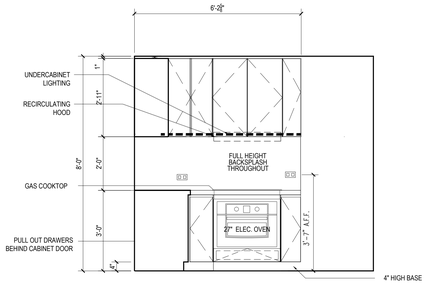


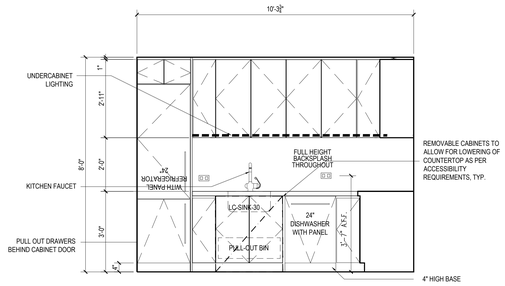
1A ELEVATION 1A
SCALE: 1/2"=1'-0"

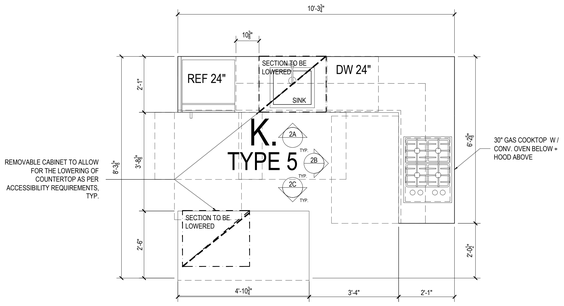


1 KITCHEN TYPE 5
SCALE: 1/2"=1'-0"









2 KITCHEN TYPE 6
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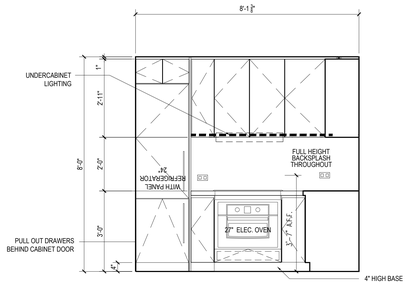

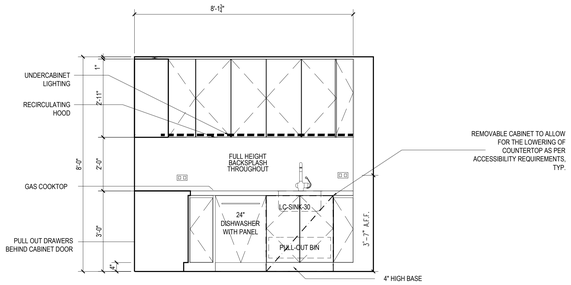

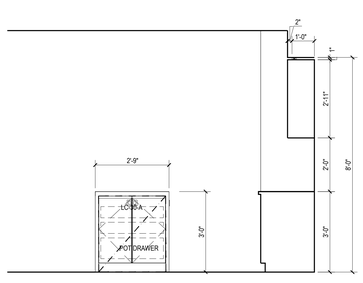

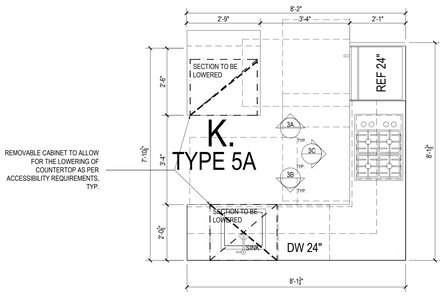

3 KITCHEN TYPE 7
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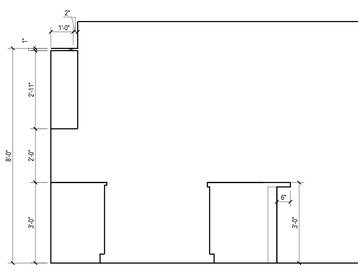
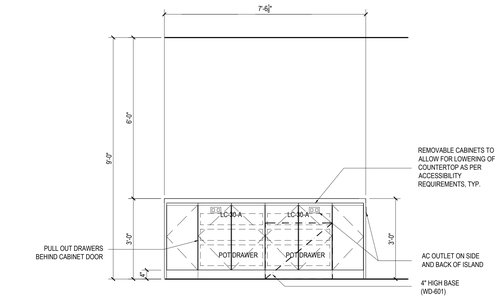
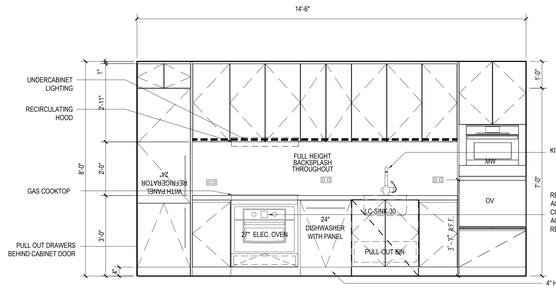
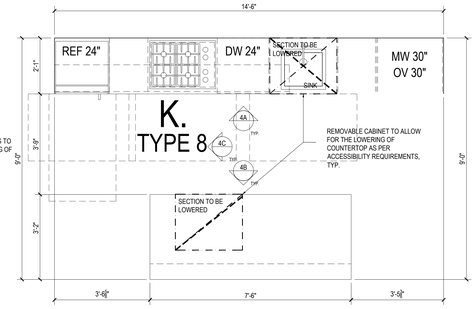








4 KITCHEN TYPE 8
SCALE: 1/2"=1'-0"

4C ELEVATION 4C
SCALE: 1/2"=1'-0"

4B ELEVATION 4B
SCALE: 1/2"=1'-0"

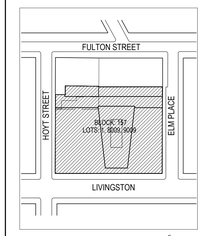
4A ELEVATION 4A
SCALE: 1/2"=1'-0"

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

STUDIO / GANG / ARCHITECTS
CHICAGO
1520 W Division St.
Chicago, IL 60642
T:773.384.1212
F:773.384.0231
NEW YORK
50 Broad St, Ste 1901
New York, New York 10004
T:212.579.1514

Structural Engineer:

McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:

Cosentini
A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NEW YORK 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:

LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NEW YORK 10001
T. (212) 479-5400

Interior Designer:

Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT

44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

KITCHEN TYPES 2

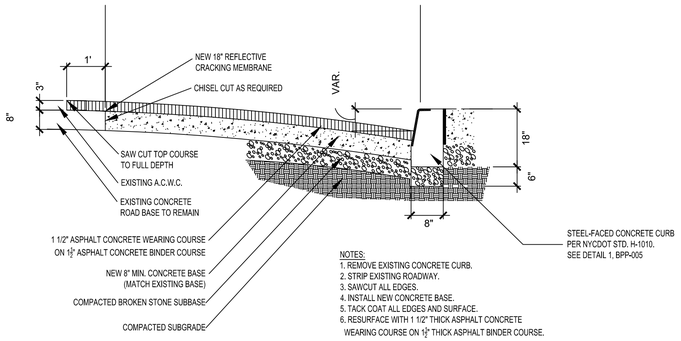
SEAL & SIGNATURE:

REGISTERED ARCHITECT CHARLES HILL 030867 STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	A-702.00

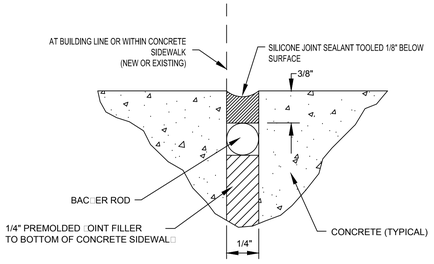
A700-KITCHEN

DEPT OF BLDGS321197058 Job Number
ES267215176 Scan Code

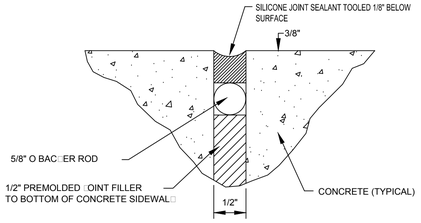


NOTES:
1. REMOVE EXISTING CONCRETE CURB.
2. STRIP EXISTING ROADWAY.
3. SAWCUT ALL EDGES.
4. INSTALL NEW CONCRETE BASE.
5. TACK COAT ALL EDGES AND SURFACE.
6. RESURFACE WITH 1 1/2" THICK ASPHALT CONCRETE WEARING COURSE ON 1½" THICK ASPHALT BINDER COURSE.

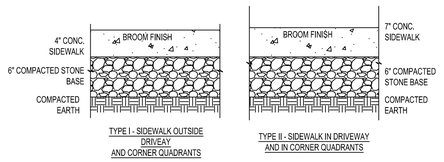
2 CURB AND PAVEMENT DETAIL
SCALE: N.T.S.



3 EXPANSION □OINT DETAIL
SCALE: N.T.S.

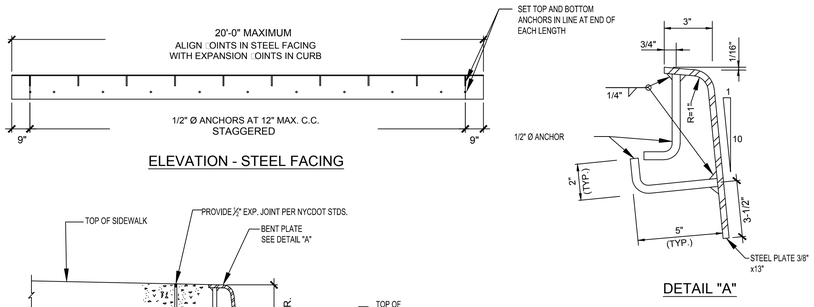


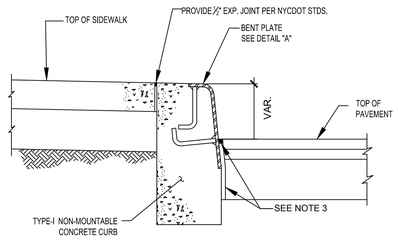
4 CURB EXPANSION □OINT DETAIL
SCALE: N.T.S.



NOTE: PROVIDE EXPANSION JOINTS AT 20' O.C.
PROVIDE SCORED JOINTS AT 5' O.C.

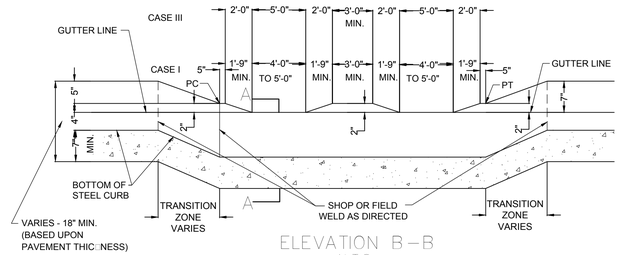
5 STANDARD SIDEWAL□ (NYCDOT H-1045)
SCALE: N.T.S.



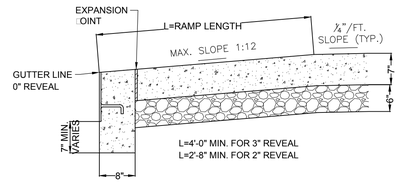


NOTES:
1. 1/2"Ø X 5" LONG HEADED ANCHOR STUDS (GRANULAR OR SOLID FLUX FILLED) MAY BE SUBSTITUTED FOR ANCHORS SHOWN.
2. STEEL PLATE SHALL MEET ASTM A-36.
3. PROVIDE 1/2" X 1/2" JOINT SEALANT AND 1/2" PREMOLDED JOINT FILLER WHEN CONCRETE CURB IS PLACED AGAINST RIGID PAVEMENT.

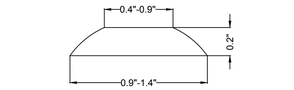
6 TYPICAL STEEL FACED CONCRETE CURB DETAIL PER NYCDOT STD. H1010
SCALE: N.T.S.



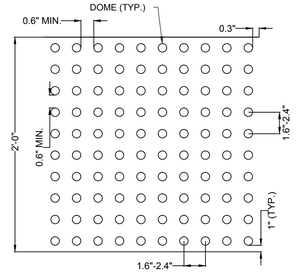
ELEVATION B–B
N.T.S.



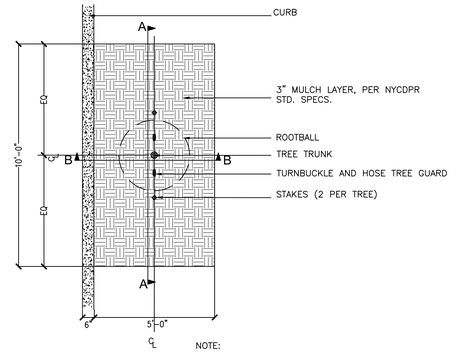
SECTION A–A
N.T.S.



DOME SECTION

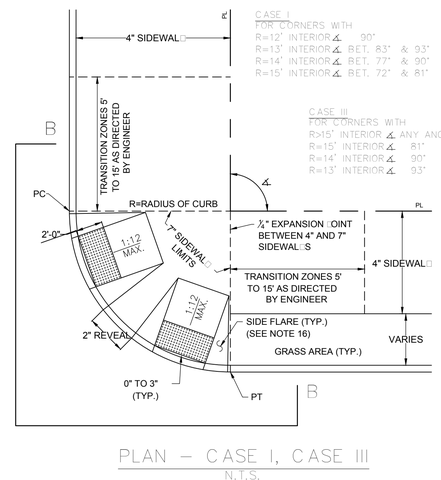


DOME SPACING

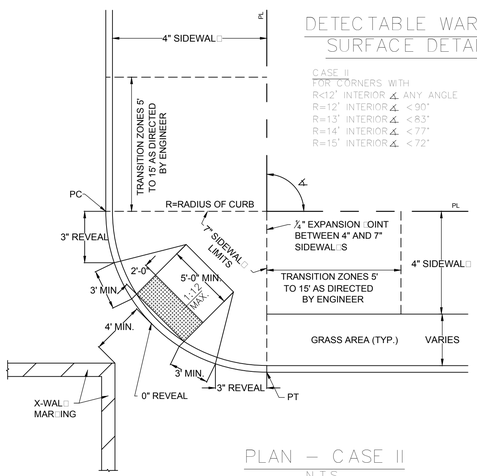


NOTE:
1. TREE PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST NEW YORK CITY PARKS AND RECREATION (NYCDPR) STANDARDS AND REQUIREMENTS.

PLAN



PLAN – CASE I, CASE III
N.T.S.



PLAN – CASE II
N.T.S.

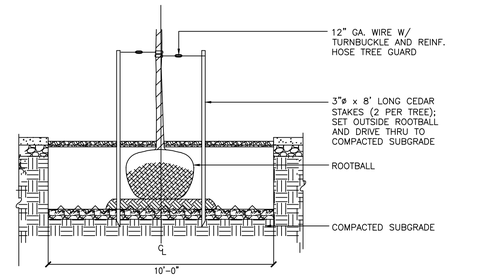
DETEC TABLE WARNING SURFACE DETAILS

CASE II
FOR CORNERS WITH
R<12' INTERIOR ∠ ANY ANGLE
R=12' INTERIOR ∠ < 90°
R=13' INTERIOR ∠ < 83°
R=14' INTERIOR ∠ < 77°
R=15' INTERIOR ∠ < 72°

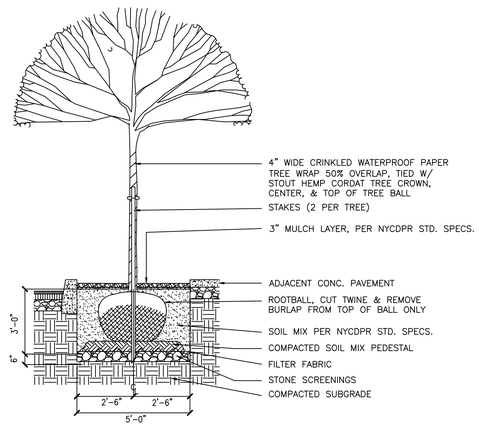
NOTES

1. REFER TO H–1011 (LATEST REVISION) FOR PEDESTRIAN RAMP DETAILS.
2. REFER TO H–1010 (LATEST REVISION) FOR STEEL FACED CURB TYPE D.
3. ALL MATERIALS AND CONSTRUCTION METHODS USED SHALL CONFORM TO SECTIONS #4.08/4.09/4.13/4.13DE OF THE STANDARD SPECIFICATIONS, LATEST EDITION, AS AMENDED.
4. WHEN INSTALLING PEDESTRIAN RAMPS IN OTHER THAN PRE–ENGINEERED CAPITAL RECONSTRUCTION PROJECTS, ALLOWANCE SHALL BE MADE FOR EXISTING CONDITIONS PROVIDED THAT THE SLOPE OF THE RAMP SHALL NOT EXCEED 1:12 AND THE ZERO INCH REVEAL IS OBTAINED. TO INSURE THAT SOUND ENGINEERING JUDGEMENT IS USED IN MEETING EXISTING CONDITIONS, ANY AND ALL VARIATIONS FROM THE DETAILS OF CONSTRUCTION HEREIN SHOWN MUST HAVE THE JOINT APPROVAL OF THE COMMISSIONER.
5. CASE II PLAN SHALL BE USED ONLY WHERE EXPLICITLY DIRECTED BY THE ENGINEER AND APPROVED BY THE COMISSIONER PRIOR TO DESIGN/INSTALLATION.
6. SURFACE OF ALL PEDESTRIAN RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. CONCRETE RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
7. LANDINGS BETWEEN THE PROPERTY LINE AND THE BACK EDGE OF RAMPS SHALL HAVE A MINIMUM CLEAR DIMENSION OF 5 FT. BY 5 FT. SQUARE. HOWEVER, WHERE CASE I RAMPS ARE USED THE MINIMUM CLEAR DIMENSION SHALL BE 4 FT. BY 4 FT. SQUARE. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 1/4" PER FOOT IN ANY DIRECTION. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS.
8. ALL EXPOSED STEEL SURFACES SHALL BE GROUND SMOOTH.
9. ON FULL WIDTH SIDEWALKS, EXPANSION JOINTS TO BE PLACED AT BUILDING FACES AND STRUCTURES, AS WELL AS AT BACK FACE OF CURB.
10. ALL DIMENSIONS AND NOTES SHALL BE APPLICABLE TO GRANITE CURB INSTALLATIONS AND/OR CONCRETE CURB INSTALLATIONS.
11. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING FIELD (THE DOMES AND THE ENTIRE 2 FT. WIDE SURFACE) IS FOR ILLUSTRATION ONLY.
12. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 2 FT. IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP AS SHOWN, EXCLUSIVE OFSIDE FLARES.
13. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OF THE WARNING FIELD NEAREST TO THE ROADWAY OR STREET SURFACE IS 0" TO 3" FROM THE BACK OF CURB AS SHOWN.
14. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL.
15. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR SHALL VISUALLY CONTRAST WITH THE ADJOINING CURB RAMP, OR OTHER ADJACENT WALKWAY SURFACES WHERE THERE IS NO CURB RAMP, EITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT AS DEFINED IN THE AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES (ADAAG).
16. PAVEMENT LINES FOR DETECTABLE WARNING UNITS ARE THE 2FT. DIMENSION SHOWN IN THE DETAILS EXTENDING THE FULL WIDTH OF THE CURB RAMP.
17. WHEN STREET FURNITURE (LAMP POSTS, TRAFFIC SIGNAL POSTS, UTILITY POSTS, HYDRANTS, ETC.) INTERFERES WITH THE CONSTRUCTION OF A SIDE FLARE ADJACENT TO A NON–WALKING (GRASS) AREA, SAID SIDE FLARE SHALL BE REPLACED WITH A CONCRETE CURB, AS DIRECTED BY THE ENGINEER, PROVIDED THE INTERFERENCE CAN BE AVOIDED AND LEFT IN PLACE.

7 SIDEWAL□ PEDESTRIAN RAMP- NYCDOT H-1011
SCALE: N.T.S.



SECTION A-A



SECTION B-B

8 TREE PLANTING DETAIL IN A 10' x 5' TREE PIT
SCALE: N.T.S.

11 HOYT STREET		
DETAILS		
PHILIP HABIB & ASSOCIATES 102 MADISON AVENUE, 11TH FLOOR NEW YORK, NY 10016	DATE 6/7/2017	
Scale: AS SHOWN	Sheet 3 of 3	
DOB Ref. No.:	Dwg.: BPP-003.00	

DEPT OF BUILDINGS 321370508 Job Number
ES7915900637 Scan Code

COMcheck Software Version 4.0.5.3

Mechanical Compliance Certificate

Project Information

Energy Code: 2016 New York City Energy Conservation Code
Project Title:
Location: New York, New York
Climate Zone: 4a
Project Type: New Construction

Construction Site:
11 Hoyt
Brooklyn, NY

Owner/Agent:

Designer/Contractor:

Additional Efficiency Package

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Mechanical Systems List

Quantity	System Type & Description
386	HPV-A (Single Zone): Water Source Heat Pump; Heating Mode: Capacity = 13 kBtu/h, Proposed Efficiency = 13.20 EER, Required Efficiency = 12.20 EER; Cooling Mode: Capacity = 10 kBtu/h, No minimum efficiency requirement applies; Fan System: None
920	HPV-B (Single Zone): Water Source Heat Pump; Heating Mode: Capacity = 18 kBtu/h, Proposed Efficiency = 13.00 EER, Required Efficiency = 12.20 EER; Cooling Mode: Capacity = 13 kBtu/h, No minimum efficiency requirement applies; Fan System: None
193	HPV-C (Single Zone): Water Source Heat Pump; Heating Mode: Capacity = 23 kBtu/h, Proposed Efficiency = 13.20 EER, Required Efficiency = 12.20 EER; Cooling Mode: Capacity = 17 kBtu/h, No minimum efficiency requirement applies; Fan System: None
1	AC-C-1 (Single Zone): Cooling: 1 each - Single Package DX Unit, Capacity = 93 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 14.00 EER, Required Efficiency: 12.10 EER (13.9 IEER) Fan System: None
1	AC-C-2 (Single Zone): Heating: 1 each - Hydronic or Steam Coil, Hot Water, Capacity = 826 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Single Package DX Unit, Capacity = 309 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 13.00 EER, Required Efficiency: 12.20 EER (13.4 IEER) Fan System: None
1	AC-CM-1 (Single Zone): Heating: 1 each - Hydronic or Steam Coil, Hot Water, Capacity = 450 kBtu/h No minimum efficiency requirement applies

Quantity	System Type & Description
	Cooling: 1 each - Single Package DX Unit, Capacity = 360 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 14.00 EER, Required Efficiency: 12.20 EER (13.4 IEER) Fan System: None
1	AC-2M-1 (Single Zone): Heating: 1 each - Hydronic or Steam Coil, Hot Water, Capacity = 826 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Single Package DX Unit, Capacity = 309 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 13.00 EER, Required Efficiency: 12.20 EER (13.4 IEER) Fan System: None
1	AC-2M-2 (Single Zone): Heating: 1 each - Hydronic or Steam Coil, Hot Water, Capacity = 826 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Single Package DX Unit, Capacity = 309 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 13.00 EER, Required Efficiency: 12.20 EER (13.4 IEER) Fan System: None
1	AC-2M-3 (Single Zone): Cooling: 1 each - Single Package DX Unit, Capacity = 93 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 14.00 EER, Required Efficiency: 12.10 EER (13.9 IEER) Fan System: None
1	AC-2M-4 (Single Zone): Cooling: 1 each - Single Package DX Unit, Capacity = 47 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 13.00 EER, Required Efficiency: 12.10 EER (12.3 IEER) Fan System: None
1	AC-2M-5 (Single Zone): Cooling: 1 each - Single Package DX Unit, Capacity = 47 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 13.00 EER, Required Efficiency: 12.10 EER (12.3 IEER) Fan System: None
1	AC-29-1 (Single Zone): Heating: 1 each - Hydronic or Steam Coil, Hot Water, Capacity = 1305 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Single Package DX Unit, Capacity = 735 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 13.00 EER, Required Efficiency: 12.20 EER (13.4 IEER) Fan System: None
1	AC-29-2 (Single Zone): Cooling: 1 each - Single Package DX Unit, Capacity = 65 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 14.00 EER, Required Efficiency: 12.10 EER (13.9 IEER) Fan System: None
1	AC-51-1 (Single Zone): Heating: 1 each - Hydronic or Steam Coil, Hot Water, Capacity = 1305 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Single Package DX Unit, Capacity = 735 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 13.00 EER, Required Efficiency: 12.20 EER (13.4 IEER) Fan System: None
1	AC-51-2 (Single Zone): Cooling: 1 each - Single Package DX Unit, Capacity = 123 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 14.00 EER, Required Efficiency: 12.10 EER (13.9 IEER) Fan System: None
1	AC-51-3 (Single Zone): Cooling: 1 each - Single Package DX Unit, Capacity = 123 kBtu/h, Water-Cooled Condenser, Water Economizer Proposed Efficiency = 14.00 EER, Required Efficiency: 12.10 EER (13.9 IEER) Fan System: None
12	HHP-A (Single Zone): Water Source Heat Pump; Heating Mode: Capacity = 12 kBtu/h, Proposed Efficiency = 12.20 EER, Required Efficiency = 12.20 EER

Quantity	System Type & Description
	Cooling Mode: Capacity = 8 kBtu/h, No minimum efficiency requirement applies Fan System: None
12	HHP-B (Single Zone): Water Source Heat Pump; Heating Mode: Capacity = 16 kBtu/h, Proposed Efficiency = 12.20 EER, Required Efficiency = 12.20 EER; Cooling Mode: Capacity = 11 kBtu/h, No minimum efficiency requirement applies; Fan System: None
7	Boilers 1-7: Heating: Hot Water Boiler, Capacity 6000 kBtu/h, Gas, with Waterloop Heat Pump Proposed Efficiency: 93.00 % Ec, Required Efficiency: 82.00 % Ec

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this submittal is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2016 New York City Energy Conservation Code requirements in COMcheck Version 4.0.5.3 and to comply with any applicable mandatory requirements listed in the inspection checklist.

Michael W. Meyburn, P.E. — Name - Title
Signature
1/31/17 — Date

COMcheck Software Version 4.0.5.3

Inspection Checklist

Energy Code: 2016 New York City Energy Conservation Code

Requirements: 83.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.2.4.5, C403.2.4.6 [FO9][1]	Snow/ice melting system sensors for future connection to controls. Freeze protection systems have automatic controls installed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.5, C404.5.1, C404.5.2 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
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C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
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C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.7 [PL8][1]	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.7 [PL8][1]	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.7 [PL8][1]	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.7 [PL8][1]	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
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1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
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1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.7 [PL8][1]	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
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C404.7 [PL8][1]	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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

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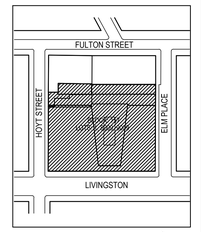
"TO THE BEST OF MY KNOWLEDGE, BELIEF AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE."

Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

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BROOKLYN, NEW YORK

DWG TITLE:

ENERGY COMPLIANCE SHEET #1

SEAL & SIGNATURE:

DATE:	1-03-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	EN-001.00

FILE NAME: I:\160012-01 Energy Modeling 160012 - EN 1.dwg SAVED ON 2/8/2017 12:09 PM PLOTTED ON 2/8/2017 12:15 PM PLOT BY MAULSAKUNE, SHEGORY

DEPT OF BLDGS 321197058 Job Number
E-591357905 Scan Code

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.7 [PLB]	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.1 [ME65]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.2.12.3 [ME117]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.12.3 [ME117]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
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C403.2.12.3 [ME117]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
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C403.2.12.3 [ME117]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.12.3 [ME117]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.12.3 [ME117]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.12.3 [ME117]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.12.3 [ME117]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.2.13 [ME71]	Unenclosed spaces that are heated use only radiant heat.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.3 [ME55]	HVAC equipment efficiency verified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.6.1 [ME59]	Demand control ventilation provided for spaces >500 ft2 and >25 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.6.2 [ME115]	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.7 [ME57]	Exhaust air energy recovery on systems meeting Table C403.2.7(1) and C403.2.7(2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.8 [ME116]	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9 [ME60]	HVAC ducts and plenums insulated. Where ducts or plenums are installed in or under a slab, verification may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9 [ME10]	Ducts and plenums sealed based on static pressure and location.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.2.9.1.3 [ME111]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.4.2.1 [ME69]	Temperature reset by representative building loads in pumping systems for chiller and boiler systems >500,000 Btu/h.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME69]	Temperature reset by representative building loads in pumping systems for chiller and boiler systems >500,000 Btu/h.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME69]	Temperature reset by representative building loads in pumping systems for chiller and boiler systems >500,000 Btu/h.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME69]	Temperature reset by representative building loads in pumping systems for chiller and boiler systems >500,000 Btu/h.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME69]	Temperature reset by representative building loads in pumping systems for chiller and boiler systems >500,000 Btu/h.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME50]	Three-pipe hydronic systems using a common return for hot and chilled water are not used.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME50]	Three-pipe hydronic systems using a common return for hot and chilled water are not used.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME50]	Three-pipe hydronic systems using a common return for hot and chilled water are not used.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME50]	Three-pipe hydronic systems using a common return for hot and chilled water are not used.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1 [ME50]	Three-pipe hydronic systems using a common return for hot and chilled water are not used.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.4.2.3.2.1 [ME121]	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.3.2.1 [ME121]	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.3.2.1 [ME121]	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.3.2.1 [ME121]	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.3.2.1 [ME121]	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.4.2.3.2.1 [ME121]	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.4 [ME125]	Two-position automatic valve interlocked to shut off water flow when hydronic heat pump with pumping system >10 hp is off.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.4 [ME68]	Hydronic systems greater than 500,000 Btu/h designed for variable fluid flow.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.4 [ME68]	Hydronic systems greater than 500,000 Btu/h designed for variable fluid flow.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.4 [ME68]	Hydronic systems greater than 500,000 Btu/h designed for variable fluid flow.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.4 [ME68]	Hydronic systems greater than 500,000 Btu/h designed for variable fluid flow.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.4 [ME68]	Hydronic systems greater than 500,000 Btu/h designed for variable fluid flow.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.5 [ME107]	System turndown requirement met through multiple single-input boilers, one or more modulating boilers, or a combination of single-input and modulating boilers. Boiler input between 1.0 MBtu/h and 5 MBtu/h has 3:1 turndown ratio, boiler input between 5.0 MBtu/h and 10 MBtu/h has 4:1 turndown ratio, boiler input > 10.0 MBtu/h has 5:1 turndown ratio.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.2.6 [ME26]	Chilled water plants with multiple chillers have capability to reduce flow automatically through the chiller plant when a chiller is shut down. Boiler plants with multiple boilers have the capability to reduce flow automatically through the boiler plant when a boiler is shut down.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.4.2.6 [ME26]	Chilled water plants with multiple chillers have capability to reduce flow automatically through the chiller plant when a chiller is shut down. Boiler plants with multiple boilers have the capability to reduce flow automatically through the boiler plant when a boiler is shut down.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.6 [ME26]	Chilled water plants with multiple chillers have capability to reduce flow automatically through the chiller plant when a chiller is shut down. Boiler plants with multiple boilers have the capability to reduce flow automatically through the boiler plant when a boiler is shut down.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.6 [ME26]	Chilled water plants with multiple chillers have capability to reduce flow automatically through the chiller plant when a chiller is shut down. Boiler plants with multiple boilers have the capability to reduce flow automatically through the boiler plant when a boiler is shut down.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.6 [ME26]	Chilled water plants with multiple chillers have capability to reduce flow automatically through the chiller plant when a chiller is shut down. Boiler plants with multiple boilers have the capability to reduce flow automatically through the boiler plant when a boiler is shut down.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*
C403.4.4.6 [ME110]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Mechanical Systems list for values.*

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C408.2.2.1 [ME53]	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.2.2 [ME54]	HVAC hydronic heating and cooling coils have means to balance and have pressure test connections.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.2.2 [ME54]	HVAC hydronic heating and cooling coils have means to balance and have pressure test connections.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.2.2 [ME54]	HVAC hydronic heating and cooling coils have means to balance and have pressure test connections.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.2.2 [ME54]	HVAC hydronic heating and cooling coils have means to balance and have pressure test connections.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.2.2 [ME54]	HVAC hydronic heating and cooling coils have means to balance and have pressure test connections.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

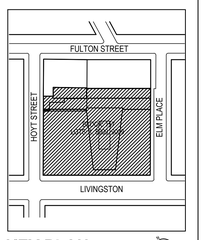
All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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

ALTERATIONS OR ADDITIONS TO THIS ENGINEERING DOCUMENT BY AN UNLICENSED PERSON IS A VIOLATION OF CHAPTER 16, TITLE VIII, ARTICLE 145 § 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE."

Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

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DWG TITLE:

ENERGY COMPLIANCE SHEET #2

SEAL & SIGNATURE:

DATE:	1-03-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	EN-002.00

FILE NAME: I:\160012-01\ Energy Modeling \160012 - EN 2.dwg SAVED ON 2/8/2017 12:09 PM PLOTTED ON 2/8/2017 12:19 PM PLOTTED BY MACLAKUNE, SHREGORY

DEPT OF BUILDINGS 321370508 Job Number
E3933892972 Scan Code

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.3 [FI8][1]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.2 [FI27][1]	HVAC systems and equipment capacity does not exceed calculated loads.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C403.2.4.1.1 [FI42][1]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1.1 [FI42][1]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1.1 [FI42][1]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1.1 [FI42][1]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.1 [FI42][1]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.2 [FI38][1]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.1.3 [FI20][1]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.2 [FI39][1]	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.4.2.1, C403.2.4.2.2 [FI40][1]	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.1 [FI28][1]	Commissioning plan developed by approved agency. Lighting controls shall be commissioned in accordance with C408.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.3.1 [FI31][1]	HVAC equipment has been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.3.2 [FI10][1]	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.5.1 [FI7][1]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.5.3 [FI43][1]	An air and/or hydronic system balancing report is provided for HVAC systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.5.4 [FI30][1]	Final commissioning report due to building owner within 30 months (for new buildings > 500,000 ft2) or 18 months (for R-2 and all other buildings) of receipt of certificate of occupancy.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

COMMISSIONING STATEMENT:

THE PROJECT IS OVER 50,000 SF THEREFORE COMMISSIONING IS REQUIRED PER SECTION 6.7.2.4 OF ASHRAE 90.1-2013.

Table II - Progress inspections and tests described in Table II shall be performed for buildings regulated by either ECC Chapter c4 or ASHRAE 90.1 as applicable.

	Inspection/Test	Periodic (minimum)	Reference Standard (see ECC Chapter c4) or Other Criteria	ECC or Other Citation	
IIB	**Mechanical and Service Water Heating Inspections**				
IIB1	Fireplaces: Provision of combustion air and tight-fitting fireplace doors shall be verified by visual inspection.	Prior to final construction inspection	Approved construction documents; ANSI Z21.60 (see also MC 903), ANSI Z21.50	c402.2.7; BC 2111; MC Chapters 7, 9; FGC Chapter 6	
IIB2	Outdoor air intakes and exhaust openings: Dampers for stair and elevator shaft vents and other outdoor air intakes and exhaust openings integral to the building envelope shall be visually inspected to verify that such dampers, except where permitted to be gravity dampers, comply with approved construction drawings. Manufacturer's literature shall be reviewed to verify that the product has been tested and found to meet the standard.	As required during installation	Approved construction documents; AMCA 500D	c403.2.4.3; ASHRAE 90.1 – 6.4.3.4	
IIB3	HVAC, service water heating and pool equipment sizing and performance: Equipment sizing, efficiencies and other performance factors of all major equipment units, as determined by the applicant of record, and no less 15% of minor equipment units, shall be verified by visual inspection and, where necessary, review of manufacturer's data. Pool heaters and covers shall be verified by visual inspection.	Prior to final plumbing and construction inspection	Approved construction documents	c403.2, c404.2, c404.7, c406.2; ASHRAE 90.1 – 6.3, 6.4.1, 6.4.2, 6.8; 7.4, 7.8	
IIB4	HVAC system controls and economizers and service hot water system controls: No less than 20% of each type of required controls and economizers shall be verified by visual inspection and tested for functionality and proper operation. Such controls shall include, but are not limited to: - Thermostatic - Set point overlap restriction - Off-hour - Shutoff damper - Snow-melt system - Demand control systems - Outdoor heating systems - Zones - Economizers - Air systems - Variable air volume fan - Hydronic systems - Heat rejection equipment fan speed - Complex mechanical systems serving multiple zones - Ventilation - Energy recovery systems - Hot gas bypass limitation - Temperature - Service water heating - Hot water system - Pool heater and time switches - Exhaust hoods - Radiant heating systems. Controls with seasonally dependent functionality: Controls whose complete operation cannot be demonstrated due to prevailing weather conditions typical of the season during which progress inspections will be performed shall be permitted to be signed off for the purpose of a Temporary Certificate of Occupancy with only a visual inspection, provided, however, that the progress inspector shall perform a supplemental inspection where the controls are visually inspected and tested for functionality and proper operation during the next immediate season thereafter. The owner shall provide full access to the progress inspector within two weeks of the progress inspector's request for such access to perform the progress inspection. For such supplemental inspections, the Department shall be notified by the approved progress inspection agency of any unresolved deficiencies in the installed work within 180 days of such supplemental inspection.	After installation and prior to final electrical andconstruction inspection, except that for controls with seasonally dependent functionality, such testing shall be performed before sign-off for issuance of a Final Certificate of Occupancy	Approved construction documents, including control system narratives; ASHRAE Guideline 1: The HVAC Commissioning Process where applicable	c403.2.4, c403.2.6.1, c403.2.13, c403.3, c403.4, c404.6, c404.7; ASHRAE 90.1 – 6.3, 6.4, 6.5, 6.7.2.4, 7.4.4, 7.4.5	
IIB5	Duct, plenum and piping insulation and sealing: Installed duct and piping insulation shall be visually inspected to verify proper insulation placement and values. Joints, longitudinal and transverse seams and connections in ductwork shall be visually inspected for proper sealing.	After installation and prior to closing shafts, ceilings and walls	Approved construction documents; SMACNA Duct Construction Standards, Metal and Flexible	c403.2.9, c403.2.10; ASHRAE 90.1 – 6.4.4.2, 6.8.2, 6.8.3; 7.4.3	
IIB6	Air leakage testing for high-pressure duct systems: For duct systems designed to operate at static pressures in excess of 3 inches w.g. (746 Pa), representative sections, as determined by the progress inspector, totaling at least 25% of the duct area, shall be tested to verify that actual air leakage is below allowable amounts.	After installation and sealing and prior to closing shafts, ceilings and walls	Approved construction documents; SMACNA HVAC Air Duct Leakage Test Manual	c403.2.9.1.3; ASHRAE 90.1 – 6.4.4.2	
IIC	**Electrical Power and Lighting Systems**				
IIC1	Electrical metering: The presence and operation of individual meters or other means of monitoring individual apartments shall be verified by visual inspection for all apartments.	Prior to final electrical and construction inspection	Approved construction documents	c405.6; ASHRAE 90.1-8.4.3	
IIC2	Lighting in dwelling units: Lamps in permanently installed lighting fixtures shall be visually inspected to verify compliance with high-efficacy requirements.	Prior to final electrical and construction inspection	Approved construction documents	R404.1; ASHRAE 90.1-9.1.1, Exception 2	
IIC3	Interior lighting power: Installed lighting shall be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and transformers.	Prior to final electrical and construction inspection	Approved construction documents	c405.4; ASHRAE 90.1 –9.1, 9.2, 9.5, 9.6; 1RCNY §101.07(c)(3)(vi)(C)4	
IIC4	Exterior lighting: Installed lighting shall be verified for compliance with source efficacy and/or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final electrical and construction inspection	Approved construction documents	c405.5; ASHRAE 90.1 – 9.4.2, 9.4.5; 1RCNY §101.07(c)(3)(vi)(C)4	
IIC5	Lighting controls: Each type of required lighting controls, including: - occupant sensors - manual interior lighting controls - light-reduction controls - automatic lighting shut-off - daylight zone controls - sleeping unit controls - exterior lighting controls shall be verified by visual inspection and tested for functionality and proper operation.	Prior to final electrical and construction inspection	Approved construction documents, including control system narratives	c405.2; ASHRAE 90.1 – 9.4.1, (as modified by NYC)	
IIC6	Electric motors (including but not limited to fan motors): Where required by the construction documents for energy code compliance, motor listing or labels shall be visually inspected to verify that they comply with the respective energy requirements in the construction documents.	Prior to final electrical and construction inspection	Approved construction documents	c405.8; ASHRAE 90.1 – 10.4	
IID	**Other**				
IID1	Maintenance information: Maintenance manuals for mechanical, service hot water and electrical equipment and systems requiring preventive maintenance shall be reviewed for applicability to installed equipment and systems before such manuals are provided to the owner. Labels required for such equipment or systems shall be inspected for accuracy and completeness.	Prior to sign-off or issuance of Final Certificate of Occupancy	Approved construction documents, including electrical drawings where applicable; ASHRAE Guideline 4: Preparation of Operating and Maintenance Documentation for Building Systems	ASHRAE 90.1 – 4.2.2.3, 6.7.2.2, 8.7.2	

ASHRAE 90.1-2010 MANDATORY LIGHTING PROVISION NOTES:

MANDATORY PROVISIONS:

1. PER SECTION 9.4.1.1 AUTOMATIC LIGHTING SHUTOFF WILL BE PROVIDED TO CONTROL ALL SPACES THAT ARE NOT EXEMPT.
   a. VIA TIMECLOCK WITH INDIVIDUAL SCHEDULE FOR SPACES OF NO MORE THAN 25,000 SF OR ONE FLOOR
   b. VIA OCCUPANT SENSOR THAT TURNS LIGHTING OFF WITHIN 30 MINUTES OF OCCUPANT LEAVING SPACE
   c. VIA SIGNAL OR OTHER CONTROL THAT INDICATES UNOCCUPIED SPACE
2. PER SECTION 9.4.1.2 NONEXEMPT SPACES ENCLOSED BY CEILING HEIGHT PARTITIONS WILL BE PROVIDED INDEPENDENT CONTROL DEVICES TO CONTROL SPACE LIGHTING. MANUAL DEVICES WILL BE READILY ACCESSIBLE AND LOCATED SUCH THAT CONTROLLED LIGHTING CAN BE SEEN.
   a. CONTROLLED LIGHTING WILL HAVE AT LEAST ONE CONTROL STEP BETWEEN 30% AND 70% OF FULL LIGHTING POWER IN ADDITION TO ALL OFF
   b. AN OCCUPANT SENSOR OR A TIMER SWITCH WILL BE INSTALLED THAT AUTOMATICALLY TURNS LIGHTING OFF WITHIN 30 MINUTES OF SPACE BEING UNOCCUPIED.
3. PER SECTION 9.4.1.3 NONEXEMPT LIGHTING FOR PARKING GARAGES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   a. AFOREMENTIONED PROVISION #1
   b. LIGHTING CONTROL DEVICES) WILL AUTOMATICALLY REDUCE LIGHTING POWER FOR EACH LUMINAIRE BY 30% WHEN THERE IS NO ACTIVITY DETECTED WITHIN LIGHTING ZONE FOR NO MORE THAN 30 MINUTES, AND WHERE LIGHTING ZONES ARE NO LAGER THAN 3600 FT2
   c. DAYLIGHT TRANSITION ZONE LIGHTING WILL BE CONTROLLED BY A SEPARATE DEVICE THAT AUTOMATICALLY TURNS LIGHTING ON DURING DAYLIGHT HOURS AND OFF AT SUNSET
   d. FOR LUMINAIRES WITHIN 20 FT OF ANY PERIMETER WALL PERIMETER WALL STRUCTURE THAT HAS A NET OPENING TO WALL RATIO OF AT LEAST 40% AND NO EXTERIOR OBSTRUCTIONS WITHIN 20 FT, THE POWER WILL BE AUTOMATICALLY REDUCED IN RESPONSE TO DAYLIGHT
4. PER SECTION 9.4.1.4 WHEN NONEXEMPT COMBINED PRIMARY SIDELIGHTED AREA IN AN ENCLOSED SPACE EQUALS OR EXCEEDS 250 FT2, LAMPS LIGHTING PRIMARY SIDELIGHTED AREA WILL BE SEPARATELY CONTROLLED BY AT LEAST ONE MULTILEVEL PHOTOCONTROL HAVING THE FOLLOWING CHARACTERISTICS:
   a. THE LIGHT SENSOR FOR PHOTOCONTROL WILL BE REMOTE FROM WHERE CALIBRATION ADJUSTMENTS ARE MADE
   b. THE CALIBRATION ADJUSTMENTS WILL BE READILY ACCESSIBLE AND
   c. THE MULTILEVEL PHOTOCONTROL WILL REDUCE LIGHTING POWER IN RESPONSE TO DAYLIGHT WITH AT LEAST ONE CONTROL STEP THAT IS BETWEEN 50% AND 70% OF DESIGN LIGHTING POWER AND ANOTHER CONTROL STEP THAT IS NO GREATER THAN 35% OF DESIGN POWER
5. PER 9.4.1.6 LIGHTING IN STAIRWELLS WILL HAVE ONE OR MROE CONTROL DEVICES TO AUTOMATICALLY REDUCE LIGHTING POWER BY AT LEAST 50% WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE CONTROLLED ZONE
6. PER SECTION 9.4.1.7 LIGHTING FOR NONEXEMPT EXTERIOR APPLICATIONS WILL MEET THE FOLLOWING REQUIREMENT:
   a. LIGHTING CONTROL WILL AUTOMATICALLY TURN OFF LIGHTING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE
   b. BUILDING FACADE AND LANDSCAPING LIGHTING WILL AUTOMATICALLY SHUT OFF BETWEEN MIDNIGHT OR BUSINESS CLOSING, WHICHEVER IS LATER, AND 6AM OR BUSINESS OPENING, WHICHEVER COMES FIRST, OR BETWEEN TIMES ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION
   c. LIGHTING NOT SPECIFIED IN SECTION B ABOVE, INCLUDING ADVERTISING SIGNAGE WILL BE CONTROLLED BY A DEVICE THAT AUTOMATICALLY REDUCES LIGHTING POWER BY AT LEAST 30% FOR AT LEAST ONE OF THE FOLLOWING CONDITIONS EXCEPT WHEN FOR WHEN EXEMPT
      i. FROM 12 MIDNIGHT OT WITHIN ONE HOUR OF THE END OF BUSINESS OPERATIONS, WHICHEVER IS LATER, UNTIL 6AM OR BUSINESS OPENING, WHICHEVER; OR
      ii. DURING ANY PERIOD WHEN NO ACTIVITY HAS BEEN DETECTED FOR A TIME OF NO LONGER THAN 15 MINUTES
7. PER SECTION 9.4.3 INSTALLED EXTERIOR LIGHTING POWER IDENTIFIED IN ACCORDANCE WITH SECTION 9.1.3 WILL NOT EXCEED EXTERIOR LIGHTING POWER ALLOWANCE DEVELOPED IN ACCORDANCE WITH TABLE 9.4.3B EXCEPT FOR WHEN EXTERIOR LIGHTING APPLICATION IS EXEMPT
8. PER SECTION 9.4.4 LIGHTING CONTROL DEVICES AND CONTROL SYSTEMS WILL BE TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED, AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH CONTRUCTION DOCUMENTS AND MANUFACTURER INSTRUCTIONS.

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NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

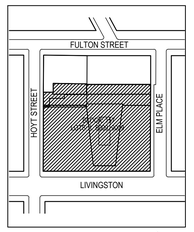
All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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

ALTERATIONS OR ADDITIONS TO THIS ENGINEERING DOCUMENT BY AN UNLICENSED PERSON IS A VIOLATION OF CHAPTER 16, TITLE VIII, ARTICLE 145 § 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE."

Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:

11 HOYT OWNER, LP
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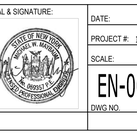
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ENERGY COMPLIANCE SHEET #3

SEAL & SIGNATURE:



DATE:	1-03-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	EN-003.00

DEPT OF BLDGS 321370506 Job Number
E38444033229 Scan Code

COMcheck Software Version 4.0.5.3
Envelope Compliance Certificate

Project Information

Energy Code:	90.1 (2013) Standard
Project Title:	11 HOYT STREET
Location:	New York, New York
Climate Zone:	4a (weather data: USA_NY_New.York-LaGuardia.AP.725030_TMY3.epw)
Project Type:	New Construction
Vertical Glazing / Wall Area:	39%
Performance Alm. Specs:	EnergyPlus Version 8.1.0.009

Construction Site: 11 Hoyt Street Brooklyn, NY

Owner/Agent:

Designer/Contractor:

Building Area	Floor Area
1-Multifamily : Residential	631962
2-Multifamily : Nonresidential	233863
3-Retail : Nonresidential	42635

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
R.01 Green Roof: Insulation Entirely Above Deck, [Bldg. Use 3 - Retail]	2570	---	25.0	0.039	0.032
R.02 Roof with Insulation and Paver: Insulation Entirely Above Deck, [Bldg. Use 3 - Retail]	10925	---	25.0	0.039	0.032
R.03 Driveway over occupied space: Other Roof: [Bldg. Use 3 - Retail] (b)	14158	---	---	0.054	0.021
R.04 Soffit: Concrete Floor (over unconditioned space), [Bldg. Use 1 - Multifamily]	4284	---	16.8	0.050	0.051
R.05 Bulkhead Roof: Insulation Entirely Above Deck, [Bldg. Use 2 - Multifamily]	13624	---	26.8	0.036	0.032
NORTH					
O.01a Insulated Precast Concrete Panel: Solid Concrete:8" Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	57379	0.0	16.8	0.052	0.090
V.01 Vision Fixed: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Typ. Resid., SHGC 0.23, VT 0.68, [Bldg. Use 1 - Multifamily] (c)	21445	---	---	0.370	0.420
V.02 Vision Operable: Metal Frame:Operable, Perf. Specs.: Product ID Typ. Resid., SHGC 0.23, VT 0.68, [Bldg. Use 1 - Multifamily] (c)	5153	---	---	0.540	0.500
O.02a Spandrel Glass with Insulated panel: Other Steel Framed Wall, [Bldg. Use 2 - Multifamily] (b)	766	---	---	0.070	0.064
O.03 Metal Panel with CMU backup wall: Concrete Block:8", Partially Grouted, Cells Empty, Normal Density, Furring: None, [Bldg. Use 2 - Multifamily]	17716	---	16.8	0.052	0.104
O.04 Louver with Insulated Blank off panel: Other Steel Framed Wall,	933	---	---	0.092	0.064

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Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
[Bldg. Use 2 - Multifamily] (b)					
FW.01 Insulated Foundation Wall: Solid Concrete:12" Thickness, Normal Density, Furring: Metal, Wall Ht 18.5, Depth B.G. 18.5, [Bldg. Use 2 - Multifamily]	5550	0.0	16.8	0.052	0.108
EAST					
O.01a Insulated Precast Concrete Panel: Solid Concrete:8" Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	95584	0.0	16.8	0.052	0.090
V.01 Vision Fixed: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Typ. Resid., SHGC 0.23, VT 0.68, [Bldg. Use 1 - Multifamily] (c)	34547	---	---	0.370	0.420
V.02 Vision Operable: Metal Frame:Operable, Perf. Specs.: Product ID Typ. Resid., SHGC 0.23, VT 0.68, [Bldg. Use 1 - Multifamily] (c)	8400	---	---	0.540	0.500
O.01b Insulated Precast Concrete Panel: Solid Concrete:8" Thickness, Normal Density, Furring: Metal, [Bldg. Use 2 - Multifamily]	4492	0.0	16.8	0.052	0.104
V.03a Storefront system: Metal Frame:Fixed, Perf. Specs.: Product ID CW, SHGC 0.37, VT 0.68, [Bldg. Use 2 - Multifamily] (c)	2060	---	---	0.360	0.420
VD.02 Terrace door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID SF, SHGC 0.60, VT 0.68, [Bldg. Use 2 - Multifamily] (c)	190	---	---	1.000	0.770
O.02a Spandrel Glass with Insulated panel: Other Steel Framed Wall, [Bldg. Use 2 - Multifamily] (b)	1298	---	---	0.070	0.064
O.02b Spandrel Glass with Insulated panel: Other Steel Framed Wall, [Bldg. Use 3 - Retail] (b)	3465	---	---	0.070	0.064
V.03b Storefront system: Metal Frame:Fixed, Perf. Specs.: Product ID CW, SHGC 0.37, VT 0.68, [Bldg. Use 3 - Retail] (c)	855	---	---	0.360	0.420
VD.01b Entrance Vision door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID SF, SHGC 0.40, VT 0.50, [Bldg. Use 3 - Retail] (c)	190	---	---	1.000	0.770
O.03 Metal Panel with CMU backup wall: Concrete Block:8", Partially Grouted, Cells Empty, Normal Density, Furring: None, [Bldg. Use 2 - Multifamily]	5116	---	---	0.052	0.104
O.04 Louver with Insulated Blank off panel: Other Steel Framed Wall, [Bldg. Use 2 - Multifamily] (b)	1587	---	---	0.092	0.064
FW.01 Insulated Foundation Wall: Solid Concrete:12" Thickness, Normal Density, Furring: Metal, Wall Ht 18.5, Depth B.G. 18.5, [Bldg. Use 2 - Multifamily]	4476	0.0	16.8	0.052	0.108
SOUTH					
O.01a Insulated Precast Concrete Panel: Solid Concrete:8" Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	34769	0.0	16.8	0.052	0.090
V.01 Vision Fixed: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Typ. Resid., SHGC 0.23, VT 0.68, [Bldg. Use 1 - Multifamily] (c)	12885	---	---	0.370	0.420
V.02 Vision Operable: Metal Frame:Operable, Perf. Specs.: Product ID Typ. Resid., SHGC 0.23, VT 0.68, [Bldg. Use 1 - Multifamily] (c)	3200	---	---	0.540	0.500
O.01b Insulated Precast Concrete Panel: Solid Concrete:8" Thickness, Normal Density, Furring: Metal, [Bldg. Use 2 - Multifamily]	6105	0.0	16.8	0.052	0.104
V.03a Storefront system: Metal Frame:Fixed, Perf. Specs.: Product ID CW, SHGC 0.37, VT 0.68, [Bldg. Use 2 - Multifamily] (c)	3128	---	---	0.360	0.420
VD.02 Terrace door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID SF, SHGC 0.40, VT 0.50, [Bldg. Use 2 - Multifamily] (c)	490	---	---	1.000	0.770
O.02a Spandrel Glass with Insulated panel: Other Steel Framed Wall, [Bldg. Use 2 - Multifamily] (b)	465	---	---	0.070	0.064
O.02b Spandrel Glass with Insulated panel: Other Steel Framed Wall, [Bldg. Use 3 - Retail] (b)	4941	---	---	0.070	0.064
V.03a Storefront system: Metal Frame:Fixed, Perf. Specs.: Product ID CW, SHGC 0.37, VT 0.68, [Bldg. Use 3 - Retail] (c)	2637	---	---	0.360	0.420
VD.01b Entrance Vision door: Glass (> 50% glazing):Metal Frame,	70	---	---	1.000	0.770

Project Title: 11 HOYT STREET — Report date: 02/03/17
Data filename: O:\Projects\2016\398 - 11 Hoyt\Energy Analisis\2017.02.02_11 Hoyt St_90.1(2013).cck — Page 2 of 13

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Entrance Door, Perf. Specs.: Product ID SF, SHGC 0.40, VT 0.50, [Bldg. Use 3 - Retail] (c)					
O.03 Metal Panel with CMU backup wall: Concrete Block:8", Partially Grouted, Cells Empty, Normal Density, Furring: None, [Bldg. Use 2 - Multifamily]	6813	---	16.8	0.052	0.104
O.04 Louver with Insulated Blank off panel: Other Steel Framed Wall, [Bldg. Use 2 - Multifamily] (b)	570	---	---	0.092	0.064
FW.01 Insulated Foundation Wall: Solid Concrete:12" Thickness, Normal Density, Furring: Metal, Wall Ht 18.5, Depth B.G. 18.5, [Bldg. Use 2 - Multifamily]	5550	0.0	16.8	0.052	0.108
WEST					
O.01a Insulated Precast Concrete Panel: Solid Concrete:8" Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Multifamily]	95584	0.0	16.8	0.052	0.090
V.01 Vision Fixed: Metal Frame with Thermal Break:Fixed, Perf. Specs.: Product ID Typ. Resid., SHGC 0.23, VT 0.68, [Bldg. Use 1 - Multifamily] (c)	34547	---	---	0.370	0.420
V.02 Vision Operable: Metal Frame:Operable, Perf. Specs.: Product ID Typ. Resid., SHGC 0.23, VT 0.68, [Bldg. Use 1 - Multifamily] (c)	8400	---	---	0.540	0.500
O.01b Insulated Precast Concrete Panel: Solid Concrete:8" Thickness, Normal Density, Furring: Metal, [Bldg. Use 2 - Multifamily]	5451	0.0	16.8	0.052	0.104
V.03a Storefront system: Metal Frame:Fixed, Perf. Specs.: Product ID CW, SHGC 0.37, VT 0.68, [Bldg. Use 2 - Multifamily] (c)	2234	---	---	0.360	0.420
VD.02 Terrace door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID SF, SHGC 0.60, VT 0.68, [Bldg. Use 2 - Multifamily] (c)	130	---	---	1.000	0.770
O.02a Spandrel Glass with Insulated panel: Other Steel Framed Wall, [Bldg. Use 2 - Multifamily] (b)	2963	---	---	0.070	0.064
V.03a-R Storefront system (Recessed): Metal Frame:Fixed, Perf. Specs.: Product ID CW, SHGC 0.37, PF 0.54, VT 0.68, [Bldg. Use 2 - Multifamily] (c)	1667	---	---	0.360	0.420
O.02b Spandrel Glass with Insulated panel: Other Steel Framed Wall, [Bldg. Use 3 - Retail] (b)	3743	---	---	0.070	0.064
V.03b Storefront system: Metal Frame:Fixed, Perf. Specs.: Product ID CW, SHGC 0.37, VT 0.68, [Bldg. Use 3 - Retail] (c)	678	---	---	0.360	0.420
VD.01b Entrance Vision door: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID SF, SHGC 0.40, VT 0.50, [Bldg. Use 3 - Retail] (c)	190	---	---	1.000	0.770
O.03 Metal Panel with CMU backup wall: Concrete Block:8", Partially Grouted, Cells Empty, Normal Density, Furring: None, [Bldg. Use 2 - Multifamily]	895	---	16.8	0.052	0.104
O.04 Louver with Insulated Blank off panel: Other Steel Framed Wall, [Bldg. Use 2 - Multifamily] (b)	1587	---	---	0.092	0.064
FW.01 Insulated Foundation Wall: Solid Concrete:12" Thickness, Normal Density, Furring: Metal, Wall Ht 18.5, Depth B.G. 18.5, [Bldg. Use 2 - Multifamily]	3320	0.0	16.8	0.052	0.108

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.
(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

Envelope PASSES: Design 2% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2013) Standard requirements in COMcheck Version 4.0.5.3 and to comply with any applicable

Joseph Bianchi - Partner — 02/08/17

Project Title: 11 HOYT STREET — Report date: 02/03/17
Data filename: O:\Projects\2016\398 - 11 Hoyt\Energy Analisis\2017.02.02_11 Hoyt St_90.1(2013).cck — Page 3 of 13

11 Hoyt Elevation Areas
1/31/2017

WALL AND ROOF ASSEMBLIES

Ref. Dtl.	Assembly name	"R" value	"U" value	SHGC
EN-M-1	Green Roof	R-25ci	0.039	NA
EN-M-2	Roof with Insulation and Paver	R-25ci	0.039	NA
EN-M-3	Driveway over occupied space	R-16.8ci	0.054	NA
EN-M-13	Bulkheac Roof	R-26.75ci	0.036	NA
EN-M-4	Soffits w th insulation	R-16.8ci	0.05	NA
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA
EN-M-6	Louver with Insulated Blank off panel	R-10ci	0.092	NA
EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA
EN-M-8	Insulatec Foundation Wall	R-16.8ci	0.052	NA
EN-M-9	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA
EN-M-10	Vis on Fixed	NA	0.37	0.23
S2	Vis on Operable	NA	0.54	0.23
EN-M-1	Storefront system	NA	0.36	0.37
EN-M-12	Entrance Vision door	NA	1	0.5

EAST ELEVATION			"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
E1	Ref. Dtl.	Gross Area				4,476 sf	4,625 sf	4,492 sf	98,467 sf	112,061 sf
162.025 FT	**EN-M-8**	Insulatec Foundation Wall	R-16.8ci	0.052	NA	4,476 sf				4,476 sf
	EN-M-9	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA			2,242 sf	52,637 sf	54,879 sf
	EN-M-1	Storefront system	NA	0.36	0.37		855 sf	2,060 sf		2,915 sf
	EN-M-10	Vis on Operable	NA	0.54	0.23				34,547 sf	34,547 sf
	EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA		2,420 sf		1,296 sf	3,716 sf
	EN-M-12	Entrance Vision door	NA	1	0.5		65 sf	190 sf		255 sf
	EN-M-6	Louver with Insulated Back panel	R-10ci	0.092	NA				1,587 sf	1,587 sf
	EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		1,286 sf			1,286 sf

EAST ELEVATION			"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
E2	Ref. Dtl.	Gross Area					3,830 sf			3,830 sf
COURTYARD	**EN-M-9**	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA					0 sf
	EN-M-10	Storefront system	NA	0.37	0.23					0 sf
	EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		3,830 sf			3,830 sf

WEST ELEVATION			"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
W1	Ref. Dtl.	Gross Area					3,320 sf	3,159 sf	3,774 sf	98,467 sf	108,720 sf
162.025 FT	**EN-M-8**	Insulatec Foundation Wall	R-16.8ci	0.052	NA	3,320 sf					3,320 sf
	EN-M-9	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA			1,420 sf	52,637 sf	54,057 sf
	EN-M-1	Storefront system	NA	0.36	0.37		678 sf	2,234 sf		2,912 sf
	EN-M-10	Vis on Operable	NA	0.54	0.23				34,547 sf	34,547 sf
	EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA		1,691 sf		1,296 sf	2,987 sf
	EN-M-12	Entrance Vision door	NA	1	0.5		190 sf	130 sf		320 sf
	EN-M-6	Louver with Insulated Back panel	R-10ci	0.092	NA				1,587 sf	1,587 sf
	EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		600 sf			600 sf

WEST ELEVATION			"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
W2	Ref. Dtl.	Gross Area					3,147 sf			3,147 sf
COURTYARD	**EN-M-9**	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA					0 sf
	EN-M-1	Storefront system	NA	0.37	0.23		1,667 sf			1,667 sf
	EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA		1,184 sf			1,184 sf
	EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		296 sf			296 sf

SOUTH ELEVATION			"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
S1	Ref. Dtl.	Gross Area				5,550 sf	6,168 sf	1,267 sf	36,084 sf	49,069 sf
56.2 FT	EN-M-8	Insulatec Foundation Wall	R-16.8ci	0.052	NA	5,550 sf				5,550 sf
	EN-M-9	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA			459 sf	18,684 sf	19,143 sf
	EN-M-1	Storefront system	NA	0.36	0.37		2,637 sf	738 sf		3,375 sf
	EN-M-10	Vis on Fixed	NA	0.37	0.23				12,885 sf	12,885 sf
	EN-M-10	Vis on Operable	NA	0.54	0.23				3,200 sf	3,200 sf
	EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA		2,234 sf		465 sf	2,699 sf
	EN-M-12	Entrance Vision door	NA	1	0.5		70 sf	70 sf	280 sf	420 sf
	EN-M-6	Louver with Insulated Back panel	R-10ci	0.092	NA				570 sf	570 sf
	EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		1,227 sf			1,227 sf

SOUTH ELEVATION			"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
S2	Ref. Dtl.	Gross Area					5,586 sf	4,558 sf		10,144 sf
LANEWAY	**EN-M-9**	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA			2,028 sf		2,028 sf
	EN-M-1	Storefront system	NA	0.36	0.37			2,390 sf		2,390 sf
	EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA					0 sf
	EN-M-12	Entrance Vision door	NA	1	0.5			140 sf		140 sf
	EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		5,586 sf			5,586 sf

NORTH ELEVATION			"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
N1	**Ref. Dtl.**	Gross Area				5,550 sf	6,938 sf	6,104 sf	59,293 sf	77,885 sf
95.75 FT	**EN-M-8**	Insulatec Foundation Wall	R-16.8ci	0.052	NA	5,550 sf				5,550 sf
	EN-M-9	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA				30,784 sf	30,784 sf
	EN-M-1	Storefront system	NA	0.36	0.37			1,162 sf		1,162 sf
	EN-M-10	Vis on Fixed	NA	0.37	0.23				21,445 sf	21,445 sf
	EN-M-10	Vis on Operable	NA	0.54	0.23				5,150 sf	5,150 sf
	EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA				766 sf	766 sf
	EN-M-6	Louver with Insulated Back panel	R-10ci	0.092	NA				938 sf	938 sf
	EN-M-12	Entrance Vision door	NA	1	0.5				210 sf	210 sf
	EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		6,938 sf	4,942 sf		11,880 sf

NORTH ELEVATION			"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
N2	Ref. Dtl.	Gross Area					5,836 sf			5,836 sf
LANEWAY	**EN-M-9**	Insulatec Precast Concrete Panel	R-16.8ci	0.052	NA					0 sf
	EN-M-1	Storefront system	NA	0.36	0.37					0 sf
	EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		5,836 sf			5,836 sf

LEVEL	Ref. Dtl.	ROOF ASSEMBLIES	"R" Value	"U" value	AREA
1st floor	**EN-M-3**	Driveway over occupied space	R-16.8ci	0.054	14,158 sf
2rd floor	**EN-M-1**	Green Roof	R-25ci	0.039	25,730 sf
	EN-M-2	Roof with Insulation and Paver	R-25ci	0.039	
3rd Floor	**EN-M-2**	Roof with Insulation and Paver	R-25ci	0.039	9,136 sf
25th Floor	**EN-M-2**	Roof with Insulation and Paver	R-25ci	0.039	1,789 sf
53st Floor	**EN-M-13**	Bulkheac Roof	**R-26.75ci**	0.036	766 sf
52nd Floor	EN-M-13	Bulkheac Roof	R-26.75ci	0.036	9,390 sf
53rd Floor	EN-M-13	Bulkheac Roof	R-26.75ci	0.036	274 sf
Bulkhezd Roof	EN-M-13	Bulkheac Roof	R-26.75ci	0.036	3,194 sf
Total					50,279 sf
Area of Soffits					
Soffit at underside of 2nd floor (above laneway)	**EN-M-4**	Soffits w th insulation			2,495 sf
25th floor Soffits	**EN-M-4**	Soffits w th insulation			1,789 sf
Total					4,284 sf
	EN-M-5	Metal Panel with CMU backup wall			30,541 sf
	EN-M-6	Louver with Insulated Blank off panel			4,682 sf
	EN-M-7	Spandrel Glass with Insulated panel			11,352 sf
	EN-M-8	Insulatec Foundation Wall			18,896 sf
	EN-M-9	Insulatec Precast Concrete Panel			160,891 sf
	EN-M-1	Storefront system			14,421 sf
	EN-M-10	Vis on Fixed			103,424 sf
	EN-M-11	Vis on Operable			25,150 sf
	EN-M-12	Entrance Vision door			1,345 sf
		Gross Area			370,692 sf
		Area of Roofs			50,279
		Area of Soffits			4,284
		Total Area			425,255 sf

* REFER TO EN-009 FOR DETAILS *

IIA Envelope Inspections

	Inspection/Test	Periodic (minimum)	Reference Standard (See ECC Chapter CS) or	ECC or Other Citation
IIA2	**Insulation placement and R values:** Installed insulation for each component of the conditioned space envelope and at junctions between components shall be visually inspected to ensure that the R values are marked, that each R-value conforms to the R values identified in the construction documents and that the insulation is properly installed. Certifications for unmarked insulation shall be similarly visually inspected	As required to verify continuous exclusive while walls, ceilings and floors are open	Approved construction documents	C303.1, C303.1.1, C303.1.2, C303.1.3, C402.1, C402.2, C402.5, ASHRAE 90.1 – 5.5, 5.6 or 11, 5.8.1
IIA3	**Fenestration U-factor and product ratings:** U-factor, SHGC and VT values of installed fenestration shall be visually inspected for conformance with the U-factor, SHGC and VT values identified in the construction documents as verified on the manufacturer's NFRC label, or, where not labeled, using the ratings in ECC Tables C303.1.3(1), (2) and (3).	As required during installation	Approved construction documents; NFRC 100, NFRC 200	C303.1, C303.1.3, C402.3, ASHRAE 90.1 – 5.5, 5.6 or 11, 5.8.1
IIA5	**Fenestration area:** Dimensions of windows, doors and skylights shall be verified by visual inspection	Prior to final construction inspection	Approved construction documents	C303.3, ASHRAE 90.1 – 5.5.1, 5.6 or 11
IIA6	**Air sealing and insulation – visual inspection:** Openings and penetrations in the building envelope, including attic bulk insulation and doors, shall be visually inspected to verify that a continuous air barrier around the envelope boundary, an air-tight enclosure The progress inspector shall visually inspect to verify that materials and/or assemblies have been tested and meet the requirements of the respective standards, or that the building as tested and meets the requirements of the standard in accordance with the standard(s) cited in the approved plans.	As required during construction	Approved construction documents; ASTM E1186, ASTM E2357, ASTM E1677, ASTM E779, ASTM E783.	C407.1, ASHRAE 90.1 – 5.4.3.1
IIA7	**Projection factors:** Where the energy analysis utilized a projection factor > 0 the projection dimensions of overhangs, eaves or permanently attached shading devices shall be verified for conformance with approved plans by visual inspection	Prior to final construction inspection	Approved construction documents; including energy analysis	C402.1.2, ASHRAE 90.1 – 5.5.4.1, 5.6 or 11
IIA8	**Loading dock weatherseals:** Weatherseals at loading docks shall be visually verified	Prior to final construction inspection	Approved construction documents	C402.4.6 ASHRAE 90.1 – 5.4.3.3
IIA9	**Vestibules:** Required entrance vestibules shall be visually inspected for proper operation.	Prior to final construction inspection	Approved construction documents;	C402.4.7, ASHRAE 90.1 – 5.4.3.4

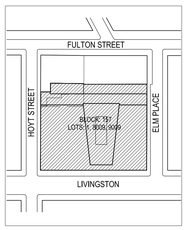
Professional Statement: To the best of my knowledge, belief and professional judgement, this application is in compliance with the 2016 NYECCC per application of ASHRAE 90.1 2013 standard.

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

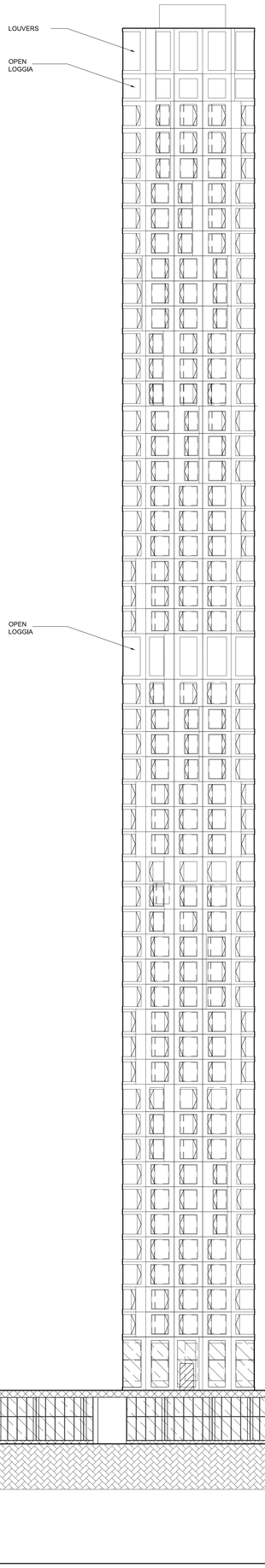
DWG TITLE:
ENERGY COMPLIANCE FORMS

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID CHARLES HOLT STATE OF NEW YORK 026861

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	EN-004.00

EN-001-FORMS

DEPT OF BLDGS 421397008 Job Number
B/BO/081/505 Scan Code



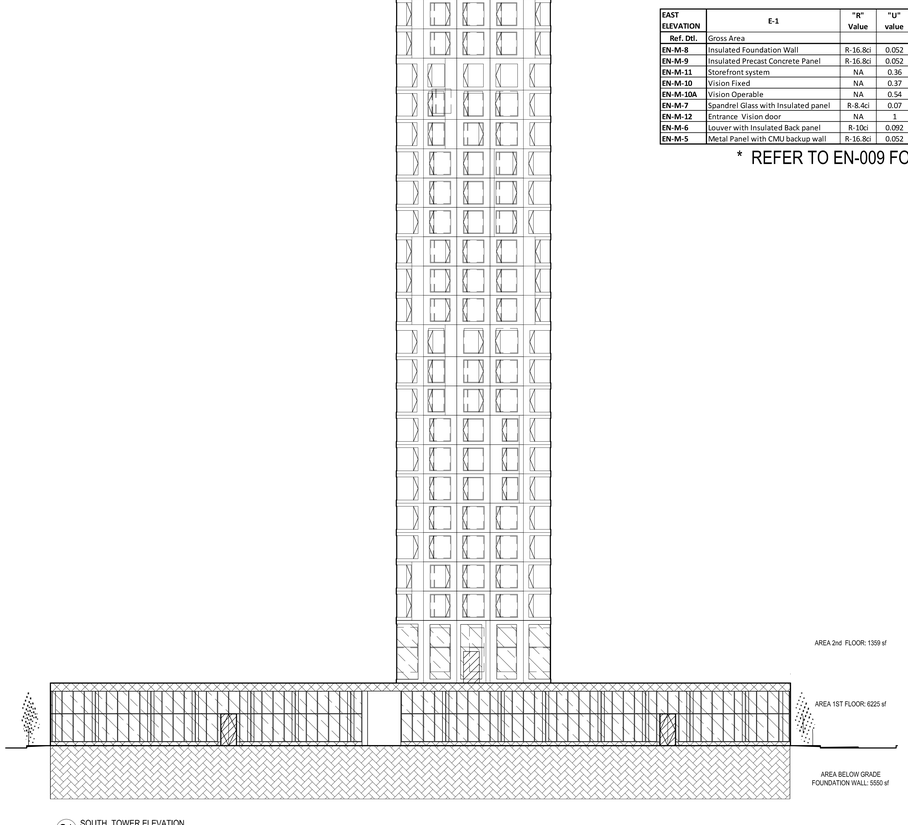
SOUTH ELEVATION	S-1	"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
Ref. Dtl.	Gross Area				5,550 sf	6,168 sf	1,267 sf	36,084 sf	49,069 sf
EN-M-8	Insulated Foundation Wall	R-16.8ci	0.052	NA	5,550 sf				5,550 sf
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA			459 sf	18,684 sf	19,143 sf
EN-M-11	Storefront system	NA	0.36	0.37		2,637 sf	738 sf		3,375 sf
EN-M-10	Vision Fixed	NA	0.37	0.23				12,885 sf	12,885 sf
EN-M-10A	Vision Operable	NA	0.54	0.23				3,200 sf	3,200 sf
EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA		2,234 sf		465 sf	2,699 sf
EN-M-12	Entrance Vision door	NA	1	0.5		70 sf	70 sf	280 sf	420 sf
EN-M-6	Louver with Insulated Back panel	R-10ci	0.092	NA				570 sf	570 sf
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		1,227 sf			1,227 sf

* REFER TO EN-009 FOR DETAILS *

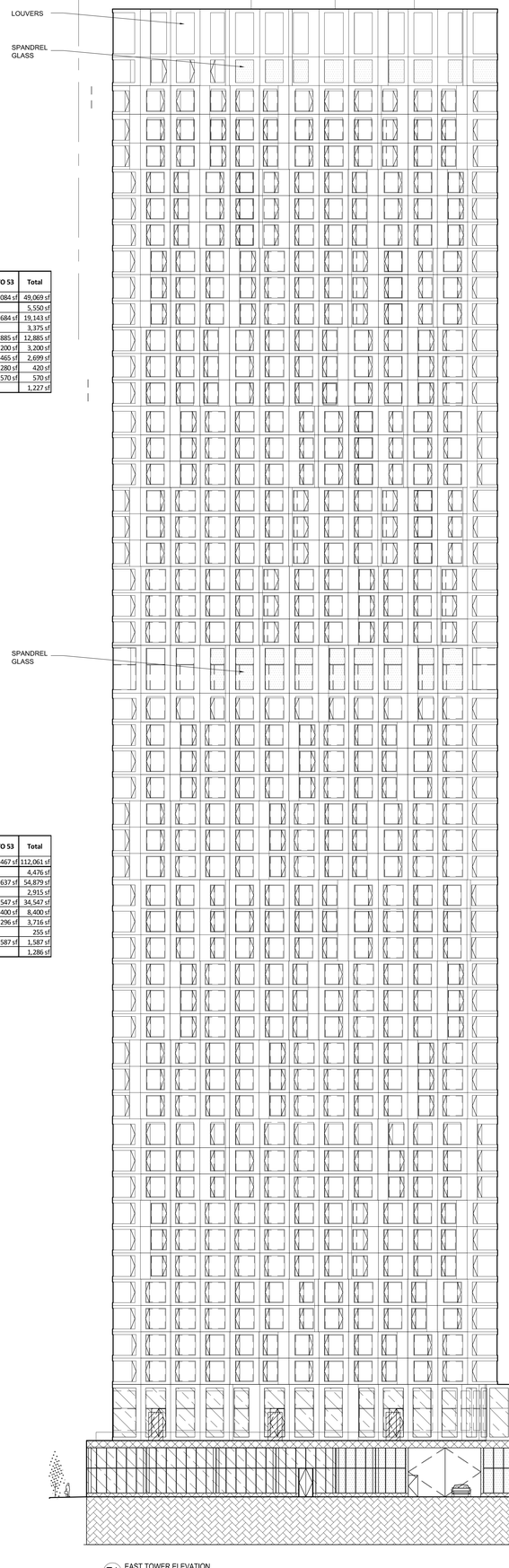
LOGGIA GLAZING AT 29TH FLOOR

EAST ELEVATION	E-1	"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
Ref. Dtl.	Gross Area				4,476 sf	4,626 sf	4,492 sf	98,467 sf	112,061 sf
EN-M-8	Insulated Foundation Wall	R-16.8ci	0.052	NA	4,476 sf				4,476 sf
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA			2,242 sf	52,637 sf	54,879 sf
EN-M-11	Storefront system	NA	0.36	0.37		855 sf	2,060 sf		2,915 sf
EN-M-10	Vision Fixed	NA	0.37	0.23				34,547 sf	34,547 sf
EN-M-10A	Vision Operable	NA	0.54	0.23				8,400 sf	8,400 sf
EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA		2,420 sf		1,296 sf	3,716 sf
EN-M-12	Entrance Vision door	NA	1	0.5		65 sf	190 sf		255 sf
EN-M-6	Louver with Insulated Back panel	R-10ci	0.092	NA				1,587 sf	1,587 sf
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		1,286 sf			1,286 sf

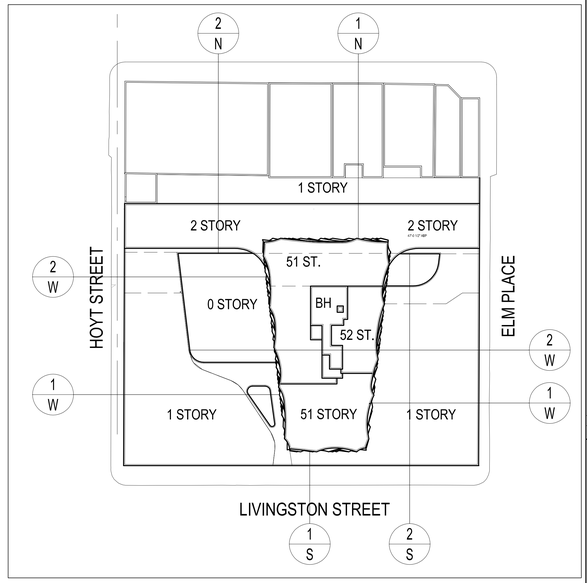
* REFER TO EN-009 FOR DETAILS *

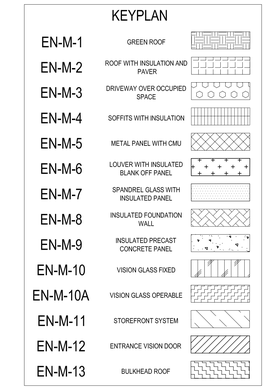


S1 SOUTH TOWER ELEVATION
SCALE: 1"=20'



E1 EAST TOWER ELEVATION
SCALE: 1"=20'





Professional Statement: To the best of my knowledge, belief and professional judgement, this application is in compliance with the 2016 NYECCC per application of ASHRAE 90.1 2013 standard.

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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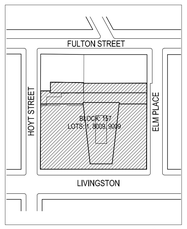

KEY PLAN

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11 HOYT OWNER, LP
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

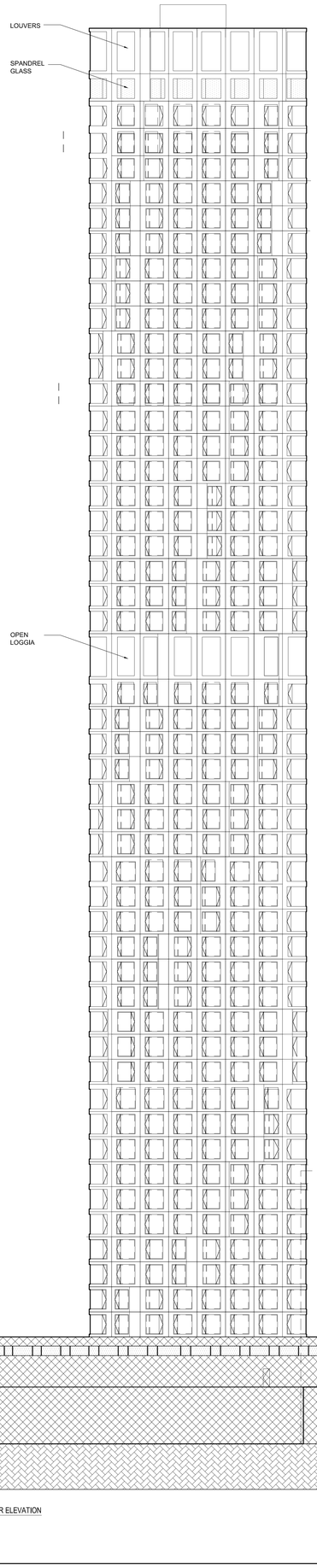
DWG TITLE:
ENERGY COMPLIANCE ELEVATIONS SHEET #1

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN CARL D'AMBROSIO 022861 STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	EN-005.00

EN-005-ELEVATIONS

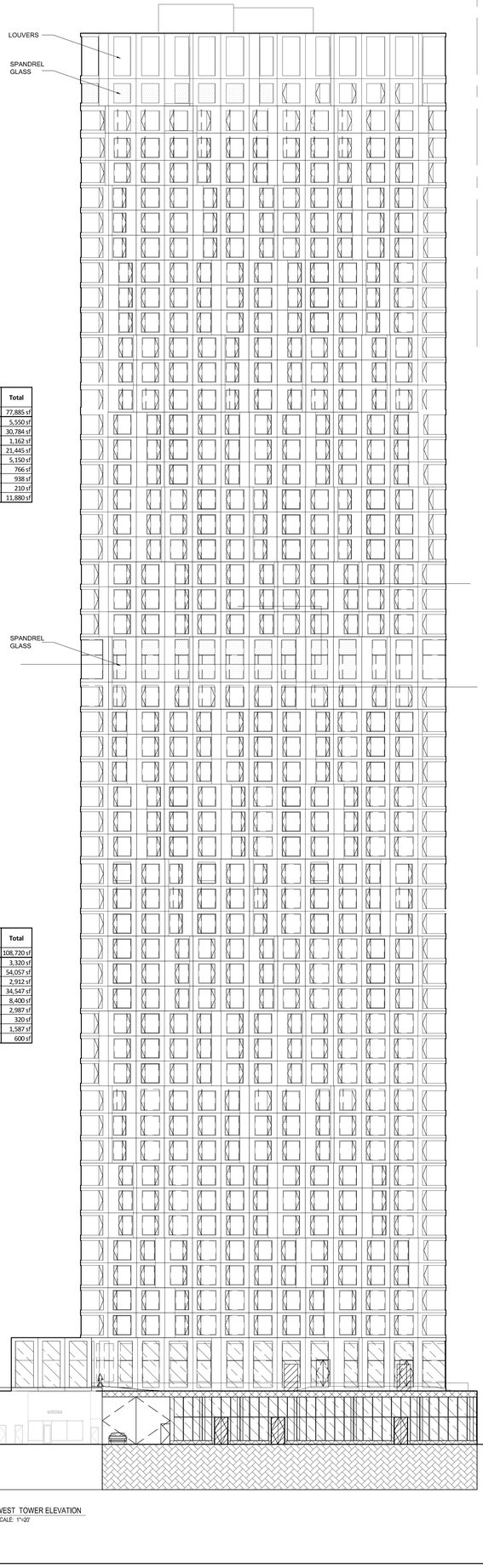
DEPT OF BLDGS 321370506 Job Number
ES3277556894 Scan Code



NORTH ELEVATION	N-1	"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
Ref. Dtl.	Gross Area				5,550 sf	6,938 sf	6,104 sf	59,293 sf	77,885 sf
EN-M-8	Insulated Foundation Wall	R-16.8ci	0.052	NA	5,550 sf				5,550 sf
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA				30,784 sf	30,784 sf
EN-M-11	Storefront system	NA	0.36	0.37			1,162 sf		1,162 sf
EN-M-10	Vision Fixed	NA	0.37	0.23				21,445 sf	21,445 sf
EN-M-10A	Vision Operable	NA	0.54	0.23				5,150 sf	5,150 sf
EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA				766 sf	766 sf
EN-M-6	Louver with Insulated Back panel	R-10ci	0.092	NA				938 sf	938 sf
EN-M-12	Entrance Vision door	NA	1	0.5				210 sf	210 sf
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		6,938 sf	4,942 sf		11,880 sf

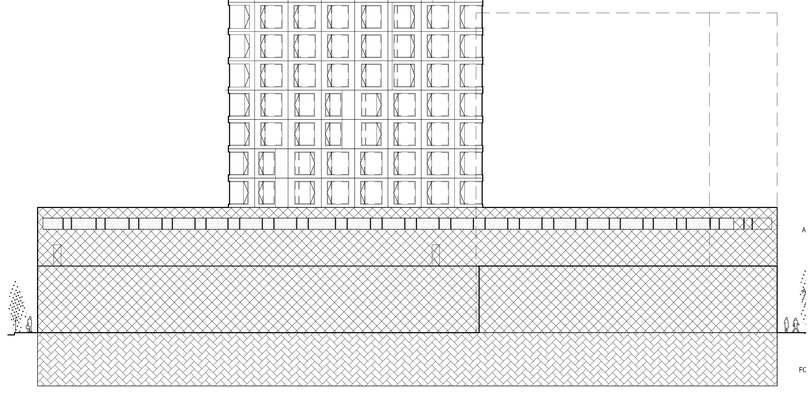
* REFER TO EN-009 FOR DETAILS *

LOGGIA GLAZING AT 29TH FLOOR

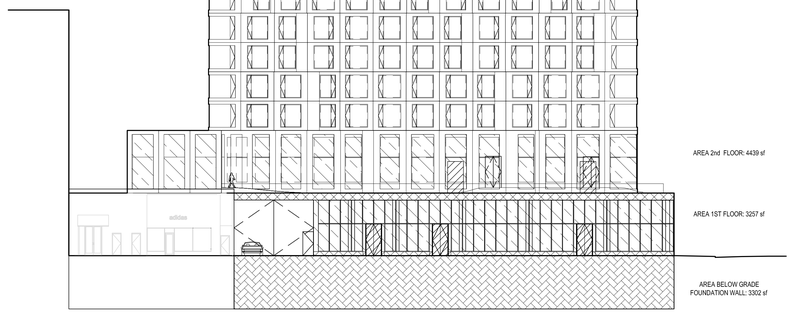


WEST ELEVATION	W-1	"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
Ref. Dtl.	Gross Area				3,320 sf	3,159 sf	3,774 sf	98,467 sf	108,720 sf
EN-M-8	Insulated Foundation Wall	R-16.8ci	0.052	NA	3,320 sf				3,320 sf
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA			1,420 sf	52,637 sf	54,057 sf
EN-M-11	Storefront system	NA	0.36	0.37		678 sf	2,234 sf		2,912 sf
EN-M-10	Vision Fixed	NA	0.37	0.23				34,547 sf	34,547 sf
EN-M-10A	Vision Operable	NA	0.54	0.23				8,400 sf	8,400 sf
EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA		1,691 sf		1,296 sf	2,987 sf
EN-M-12	Entrance Vision door	NA	1	0.5		190 sf	130 sf		320 sf
EN-M-6	Louver with Insulated Back panel	R-10ci	0.092	NA				1,587 sf	1,587 sf
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		600 sf			600 sf

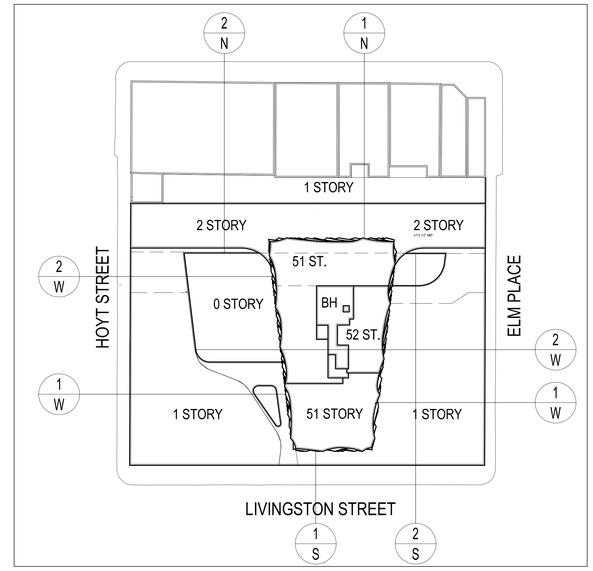
* REFER TO EN-009 FOR DETAILS *



N1 NORTH TOWER ELEVATION
SCALE: 1"=20'



W1 WEST TOWER ELEVATION
SCALE: 1"=20'



KEYPLAN

EN-M-1	GREEN ROOF
EN-M-2	ROOF WITH INSULATION AND PAVER
EN-M-3	DRIVEWAY OVER OCCUPIED SPACE
EN-M-4	SOFFITS WITH INSULATION
EN-M-5	METAL PANEL WITH CMU
EN-M-6	LOUVER WITH INSULATED BLANK OFF PANEL
EN-M-7	SPANDREL GLASS WITH INSULATED PANEL
EN-M-8	INSULATED FOUNDATION WALL
EN-M-9	INSULATED PRECAST CONCRETE PANEL
EN-M-10	VISION GLASS FIXED
EN-M-10A	VISION GLASS OPERABLE
EN-M-11	STOREFRONT SYSTEM
EN-M-12	ENTRANCE VISION DOOR
EN-M-13	BULKHEAD ROOF

Professional Statement: To the best of my knowledge, belief and professional judgement, this application is in compliance with the 2016 NYECCC per application of ASHRAE 90.1 2013 standard.

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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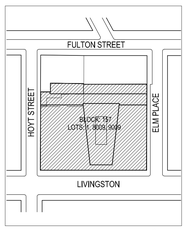

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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

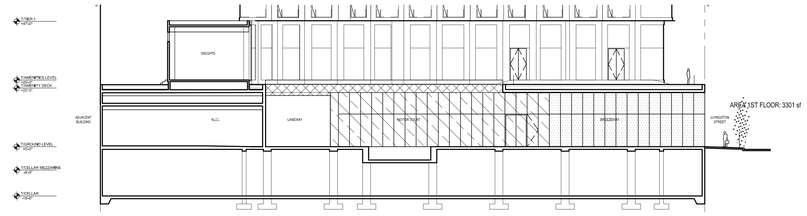
DWG TITLE:
ENERGY COMPLIANCE ELEVATIONS SHEET #2

SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID CHARLES WEST STATE OF NEW YORK 029921

DATE: 1/31/2017
PROJECT #: 15A17
SCALE: AS NOTED
DWG NO. EN-006.00

EN-005-ELEVATIONS

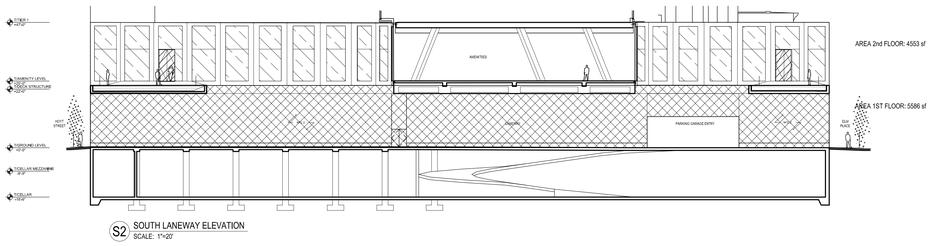
DEPT OF BLDGS 421197008 Job Number
B1609003L3DH Scan Code



W2 WEST COURTYARD ELEVATION
SCALE: 1"=20'

WEST ELEVATION	W-2 (COURTYARD)	"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
Ref. Dtl.	Gross Area					3,147 sf			3,147 sf
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA					0 sf
EN-M-11	Storefront system	NA	0.37	0.23		1,667 sf			1,667 sf
EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA		1,184 sf			1,184 sf
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		296 sf			296 sf

* REFER TO EN-009 FOR DETAILS *



S2 SOUTH LANEWAY ELEVATION
SCALE: 1"=20'

SOUTH ELEVATION	S-2 (LANEWAY)	"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
Ref. Dtl.	Gross Area					5,586 sf	4,558 sf		10,144 sf
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA			2,028 sf		2,028 sf
EN-M-11	Storefront system	NA	0.36	0.37			2,390 sf		2,390 sf
EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA					0 sf
EN-M-12	Entrance Vision door	NA	1	0.5			140 sf		140 sf
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		5,586 sf			5,586 sf

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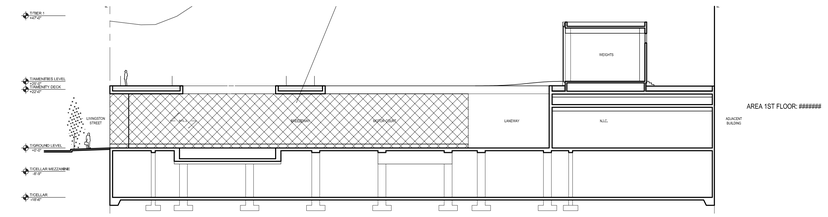
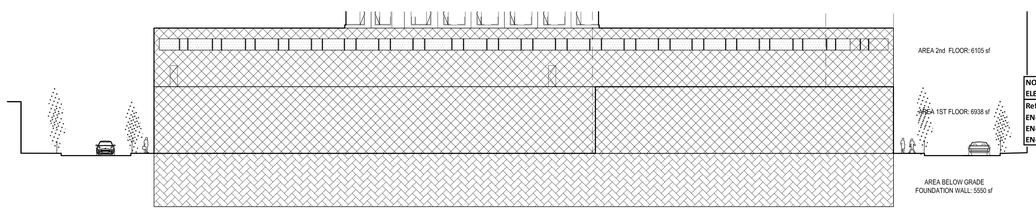


E2 EAST COURTYARD ELEVATION
SCALE: 1"=20'

EAST ELEVATION	E-2 (COURTYARD)	"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
Ref. Dtl.	Gross Area					3,830 sf			3,830 sf
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA					0 sf
EN-M-10	Storefront system	NA	0.37	0.23					0 sf
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		3,830 sf			3,830 sf

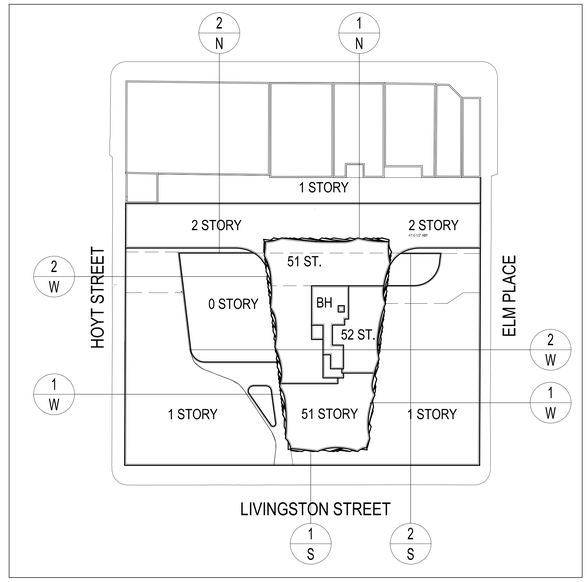
* REFER TO EN-009 FOR DETAILS *



N1 NORTH TOWER ELEVATION
SCALE: 1"=20'

NORTH ELEVATION	N-2 (LANEWAY)	"R" Value	"U" value	SHGC	Below Grade	1st floor	2nd floor	3 TO 53	Total
Ref. Dtl.	Gross Area					5,836 sf			5,836 sf
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA					0 sf
EN-M-1	Storefront system	NA	0.36	0.37					0 sf
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA		5,836 sf			5,836 sf

* REFER TO EN-009 FOR DETAILS *



KEYPLAN

EN-M-1	GREEN ROOF
EN-M-2	ROOF WITH INSULATION AND PAVER
EN-M-3	DRIVEWAY OVER OCCUPIED SPACE
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EN-M-12	ENTRANCE VISION DOOR
EN-M-13	BULKHEAD ROOF

Professional Statement: To the best of my knowledge, belief and professional judgement, this application is in compliance with the 2016 NYECCC per application of ASHRAE 90.1 2013 standard.

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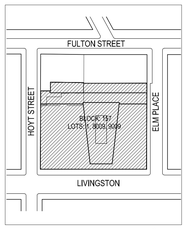

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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

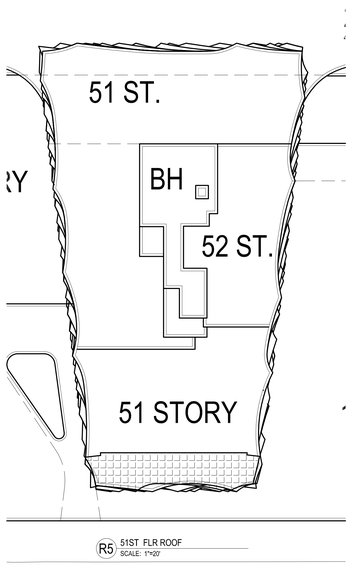
DWG TITLE:
ENERGY COMPLIANCE ELEVATIONS SHEET #3

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES TILFORD 026861 STATE OF NEW YORK

DATE:	1/31/2017
PROJECT #:	15A17
SCALE:	AS NOTED
DWG NO.	EN-007.00

EN-005-ELEVATIONS

DEPT OF BLDGS 421197008 Job Number
E-NB1621033(3) Scan Code



R5 51ST FLR ROOF
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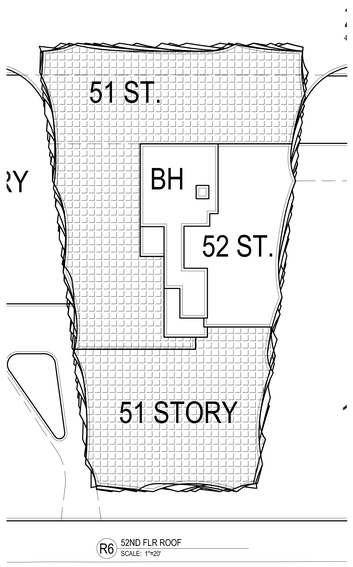
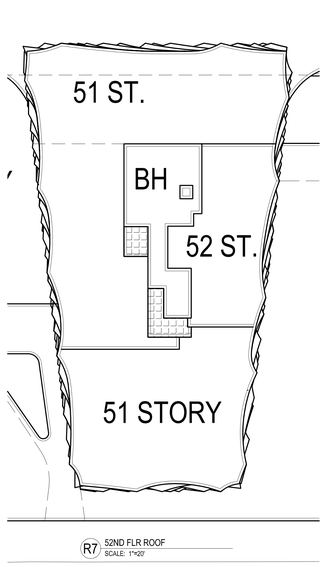
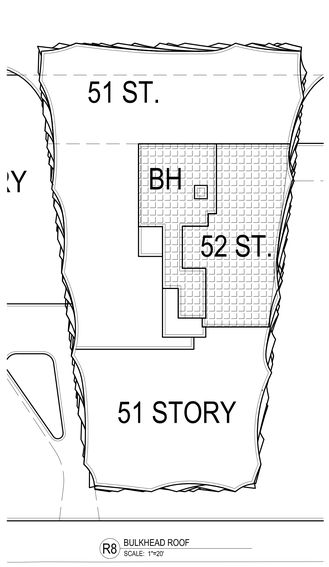


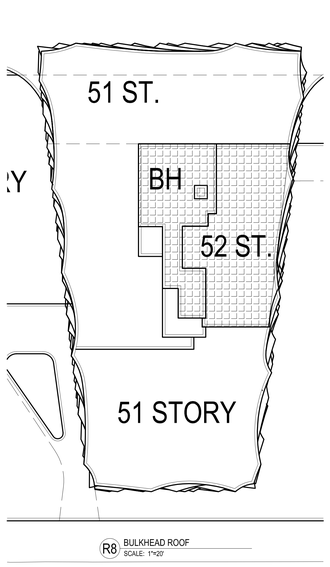
R6 52ND FLR ROOF
SCALE: 1"=20'



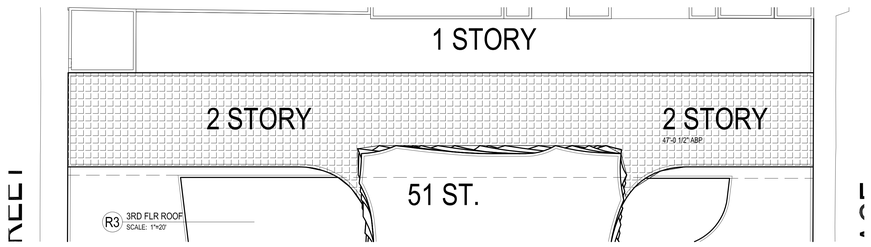
R7 52ND FLR ROOF
SCALE: 1"=20'



R8 BULKHEAD ROOF
SCALE: 1"=20'



R8 BULKHEAD ROOF
SCALE: 1"=20'

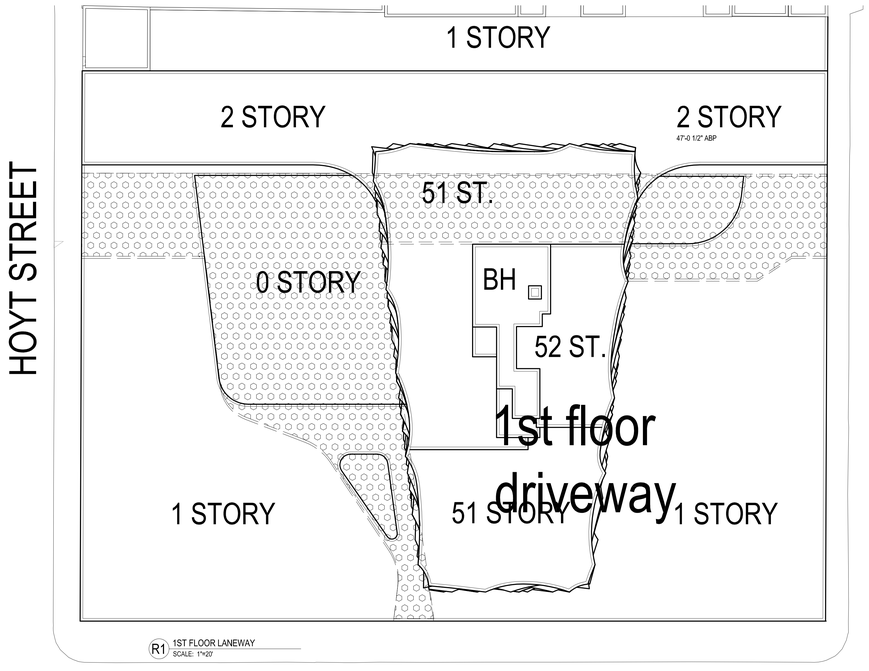


R3 3RD FLR ROOF
SCALE: 1"=20'

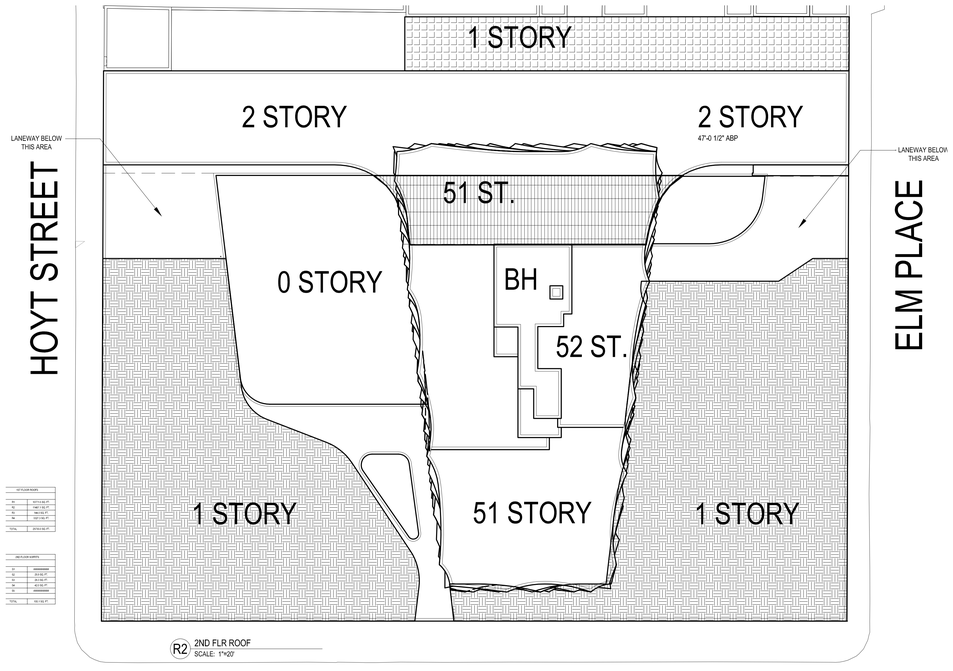
LEVEL	Ref. Dtl.	ROOF ASSEMBLIES	"R" Value	"U" value	AREA
R1 - 1st floor	**EN-M-3**	Driveway over occupied space	R-16.8ci	0.054	14,158 sf
R2 - 2nd floor	**EN-M-1**	Green Roof	R-25ci	0.039	25,730 sf
	EN-M-2	Roof with Insulation and Paver	R-25ci	0.039	
R3 - 3rd Floor	**EN-M-2**	Roof with Insulation and Paver	R-25ci	0.039	9,136 sf
R4 - 29th Floor	**EN-M-2**	Roof with Insulation and Paver	R-25ci	0.039	1,789 sf
R5 - 51st Floor	**EN-M-13**	Bulkhead Roof	**R-26.75ci**	0.036	766 sf
R6 - 52nd Floor	**EN-M-13**	Bulkhead Roof	R-26.75ci	0.036	9,390 sf
R7 - 53rd Floor	**EN-M-13**	Bulkhead Roof	R-26.75ci	0.036	274 sf
R8 - Bulkhead Roof	**EN-M-13**	Bulkhead Roof	R-26.75ci	0.036	3,194 sf
Total					64,437 sf

Area of Soffits										
S1 - Soffit at underside of 2nd floor (above laneway)	**EN-M-4**	Soffits with insulation								2,495 sf
S2- 29th floor Soffits	**EN-M-4**	Soffits with insulation								1,789 sf
Total										4,284 sf

* REFER TO EN-009 FOR DETAILS *



R1 1ST FLOOR LANEWAY
SCALE: 1"=20'



R2 2ND FLR ROOF
SCALE: 1"=20'

KEYPLAN

EN-M-1	GREEN ROOF
EN-M-2	ROOF WITH INSULATION AND PAVER
EN-M-3	DRIVEWAY OVER OCCUPIED SPACE
EN-M-4	SOFFITS WITH INSULATION
EN-M-5	INSULATED METAL PANEL
EN-M-6	LOUVER WITH INSULATED BLANK OFF PANEL
EN-M-7	SPANDREL GLASS WITH INSULATED PANEL
EN-M-8	INSULATED FOUNDATION WALL
EN-M-9	INSULATED PRECAST CONCRETE PANEL
EN-M-10	VISION GLASS FIXED
EN-M-10A	VISION GLASS OPERABLE
EN-M-11	STOREFRONT SYSTEM
EN-M-12	ENTRANCE VISION DOOR
EN-M-13	BULKHEAD ROOF

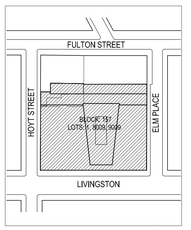
Professional Statement: To the best of my knowledge, belief and professional judgement, this application is in compliance with the 2016 NYECCC per application of ASHRAE 90.1 2013 standard.

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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STRUCTURAL ENGINEERS
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GEOTECHNICAL Engineer:
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LANDSCAPE ARCHITECTS
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ENERGY COMPLIANCE
ROOFS

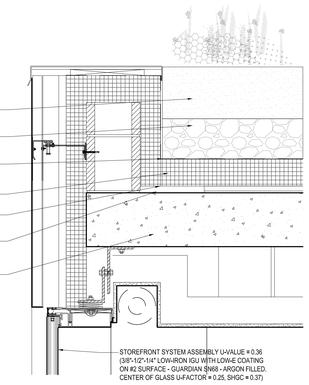
SEAL & SIGNATURE:
REGISTERED ARCHITECT DAVID CHARLES WEST STATE OF NEW YORK 029801

DATE:	1/31/2017
PROJECT #:	15417
SCALE:	AS NOTED
DWG NO.	EN-008.00

EN-008-ROOFS

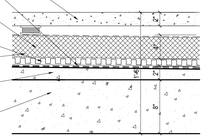
DEPT OF BLDGS 321370508 Job Number
ES 20171215/79 Scan Code

GREEN ROOF	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM H
NA	SOIL
NA	GRAVEL
NA	FILTER FABRIC
25	5" XPS INSULATION (R 5 / INCH)
NA	COLD FLUID APPLIED LIQUID MEMBRANE ROOFING SYSTEM
NA	2" CONCRETE FILL, SLOPE TO DRAIN
0.65	10" CONCRETE SLAB
0.61	INSIDE AIR FILM H
26.43	TOTAL R-VALUE
0.039	TOTAL U-VALUE



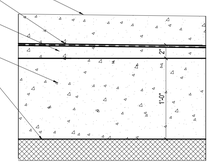
EN-M-1 GREEN ROOF ABOVE STOREFRONT SYSTEM
SCALE: 1-1/2"=1'-0"

ROOF WITH INSULATION AND PAVERS	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM H
NA	2" PRECAST CONCRETE PAVER
NA	FILTER FABRIC
25	5" XPS INSULATION (R5/INCH)
NA	DRAINAGE MAT
NA	COLD FLUID APPLIED LIQUID MEMBRANE ROOFING SYSTEM
NA	2" CONCRETE FILL, SLOPE TO DRAIN
0.65	10" CONCRETE SLAB
0.61	INSIDE AIR FILM H
26.43	TOTAL R-VALUE
0.039	TOTAL U-VALUE



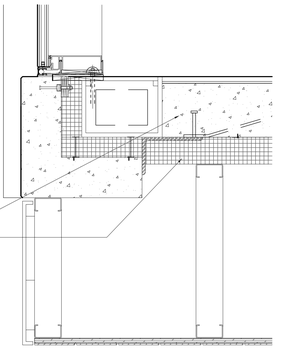
EN-M-2 TYPICAL ROOF PAVER
SCALE: 1-1/2"=1'-0"

DRIVEWAY OVER OCCUPIED SPACE	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM H
NA	6" CONCRETE TRAFFIC WEAR LAYER
NA	COLD FLUID APPLIED LIQUID MEMBRANE ROOFING SYSTEM
NA	2" CONCRETE FILL, SLOPE TO DRAIN
0.78	12" CONCRETE SLAB
16.8	4" SEMI RIGID MINERAL FIBER BOARD INSULATION (R 4.2/INCH)
0.61	INSIDE AIR FILM H
18.36	TOTAL R-VALUE
0.054	TOTAL U-VALUE



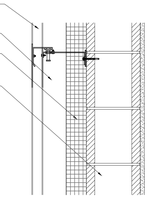
EN-M-3 DRIVE WAY OVER OCCUPIED SPACE
SCALE: 1-1/2"=1'-0"

SOFFIT	
R-VALUE	MATERIAL
0.61	INSIDE AIR FILM H
0.65	10" TYPICAL CONCRETE SLAB
16.8	4" SEMI RIGID MINERAL FIBER BOARD INSULATION (R 4.2/INCH)
0.17	OUTSIDE AIR FILM H
18.23	TOTAL R-VALUE
0.050	TOTAL U-VALUE



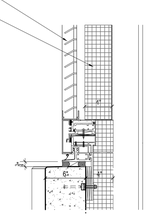
EN-M-4 TYPICAL DROP SOFFFIT
SCALE: 1-1/2"=1'-0"

METAL PANEL WITH CMU BACKUP WALL	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM
NA	METAL PANEL
NA	2" AIR SPACE
16.8	4" EXTERIOR GRADE SEMI RIGID MINERAL FIBER BOARD INSULATION (R 4.2/INCH)
1.11	8" CMU WALL
0.61	INSIDE AIR FILM
18.76	TOTAL R-VALUE
0.052	TOTAL U-VALUE



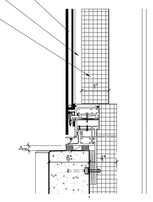
M-5 METAL PANEL
SCALE: 1-1/2"=1'-0"

LOUVER WITH INSULATED BLANK-OFF PANEL	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM
NA	50% FREE AREA ALUM. LOUVER WITH BIROSCREEN
10	"4" BLANK-OFF PANEL
0.61	INSIDE AIR FILM
10.85	TOTAL R-VALUE
0.092	TOTAL U-VALUE
*ASSUMPTION OF 50% REDUCTION DUE TO HEAT LOSS THROUGH METAL FRAME	



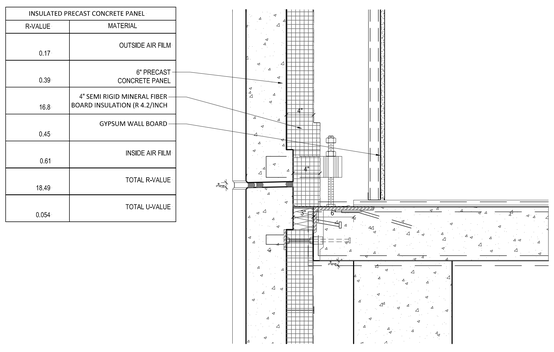
EN-M-6 LOUVER WITH INSULATED BLANK-OFF PANEL
SCALE: 1-1/2"=1'-0"

SPANDREL GLASS WITH INSULATED PANEL	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM
4	* 3/8"-1/2"-1/4"- BACKPAINTED IGU
1	1" AIR SPACE
8.4	** 4" SEMI RIGID MINERAL FIBER BOARD INSULATION (R 4.2/INCH)
0.61	INSIDE AIR FILM
14.25	TOTAL R-VALUE
0.070	TOTAL U-VALUE
* EQUIVALENT R-VALUE, CENTER OF GLASS U-VALUE	
** ASSUMPTION OF 50% REDUCTION DUE TO HEAT LOSS THROUGH CW FRAME	



EN-M-7 INSULATED SPANDREL GLASS WITH INSULTED BLANK-OFF PANEL
SCALE: 1-1/2"=1'-0"

INSULATED PRECAST CONCRETE PANEL	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM
0.39	6" PRECAST CONCRETE PANEL
16.8	4" SEMI RIGID MINERAL FIBER BOARD INSULATION (R 4.2/INCH
0.45	GYPSUM WALL BOARD
0.61	INSIDE AIR FILM
18.49	TOTAL R-VALUE
0.054	TOTAL U-VALUE

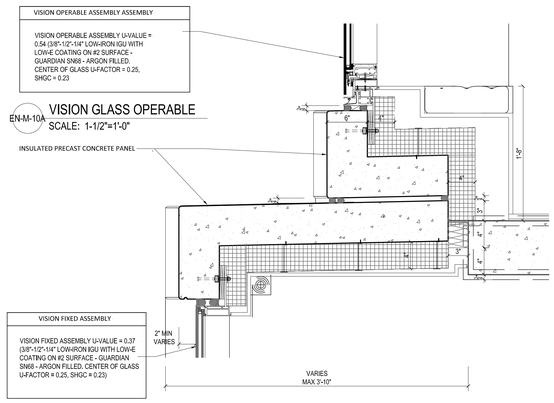


EN-M-9 PRECAST WALL ASSEMBLY
SCALE: 1-1/2"=1'-0"

VISION OPERABLE ASSEMBLY ASSEMBLY
VISION OPERABLE ASSEMBLY U-VALUE = 0.54 (3/8"-1/2"-1/4" LOW-IRON IGU WITH LOW-E COATING ON #2 SURFACE - GUARDIAN SN68 - ARGON FILLED, CENTER OF GLASS U-FACTOR = 0.25, SHGC = 0.23

EN-M-10A VISION GLASS OPERABLE
SCALE: 1-1/2"=1'-0"

VISION FIXED ASSEMBLY
VISION FIXED ASSEMBLY U-VALUE = 0.37 (3/8"-1/2"-1/4" LOW-IRON IGU WITH LOW-E COATING ON #2 SURFACE - GUARDIAN - SN68 - ARGON FILLED, CENTER OF GLASS U-FACTOR = 0.25, SHGC = 0.23)

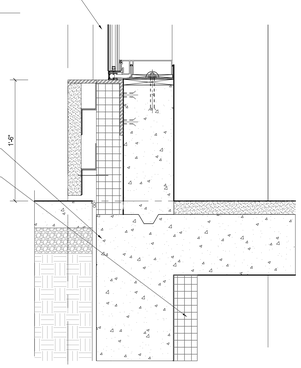


EN-M-10 VISION GLASS FIXED
SCALE: 1-1/2"=1'-0"

STOREFRONT SYSTEM ASSEMBLY
STOREFRONT SYSTEM ASSEMBLY U-VALUE = 0.36 (3/8"-1/2"-1/4" LOW-IRON IGU WITH LOW-E COATING ON #2 SURFACE - GUARDIAN SN68 - ARGON FILLED, CENTER OF GLASS U-FACTOR = 0.25, SHGC = 0.37

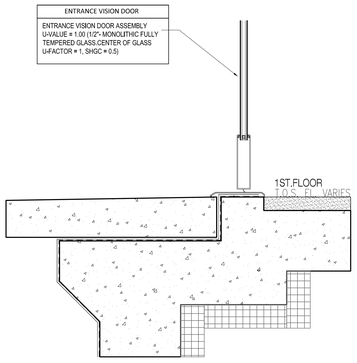
EN-M-11 STOREFRONT SYSTEM
SCALE: 1-1/2"=1'-0"

INSULATED FOUNDATION WALL	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM
0.78	12" CONCRETE FOUNDATION WALL
16.8	4" SEMI RIGID MINERAL FIBER BOARD INSULATION (R 4.2/INCH)
0.61	INSIDE AIR FILM
18.36	TOTAL R-VALUE
0.052	TOTAL U-VALUE



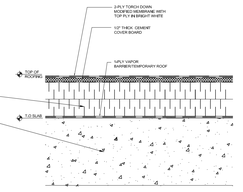
EN-M-8 FOUNDATION WALL WITH NSULATION
SCALE: 1-1/2"=1'-0"

ENTRANCE VISION DOOR
ENTRANCE VISION DOOR ASSEMBLY U-VALUE = 1.00 (1/2"- MONOLITHIC FULLY TEMPERED GLASS CENTER OF GLASS U-FACTOR = 1, SHGC = 0.5)



EN-M-12 ENTRANCE VISION DOOR
SCALE: 1-1/2"=1'-0"

BULKHEAD ROOF	
R-VALUE	MATERIAL
0.17	OUTSIDE AIR FILM H
26.75	POLYISOCUANIRTE INSULATION (R 5.35 / INCH)
0.65	10" CONCRETE SLAB
0.61	INSIDE AIR FILM H
33.67	TOTAL R-VALUE
0.036	TOTAL U-VALUE



EN-M-13 TYPICAL ROOFING ASSEMBLY AT BULKHEAD
SCALE: 1-1/2"=1'-0"

Professional Statement: To the best of my knowledge, belief and professional judgement, this application is in compliance with the 2016 NYECCC per application of ASHRAE 90.1 2013 standard.

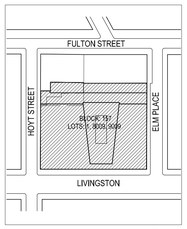
WALL AND ROOF ASSEMBLIES				
Ref. Dtl.	Assembly name	"R" value	"U" value	**SHGC**
EN-M-1	Green Roof	R-25ci	0.039	NA
EN-M-2	Roof with Insulation and Paver	R-25ci	0.039	NA
EN-M-3	Driveway over occupied space	R-16.8ci	0.054	NA
EN-M-13	Bulkhead Roof	R-26.75ci	0.036	NA
EN-M-4	Soffits with insulation	R-16.8ci	0.05	NA
EN-M-5	Metal Panel with CMU backup wall	R-16.8ci	0.052	NA
EN-M-6	Louver with Insulated Blank off panel	R-10ci	0.092	NA
EN-M-7	Spandrel Glass with Insulated panel	R-8.4ci	0.07	NA
EN-M-8	Insulated Foundation Wall	R-16.8ci	0.052	NA
EN-M-9	Insulated Precast Concrete Panel	R-16.8ci	0.052	NA
EN-M-10	Vision Fixed	NA	0.37	0.23
EN-M-10A	Vision Operable	NA	0.54	0.23
EN-M-11	Storefront system	NA	0.36	0.37
EN-M-12	Entrance Vision door	NA	1	0.5

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	ISSUED TO NYC DOB



KEY PLAN

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NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
ENERGY COMPLIANCE WALL TYPES
SHEET #9

SEAL & SIGNATURE:
REGISTERED ARCHITECT CHARLES WEST 022883 STATE OF NEW YORK

DATE: 1/31/2017
PROJECT #: 15417
SCALE: AS NOTED
EN-009.00
DWG.NO.

EN-009-WALL-TYPES

DEPT OF BLDGS 321370506 Job Number
321371225 Scan Code

KEY OF SYMBOLS AND ABBREVIATIONS

NOTE: THE KEY OF SYMBOLS INDICATED IS FOR CONVENIENCE ONLY AND ITEMS INDICATED ARE NOT NECESSARILY WITHIN THE SCOPE OF THE WORK.

- BUTTERFLY OR BALL VALVE (EXCEPT FOR STEAM SYSTEMS WHERE GATE ARE REQUIRED)
- GLOBE VALVE
- BALL VALVE
- CHECK VALVE
- RELIEF OR SAFETY VALVE
- 3-WAY AUTOMATIC CONTROL VALVE
- 2-WAY AUTOMATIC CONTROL VALVE
- PRESSURE REDUCING VALVE
- STRAINER WITH BLOW-OFF VALVE
- BUTTERFLY VALVE HAND OPERATED
- BUTTERFLY VALVE MOTOR OPERATED
- TWO BUTTERFLY VALVES W/COMMON MOTOR OPERATOR
- PLUG VALVE
- SOLENOID VALVE
- FLOW METER
- TRAP, STEAM
- PUMP
- PUMP SUCTION DIFFUSER
- TRAP, BUCKET
- DRIP RIG OR TRAP RIG
- FLOW SWITCH
- AIR VENT AUTOMATIC
- AIR VENT MANUAL
- AIR SEPARATOR
- PRESSURE GAGE W/ GAGE COCK
- THERMOMETER
- TEMPERATURE TRANSMITTER
- BALL JOINT

- FLEXIBLE CONNECTOR
- FLANGED CONNECTION
- UNION FITTING
- PIPE GUIDE
- PIPE ANCHOR
- VALVED CAPPED OUTLET
- EXPANSION JOINT
- REDUCER
- PIPE UP
- PIPE DN
- PIPE BOTTOM CONNECTION
- PIPE TOP CONNECTION
- PIPE STUB UP
- FLOW DIRECTION
- PIPE PITCH UP OR DOWN
- EXPANSION LOOP

- CDR — CONDENSATE RETURN
- CHWS — CHILLED WATER SUPPLY
- CHWR — CHILLED WATER RETURN
- CWS — CONDENSER WATER SUPPLY
- CWR — CONDENSER WATER RETURN
- SCWS — SECONDARY CONDENSER WATER SUPPLY
- SCWR — SECONDARY CONDENSER WATER RETURN
- CW — CITY WATER
- D — DRAIN LINE
- DW — DOMESTIC WATER
- FOF — FUEL OIL FILL
- FOG — FUEL OIL GAUGE LINE
- FOS — FUEL OIL SUPPLY
- FOR — FUEL OIL RETURN
- FOV — FUEL OIL VENT
- GHWS — GYCOL HOT WATER SUPPLY
- GHWR — GYCOL HOT WATER RETURN
- HWPR — HIGH(MED. PRESSURE STEAM RETURN
- HPS — HIGH PRESSURE STEAM SUPPLY
- LPD — LOW PRESSURE DRIP
- LPR — LOW PRESSURE STEAM RETURN
- LPS — LOW PRESSURE STEAM SUPPLY
- MPS — MIDIUM PRESSURE STEAM
- HWS — HOT WATER SUPPLY
- HWR — HOT WATER RETURN
- PD — PUMP DISCHARGE
- RL — REFRIGERANT LIQUID LINE
- RS — REFRIGERANT SUCTION LINE
- V — VENT LINE
- R — RELIEF LINE

- NEW WORK
- EXISTING WORK
- EXISTING WORK TO BE REMOVED
- CONNECT NEW WORK TO EXISTING
- CUT & CAP
- AIR RISER
- WATER SUPPLY RISER
- WATER RETURN RISER
- CONDENSATE DRAIN RISER
- SQUARE INCHES
- SQUARE FEET
- CAPPED OUTLET

- AIR FLOW SWITCH
- EMERGENCY SWITCH
- HUMIDISTAT
- THERMOSTAT
- SENSOR
- DUCT MOUNTED SMOKE DETECTOR
- PRESSURE SENSOR
- TEMPERATURE SENSOR
- RADIANT HEAT (SEE SCHEDULE)
- FIRE STAT
- UNDER-CUT DOOR
- LOUVERED DOOR
- SEE DETAIL NO. 1 ON DRAWING M-101
- SEE SECTION NO. 1 ON DRAWING M-101

- UNIT HEATER
- INLINE CABINET FAN
- CENTRIFUGAL FAN
- ROOF VENTILATOR INTAKE
- ROOF VENTILATOR EXHAUST
- FAN COIL UNIT
- FAN POWERED TERMINAL UNIT
- FAN POWERED TERMINAL UNIT WITH HEATING COIL
- FLOOR DESIGNATION, TERMINAL NUMBER, UNIT SIZE DESIGNATION (REFER TO SCHEDULE), FAN CFM, HEATING COIL GPM — EXAMPLE OF FAN POWERED TERMINAL UNIT DESIGNATION
- VARIABLE AIR VOLUME BOX
- VARIABLE AIR VOLUME BOX W/HEATING UNIT
- CEILING DIFFUSER
- RETURN GRILLE /REGISTER
- TOP REGISTER
- RETURN/EXHAUST AIR SUPPLY AIR
- AIR QUANTITY (200 CFM)

- DUCT SIZE IN INCHES (FIRST FIGURE IS SIDE SHOWN)
- DUCT WITH ACOUSTICAL LINING (SIZE INDICATES CLEAR AREA INSIDE)
- DUCT IN FIRE RATED ENCLOSURE
- WELDED DUCTWORK
- FLEXIBLE CONNECTION
- FLEXIBLE DUCT
- SQUARE VANED ELBOW
- RADIUS ELBOW
- SUPPLY AIR DUCT
- RETURN/EXHAUST AIR DUCT
- VOLUME DAMPER
- FIRE SMOKE DAMPER W/FUSIBLE LINK & ACCESS DOOR
- AUTOMATIC LOUVERED DAMPER
- SPLITTER DAMPER
- TRANSFER OPENING ABOVE HUNG CEILING
- TRANSFER DUCT ABOVE HUNG CEILING WITH ACOUSTICAL LINING
- OPEN END DUCT WITH WIRE MESH SCREEN

AC	AIR CONDITIONING
ACU	AIR CONDITIONING UNIT
ACCU	AIR COOLED CONDENSER UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AFM	AIR FLOW MONITOR
AHU	AIR HANDLING UNIT
AL	ACOUSTICAL LINING
ALD	AUTOMATIC LOUVERED DAMPER
ALMS	ALUMINUM LOUVER AND ALUMINUM WIRE MESH SCREEN
AP	ACCESS PANEL
AS	AIR SEPERATOR
ASD	AUTOMATIC SMOKE DAMPER
BDD	BACKDRAFT DAMPER
BF	BLIND FLANGE
BG	BOTTOM GRILLE
BHP	BREAK HORSEPOWER
BI	BLACK IRON
BG	BOTTOM GRILLE
BO	BLANK OFF
BR	BOTTOM REGISTER
BOS	BOTTOM OF STEEL
BTU	BRITISH THERMAL UNIT
CC	COOLING COIL
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CHW	CHILLED WATER
CUH	CABINET UNIT HEATER
CO	CAPPED OUTLET
COD	CLEAN OUT DOOR
CP	CONDENSATE PUMP
CR	CEILING REGISTER
CV	CONSTANT VOLUME BOX
DN	DOWN
EUH	ELECTRONIC UNIT HEATER
EAT	ENTERING AIR TEMPERATURE
EAV	ELECTRONIC AIR VALVE
EX	ELEVATOR EXHAUST
EF	EXHAUST FAN
EL	EXPANSION LOOP
EWT	ENTERING WATER TEMPERATURE
F	FILTER
FA	FACE AREA
FC	FLEXIBLE CONNECTION
FCU FD	FAN COIL UNIT FLOOR DRAIN
FLD	FUSIBLE LINK FIRE DAMPER W/ACCESS DOOR
F/SM–HS	FIRE/SMOKE DAMPER (RESETTABLE TYPE) W/HEAT SENSOR & ACCESS DOOR
F/SM	FIRE/SMOKE DAMPER W/FUSIBLE LINK AND ACCESS DOOR
FTR	FIN–TUBE RADIATION
GX	GENERAL EXHAUST
GI	GALVANIZED IRON
GP	GLYCOL PUMP
GPM	GALLONS PER MINUTE
HC	HEATING COIL
HP	HORSEPOWER
H&V	HEATING & VENTILATION UNIT
HW	HOT WATER
HPS	HIGH PRESSURE STEAM
IB	INTERNAL DUCT BOOT
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LPS	LOW PRESSURE STEAM
LWT	LEAVING WATER TEMPERATURE
MBH	1000 BTU PER HOUR
MCC	MOTOR CONTROL CENTER
MER	MECHANICAL EQUIPMENT ROOM
MPS	MEDIUM PRESURE STEAM
MF/SM	COMB. MODULATING FIRE SMOKE DAMPER
N.C.	NORMALLY CLOSED
NFA	NET FREE AREA
NS	NOISE SUPPRESSOR
N.O.	NORMALLY OPEN
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OED	OPEN END DUCT
OTP	OPEN TO PLENUM
OV	OUTLET VELOCITY
PD	PUMP DISCHARGE
PH	PRE–HEAT COIL
PH	PHASE
PIM	PRESSURE INDEPENDENT MODULE
PO	PLUGGED OUTLET
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RF	RETURN FAN
RG	RETURN GRILLE
RHC	RE–HEAT COIL
SD	SMOKE DETECTOR
SF	SUPPLY FAN
SX	SMOKE EXHAUST
SMD	SMOKE DAMPER W/ACCESS DOOR
SPD	SPLITTER DAMPER
S.P	STAIR PRESSURIZATION
SQ	SQUARE
SQ. FT	SQUARE FEET
SSO	SAFETY SHUT–OFF VALVE
ST	SOUND TRAP
ST. STL	STAINLESS STEEL
TF	TRANSFER FAN
TC	TOP CONNECTION
TG	TOP GRILLE
TR	TOP REGISTER
TO	TRANSFER OPENING
TR GR	TRANSFER GRILLE
UL	UNDERWRITER'S LABORATORY
UH	UNIT HEATER
U.O.N	UNLESS OTHERWISE NOTED
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VJ	VIBRATION ISOLATOR
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
WF	WATER FILTER
WCU	WATER CHILLING UNIT
WH	WALL HEATER
WMS	WIRE MESH SCREEN

INTERPRETATION OF SINGLE LINE DUCTWORK

WHERE DUCTWORK IS SHOWN SINGLE LINE, FOLLOWING SHALL APPLY FOR ACTUAL DUCT CONSTR.

SINGLE LINE	ACTUAL CONSTRUCTION
RISE OR DROP	OFFSET IN VERTICAL PLANE SHALL BE MADE WITH SMOOTH FITTINGS AND HAVE EQUAL CROSS SECTIONAL AREAS. ELEVATION
HORIZONTAL OFFSET	OFFSET IN HORIZONTAL PLANE SHALL BE MADE WITH SMOOTH FITTINGS AND HAVE EQUAL CROSS SECTIONAL AREAS.
PLENUM OVER DIFFUSER	PLENUM OVER LINEAR SUPPLY OR RETURN DIFFUSER OR GRILLE
CONN. TO LINEAR DIFFUSER PLENUM	CONICAL FITTINGS. REGULATION OF VOLUME DAMPER SHALL BE ACCESSIBLE THROUGH THE FACE OF DIFFUSER
FLD, FIRE RATED WALL	ACCESS DOOR IN DUCT
FIRE DAMPER	FLD SEE DETAILS AND SPECIFICATIONS.
HTG. COIL	FLARE/TRANSITION DUCT TO ACCOMMODATE COIL
HEATING COIL	COIL WITH FLANGED CONNECTION ALL AROUND
AIR FLOW	ACCESS DOORS
	45° (TYPICAL)

INTERPRETATION OF SINGLE LINE DUCTWORK

WHERE DUCTWORK IS SHOWN SINGLE LINE, FOLLOWING SHALL APPLY FOR ACTUAL DUCT CONSTR.

SINGLE LINE	ACTUAL CONSTRUCTION
TEE CONVERGING AIR DIVERGING	VOLUME DAMPER — SINGLE TURNING VANES — W, W, VD, 2W
ELBOW	SINGLE BLADE TURNING VANE (EITHER TYPE ELBOW AT CONTR. OPTION—SUBJECT TO SPACE CONDITIONS). VANES SHALL BE WELDED TO RUNNERS. USE LARGE RADIUS VANES. MAXIMUM UNSUPPORTED VANE LENGTH SHALL NOT EXCEED 36".
(BRANCH AIR FLOW 25% OR HIGHER) SPLIT OR TAKE–OFF	A,B SHALL BE PROPORTIONAL TO AIR QUANTITY, 4" (10cm) MIN. IF A or B IS LESS THAN 4" (10cm), USE TAP DETAIL. VOLUME DAMPER IN SHORTER BRANCH. SINGLE BLADE TURNING VANES, A, B, VD, 1.5D, 1.5D, SQUARE THROAT ELBOW OPTION, R (4"(100mm) MIN.
(BRANCH TAP 25% OR OR LESS AIR FLOW) TAP TAKE–OFF	SIDE TAP BRANCH SHALL BE LIMITED TO 25% OF MAIN AIR FLOW. VOLUME DAMPER. SUPPLY AIR FLOW, AIR FLOW, RETURN

TABLE OF GUIDE SPACINGS

NOMINAL PIPE SIZE	MAXIMUM DISTANCE		MAXIMUM DISTANCE BETWEEN INTERMEDIATE GUIDES (FT) FOR PRESSURES (PSIG) SHOWN BELOW							
(IN)	EXPANSION JOINT TO FIRST GUIDE	FIRST TO SECOND GUIDE	50	100	150	200	250	300	350	400
3	1'–0"	3'–8"	21	19	17	16	15	14	13	13
4	1'–4"	4'–8"	35	29	25	22	20	19	18	17
6	2'–0"	7'–0"	57	44	37	32	29	27	25	23
8	2'–8"	9'–4"	66	52	45	40	36	33	31	29
10	3'–4"	11'–8"	91	69	58	51	46	42	39	36
12	4'–0"	14'–0"	107	79	66	58	52	48	44	41
14	4'–8"	16'–4"	115	85	71	62	56	51	47	
16	5'–4"	18'–8"	127	94	78	68	61	56	52	
18	6'–0"	21'–0"	139	102	85	74	67	61	56	
20	6'–8"	23'–4"	151	110	91	80	71			
24	8'–0"	28'–0"	172	125	103	89	80			
30	10'–0"	35'–0"	200	144	118	103	92			

GENERAL NOTES

1. ALL DUCTWORK INDICATED ON DRAWINGS IS SCHEMATIC. THEREFORE, CHANGES IN DUCT SIZES AND/OR LOCATIONS SHOULD BE MADE WHERE NECESSARY TO CONFORM TO SPACE CONDITIONS.
2. ALL DUCTWORK TO BE KEPT AS HIGH AS POSSIBLE SO AS TO MAINTAIN CEILING HEIGHTS SHOWN ON ARCHITECTURAL DRAWINGS.
3. WHERE PIPING, LIGHTS AND DUCTWORK CONFLICT, DUCTWORK SHALL BE SET UP AND DOWN.
4. ACCESS IS REQUIRED BELOW ALL DAMPERS, AC UNITS, VALVES AND TERMINAL BOXES.
5. FOR EXACT LOCATION OF CEILING DIFFUSERS AND REGISTERS, REFER TO ARCHITECT'S REFLECTED CEILING PLAN.
6. CONTRACTOR SHALL REVIEW ARCHITECTURAL PLANS AND SHALL BE RESPONSIBLE FOR FURNISHING ALL AIR OUTLETS WITH FRAMES AND BORDER COMPATIBLE WITH CEILING CONSTRUCTION.
7. FOR EXACT LOCATIONS OF THERMOSTATS, HUMIDISTATS AND SWITCHES, REFER TO ARCHITECTURAL DRAWINGS.
8. PROVIDE COMBINATION FIRE/SMOKE DAMPERS (WITH ACCESS DOORS) AT THE FOLLOWING POINTS:

a. POINT OF PASSING THROUGH SHAFT WALLS TO CONNECT TO VERTICAL RISERS.

b. WHERE PASSING THROUGH FLOOR OR CEILING CONSTRUCTION (NOT IN AIR SHAFTS).

c. WHERE PASSING THROUGH FIRE RATED PARTITIONS (REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE RATED PARTITION).

d. WHERE INDICATED OR REQUIRED BY CODE.

9. ACCESS IS REQUIRED BEHIND ALL DAMPERS, VALVES, EXPANSION JOINTS, AIR TERMINAL BOXES, ACCESS DOORS IN DUCTWORK AND OTHER MECHANICAL EQUIPMENT.
10. PROVIDE DRAIN VALVES AT ALL LOW POINTS OF ALL WATER SYSTEMS.
11. PROVIDE AUTOMATIC VENTS AT ALL HIGH POINTS OF ALL WATER SYSTEMS.
12. PROVIDE ON ALL MAIN BRANCH PIPING ONE (1) SHUT–OFF VALVE ON THE SUPPLY PIPE AND ONE (1) COMBINATION SHUT–OFF/BALANCING VALVE WITH PRESSURE TAPS AND MEMORY STOP ON THE RETURN PIPE.
13. PROVIDE VOLUME DAMPERS IN LOW PRESSURE DUCTWORK FOR ALL SUPPLY, RETURN, AND EXHAUST OUTLETS. PROVIDE VOLUME DAMPERS (VD) AT EVERY DUCTWORK BRANCH, TAP AND SPLIT. DO NOT INSTALL VOLUME DAMPERS ON MEDIUM PRESSURE DUCTWORK.
14. PROVIDE ACCESS DOORS IN DUCTWORK OR PLENUMS WHERE INDICATED OR REQUIRED FOR ACCESS TO SYSTEM COMPONENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

a. AUTOMATIC DAMPERS.
b. FILTER BANKS
c. FIRE DAMPERS
d. COMBINATION FIRE SMOKE DAMPERS.

15. FOR AREAS WITH INACCESSIBLE CEILINGS, VOLUME DAMPERS SHALL BE PROVIDED WITH METAL FLEXIBLE CABLE OPERATORS FOR REMOTE OPERATION OF DAMPERS.
16. WATER PIPING:

a. PROVIDE MINIMUM PITCH TO INSURE ADEQUATE VENTING AND DRAINAGE.
b. PROVIDE AS REQUIRED, AUTOMATIC AIR VENTS, MANUAL AIR VENTS AND RELIEF VALVES.

17. FOR PIPE CONNECTIONS DETAILS FOR EQUIPMENT, SEE DETAIL SHEET DRAWINGS AND SPECIFICATIONS.
18. ALL MOTOR STARTERS LOCATED OUTDOORS OR EXPOSED TO WET OR DAMP CONDITIONS SHALL BE NEMA TYPE 4.
19. NO PIPING SHALL BE SMALLER THAN 3/4 INCH UNLESS OTHERWISE NOTED.
20. FOR PIPE SIZES NOT INDICATED ON PLANS, SEE EQUIPMENT CONNECTION DETAILS.
21. PROVIDE FITTINGS FOR CHANGE IN PIPE SIZES FOR FINAL CONNECTIONS AS REQUIRED.
22. PROVIDE UNION OR FLANGED CONNECTIONS AT EACH PIECE OF EQUIPMENT AND ON BOTH SIDES OF CONTROL VALVES.
23. DRAINAGE PIPING PITCH NOT LESS THAN 1/8 PER FOOT.
24. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DUCT DIMENSIONS
25. PROVIDE A MINIMUM OF 4 X INLET DIAMETER STRAIGHT DUCT LENGTH UPSTREAM OF ALL AIR TERMINAL BOXES AS PER DETAILS AND SPECIFICATIONS.
26. THE MINIMUM EXTERNAL STATIC PRESSURE NOTED ON THE AHU AND AC UNIT SCHEDULES IS EXCLUSIVE OF COMPONENTS FURNISHED BY THE UNIT MANUFACTURER AS PART OF THE UNIT INCLUDING, BUT NOT LIMITED TO, ALL COILS, ALL FILTERS (UNIT CASING, DISCHARGE PLENUM, DIFFUSION SECTIONS, SOUND ATTENUATOR, DAMPERS (INLET AND DISCHARGE), ETC.
27. ALL DUCTS ELBOW SHALL BE ROUND ELBOW EXCEPT WHERE THERE IS A SPACE CONDITION.
28. PROVIDE AIR VENTS AT THE HIGH POINT OF PIPING. RUN OFF DRAINS SHOULD BE PROVIDED AT EACH VENT TO CARRY WATER TO DRAIN LINE.
29. PROVIDE DRIP PAN UNDER PIPING SERVING ELECTRICAL, TELECOM, ELEVATOR MACHINE ROOMS.
30. ALL DUCTS SERVING ELEVATOR HOISTWAY FOR SMOKE VENTING SHALL BE PROVIDED WITH TWO (2) HOUR RATED ENCLOSURE.
31. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLED INSPECTION AS PART OF THIS CONTRACT. MECHANICAL CONTRACTOR SHALL PROVIDE THE NAME OF A LICENSED PROFESSIONAL ENGINEER TO ARCHITECT WHEN AWARDED THE CONTRACT.
32. PROVIDE SMOKE DETECTOR AT SUPPLY MAIN DUCT FOR A.C. UNIT WITH AIR CAPACITY MORE THAN 2000 CFM AND PROVIDE SMOKE DETECTOR FOR BOTH SUPPLY AND RETURN MAIN DUCT FOR A.C. UNIT WITH AIR CAPACITY MORE THAN 15,000 CFM.
33. ALL METAL LOUVERS, AND ALL BLANK OFF PANELS (INSULATED OR NOT INSULATED, ACTIVE OR INACTIVE) FOR LOUVERS SHALL BE PROVIDED UNDER ANOTHER SECTION OF THE SPECIFICATIONS. WIRE MESH SCREENS FOR LOUVERS SHALL BE PROVIDED BY THE LOUVER MANUFACTURER. ALL OTHER WIRE MESH SCREENS SHALL BE PROVIDED UNDER THIS SECTION OF THE SPECIFICATIONS.
34. ALL VALVES FOR THE PERIMETER RADIATION PIPING, SHALL BE LOCATED BEHIND ACCESSIBLE PORTIONS OF THE CONVECTOR ENCLOSURE.
35. ALL LINEAR DIFFUSERS ARE TO BE COORDINATED WITH ARCHITECTURAL PLANS FOR EXACT LENGTHS AND LOCATIONS. ACTIVE PLENUM SIDES SHALL BE OF THE SIZES AS SHOWN ON PLANS. EACH BRANCH TAP SERVING THE LINEAR DIFFUSER SHALL BE PROVIDED WITH A VOLUME DAMPER WHICH SHALL BE OPERABLE THROUGH THE ROOM SIDE FACE OF THE DIFFUSER. ACTIVE SUPPLY SECTIONS OF THE LINEAR DIFFUSER SHALL BE PROVIDED WITH PATTERN CONTROL DEVICES AND EQUALIZING GRIDS. ACTIVE OR INACTIVE RETURN SECTIONS SHALL NOT BE FURNISHED WITH PATTERN CONTROL OR EQUALIZING GRIDS. REFER TO SPECIFICATIONS FOR MODEL NUMBERS. ALL FINISH COLORS AND TYPES SHALL BE AS PER ARCHITECTURAL DRAWING AND SPECIFICATIONS.

GENERAL NOTES (CONT)

37. THERMOSTAT SHOULD BE LOCATED 5'–0" A.F.F. AND 9" FROM EDGE OF DOOR EXCEPT IN ROOMS THAT ARE DESIGNATED AS ADA. THE THERMOSTAT SHALL BE MOUNTED 4'–0" A.F.F. IN THESE ADA ROOMS U.O.N. FINAL LOCATIONS TO BE VERIFIED WITH THE ARCHITECT. FINISHED PAINT COLOR TO BE SELECTED BY THE OWNER. MANUFACTURER'S LOGO SHALL NOT BE EXPOSED.
38. WHERE PIPING CONNECTIONS FOR EQUIPMENT SUCH AS PUMPS, BOILERS, ETC. DIFFER FROM THE LINE SIZE PIPING, IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO FURNISH AND INSTALL THE NECESSARY REDUCER/EXPANDER FITTINGS TO ENABLE CONNECTION BETWEEN THE PIPING SYSTEM AND EQUIPMENT.
39. PROVIDE VIBRATION ISOLATION FOR ALL MECHANICAL EQUIPMENT TO PREVENT TRANSMISSION OF VIBRATION TO BUILDING STRUCTURE.
40. PROVIDE VIBRATION ISOLATORS FOR ALL PIPING SUPPORTS CONNECTED TO AND WITHIN 50 FEET OF ISOLATED EQUIPMENT (EXCEPT AT BASE ELBOW AND ANCHOR POINTS) THROUGHOUT MECHANICAL EQUIPMENT ROOMS.
41. LOCATE ALL TEMPERATURE, PRESSURE, AND FLOW MEASURING DEVICES IN ACCESSIBLE LOCATIONS WITH STRAIGHT SECTION OF PIPE OR DUCT UP–AND DOWNSTREAM AS RECOMMEND BY THE MANUFACTURER FOR GOOD ACCURACY.
42. CONCRETE HOUSE KEEPING PADS TO SUIT MECHANICAL EQUIPMENT SHALL BE SIZED AND LOCATED BY THE MECHANICAL CONTRACTOR. MINIMUM CONCRETE PAD THICKNESS SHALL BE 4". PAD SHALL EXTEND BEYOND THE EQUIPMENT A MINIMUM OF 6" ON EACH SIDE. CONCRETE HOUSEKEEPING PADS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF CONCRETE HOUSEKEEPING PADS WITH GENERAL CONTRACTOR.
43. ALL MISCELLANEOUS STEEL REQUIRED TO ENSURE PROPER INSTALLATION AND AS SHOWN IN DETAILS FOR PIPING, DUCTWORK, AND EQUIPMENT (UNLESS OTHERWISE NOTED) SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.
44. PROVIDE ACCESS PANELS FOR INSTALLATION IN WALLS AND CEILINGS, WHERE REQUIRED, TO SERVICE DAMPERS, VALVES, SMOKE DETECTORS, AND OTHER CONCEALED MECHANICAL EQUIPMENT. ACCESS PANELS SHALL BE TURNED OVER TO GENERAL CONTRACTOR FOR INSTALLATION.
45. ALL AIR CONDITIONING CONDENSATE DRAIN LINES FROM EACH AIR HANDLING UNIT SHALL BE PIPED FULL SIZE OF THE UNIT DRAIN OUTLET, WITH "P" TRAP, AND PIPED TO NEAREST DRAIN. SEE DETAILS SHOWN ON THE DRAWINGS OR THE CORRECT SPECIFICATIONS FOR DEPTH OF AIR CONDITIONING CONDENSATE TRAP.
45. UNLESS OTHERWISE NOTED, ALL PIPING IS OVERHEAD, TIGHT TO UNDERSIDE OF STRUCTURE OR SLAB, WITH SPACE FOR INSULATION REQUIRED.
47. INSTALL PIPING SO THAT ALL VALVES, STRAINERS, UNIONS, TRAPS, FLANGES, AND OTHER APPURTENANCES REQUIRING ACCESS ARE ACCESSIBLE.
48. ALL VALVES SHALL BE INSTALLED SO THAT VALVE REMAINS IN SERVICE WHEN EQUIPMENT OR PIPING ON EQUIPMENT SIDE OF VALVE IS REMOVED.
49. ALL BALANCING VALVES AND BUTTERFLY VALVES SHALL BE PROVIDED WITH POSITION INDICATORS AND MAXIMUM ADJUSTABLE STOPS (MEMORY STOPS).
50. PROVIDE CHANNELIES, OPERATORS FOR ALL VALVES IN EQUIPMENT ROOMS MOUNTED GREATER THAN 7'–0" ABOVE THE FLOOR LEVEL; CHAIN SHALL EXTEND 7'–0" ABOVE FLOOR LEVEL.
51. UNIONS AND/OR FLANGES SHALL BE INSTALLED AT EACH PIECE OF EQUIPMENT IN BYPASSES, AND IN LONG PIPING RUNS (100 FEET OR MORE) TO PERMIT DISASSEMBLY FOR ALTERATION AND REPAIRS.
52. ALL PIPING WORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED. OFFSETS IN PIPING AROUND OBSTRUCTIONS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
53. FINNED TUBE RADIATION ENCLOSURES SHALL BE WALL TO WALL UNLESS OTHERWISE INDICATED.
54. PROVIDE FLEXIBLE CONNECTIONS IN ALL DUCTWORK SYSTEMS (SUPPLY, RETURN, AND EXHAUST) CONNECTED TO AIR HANDLING UNITS, FANS, AND OTHER EQUIPMENT WHICH REQUIRE VIBRATION ISOLATION. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT THE POINT OF CONNECTION TO THE EQUIPMENT UNLESS OTHERWISE INDICATED.
55. UNLESS OTHERWISE NOTED, ALL DUCTWORK IS OVERHEAD, TIGHT TO THE UNDERSIDE OF THE STRUCTURE, WITH SPACE FOR INSULATION REQUIRED.
56. ALL DUCTWORK SHALL BE COORDINATED WITH ALL TRADES INVOLVED. OFFSETS IN DUCTS, INCLUDING DIVIDED DUCTS AND TRANSITIONS AROUND OBSTRUCTIONS, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
57. PROVIDE AIR VENTS AT THE HIGH POINT OF PIPING. RUN OFF DRAINS SHOULD BE PROVIDED AT EACH VENT TO CARRY WATER TO DRAIN LINE.

NYC BUILDING DEPT. NOTES

2014 - NYC BUILDING CODE: MECHANICAL NOTES

BUILDING DEPARTMENT NOTES:

ALL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE NEW YORK CITY CONSTRUCTION CODE, EFFECTIVE DECEMBER 31, 2008, AND ALL SUBSEQUENT AMENDMENTS AND RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS. INSPECTIONS AND SIGN-OFF OF COMPLETED WORK SHALL BE PERFORMED AS PER ARTICLE 28-116 OF THE GENERAL ADMINISTRATIVE PROVISIONS.

1. THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED BY THE NYC BUILDING CODE FOR HVAC SYSTEMS:
   - A. SPECIAL CASES – BC 1704.14
   - B. SMOKE CONTROL SYSTEMS - BC 1704.15
   - C. MECHANICAL SYSTEMS - BC 1704.16
   - D. FUEL OIL STORAGE AND PIPING SYSTEMS - BC 1704.17
   - E. HIGH PRESSURE STEAM PIPING – BC 1704.18
   - F. HEATING SYSTEMS - BC 1704.25
   - G. CHIMNEYS – BC 1704.26
   - H. MECHANICAL AND ELECTRICAL COMPONENTS - BC 1707.7
   - I. SEISMIC ISOLATION SYSTEMS - BC 1707.8
   - J. ENERGY CODE COMPLIANCE - BC 110.3.5 AND 1 RCNY 5000-01
2. THE FOLLOWING PERIODIC SPECIAL INSPECTIONS ARE REQUIRED BY THE NYC BUILDING CODE FOR HVAC SYSTEMS:
   - A. FIRE-RESISTANT PENETRATIONS, INCLUDING FIRE DAMPERS - BC 1704.27
   - B. ENERGY CODE COMPLIANCE - BC 110.3.5 AND 1 RCNY 5000-01
   - C. WELDING OPERATIONS OF HIGH PRESSURE STEAM PIPING - BC 1704.18.2
   - D. HVAC PIPING CONTAINING FLAMMABLE, COMBUSTIBLE OR HIGHLY TOXIC CONTENTS & THEIR ASSOCIATED MECHANICAL UNITS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C or D - BC 1707.7
   - E. HVAC DUCTWORK CONTAINING HAZARDOUS MATERIALS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C or D - BC 1707.7
   - F. SEISMIC ISOLATION AND ENERGY DISSIPATION DEVICES BC 1707.8
3. TESTS OF MECHANICAL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION MC 107 AND THE FOLLOWING SECTIONS OF THE NEW YORK CITY MECHANICAL CODE:
   - A. SMOKE CONTROL SYSTEMS MC 513.3
   - B. VENTILATION SYSTEM BALANCING MC 401.8
   - C. VENTILATION SYSTEM SERVING COMMERCIAL COOKING APPLIANCES - MC 507.16
   - D. DUCTS - MC 603.9
   - E. BOILERS AND PRESSURE VESSELS MC 1011
   - F. REFRIGERATION SYSTEMS MC 1108
   - G. HYDRONIC PIPING SYSTEMS MC 1208
   - H. HIGH PRESSURE STEAM PIPING MC 1210
   - I. FUEL STORAGE TANKS AND PIPING - MC 1308
4. TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PERSONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE.

RETURN REGISTER SCHEDULE

SIZE	DUCTED MAX. CFM	NON DUCTED MAX. CFM
10 x 10	275	150
10 x 22	575	300
22 x 22	1500	700

BRANCH DUCT SIZE SCHEDULE

DUCT SIZE	MAXIMUM CFM
14 x 4	200
14 x 6	400
16 x 6	450
18 x 6	525

NOTES:

1. ALL TRANSFER DUCTS TO BE PROVIDED WITH 1" ACOUSTICAL LINING.
2. ALL LOUVER CONNECTIONS TO BE PROVIDED WITH 1" WATERPROOF ACOUSTICALLY LINED PLENUM.
3. ALL PLENUMS TO BE AT LEAST 3' IN DEPTH UNLESS OTHERWISE NOTED.
4. ALL VOLUME DAMPERS OFF RISERS TO BE PROVIDED WITH A CONSTANT AIR REGULATOR.
5. ALL DUCTWORK AND SUPPLY DUCTWORK OFF UNITARY EQUIPMENT, FANS AND AC UNITS TO BE PROVIDED WITH 15' OF 1" ACOUSTICALLY LINED DUCTWORK.
6. ALL DUCTWORK TRANSVERSING OUT OF TWO HOUR RATED SHAFTS SHALL BE PROVIDED WITH 2HR RATED FIRE WRAP, UNLESS OTHERWISE NOTED. IN LIEU OF UTILIZING FIRE WRAP, FIRE RATED DUCTWORK CAN BE UTILIZED. REFER TO SPECIFICATIONS FOR REQUIREMENTS.
7. ALL DUCTWORK TO THAT IS EXPOSED TO THE ELEMENTS SHALL BE PAINTED A COLOR BY ARCH.
8. ALL DUCTWORK TO BE INSTALLED TIGHT AGAINST DECK IN ALL INSTANCES.
9. ALL EQUIPMENT TO BE MOUNTED

DEPT OF BLDGS 421370705 Job Number

E-S3354540/05 Scan Code

AREA NOT IN SCOPE

AREA NOT IN SCOPE

AREA NOT IN SCOPE

TAX LOT 9

TAX LOT 14

TAX LOT 15

TAX LOT 18

TAX LOT 20

OUT

OUT

OUT

OUT

T/EXIST. SLAB
EL = -36'-0"

UNEXCAVATED

T/EXIST. SLAB
EL = -36'-0"

UNEXCAVATED

FULTON STREET SUBDISTRICT

FULTON STREET SUBDISTRICT

LOT 9009 BELOW GRADE (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

LOT 9009 AT 1ST FLOOR (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

TRAVEL DISTANCE = 99'-2"

EXTENT OF EXISTING SLAB ON GRADE TO REMAIN

T/LVL C
EL = -26'-10"

T/LVL C
EL = -26'-10"

TRAVEL DISTANCE = 131'-6"

TRAVEL DISTANCE = 121'-6"

STAIR D

UP
17R

B1

STAIR E

UP
17R

19'-11½"

26'-7½"

5'-0"

6'-6"

TRAVEL DISTANCE = 84'-0"

HOYT STREET

ELM PLACE

EXTENT OF EXISTING SLAB ON GRADE TO REMAIN

EXISTING COLUMN TO REMAIN

T/EXIST SLAB
EL = -26'-6"

T/NEW SLAB
EL = -26'-10"

STAIR A

STAIR B

NOS.ONV
3HOT100.3

TRAVEL DISTANCE = 140'-9"

NOTE: DISCONNECT AND CAP ALL MECHANICAL PIPING AND DUCTWORK WHICH PENETRATES THE CELLAR PERIMETER WALLS INDICATED BY THE DASHED LINE AT THE POINT OF PENETRATION. DISCONNECT AND CAP ALL MECHANICAL PIPING AND DUCTWORK WHICH PENETRATES THE GROUND FLOOR SLAB AT THE POINT OF PENETRATION. CUT ALL MECHANICAL CONTROLS CONDUIT AT THE CELLAR WALLS AND GROUND FLOOR SLAB AND REMOVE ALL WIRING TO THE SOURCE. ALL CAPS SHALL BE LOCATED WITHIN THE CELLAR AND CELLAR MEZZANINE. ALL OPENINGS SHALL BE PATCHED.

LIVINGSTON STREET

NOTES:

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Number:	Date:	Revision:
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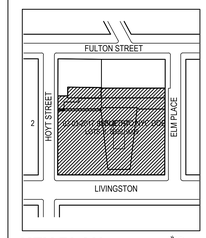
2	03-03-2017	ISSUED TO NYC DOB
1	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
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NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
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F:773.384.0231

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MEP/FP Engineer:
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GEOTECHNICAL Engineer:
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michaelisboyd.com

Landscape Architect:
HOLLANDERdesign
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL - DEMO CELLAR FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8"=1'-0" NTS

M-100.02
DWG NO.

NYC DOB NO:

2 OF 40

DEPT OF BUILDINGS 321370538 Job Number

E-SHEREMO003 Scan Code

AREA NOT IN SCOPE

AREA NOT IN SCOPE

AREA NOT IN SCOPE

OUT

OUT

OUT

OUT

FULTON STREET SUBDISTRICT

FULTON STREET SUBDISTRICT

LOT 8009 BELOW GRADE (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

LOT 9009 AT 1ST FLOOR (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

ELM PLACE

HOYT STREET

26'-11"

UP 18R

STAIR E

DN 17R

19'-8"

26'-7"

STAIR D

STAIR B

B1

NOTE: DISCONNECT AND CAP ALL MECHANICAL PIPING AND DUCTWORK WHICH PENETRATES THE CELLAR MEZZANINE PERIMETER WALLS INDICATED BY THE DASHED LINE AT THE POINT OF PENETRATION. DISCONNECT AND CAP ALL MECHANICAL PIPING AND DUCTWORK WHICH PENETRATES THE GROUND FLOOR SLAB AT THE POINT OF PENETRATION. CUT ALL MECHANICAL CONTROLS CONDUIT AT THE CELLAR WALLS AND GROUND FLOOR SLAB AND REMOVE ALL WIRING TO THE SOURCE. ALL CAPS SHALL BE LOCATED WITHIN THE CELLAR AND CELLAR MEZZANINE. ALL OPENINGS SHALL BE PATCHED.

HOYT STREET

LIVINGSTON STREET

NOTES:

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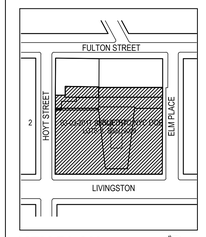

KEY PLAN

Owner:

11 HOYT OWNER, LP

C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS

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GEOTECHNICAL Engineer:

LANGAN

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SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET

BROOKLYN, NEW YORK

DWG TITLE:

MECHANICAL - DEMO CELLAR MEZZANINE FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017

PROJECT #: 160012-01

SCALE: NTS

DWG NO: M-101.02

NYC DOB NO:

3 OF 40

FILE NAME: I:\160012\CAD\...\Cellar Me...\Plan.dwg SAVED JAN 6/7/2017 4:39 PM PLOT BY MACLAREN, GREGORY PLOT DATE: 1/31/2017 7:49:06 AM

DEPT OF BUILDINGS 321970058 Job Number
E-3357647/2005 Scan Code

AREA NOT IN SCOPE

AREA NOT IN SCOPE

EXISTING RETAIL AT
1ST FLOOR TO REMAIN
AREA NOT IN SCOPE

EXISTING CORRIDOR
NOT IN SCOPE

EASEMENT EGRESS CORRIDOR

TAX LOT 14 TAX LOT 16 TAX LOT 18 TAX LOT 20

OUT OUT OUT OUT

FULTON STREET SUBDISTRICT

FULTON STREET SUBDISTRICT

LOT 8009 BELOW GRADE (SEE SURVEY PREPARED BY BSV DATED JAN. 28,2015)

LOT 9009 AT 1ST FLOOR (SEE SURVEY PREPARED BY BSV DATED JAN. 28,2015)

STAIR D

CURB CUT

ELM PLACE

EXISTING FDC COMMAND CENTER TO REMAIN.
NEW 8" RATED SOLID CMU ENCLOSURE WITH POURED CONCRETE DECK ROOF TO REPLACE EXISTING SURROUNDING WALLS SEE STRUCTURAL DRAWINGS FOR DETAILS

STAIR E

EXTENT OF EXISTING GROUND FLOOR TO REMAIN

HOYT STREET

T/LVL 01
EL +/- XX'-X"

STAIR B

EXISTING SLAB TO REMAIN, TYP.

EXISTING SLAB TO REMAIN, TYP.

EXTENT OF EXISTING GROUND FLOOR TO REMAIN

SLAB ON GRADE TO RECESS TO 3 OR EQUAL WATERPROOFING WITH TRAFFIC COATING AT ENTIRE SURFACE

NOTE: DISCONNECT AND REMOVE ALL EXISTING MECHANICAL EQUIPMENT, PIPING, DUCTWORK, AND MECHANICAL CONTROLS CONDUIT AND WIRING WITHIN HATCHED AREA ON THIS FLOOR.

LIVINGSTON STREET

NOTES:

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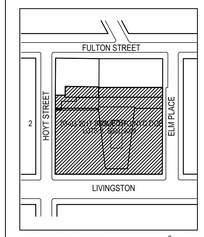

KEY PLAN

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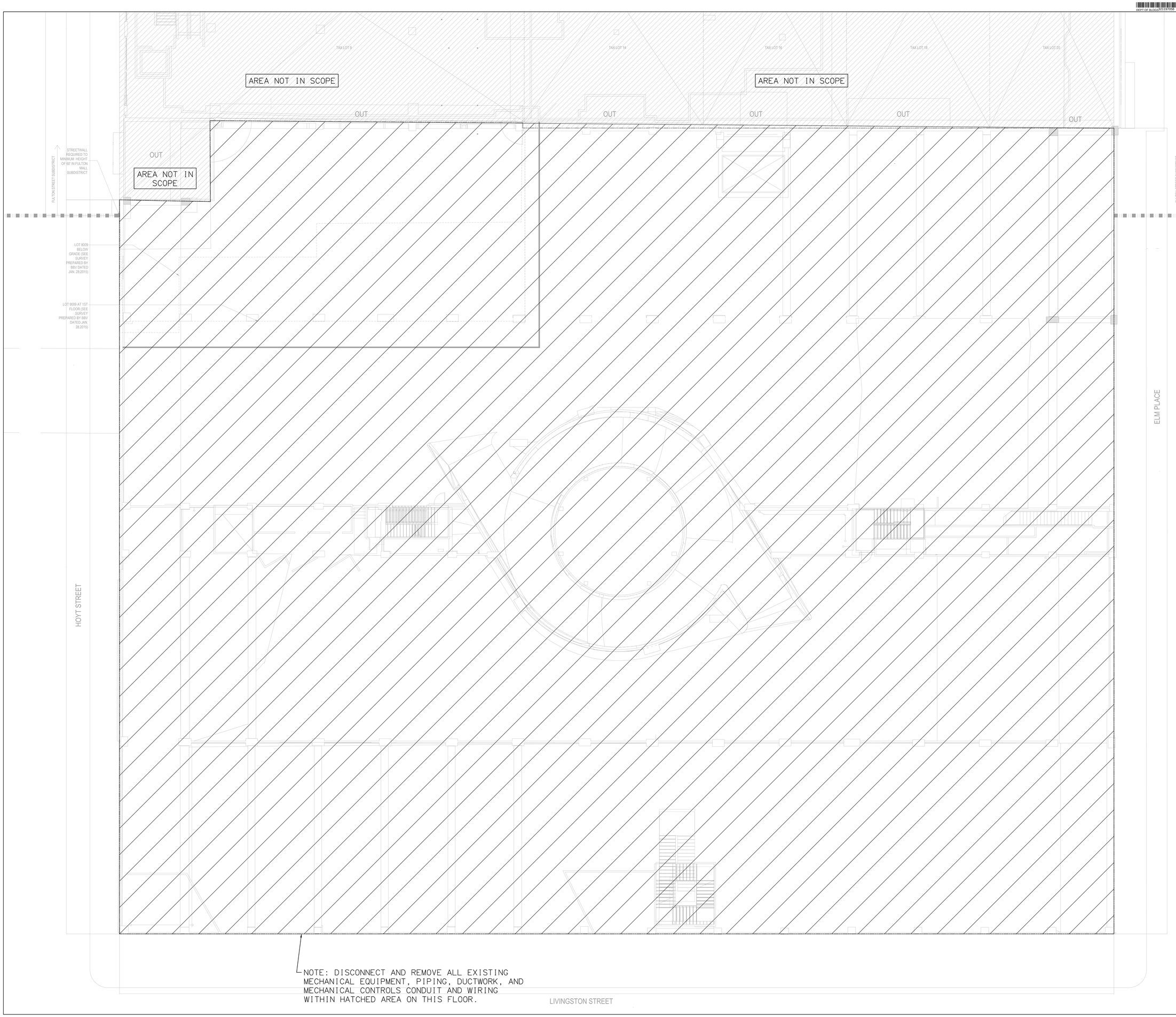
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL - DEMO GROUND FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
DWG NO: M-102.02
NYC DOB NO:

FILE NAME: I:\160012-01 - Livingston 2017-08-08 UDR Set\MECH\CAD\160012 - M-102 Ground Floor Plan.dwg SAVED ON 8/7/2017 - 4:39 PM PLOTTED ON 8/8/2017 - 7:01 AM PLOTTED BY MACGARLONE, GREGORY



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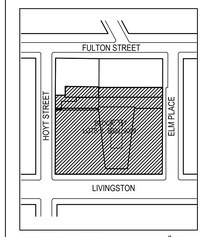

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SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

MECHANICAL - DEMO
2ND FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW YORK · MICHAEL W. MAHLMAN · No. 069357 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-103.01
NYC DOB NO:	5 OF 40

DEPT OF BUILDINGS 321970508 Job Number

B1800631355 Scan Code

TAX LOT 9

TAX LOT 14

TAX LOT 16

TAX LOT 18

TAX LOT 20

AREA NOT IN SCOPE

AREA NOT IN SCOPE

OUT

OUT

OUT

OUT

OUT

OUT

AREA NOT IN SCOPE

STREETWALL REQUIRED TO MINIMUM HEIGHT OF 60' IN FULTON MALL SUBDISTRICT

FULTON STREET SUBDISTRICT

FULTON STREET SUBDISTRICT

LOT 8009 BELOW GRADE (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

LOT 9009 AT 1ST FLOOR (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

ELM PLACE

HOYT STREET

NOTE: DISCONNECT AND REMOVE ALL EXISTING MECHANICAL EQUIPMENT, PIPING, AND DUCTWORK WITHIN HATCHED AREA ON THIS FLOOR.

LIVINGSTON STREET

NOTES:

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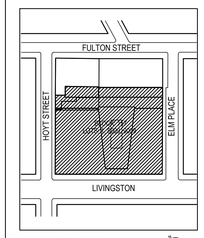

KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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F:773.384.0231
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SUITE 4006
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL - DEMO
3RD FLOOR PLAN

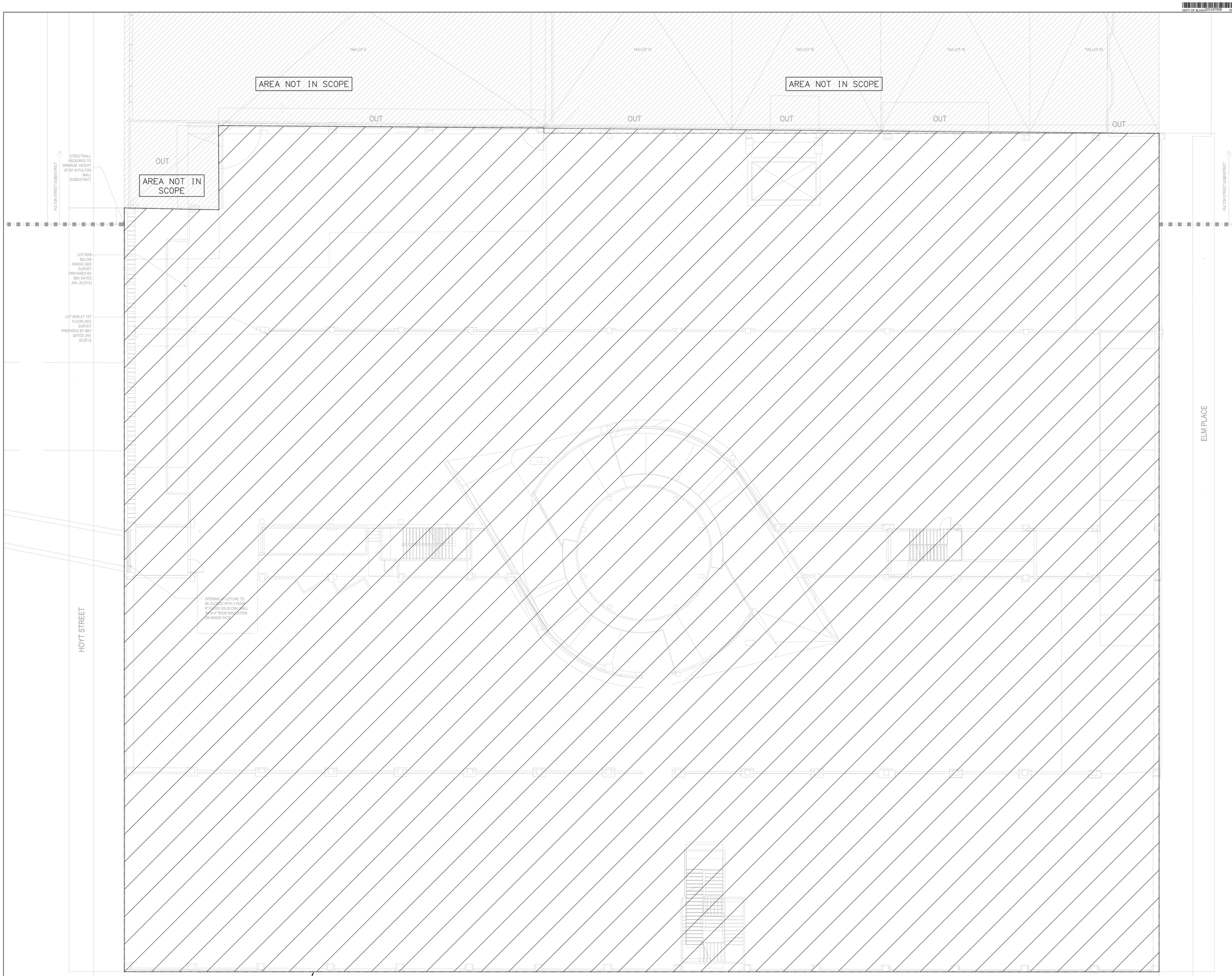
SEAL & SIGNATURE:

STATE OF NEW YORK · MICHAEL H. HALPERN · 089937 · REGISTERED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-104.01
NYC DOB NO:	6 OF 40

FILE NAME: I:\160012-01 - 11 Hoyt\Drawing Set\MECH\CAD\160012 - M-104 3rd Floor Plan.dwg SAVED ON 8/7/2017 4:39 PM PLOTTED ON 8/8/2017 7:01 AM PLOTTED BY MALCAHONE, GREGORY

DEPT OF BUILDINGS 321370508 Job Number
E1937733578 Scan Code



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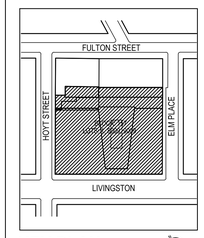

KEY PLAN

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SUITE 4006
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL - DEMO 4TH FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · BRENT W. WARNER · 099931 · LICENSED PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
M-105.01
DWG NO.
NYC DOB NO:
7 OF 40

PLOT DATE: 1:\160012-01 - 11Hoyt\Dwg\2017-01-31 Set\MECH\160012 - M-105 4th Floor Plan.dwg SAVED ON 6/7/2017 4:39 PM PLOTTED BY MARGARET ANN GREGORY
PLOT NAME: 1:\160012-01 - 11Hoyt\Dwg\2017-01-31 Set\MECH\160012 - M-105 4th Floor Plan.dwg SAVED ON 6/7/2017 4:39 PM PLOTTED BY MARGARET ANN GREGORY

DEPT OF BUILDINGS 321370508 Job Number
B1000574699 Scan Code

TAX LOT 9 | TAX LOT 14 | TAX LOT 16 | TAX LOT 18 | TAX LOT 20

AREA NOT IN SCOPE

AREA NOT IN SCOPE

OUT

OUT

OUT

OUT

OUT

OUT

AREA NOT IN SCOPE

STREETWALL REQUIRED TO MINIMUM HEIGHT OF 60' IN FULTON MALL SUBDISTRICT

FULTON STREET SUBDISTRICT

LOT 8009 BELOW GRADE (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

LOT 9009 AT 1ST FLOOR (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

OPENING AT LOTLINE TO BE CLOSED WITH 2 HOUR RATED SOLID CMU WALL WITH 4" RIGID INSULATION ON INSIDE FACE

FULTON STREET SUBDISTRICT

ELM PLACE

HOYT STREET

NOTE: DISCONNECT AND REMOVE ALL EXISTING MECHANICAL EQUIPMENT, PIPING, DUCTWORK, AND MECHANICAL CONTROLS CONDUIT AND WIRING WITHIN HATCHED AREA ON THIS FLOOR.

LIVINGSTON STREET

NOTES:

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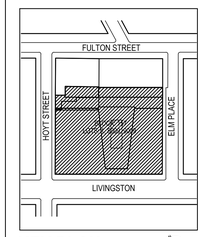
Number:	Date:	Revision:
2	06-07-2017	DOB FILING
1	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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GEOTECHNICAL Engineer:
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220 N. GREEN STREET
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

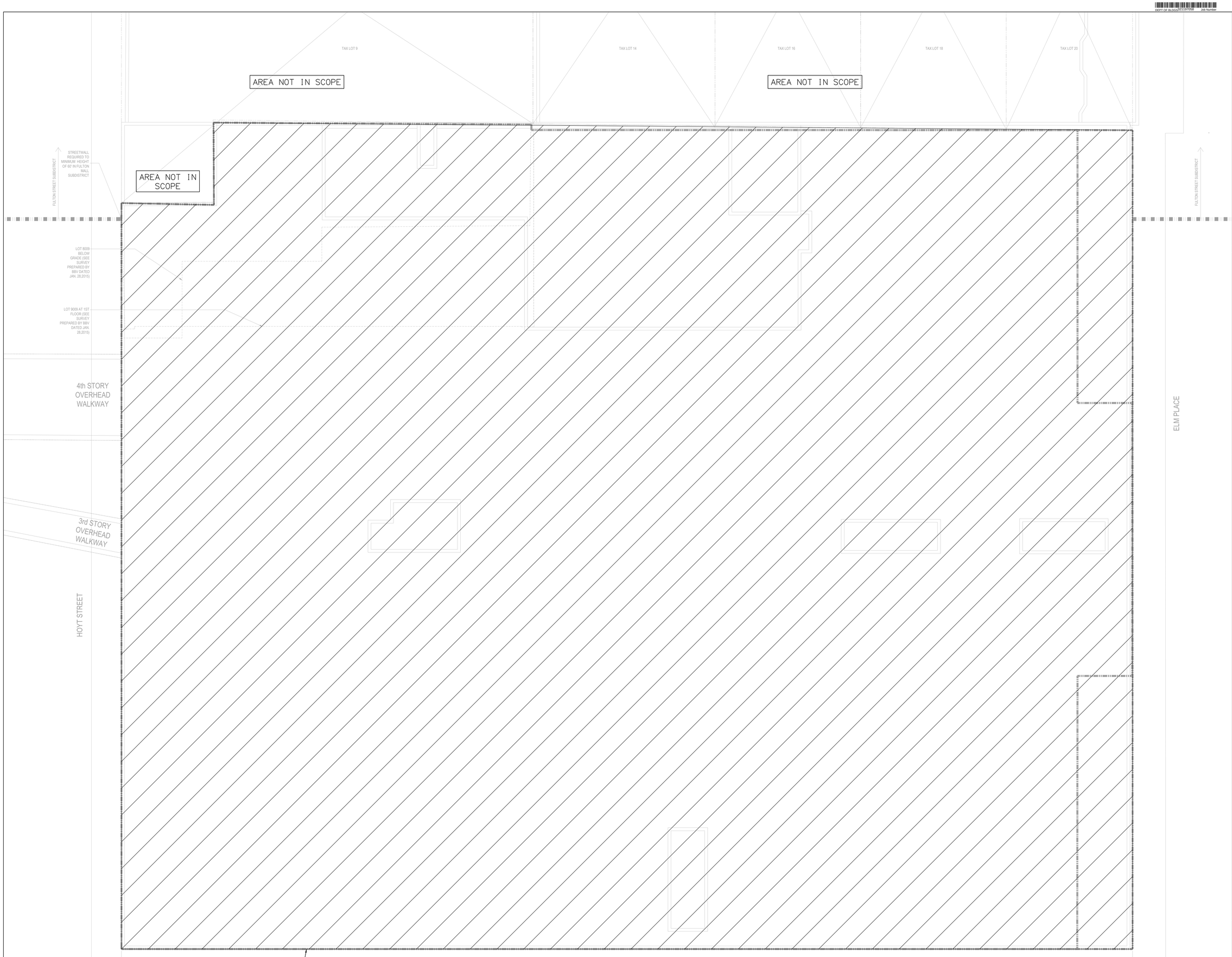
DWG TITLE:
MECHANICAL - DEMO 5TH FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
DWG NO. M-106.01
NYC DOB NO: 8 OF 40

FILE NAME: I:\160\12-01 - Drawing Set\MECH\CAD\160172 - M-106 5th Floor Plan.dwg SAVED ON 1/31/2017 4:39 PM PLOTTED ON 1/31/2017 11:01 AM PLOTTED BY MAUGARKUNE, GREGORY

DEPT OF BUILDINGS 321370538 Job Number
E1514853R6R6 Scan Code



NOTE: DISCONNECT AND REMOVE ALL EXISTING MECHANICAL EQUIPMENT, PIPING, DUCTWORK, AND MECHANICAL CONTROLS CONDUIT AND WIRING WITHIN HATCHED AREA ON THE ROOF, WITHIN STAIR TOWERS, AND WITHIN PENTHOUSE ROOMS.

NOTES:

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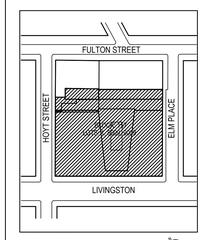

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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL - DEMO ROOF PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8"=1'-0" NTS

M-107.01
DWG NO.

NYC DOB NO:
7 OF 40

PLOT NAME: I:\160012-01 - Outgoing 2017-08-06 DOB Set MECH CAD 160012 - M-107 Roof Plan.dwg SAVED ON 8/7/2017 4:39 PM PLOTTED ON 8/8/2017 7:01 AM PLOTTED BY MAGGARONE, GREGORY

DEPT OF BLDGS 421370506 Job Number
421754385 Scan Code

NOTES:

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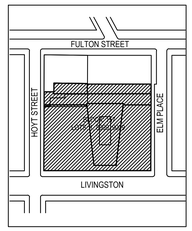

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
CELLAR FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-200.00
NYC DOB NO:	10 OF 40

FILE NAME: I:\160012-01 - Outgoing 2017-06-06 DOB Set\MECH CAD 160012 - M-200 CELLAR.dwg SAVED ON 6/7/2017 1:21 PM PLOTTED ON 6/8/2017 7:01 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BLDGS 421370506 Job Number
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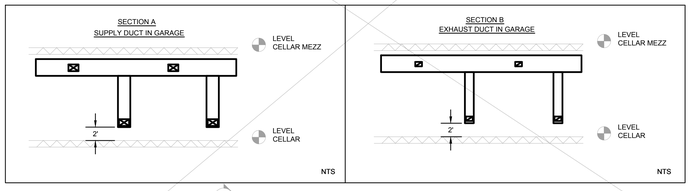

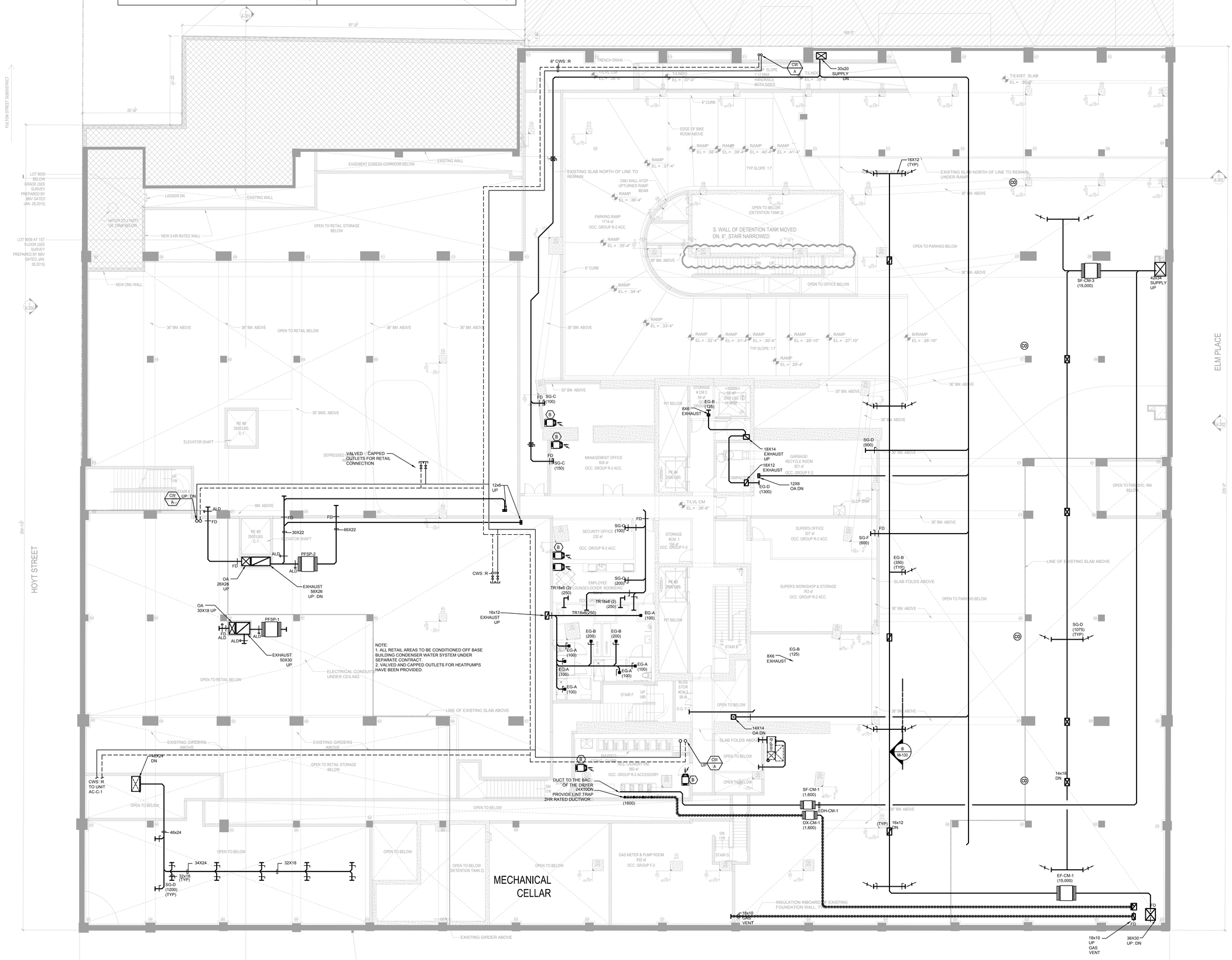

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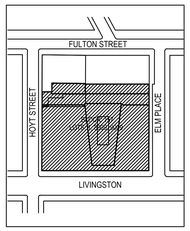
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

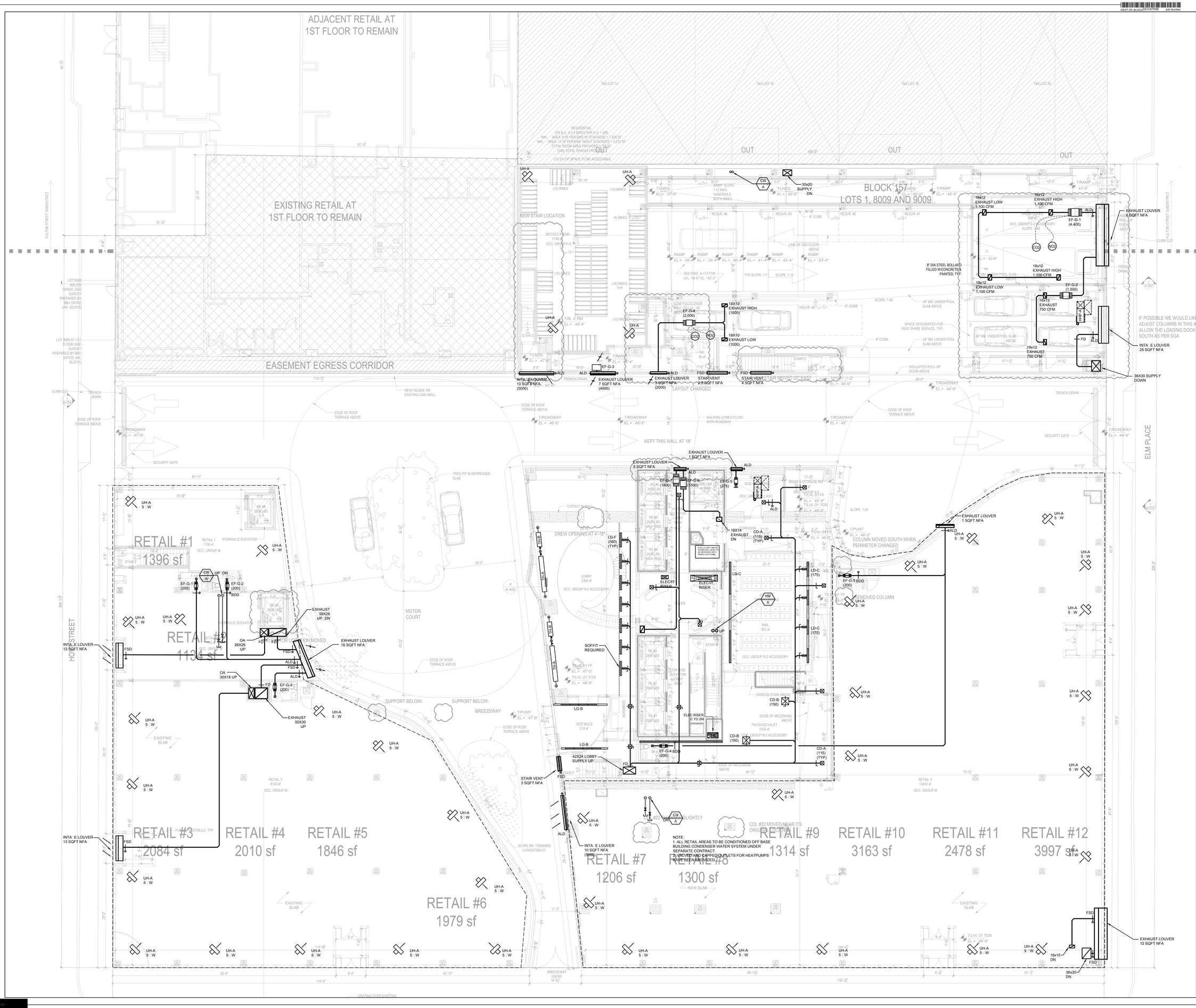
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
CELLAR MEZZ FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · RAFAEL W. MACCARONE · LIC. NO. 090751 · PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-201.00
NYC DOB NO:	11 OF 40

DEPT OF BUILDINGS 321370506 Job Number



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1 09 2017 BB/BB/FDT CC
12 02 2016 BB/BB/FDR 50% SD
Id Ref Date Revision

Scan Code

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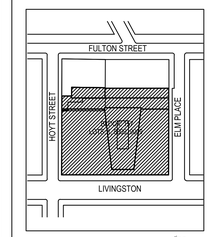

KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
GROUND FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-202.00
NYC DOB NO:	12 OF 40

DEPT OF BLDGS 421970506 Job Number
Scan Code

OUT
OUT
OUT
OUT
OUT
OPEN TO RETAIL BELOW
OPEN TO BIKE ROOM BELOW
OPEN TO LANEWAY BELOW
OPEN TO SKY ABOVE
OPEN TO LOBBY BELOW
OPEN TO FOYER BELOW
OPEN TO VEST. BELOW
OPEN TO BELOW
GARDEN BELOW
MOTOR COURT BELOW
EDGE OF ROOF TERRACE ABOVE
ROOF OVER FIRST FLOOR
T/LVL 01M ROOF EL.= 61'-6"
GENERATOR
LOAD BANK
UNDERNEATH POOL - MECHANICAL: CEILING HEIGHT 5'-0"
36X30 POOL RETURN UP
36X30 POOL SUPPLY UP
36X30
FD
PDU-1 POOL AC UNIT
MECHANICAL RM. 4
EF-GM-1 (2500)
FSD
EXHAUST LOUVER
6 SQFT NFA
SF-GM-1 (2500)
INTA: E LOUVER
20 SQFT NFA
STAIR C
STAIR B
ELEVATOR HOISTWAY VENT 24x18
EXHAUST LOUVER 3 SQFT NFA
PS #6 3500 LBS. HI RISE
PS #5 3500 LBS. HI RISE
PS #4 3500 LBS. HI RISE
PS #3 2500 LBS
PS #2 2500 LBS
PS #1 2500 LBS
SE #1 3500 LBS. HI RISE
MECH RM. 2 591 sf
EG-B (120)
EF-CAR
T/LVL 01M EL.= 61'-6"
TRX
ELECIT RISER
ELECIT RISER CS B-1
10X6
12X8
CS-B1.1
CW B
HW A
CD-A (90) (TYP.)
ELEC RISER C TO 2M
42X24 LOBBY SUPPLY UP: DN
ATS 260 A
ATS 260 B
MECHANICAL RM. 3
INTA: E LOUVER 20 SQFT NFA
EXHAUST LOUVER 15 SQFT NFA
HOT WATER PRESSURE BREA::
EF-GM-2 (8,500)
CONDENSER PRESSURE BREA::
MECHANICAL RM. 1 1918 sf
UH-A
HOT WATER FOR DOMESTIC WATER H/X SEE PLUMBING DRAWINGS. BMS CONTRACTOR TO PROVIDE CONTROL VALVE FOR EACH HEATER. AND INTERLOCK OPERATION OF HEATER WITH VALVE.
SEE PLUMBING DRAWINGS FOR LAYOUT.

NOTES:

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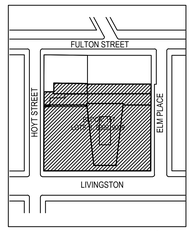

KEY PLAN

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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
GROUND MEZZ FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MACCARONE · 090753 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-203.00
NYC DOB NO:	13 OF 40

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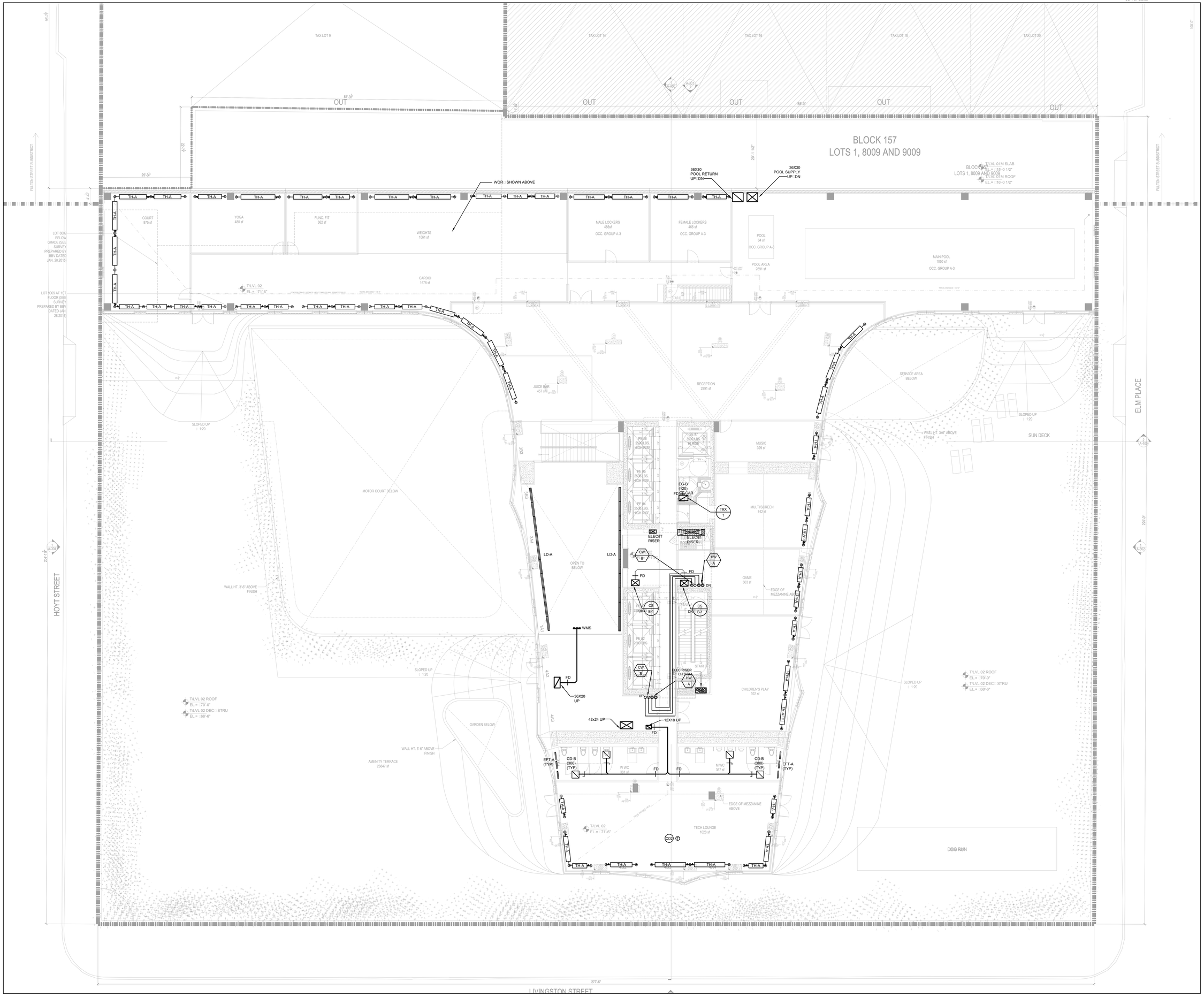

DEPT OF BLDGS 321197058 Job Number
Scan Code

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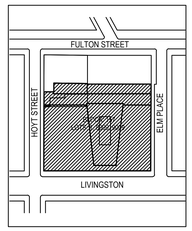
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

STUDIO / GANG / ARCHITECTS

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1520 W Division St.
Chicago, IL 60642
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New York, NY 10004
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McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:

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A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:

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8TH FLOOR
NEW YORK, NY 10001
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Interior Designer:

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108 Palace Gardens
Terrace London W8 4RT

44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:

HOLLANDER design
LANDSCAPE ARCHITECTS
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
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PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

MECHANICAL
2ND FLOOR PLAN

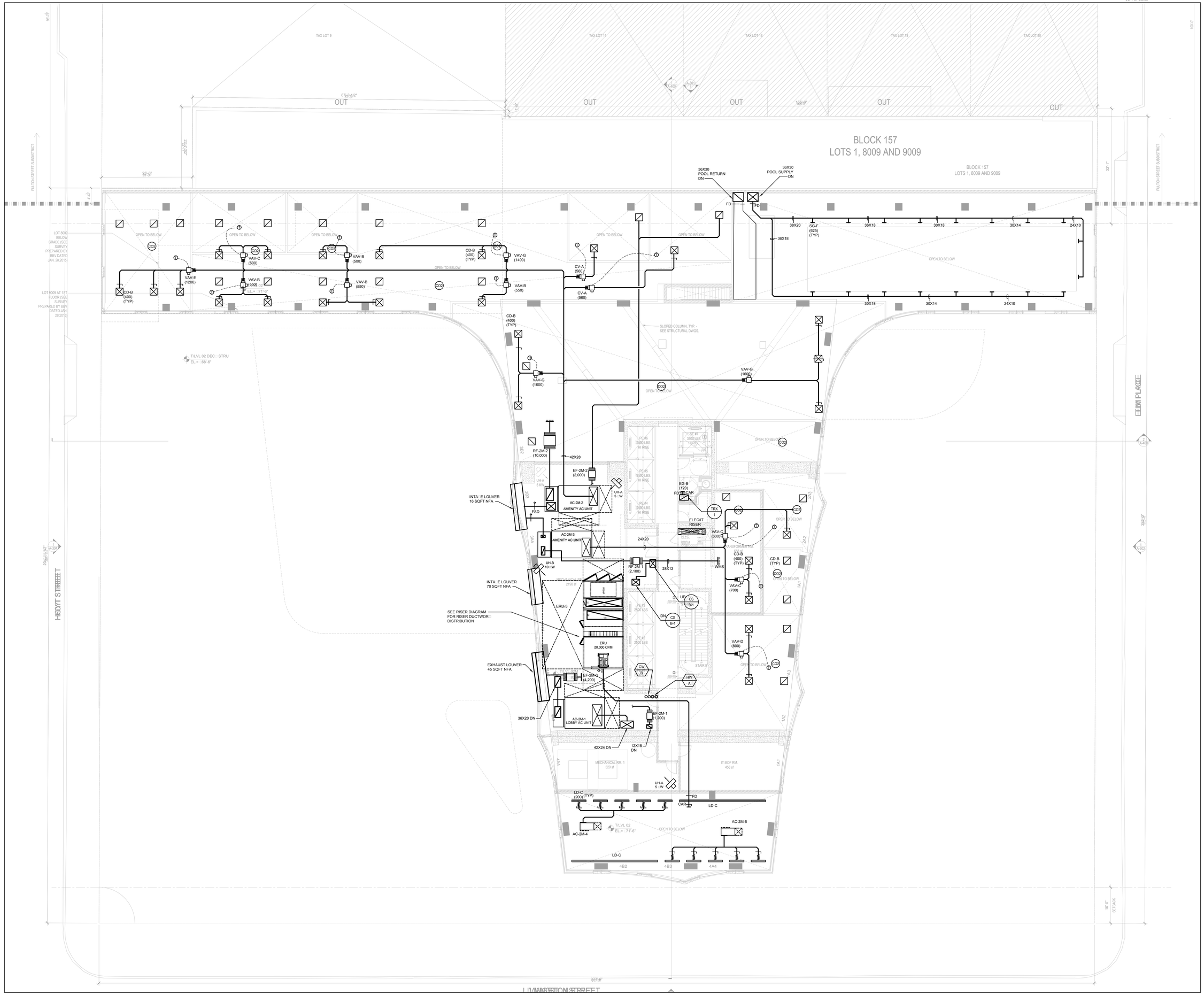
SEAL & SIGNATURE:

STATE OF NEW YORK · MICHAEL W. MAXWELL · No. 089357 · REGISTERED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-204.00
NYC DOB NO:	14 OF 40

FILE NAME I:\160012-01\Outgoing\2017-06-06 DOB Set\MECH\CAD\160012 - M-204 2ND FLOOR.dwg SAVED ON 6/7/2017 12:03 PM PLOTTED ON 6/8/2017 7:02 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BLDGS 321070536 Job Number
321070536A1 Scan Code



NOTES:

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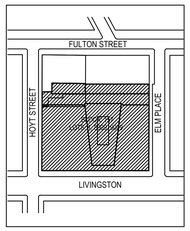
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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Terrace London W8 4RT

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NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 400B
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

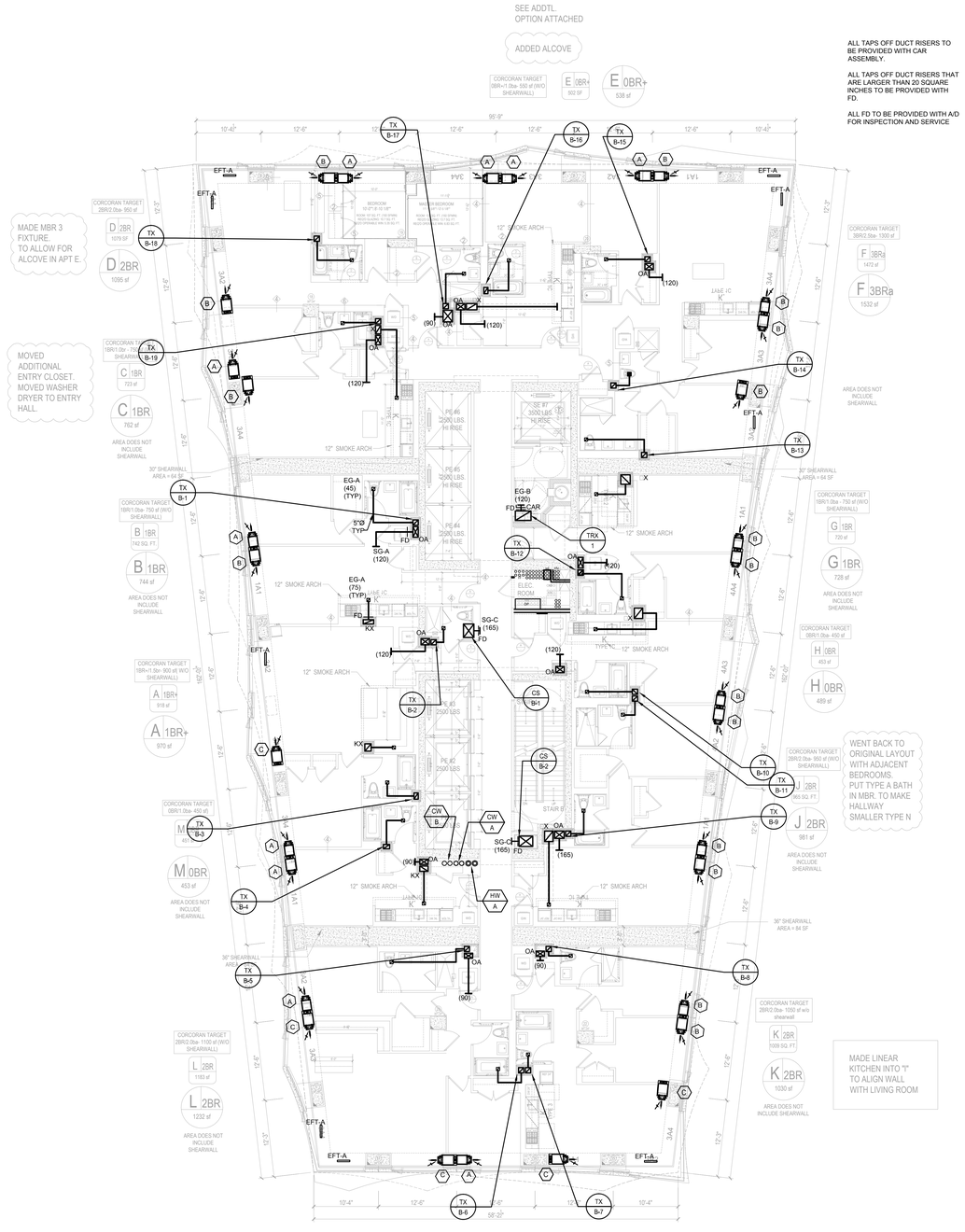
DWG TITLE:
MECHANICAL
2ND MEZZ FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MACCARONE · 090313 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-205.00
NYC DOB NO:	15 OF 40

FILE NAME I:\160012-01\Outgoing\2017-06-06 DOB Set\MECH\CAD\160012 - M-205 2ND FLOOR MEZZ.dwg SAVED ON 6/7/2017 12:09 PM PLOTTED ON 8/8/2017 7:02 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BLDGS 421197008 Job Number
421231395 Scan Code



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NOTES:

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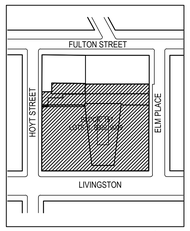
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
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T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

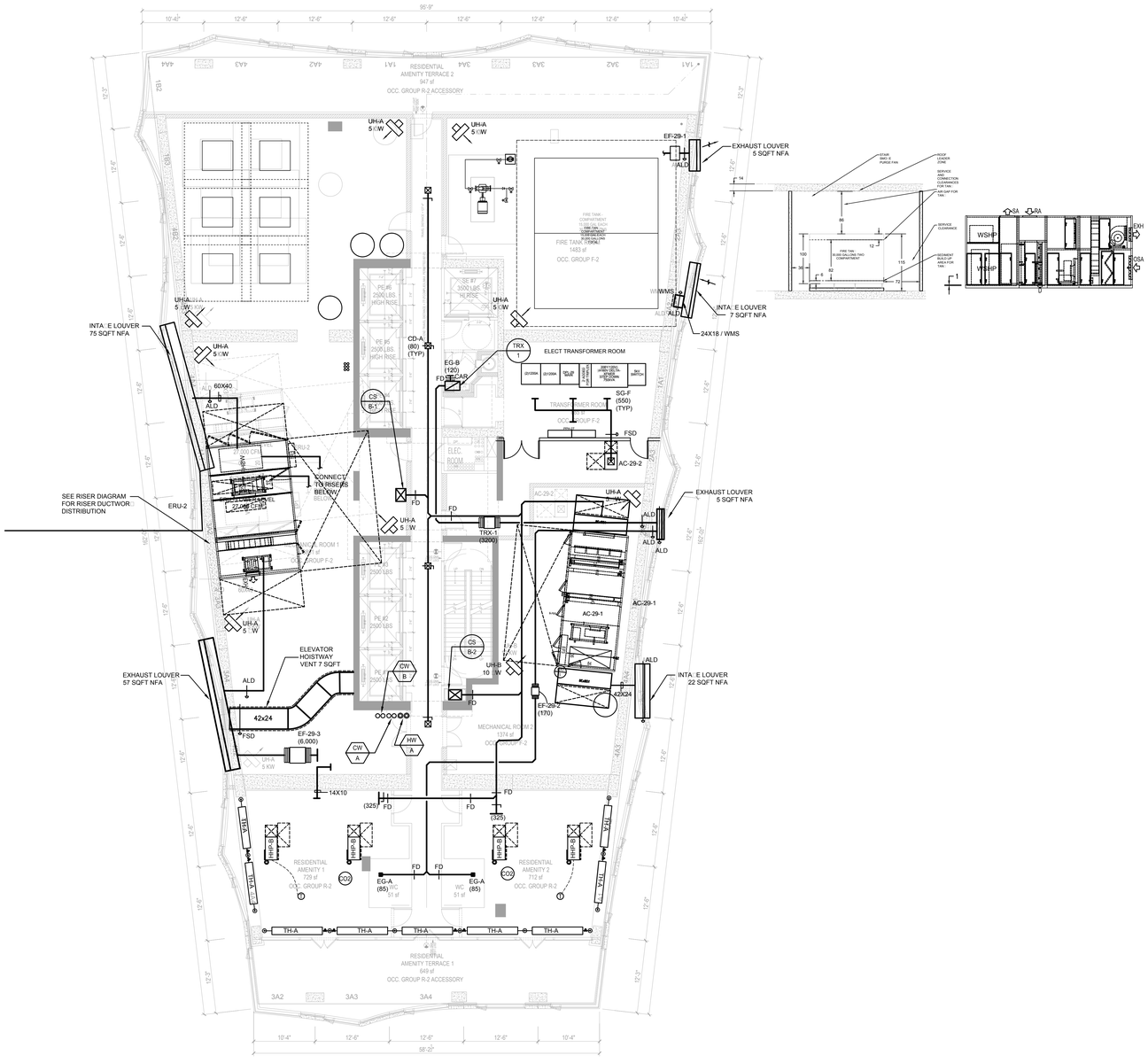
DWG TITLE:
MECHANICAL
3RD-28TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-208.00
NYC DOB NO:	16 OF 40

DEPT OF BLDGS 421370506 Job Number

421045073X Scan Code



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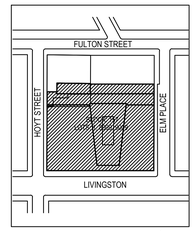
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:

11 HOYT OWNER, LP

C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

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Landscape Architect:

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LANDSCAPE ARCHITECTS

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET

BROOKLYN, NEW YORK

DWG TITLE:

MECHANICAL
29TH FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW YORK · BRENT M. PEARSON · 090931 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-229.00
NYC DOB NO:	17 OF 40

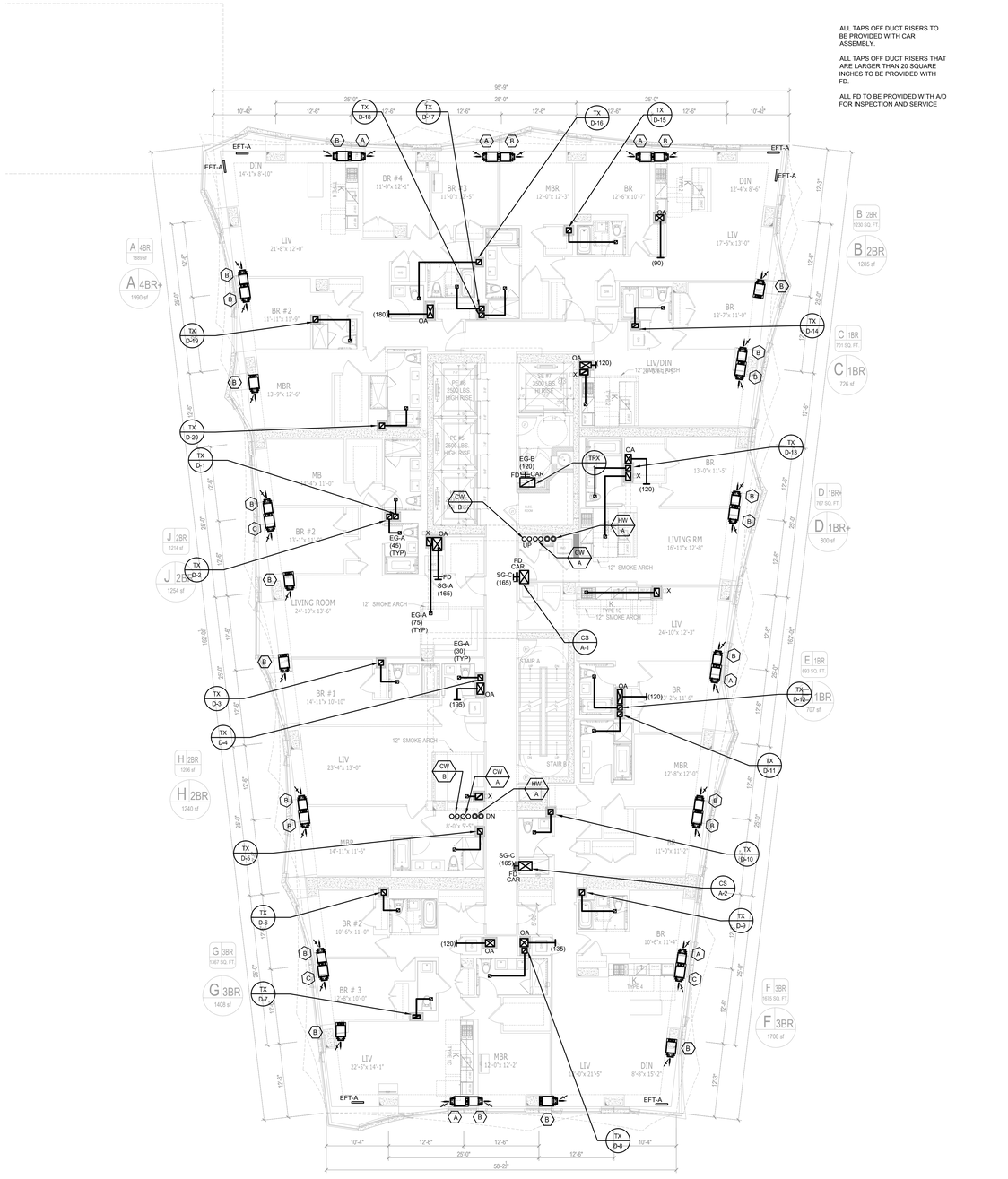
FILE NAME: I::160012-01::Outgoing 2017-06-06 DOB Set\MECH CAD 160012 - M-229 29TH FLOOR.dwg SAVED ON 6/7/2017 12:04 PM PLOTTED ON 6/8/2017 7:02 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BUILDINGS 321970508 Job Number
E-5900061289 Scan Code

ALL TAPS OFF DUCT RISERS TO BE PROVIDED WITH CAR ASSEMBLY.

ALL TAPS OFF DUCT RISERS THAT ARE LARGER THAN 20 SQUARE INCHES TO BE PROVIDED WITH FD.

ALL FD TO BE PROVIDED WITH A/D FOR INSPECTION AND SERVICE



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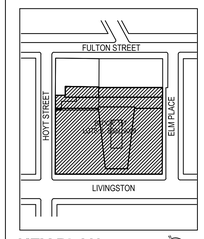
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
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NEW YORK, NY 10004
T. 212 213 8007

Design Architect:
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Chicago, IL 60642
T.773.384.1212
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NEW YORK
50 Broad St, Ste 1901
New York, NY 10004
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STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
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A TETRA TECH COMPANY
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NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
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Interior Designer:
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Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

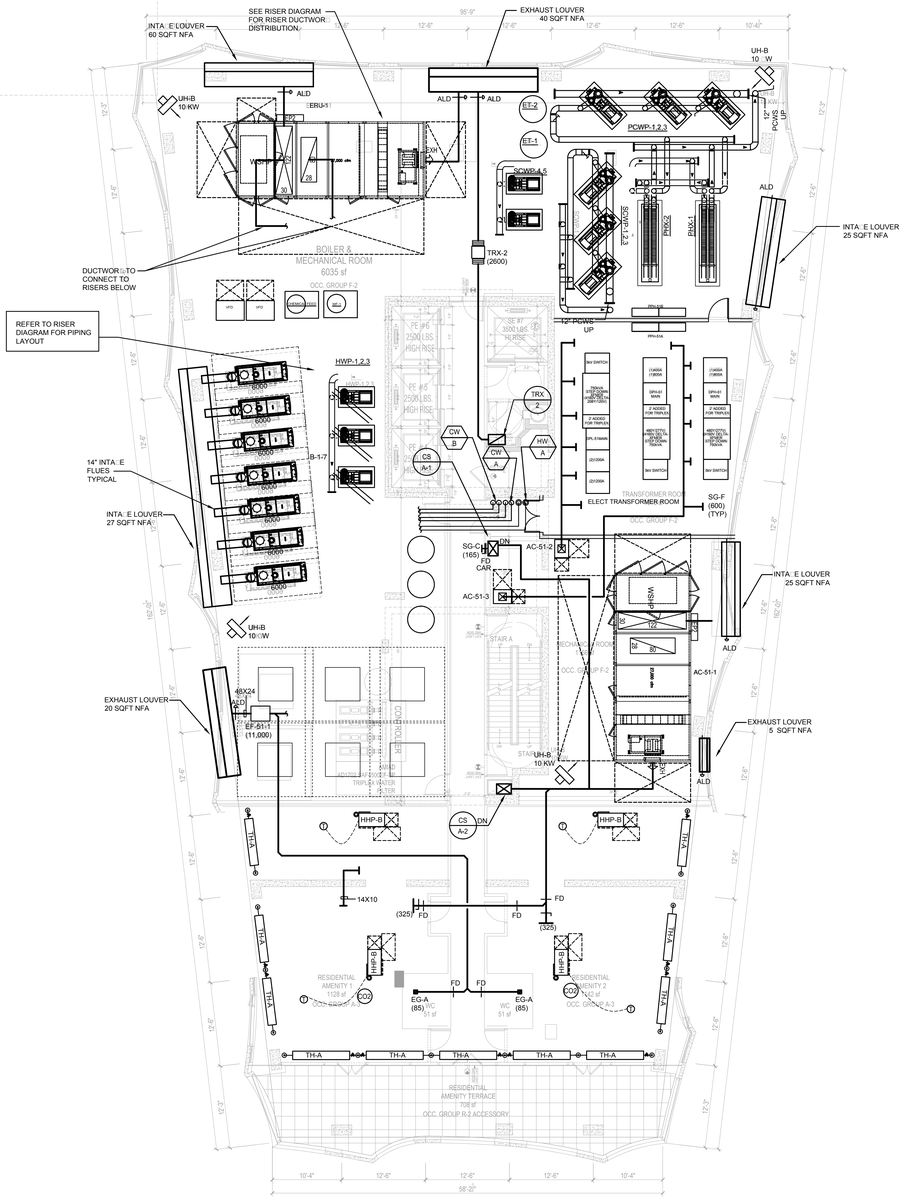
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
30TH-50TH FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-230.00
NYC DOB NO:	18 OF 40

FILE NAME: I:\160012-01 - Outgoing 2017\40-46 DOB Set\MECH\CAD\160012 - M-230 11EH 5.dwg SAVED ON 6/7/2017 12:10 PM PLOTTED ON 6/8/2017 7:02 AM PLOTTED BY MACLAKUNE, GREGORY



DEPT OF BLDGS 321197058 Job Number

ES993960790 Scan Code

NOTES:

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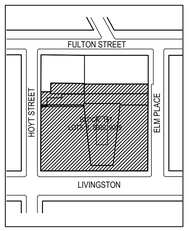
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:

11 HOYT OWNER, LP

C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

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Terrace London W8 4RT

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LANDSCAPE ARCHITECTS
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T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

MECHANICAL
51ST FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-251.00
NYC DOB NO:	19 OF 40

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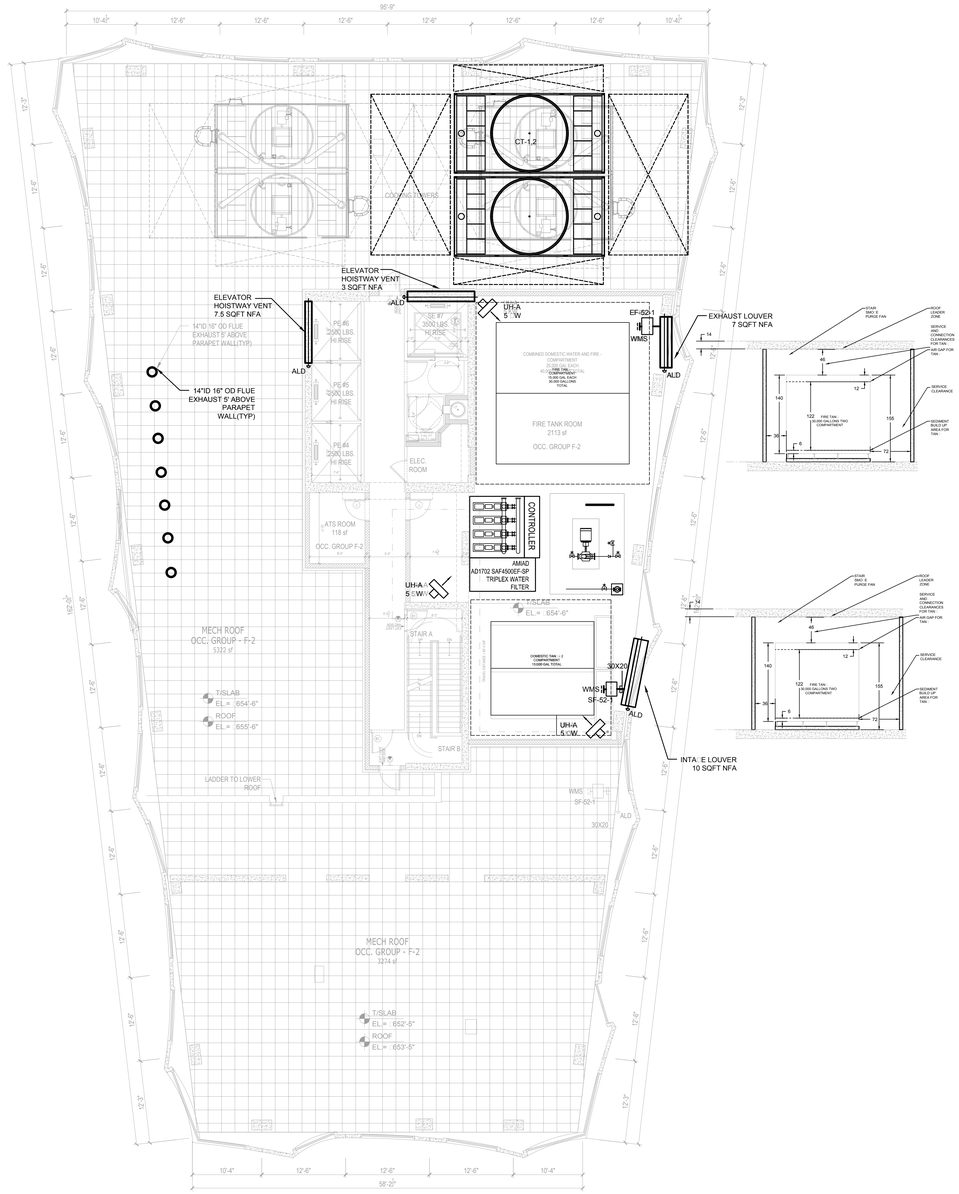

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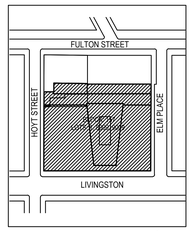
	06-07-2017	DOB FILING



KEY PLAN

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220 N. GREEN STREET
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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

MECHANICAL
52ND FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-252.00
NYC DOB NO:	20 OF 40

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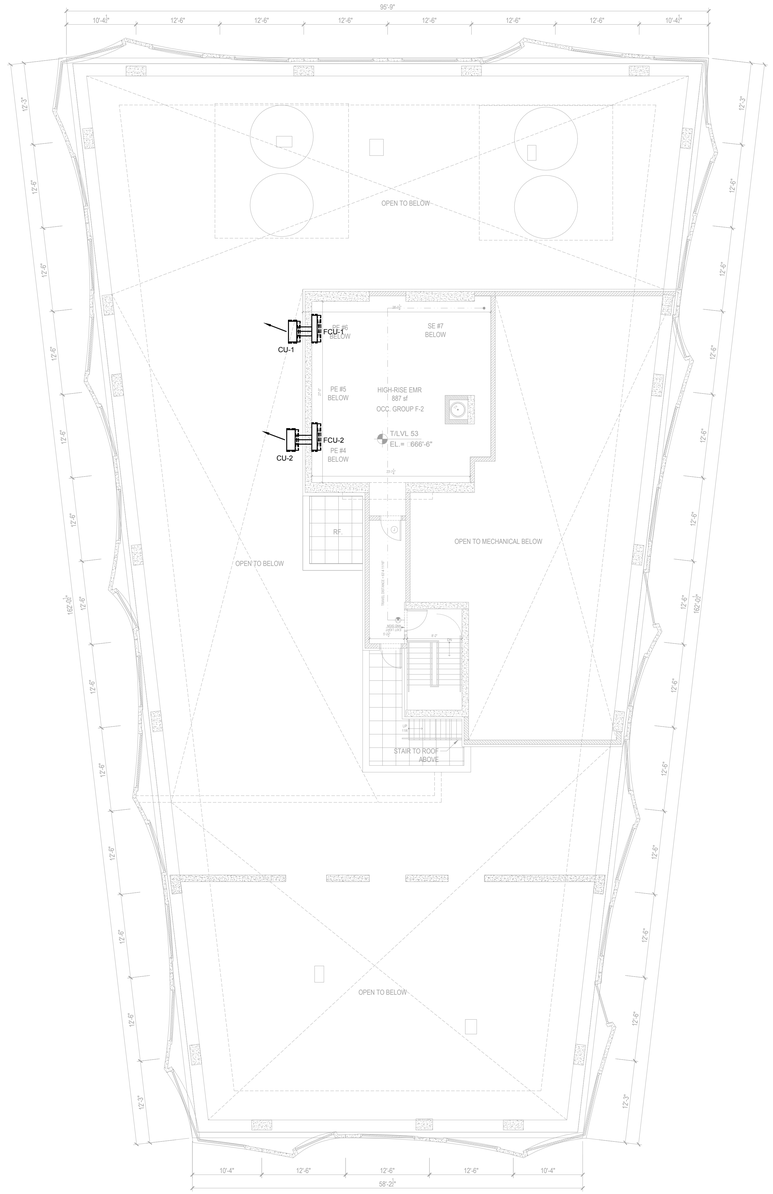
DEPT OF BLDGS 421297008 Job Number
421645241 Scan Code



NOTES:

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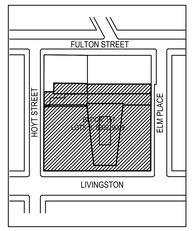
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
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220 N. GREEN STREET
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
53RD FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW YORK · RUSSELL W. MARKS · 090931 · LICENSED PROFESSIONAL ENGINEER

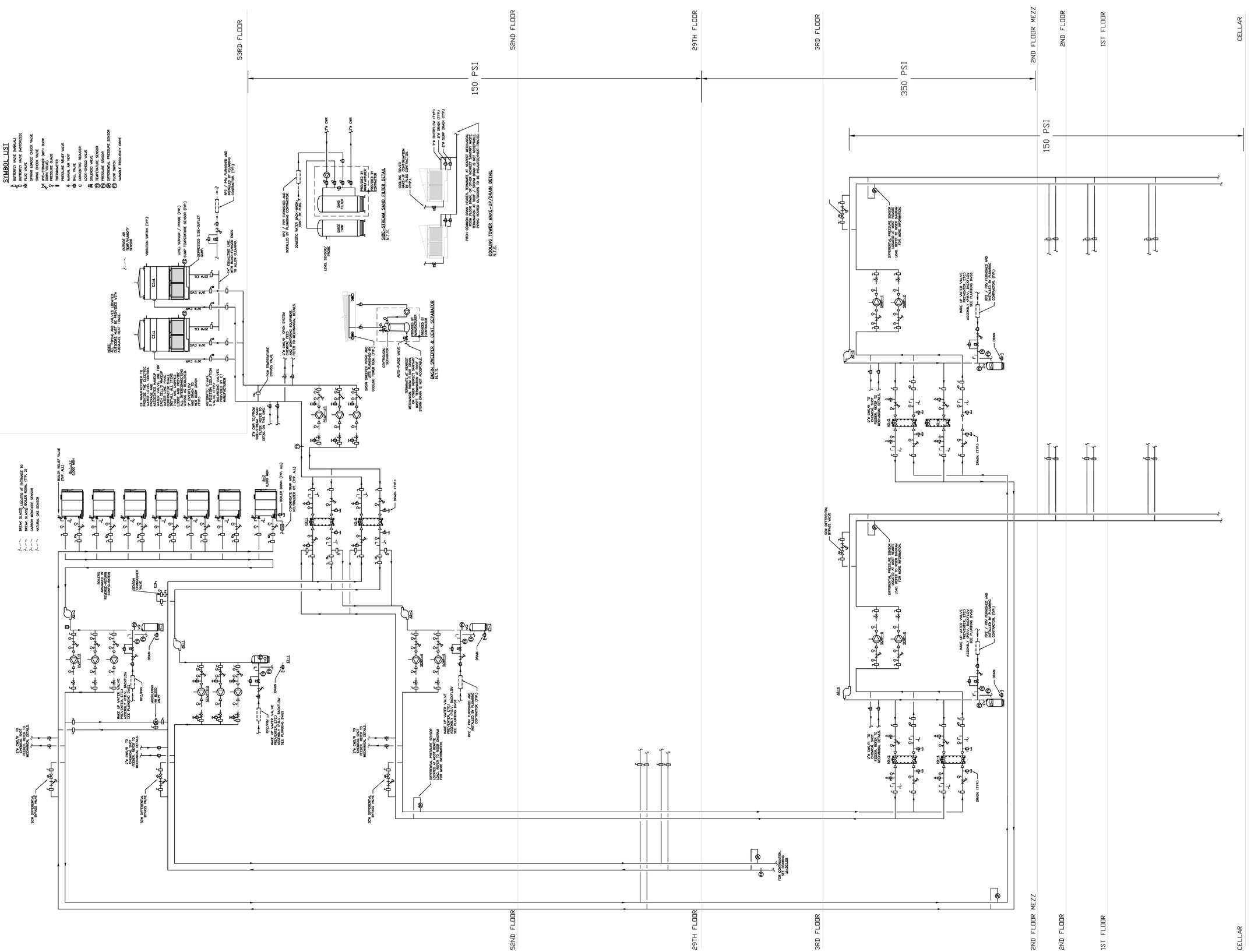
DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	M-253.00
NYC DOB NO:	21 OF 40

FILE NAME I:\160012-01 □Outgoing 2017-06-06 DOB Set\MECH CAD 160012 - M-253 53RD FLOOR.dwg SAVED ON 6/7/2017 12:03 PM PLOTTED ON 6/8/2017 7:02 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BUILDINGS 321370708 Job Number
B00090620000 Scan Code

SYMBOL LIST

- BUTTERFLY VALVE (MANUAL)
- BUTTERFLY VALVE (MOTORIZED)
- PLUG VALVE
- SPRING LOADED CHECK VALVE
- PRESSURE REGULATOR VALVE
- STR-STRAINER (WITH BLOW DOWN VALVE)
- THERMOMETER
- PRESSURE RELIEF VALVE
- MANUAL AIR VENT
- BALL VALVE
- CONCENTRIC REDUCER
- CHECK VALVE
- SOLENOID VALVE
- TEMPERATURE SENSOR
- PRESSURE SENSOR
- DIFFERENTIAL PRESSURE SENSOR
- FLOW SWITCH
- VARIABLE FREQUENCY DRIVE



NOTES:

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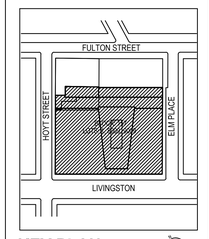
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

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PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

MECHANICAL
WATER FLOW DIAGRAM

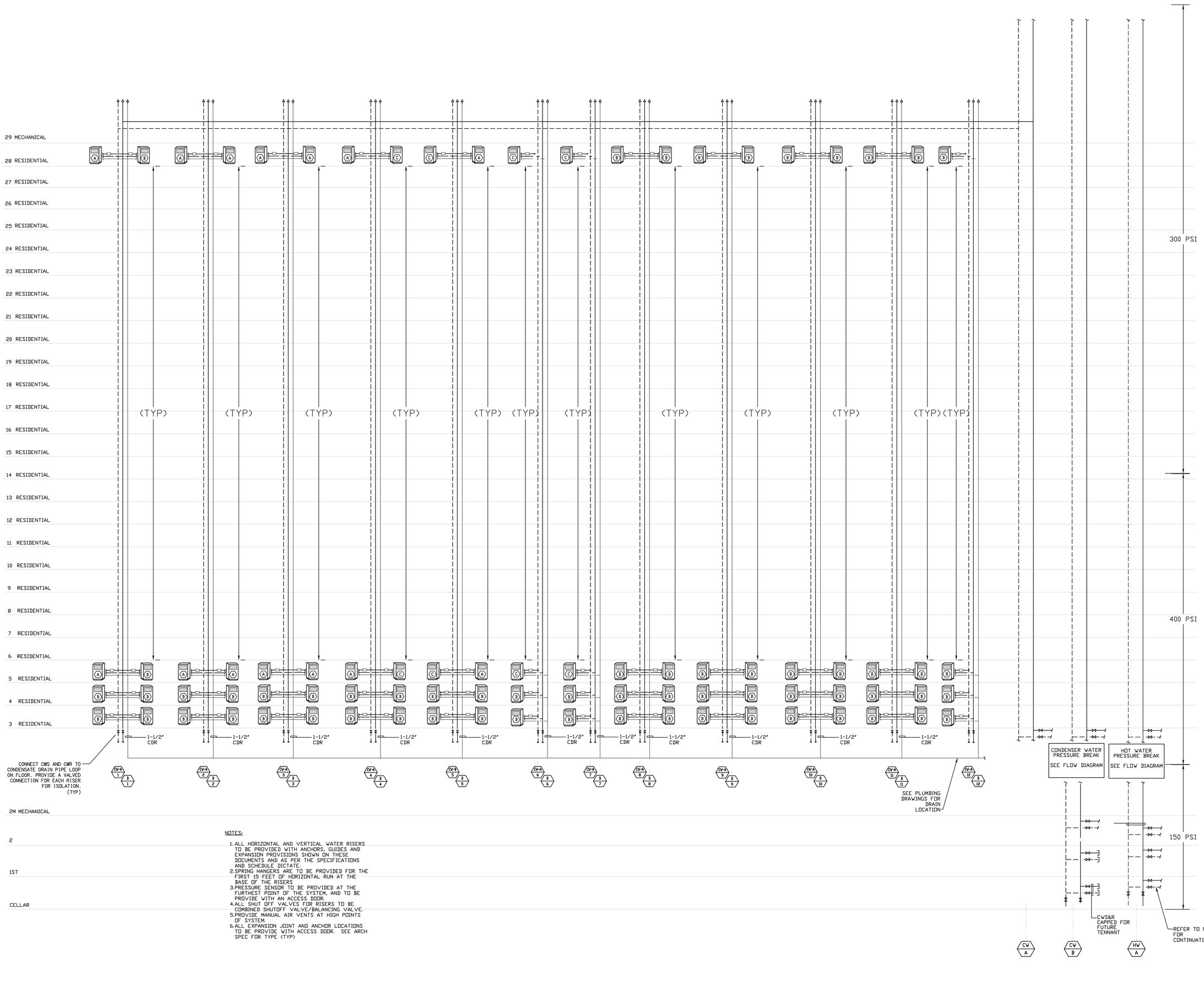
SEAL & SIGNATURE:

STATE OF NEW YORK · MICHAEL W. KLEIN · 039993 · REGISTERED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-300.00
NYC DOB NO:	14 OF 32

FILE NAME: I:\160\12-01 - Outgoing 2017-08-08 DOB Set\MECH\DWG\160012 - M-300.00.dwg SAVED ON 8/8/2017 4:57 PM PLOTTED ON 8/8/2017 7:02 AM PLOTTED BY MALCHARONE, CHRISTOPHER

DEPT OF BUILDINGS 321370108 Job Number
E1328353.sheet Scan Code



NOTES:

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2. SPRING HANGERS ARE TO BE PROVIDED FOR THE FIRST 15 FEET OF HORIZONTAL RUN AT THE BASE OF THE RISERS
3. PRESSURE SENSOR TO BE PROVIDED AT THE FURTHEST POINT OF THE SYSTEM, AND TO BE PROVIDE WITH AN ACCESS DOOR.
4. ALL SHUT OFF VALVES FOR RISERS TO BE COMBINED SHUTOFF VALVE/BALANCING VALVE.
5. PROVIDE MANUAL AIR VENTS AT HIGH POINTS OF SYSTEM.
6. ALL EXPANSION JOINT AND ANCHOR LOCATIONS TO BE PROVIDE WITH ACCESS DOOR. SEE ARCH SPEC FOR TYPE (TYP)

NOTES:

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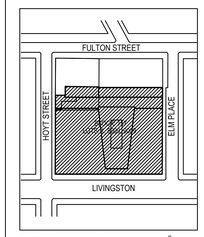
	06-07-2017	DOB FILING



KEY PLAN

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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
WATER RISER DIAGRAM (1 OF 4)

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO:	M-301.00
NYC DOB NO:	15 OF 32

FILE NAME: I:\160012-01 - Outgoing 2017-08-06 DOB Set\MECH CAD 160012 - M-301.00 WATER RISER 1.dwg SAVED ON 6/6/2017 2:57 PM PLOTTED ON 6/6/2017 / 12:42 AM PLOTTED BY MAGUARDNE, GREGORY

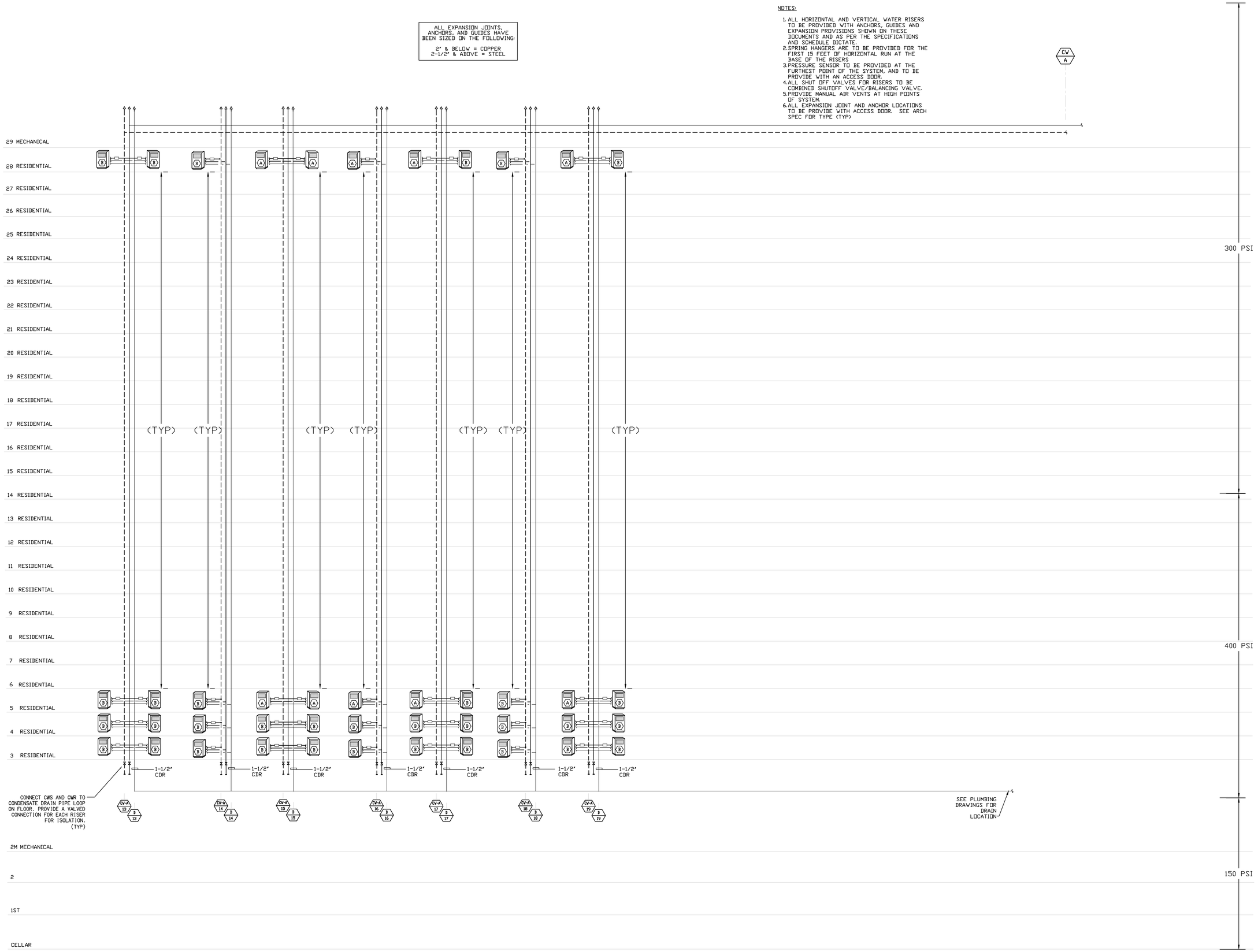
DEPT OF BUILDINGS 321370108 Job Number
E350454235 Scan Code

ALL EXPANSION JOINTS, ANCHORS, AND GUIDES HAVE BEEN SIZED ON THE FOLLOWING:

2" & BELOW = COPPER
2-1/2" & ABOVE = STEEL

NOTES:

1. ALL HORIZONTAL AND VERTICAL WATER RISERS TO BE PROVIDED WITH ANCHORS, GUIDES AND EXPANSION PROVISIONS SHOWN ON THESE DOCUMENTS AND AS PER THE SPECIFICATIONS AND SCHEDULE DICTATE.
2. SPRING HANGERS ARE TO BE PROVIDED FOR THE FIRST 15 FEET OF HORIZONTAL RUN AT THE BASE OF THE RISERS
3. PRESSURE SENSOR TO BE PROVIDED AT THE FURTHEST POINT OF THE SYSTEM, AND TO BE PROVIDE WITH AN ACCESS DOOR.
4. ALL SHUT OFF VALVES FOR RISERS TO BE COMBINED SHUTOFF VALVE/BALANCING VALVE.
5. PROVIDE MANUAL AIR VENTS AT HIGH POINTS OF SYSTEM.
6. ALL EXPANSION JOINT AND ANCHOR LOCATIONS TO BE PROVIDE WITH ACCESS DOOR. SEE ARCH SPEC FOR TYPE (TYP)



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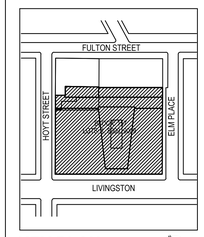
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
WATER RISER DIAGRAM (2 OF 4)

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MAGLIONE · 090931 · LICENSED PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
DWG NO. M-302.00
REVISION: 16 OF 32

FILE NAME: I:\160012\01 - Outgoing\2017-06-06 DOB Set\MECH\SAU 160012 - M-302.00 WATER RISER 2.dwg SAVED ON 6/6/2017 2:57 PM PLOTTED ON 6/6/2017 / 12:2 AM PLOTTED BY MAGLIONE, MICHAEL

DEPT OF BUILDINGS 321370708 Job Number
E3902509319 Scan Code

NOTES:

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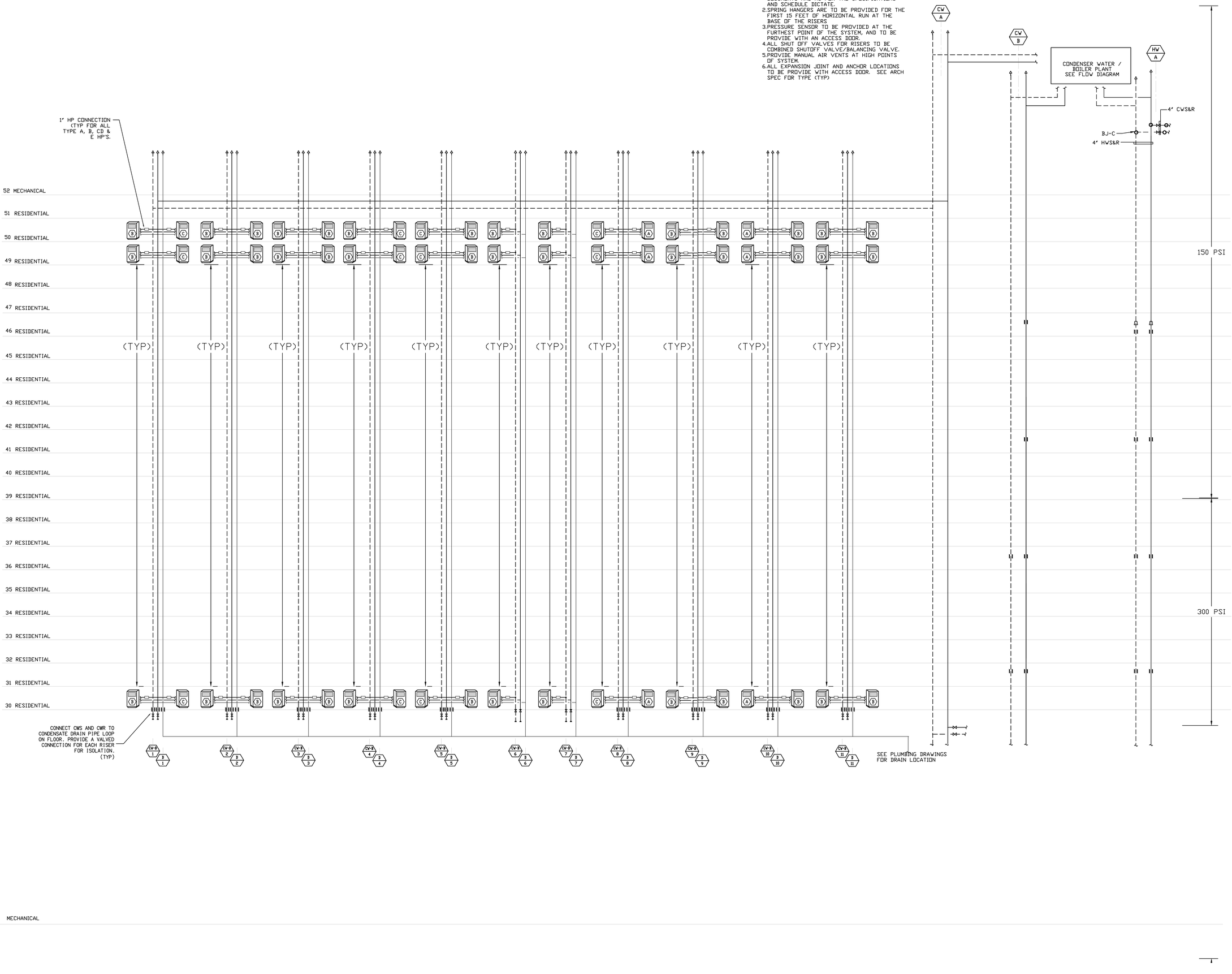
2. SPRING HANGERS ARE TO BE PROVIDED FOR THE FIRST 15 FEET OF HORIZONTAL RUN AT THE BASE OF THE RISERS
3. PRESSURE SENSOR TO BE PROVIDED AT THE FURTHEST POINT OF THE SYSTEM, AND TO BE PROVIDE WITH AN ACCESS DOOR.
4. ALL SHUT OFF VALVES FOR RISERS TO BE COMBINED SHUTOFF VALVE/BALANCING VALVE.
5. PROVIDE MANUAL AIR VENTS AT HIGH POINTS OF SYSTEM.
6. ALL EXPANSION JOINT AND ANCHOR LOCATIONS TO BE PROVIDE WITH ACCESS DOOR. SEE ARCH SPEC FOR TYPE (TYP)



MECHANICAL

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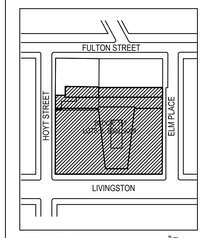
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
WATER RISER DIAGRAM (3 OF 4)

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-303.00
NYC DOB NO:	17 OF 32

FILE NAME: I:\160012-01 - Outgoing 2017-08-08 DOB Set Mech CAD 160012 - M-303.00 WATER RISER.dwg SAVED ON 8/8/2017 2:56 PM PLOTTED ON 8/8/2017 / 1:03 AM PLOTTED BY MACLARONE, GREGORY

DEPT OF BUILDINGS 321970538 Job Number
E3974159805 Scan Code

NOTES:

1. ALL HORIZONTAL AND VERTICAL WATER RISERS TO BE PROVIDED WITH ANCHORS, GUIDES AND EXPANSION PROVISIONS SHOWN ON THESE DOCUMENTS AND AS PER THE SPECIFICATIONS AND SCHEDULE DICTATE.
2. SPRING HANGERS ARE TO BE PROVIDED FOR THE FIRST 15 FEET OF HORIZONTAL RUN AT THE BASE OF THE RISERS.
3. PRESSURE SENSOR TO BE PROVIDED AT THE FURTHEST POINT OF THE SYSTEM, AND TO BE PROVIDE WITH AN ACCESS DOOR.
4. ALL SHUT OFF VALVES FOR RISERS TO BE COMBINED SHUTOFF VALVE/BALANCING VALVE.
5. PROVIDE MANUAL AIR VENTS AT HIGH POINTS OF SYSTEM.
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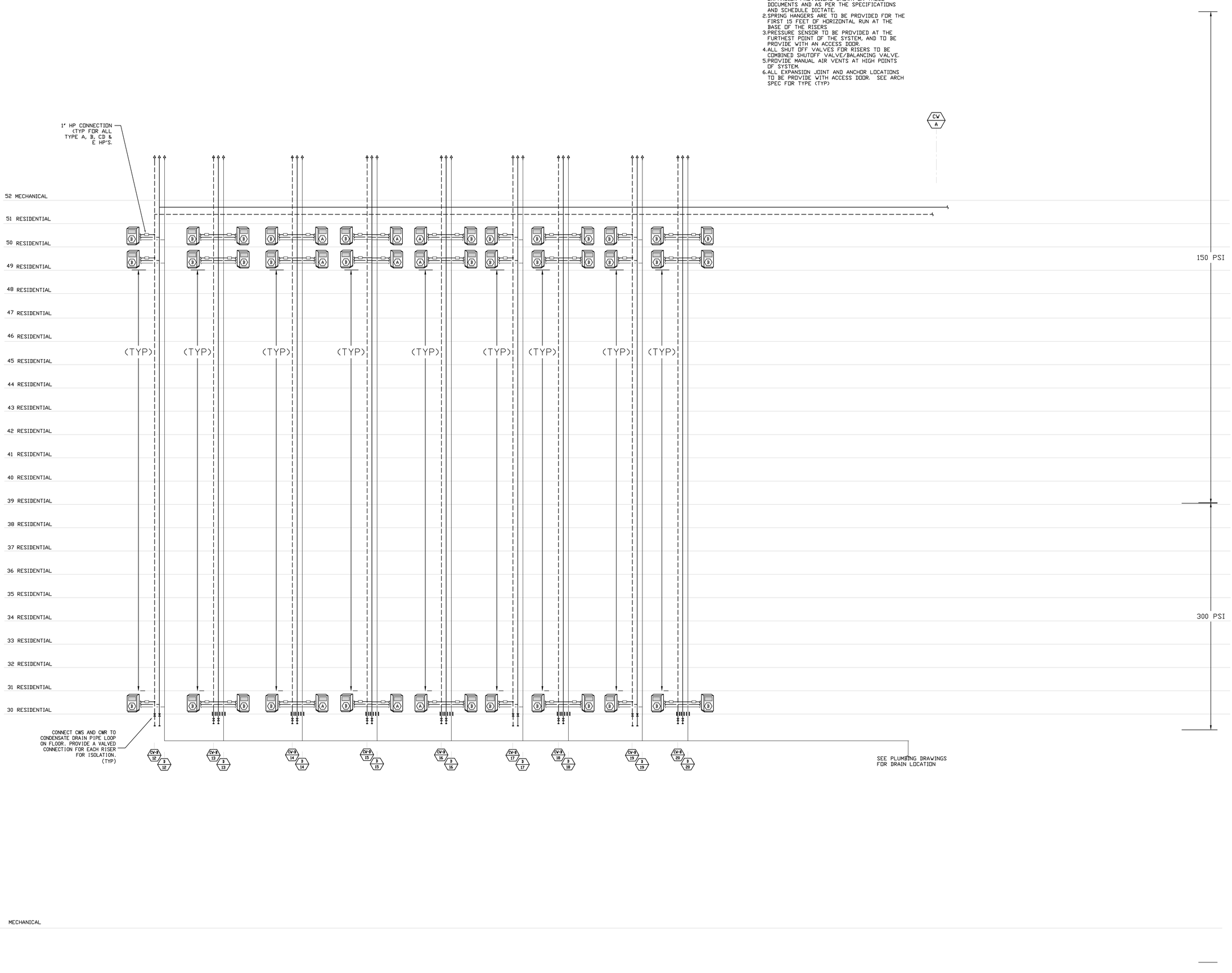

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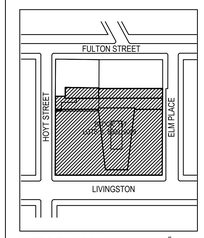

KEY PLAN

Owner:
11 HOYT OWNER, LP
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T.(212)246- 9800

MEP/FP Engineer:
Cosentini
A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NY 10001
T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

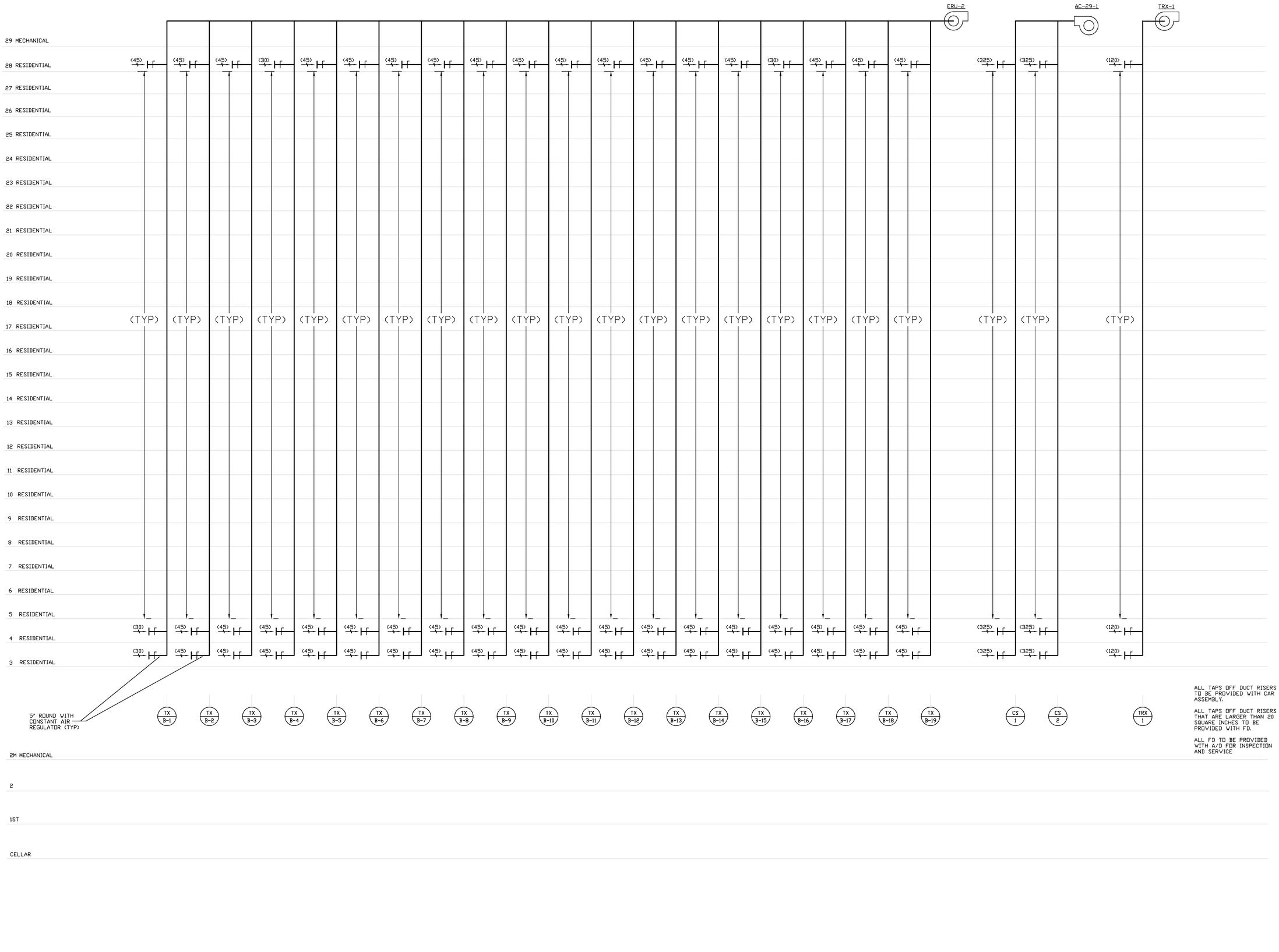
DWG TITLE:
MECHANICAL
WATER RISER DIAGRAM (4 OF 4)

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
M-304.00
DWG NO.
18 OF 32

FILE NAME: I:\160012-01 - Outgoing 2017-06-06 to DOB Set\MECH\CAD\160012 - M-304.00 WATER RISER 4.dwg SAVED ON 6/6/2017 2:38 PM PLOTTED ON 6/6/2017 / 7:03 AM PLOTTED BY MAGGARONE, GREGORY

DEPT OF BUILDINGS 321970126 Job Number
E-DOB-0510053 Scan Code



ALL TAPS OFF DUCT RISERS TO BE PROVIDED WITH CAR ASSEMBLY.

ALL TAPS OFF DUCT RISERS THAT ARE LARGER THAN 20 SQUARE INCHES TO BE PROVIDED WITH FD.

ALL FD TO BE PROVIDED WITH A/D FOR INSPECTION AND SERVICE

NOTES:

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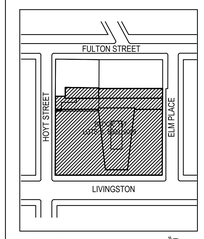
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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17TH FLOOR
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T. 212 213 8007

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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

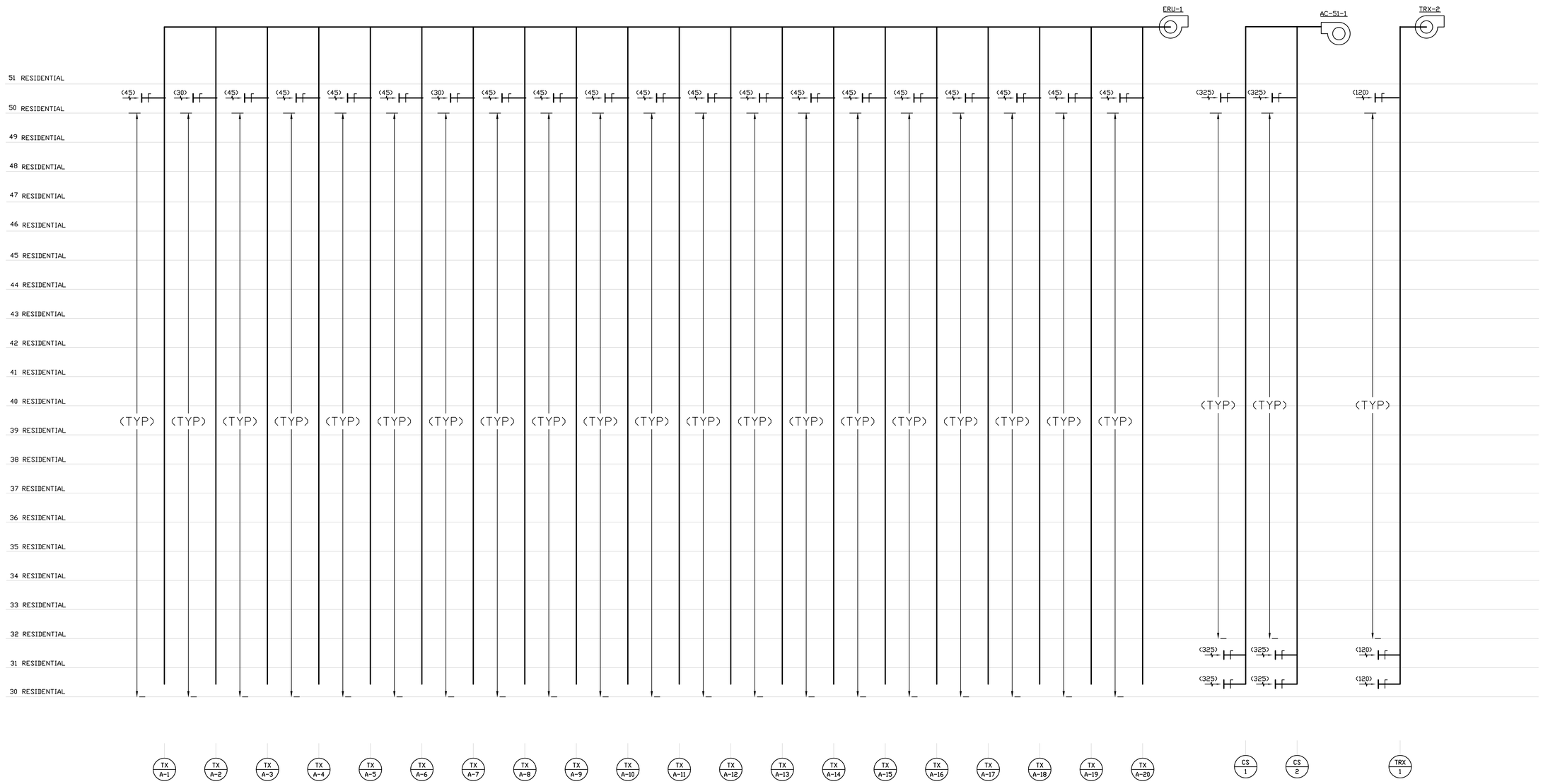
DWG TITLE:
MECHANICAL
AIR RISER DIAGRAM (1 OF 4)

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
M-305.00
DWG NO.
REVISION NO:
19 OF 32

FILE NAME: I:\160012-01 - Outgoing 2017 (48-48 LIDS Set\MECH\CAD\160012 - M-305.00 AIR RISER 1.dwg SAVED ON 6/6/2017 4:29 PM PLOTTED ON 6/6/2017 7:03 AM PLOTTED BY MALCAHOUN, GREGORY

CITY OF NEW YORK 3013370036 Job Number
E3902854264 Scan Code



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ALL FD TO BE PROVIDED WITH A/D FOR INSPECTION AND SERVICE

MECHANICAL

NOTES:

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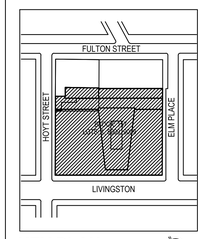
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

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11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

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Design Architect:
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F:773.384.0231
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

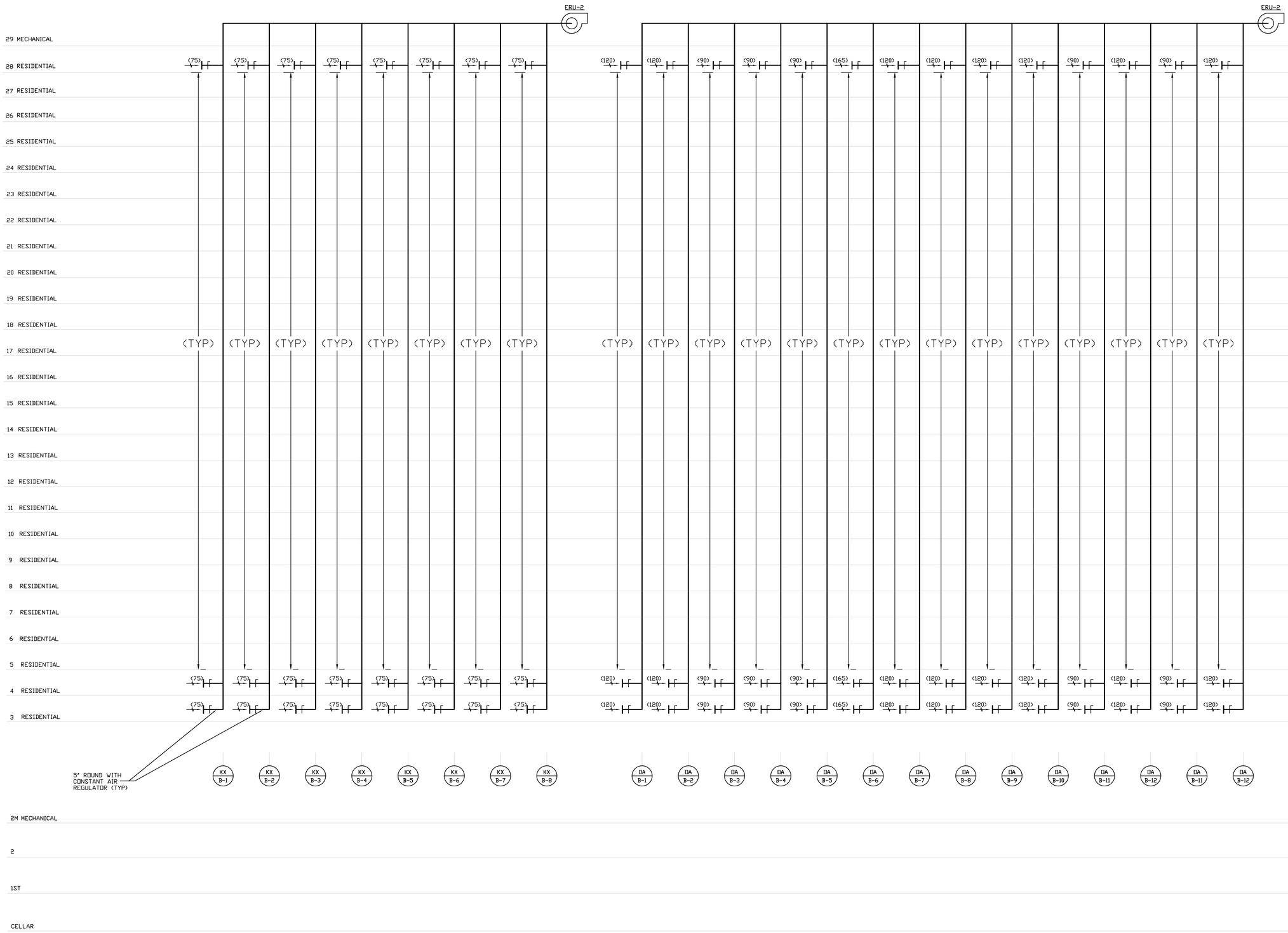
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
AIR RISER DIAGRAM (2 OF 4)

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. GRIVAS · 090553 · LICENSED PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
M-306.00
DWG NO.
NYC DOB NO: 20 OF 32

FILE NAME: I:\160012\01 - Outgoing 2017\09-06 DOB Set\MECH\CAD\160012 - M-306.00 AIR RISER 2.dwg SAVED ON 6/6/2017 - 2:05 PM PLOTTED ON 6/6/2017 - 7:03 AM PLOTTED BY MACLARONE, GREGORY



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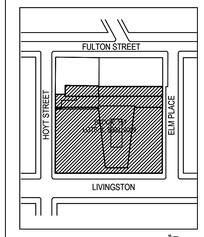

KEY PLAN

Owner:

11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

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NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

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Landscape Architect:

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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

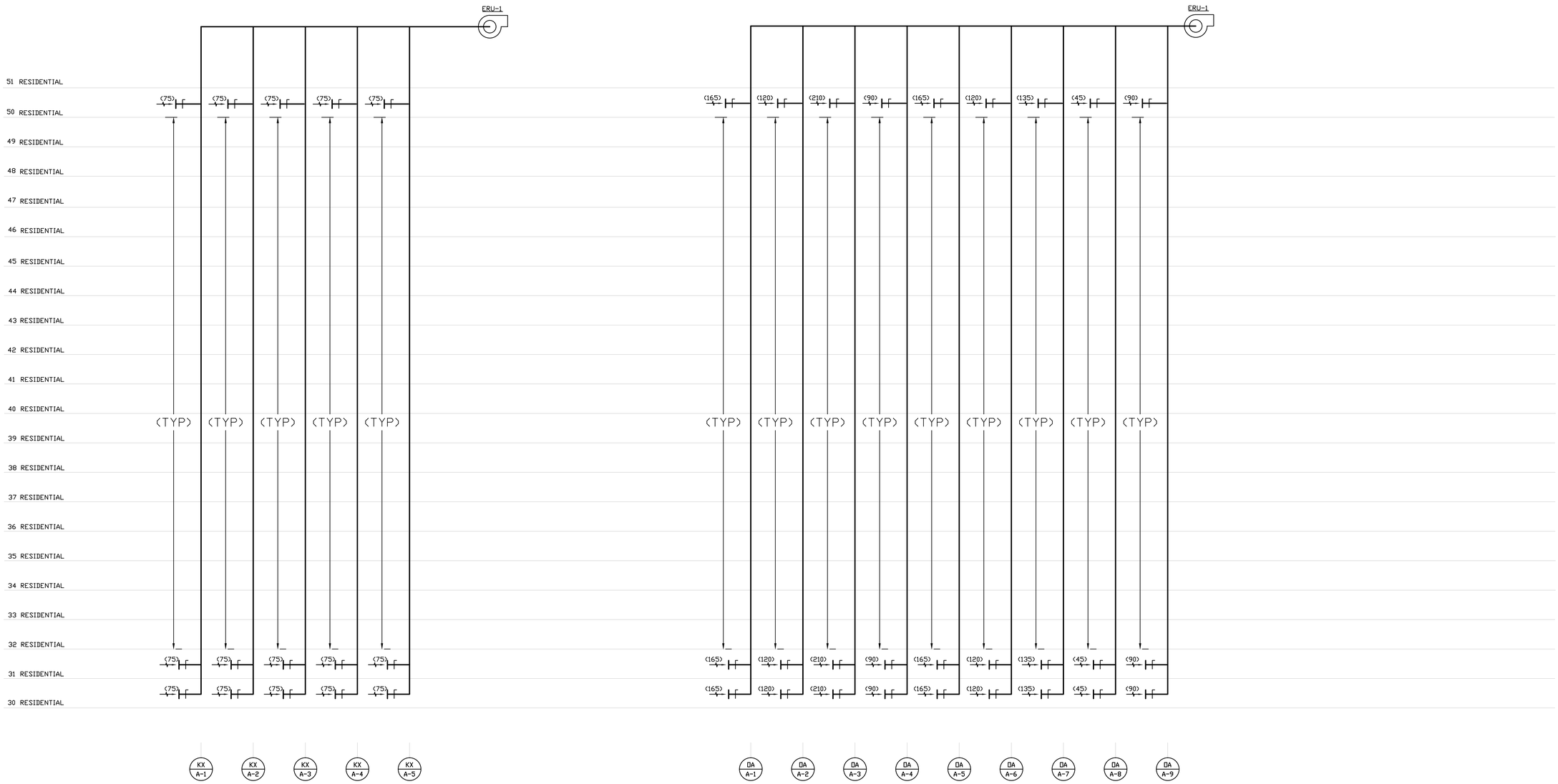
MECHANICAL
AIR RISER DIAGRAM (3 OF 4)

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-307.00
NYC DOB NO:	21 OF 32

FILE NAME I:\160012-01\Outgoing\2017-06-06 DOB Set\MECH\CAD\160012 - M-307.00 AIR RISER 3.dwg SAVED ON 6/8/2017 2:55 PM PLOTTED ON 6/8/2017 7:03 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BUILDINGS 321370538 Job Number
ESI 3909525085 Scan Code



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MECHANICAL

NOTES:

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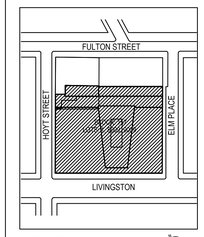
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
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45 ROCKEFELLER PLAZA
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17TH FLOOR
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL
AIR RISER DIAGRAM (4 OF 4)

SEAL & SIGNATURE:
STATE OF NEW YORK · DANIEL W. RAGONE · 090931 · LICENSED PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
M-308.00
DWG NO.
NYC DOB NO: 22 OF 32

FILE NAME: I:\160012\01 - Outgoing 2017\08-08 DOB Set\MECH\CAD 160012 - M-308.00 AIR RISER 4.dwg SAVED: 6/6/2017 2:26 PM PLOT: 6/6/2017 7:03 AM PLOT BY: MAULANUNE, GREGORY

DEPT OF BUILDINGS 321370708 Job Number
E-595159909/06 Scan Code

FAN SCHEDULE

FAN NO.	SERVICE	LOCATION	CFM	STATIC PRESS. IN W.G.	RPM	OUTLET VELOC. FPM	MANUF.	MODEL NO.	BHP	MOTOR HP	VOLT/PH/HZ			WEIGHT (LBS.)	VIBRATION ISOLATION		VFC	REMARKS
											V	PH	CYCLE		SPEC. TYPE	DEFLECTION (INCHES)		
EF-C-1	EXHAUST	CELLAR	350	0.5	1,566		GREENHEC□	SQ-90-VG	0.07	1/10	115	1	60	49				
EF-G-1	LOADING DOC□ EXHAUST	GROUND FLOOR	3,000	0.5	1,370		GREENHEC□	TDI-3-24-609-A10	0.46	1	460	3	60	115				
EF-G-2	GARAGE EXHAUST	GROUND FLOOR	750	0.5	1,074		GREENHEC□	BSQ-120-4	0.15	1/4	115	1	60	87				
EF-G-3	BI□E ROOM EXHAUST	GROUND FLOOR	4,000	0.5	1,418		GREENHEC□	TDI-3-24-612-A15	0.67	1.5	460	3	60	120				
EF-G-4	GARAGE EXHAUST	GROUND FLOOR	2,000	0.5	1,981		GREENHEC□	BSQ-120-10	0.81	1	460	3	60	103				
EF-G-5	DOG GROOMING EXHAUST	GROUND FLOOR	275	0.5	1,688		GREENHEC□	SQ-80-VG	0.07	1/10	115	1	60	49				
EF-G-6	STORAGE ROOM EXHAUST	GROUND FLOOR	325	0.5	1,664		GREENHEC□	SQ-85-VG	0.07	1/10	115	1	60	49				
EF-G-7	LAUNDRY AND LOC□ER ROOM EXHAUST	GROUND FLOOR	1,800	0.5	1,542		GREENHEC□	SQ-130-VG	0.44	3/4	115	1	60	60				
EF-GM-1	MECHANICAL ROOM EXHAUST	GROUND MEZZ	2,500	0.5	1,497		GREENHEC□	SQ-140-A	0.67	1	460	3	60	103				
EF-GM-2	MECHANICAL ROOM EXHAUST	GROUND MEZZ	8,500	0.5	951		GREENHEC□	BSQ-240-30	2.4	3	460	3	60	271				
EF-2M-1	BATHROOM EXHAUST	2ND FLOOR MEZZ	1,350	0.5	1,463		GREENHEC□	SQ-120-VG	0.28	1/2	115	1	60	57				
EF-2M-2	LOC□ER ROOM EXHAUST	2ND FLOOR MEZZ	2,000	0.5	1,273		GREENHEC□	SQ-140-VG	0.41	3/4	115	1	60	91				
EF-2M-3	MECHANICAL ROOM EXHAUST	2ND FLOOR MEZZ	4,200	0.5	1,571		GREENHEC□	SQ-160-VG	1.34	2	208	1	60	144				
EF-29-1	MECHANICAL ROOM EXHAUST	29TH FLOOR	2,750	0.5	1,249		GREENHEC□	TDI-3-24-612-A15	0.42	1.5	460	3	60	120				
EF-29-2	BATHROOM EXHAUST	29TH FLOOR	170	0.5	1,447		GREENHEC□	SQ-97-VG	0.1	1/4	115	1	60	49				
EF-29-3	MECHANICAL ROOM EXHAUST	29TH FLOOR	6,000	0.5	1,213		GREENHEC□	BSQ-200-30	2.17	3	460	3	60	218				
EF-51-1	MECHANICAL ROOM EXHAUST	51ST FLOOR	11,000	0.5	2,564	2,657	GREENHEC□	QEID-20-70	7.85	10	460	3	60	481				
EF-52-1	MECHANICAL ROOM EXHAUST	52ND FLOOR	4,500	0.5	3,500	2,764	GREENHEC□	QEID-12-95	2.27	3	460	3	60	225				
PFSP-1	STAIR PURGE FAN	STAIR WELL	22,000	0.5	-	-	HOWDEN	140□MTR/40/8/6	16	20	460	3	60 Cycle		SEE SPEC	SEE SPEC		PROVIDE WEATHERPROOF HOOD AND OUTDOOR RATED ENCLOSURE, ALL SPF's TO BE OUTDOOR RATED AND REVERSIBLE.
PFSP-2	STAIR PURGE FAN	STAIR WELL	22,000	0.5	-	-	HOWDEN	140□MTR/40/8/6	16	20	460	3	60 Cycle		SEE SPEC	SEE SPEC		PROVIDE WEATHERPROOF HOOD AND OUTDOOR RATED ENCLOSURE, ALL SPF's TO BE OUTDOOR RATED AND REVERSIBLE.
RF-2M-1	AMENITY	2ND FLOOR MEZZ	2,100	0.5	1,317		GREENHEC□	SQ-140-VG	0.46	3/4	115	1	60	91				
RF-2M-2	AMENITY	2ND FLOOR MEZZ	10,000	0.5	1,088		GREENHEC□	BSQ-240-50	3.5	5	460	3	60	294				
SF-C-1	SUPPLY	CELLAR	350	0.5	1,566		GREENHEC□	SQ-90-VG	0.07	1/10	115	1	60	49				
SF-GM-1	MECHANICAL ROOM SUPPLY	GROUND MEZZ	2,500	0.5	1,497		GREENHEC□	SQ-140-A	0.67	1	460	3	60	103				
SF-52-1	MECHANICAL ROOM SUPPLY	52ND FLOOR	4,500	0.5	1,393		GREENHEC□	TDI-3-24-417-A15	0.63	1.5	460	3	60	120				
TRX-1	TRASH ROOM EXHAUST	29TH FLOOR	3,200	1	1,976		GREENHEC□	BSQ-140-20	1.66	2	460	3	60	129				
TRX-2	TRASH ROOM EXHAUST	51ST FLOOR	2,600	1	1,708		GREENHEC□	BSQ-140-15	1.11	1.5	460	3	60	124				

1. PROVIDE DISCONNECT SWITCH FOR ALL FANS.
2. FAN, MOTOR & SUPPORTS TO BE TREATED FOR EXPOSURE TO THE OUTSIDE, WHEN EQUIPMENT IS OUTSIDE.
3. ALL FANS USED FOR PRESSRUIZATIONS/SMOKE CONTROL SHALL BE LISTED BY UNDERWRITERS LABORATORIES (UL) FOR THE US AND CANADA
4. ALL FANS SHALL BE PROVIDED WITH LINED DISCHARGE PLENUMS. & 15' OF 2" ACOUSTICAL LINING UPSTREAM AND DOWNSTREAM OF FANS.

COPPER PIPE GUIDE SPACING

SIZE	DISTANCE TO 1ST GUIDE	INTERMEDIATE GUIDE SPACING
2"	2'4"	18'
2-1/2"	2'11"	22'
3"	3'6"	23'

STEEL PIPE GUIDE SPACING

SIZE	DISTANCE TO 1ST GUIDE	INTERMEDIATE GUIDE SPACING
4"	4'6"	30'
6"	4'6"	40'
12"	4'6"	65'

AIR SEPERATOR SCHEDULE

UNIT NO.	MFG.	MODEL NO.	SERVICE PUMPS	SYSTEM	MAX FLOW (GPM)	LINE SIZE	OPERATING WEIGHT (LBS.)	MAX WORKING PRESSURE (PSIG)	REMARKS
AS-1	BELL □ GOSSETT	RL-10F	SCWP-1,2,3	SECONDARY CONDENSER WATER WATER LOOP	4,000	16		300	
AS-2	BELL □ GOSSETT	RL-8F	SCWP-4,5	SECONDARY CONDENSER WATER WATER LOOP	800	8		300	
AS-3	BELL □ GOSSETT	RL-8F	HWP-1,2,3	SECONDARY HOT WATER LOOP	725	8		300	
AS-4	BELL □ GOSSETT	RL-8F	SCWP-5,6	SECONDARY CONDENSER WATER LOOP	800	8		300	
AS-5	BELL □ GOSSETT	RL-8F	SHWP-4,5	SECONDARY HOT WATER LOOP	200	4		300	

COOLING TOWER SCHEDULE

UNIT NO.	SERVICE	LOCATION	NO. OF CELLS	GPM PER CELL	TOTAL GPM	WATER TEMPERATURE		AMBIENT TEMP. (°F WB)	FANS			ELECTRIC BASIN HEATERS		VOLTS\PH\ HZ	MODEL NO.	OPERATING WEIGHT LBS	REMARKS
						ENT. (°F)	LVG. (°F)		NO. PER CELL	RPM	NOM. HP PER CELL	NO./CELL	Kw/cell				
CT-1,2	BUILDING	52ND FLOOR	2	2000	4000	85	100	78	1	1200	25	1	18	460/3/60	MARLEY NC8411RLN2	34,000	10% SPARE CAPACITY

NOTES:
1. TOWER TO BE CTI CERTIFIED.
2. PROVIDE INTAKE WATER SILENCERS.
3. PROVIDE VFDS FOR FANS.
4. ALL VALVING TO BE PROVIDED BY COOLING TOWER MANUFACTURE.
5. PROVIDE BASIN SWEEPER
6. TOWER TO CONSTRUCTED OUT OF BE 304 STAINLESS STEEL
7. PROVIDE PF-64-050-AP-UL 22.5" SEPARATOR PURDFLUX SEPARATOR 600 GPM W/ SKID MOUNTED PUMP. 15HP MOTOR, 45 MICRON FILTER, AUTOMATIC PURGE AND MANUAL PURGE, PACKAGE CONTROLS
8. PROVIDE SERVICE PLATFORM AND LADDER FOR SERVICE.
9. FURNISH MOTOR, BELT GUARD AND AIR INLET SCREENS AS REQUIRED FOR OSHA APPROVAL.
10. INCLUDE MECHANICAL VIBRATION CUT OUT SWITCH.
11. TOWER MUST BE INSTALLED LEVEL TO ENSURE MAXIMUM THERMAL PERFORMANCE AND TO AVOID RACKING.

CONSTANT AIR FLOW REGULATOR

TAG.	SERVICE	TYPE	MODEL	GRILLE SIZE L x W	EXHAUST BOX DIMENSIONS L x W x H	NECK (DUCT) SIZE (IN)	DIFFUSER SIZE	DIFFUSER TYPE	NO. OF CARS IN ASSEMBLY	CAR DIMENSIONS	CAR FLOW SETTINGS	AIRFLOW RANGE MIN/MAX CFM	BALANCING TOLERANCE	DIFFERENTIAL PRESSURE RANGE IN. WG.	ELECTRICAL V/PHASE/HZ	SEQUENCE OF OPERATION	REMARKS
CAR-1	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	6"x4"	6"x4"	N/A	0.2-0.8	1.0	4"	40	40	□/-15%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES
CAR-2	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	8" x 6"	8" x 6"	N/A	0.2-0.8	1.0	4"	50	50	□/-15%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES
CAR-3	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	8" x 6"	8" x 6"	N/A	0.2-0.8	1.0	4"	60	60	□/-10%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES
CAR-4	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	8" x 6"	8" x 6"	N/A	0.2-0.10	1.0	5"	75	75	□/-10%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES
CAR-5	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	8" x 6"	8" x 6"	N/A	0.2-0.11	1.0	5"	100	100	□/-10%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES
CAR-6	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	8" x 6"	8" x 6"	N/A	0.2-0.12	1.0	6"	125	125	□/-10%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES
CAR-7	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	8"x8"	8"x8"			1.0	6"	300	300	□/-10%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES
CAR-8	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	14"X8"	14"X8"	N/A	0.2-0.12	1.0	6"	500	500	□/-10%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES
CAR-9	Exhaust	Duct Mount	CAR-SE-II	Duct Mount	20"X10"	20"X10"	N/A	0.2-0.12	2.0	6"	1200	500	□/-10%	0.2-0.8	NA	CONSTANT EXHAUST REGULATOR ASSEMBLY W/ CUSTOM 8X6 ADAPTOR PLATE. SEE NOTE 6	SEE NOTES

EXPANSION TANK SCHEDULE

UNIT NO.	SERVICE	LOCATION	LENGTH (IN)	DIAM. (IN)	CAPAC. (GAL)	WORK. PRESS. (PSIG)	OPERATING WEIGHT	MANUFACTURER & MODEL NO.	REMARKS
ET-1	SECONDARY CONDENSER WATER LOOP	51ST FLOOR	78	24	132	150	1500	BELL □ GOSSETT B-500	
ET-2	SECONDARY CONDENSER WATER LOOP	51ST FLOOR	78	24	132	150	1500	BELL □ GOSSETT B-500	
ET-3	HOT WATER LOOP	51ST FLOOR	78	24	132	150	1500	BELL □ GOSSETT B-500	
ET-4	SECONDARY CONDENSER WATER LOOP	GROUND MEZZ	50	24	80	150	1000	BELL □ GOSSETT B-300	
ET-5	SECONDARY HOT WATER LOOP	GROUND MEZZ	50	24	80	150	1000	BELL □ GOSSETT B-300	

NOTES:
1. ALL DUCTWORK AND ASSOCIATED RISERS CONTAINING CONSTANT AIR REGULATING DEVICES SHALL BE CONSTRUCTED AND SEALED TO MINIMIZE LEAKAGE TO NO GREATER THAN 5%. DUCT LEAKAGE TESTING SHALL BE CONDUCTED DURING PHASE OF CONSTRUCTION WHERE FULL ACCESS TO RISERS ARE AVAILABLE AND LEAKAGE TESTING CAN BE 100% COMPLETED PRIOR TO SHEETROCKING THE WALLS.
2. CAR ASSEMBLIES SHALL BE INSTALLED AND SEALED TO AVOID LEAKAGE.
3. SUBMIT DIFFUSER AND GRILLES NC RATINGS FOR APPROVAL
4. COORDINATE FINISH WITH ARCHITECT
5. PRESSURE RATINGS FOR ALL CONSTANT AIR REGULATORS TO BE COORDINATE WITH MECHANICAL CONTRACTOR, ENGINEER AND VENDOR TO ASSURE PRESSURE RATINGS DO NOT EXCEED THE REQUIREMENTS OF THE DEVICE. HIGH PRESSURE (HP) REGULATORS TO BE INSTALLED WERE REQUIRED

HEAT EXCHANGER SCHEDULE

UNIT NO.	LOCATION	SERVICE	SIDE 1				SIDE 2				NO. OF PLATES	MFR. AND MODEL NO.	MODEL NO.	SURFACE AREA SQ. FT.	REMARKS
			GPM	EWT F	LWT F	PD (PSI)	GPM	EWT F	LWT F	PD (PSI)					
HX-1,2	ROOM MER	PRIMARY CONDENSER WATER LOOP	2,000	85	100	10	2,000	102	87	10					
HX-3,4	2ND MEZ	SECONDARY CONDENSER WATER LOOP	800	87	102	10	800	103	88	10					
HX-5,6	2ND MEZ	HOT WATER WATER LOOP	200	160	120	10	200	158	108	10					

NOTES:
1. ALL HEAT EXCHANGERS TO BE CERTIFIED BY AHRI.
2. UNITS SHALL HAVE SUFFICIENT ROOM ON THE CARRY BAR TO ADD AN ADDITIONAL 10% MORE PLATES IN FUTURE
3. SURFACE AREA SHALL BE NO LESS THAN SCHEDULED AS A MINIMUM

VAV / CV TERMINAL UNIT SCHEDULE
(TITUS DIRECT DIGITAL CONTROL MODEL DESV AS STD.)

Tag	Model	Si□e		CFM		STATIC PRESSURE			NC Levels		HOT WATER HEATING COIL							
		Unit	Outlet	Max	DESIGN	Min	Inlet	Down	Min	Rad	Dis	CFM	EAT	EWT	LAT	APd	GPM	LWT	WPd
VAV-A	DESV	04	12x8	150	150-100	60	1	0.25	0.04	22	22	80	55	160	90	0	0.4	140	0.1
CV-A	DESV	07	12x10	560	560-400	500	1	0.25	0.1	23	20	500	55	160	90	0.01	2	140	0.25
VAV-B	DESV	07	12x10	560	560-400	180	1	0.25	0.1	23	20	150	55	160	90	0.01	0.6	140	0.25
VAV-C	DESV	09	14x13	750	750-570	225	1	0.25	0.04	20	18	225	55	160	90	0.01	0.9	140	0.12
VAV-D	DESV	10	14x13	900	900-760	300	1	0.25	0.03	24	20	300	55	160	90	0.02	1	140	0.15
VAV-E	DESV	10	14x13	1200	1200-950	330	1	0.25	0.03	25	23	330	55	160	90	0.02	1	140	0.16
VAV-F	DESV	12	16x15	1500	1500-1250	500	1	0.25	0.23	23	21	500	55	160	90	0.22	1.6	140	0.37
VAV-G	DESV	14	18x20	2000	2000-1600	650	1	0.25	0.23	23	21	650	55	160	90	0.22	2.2	140	0.37

1. PROVIDE FIBRE-FREE LINING IN VAV BOX
2. ALL VAV BOXES TO BE 24VOLT - PROVIDE TRANSFORMER
3. PROVIDE 1" THICK ACOUSTICAL LINING FOR 15' DOWN STREAM OF VAV BOX
4. ALL PERFORMANCE BASED ON TESTS CONDUCTED IN ACCORDANCE WITH ASHRAE 130-2008 AND AHRI 880-2008.5. PROVIDE ACCESS DOOR AT EACH VAV BOX.
5. ALL AIRFLOW, PRESSURE LOSSES AND HEATING PERFORMANCE VALUES HAVE BEEN CORRECTED FOR ALTITUDE.
6. UNITS OF MEASURE: DIMENSIONS (IN), AIRFLOW (CFM), WATER FLOW (GPM), AIR PRESSURE (IN WG), WATER HEAD LOSSES (FT) AND TEMPERATURES (DEGF).
7 WATER PRESSURE DROP (WPD) UNITS IS IN FT. WATER.

CONDENSING BOILER SCHEDULE

UNIT NO.	SERVICE	INPUT MBH	OUTPUT MBH	MAX GPM	MIN GPM	WATER TEMP (°F)		RESET TEMP (°F)	FLUE OUTLET SIZE	TURN DOWN	FUEL	DESIGN PRESS. PSIG	EFFICIEN CY	MODEL NO.	V/P/H	AMPS	VENT MATERIAL	REMARKS
						ENT.	LVG.											
B-1-□7	HOT WATER SYSTEM	6,000	5,670	600	75	110.0	160	150	14"	15:1	NATURAL GAS	150	93%	AERCO BM□6000	460/3/60	30	STAINLESS	Emergency Power

1. ALL UNITS SHALL BE INSTALLED ON A 6' HIGH CONCRETE PAD. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
2. ALL UNITS TO BE PROVIDED WITH FACTORY ACID NEUTRALIZATION KIT AND PIPED TO CLOSEST DRAIN.
3. BOILERS TO BE PROVIDED WITH FACTORY MOUNTED CONTROLLERS AND INTERLOCKED WITH THE BMS SYSTEMS.
4. BOILER FLUE TO BE DOUBLE WALL AND UL-1738 LISTED (DOUBLE WALL SPECIAL GAS VENT WITH 1" AIR GAP)
5. PROVIDE LADDER TO SERVICE ALL VALVES OVER 8'

NOTES:

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

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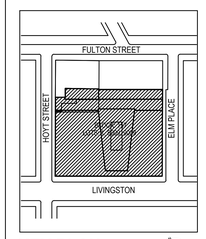

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DWG TITLE:
MECHANICAL SCHEDULE (1 OF 3)

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MCKENNA · 090913 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-400.00
NYC DOB NO:	23 OF 32

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DEPT OF BUILDINGS Job Number
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HEAT PUMP UNIT SCHEDULE

SYMBOL	TYPE	MODEL NO.	CFM	EXT. S.P. IN.W.G.	MOTOR		ELECTRICAL			COOLING CAPACITY								HEATING CAPACITY	COP	EER	V/PH/HZ	DIMENSIONS (LxWxH)	VIBRATION ISOLATION		WEIGHT (LBS)	REMARKS
					BHP	HP	FLA	MCA	MAX FUSE	E.A.T.		L.A.T.		BTUH		GPM	E.W.T. (°F)	L.W.T. (°F)					SPEC. TYPE	DEFLECTION (INCHES)		
										(°F) DB	(°F) WB	(°F) DB	(°F) WB	TOTAL	SENS											
HHP-A	HORIZONTAL CEILING CONCEALED	TCH09V-ECM	360	0.2	-	-	5.3	6.4	15	75	62	57.0	54.0	7,600	7,000	1.5	88	103	11,500	4.55	12.20	208/1/60		TYPE IV	SEE SPEC		
HHP-B	HORIZONTAL CEILING CONCEALED	TCH12V-ECM	400	0.2	-	-	5.9	5.1	15	75	62	57.0	52.0	10,600	7,900	2	88	103	15,500	4.56	12.20	208/1/60		TYPE IV	SEE SPEC		
HPV-A	VERTICAL STAC□	TSM09G-ECM	400	0.3	-	-	5.9	6.8	15	75	62	57.0	55.0	9,500	7,500	1.6	88	103	13,300	5.06	13.20	208/1/60		TYPE IV	SEE SPEC		
HPV-B	VERTICAL STAC□	TSM15G-ECM	500	0.3	-	-	8.2	9.6	15	75	62	57.0	55.0	12,900	10,100	3	88	103	17,600	5.24	13.00	208/1/60		TYPE IV	SEE SPEC		
HPV-C	VERTICAL STAC□	TSM18G-ECM	700	0.3	-	-	9.2	10.9	15	75	62	57.0	55.0	16,500	11,900	3.4	88	103	23,000	5.35	13.20	208/1/60		TYPE IV	SEE SPEC		

NOTES FOR ALL HEAT PUMPS:
1. PROVIDE INSULATED STAINLESS STEEL DRIP PAN WITH CONDENSATE PUMP & LEAK DETECTOR
2. PROVIDE DISCONNECT SWITCH
3. FLEX HOSES TO BE PROVIDED FOR ALL UNITS ▫ 18" LONG TO ALLOW FOR EXPANSION.
4. ALL UNITS TO BE RATED FOR A MINIMUM OF 400 LBS.
5. PROVIDE CONTROL BOX ON SIDE OF UNIT
6. PROVIDE MERV 8 FILTERS
7. PROVIDE FILTERS IN HEAT PUMP RETURN OPENINGS
8. PROVIDE VIBRATION ISOLATION FOR HORIZONTAL UNITS AS SPECIFIED IN SPECIFICATION, ALL VERTICAL UNIT TO BE PROVIDED WITH WAFFLE PADS.
9. COORDINATE CONTROLLER BOX LOCATIONS WITH LAYOUTS
10. PROVIDE FACTORY INSTALLED TWO POSITION MOTORIZED VALVE, STRAINER AND AUTOFLOW VALVE.
11. ALL DUCTWORK DOWN STREAM OF THE HEAT PUMP SHALL BE PROVIDED WITH 1" ACOUSTICAL LINING FOR THE FIRST 15' OF DUCT WORK.
12. ALL FAN MOTORS TO BE ECM MOTORS
13. PROVIDE FACTORY INSTALLED P-TRAP FOR CONDENSATE LINE.
14. PROVIDE PROGRAMMABLE THERMOSTAT WITH AUTOMATIC CHANGEOVER FROM HEATING TO COOLING, WITH A MIN 2 FAN SPEED SETTING. PROVIDE 50 FT LENGTH FOR THE THERMOSTAT WHIPS
15. PROVIDE ALTERNATE PROGRAMMABLE WIFI ENABLED THERMOSTAT, SIMILAR TO NEST.

AIR OUTLET & INLET SCHEDULE

DESIGNATION	SERVICE	SPEC. TYPE	FACE	NECK/ NOM. DUCT SIZE	BAR WIDTH	OPENING WIDTH	MAX CFM	TOTAL PRESSURE (IN. W.C.)	THROW (FT)	MAX NC	MODEL NUMBER	MANUFACTURER	REMARKS
SG-A	VARIOUS	SUPPLY		6" X 6"	N/A	3/4"	95	0.051	6-10-14		300RL	TITUS	
SG-B	STAIR PRESSURIZATION	SUPPLY		36" X 24"	N/A	3/4"	2200	0.033	28-42-68	18	300RL	TITUS	
SG-C	VARIOUS	SUPPLY		12" X 8"	N/A	3/4"	300	0.058	11-17-24	16	300RL	TITUS	
SG-D	VARIOUS	SUPPLY		30" X 16"	N/A	3/4"	1244	0.033	21-31-50	15	300RL	TITUS	
SG-E	VARIOUS	SUPPLY		12" X 10"	N/A	3/4"	430	0.074	15-21-30	21	300RL	TITUS	
SG-F	VARIOUS	SUPPLY		18" X 12"	N/A	3/4"	675	0.051	17-26-37	18	300RL	TITUS	IN WET AREAS PROVIDE 300FL
EG-A	TOILET EXHAUST	EXHAUST		6" X 6"	N/A	3/4"	95	0.051			350FL	TITUS	
EG-B	VARIOUS	EXHAUST		12" X 8"	N/A	3/4"	350	0.074		21	350RL	TITUS	IN WET AREAS PROVIDE 350FL
EG-C	GENERAL EXHAUST	EXHAUST		12" X 8"	N/A	3/4"	285	0.034		10	350RL	TITUS	
EG-D	VARIOUS	EXHAUST		42" X 12"	N/A	3/4"	1610	0.051		17	350RL	TITUS	
CD-A	VARIOUS	SUPPLY	12X12	8"	N/A	N/A	200	0.153	4-6-11	15	OMNI	TITUS	
CR-A	VARIOUS	RETURN	12X12	8"	N/A	N/A	200				OMNI	TITUS	
CD-B	VARIOUS	SUPPLY	24X24	12"	N/A	N/A	550	0.115	6-9-16	18	OMNI	TITUS	
CR-B	VARIOUS	RETURN	24X24	15"	N/A	N/A	750				OMNI	TITUS	
CD-C	VARIOUS	SUPPLY	24X24	15"	N/A	N/A	550	0.038	6-9-18		TMSA	TITUS	
TR	VARIOUS			SPECIFIED ON DWG		3/4"	VARIES	0.2		30	300RL	TITUS	IN WET AREAS PROVIDE 300FL
RG-A	VARIOUS			12X6	N/A	N/A	250	0.03			350-RL	TITUS	
LG-A	VARIOUS			30"X4"	1/4"	N/A	300	0.057	13-19-32	19	CT-540	TITUS	MODEL □7 DIRECTIONAL BLADES - WHEN GRILLE IS USED AS RETURN PROVIDE ACOUSTICALLY LINED PLENUM BOX/ LIGHT SHIELD
LG-B	VARIOUS			30"X5"	1/4"	N/A	400	0.056	14-22-36	19	CT-540	TITUS	MODEL □7 DIRECTIONAL BLADES - WHEN GRILLE IS USED AS RETURN PROVIDE ACOUSTICALLY LINED PLENUM BOX/ LIGHT SHIELD
LG-C	VARIOUS			48"X5"	1/4"	N/A	700	0.072	16-24-38	23	CT-540	TITUS	MODEL □7 DIRECTIONAL BLADES - WHEN GRILLE IS USED AS RETURN PROVIDE ACOUSTICALLY LINED PLENUM BOX/ LIGHT SHIELD
LG-D	VARIOUS			LENGTH BY ARCH - 5" WIDTH	1/4"	N/A	-	0.072	11-16-22	22	CT-540	TITUS	MODEL □7 DIRECTIONAL BLADES - WHEN GRILLE IS USED AS RETURN PROVIDE ACOUSTICALLY LINED PLENUM BOX/ LIGHT SHIELD
LG-E	VARIOUS			48"X9"	1/4"	N/A	1200	0.072	11-16-22	22	CT-540	TITUS	MODEL □7 DIRECTIONAL BLADES - WHEN GRILLE IS USED AS RETURN PROVIDE ACOUSTICALLY LINED PLENUM BOX/ LIGHT SHIELD
LG-F	VARIOUS			8x8	1/4"	N/A	100				CT-541	TITUS	
LD-A	VARIOUS	SUPPLY			N/A	2"	75/LF	0.12925	14-17-25	24	FT-20 HT	TITUS	
LD-B	VARIOUS	SUPPLY			N/A	2"	135/LF	0.087	9-14-26	20	FT-20 □T	TITUS	
LD-C	VARIOUS	SUPPLY			N/A	1"	50/LF	0.1146	11-14-20	23	FL-10 HT	TITUS	
LD-D	VARIOUS	SUPPLY			N/A	1-1/2"	60/LF	0.13	13-16-22	24	FL-15-HT	TITUS	
LD-E	VARIOUS	SUPPLY			N/A	3"	100/LF	0.125	16-20-28	21	FL-30-HT	TITUS	
LD-F	VARIOUS	SUPPLY			N/A	2-1/2"	150/LF	0.068	9-13-26	18	FT-25 □T	TITUS	
LD-G	VARIOUS	SUPPLY			N/A	3"	180/LF	0.067	9-14-28	17	FT-30 □T	TITUS	

NOTES:
1. THROW VALUES GIVEN ARE FOR TERMINAL VELOCITIES OF 150,100 AND 50 FPM.
2. ALL BORDER TYPES AND FINISHES TO BE SPECIFIED AND VERIFIED BY THE ARCHITECT.
3. ALL PLENUMS TO BE FACTORY ASSEMBLED AND EQUIPPED WITH 1" ACOUSTICAL LINING. ALL PLENUMS TO BE SIZED AT A MAXIMUM OF 500 FPM AND FOR THE LENGTH OF THE OUTLET.
4. PROVIDE LIGHT SHIELD FOR ALL LOCATIONS WHERE DIFFUSERS ARE USED FOR RETURN.
5. ALL CONNECTIONS TO PLENUMS MADE ABOVE A HARD CEILING ARE TO BE PROVIDE WITH CORD OPERATED DAMPERS.
6. NC VALUES BASED ON OCTAVE BAND 2 TO 7 SOUND POWER LEVELS MINUS ROOM ABSORPTION OF 10 DB.
7. ALL AIR OUTLETS USED IN BATHROOMS TO BE OUT OF ALUMINUM.
8. WHERE RETURN DIFFUSERS ARE SUBSTITUTED FOR OPENING, PROVIDE LIGHT SHIELD IN RETURN OPENINGS.
9. PROVIDE VOLUME DAMPERS FOR AIR OUTLETS.
10. ALL VOLUME DAMPERS IN NON-ACCESSIBLE CEILING TO BE PROVIDED WITH REMOTE ACTUATORS OR CORD OPERATED DAMPER THRU FACE OF DIFFUSER.

EXPANSION JOINTS

UNIT NO.	MFG.	MODEL NO.	SYSTEM	LINE SIZE (IN)	MAX WORKING PRESSURE (PSIG)	REMARKS
B□-A	HYSPAN BALL □OINT	BB-41020-68-21	SECONDARY CONDENSER WATER WATER LOOP	8	SEE DWGS	REFER TO RISER DIAGRMA FOR LOCATION
B□-B	HYSPAN BALL □OINT	BB-41020-68-21	SECONDARY CONDENSER WATER WATER LOOP	10	SEE DWGS	REFER TO RISER DIAGRMA FOR LOCATION
B□-C	HYSPAN BALL □OINT	BB-41020-68-21	SECONDARY CONDENSER WATER WATER LOOP	4	SEE DWGS	REFER TO RISER DIAGRMA FOR LOCATION
B□-D	HYSPAN BALL □OINT	BB-41020-68-21	SECONDARY CONDENSER WATER WATER LOOP	2	SEE DWGS	REFER TO RISER DIAGRMA FOR LOCATION
EXP-A	HYSPAN EXPANSION	8503	STEEL PIPES	1"TO 3"	150	REFER TO RISER DIAGRMA FOR LOCATION
EXP-B	HYSPAN EXPANSION	8509	COPPER PIPES	1"TO 3"	150	REFER TO RISER DIAGRMA FOR LOCATION
EXP-C	HYSPAN EXPANSION	3501	STEEL □ COPPER PIPES	2"- 6"	300	REFER TO RISER DIAGRAM FOR LOCATION DIELECTRIC FITTING REQUIRED WHEN USED FOR COPPER INSTALATION.

SOUND TRAP SCHEDULE

TRAP NO.	FAN SYSTEM	LOCATION	CFM	SIZE			MAX. P.D. IN. W.G.	SIZE	MODEL NO.	REMARKS
				WIDTH (IN.)	HEIGHT (IN.)	LENGTH (IN.)				
ST-1	GENERATOR SUPPLY	3RD FLOOR	40,000	240	96	36	0.1			IAC TYPE 3MS
ST-2	GENERATOR EXHAUST	3RD FLOOR	40,000	96	96	60	0.1			IAC TYPE 5MS

SELF CONTAINED ENERGY RECOVERY AIR CONDITIONING UNIT SCHEDULE

TAG	LOCATION	SERVICE	SYSTEM TYPE	Exhaust Fan					Supply Fan							EAT		LAT		Total Capacity (MBH)	Sensible Capacity (MBH)	Evap Coil FPI/Rows	Evap Coil Area (ft²)	Condenser				Compressor		EER
				Design Air Flow (CFM)	Fan Type	ESP (inH2O)	TSP (inH2O)	Motor BHP (per fan)	Motor Size (HP) (per fan)	Design Air Flow (CFM)	Maximum Airflow (CFM)	Fan Type	ESP (inH2O)	TSP (inH2O)	Motor BHP (per fan)	Motor Size (HP) (per fan)	DB (°F)	WB (°F)	DB (°F)	WB (°F)					EWT (°F)	LWT (°F)	Fluid Flow (gpm)	Water Drop (ft H2O)	Power (kW)	Ref. Type	
ERU-1	51ST FLOOR	OUTSIDE AIR / EXHAUST	VAV	2□ 15000	PLENUM	2	4.2	23.5	30	2□ 15000	30000	PLENUM	2	5.15	45	60	87	71	55	55	2326.0	1444.0			88	103	377	14	149	R410A	15.6
ERU-2	29TH FLOOR	OUTSIDE AIR / EXHAUST	VAV	2□ 12750	PLENUM	2	4	27.6	30	2□ 12750	25500	PLENUM	2	5.15	31	40	87	71	55	55	1352.0	890.0			88	103	216	14.3	80	R410A	17
ERU-3	2ND MEZZ	OUTSIDE AIR / EXHAUST	VAV	2□ 12750	PLENUM	2	4	27.6	30	2□ 12750	25500	PLENUM	2	5.15	31	40	87	71	55	55	1352.0	890.0			88	103	216	14.3	80	R410A	17

SELF CONTAINED ENERGY RECOVERY AIR CONDITIONING UNIT SCHEDULE (CONTINUED)

Hot Gas Re Heat			Heating						Electrical				MAKE	MODEL
EAT	LAT	Total Capacity (MBH)	EAT	LAT	Total Capacity (MBH)	EWT (°F)	LWT (°F)	Fluid Flow (gpm)	Water Drop (ft H2O)	Voltage	MCA (A)	FLA	Efficiency		
DB (°F)	DB (°F)		DB (°F)	DB (°F)											
55	75		50	80	1400.0	160	110	45	4.84	480/3/60			MERV 8 / MERV 14	VENMAR - CES	
55	75		50	80	797	160	110	35	6.4	480/3/60			MERV 8 / MERV 14	VENMAR - CES	
55	75		50	80	797	160	110	35	6.4	480/3/60			MERV 8 / MERV 14	VENMAR - CES	

1. PROVIDE UNIT MOUNTED DISCONNECT SWITCH
2. ALL UNITS SHALL BE INSTALLED ON A 6" HIGH CONCRETE PAD. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
3. ALL AC UNITS TO BE PROVIDED WITH FACTORY MOUNTED VFCS.
4. ALL UNITS SHALL BE INTERNAL ISOLATED, ALL FAN AND MOTOR ASSEMBLES TO HAVE A MINIMUM OF 2" STATIC DEFLECTION SPRINGS.
5. ALL UNITS PROVIDE WITH OA TO BE PROVIDED WITH FREEZE STATS, PROTECTION PUMPS ON ALL 100% OA UNITS.
6. ALL UNITS TO HAVE DIGITAL SCROLL COMPRESSORS ON FIRST STAGE OF COOLING.
7. UNITS TO BE EQUIPPED WITH HOT GAS REHEAT TO ALLOW FOR CONTROL.
8. SMOKE DAMPERS ON UNITS LARGER THAT 15,000 CFM SHALL BE INTERLOCKED WITH THE UNIT OPERATION.

VARIABLE REFRIGERANT VOLUME - AIR-COOLED CONDENSING UNIT SCHEDULE

TAG: ROOM	DESCRIPTION	COOLING CAPACITY		HEATING CAPACITY		REFRIGERANT CHARGE		CONNECTION RATIO (%)	ELECTRICAL				DIMENSIONS		EFFICIENCY (NonDucted/Ducted)					NOMINAL TONNAGE	BASIS OF DESIGN (DAIKIN)	NOTES
		Btu/hr	AMBIENT DESIGN (OF DB)	Btu/hr	AMBIENT DESIGN (OF DB / WB)	Factory Charge (lbs)	Add'l Refrigerant (lbs)		VOLTAGE-PHASE	MIN CIRCUIT AMPS (MCA)	MAX OVERCURRENT PROTECTION (MOP)	RUNNING CURRENT (A)	(HxWxD) (inch)	WEIGHT (lbs)	EER	SEER	COP 47	COP17	SCHE			
CU-1,2	Unk	30,000	95			6.2	0.03		230V 1ph	19.5	20 A		39x37x12.5	179	10.7	19				2.5	RKS30LVJU	

VARIABLE REFRIGERANT VOLUME - INDOOR UNIT SCHEDULE

TAG: ROOM	SERVING (Zone Description)	TYPE	CONNECTED TO:		SUPPLY FAN		COOLING CAPACITY				HEATING CAPACITY		ELECTRICAL			DIMENSIONS	WEIGHT			
			CONDENSING UNIT	ZONE CHANGEOVER DEVICE	AIR FLOW RATE CFM	E.S.P (in. H2O)	TOTAL Btu/hr	SENSIBLE Btu/hr	ENTERING AIR		TOTAL Btu/hr	ENTERING AIR OFdb	POWER SUPPLY	Min Circuit Amps	Max Overcurrent Protection	HxWxD	Net	NOMINAL TONNAGE	BASIS OF DESIGN (DAIKIN)	NOTES
									OF DB	OF WB			Voltage - Phase	MCA	MOP	Inch	lbs			
FCU-1,2	EMR	Wall	CU-1	UNK	600		30,000	19,940	80	67			230V 1ph			13.5x47.3x9.5	38	2.5	FTXS30LVJU	

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NOTES:

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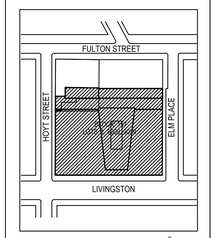

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11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL SCHEDULE (2 OF 3)

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
	M-401.00
DWG NO.	
NYC DOB NO:	24 OF 32

DEPT OF BUILDINGS 321370708 Job Number
ES1606012501 Scan Code

SELF CONTAINED AIR CONDITIONING UNIT SCHEDULE

TAG	LOCATION	SERVICE	SYSTEM TYPE	Supply Fan							EVAPORATOR								Condenser				Compressor			WARP AROUND HEAT PIPE					HOT GAS REHEAT			HEATING (HOT WATER)						
				Airflow (CFM)	MIN CFM	Fan Type	ESP (inH2O)	TSP (inH2O)	Fan Power	Motor Size (HP)	O.A. (CFM)	EAT DB (°F)	EAT WB (°F)	LAT DB (°F)	LAT WB (°F)	Total Capacity (MBH)	Sensible Capacity (MBH)	Evap Coil FPI/Rows	Evap Coil Area (ft²)	EWT (°F)	LWT (°F)	Fluid Flow (gpm)	Water Drop (ft H2O)	Power (kW)	COP	EER	Ref. Type	EAT DB/WB (°F)	LAT DB/WB (°F)	Sensible Capacity (MBH)	EAT DB/WB (°F)	LAT DB/WB (°F)	EAT DB/WB (°F)	Sensible Capacity (MBH)	LAT DB/WB (°F)	EAT DB (°F)	LAT DB (°F)	Total Capacity (MBH)	EWT (°F)	LWT (°F)	Fluid Flow (gpm)	Water Drop (ft H2O)
AC-C-1	CELLAR	CELLAR GARBAGE	CV	2,200	-	SWSI	1.0		0.8	3	-	78	70	57	57	93	49			88	103	16	7		4.6	14.0	R410A						57		70/60						
AC-C-2	CELLAR	SWITCHGEAR ROOM	CV	9,500	-	SWSI	1.5	3.5	8.2	10		80	65	55	55	309	262			88	103	52	3	19		13.0	R410A						55/55	140	70/60	15	100	826	160	110	35	0
AC-CM-1	CELLAR MEZZ	CELLAR/CELLAR MEZZ	CV	5,000	5,000	SWSI	1.5	2.8	3.7	5	5,000	95	75	54	54	360	220			88	103	57	6	20		14.0	R410A						53/53		70/60	10	70	450	160	110	25	0
AC-2M-1	2ND MEZZ	LOBBY UNIT	VAV	9,500	3,500	SWSI	1.5	3.5	8.2	10	6,750	80	65	55	55	309	262			88	103	52	3	19		13.0	R410A						55/55	140	70/60	15	100	826	160	110	35	0
AC-2M-2	2ND MEZZ	AMENITIES	VAV	9,500	3,500	SWSI	1.5	3.5	8.2	10	6,750	80	65	55	55	309	262			88	103	52	3	19		13.0	R410A						55/55	140	70/60	15	100	826	160	110	35	0
AC-2M-3	2ND MEZZ	AMENITIES	VAV	2,200	-	SWSI	1.0		0.8	3	-	78	70	57	57	93	49			88	103	16	7			14.0	R410A						57		70/60							
AC-2M-4	2ND MEZZ	TECH LOUNGE	VAV	1,500		SWSI	0.8				-	80	67	60	57	47	31			88	103	8	5	3		13.0	R410A														
AC-2M-5	2ND MEZZ	TECH LOUNGE	VAV	1,500		SWSI	0.8				-	80	67	60	57	47	31			88	103	8	5	3		13.0	R410A														
AC-29-1	29TH FLOOR	CORRIDOR SUPPLY	CV	10,000			2.5		14.3	20	10,000	83	72	51	51	735	395			87	102	129	6			13.0	12.2	95/75	82.7/71.6	168	52.9/52.5	65.3/57.7	52.9/52.7	246	71.8/60.1	-	100	1,305	160	110	53	8
AC-29-2	29TH FLOOR	ELECTRICAL ROOM	CV	2,200	-		0.5				-	83	67	59	57	65	56			88	103	12	2			14.0	R410A														
AC-51-1	51ST FLOOR	CORRIDOR SUPPLY	CV	10,000			2.5		14.3	20	10,000	83	72	51	51	735	395			87	102	129	6			13.0	12.2	95/75	82.7/71.6	168	52.9/52.5	65.3/57.7	52.9/52.7	246	71.8/60.1	-	100	1,305	160	110	53	8
AC-51-2	51ST FLOOR	ELECTRICAL ROOM	CV	3,600	-		0.5			4	-	85	70	62	60	123	89			88	103	21	1			14.0	R410A														
AC-51-3	51ST FLOOR	ELECTRICAL ROOM	CV	3,600	-		0.5			4	-	85	70	62	60	123	89			88	103	21	1			14.0	R410A														

SELF CONTAINED AIR CONDITIONING UNIT SCHEDULE

Voltage	Electrical MCA (A)	Electrical FLA	MOD (A)	Filter Area (ft²)	Filters Efficiency	Make / Model	REMARKS
460/3/60	16.4	15	25		MERV 8 / MERV 14	CLIMATEMASTER TCH120	HEAT PUMP, DIGITAL SCROLL, HOT GAS REHEAT, HUMIDTY SENSOR, VFD, SOUND PAC□AGE
460/3/60	110	100	150		MERV 8 / MERV 14	MAMMOTH VVX-232-FHS	DX/ W/HOT WATER, VFD ON SUPPLY FAN
460/3/60	110	100	150		MERV 8 / MERV 14	MAMMOTH VVX-232-FHS	DX/ W/HOT WATER, VFD ON SUPPLY FAN
460/3/60	110	100	150		MERV 8 / MERV 14	MAMMOTH VVX-232-FHS	DX/ W/HOT WATER, VFD ON SUPPLY FAN
460/3/60	110	100	150		MERV 8 / MERV 14	MAMMOTH VVX-232-FHS	DX/ W/HOT WATER, VFD ON SUPPLY FAN
460/3/60	16.4	15	25		MERV 8 / MERV 14	CLIMATEMASTER TCH120	HEAT PUMP, DIGITAL SCROLL, HOT GAS REHEAT, HUMIDTY SENSOR, VFD, SOUND PAC□AGE
460/3/60	13.8	12.2	20		MERV 8 / MERV 14	CLIMATE MASTER TC048	HEAT PUMP
460/3/60	13.8	12.2	20		MERV 8 / MERV 14	CLIMATE MASTER TC048	HEAT PUMP
460/3/60	110	100	150		MERV 8 / MERV 14	VENMAR CUSTOM	DX , SUPPLY FAN AND CONTROLS ON EMERGNECY POWER
460/3/60	14.7	13.2	20		MERV 8 / MERV 14	CLIMATEMASTER TCV072	DX
460/3/60	110	100	150		MERV 8 / MERV 14	VENMAR CUSTOM	DX , SUPPLY FAN AND CONTROLS ON EMERGNECY POWER
460/3/60	25.3	22.9	30		MERV 8 / MERV 14	DATA AIRE GFWU-02834	DX
460/3/60	25.3	22.9	30		MERV 8 / MERV 14	DATA AIRE GFWU-02834	DX

1. PROVIDE UNIT MOUNTED DISCONNECT SWITCH
2. ALL UNITS SHALL BE INSTALLED ON A 6" HIGH CONCRETE PAD. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
3. ALL AC UNITS TO BE PROVIDED WITH FACTORY MOUNTED VFCS.
4. ALL UNITS SHALL BE INTERNAL ISOLATED, ALL FAN AND MOTOR ASSEMBLES TO HAVE A MINIMUM OF 2" STATIC DEFLECTION SPRINGS.
5. ALL UNITS PROVIDE WITH DA TO BE PROVIDED WITH FREEZE STATS, PROTECTION PUMPS ON ALL 100% OA UNITS.
6. ALL UNITS TO HAVE DIGITAL SCROLL COMPRESSORS ON FIRST STAGE OF COOLING.
7. UNITS EQUIPPED WITH HEAT PIPES TO HAVE HOT GAS REHEAT TO ALLOW FOR CONTROL.
8. SMOKE DAMPERS ON UNITS LARGER THAT 15,000 CFM SHALL BE INTERLOCKED WITH THE UNIT OPERATION.
9. CONDENSER WATER CONTROL VALVES T BE AUTO FLOW TYPE.
10. HOT WATER CONTROL VALVES TO BE PRESSURE INDEPENDENT CONTROL VALVES.

FIN-TUBE RADIATION SCHEDULE

TAG	RATING (BTU/H/FT)	EWT (°F)	LWT (°F)	GPM PER SECTION	FINS					PIPE		ELECTRICAL		FAN	(VERANO AS STANDARD)	
					FIN SIZE	FINS / FT	MATERIAL	LENGTH	ROWS	SIZE	MATERIAL	CONSUMPTION			MODEL NUMBER	REMAR□S
TH-A	1200	160	115	1	4-1/4" SQ.	50	ALUMINUM	VARIES - REFER TO PLAN	2	1-1/4"	COPPER	11 Watts □ 3ft□77 Watts □ 12ft	120/1/60	X	V□N5-7.8/25/3150-12	TRENCHED. INLCUDES VALVE PAC□AGE WITH AUTOFLOW CONTROL VALVE AND THERMOSTAT, TRANSFORMER, FAN CONTROLLER
TH-B	450	160	115	0.5	4-1/4" SQ.	50	ALUMINUM	VARIES - REFER TO PLAN	2	1-1/4"	COPPER				V□15-09/38/3200-14	TRENCHED. INLCUDES VALVE PAC□AGE WITH AUTOFLOW CONTROL VALVE AND THERMOSTAT

NOTES:
1. GRILL BY ARCHITECT
2. GRILL ON ENCLOSURE TO BE A MINIMUM OF 50% FREE AREA

ELECTRIC HEATER SCHEDULE

UNIT NO.	AREA SERVED	LOCATION	TYPE	LENGTH (IN)	CFM	AIR TEMP (°F) ENT.	AIR TEMP (°F) LVG.	FAN MOTOR HP	FAN MOTOR RPM	TOTAL CAPACITY (MBTU/H)	ELECTRICAL KW	ELECTRICAL AMPS	ELECTRICAL MFS	ELECTRICAL V/Ph/Hz	WEIGHT (LBS)	MANUF. & MODEL NUMBER	REMARKS
UH-A	VARIES	VARIES	EXPOSED	-	400	60	100	-	-	17	5	6	-	460/3/60	30	MAR□EL 5100 P3P5105CA1N	UNIT MOUNTED THERMOSTAT, DISCONNECT SWITCH, □ SUMMER FAN SWITCH
UH-B	VARIES	VARIES	EXPOSED	-	700	60	105	-	-	34	10	12	-	480/3/60	55	MAR□EL 5100 P3P5110CA1N	UNIT MOUNTED THERMOSTAT, DISCONNECT SWITCH, □ SUMMER FAN SWITCH
UH-C	VARIES	VARIES	EXPOSED	-	400	60	100	-	-	17	5	6	-	208/3/60	30	MAR□EL 5100 P3P5105CA1N	UNIT MOUNTED THERMOSTAT, DISCONNECT SWITCH, □ SUMMER FAN SWITCH
CUH-A	VARIES	VARIES	RECESSED	-	245	-	-	-	-	17	5	18.1	25	277/1/60	41	MAR□EL-3450	UNIT MOUNTED THERMOSTAT, DISCONNECT SWITCH, □ SUMMER FAN SWITCH
CUH-B	VARIES	SEE PLANS	CABINET UNIT HEATER	45	-	-	-	-	-	10	3			208/3/60	44	STELPRO ASILH30	UNIT MOUNTED THERMOSTAT, ARCH TO CONFIRM COLOR
EFT-A	VARIES	VARIES		24	-	-	-	-	-	-	150 W/LFT	-	-	120/160	6.7	STELPRO AALUX3	UNIT MOUNTED THERMOSTAT, DISCONNECT SWITCH, PEDESTALS, UL LISTED CUSTOM ENCLOSURE, FRONT □ BOTTOM INLET, ARCH TO CONFIRM COLOR

CENTRIFUGAL PUMP SCHEDULE

PUMP NO.	SERVICE	LOCATION	TYPE	GPM	PUMP SPEED (RPM)	TOTAL DYNAM. HEAD FEET	MIN. DESIGN WORKING PRESS. P.S.I.G.	MFR.	MODEL NO.	IMP. DIAM. IN.	MIN. N.P.S.H. REQ. FEET	MOTOR BHP	MOTOR HP	MOTOR RPM	MOTOR V/Ph/Hz	VIBR. ISOL. SPEC. TYPE	MIN. STATIC DEFL. INCHES	WEIGHT (LBS)	REMARKS
PCWP-1,2,3	PRIMARY CONDENSER WATER LOOP	ROOF MER	END SUCTION	2,000	1,770	80	150	BELL □ GOSSETT	VSX-VSC 6X8X10.5B	10.25	9.45	49.9	60	1800	460/3/60	SEE SPEC	SEE SPEC		VFD - 1 STAND BY
SCWP-1,2,3	SECONDARY CONDENSER WATER LOOP	ROOF MER	VERTICAL SPLIT CASE	2,000	1,770	150	150	BELL □ GOSSETT	VSX-VSC 6X8X13.5	13	9.1	91.9	125	1800	460/3/60	SEE SPEC	SEE SPEC		VFD - 1 STAND BY
SCWP-4,5	SECONDARY CONDENSER WATER LOOP	ROOF MER	END SUCTION	800	1,750	150	150	BELL □ GOSSETT	E-1532 5GB	12.375	7.5	40.15	50	1800	460/3/60	SEE SPEC	SEE SPEC		VFD - 1 STAND BY
SCWP-5,6	SECONDARY CONDENSER WATER LOOP	2ND FLOOR MEZZ	END SUCTION	800	1,750	90	150	BELL □ GOSSETT	E-510 5GB	10.25	7.5	23.78	30	1800	460/3/60	SEE SPEC	SEE SPEC		VFD - 1 STAND BY
HWP-1,2,3	SECONDARY HOT WATER LOOP	ROOF MER	END SUCTION	725	1,750	150	150	BELL □ GOSSETT	E-1510 4GC	12.6	10.2	35	50	1800	460/3/60	SEE SPEC	SEE SPEC		VFD - 1 STAND BY
SHWP-1,2	SECONDARY HOT WATER LOOP	2ND FLOOR MEZZ	END SUCTION	200	1,750	90	150	BELL □ GOSSETT	E-1532 2.5	9.5	6.4	6.22	10	1800	460/3/60	SEE SPEC	SEE SPEC		VFD - 1 STAND BY
FP-1	AC-52-1		CIRCULATOR	100	1725	15	150	BELL □ GOSSETT	E-903AAB	4.25	9.8	0.57	0.75	1800	120/1/60	SEE SPEC	SEE SPEC	-	FREEZE PROTECTION
FP-2	ERU-52-1		CIRCULATOR	162	1725	15	300	BELL □ GOSSETT	E-903AAB	5.25	25.5	1	1.5	1800	460/3/60	SEE SPEC	SEE SPEC	-	FREEZE PROTECTION
FP-3	AC-29-1		CIRCULATOR	100	1725	15	150	BELL □ GOSSETT	E-903AAB	4.25	9.8	0.57	0.75	1800	120/1/60	SEE SPEC	SEE SPEC	-	FREEZE PROTECTION
FP-4	ERU-29-1		CIRCULATOR	162	1725	15	300	BELL □ GOSSETT	E-903AAB	5.25	25.5	1	1.5	1800	460/3/60	SEE SPEC	SEE SPEC	-	FREEZE PROTECTION
FP-5	ERU-1M-1		CIRCULATOR	100	1725	15	150	BELL □ GOSSETT	E-903AAB	4.25	9.8	0.57	0.75	1800	120/1/60	SEE SPEC	SEE SPEC	-	FREEZE PROTECTION

1. PROVIDE PUMPS WITH SUCTION DIFFUSERS AND TRIPLE DUTY VALVES
2. ALL PUMPS TO BE PROVIDED WITH VFDS
3. PROVIDE CHAIN FALL FOR ALL VERTICAL PUMPS FOR MAINTENANCE
4. ALL FREEZE PROTECTION PUMPS TO BE BACKED UP BY EMERGENCY POWER

SELF CONTAINED POOL AIR CONDITIONING UNIT SCHEDULE

(DECTRON AS STANDARD)

TAG	LOCATION	SERVICE	SUPPLY FAN AIRFLOW (CFM)	SUPPLY FAN ESP (inH2O)	SUPPLY FAN HP	SUPPLY FAN FLA	EXHAUST FAN AIRFLOW (CFM)	EXHAUST FAN ESP (inH2O)	EXHAUST FAN HP	EXHAUST FAN FLA	DIRECT EXPANSION COOLING COIL AIR TEMP (°F)		POOL WATER TEMP	SENS. MBH	TOTAL MBH	EER	HOT WATER COIL WATER TEMP		MBH	GPM	WATER P.D. (PSI)	WOR□□ PRESS. (PSIG)	COMPRESSOR NO.	TYPE OF COMP	LRA PER COMP	CONDENSER RLA PER COMP	GPM	EWT	LWT	P.D. (PSI)	REFRIGERANT TYPE	MIN OA (CFM)	ELECTRICAL MCA	VOLTAGE	MOP	ENERGY EFF.	MODEL NO.	REMAR□S
PDU-1	CELLAR	POOL	10,400	2	15	18.5	3,000	1.5	3	3.9	86	50-60	85	334	408,650	11.1	160	110	200	20	6	150	6	SCROLL	62	9.6	45	88	103	0.7	R-401A	2900	61	460/3/60	70	10.9	DS-102/122	

NOTES:
1. UNIT TO BE PROVIDED WITH PLENUM FAN, & VFD. .
2. REFRIGERANT HOT-GAS 'MAIN' POOL WATER HEAT EXCHANGER
3. REFRIGERANT HOT-GAS 'SECONDARY' POOL WATER HEAT EXCHANGER
4. FULL SIZED REFRIGERANT HOT-GAS AIR REHEAT COIL
5. 3-WAY MODULATING HOT WATER CONTROL VALVE BY OTHERS
6. CFM OUTDOOR AIR OPENING (WITH DAMPER, FILTERS, ACTUATOR AND 7-DAY TIMECLOCK)
7. 1" INSULATION
8. DRAIN PAN COATING: STANDARD(RESIN)
9. UNIT CONTROLS WITH BMS BACNET INTERFACE.
10. UNIT TO BE COMPATIBLE WITH SALT WATER POOL INSTALLATION.

NOTES:

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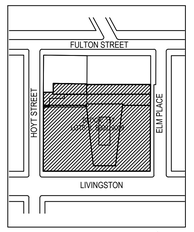
"TO THE BEST OF MY KNOWLEDGE, BELIEF AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE."

Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL SCHEDULE (3 OF 3)

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MANNING · 090913 · LICENSED PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
M-402.00
DWG NO.

NYC DOB NO: 25 OF 32

FILE NAME: I:\160\12-01 - Okidgong 2017-08-09 JOB Set MEP CAD 160012 - M-402 SCHEDULE 3.dwg SAVED ON 8/9/2017 2:57 PM PLOTTED ON 8/9/2017 7:03 AM PLOTTED BY MAUGANKUNE, GREGORY

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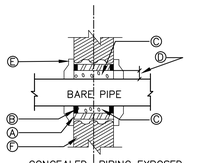
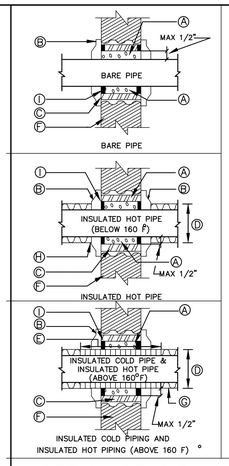


- (A) STANDARD WEIGHT STEEL PIPE SLEEVE TO PASS PIPE
- (B) TERMINATE SLEEVE FLUSH WITH FINISHED WALL SURFACES.
- (C) SEAL OR CAUL. SLEEVES THRU FIRE WALLS IN A SMO. E TIGHT MANNER. REFER TO SPECIFICATIONS.
- (D) 1/2" CLEAR MAXIMUM.
- (E) FINISHED ESCUTCHEON PLATE FLUSH AGAINST WALL AND OF SIZE TO COMPLETELY COVER OPENING (TYP FOR EACH SIDE)
- (F) FINISHED WALL SURFACE.

SLEEVES AND ESCUTCHEONS
A. SLEEVES FOR PIPING THROUGH MASONRY WALL SHALL BE SCHEDULE 40, STANDARD GALVANIZED STEEL PIPE. IN FRAMED PARTITIONS SHALL BE 20 GAUGE SHEET METAL. THE SPACE BETWEEN THE PIPE AND ITS SLEEVE SHALL NOT EXCEED ONEHALF INCH. THE SLEEVE SHALL HAVE A SUFFICIENT LENGTH TO BE FLUSH WITH THE FINISHED WALL SURFACES.
B. EXPOSED PIPING PASSING THROUGH WALLS, FLOORS, OR CEILINGS SHALL BE FITTED WITH CHROMIUM-PLATED CAST BRASS ESCUTCHEONS WITH FASTENING SET SCREWS

CUTTING AND PATCHING
A. PIPING PASSING THROUGH WALLS SHALL HAVE A TRIM OPENING CUT NO GREATER THAN NECESSARY FOR THE INSTALLATION OF A SLEEVE SECURED THEREIN.
B. PIPING PASSING THROUGH CONCRETE FLOORS SHALL HAVE AN OPENING CORE DRILLED SO THAT THE SPACE BETWEEN THE OPENING AND THE PIPE SHALL NOT EXCEED ONE-HALF INCH.
C. ANNULAR SPACES BETWEEN PIPING AND SLEEVES OR CORE DRILLED FLOOR OPENINGS SHALL BE PAC: ED WITH MINERAL WOOL AND SEALED, TO RETAIN THE FIRE INTEGRITY OF THE WALLS AND FLOOR, WITH A NON-HARDENING COMPOUND SIMILAR OR EQUAL TO DUXSEAL AS MANUFACTURED BY THE .M CLIPPER CORP.
D. FOR DETAILS OF FLOOR CORING RESTRICTIONS IN TOWER BUILDING, SEE DRAWING S-C1

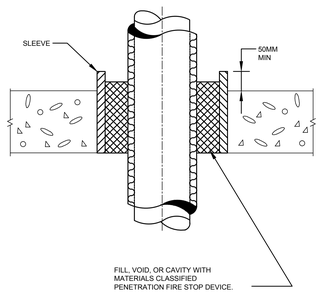
TYPICAL DETAIL OF PIPE INSTALLATION THRU RATED WALL



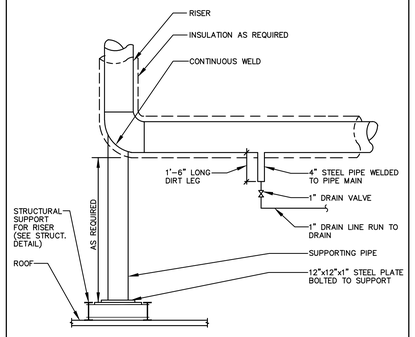
- (A) ALL SPACES PACKED FULL DEPTH WITH MINERAL WOOL OR OTHER EQUALLY APPROVED FIRE RESISTIVE MATERIAL (ASBESTOS OR FIBERGLASS SHALL NOT BE USED)

  FIRE RESISTANT FOAM SEAL ANT CHASE FOAM CTC P2-855 (NYC MEA#58-79 M#A#11 MAY BE USED. INSTALL-- ATION AS PER MANUFAC-- TURER.
- (B) ESCUTCHEON BOTH SIDES
- (C) SLEEVE
- (D) DIAMETER OF INSULATED PIPE
- (E) ANHYDROUS CALCIUM SILICATE INSULATION THRU SLEEVE
- (F) FIRE RATED PARTITION WALL OR FLOOR
- (G) FIBERGLASS INSULATION
- (H) TERMINATE INSULATION AT ESCUTCHEON
- (I) 1/2" DEPTH FIRE STOP FINISH SEALANT (SEE HVAC SPEC)

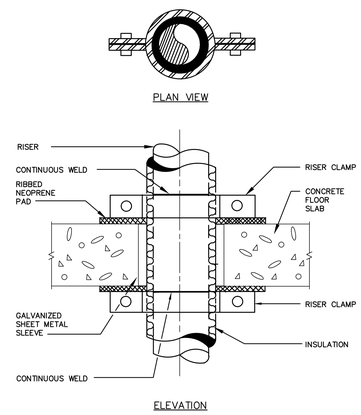
DETAIL OF PIPING PIERCING FIRE RATED PARTITIONS, WALLS AND FLOORS



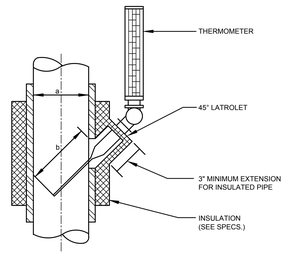
TYPICAL PIPE AND/OR CONDUIT FLOOR PENETRATION



PIPE RISER BASE ELBOW SUPPORT DETAIL

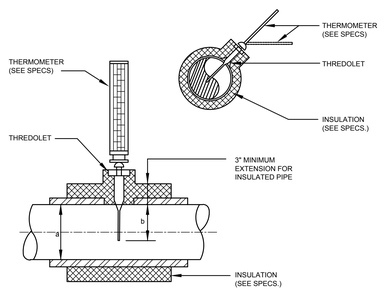


TYPICAL RISER ANCHOR DETAIL



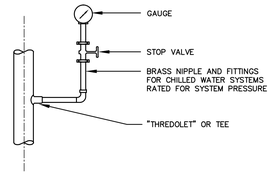
INSERTION LENGTH SCHEDULE	
a = PIPE DIAMETER	b = INSERTION LENGTH
UP TO 6"	6"
8" AND 10"	8"
12" AND LARGER	14"

THERMOMETER WELL LOCATED IN VERTICAL PIPE



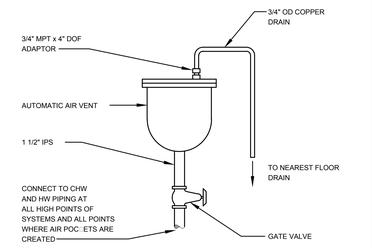
INSERTION LENGTH SCHEDULE	
a = PIPE DIAMETER	b = INSERTION LENGTH
UP TO 4"	3"
6" TO 8"	6"
10" AND LARGER	8"

THERMOMETER WELL LOCATED IN HORIZONTAL PIPE

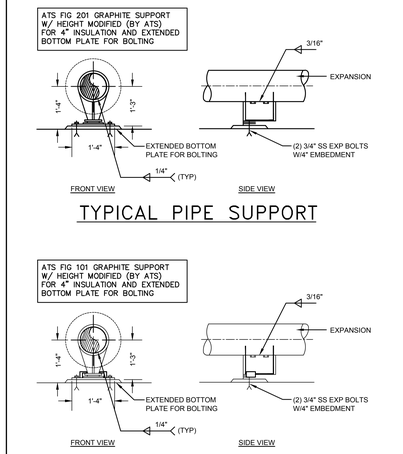


NOTE:
HEATING WATERS AND CONDENSER WATER SYSTEMS SHALL USE STEEL NIPPLES AND FITTINGS.

TYPICAL GAUGE PIPING DETAIL

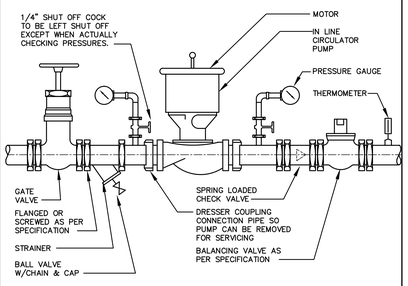


AUTOMATIC AIR VENT DETAIL

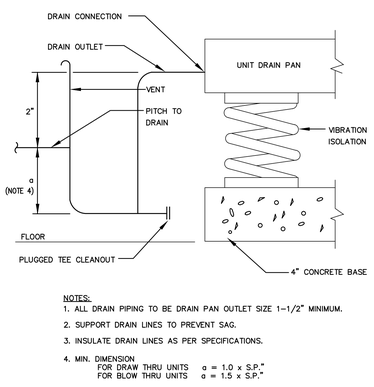


TYPICAL PIPE SUPPORT

TYPICAL PIPE GUIDE

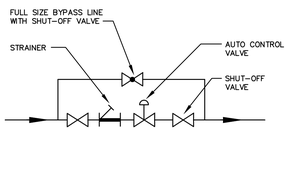


IN-LINE PUMP DETAIL

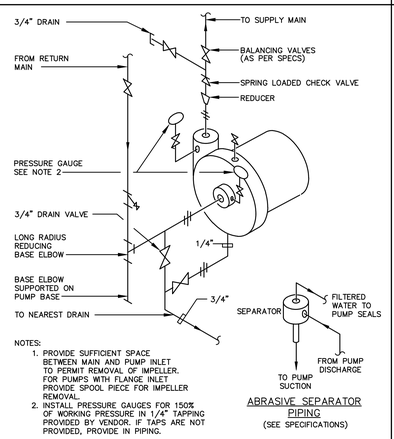


NOTES:
1. ALL DRAIN PIPING TO BE DRAIN PAN OUTLET SIZE 1-1/2" MINIMUM.
2. SUPPORT DRAIN LINES TO PREVENT SAG.
3. INSULATE DRAIN LINES AS PER SPECIFICATIONS.
4. MIN. DIMENSION
   FOR DRAW THRU UNITS a = 1.0 x S.P."
   FOR BLOW THRU UNITS a = 1.5 x S.P."

AIR HANDLING UNIT COOLING COIL DRAIN DETAIL



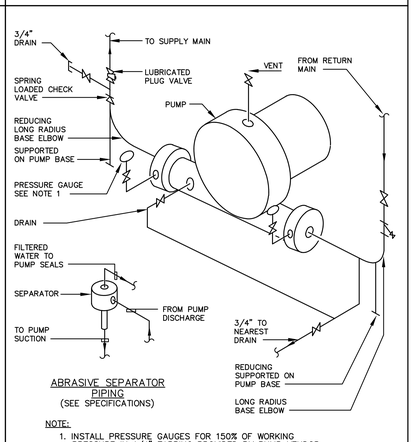
AUTOMATIC CONTROL VALVE STATION DETAIL WITH BYPASS



NOTES:
1. PROVIDE SUFFICIENT SPACE BETWEEN MAIN AND PUMP INLET TO PERMIT REMOVAL OF IMPELLER. FOR PUMPS WITH FLANGE INLET PROVIDE SPOOL PIECE FOR IMPELLER REMOVAL.
2. INSTALL PRESSURE GAUGES FOR 150% OF WORKING PRESSURE IN 1/4" TAPPING PROVIDED BY VENDOR. IF TAPS ARE NOT PROVIDED, PROVIDE IN PIPING.

ABRASIVE SEPARATOR PIPING
(SEE SPECIFICATIONS)

WATER PUMP PIPING END SUCTION PUMP



ABRASIVE SEPARATOR PIPING
(SEE SPECIFICATIONS)

NOTE:
1. INSTALL PRESSURE GAUGES FOR 150% OF WORKING PRESSURE IN 1/4" TAPPING PROVIDED BY PUMP VENDOR.

WATER PUMP PIPING HORIZONTAL SPLIT-CASE

NOTES:

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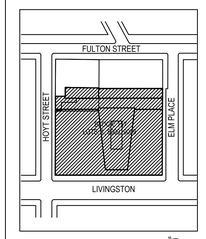
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

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11 HOYT OWNER, LP
C/O TISHMAN SPEYER
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL DETAILS (1 OF 7)

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MACKEY · 090531 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-500.00
NYC DOB NO:	26 OF 32

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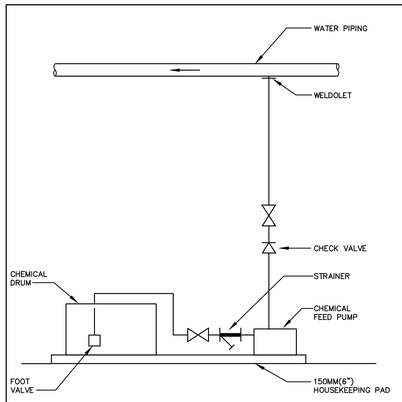
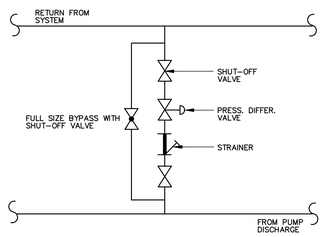
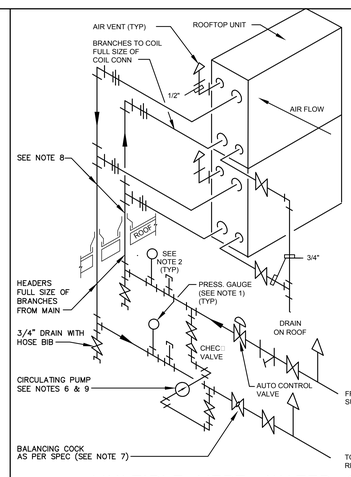


CHEMICAL TREATMENT SYSTEM

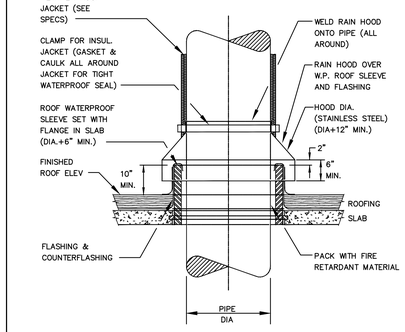


PRESSURE DIFFERENTIAL VALVE STATION DETAIL

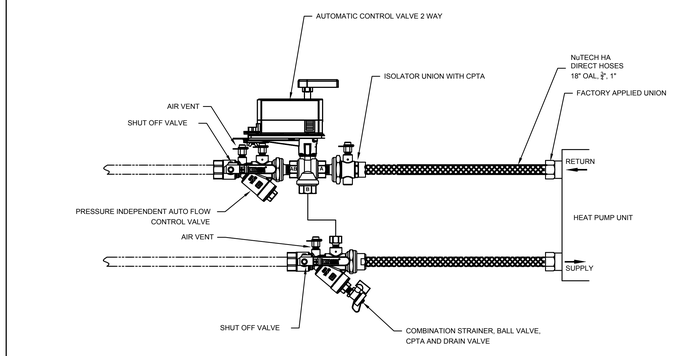


NOTES:
1. PRESSURE GAUGE TEST CONNECTION PROVIDE GAUGES IF REQUIRED BY SPECS.
2. SEPARABLE SOCKETS FOR THERMOMETERS PROVIDE THERMOMETERS IF REQUIRED BY SPECS.
3. LOCATE RISERS TO CLEAR TUBE PULL.
4. FOR SYSTEMS WITH COILS (2) WIDE OPPOSITE END PIPING IS SIMILAR AS SHOWN
5. INSTALL COIL PIPING FOR COUNTER FLOW.
6. FREEZE PROTECTION PUMP DETAIL APPLIES TO ALL WATER COILS REGARDLESS OF QUANTITIES.
7. PROVIDE ALL BALANCING VALVES WITH MEMORY STOPS.
8. ALL PIPING ABOVE ROOF SHALL BE FREEZE PROTECTED AS SPECIFIED.
9. REFER TO DETAIL FOR TYPICAL PIPING AND VALVE REQUIREMENTS FOR CIRCULATING PUMP.
10. SUPPLY AND RETURN HEADERS SHALL BE FULL SIZE OF SUPPLY AND RETURN PIPING FROM MAINS.
11. PROVIDE GALVANIZED STEEL DRAIN PAN UNDER ALL COOLING COILS SEE SPECIFICATIONS FOR ADDITIONAL DETAILS.

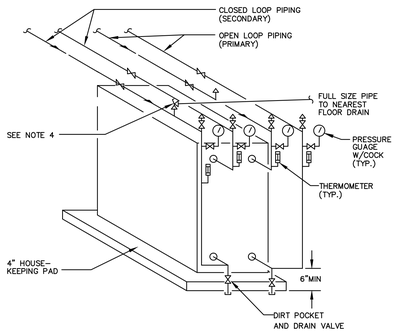
MULTIPLE VERT. WATER COIL PIPING
(ROOF MOUNTED)



PIPE PENETRATION THRU ROOF SLAB

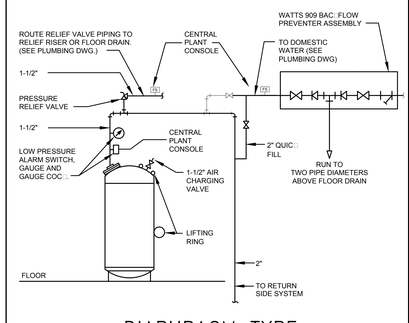


TYPICAL VALVE PACKAGE FOR HEAT PUMP INSTALLATION

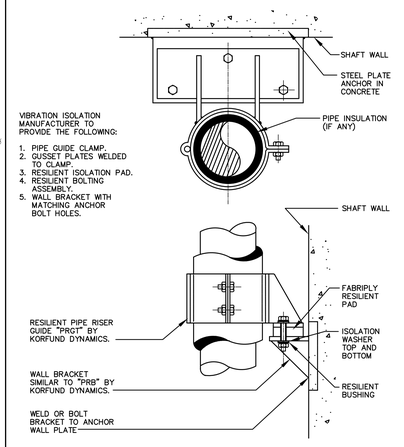


NOTES:
1. PROVIDE THERMOMETERS AND SEPARABLE SOCKETS FOR THERMOMETERS.
2. PROVIDE PRESSURE GUAGES AND GUAGE TEST CONNECTIONS.
3. ALL PIPING SHALL BE ARRANGED TO ALLOW REMOVAL OF PLATE FIN SECTIONS FOR CLEANING W/MIN. DISTURBANCE TO PIPING.
4. RELIEF VALVE SETTING SHALL BE 10 PSI BELOW RATING OF PIPING SYSTEM OF HEAT EXCHANGER.

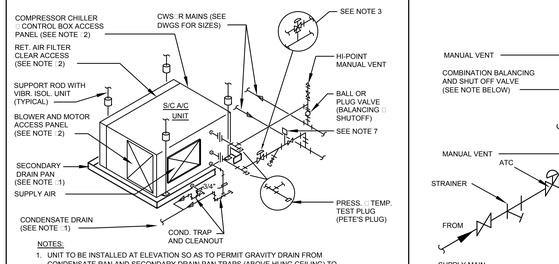
PLATE FIN HEAT EXCHANGER



DIAPHRAGM TYPE EXPANSION TANK DETAIL

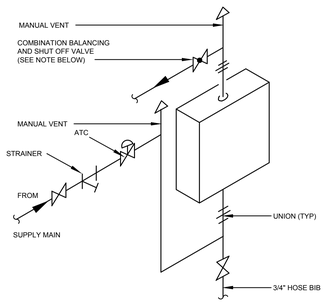


RESILIENT PIPE RISER GUIDE
(FOR PIPE DIAMETERS 6" AND SMALLER)



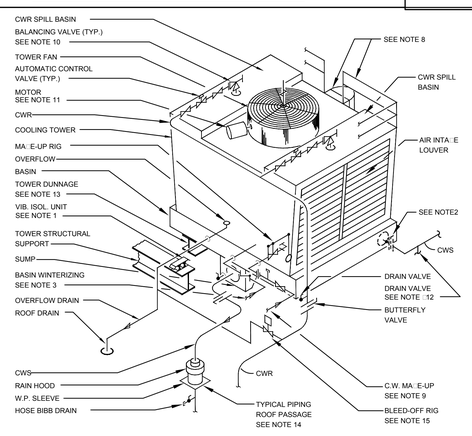
NOTES:
1. UNIT TO BE INSTALLED AT ELEVATION SO AS TO PERMIT GRAVITY DRAIN FROM CONDENSATE PAN AND SECONDARY DRAIN PAN TRAPS (ABOVE HUNG CEILING) TO BUILDING DRAIN. IF LEA:: DETECTOR INSTALLED IN SECONDARY DRAIN PAN- IT SHALL WIRED TO SHUT-OFF THE UNIT. FOR CONDENSATE DRAIN PIPING RUNS REFER TO PLANS.
2. UNIT SHALL BE LOCATED SO THAT ACCESS IS CLEAR TO FILTERS AND ACCESS PANELS.
3. PROVIDE PRESSURE INDEPENDING AUTOMATIC CONTROL VALVE
4. UNIT SHALL BE STRAIGHT COOLING UNLESS OTHERWISE SPECIFIED OR SCHEDULED.
5. SELECT VALVE PRESSURE RATING AS FOLLOWS:
   WHERE "X"= DISTANCE FROM UNIT INLET TO TOP OF SYSTEM
   125 PSIG - "X"= 0FT TO 160FT
   250 PSIG - "X"= 161FT TO 450FT
   300 PSIG - "X"= OVER 450FT
   OVER 300 PSIG - AS NECESSARY
6. PROVIDE ROOM STAT WITH SUB-BASE.
7. PROVIDE DIFFERENTIAL PRESSURE SWITCH TO PREVENT COMPRESSOR OPERATION WITH LOW WATER FLOW.
8. REGULATING VALVE SHALL STOP WATER FLOW WHEN POWER FAILS OR UNIT IS STOPPED.

SUPPLEMENTARY SELF CONTAINED UNIT PIPING DETAIL



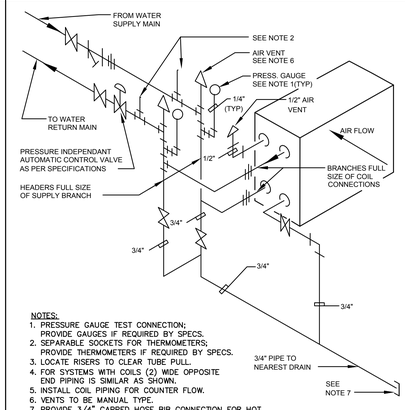
NOTE:
COMBINATION BALANCING VALVE WITH "MEMORY STOP" MAY BE SUBSTITUTED FOR SEPARATE BALANCING VALVE AND GATE VALVE.

UNIT HEATER HOT WATER PIPING



NOTES:
1. PROVIDE VIBRATION ISOLATION UNITS AS SPECIFIED.
2. FOR MULTI-CELL TOWER PROVIDE FULL SIZE EQUALIZING LINE WITH AUTOMATIC ISOLATION VALVE FOR EACH CELL.
3. PROVIDE BASIN FREEZE PROTECTION AS SPECIFIED,
4. PROVIDE STAINLESS STEEL SUMP SCREEN OR VORTEX PLATE (WITH TOWER).
5. SEE SPEC. FOR TWO SPEED FAN WIRING, VIB. LIMIT SWITCH ETC.
6. PIPING ABOVE ROOF CAN BE INSTALLED WITH "VICTAULIC" COUPLINGS (USE SPEC. PIPE SCH.).
7. FOR ROOF PIPING WINTERIZING SEE SPEC.
8. PROVIDE PERIMETER RAILING, LADDER AND SAFETY CAGE AS PER OSHA.
9. MA:: E-UP WATER RUN OUT TO HAVE A BAC:: FLOW PREVENTER "WATTS" :: 909 (OR EQUAL) PLUS VALVE, STRAINER ETC. (AS REQUIRED)
10. BALANCING VALVES BY TOWER VENDOR.
11. :: EEP ACCESS TO MOTOR CLEAR OF PIPING FOR MOTOR REMOVAL.
12. DRAIN VALVES :: ALL LOW POINTS TO BE PIPED WITH SHORT NIPPLE AND INCORPORATED INTO WEATHERPROOF INSULATION (IF APPLIED, SEE SPEC.).
13. TOWER DUNNAGE TO SUIT TOWER DATA (FOR LOAD :: LOCATION). FOR TOWER DUNNAGE, SEE STRUCTURAL DRAWINGS.
14. ALL ROOF PASSAGE OF PIPING TO BE PROVIDED WITH W.P. SLEEVE (TO BE WATERPROOFED :: FLASHED BY ROOFER) AND RAIN HOOD, SLEEVE TO EXTEND 12" ABOVE ROOFING.
15. BLEED-OFF RIG. SOLENOID, VALVES, STRAINER AND UNIONS, PLUS WIRING ALL IN HVAC DIVISION. (SEE WATER TREATMENT ITEM IN SPEC.)
16. PROVIDE TAPPING IN PIPING (COUPLINGS) AT LOCATION :: SIZE REQUIRED BY TEMP. CONTROL CONTRACTOR.
17. ALL PIPING ON ROOF LEVEL (EXPOSED TO AMBIENT CONDITIONS) TO BE HEAT TRACED.
18. PROVIDE BUTTERFLY VALVE IN ADDITION TO BALANCING VALVE.

COOLING TOWER PIPING DETAIL



NOTES:
1. PRESSURE GAUGE TEST CONNECTION; PROVIDE GAUGES IF REQUIRED BY SPECS.
2. SEPARABLE SOCKETS FOR THERMOMETERS; PROVIDE THERMOMETERS IF REQUIRED BY SPECS.
3. LOCATE RISERS TO CLEAR TUBE PULL.
4. FOR SYSTEMS WITH COILS (2) WIDE OPPOSITE END PIPING IS SIMILAR AS SHOWN.
5. INSTALL COIL PIPING FOR COUNTER FLOW.
6. VENTS TO BE MANUAL TYPE.
7. PROVIDE 3/4" CAPPED HOSE BIB CONNECTION FOR HOT WATER COILS ONLY THAT ARE LOCATED ABOVE HUNG CEILING.
8. PROVIDE GALVANIZED STEEL DRAIN PAN UNDER ALL COOLING COILS SEE SPECIFICATIONS FOR ADDITIONAL DETAILS.

ONE HIGH VERT. WATER COIL PIPING (THROTTLING CONTROL VALVE)

NOTES:

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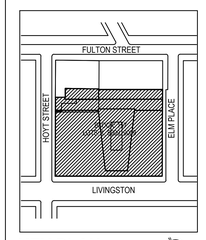
"TO THE BEST OF MY KNOWLEDGE, BELIEF AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE."

Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
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220 N. GREEN STREET
SUITE 4008
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL DETAILS (2 OF 7)

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO	M-501.00
NYC DOB NO:	27 OF 32

PLOT NAME: I:\160012-01 - Outgoing\2017-08-08 DOB Set\M-LH GAD 160012 - M-501.dwg SAVED JUN 8/6/2017 - 2:29 PM PLOT IED JUN 8/6/2017 - 10:13 AM PLOT IED BY MALCAHONE, GREGORY

DEPT OF BUILDINGS 321370708 Job Number
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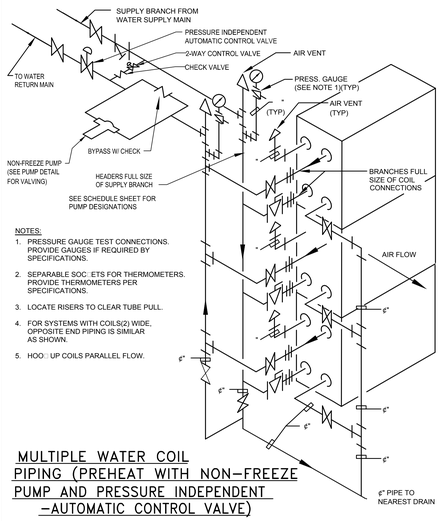
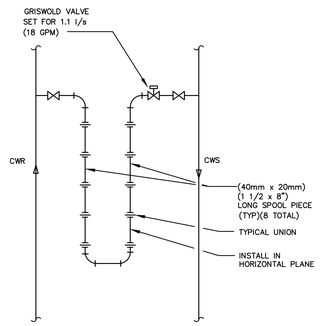


NOTES:
1. PRESSURE GAUGE TEST CONNECTIONS. PROVIDE GAUGES IF REQUIRED BY SPECIFICATIONS.
2. SEPARABLE SOC. ETS FOR THERMOMETERS. PROVIDE THERMOMETERS PER SPECIFICATIONS.
3. LOCATE RISERS TO CLEAR TUBE PULL.
4. FOR SYSTEMS WITH COILS(2) WIDE, OPPOSITE END PIPING IS SIMILAR AS SHOWN.
5. HOO□ UP COILS PARALLEL FLOW.

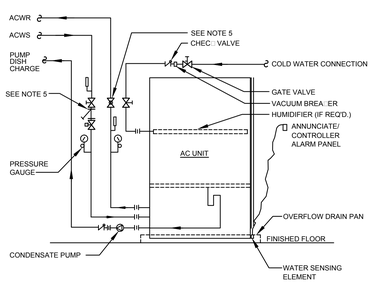
MULTIPLE WATER COIL PIPING (PREHEAT WITH NON-FREEZE PUMP AND PRESSURE INDEPENDENT -AUTOMATIC CONTROL VALVE)

NOTE:(SINGLE & DOUBLE COIL UNITS SIMILAR)



NOTE: LOCATE SPOOL PIECE ASSEMBLY AT LOW POINT OF THE SYSTEM

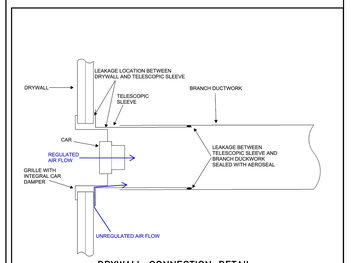
DETAIL OF CONDENSER WATER CORROSION TESTING SPOOL PIECES



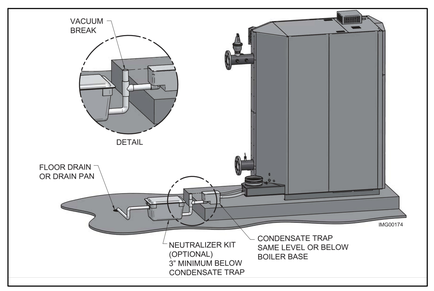
NOTES:
1. PROVIDE SMO::E DETECTOR FOR ALL AC UNITS, REGARDLESS OF SIZE, TO SHUTOFF UNIT CASE OF FIRE SMO::E DETECTOR SHALL BE LOCATED IN ACCORDANCE WITH THE CODE.
2. PROVIDE REMOTE DEVICE THAT INDICATES UNIT IS SHUT OFF. DEVICE SHALL BE LOCATED AS DIRECTED BY OWNER
3. ALL UNITS HAVING COMPRESSOR MOTOR RATING 1 HP AND OVER, SHALL BE 460 VOLTS, 3 PHASE, 60 HZ, UNLESS OTHERWISE SPECIFIED.
4. ALL PIPE FITTING SHALL BE INSULATED WITH PREMOLDED FIBERGLASS AND VAPOR BARRIER OF A THIC::NESS EQUAL TO THE PIPE INSULATION.
5. PROVIDE COMBINATION PRESSURE INDEPENDENT FLOW CONTROL VALVE WITH STRAINER, DRAIN, AND SHUT OFFS. IT SHALL BE A POSITIVE SHUTOFF TYPE.
6. THE COMBINATION SHUTOFF AND BALANCING VALVE LOCATED IN CONDENSER WATER RETURN LINE SHALL BE A NON-LUBRICATING TYPE PLUG VALVE WITH POSITION INDICATOR.
7. THIS PIPING DIAGRAM ALSO APPLIES TO ALL THE CEILING MOUNTED AC UNITS.
8. UNIT TO BE INSTALLED AT ELEVATION SO AS TO FACILITATE GRAVITY DRAIN FROM CONDENSATE PAN TRAP (ABOVE HUNG CEILING) TO BUILDING DRAIN.
9. UNIT SHALL BE LOCATED SO THAT ACCESS IS CLEAR TO FILTERS AND ACCESS PANELS.
10. ALL CONTROL VALVES TO BE MODULATING TYPE. VALVE SHALL HAVE MAXIMUM ΔP=(5 PSIG).
11. NOT USED
12. PROVIDE 450 PSIG VALVE PRESSURE RATING.
13. - NOT USED
14. PROVIDE DIFFERENTIAL PRESSURE SWITCH TO PREVENT COMPRESSOR OPERATION WITH LOW WATER FLOW.
15. REGULATING VALVE SHALL STOP WATER FLOW WHEN POWER FAILS OR UNIT IS STOPPED.
16. MA::E PAN 12" LARGER THAN AC UNIT ON EACH OF THE FOUR (4) SIDES.
17. MA::E UPSTANDING SIDES 1-2/3"WITH 1/2" HEM TURNED DOWN OUTSIDE OF PAN.
18. USE US 16 GALVANIZED STEEL WITH SOLDERED CORNERS FOR WATER TIGHTNESS.
19. FOR CONDENSATE PAN WITHIN AC UNIT, USE 1-1/4" DRAIN AT A MINIMUM AND ALGAECIDE TABLETS TO MINIMIZE CLOGGING.
20. USE "WATER ALERT" WATER SENSING ALARM MADE BY DORLEN MODEL NO R1-2(T) OR EQUAL.
21. USE ALARM EASILY HEARD BY PERSONNEL IN NEARBY CLOSED ROOMS.
22. PLACE DURABLE METAL SIGN PERMANENTLY AFFIXED TO ALARM TO READ: "WHEN ALARM SOUNDS, CALL "□□□□."
23. UNIT SHALL SHUT DOWN UPON ACTIVATION OF ALARM.

TYPICAL AC UNIT CONDENSER WATER PIPING DIAGRAM

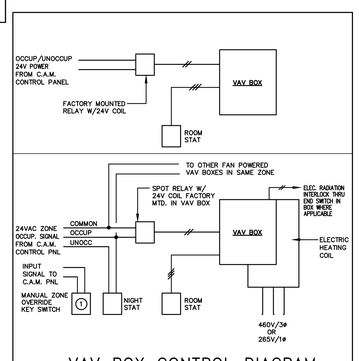
N.T.S.



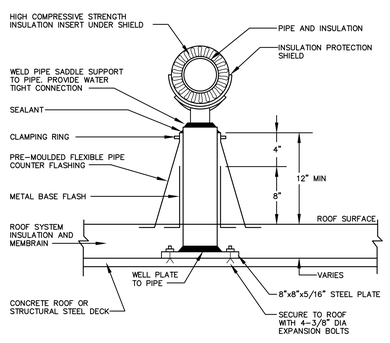
DRYWALL CONNECTION DETAIL



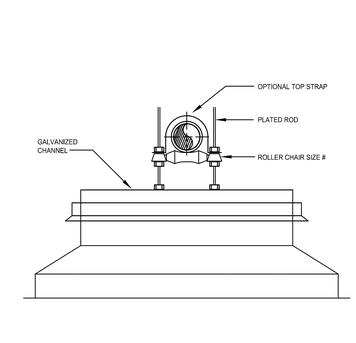
BOILER CONDENSATE NEUTRALIZER KIT



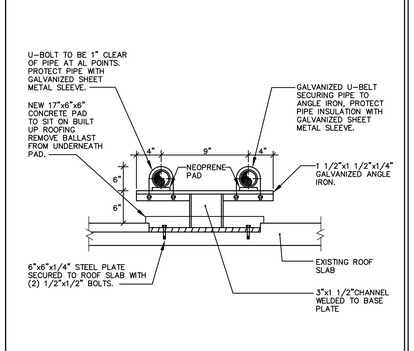
VAV BOX CONTROL DIAGRAM



PIPE SUPPORT ON ROOF DETAIL



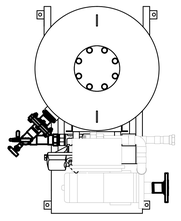
PIPE ROLLER SUPPORT



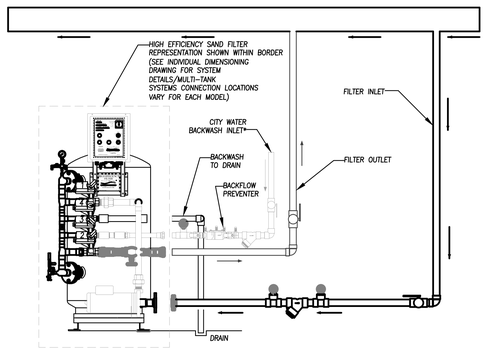
PIPES SUPPORT ON ROOF DETAIL

SIDE STREAM FILTER
TYPICAL SINGLE TANK INSTALLATION DIAGRAM

INLET AND OUTLET OF FILTER MUST CONNECT TO SAME COMMON COOLING WATER HEADER



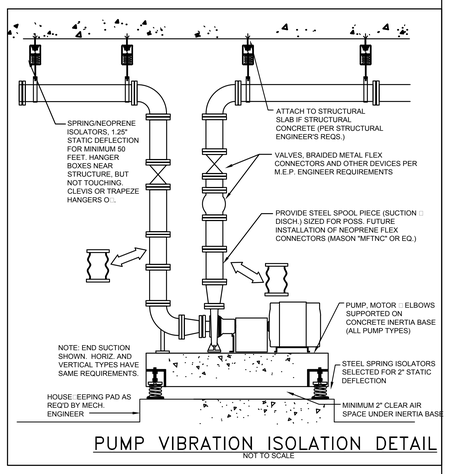
PLAN VIEW



SECTION VIEW

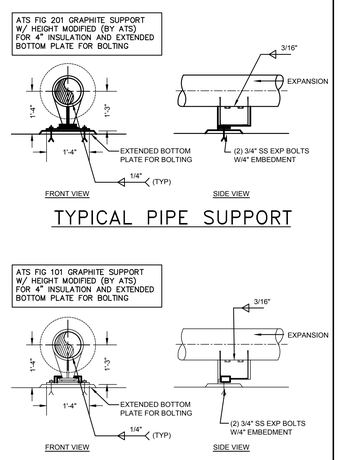
* CITY WATER OR ALTERNATE CLEAN WATER SOURCE. NOT REQUIRED FOR FILTERS USING OPTIONAL TOWER BACKWASH.

INSTALLATION NOTES:
1) CITY WATER PRESSURE MUST BE BETWEEN 30 AND 100 PSIG, AND MAXIMUM BACKWASH WATER TEMPERATURE IS 100°F (CONSULT CHEMWORKS).
2) CONSULT CHEMWORKS FOR PIPE RUNS GREATER THAN 20' FROM FILTER.
3) ISOLATION VALVES ARE NEEDED IN EACH LINE.
4) ALL PIPING MUST MEET STATE AND LOCAL PLUMBING CODES.
5) SINGLE POINT ELECTRICAL CONNECTION TO CONTROL PANEL.
6) CONSULT CHEMWORKS FOR VERTICAL DRAIN PIPE INSTALLATIONS GREATER THAN 8' IN HEIGHT.



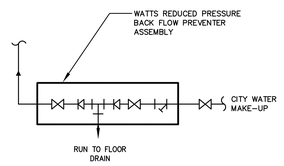
PUMP VIBRATION ISOLATION DETAIL

NOT TO SCALE



TYPICAL PIPE SUPPORT

TYPICAL PIPE GUIDE



DOMESTIC WATER CONNECTION TO HVAC EQUIPMENT

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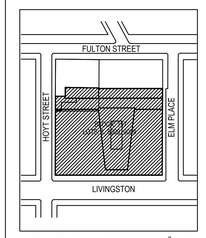
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL DETAILS (3 OF 7)

SEAL & SIGNATURE:
STATE OF NEW YORK MICHAEL W. MASSARO LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-502.00
NYC DOB NO:	28 OF 32

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DEPT OF BUILDINGS 321370708 Job Number
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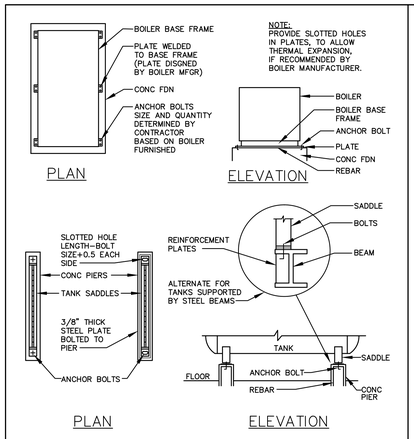
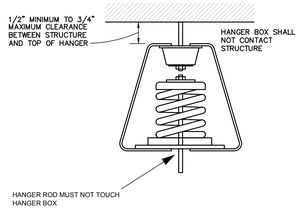
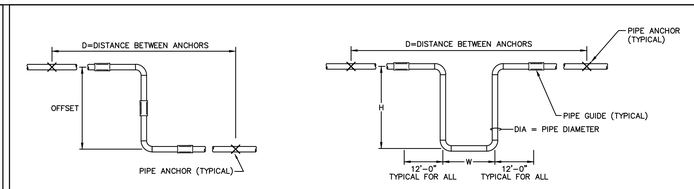


EQUIPMENT(PACKAGED BOILER) ANCHORING DETAIL



SPRING AND NEOPRENE ISOLATOR HANGER CLEARANCE

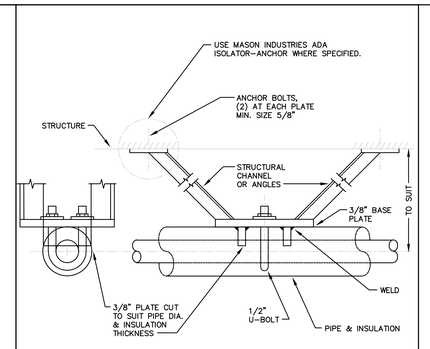
NO SCALE



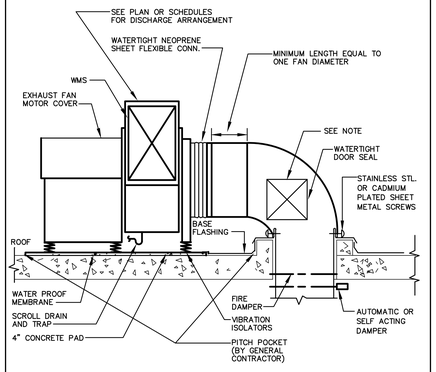
EXPANSION Z-BEND (D = 100 FT) FOR HOT WATER 140-200 °F	
DIA	OFFSET
3/4"	7'-0"
1"	7'-0"
1-1/4"	7'-0"
1-1/2"	9'-0"
2"	9'-0"
2-1/2"	10'-0"
3"	10'-0"
4"	12'-0"
5"	12'-0"
6"	14'-0"
8"	14'-0"

EXPANSION LOOP SCHEDULE (D=100 FT) FOR HOT WATER 140-200 °F		
DIA	H	W
3/4"	3-1/2	1
1"	4	1-1/2
1-1/4"	4-1/2	1-1/2
1-1/2"	5	2
2"	5	2
2-1/2"	5-1/2	2
4"	7	3
5"	8	3
6"	8-1/2	3
8"	10	3

PIPE EXPANSIONS

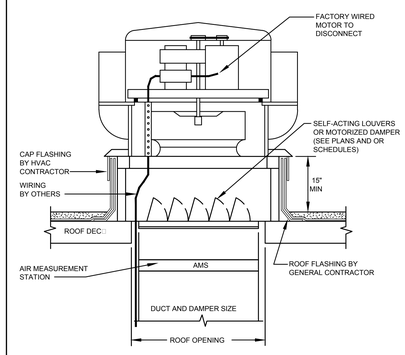


HORIZONTAL PIPE ANCHOR



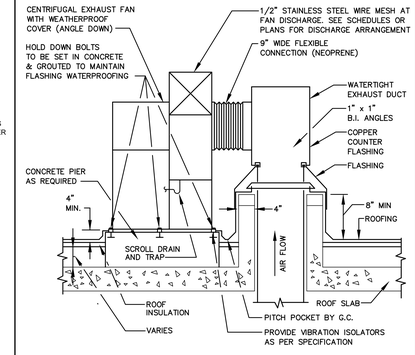
NOTE:
FOR FANS OVER 500 CFM A VANE MUST BE ADDED IN CENTER LINE OF ELBOW

ROOF MOUNTED UTILITY FAN DETAIL

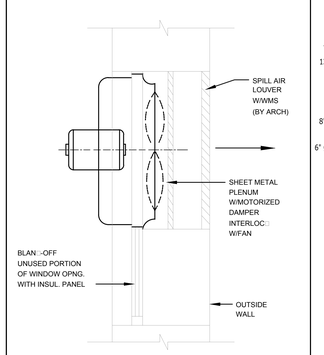


NOTE:
DUCT SHALL BE 1" SMALLER THAN ROOF OPENING.
ROOF OPENING SHALL CONFORM TO MANUFACTURERS CURB SIZE.

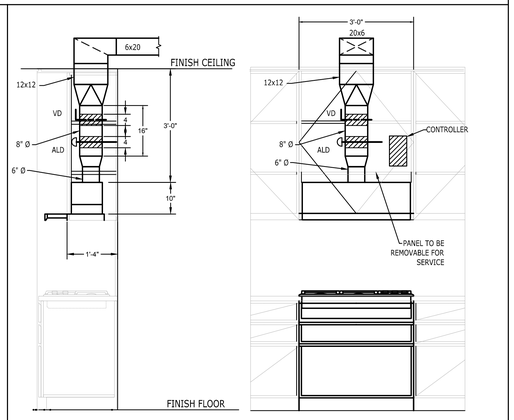
ROOF MOUNTED EXHAUST FAN DETAIL



COMBINATION PAD & CURB FOR CENTRIFUGAL ROOF EXHAUST FANS

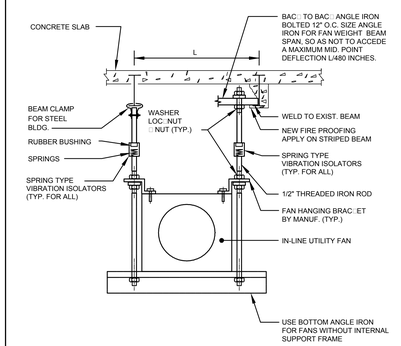


WALL MOUNTED PROPELLER FAN



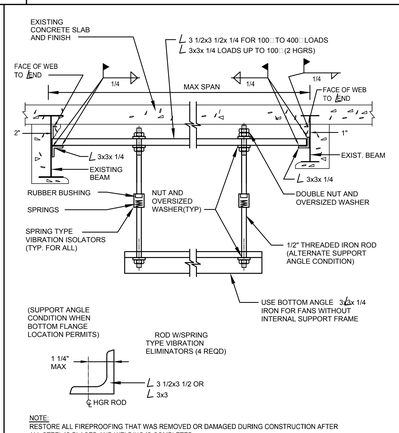
NOTES:
1. INSTALL STANDARD 8"ø VD AND 8"ø ALD INTERLOCKED WITH THE OA SYSTEM AND HOOD.
2. CONTRACTOR TO VERIFY CABINET DIMENSIONS PRIOR TO INSTALLATION.
3. REFER TO DRAWING M-308 FOR KITCHEN EXHAUST SYSTEM DETAIL.

KITCHEN EXHAUST DUCTWORK INSTALLATION DETAIL



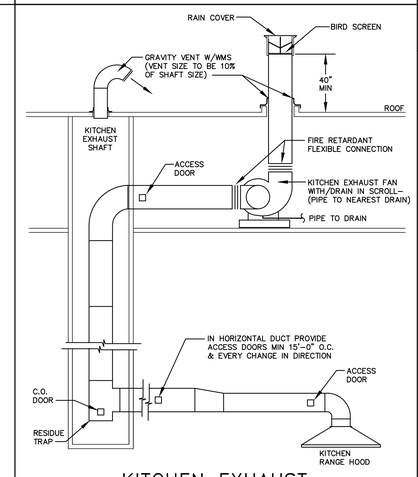
NOTES:
METHOD OF HANGING, TYPE OR INSERT, BEAM CLAMP, ROD, ETC., MUST BE APPROVED BY STRUCTURAL ENGINEER.

IN-LINE FAN SUPPORT DETAIL

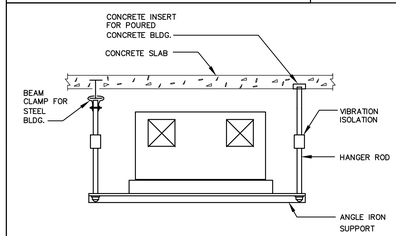


NOTE:
RESTORE ALL FIREPROOFING THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION AFTER ALL STEEL IS PLACED AND WELDING IS COMPLETED.

DETAIL FOR SUPPORT OF A/C UNIT



KITCHEN EXHAUST



NOTES:
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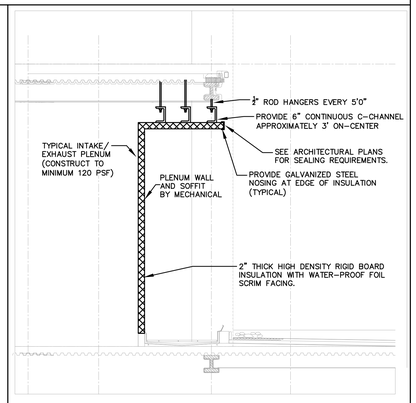
TYPICAL FAN EQUIPMENT HANGING DETAIL



TYPICAL INTAKE AND EXHAUST PLENUM

(SCALE: NONE)

NOTES:

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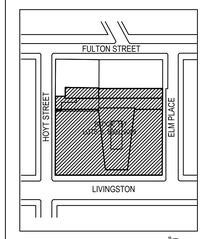
	06-07-2017	DOB FILING



KEY PLAN

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F:773.384.0231
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Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
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Landscape Architect:
HOLLANDERdesign
LANDSCAPE ARCHITECTS
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 400B
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

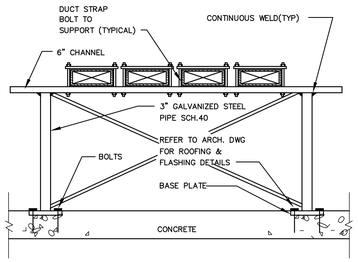
DWG TITLE:
MECHANICAL DETAILS (4 OF 7)

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MASSARO · 100 PROFESSIONAL ENGINEER

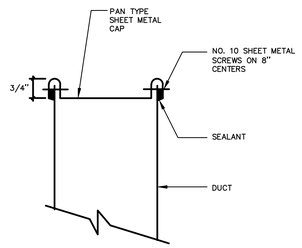
DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-503.00
NYC DOB NO:	29 OF 32

FILE NAME: I:\160012-01\...\Outgoing\2017-05-05 DOB Set MECH LOAD 160012 - M-503.dwg SAVED ON 5/5/2017 2:59 PM PLOTTED ON 5/5/2017 7:03 AM PLOTTED BY MAUGARKUNE, GREGORY

DEPT OF BUILDINGS 13170708 Job Number
E1604231051 Scan Code



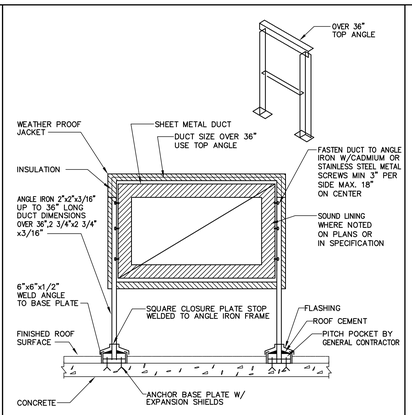
SINGLE DUCT SUPPORT DETAIL



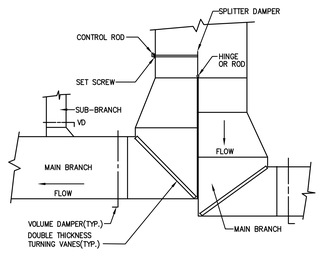
NOTES.

1. EXTEND AND PATCH INSULATION TO COVER CAP ON EXISTING INSULATED DUCTS
2. PROVIDE DUCT LINING ON CAP ON EXISTING LINED DUCTS.

DUCT CAPPING DETAIL

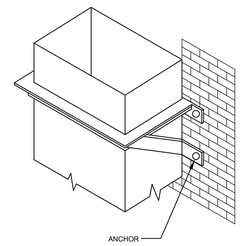


DETAIL OF SUPPORT AND INSULATION FOR ROOF MOUNTED DUCTWORK



DUCT CONNECTION DETAIL

SCALE : N.T.S.

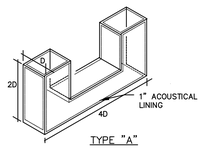


NOTE:

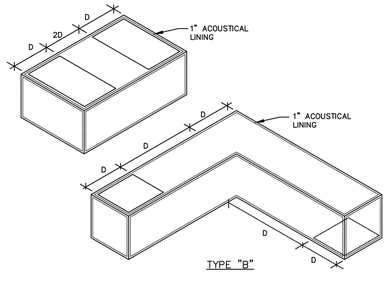
1. BRAC: ETS ARE SIZED FOR 12 FEET OF DUCT MAXIMUM.
2. LOCATE DUCTS AGAINST WALL OR MAXIMUM OF 2" AWAY FROM WALL.
3. EACH WALL ANCHOR SHALL SATISFY THE FOLLOWING CRITERIA UNLESS OTHER ANALYSIS IS MADE:
   A. TENSILE LOAD= 3/8 x DUCT WEIGHT :SAFETY FACTOR OF 4.
   B. SHEAR LOAD= 1/2 x DUCT WEIGHT :SAFETY FACTOR OF 4.

DUCT RISER SUPPORT DETAIL

NOTE:
INSTALL TRANSFER DUCT IN FULL HEIGHT PARATIONS ABOVE DOOR. SIZE FOR 300FPM VELOCITY

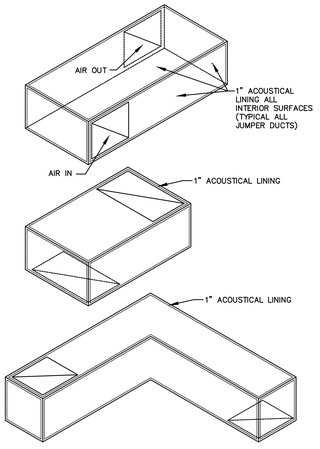


TYPE "A"



TYPE "B"

TRANSFER (JUMPER) DUCT TYPES



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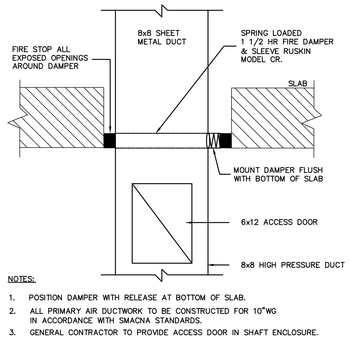
TRANSFER (JUMPER) DUCT TYPES

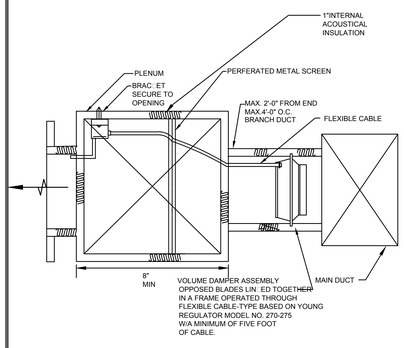


NOTES:

1. POSITION DAMPER WITH RELEASE AT BOTTOM OF SLAB.
2. ALL PRIMARY AIR DUCTWORK TO BE CONSTRUCTED FOR 10"WG IN ACCORDANCE WITH SMACNA STANDARDS.
3. GENERAL CONTRACTOR TO PROVIDE ACCESS DOOR IN SHAFT ENCLOSURE.
4. SHEET METAL CONTRACTOR SHALL FURNISH CONSTRUCTION CONTRACTOR WITH OPENING SIZES. ALL OPENINGS SHALL BE PACKED WITH SUITABLE FIRE RETARDANT MATERIAL.
5. ACCESS DOOR MUST BE LOCATED AS REQUIRED TO ENABLE RESETTING OF DAMPER. MORE THAN ONE DOOR MAY BE REQUIRED ON LARGE DUCTS.
6. FIRE DAMPER SHALL BE MOUNTED OUTSIDE OF AIR STREAM, SEE FLD DETAIL.

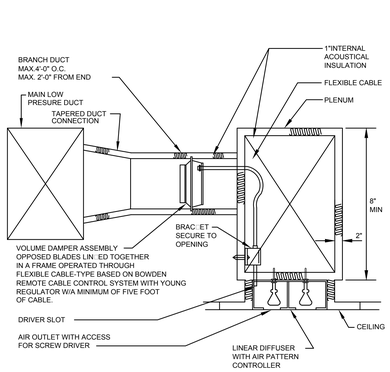
DETAIL TYPICAL PRIMARY AIR DUCT THROUGH SLAB

(NOT TO SCALE)



NOTE:
TYPICAL BRANCH DUCT TO BE MIN. 8"x6" UNLESS NOTED.

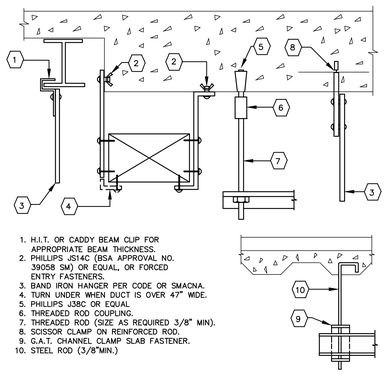
LINEAR/ GRILLE DIFFUSER DETAIL



NOTES:

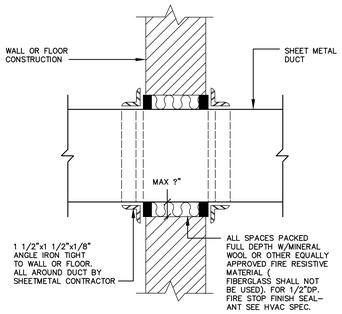
1.TYPICAL BRANCH DUCT TO BE MIN. 6"x6" (CLEAR DIMENSION) UNLESS NOTED.
2.COORDINATE DIFFUSER BORDER TYPES AND COLORS AND CEILING SUPPORTS WITH ARCHITECTURAL DRAWINGS.

LINEAR DIFFUSER DETAIL



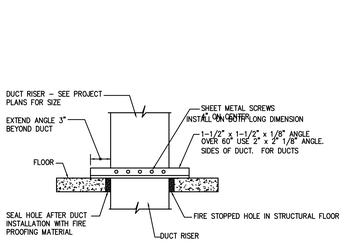
1. H.I.T. OR CADDY BEAM CLIP FOR APPROPRIATE BEAM THICKNESS.
2. PHILLIPS JS14C (BSA APPROVAL NO. 39058 SM) OR EQUAL, OR FORCED ENTRY FASTENERS.
3. BAND IRON HANGER PER CODE OR SMACNA.
4. TURN UNDER WHEN DUCT IS OVER 47" WIDE.
5. PHILLIPS JS8C OR EQUAL
6. THREADED ROD COUPLING.
7. THREADED ROD (SIZE AS REQUIRED 3/8" MIN).
8. SCISSOR CLAMP ON REINFORCED ROD.
9. G.A.T. CHANNEL CLAMP SLAB FASTENER.
10. STEEL ROD (3/8"MIN.)

METHOD OF HANGING DUCTWORK



NOTE:
1. FOR WALLS REQUIRING FIRE DAMPERS, SEE OTHER DETAILS.

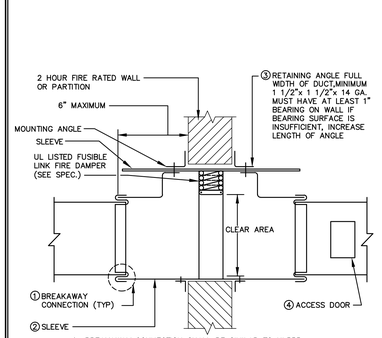
DETAIL OF CAULKING OF DUCT PIERCING WALLS OR FLOORS WHERE FIRE DAMPERS ARE NOT REQUIRED



NOTES:

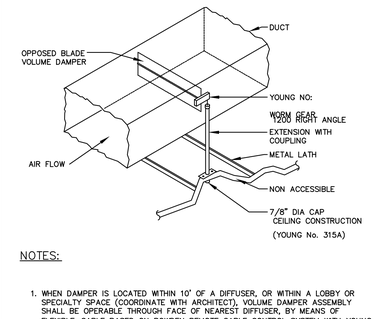
1. ALL DUCTWORK RISERS WHICH ARE RUN EXPOSED, SUCH AS THROUGH MEZZANINE FLOORS AND FAN ROOM FLOORS, SHALL BE PROVIDED WITH A 3" HIGH CONCRETE CURB AROUND OPENING FOR DUCT.
2. LOW PRESSURE DUCTWORK SHALL INCLUDE DUCTWORK OPERATING AT 2 INCHES W.G. OR LESS.

LOW PRESSURE DUCT RISER SUPPORT



1 BREAKAWAY CONNECTION SHALL BE SIMILAR TO UL555 SEC. 14.4 APPROVED TYPES, AND NFPA 90A.
2 SLEEVE MAY BE DUCT GAUGE IF UL555 CONNECTIONS ARE USED. SLEEVE SHALL BE 16 GA. UP TO 36"Wx24"H OR 14 GA. FOR LARGER SIZES.
3 SHEET METAL CONTRACTOR SHALL FURNISH CONSTRUCTION CONTRACTOR WITH OPENING SIZES. ALL OPENINGS SHALL BE PACKED WITH SUITABLE FIRE RETARDANT MATERIAL.
4 ACCESS DOOR MUST BE LOCATED AS REQUIRED TO ENABLE RESETTING OF DAMPER. MORE THAN ONE DOOR MAY BE REQUIRED ON LARGE DUCTS.
5 DAMPER CLEAR OPEN AREA SHALL BE EQUAL TO INSIDE CLEAR DUCT DIMENSION OF CONNECTING DUCTS OR TRANSFER OPENING.
6 TYPE "B" OR "C" MOUNTING SHALL BE USED FOR ALL DAMPERS. TYPE "A" MOUNTING IS NOT PERMITTED.

AUTOMATIC FIRE DAMPERS (F.L.D.)



NOTES:

1. WHEN DAMPER IS LOCATED WITHIN 10' OF A DIFFUSER, OR WITHIN A LOBBY OR SPECIALTY SPACE (COORDINATE WITH ARCHITECT), VOLUME DAMPER ASSEMBLY SHALL BE OPERABLE THROUGH FACE OF NEAREST DIFFUSER, BY MEANS OF FLEXIBLE-CABLE BASED ON BOWDEN REMOTE CABLE CONTROL SYSTEM WITH YOUNG REGULATOR.
2. ALL OTHER NON-ACCESIBLE CEILING AREAS SHALL BE AS INDICATED.

VOLUME CONTROL DAMPER

FOR NON ACCESSIBLE CEILINGS ONLY

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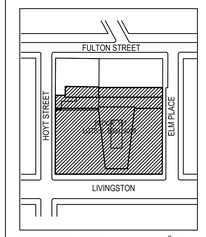
	06-07-2017	DOB FILING



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

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Design Architect:

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PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

MECHANICAL
DETAILS (5 OF 7)

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG.NO.	M-504.00
NYC DOB NO:	30 OF 32

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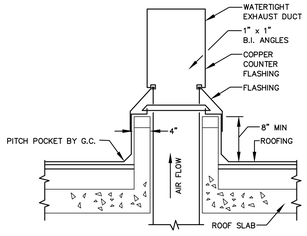
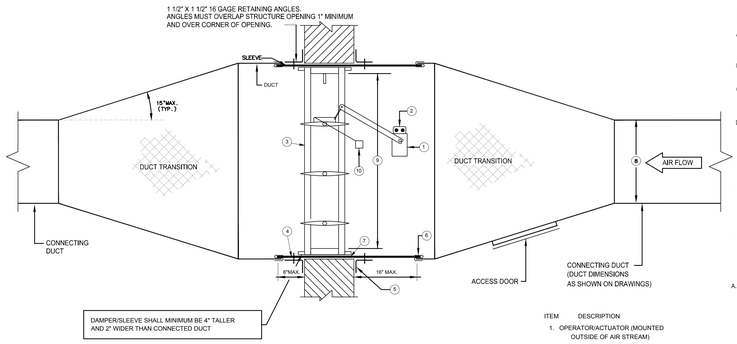


DUCT PENETRATION THRU ROOF



ELEVATION

FIRE/SMOKE DAMPER INSTALLATION DETAIL

NOTES:

A. COMBINATION FIRE AND SMOKE RATED DAMPERS ARE DESIGNED TO OPERATE WITH BLADES RUNNING HORIZONTALLY AND MUST BE INSTALLED WITHIN THE FIRE WALL DUCT OPENING.

B. DAMPERS SHALL BE INSTALLED PER THE CONDITION OF THEIR UL LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTION.

C. DAMPER SHALL BE IN ACCORDANCE , UL 555S (LATEST EDITION) AND ALL REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION AND SHALL HAVE UL LABEL.

D. DAMPER ACTUATOR SHALL BE UL RATED FOR 350°F DAMPER SLEEVE SHALL NOT EXTEND MORE THAN 6" BEYOND THE FIRE WALL OR PARTITION AND NOT MORE THAN 16" ON THE OPERATOR/ACTUATOR SIDE.

E. CONTRACTOR SHALL SUBMIT STATIC PRESSURE LOSS THRU DAMPER AT OPERATING DUCT VELOCITIES.

F. PROVIDE ACCESS DOORS AS PER CODE AND SPECIFICATIONS.

G. THE MAXIMUM SINGLE DAMPER ASSEMBLY WHETHER SINGLE OR MULTI-SECTION MAY NOT EXCEED THE LIMIT AS CERTIFIED BY UL, WHERE MULTIPLE ASSEMBLIES ARE REQUIRED PROVIDE AN APPROVED MULLIONS (FOR MASONRY WALL APPLICATION ONLY)

H. SEE SPECS FOR ADDITIONAL REQUIREMENTS.

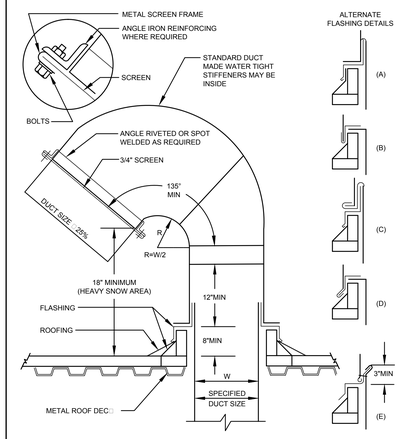
I. PROVIDE PRIMARY -HEAT RESPONSIVE DEVICE, FOR SMOKE MANAGEMENT SYSTEM, PROVIDE PRIMARY AND SECONDARY HEAT RESPONSIVE DEVICES.

CONTROLS

A. NON-SMOKE MANAGEMENT SYSTEM
WHERE F/SM DAMPERS ARE PART OF A FLOOR-BY-FLOOR AIR HANDLING OR FAN SYSTEM, DAMPERS SHALL BE INTERLOCKED WITH AIR HANDLING UNIT OPERATION. EACH DAMPER SHALL BE PROVIDED WITH END SWITCHES WHICH SHALL BE HARD WIRED AND STATUS CONFIRMED PRIOR TO MOTOR START OF AIR HANDLING UNIT.
WHERE F/SM DAMPERS ARE PART OF A CENTRAL AIR HANDLING OR FAN SYSTEM, DAMPER SHALL BE INTERLOCKED WITH AIR HANDLING UNIT OPERATION. EACH DAMPER SHALL BE PROVIDED WITH END SWITCHES WHICH SHALL BE HARD WIRED AND STATUS CONFIRMED PRIOR TO MOTOR START OF AIR HANDLING UNIT.
REFER TO SPECIFICATIONS FOR ADDITIONAL SYSTEM SEQUENCES.

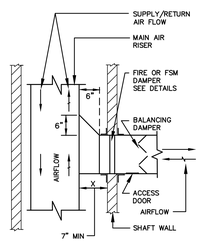
B. SMOKE MANAGEMENT
SAME AS ABOVE EXCEPT PROVIDE OVERRIDE CONTROL OF DAMPER THRU CENTRAL SMOKE MANAGEMENT OR FIRE ALARM SYSTEM. INCLUDE OVERRIDE OF LOW TEMPERATURE HEAT SENSOR FOR REOPENING DAMPER.
REFER TO SPECIFICATIONS FOR ADDITIONAL SYSTEM SEQUENCES.

ITEM	DESCRIPTION
1.	OPERATOR/ACTUATOR (MOUNTED OUTSIDE OF AIR STREAM)
2.	HEAT RESPONSIVE DEVICE (PRIMARY AND SECONDARY)
3.	DAMPER FRAME
4.	SLEEVE
5.	MOUNTING ANGLES
6.	UL LISTED BREA- AWAY CONNECTION
7.	CAUL- ING MATERIAL
8.	CONNECTING DUCT OPEN AREA
9.	DAMPER CLEAR OPEN AREA
10.	DAMPER END SWITCH

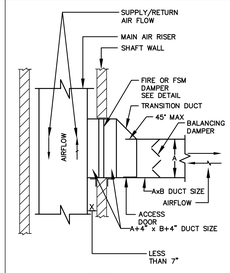


RECTANGULAR GOOSENECK

NO SCALE



TYPE 1

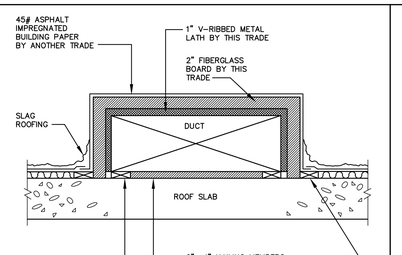


TYPE 2

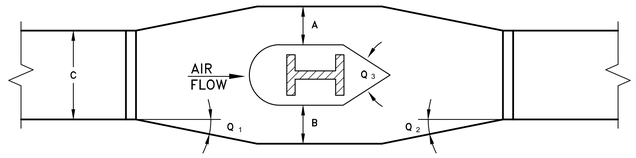
NOTES:
1. FOR UPWARD SUPPLY OR DOWNWARD RETURN AIR FLOW, REVERSE DIRECTION OF FLARE TRANSITION.
2. USE TYPE 1 IF "X" DIMENSION IS 7" OR GREATER.
3. USE TYPE 2 IF "X" DIMENSION IS LESS THAN 7".
4. FOR ROUND DUCTWORK–USE CONCENTRIC CONICAL CONNECTION FITTING.

FLARE TRANSITION FOR CONNECTION OF DUCT BRANCHES TO DUCT RISER THRU RATED WALLS

(TYPICAL FOR ALL BRANCHES)



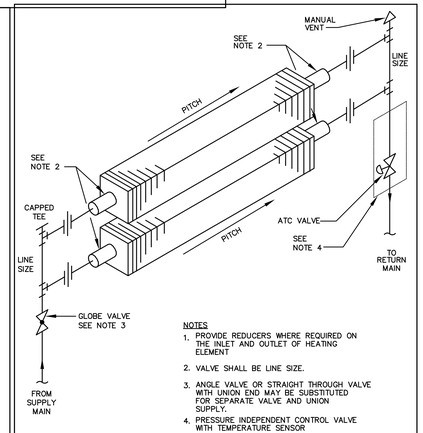
DETAIL OF INSULATED DUCTS ON ROOF



A□B=1.50C (MIN.) AT CONSTANT DEPTH.

Q = 20° MAX.
Q = 20° MAX.
Q = 60° MAX.

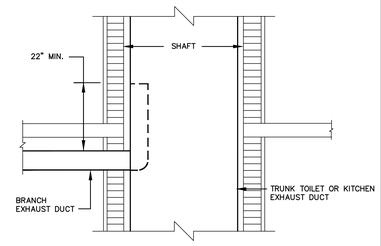
OBSTRUCTION WITHIN DUCTWORK AND PLENUMS



NOTES
1. PROVIDE REDUCERS WHERE REQUIRED ON THE INLET AND OUTLET OF HEATING ELEMENT
2. VALVE SHALL BE LINE SIZE.
3. ANGLE VALVE OR STRAIGHT THROUGH VALVE WITH UNION END MAY BE SUBSTITUTED FOR SEPARATE VALVE AND UNION SUPPLY.
4. PRESSURE INDEPENDENT CONTROL VALVE WITH TEMPERATURE SENSOR

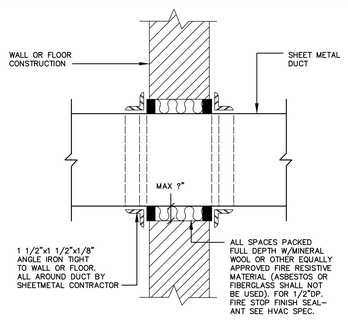
TWO (2) HIGH HOT WATER FIN TUBE RADIATION UP FEED PIPING

(ROWS IN PARALLEL)



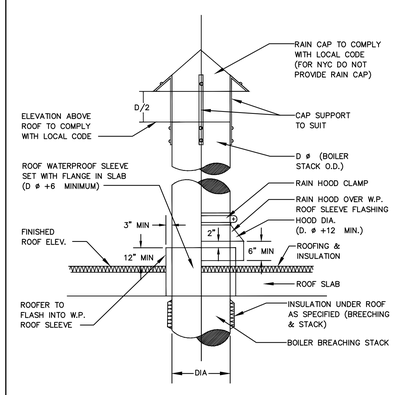
NOTE:
A) BOOT CONNECTIONS SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.
B) EXHAUST FAN MUST RUN 24/7

TOILET OR KITCHEN EXHAUST BOOT CONNECTION DETAIL IN LIEU OF FIRE DAMPER



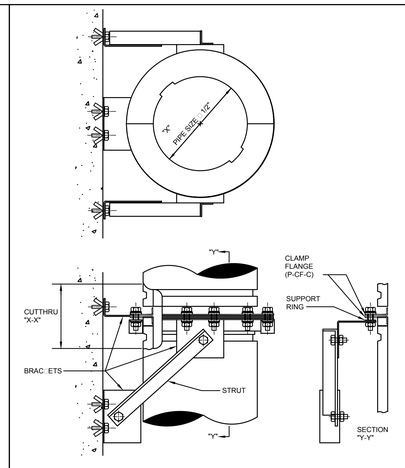
NOTE:
1. FOR WALLS REQUIRING FIRE DAMPERS, SEE OTHER DETAILS.

DETAIL OF CAULKING OF DUCT PIERCING WALLS OR FLOORS WHERE FIRE DAMPERS ARE NOT REQUIRED

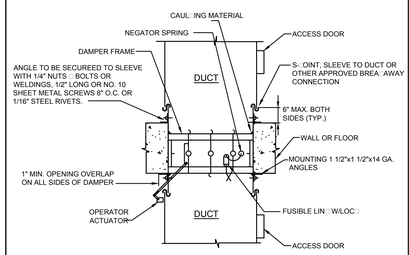


ELEVATION OF BOILER STACK

NO SCALE



EXHAUST FLUE RISER HANGER DETAIL



NOTES:
1. DRY WALL FRAMING AT DAMPERS MUST BE IN ACCORDANCE WITH WALL SYSTEM MANUFACTURER'S UL APPROVED DETAILS.
2. SHEET METAL SLEEVES TO BE 16 GA. FOR DAMPERS NOT EXCEEDING 24" HIGH OR 36" WIDE 14 GA. FOR LARGER SIZE DAMPERS.
3. FIRE DAMPERS ARE TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS PER UL 555S.
4. FIRE/SMOKE DAMPER BSA# 176-82-SM AS MANUFACTURED BY RUSKIN.

FIRE/SMOKE DAMPER DETAIL IN VERTICAL DUCT

NO SCALE

NOTES:

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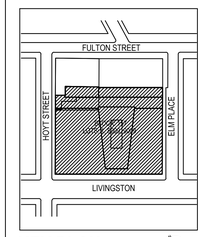
"TO THE BEST OF MY KNOWLEDGE, BELIEF AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE."

Number:	Date:	Revision:
	06-07-2017	DOB FILING



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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL DETAILS (6 OF 7)

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-505.00
NYC DOB NO:	31 OF 32

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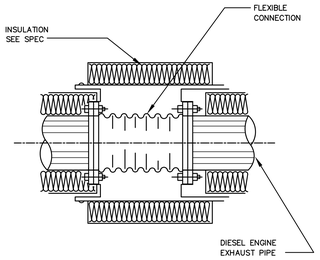
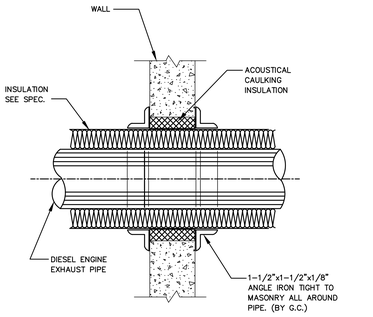
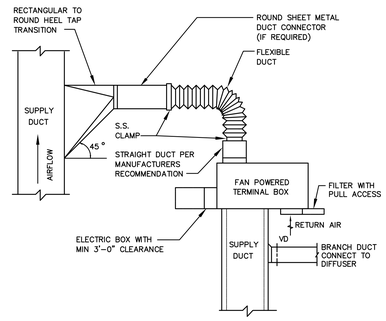


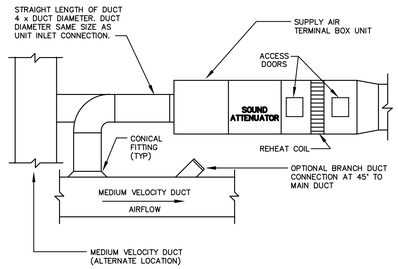
EXHAUST PIPE FLEXIBLE CONNECTION DETAIL



EXHAUST PIPE PENETRATION



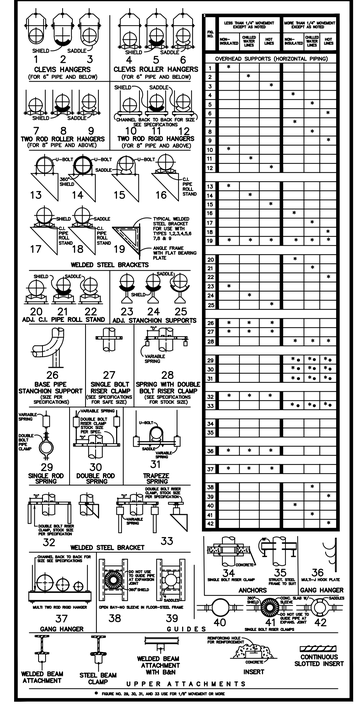
TYPICAL FAN-POWERED TERMINAL UNIT CONNECTION DETAIL



PLAN VIEW

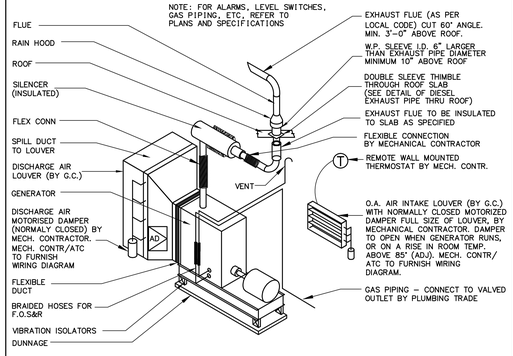
TYPICAL AIR TERMINAL BOX UNIT INLET DUCT CONNECTION DETAIL

PIPE HANGER & SUPPORT SCHEDULE



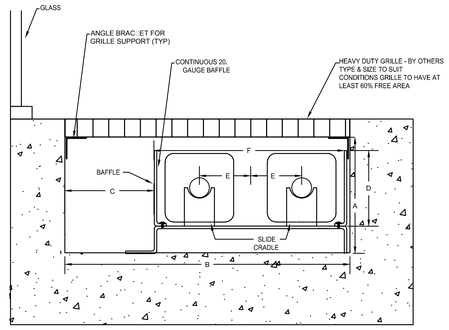
NOTES:

1. GENERATOR UNIT AND CONTROLS AND WIRING LOCAL TO THE GENERATOR SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNDER ANOTHER DIVISION OF THIS WORK (SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS). SILENCER AND FLEXIBLE EXHAUST PIPE CONNECTIONS TO BE FURNISHED BY ELECTRICAL CONTRACTOR AND INSTALLED BY THE MECHANICAL CONTRACTOR. ALL APPURTENANCES NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR, INCLUDING EXHAUST THROUGH ROOF, DUCT CONNECTIONS TO RADIATOR, MAKEUP AIR AND EXHAUST LOUVERS, GAS PIPING, VENT PIPING, ETC. SEE DAY TANK DETAILS FOR ADDITIONAL REQUIREMENTS. SILENCER TO BE INSTALLED ON STEEL SADDLES.
1. EQUIPMENT AND PANEL LOCATIONS IN GENERATOR ROOM/VICINITY SHALL BE COORDINATED BY THE ELECTRICAL AND MECHANICAL CONTRACTORS TO RETAIN ACCESS FOR OPERATION, MAINTENANCE, AND CODE REQUIREMENTS.
3. GENERATOR MANUFACTURER & ELECTRICAL CONTRACTOR TO CHECK AND VERIFY THAT ALL EQUIPMENT, INCLUDING ITEMS DUCTED, WIRED, PIPED, ETC BY OTHERS, WILL SUIT THE SAFE OPERATION OF THE GENERATOR EQUIPMENT AT FULL LOAD, AND CONFIRM THIS IN WRITING WITH THE SHOP DRAWING SUBMITTALS.
4. SEE PLANS FOR AND DETAILS FOR LOAD BANK INSTALLATION WHERE APPLICABLE.



EMERGENCY GENERATOR SCHEMATIC DIAGRAM GAS FIRED, INDOOR INSTALLATION

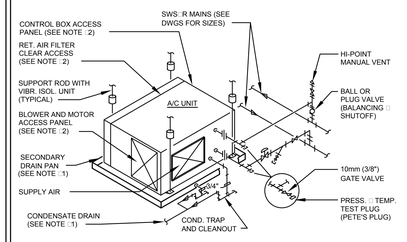
(NOT TO SCALE)



SCHEDULE OF DIMENSIONS (FOR A DOUBLE COPPER ELEMENT)						
FIN SIZE	A	B	C	D	E	F
4 1/4	9	13	3	4.5	2 3/8	10

NOTE: 1. DIMENSIONS ARE A MINIMUM, AND ALL DIMENSIONS SHOULD BE VERIFIED WITH MANUFACTURE, ARCHITECT AND STRUCTURAL ENGINEER

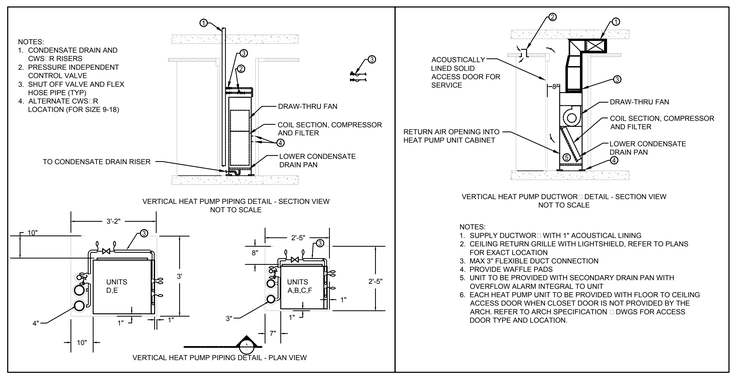
TYPICAL TRENCH FIN TUBE LAYOUT DETAIL



NOTES:

1. UNIT TO BE INSTALLED AT ELEVATION SO AS TO PERMIT GRAVITY DRAIN FROM CONDENSATE PAN AND SECONDARY DRAIN PAN TRAPS (ABOVE HUNG CEILING) TO BUILDING DRAIN. IF LEA DETECTOR INSTALLED IN SECONDARY DRAIN PAN- IT SHALL WIRED TO SHUT-OFF THE UNIT. FOR CONDENSATE DRAIN PIPING RUNS REFER TO PLANS.
2. UNIT SHALL BE LOCATED SO THAT ACCESS IS CLEAR TO FILTERS AND ACCESS PANELS.
3. SELECT VALVE PRESSURE RATING AS FOLLOWS: WHERE "X" = DISTANCE FROM UNIT INLET TO TOP OF SYSTEM
4. PROVIDE ROOM STAT WITH SUB-BASE.
5. REGULATING VALVE SHALL STOP WATER FLOW WHEN POWER FAILS OR UNIT IS STOPPED.
6. PROVIDE PRESSURE INDEPENDING AUTOMATIC CONTROL VALVE

SUPPLEMENTARY TWO PIPE FAN COIL UNIT PIPING DETAIL

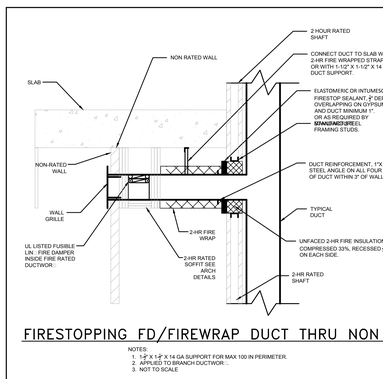


VERTICAL HEAT PUMP PIPING DETAIL - SECTION VIEW
NOT TO SCALE

VERTICAL HEAT PUMP PIPING DETAIL - PLAN VIEW

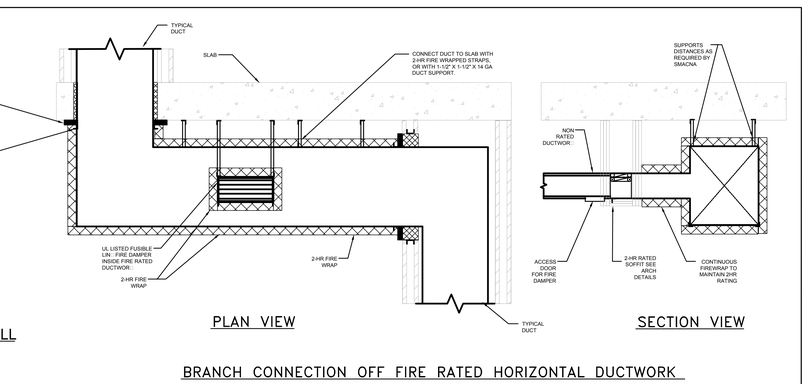
VERTICAL HEAT PUMP DUCTWORK DETAIL - SECTION VIEW
NOT TO SCALE

NOTES:
1. SUPPLY DUCTWORK WITH 1" ACOUSTICAL LINING
2. CEILING RETURN GRILLE WITH LIGHTSHIELD, REFER TO PLANS FOR EXACT LOCATION
3. MAX 3" FLEXIBLE DUCT CONNECTION
4. PROVIDE WAFFLE PADS
5. UNIT TO BE PROVIDED WITH SECONDARY DRAIN PAN WITH OVERFLOW ALARM INTEGRAL TO UNIT
6. EACH HEAT PUMP UNIT TO BE PROVIDED WITH FLOOR TO CEILING ACCESS DOOR WHEN CLOSET DOOR IS NOT PROVIDED BY THE ARCH. REFER TO ARCH SPECIFICATION DWGS FOR ACCESS DOOR TYPE AND LOCATION.



FIRESTOPPING FD/FIREWRAP DUCT THRU NON RATED WALL

NOTES:
1. 1-2" X 1-2" X 14 GA SUPPORT FOR MAX 100 IN PERIMETER.
2. APPLIED TO BRANCH DUCTWORK.
3. NOT TO SCALE



PLAN VIEW

SECTION VIEW

BRANCH CONNECTION OFF FIRE RATED HORIZONTAL DUCTWORK

NOTES:
1. 1-2" X 1-2" X 14 GA SUPPORT FOR MAX 100 IN PERIMETER.
2. APPLIED TO BRANCH DUCTWORK.
3. NOT TO SCALE

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

ALTERATIONS OR ADDITIONS TO THIS ENGINEERING DOCUMENT BY AN UNLICENSED PERSON IS A VIOLATION OF CHAPTER 16, TITLE VIII, ARTICLE 145 § 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE."

Number:	Date:	Revision:
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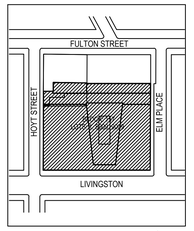

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MECHANICAL DETAILS (7 OF 7)

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MASSARO · 092317 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	M-506.00
NYC DOB NO:	32 OF 32

FILE NAME: I:\160012-01 - Outgoing 2017-05-05 DOB Set-MECH\160012 - M-506.dwg SAVED ON 6/6/2017 3:01 PM PLOTTED ON 6/6/2017 7:34 AM PLOTTED BY MASSARO, MICHAEL

DEPT OF BLDGS 421513255 Job Number
421513255 Scan Code

PLUMBING SPECIFICATIONS

1. REFERENCE TO GENERAL CONDITIONS
   - A. PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL CONDITIONS.
2. GENERAL
   - A. COORDINATE WORK WITH ALL OTHER TRADES, EXISTING CONDITIONS OF THE JOB SITE, AND MAINTAIN REQUIRED CEILING HEIGHTS AND SPACE CONDITIONS.
   - B. PROVIDE ALL MATERIAL, EQUIPMENT, SERVICES, LABOR AND TESTS NECESSARY FOR COMPLETE EXECUTION OF THE PLUMBING WORK IN ACCORDANCE WITH THE GOVERNING CODES AND AUTHORITIES.
3. CODES, PERMITS AND INSPECTIONS
   - A. ALL WORK SHALL MEET OR EXCEED THE LATEST REQUIREMENTS OF ALL NATIONAL, STATE, COUNTY, MUNICIPAL AND OTHER AUTHORITIES EXERCISING JURISDICTION OVER CONSTRUCTION WORK AT THE PROJECT.
   - B. ALL REQUIRED PERMITS AND INSPECTION CERTIFICATES SHALL BE OBTAINED, PAID FOR, AND MADE AVAILABLE AT THE COMPLETION OF THE WORK.
4. TESTS
   - A. BEFORE AN APPLICATION FOR FINAL ACCEPTANCE OF THE WORK WILL BE CONSIDERED, ALL TESTS DEEMED NECESSARY TO SHOW PROPER EXECUTION OF THE WORK SHALL HAVE BEEN PERFORMED AND COMPLETED IN THE PRESENCE OF AN ARCHITECT'S/OWNER'S REPRESENTATIVE, SCHEDULING OF ALL TESTING PROCEDURES SHALL BE ARRANGED TO SUIT THE CONVENIENCE OF THE ARCHITECT AND/OR OWNERS REPRESENTATIVE.
5. GUARANTEES AND CERTIFICATES
   - A. ALL WORK SHALL BE GUARANTEED TO BE FREE FROM LEAKS OR DEFECTS. ANY DEFECTIVE MATERIALS OR WORKMANSHIP AS WELL AS DAMAGE TO THE WORK OF ALL TRADES RESULTING FROM SAME SHALL BE REPLACED OR REPAIRED AS DIRECTED FOR THE DURATION OF THE STIPULATED GUARANTEED PERIODS. THE DURATION OF GUARANTEE PERIODS SHALL BE ONE YEAR.
6. CONNECTIONS TO EXISTING WORK & DEMOLITION
   - A. CONNECT NEW WORK TO EXISTING WORK IN A NEAT AND APPROVED MANNER. RESTORE EXISTING WORK DISTURBED TO ORIGINAL CONDITION.
   - B. PROVIDE CAPS AND OUTLETS AS REQUIRED ON EXISTING PIPING.
   - C. REMOVE AND/OR RELOCATE EXISTING AND OTHER WORK AS REQUIRED BY ALTERATION, AS NOTED OR AS DIRECTED. ALL REMOVED EXISTING WORK SHALL BE DISPOSED OF, OR SALVAGED AND REMOVED TO DESIGNATED AREAS AS DIRECTED BY OWNER.
   - D. COORDINATE WITH ALL OTHER TRADES EXISTING CONDITIONS AT THE JOB SITE. MAINTAIN REQUIRED CEILING HEIGHTS AND SPACE CONDITIONS. VERIFY ALL PIPING LOCATIONS WITH EXISTING CONDITIONS.
   - E. THE EXISTING PLUMBING SYSTEM SHALL BE LEFT IN PERFECT WORKING ORDER UPON COMPLETION OF ALL NEW WORK.
   - F. PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES. SUBMIT TO OWNER AND ARCHITECT FOR APPROVAL, DATE AND SCHEDULE OF NECESSARY TEMPORARY SHUT-DOWNS OF EXISTING SERVICES. ALL SHUT-DOWNS SHALL BE MADE AT SUCH TIMES AS WILL NOT INTERFERE WITH REGULAR OPERATION OF EXISTING FACILITIES AND ONLY AFTER WRITTEN APPROVAL OF OWNER. TO INSURE CONTINUOUS OPERATION, MAKE NECESSARY TEMPORARY CONNECTIONS BETWEEN NEW AND EXISTING WORK. ALL COSTS RESULTING FROM TEMPORARY SHUT-DOWN SHALL BE BORNE BY THIS CONTRACTOR.
7. MISCELLANEOUS

   PROVIDE THE FOLLOWING:

   - SCAFFOLDING, RIGGING, HOISTING.
   - CUTTING AND PATCHING.
   - RUBBISH REMOVAL.
   - SLEEVES AND OPENINGS (WATERPROOF SLEEVES & FLASHING THRU WATERPROOF CONSTRUCTION).
   - CAULKING, PACKING AND FILLING OF SLEEVES & OPENINGS.
   - OBTAINING ALL REQUIRED PERMITS, APPROVALS AND INSPECTION CERTIFICATES.
   - GUARANTEE ALL WORK, LABOR AND MATERIALS FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
   - OPERATING AND MAINTENANCE INSTRUCTIONS.
   - VERIFYING EXISTING CONDITIONS AT THE PROJECT SITE.
   - ACCESS DOORS FOR VALVES WHERE LOCATED ON PLANS.
   - SPARE PARTS AND TOOLS.
   - TEST: OPERATING, PERFORMANCE AND CODE REQUIRED TESTS.
   - PROTECTION OF WORK DURING CONSTRUCTION.
   - COORDINATION WITH OTHER TRADES.
   - CLEANING.
   - ADJUSTING AND BALANCING.
   - IDENTIFICATION: VALVE TAGS, VALVE TAG SCHEDULES.
   - HANGER AND SUPPORTS FOR PIPING AND EQUIPMENT.
   - CORE DRILLING EXISTING SLABS.
   - FIRESTOPPING
8. PIPING MATERIALS

SYSTEM	PIPING	FITTING	MISC.
ALL SOIL, WASTE, VENT & DRAINING	HUB & SPIGOT, CAST IRON SOIL PIPE, CHARLOTTE PIPE OR EQUAL	GASKETED ELASTO-MERIC NEOPRENE PUSH ON, MISSION RUBBER OR EQUAL	
	NO-HUB CAST IRON SOIL PIPE, CHARLOTTE PIPE OR EQUAL	NO-HUB COUPLING W/ELASTOMERIC GASKET & STAINLESS STEEL CLAMPS. MISSION RUBBER OR EQUAL.	
	NOTE: ALL MAIN HOUSE DRAIN LINES AND VERTICAL STACKS TO HAVE HEAVY DUTY 4 BAND NO-HUB COUPLING. MISSON RUBBER OR EQUAL. STANDARD DUTY COUPLINGS PERMITTED FOR HORIZONTAL VENT BRANCHES UP TO 2" IN SIZE.		
DOMESTIC WATER PIPING	TYPE L COPPER TUBE	WROUGHT COPPER OR BRONZE SOLDER JOINT FITTINGS W/95% TIN – 5% ANTIMONY SOLDER JOINTS	FITTING PRESSURE RATING 125 PSI STEAM
EJECTOR DISCHARGE/SUMP	SCHEDULE 40 GALVANIZED	GALVANIZED SCREWED OR GALVANIZED VICTAULIC	
GAS	SCHEDULE 40	THREADED WELDED	WELDED 4" AND LARGER

9. INSULATION

   INSULATE ALL DOMESTIC HOT & COLD WATER PIPING WITH FIBERGLASS INSULATION, FACTORY APPLIED VAPOR BARRIER JACKET, JOINTS & FITTINGS VAPOR SEALED 1" THICK FOR PIPING UP TO 1-1/4" AND 1-1/2" THICK FOR LARGER PIPING. INSULATION WITH A MAXIMUM K FACTOR OF 0.24 AT 100 °F MEAN TEMP.

10. VALVES

A. DOMESTIC WATER				
TYPE	END	MODEL	PRESS. P.S.I. W.W.P.	MATERIAL
GATE	SOLDER	JENKINS NO. 1240	200	BRONZE LEAD-FREE
GATE	THREADED	JENKINS NO. 370	200	BRONZE LEAD-FREE
BALL	THREADED	APOLLO, NO. 70 – 100	600	BRONZE LEAD-FREE
BALL	THREADED	APOLLO, NO. 70 – 100	600	BRONZE LEAD-FREE
B. GAS				
TYPE	END	MODEL	PRESS. P.S.I. W.W.P.	MATERIAL
BALL OR PLUG	THREADED	APOLLO	125	BALL VALVES ACCEPTABLE UP TO 1¼"

11. PRESSURE REDUCING VALVES AS REQUIRED AND SHOWN ON THE PLANS. PROVIDE WATTS 223, N223B, OR APPROVED EQUAL
12. PROVIDE SIOUX CHIEF SHOCK ABSORBERS OR EQUAL AT ALL QUICK CLOSING ASSEMBLIES SUCH AS SINGLE LEVER FAUCETS AND SHOWER BODY HANDLES, AUTO CLOSING FAUCETS WASHING MACHINES, AND ALL ELECTRONIC FAUCETS AND VALVES.
13. PROVIDE FLOOR DRAIN TRAP PRIMING WHERE REQUIRED. PROVIDE AND INSTALL PRECISION PLUMBING PRODUCTS MODEL NO. SP-500 115V 120W, 6.3 WATTS, 60HZ, SINGLE PHASE OR AS INDICATED ON DRAWINGS.
14. PROVIDE PRESSURE SUSTAINING VALVES ON ALL TANK FILL INTERMEDIARY TANKS AS REQUIRED TO MAINTAIN THE PRESSURE IN THE EXPRESS RISER.
15. PROVIDE SAFETY SOLENOID VALVES ON ALL TANK FILL LINES.
16. PROVIDE GAS LINE REGULATORS AT EACH PIECE OF EQUIPMENT AS REQUIRED.
17. PROVIDE REGULATOR VENTS AS REQUIRED FOR GAS PRESSURE REGULATORS INCLUDING REGULATORS PROVIDED AS PART OF GAS BOOSTER SETS.
18. COORDINATE ALL FINISHES FOR DRAINS, WALL HYDRANTS AND OTHER EXPOSED ELEMENTS WITH THE ARCHITECT.
19. DOUBLE CHECK VALVE

    PROVIDE AND INSTALL DOUBLE CHECK VALVES ON COLD WATER SUPPLY TO PANTRY SINKS.
20. PROVIDE LEAK DETECTION WITH DRIP PAN FOR HOT WATER HEATERS AS REQUIRED.
21. PROVIDE HOT WATER RECIRCULATION OR HWAT SELF-REGULATING HEAT TRACING AS REQUIRED BY CODE.
22. HWAT SELF-REGULATING TEMPERATURE MAINTENANCE FOR DOMESTIC HOT WATER PIPING
    - A. PROVIDE COMPLETE SYSTEM OF UL LISTED (NEW YORK CITY APPROVED) SELF-REGULATING HEATERS AND COMPONENTS APPLIED TO THE DOMESTIC HOT WATER PIPING WHERE INDICATED TO MAINTAIN THE SELECTED WATER TEMPERATURE. PROVIDE HWAT PLUS AS MANUFACTURED BY RAYCHEM CORP. OR OTHER APPROVED EQUAL WHERE INDICATED ON PLANS.
    - B. THE CABLE SHALL BE SPECIFICALLY DESIGNED, MANUFACTURED, LISTED AND APPROVED FOR DOMESTIC HOT WATER TEMPERATURE MAINTENANCE.
    - C. THE NOMINAL WATER TEMPERATURE AT 115 °F HWAT G-2 FOR GENERAL HOT WATER REQUIREMENTS.
    - D. PROVIDE CONTROL PANEL.
    - E. SEE FLOOR PLAN OR SCHEDULE FOR THE HOT WATER HEATER SPECIFICATIONS
23. PROVIDE LOCKABLE RISER VALVE AND TEST TEE ON ALL GAS RISERS IN ACCORDANCE WITH THE GAS COMPANY REQUIREMENTS.
24. PROVIDE BALANCING RIGS ON ALL HOT WATER RETURN LINES.
25. DIELECTRIC

    ALL DOMESTIC WATER FERROUS-TO-NON FERROUS PIPE CONNECTIONS MADE WITH DIELECTRIC PIPE OR FLANGE UNION ISOLATING JOINTS TO PREVENT ELECTROLYTIC ACTION BETWEEN DISSIMILAR METALS.
26. PLUMBING FIXTURES
    - A. ALL FITTINGS, ESCUTCHEONS, FAUCETS, TRAPS, EXPOSED PIPING, ETC., SHALL BE BRASS CHROME PLATED OVER NICKEL PLATE WITH POLISHED FINISH. ANY HANGER NUTS VISIBLE SHALL LIKEWISE BE CHROME PLATED OVER NICKEL PLATE.
    - B. BEFORE ROUGHING WORK IS STARTED, SUBMIT TO THE ARCHITECT COMPLETE FIGURED DRAWINGS AND CUTS OF EACH AND ALL OF THE PLUMBING FIXTURES, FITTINGS, TRIMMINGS, ETC. AND SECURE HIS APPROVAL BEFORE PROCEDURE WITH THE INSTALLATION OF ANY WORK. THIS DRAWINGS SHALL SHOW ACCURATELY THE LOCATIONS AND INDICATE IF AND WHERE DIMENSIONS ON ARCHITECTURAL DRAWINGS CANNOT BE MET.
    - C. PROVIDE ALL HANGERS, SUPPORTS, BRACKETS, ETC., FOR THE PROPER INSTALLATION OF PLUMBING FIXTURE REQUIRING SUPPORT. SUCH SUPPORTS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE FIXTURES.
    - D. ALL PLUMBING FIXTURES AND TRIM SHALL COMPLY WITH THE LATEST N.Y.S. AND N.Y.C. WATER CONSERVATION REQUIREMENTS OF THE CURRENT PLUMBING CODE.
    - E. PLUMBING FIXTURE(S), FAUCET(S) AND TRIM SHALL BE AS SELECTED BY THE ARCHITECT.
27. SHOP DRAWINGS AND PRODUCT SUBMITTALS
    - A. PROVIDE SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT AND THE ENGINEER. SHOP DRAWINGS TO SHOW FIXTURE LAYOUT AND ALL REQUIRED PIPING, INCLUDING SIZES AND ROUTING, SHALL BE ⅜" = 1'-0" SCALE AND COORDINATED WITH ALL OTHER TRADES.
    - B. PROVIDE PRODUCT STAT SHEETS AND PRODUCT SAMPLES FOR REVIEW BY THE ARCHITECT AND ENGINEER. INCLUDE SUBMITTALS FOR THE FOLLOWING: PIPING, HANGERS, INSULATION, VALVES, HEATERS, PRESSURE REDUCING VALVES, MIXING VALVES, EXPANSION TANKS, PUMPS, GAS BOOSTERS, FILTERS, AND ANY OTHER EQUIPMENT REQUIRED FOR THE PROJECT.
    - C. ALL ITEMS IN A&B ABOVE SHALL BE COMPLETED PRIOR TO INSTALLATION. PROCEEDING WITHOUT REVIEWED SHOP DRAWINGS IS AT THE RISK OF THE CONTRACTOR.
    - D. ALL PLUMBING FIXTURES AND TRIM SHALL COMPLY WITH THE LATEST N.Y.S. AND N.Y.C. WATER CONSERVATION REQUIREMENTS OF THE CURRENT PLUMBING CODE.
    - E. CONTRACTOR SHALL PROVIDE AS-BUILITS/RECORD DRAWINGS AT THE END OF THE JOB.
28. PROTECTION AND CLEANING
    - A. CLEANING OF PIPING SYSTEMS – DURING CONSTRUCTION, PROPERLY CAP, PLUG AND COVER ALL OPENINGS IN PIPE, LINES AND EQUIPMENT NOZZLES SO AS TO PREVENT THE ENTRANCE OF SAND, DIRT, AND FOREIGN MATTER. EACH SYSTEM OF PIPING SHALL BE FLUSHED (FOR THE PURPOSE OF REMOVING GRIT, DIRT, SAND, AND FOREIGN MATTER FROM THE PIPING), FOR AS LONG A TIME AS IS REQUIRED TO THOROUGHLY CLEAN THE SYSTEMS.
    - B. AFTER THE ENTIRE INSTALLATION HAS BEEN COMPLETED, MAKE ALL REQUIRED ADJUSTMENTS TO BALANCING VALVES, MIXING VALVES, AUTOMATIC CONTROLS, WATER HEATERS, FLUSH VALVES, FAUCETS, PRESSURE REDUCING VALVES, ETC., UNTIL ALL PERFORMANCE REQUIREMENTS ARE MET. ALL WATER CIRCULATING SYSTEMS SHALL BE PROPERLY BALANCED.
    - C. UPON COMPLETION OF THE WORK, ALL FIXTURES, TRIMMINGS AND EQUIPMENT SHALL BE THOROUGHLY CLEANED, POLISHED AND LEFT IN FIRST CLASS CONDITION FOR FINAL ACCEPTANCE.
    - D. PROVIDE DISINFECTION OF POTABLE WATER SYSTEM IN ACCORDANCE WITH THE APPLICABLE CODES.
29. TESTING REQUIREMENTS AND PROCEDURES
    - A. MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS SHALL BE FOLLOWED. BUILDING RULES AND REGULATIONS SHALL BE COMPLIED WITH.
    - B. ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE APPLICABLE CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS . ALL PIPING SHALL BE FREE FROM LEAKS.
    - C. SANITARY, VENT, AND STORM PIPING SHALL BE HYDROSTATICALLY TESTED WITH 10 FEET OF WATER STATIC HEAD FOR 15 MINUTES.
    - D. ALL WATER PIPING SHALL BE HYDROSTATICALLY TESTED FOR 2 HOURS WITH 150 PSI OR 50 PSI ABOVE THE WORKING PRESSURE, WHICHEVER IS GREATER.
    - E. FORCE MAINS SHALL BE HYDROSTATICALLY TESTED TO 5 PSI GREATER THAN THE PUMP DISCHARGE PRESSURE FOR 15 MINUTES.
    - F. ADDITIONAL PRESSURE PRE-TESTING SHALL BE PROVIDED IF THE BUILDING OWNER, INSURANCE CARRIER, CLIENT, OR BUILDING REQUIRES SUCH TESTING. REQUIRED TESTING SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATION AND REQUIREMENTS.
30. ACCESS DOORS
    - A. PROVIDE AND INSTALL ACCESS DOORS FOR ALL VALVES, TRAP PRIMERS, AND WATER HEATERS.
    - B. ACCESS PANELS SHALL BE OF SUFFICIENT SIZE, QUANTITY, AND LOCATION TO PROPERLY ACCESS AND OPERATE ALL VALVES AND OTHER EQUIPMENT
    - C. ACCESS PANELS SHALL BE FIRE RATED IF INSTALLED IN FIRE-RATED CONSTRUCTION. CONTRACTOR SHALL COORDINATE THESE LOCATIONS WITH THE GENERAL CONTRACTOR AND CLIENT.
31. INSTALL STORM, SANITARY, AND VENT PIPING WITH PROPER PITCHING PER CODE AND AS INDICATED ON THE DRAWINGS.

KEY OF SYMBOLS

NOTE: THE KEY OF SYMBOLS INDICATED IS FOR CONVENIENCE ONLY AND ITEMS INDICATED ARE NOT NECESSARILY WITHIN THE SCOPE OF THE WORK.

- SOIL OR WASTE PIPING (S) (W)
- SOIL OR WASTE PIPING BELOW GROUND
- L — LEADER (L) (LDR)
- IW — INDIRECT WASTE
- VENT PIPING
- EXISTING PIPING TO BE REMOVED
- EXISTING PIPING TO REMAIN
- COLD WATER PIPING (C.W.)
- HOT WATER PIPING (H.W.)
- HOT WATER CIRCULATING PIPING (H.W.C.)
- G — GAS PIPING (G)
- F — FIRE STANDPIPE PIPING (F) (FSP)
- PD — PUMP DISCHARGE PIPING (P.D.)
- SP — SPRINKLER PIPING (SP.)
- GATE VALVE (G.V.)
- LOCKSHIELD VALVE (GLOBE VALVE)
- PLUG COCK
- CHECK VALVE (C.V.)
- HOSE BIBB (H.B.) SILL COCK (S.C.)
- VACUUM BREAKER (V.B.)
- PRESSURE RELIEF VALVE PRESS. & TEMP. RELIEF VALVE
- PRESSURE REGULATING VALVE
- STRAINER
- "P" TRAP FOR LAV., SINK, ETC.
- CLEANOUT DECK PLATE (C.O.D.P.)
- SHOCK ABSORBER
- ANCHOR
- GUIDE
- PRESSURE GAUGE
- THERMOMETER
- TEMPERATURE REGULATOR
- WALL HYDRANT (W.H.)
- YARD HYDRANT (Y.H.) (D.H.)
- PIPING COVERED WITH ELECTRIC HEAT TRACING CABLE AND INSULATION
- UNION CONNECTION
- EXPANSION JOINT
- AUTOMATIC AIR VENT VALVE

STACK & RISER SYMBOLS

- P / X — SOIL WASTE & VENT STACKS & WATER RISERS
- L / X — STORM LEADER
- G / X — GAS RISER
- F / X — FIRE RISER

A.B.D.	AUTOMATIC BALL DRIP
A.D.	ACCESS DOOR
A. DR.	AREA DRAIN
B.T.	BATH TUB
C.D.	CANOPY DRAIN
C.F.H.	CUBIC FEET PER HOUR
C.F.M.	CUBIC FEET PER MINUTE
C.F.S.	CUBIC FEET PER SECOND
CLG.	CEILING
C.O.	CLEANOUT
C.O.D.P.	CLEAN OUT DECK PLATE
C.V.	CHECK VALVE
C.V.B.	CHECK VALVE BOX
D.I.	DROP INLET
D.F.	DRINKING FOUNTAIN
DN.	DOWN
EL.	ELEVATION
E.W.C.	ELECTRIC WATER COOLER
F.A.I.	FRESH AIR INLET
F.D. FL. DR.	FLOOR DRAIN
FL.	FLOOR
F.O.	FLOOR OUTLET
F.U.	FIXTURE UNITS
FUN. DR.	FUNNEL DRAIN
F.V.	FLUSH VALVE FLUSHOMETER
G.V.	GATE VALVE
H.C.	HUNG CEILING
H.R.	HOSE RACK
INV.	INVERT
LAV.	LAVATORY
MH.	MANHOLE
M.S.	MOP SINK
N.I.C.	NOT IN CONTRACT
O.S.&Y.	OUTSIDE SCREW & YOKE
P.C.	PLUG COCK
P.O.	PLUGGED OUTLET
R.P.B. F.P.	REDUCED PRESSURE BACKFLOW PREVENTER
R.D.	ROOF DRAIN
R.T.	RUNNING TRAP
R.C.V.	RISER CONTROL VALVE
S.P.O.	SOIL PLUGGED OUTLET
S.H.	SHOWER HEAD
SH.– SHWR.	SHOWER
SK.	SINK
S.S.	SERVICE SINK
S.E.	SEWAGE EJECTOR
T.D.	TERRACE DRAIN
T.E.	TERRACE ELEVATION
T.S.	TAMPER SWITCH
UR.	URINAL
U.O.S.W.	UNDER ANOTHER SECTION OF THE WORK
VAL. O. V.O.	VALVED OUTLET
V.T.R.	VENT THRU ROOF
V.P.O.	VENT PLUGGED OUTLET
W.C.	WATER CLOSET

2016 NYC ENERGY CONSERVATION CODE
PRESCRIPTIVE COMPLIANCE PATH - SERVICE WATER HEATING SECTION C404

PROJECT CLIMATE ZONE 4A

STATEMENT OF COMPLIANCE: TO THE BEST OF MY KNOWLEDGE, BELIEF, & PROFESSIONAL JUDGEMENT, THESE PLANS & SPECIFICATIONS ARE IN COMPLIANCE W/ THE 2016 NEW YORK CITY ENERGY CONSERVATION CODE.

CODE SECTION	CODE PRESCRIPTIVE REQUIREMENT REQUIRED
C404.2: EQUIPMENT PERFORMANCE EFFICIENCY	EQUIPMENT & TANKS SHALL MEET REQUIREMENTS OF SECTION 404.2 & TABLE C404.2. EQUIPMENT NOT LISTED IN TABLE C404.2 HAS NO MINIMUM PERFORMANCE REQUIREMENTS. THE EFFICIENCY SHALL BE PROVIDED AS NOTED IN THE EQUIPMENT SCHEDULE.
C404.3: HEAT TRAPS	ANY EQUIPMENT NOT SUPPLIED W/ INTEGRAL HEAT TRAPS & SERVING NONCIRCULATING SYSTEMS SHALL BE PROVIDED W/ HEAT TRAPS ON THE SUPPLY & DISCHARGE PIPING ASSOCIATED W/ THE EQUIPMENT.
C404.4: INSULATION OF PIPING	PIPING FROM A WATER HEATER TO THE TERMINATION OF THE HEATED WATER FIXTURE SUPPLY PIPE SHALL BE INSULATED IN ACCORDANCE WITH TABLE C403.2.10. INSULATION SHALL BE AS REQUIRED IN THIS CODE SECTION, BUT THE MINIMUM INSULATION THICKNESS SHALL NOT SUPERSEDE ANY GREATER INSULATION THICKNESS REQUIREMENTS NECESSARY TO MEET THE PROJECT SPECIFICATIONS.

TEMP RANGE (°F)	CONDUCTIVITY (Btu*in)	MEAN RATING TEMP. (°F)	<1" PIPE	1" TO <1½" PIPE	1½" TO <4" PIPE	4" TO 8" PIPE	8" & UP PIPE
105°-140°	0.21-0.28	100°	1" INS.	1" INS.	1½" INS.	2½" INS.	3½" INS.

C404.5: EFFICIENT HEATED WATER SUPPLY PIPING	HEATED WATER SUPPLY PIPING SHALL BE IN ACCORDANCE W/ SECTION C404.5.1 OR C404.5.2.
C404.6: HEATED-WATER CIRCULATING & TEMPERATURE MAINTENANCE SYSTEMS	HEATED-WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE W/ SECTION C404.6.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE W/ SECTION C404.6.2. CONTROLS FOR HOT WATER STORAGE SHALL BE IN ACCORDANCE W/ SECTION C404.6.3.
C404.7: DEMAND RECIRCULATION CONTROLS	NOT APPLICABLE FOR THIS PROJECT.
C404.8: DRAIN WATER HEAT RECOVERY UNITS	NOT APPLICABLE FOR THIS PROJECT.
C404.9: POOLS & PERMANENT SPAS	ANY POOL & PERMANENT SPA EQUIPMENT IS NOT PART OF THIS APPLICATION & SHALL BE FILED SEPARATELY.
C404.10: PORTABLE SPAS	ANY PORTABLE SPA EQUIPMENT IS NOT PART OF THIS APPLICATION & SHALL BE FILED SEPARATELY.
C404.11: SYSTEM COMMISSIONING	SYSTEMS & CONTROLS SHALL BE COMMISSIONED & COMPLETED IN ACCORDANCE W/ NYCECC SECTION C408.2.

NEW YORK CITY BUILDING DEPARTMENT PLUMBING NOTES

THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT, WATER DISTRIBUTION, AND GAS) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE NEW YORK CITY PLUMBING CODE. COMPLIANCE WITH THE FULL PROVISIONS OF ALL NEW YORK CITY BUILDING AND PLUMBING CODE ACCESSIBILITY REQUIREMENTS AND PLUMBING FIXTURE FLOW REQUIREMENTS OF THE NEW YORK CITY PLUMBING CODE.

1. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS OF SECTION PC301.
2. THE MATERIALS USED IN THE PLUMBING SYSTEMS WILL BE PROVIDED IN FULL ACCORDANCE WITH SECTIONS PC302 AND PC303.
3. EQUIPMENT HOOK-UP AND THE JOINING WILL BE FULL COMPLIANCE WITH SECTIONS PC605 AND PC705.
4. THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH PC CHAPTER 4.
5. TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTIONS PC412, PC708 AND PC CHAPTER 10.
6. VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH THE FULL COMPLIANCE WITH SECTION PC308.
7. THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH PC CHAPTER 6.
8. SHOCK ABSORBERS SHALL BE PROVIDED IN FULL COMPLIANCE WITH PC 604.9 WHERE ALL QUICK CLOSING VALVES ARE INSTALLED AND ALL EQUIPMENT CONTAINING QUICK CLOSING SOLENOID VALVES SUCH AS ICE MAKERS ,COFFE MACHINES , DISHWASHERS ,CLOTHES WASHERS, ELECTRONIC OPERATED FLUSH VALVES AND FAUCETS, AND SHOWER MIXING VALVES THAT HAVE A SINGLE LEVER HANDLE.
9. THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 7.
10. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION PC702 & PC CHAPTER 9.
11. THE STORM DRAINAGE SYSTEM AND PIPING WILL BE INSTALLED IN FULL COMPLIANCE WITH PC CHAPTER 11.
12. GAS PIPING AND EQUIPMENT WILL BE INSTALLED IN FULL COMPLIANCE WITH THE NEW YORK CITY FUEL GAS CODE.
13. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC306.
14. RAT PROOFING SHALL BE IN ACCORDANCE WITH SECTION PC304.
15. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION PERSONNEL AS PER SECTION PC311.

PLUMBING INSTALLATION CRITERIA

EACH BIDDER SHALL VISIT THE SITE AND BECOME INFORMED AS TO THE CONDITION OF THE PREMISES AND THE EXTENT AND CHARACTER OF WORK REQUIRED. NO ADDITIONAL COMPENSATION WILL BE APPROVED DUE TO FIELD CONDITIONS.

1. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR ALL PLUMBING FIXTURES INCLUDING WASTE, VENTS, HOT AND COLD WATER, AND PROVIDE ALL PLUMBING WORK NECESSARY TO MAKE THE PANTRY, ELECTRIC WATER COOLER(S) BATH, ETC. ENTIRELY OPERABLE AND ACCEPTABLE TO LOCAL HEALTH AND BUILDING OFFICIALS.
2. PLUMBING CONTRACTOR SHALL LOCATE ALL PIPING AND PLUMBING ROUGH-IN FOR PLUMBING FIXTURES IN ACCORDANCE WITH ROUGH-IN DRAWINGS PROVIDED BY EQUIPMENT MANUFACTURERS.
3. ALL VISIBLY EXPOSED PIPE TO EQUIPMENT SHALL BE CHROME PLATED BRASS.
4. PROVIDE SHUT-OFF VALVES FOR EACH PLUMBING FIXTURE AND PIECE OF EQUIPMENT.
5. PROVIDE TRAPS ON ALL WASTE PIPING FROM PLUMBING FIXTURES AND PIECE OF EQUIPMENT.
6. COORDINATE POSITION OF SLEEVES AND OPENINGS THROUGH FLOOR WITH THE GENERAL CONTRACTOR.
7. PROVIDE VACUUM BREAKERS AND CHECK VALVES FOR THE PLUMBING FIXTURES WHERE AND WHEN REQUIRED BY CODE.
8. ALL PIPING AND EQUIPMENT SHALL BE SUBSTANTIALLY SUPPORTED FROM THE BUILDING STRUCTURE. HANGER AND SUPPORTS SHALL BE SPECIFICALLY APPROVED FOR USE IN PLUMBING SYSTEMS.
   - A. WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OF HANGER RODS IN REQUIRED LOCATIONS, PROVIDE ADDITIONAL STEEL FRAMING AS REQUIRED AND APPROVED.
   - B. NO PLUMBING PIPING SHALL BE HUNG FROM THE PIPING OF OTHER TRADES OR DUCTWORK. HANGERS SHALL BE OF HEAVY CONSTRUCTION, SUITABLE FOR THE SIZE OF PIPE TO BE SUPPORTED.
9. PLUMBING FIXTURES TO BE APPROVED BY THE GENERAL CONTRACTOR AND INSTALLED BY THE PLUMBING CONTRACTOR.
10. PLUMBING FIXTURES SHALL BE AS SPECIFIED BY ARCHITECT.
11. ALL PLUMBING FIXTURES SPECIFIED BY THE ARCHITECT. SEE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, DETAILS AND ELEVATIONS OF THE PANTRY, BATH, ETC. FOR REQUIRED PLUMBING CONNECTIONS.

NOTES:

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Number:	Date:	Revision:
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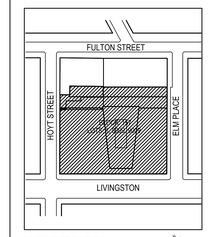

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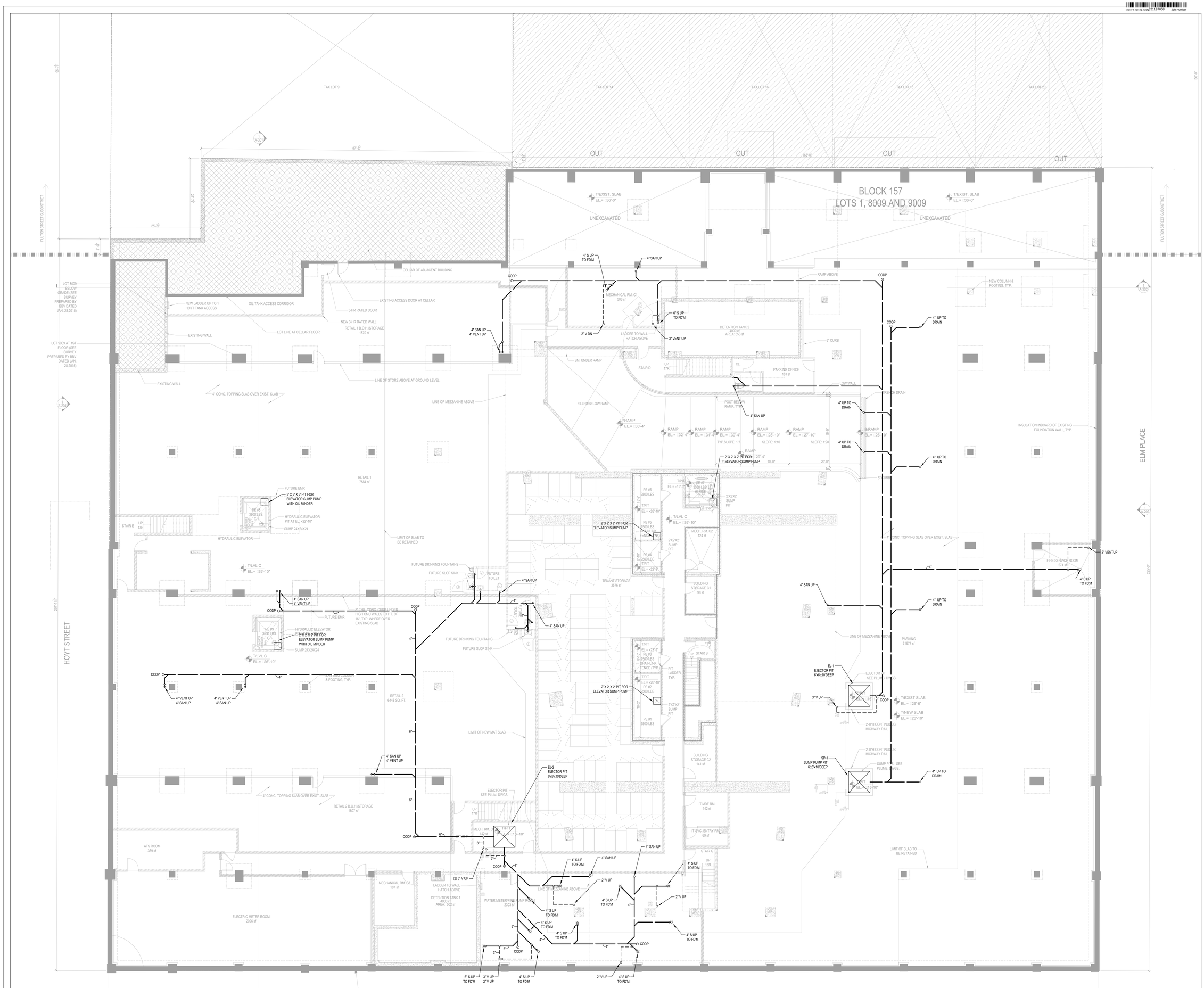
PRO

DEPT OF BLDGS 421370506 Job Number
421370506 Scan Code



FILE NAME I:\160012-01 - Outgoing 2017-06-06 DOB Set\PLUM\CAD\160012 - P-099 UNDERGROUND.dwg SAVED ON 6/7/2017 5:37 PM PLOTTED ON 8/8/2017 7:04 AM PLOTTED BY MACCARONE, GREGORY

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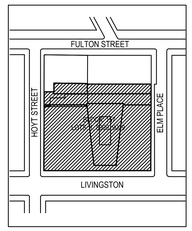

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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING
UNDERGROUND FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · RUSSELL W. MACCARONE · 090933 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-099.01
NYC DOB NO:	2 OF 30

EXCEPT OF BLOCK 157 LOT 1008 Job Number
E 1001 F 2000 Scan Code

TAX LOT 9 | TAX LOT 14 | TAX LOT 15 | TAX LOT 16 | TAX LOT 20

OUT | OUT | OUT | OUT | OUT | OUT

STREETWALL REQUIRED TO MINIMUM HEIGHT OF 60' IN FULTON MALL SUBDISTRICT

FULTON STREET SUBDISTRICT

BLOCK 157
LOTS 1, 8009 AND 9009

UNEXCAVATED BELOW CELLAR MEZZANINE

UNEXCAVATED BELOW CELLAR MEZZANINE

EXISTING FOUNDATION TO REMAIN, TYP.

REMAINING OPENINGS TO BE FILLED IN WITH POURED CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR POUR DETAILS

LOT 8009 BELOW GRADE (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

LOT 9009 AT 1ST FLOOR (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

(E) FD

(E) 3'-6" x 3'-6" EJECTOR PIT

(E) 2'-6" x 2'-6" EJECTOR PIT

EXISTING STAIR TO BE REMOVED, TYP.

LINE OF TAXLOT AT CELLAR FLOOR

LINE OF TAXLOT AT 1ST FLOOR ABOVE

EXISTING COLUMN TO BE REMOVED, TYP.

EXISTING COLUMN TO REMAIN, TYP.

NO HAZARDOUS MATERIALS ARE TO BE STORED ON PROPERTY

EXTENT OF EXISTING TO BE REMOVED

EXISTING SLAB REMAIN

EXISTING STAIR TO BE REMOVED , TYP.

(E) 2" S RISE

(E) 2" S

(E) 3'-6" x 3'-6" EJECTOR PIT

(E) FD

STORAGE
57061 SQ. FT.
OCCUPANCY GROUP- B-2
60 OCCUPANTS

EXTENT OF EXISTING TO BE REMOVED

EXISTING SLAB TO BE REMOVED

EXISTING SLAB REMAIN

(E) 2" S RISE

(E) 2'-6" x 2'-6" EJECTOR PIT

EXISTING STAIR TO BE REMOVED,TYP.

(E) 3'-6" x 3'-6" EJECTOR PIT

HOYT STREET

ELM PLACE

FULTON STREET SUBDISTRICT

EXISTING CONNECTION AT CELLAR LEVEL

OPENING AT LOTLINE TO BE CLOSED WITH 3 HOUR 8" FILLED SOLID CMU WALL WITH 4" RIGID INSULATION ON INSIDE FACE

277'-8"

LIVINGSTON STREET

NOTES:

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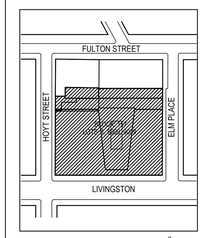

KEY PLAN

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220 N. GREEN STREET
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DEMO CELLAR FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW YORK · MICHAEL W. MACRONE · 030923 · LICENSED PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
DWG NO. P-100.04
NYC DOB NO: 3 OF 30

FILE NAME: I:\160012\51 - Outgoing\2017-06-06 DOB Set\PLUM\CAD\160012 - P-100 Cellar Floor Plan.dwg SAVED ON 6/6/2017 8:57 AM PLOT LED ON 6/6/2017 / 7:04 AM PLOT LED BY MACLARONE, GREGORY

EXCEPT OF BLOCK 157 LOTS 1, 8009 AND 9009 Job Number
E1305139041B5 Scan Code

TAX LOT 9 | TAX LOT 14 | TAX LOT 15 | TAX LOT 16 | TAX LOT 20

OUT | OUT | OUT | OUT | OUT

STREETWALL REQUIRED TO MINIMUM HEIGHT OF 60' IN FULTON MALL SUBDISTRICT

FULTON STREET SUBDISTRICT

BLOCK 157
LOTS 1, 8009 AND 9009

UNEXCAVATED BELOW CELLAR MEZZANINE

UNEXCAVATED BELOW CELLAR MEZZANINE

LOT 8009 BELOW GRADE (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

LOT 9009 AT 1ST FLOOR (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

LINE OF TAXLOT AT CELLAR FLOOR

LINE OF TAXLOT AT 1ST FLOOR ABOVE

HOSE BIBB

SPRINKLER DRAIN LINE FROM SPRINKLER SYSTEM

OPEN END BELOW FLOOR

(E) 8" ST UP

(E) 4" CW UP

(E) S UP

(E) 4" ST

PROVIDE A PLUG TIGHT TO THE MAIN

(E) 8" COMBINED SEWER MAIN #2 TO FULTON ST.

(E) 8"

(E) ½"

(E) ST UP TO DRAIN

(E) ½" V UP

(E) ½" S UP

(E) 4" CW

(E) 4" S UP

(E) 3" S UP

(E) ½" V UP

(E) 4" S

(E) ½" S UP

(E) 4" S UP TO DRAIN

(E) 4" ST

(E) 4" ST UP TO BE CUT BELOW SLAB

(E) 2" S UP

(E) 2" S DP

(E) 3" S UP

(E) 4" ST UP

(E) 8" ST UP

(E) 5" FAI UP

(E) 10" ST

(E) 10" COMBINED SEWER MAIN #3 TO FULTON ST.

(E) 10"

(E) ½" S DP

(E) 4" S

(E) ½"

(E) 4" S UP OPEN END

(E) 3" S

(E) 3" S UP

(E) 4" S UP

(E) 4" CW

(E) 4" FAI UP

(E) 8" ST UP

(E) 8" COMBINED ST & SAN

(E) 8" COMBINED SEWER MAIN #1 TO HOYT ST.

(E) 8"

(E) 4" CW SERVICE

(E) 1" HWR

(E) 2" CW

(E) ½" HW

(E) 2" CW

(E) 1" HWR

(E) CW UP

(E) HW & HWR UP

(E) 6" ST

(E) 6" ST W/ INSU.

(E) 6" ST UP TO BE CUT BELOW SLAB

(E) 6" W/ INSU. STORM UP TO BE CUT BELOW SLAB

(E) 6" COMBINED SEWER MAIN #4 TO LIVINGSTON ST.

(E) 6" COMBINED ST & SAN

(E) 4" FAI UP

(E) 6"

(E) S UP

(E) 3" S UP W/ TRAP

(E) 6" S UP W/ TRAP

(E) CW UP

PROVIDE A CAP ON WATER LINE AS SHOWN

PROVIDE A PLUG TIGHT TO THE MAIN

SPRINKLER DRAIN LINE FROM SPRINKLER SYSTEM

CONDENSATE DRAIN LINE FROM HVAC SYSTEM

OPENING AT LOTLINE TO BE CLOSED WITH 3 HR FILLED SOLID CMU WALL WITH 4" RIGID INSULATION ON INSIDE FACE

STORAGE
57061 SQ. FT.
OCCUPANCY
GROUP : B-2
60 OCCUPANTS

NO HAZARDOUS MATERIALS ARE TO BE STORED ON PROPERTY

EXISTING CONNECTION AT CELLAR LEVEL

CITY STREET

ELM PLACE

204'-11"

277'-8"

255'-0"

LIVINGSTON STREET

A-203

A-201 | A-202 | A-203 | A-204

NOTES

1. FILL IN ALL THE PIPE PENETRATION OPENINGS WITH CONCRETE.

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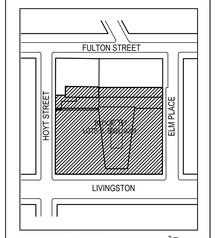

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DEMO
CELLAR MEZZANINE FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"

P-101.02
DWG NO.

NYC DOB NO:

4 OF 30

FILE NAME: I:\160\12\01 - Outgoing\2017-05-05 DOB Set\PLUM\CAD\160012 - P-101 Cellar Mezz Floor Plan.dwg SAVED ON 5/7/2017 5:21 PM PLOTTED ON 5/8/2017 7:04 AM PLOTTED BY MAGUIRANNE, GREGORY

DEPT OF BUILDINGS 421370108 Job Number

B1 Scan Code

OUT

STREETWALL REQUIRED TO MINIMUM HEIGHT OF 60' IN FULTON MALL SUBDISTRICT

FULTON STREET SUBDISTRICT

EASEMENT

LOT 8009 BELOW GRADE (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

LOT 9009 AT 1ST FLOOR (SEE SURVEY PREPARED BY BBV DATED JAN. 28,2015)

EXISTING STORES TO REMAIN

EXISTING COLUMNS AND CONNECTING BEAMS TO REMAIN.

EXISTING ELEVATOR TO BE REMOVED IN ITS ENTIRETY.

REMAINING OPENINGS TO BE FILLED IN WITH POURED CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR POUR DETAILS

EXISTING GARAGE DOORS TO REMAIN.

SLAB SLOPES DOWN EXISTING TRUCK DOCK

EXISTING COLUMNS AND CONNECTING BEAMS TO BE REMOVED.

10' HIGH CHAINLINK FENCE ON 5" POLES 10' ON CENTER

ELM PLACE

RAMP UP

EXISTING WALL TO REMAIN

EXISTING COLUMNS AND CONNECTING BEAMS TO BE REMOVED.

DRAIN

RAMP UP/ ACROSS

ALL FIXTURES TO BE REMOVED

(E) 4" ST UP

(E) 4" ST UP & DN

(E) 6" ST UP & DN

(E) 8" ST UP

FIRE COMMAND CENTER

STAIR B

EXISTING ELEVATORS TO BE REMOVED

EXISTING FIRE COMMAND CENTER TO REMAIN. NEW 8" FILLED SOLID CMU ENCLOSURE WITH POURED CONCRETE DECK ROOF TO REPLACE EXISTING SURROUND WALLS. SEE STRUCTURAL DRAWINGS FOR DETAILS.

EXISTING SLAB TO BE REMOVED

EXISTING SLAB TO REMAIN, TYP.

EXTENT OF EXISTING GROUND FLOOR TO REMAIN

EXISTING ELEVATOR TO BE REMOVED

SLAB ON GRADE TO RECEIVE TQ3 OR EQUAL WATERPROOFING WITH TRAFFIC COATING AT ENTIRE SURFACE.

HOYT STREET

10' HIGH CHAINLINK FENCE ON 5" POLES 10' ON CENTER

10' HIGH CHAINLINK FENCE ON 5" POLES 10' ON CENTER

LIVINGSTON STREET

REMOVE THE FOLLOWING IN THE HATCH AREA:

1. REMOVE ALL PLUMBING FIXTURES, EQUIPMENT, AND THEIR ASSOCIATED PIPING.
2. REMOVE ALL SANITARY WASTE AND VENT PIPING IN THEIR ENTIRETY.
3. REMOVE ALL DOMESTIC WATER PIPING IN ITS ENTIRETY.
4. REMOVE ALL STORM WATER PIPING IN ITS ENTIRETY.

NOTES:

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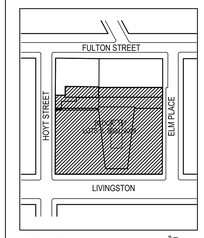
Number:	Date:	Revision:
3	06-07-2017	DOB FILING
2	03-03-2017	ISSUED TO NYC DOB
1	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

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11 HOYT OWNER, LP
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NEW YORK, NY 10111
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220 N. GREEN STREET
SUITE 400B
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

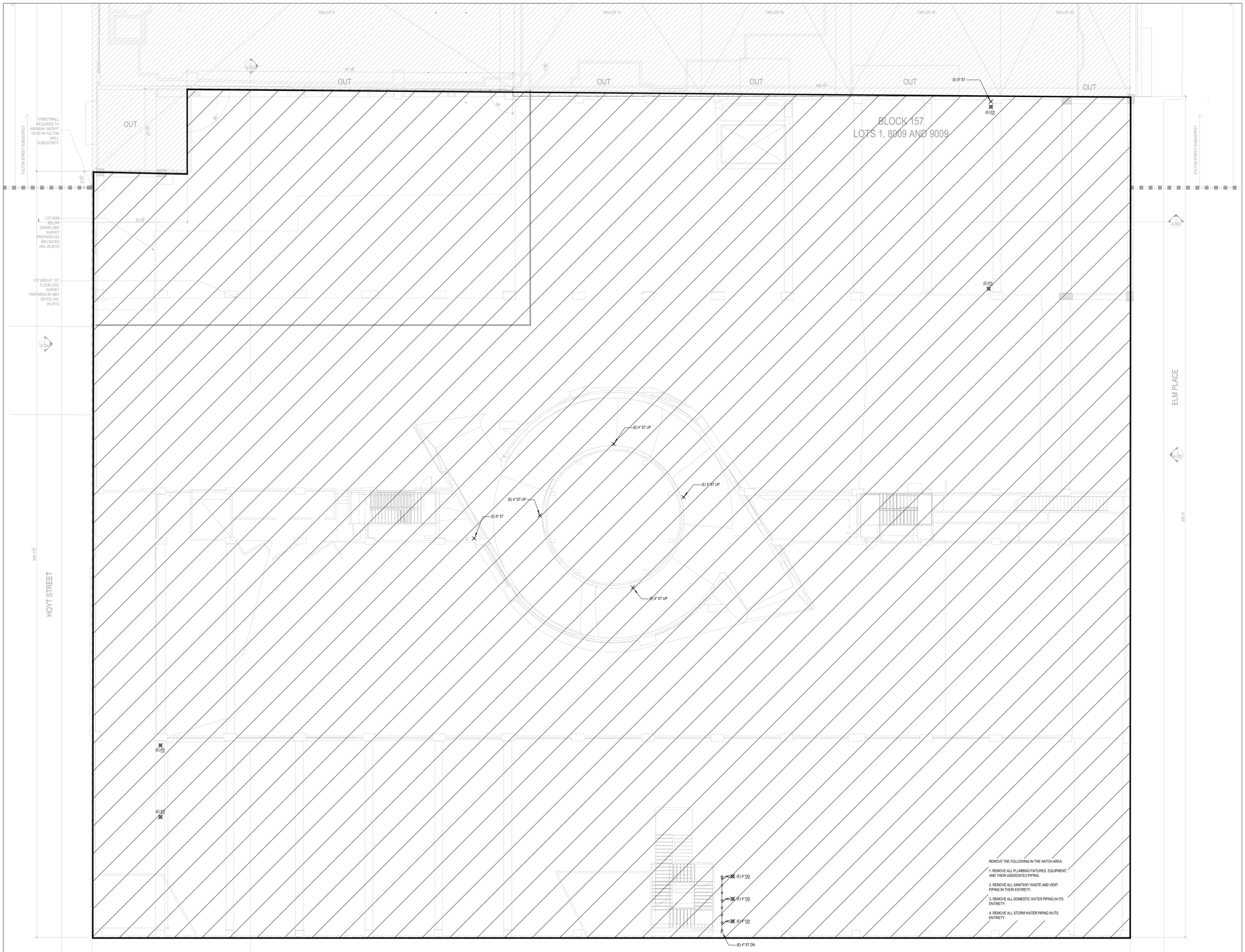
DWG TITLE:
PLUMBING DEMO GROUND FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
P-102.02
DWG NO.
NYC DOB NO:
5 OF 30

FILE NAME: I:\160012\01 - Outgoing\2017-05-05 DOB Set\PLUM\CAD\160012 - P-102 Ground Floor Plan.dwg SAVED ON 5/5/2017 8:38 AM PLOTTED ON 5/5/2017 7:04 AM PLOTTED BY MACLARENE, GREGORY

DEPT OF BUILDINGS 421370508 Job Number
E-DOB-NY504985 Scan Code



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NOTES:

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Number:	Date:	Revision:
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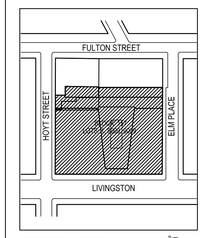
1	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
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CHICAGO, IL 60607
T. (212) 473-0620

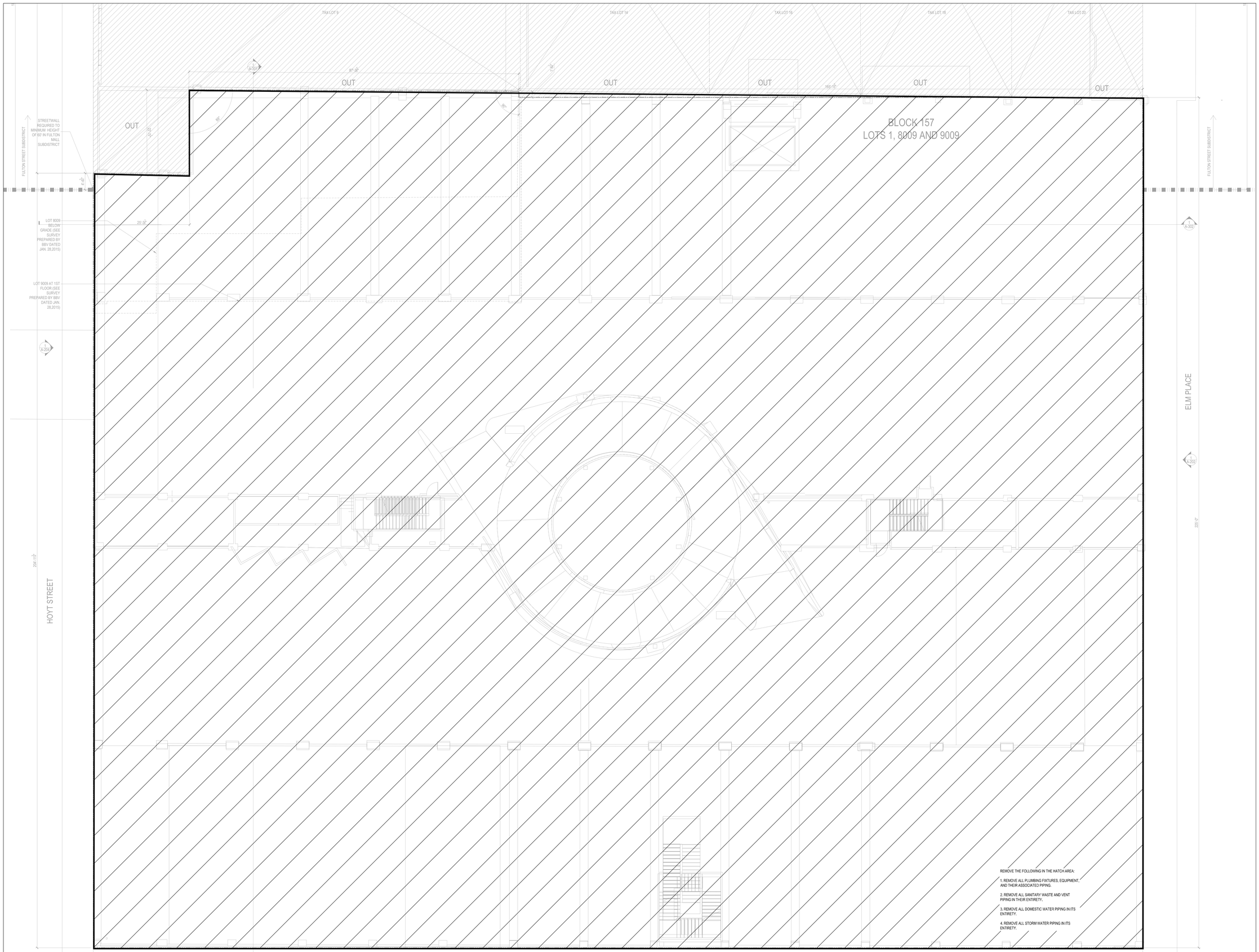
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DEMO
2ND FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MACLARLNE · 090703 · LICENSED PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
DWG NO. P-103.01
NYC DOB NO: 6 OF 30

DEPT OF BUILDINGS 421370108 Job Number
E-DOC2020450 Scan Code



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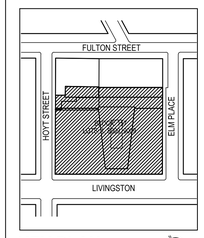

KEY PLAN

Owner:
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DEMO 3RD FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
P-104.01
DWG NO.
NYC DOB NO:
7 OF 30

FILE NAME: I:\160012-01\...\Outgoing 2017-06-05 DOB Set PLUMB CAD 160012 - P-104 3rd Floor Plan.dwg SAVED ON 6/7/2017 2:21 PM PLOTTED ON 6/8/2017 7:04 AM PLOTTED BY MAGUARDNE, GREGORY

DEPT OF BUILDINGS 321470508 Job Number
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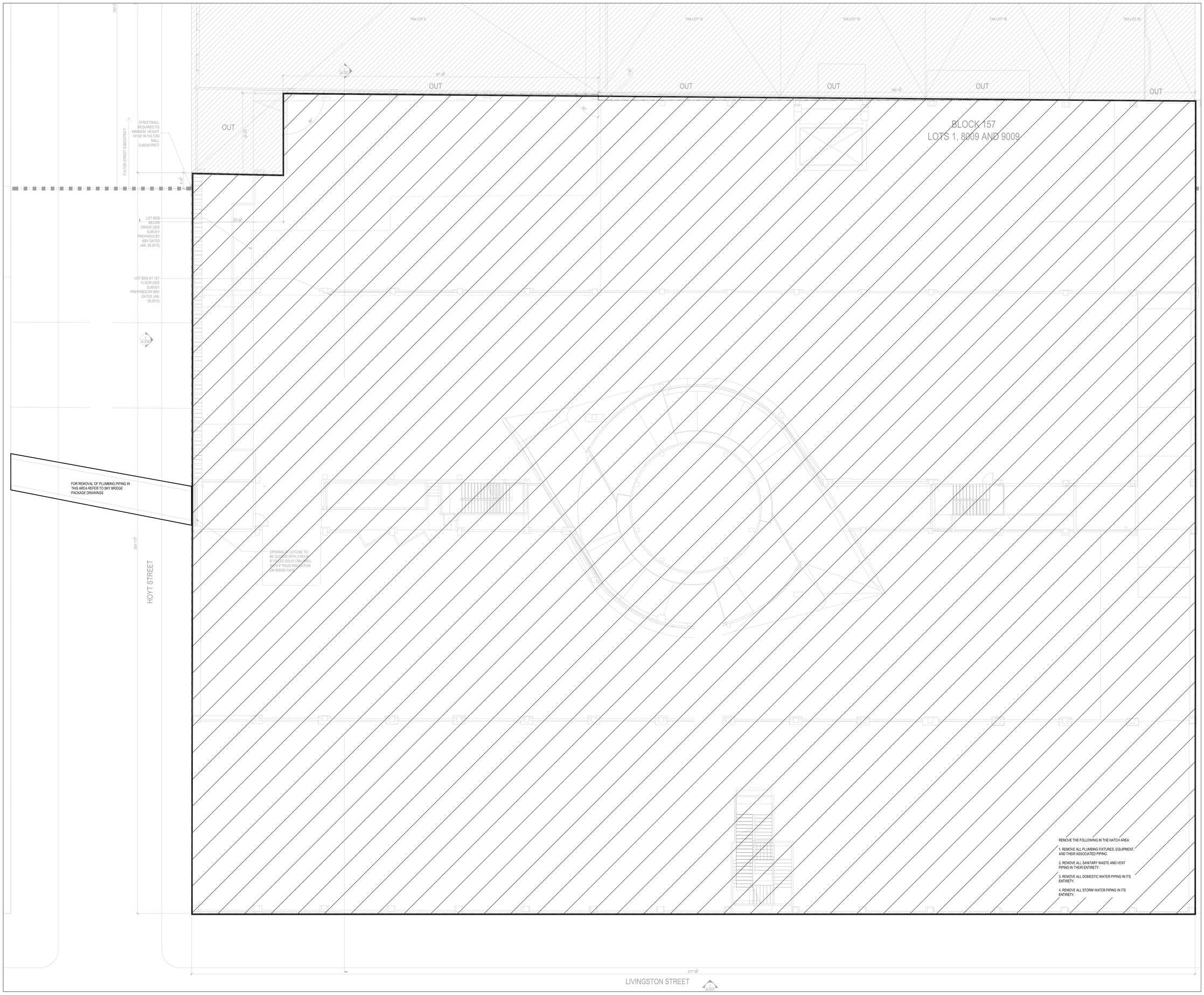

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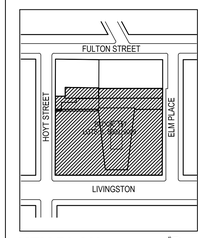

KEY PLAN

Owner:
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DEMO
4TH FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MAGLIARONE · No. 090931 · LICENSED PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
DWG NO. P-105.01
NYC DOB NO: 8 OF 30

FILE NAME: I:\160012-01 - Lodging 2017-05-05 DOB Set\PLUM\CAD\160012 - P-105 4th Floor Plan.dwg SAVED ON 6/7/2017 2:21 PM PLOTTED ON 6/8/2017 7:04 AM PLOTTED BY MAGLIARONE, GREGORY

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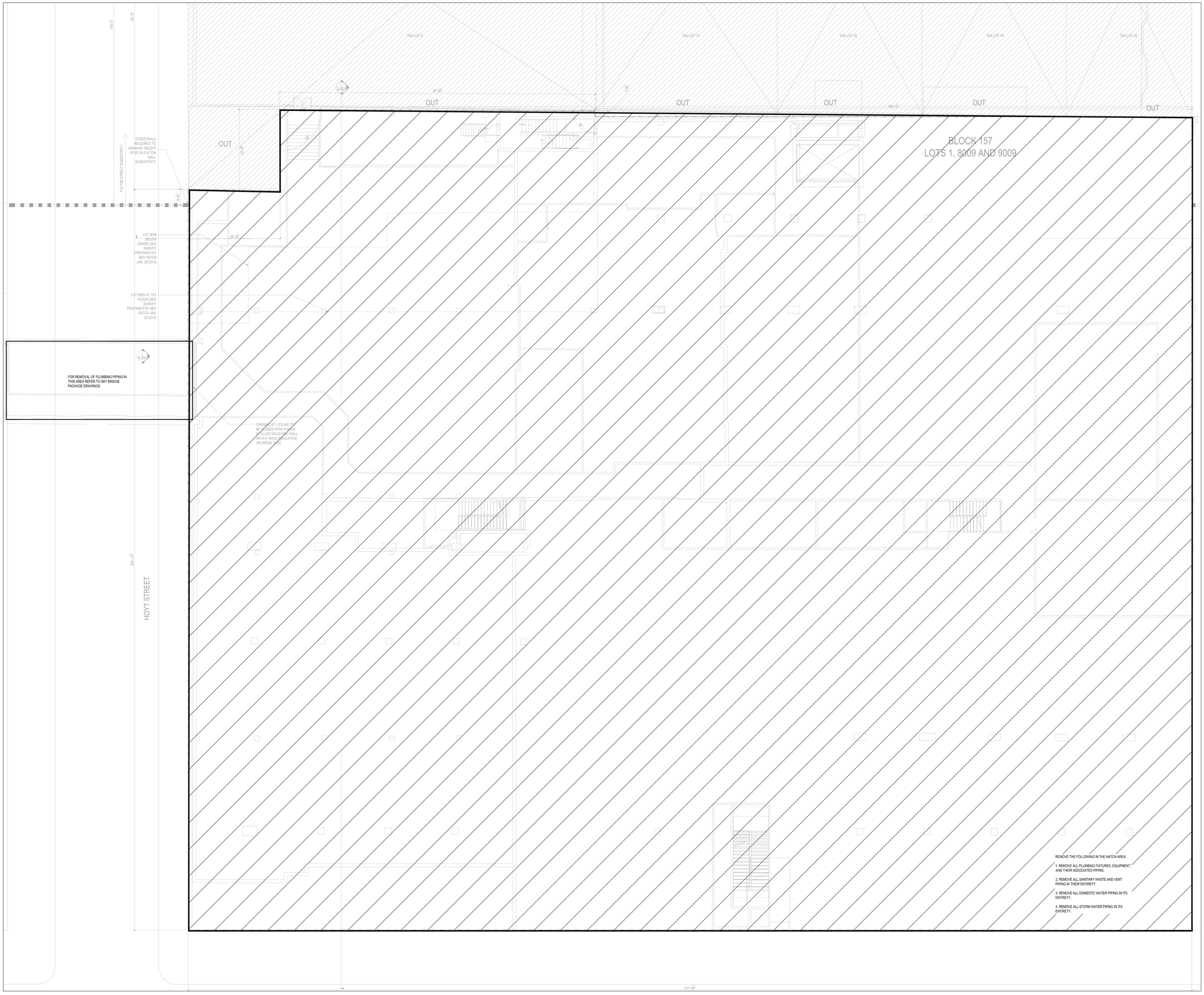

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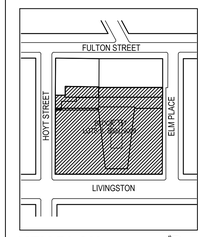

KEY PLAN

Owner:
11 HOYT OWNER, LP
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220 N. GREEN STREET
SUITE 4006
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T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DEMO 5TH FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
P-106.01
DWG NO.

NYC DOB NO:

HILL WEST I:\160012-01 - Outgoing 2017-04-06 DOB Set\PLUMB\CAD 160012 - P-106 5th Floor Plan.dwg SAVED JAN 6/7/2017 5:20 PM PLOTTED JAN 6/8/2017 7:34 AM PLOTTED BY MACLACHLAN, GREGORY

DEPT OF BUILDINGS 321970508 Job Number
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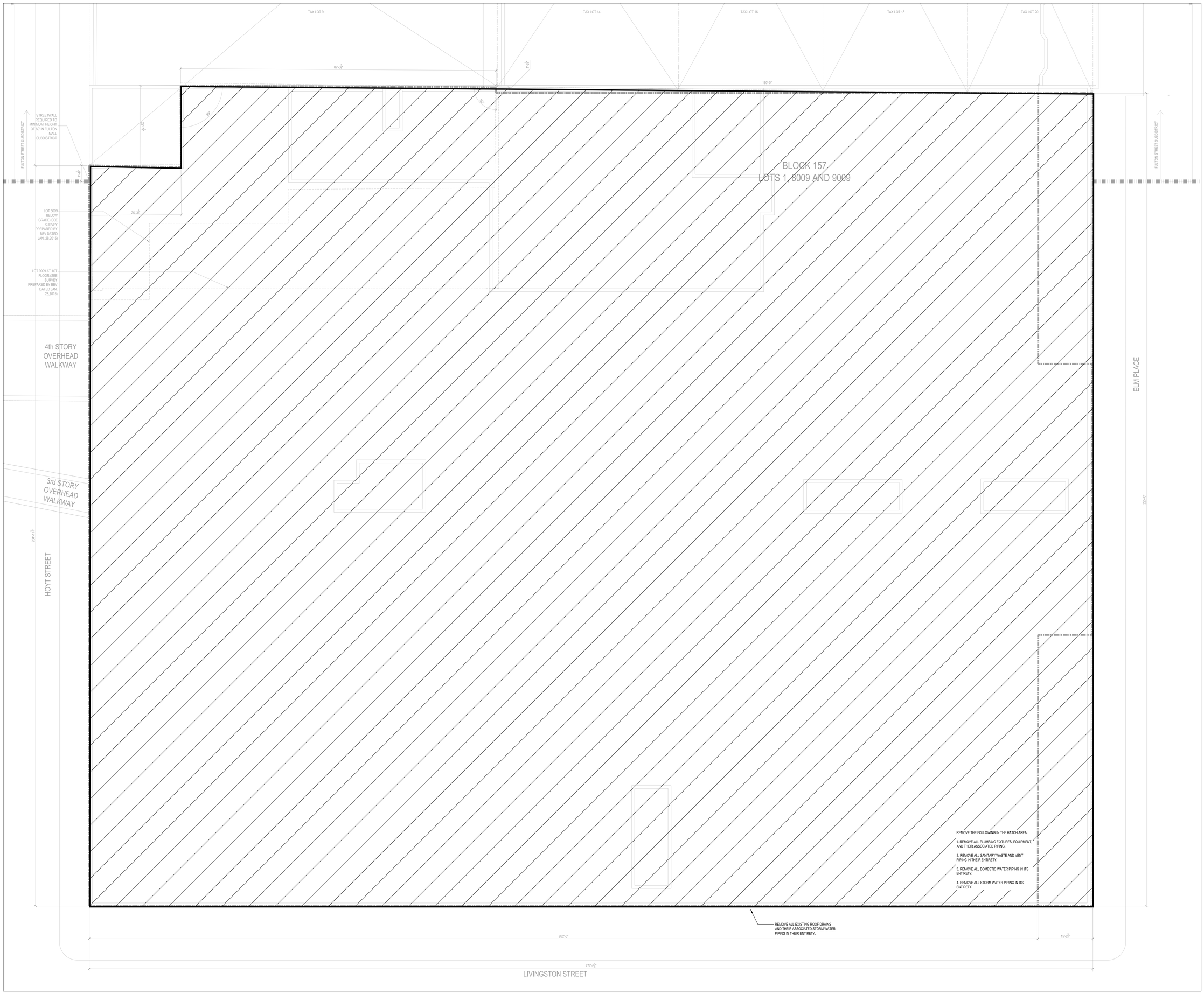

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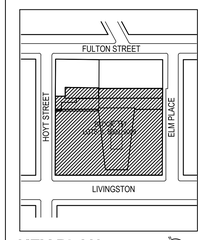

KEY PLAN

Owner:
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

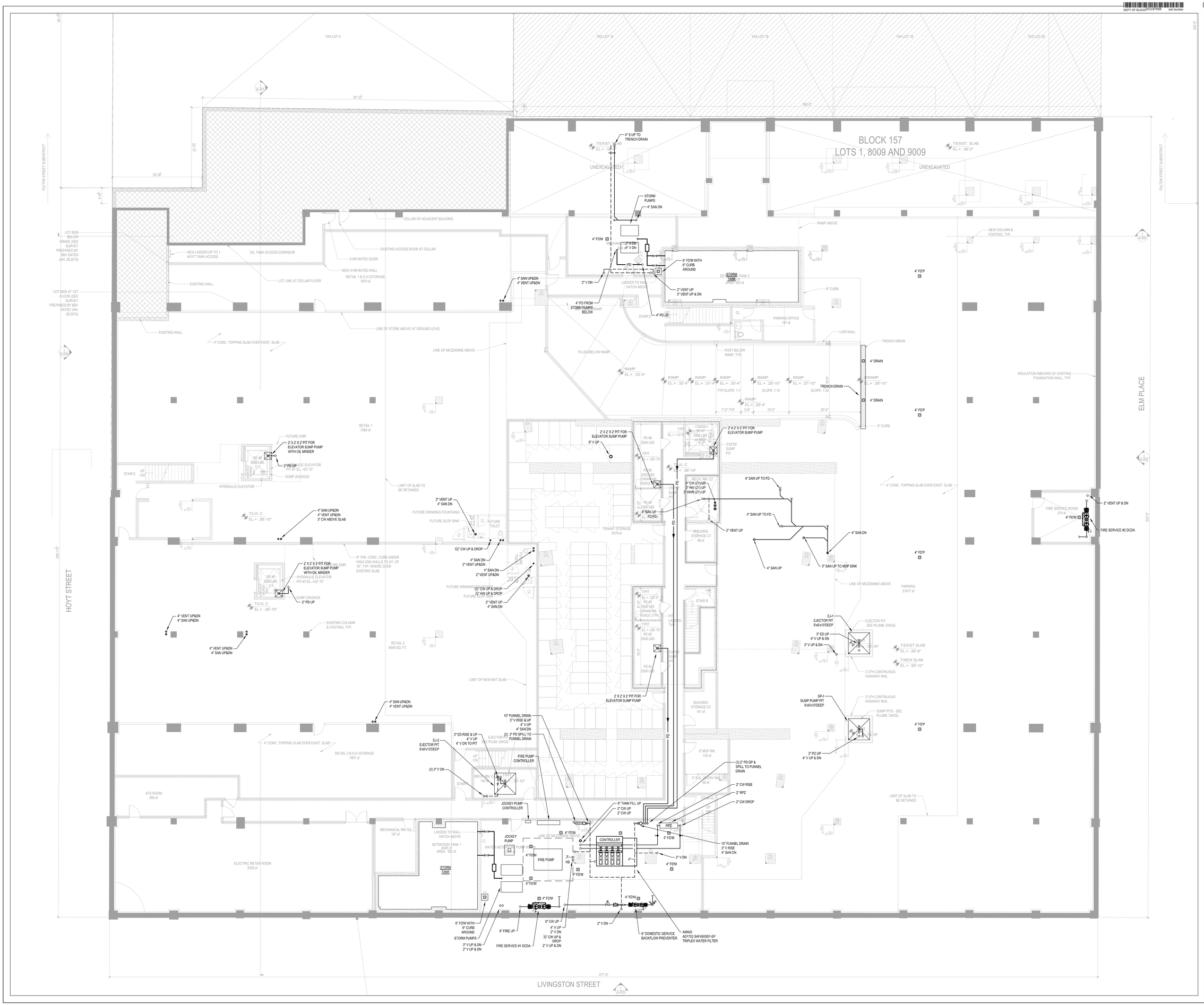
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DEMO 6TH FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
DWG NO: P-107.01
NYC DOB NO: 10 OF 30

FILE NAME: I:\160012-01 - Outgoing 2017-08-08 DOB Set\PLUMB\CAD 160012 - P-107 6th Floor Plan.dwg SAVED JUN 6/7/2017 5:38 PM PLOTTED JUN 6/8/2017 7:34 AM PLOTTED BY MACLAKUNL, UNEGUKY



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Number:	Date:	Revision:
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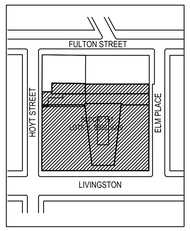

KEY PLAN

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T. (212) 615-3600

GEOTECHNICAL Engineer:

LANGAN
360 W 31ST STREET
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T. (212) 479-5400

Interior Designer:

Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT

44 20 7221 1237
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michaelisboyd.com

Landscape Architect:

HOLLANDERdesign
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SUITE 1200
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T. (212) 473-0620

220 N. GREEN STREET
SUITE 400B
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

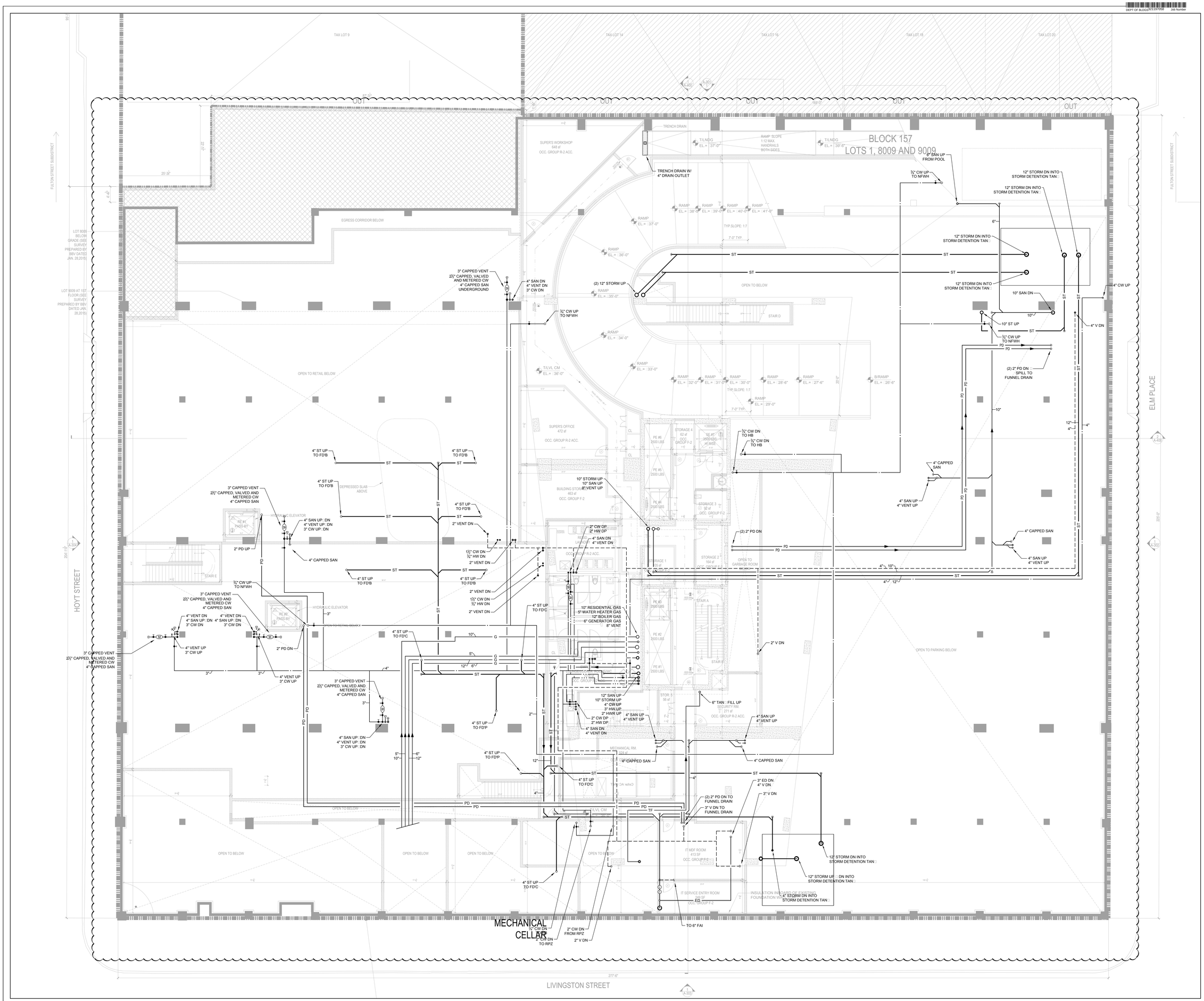
DWG TITLE:

PLUMBING
CELLAR FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-200.00
NYC DOB NO:	11 OF 30

FILE NAME I:\160012-01 Outgoing 2017-06-06 DOB Set PLUM CAD 160012 - P-200 CELLAR.dwg SAVED ON 6/8/2017 6:56 AM PLOTTED ON 6/8/2017 7:04 AM PLOTTED BY MACCARONE, GREGORY



NOTES:

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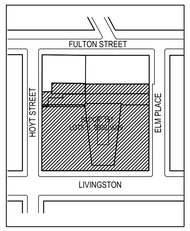
Number:	Date:	Revision:
3	06-07-2017	DOB FILING
2	03-03-2017	ISSUED TO NYC DOB
1	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

STUDIO / GANG / ARCHITECTS
CHICAGO
1520 W Division St.
Chicago, IL 60642
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F:773.384.0231
NEW YORK
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T:212.579.1514

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STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
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SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

PLUMBING
CELLAR MEZZ FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" - 1'-0"
DWG NO.	P-201.02
NYC DOB NO:	12 OF 30

FILE NAME I:\160012-01\Outgoing 2017-06-06 DOB Set PLUM CAD 160012 - P-201 CELLAR MEZZ.dwg SAVED ON 6/8/2017 6:57 AM PLOTTED ON 6/8/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BLDGS 321370506 Job Number
Scan Code

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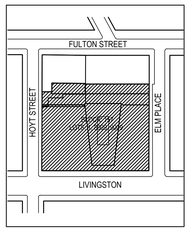
2	06-07-2017	DOB FILING
3	03-03-2017	ISSUED TO NYC DOB
2	03-21-2016	REISSUED TO NYC DOB
1	11-20-2015	ISSUED TO NYC DOB
Number:	Date:	Revision:



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
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Design Architect:
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T:773.384.1212
F:773.384.0231
NEW YORK
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New York, NY 10004
T:212.579.1514

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T.(212)246- 9800

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T. (212) 615-3600

GEOTECHNICAL Engineer:
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

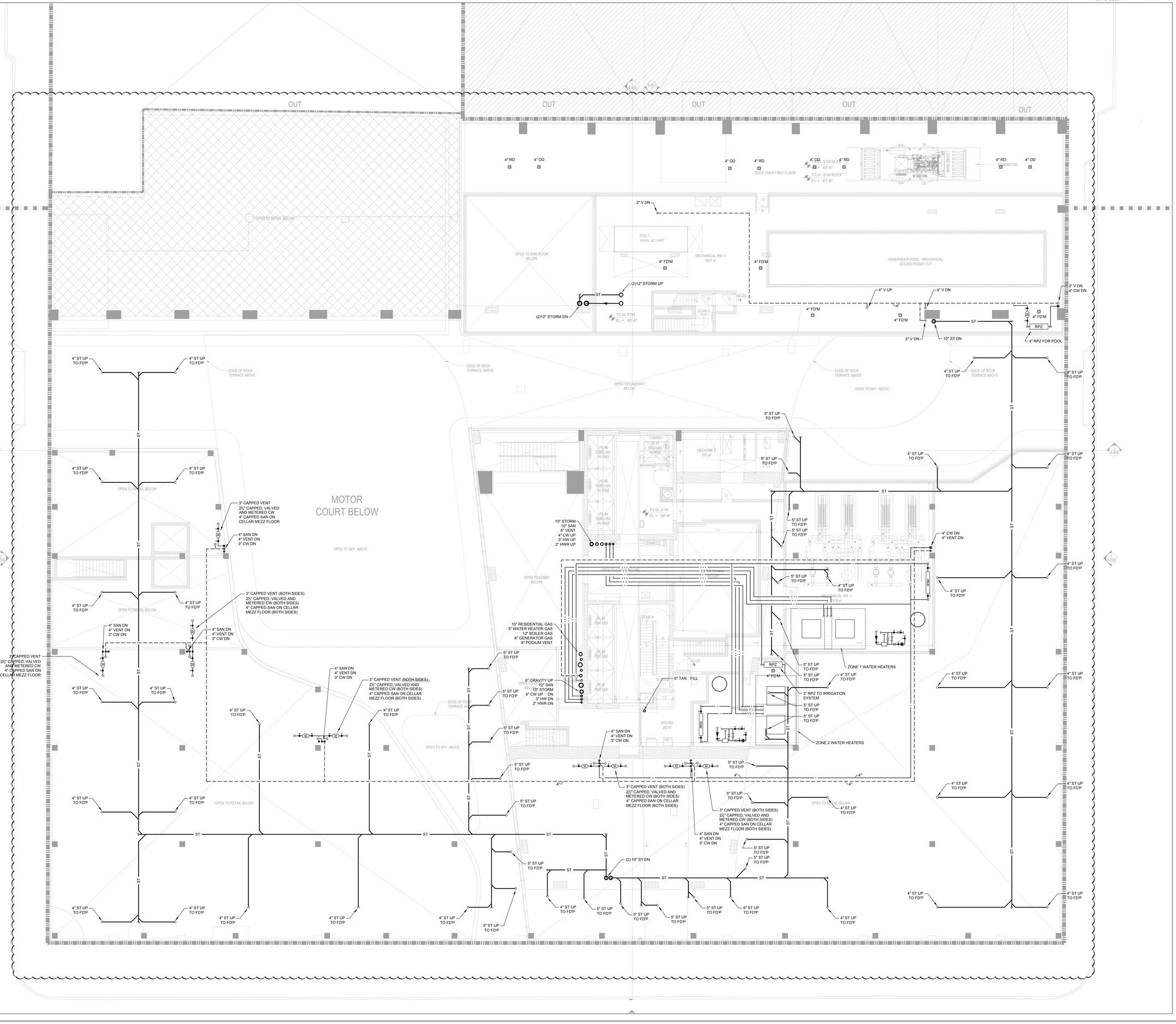
DWG TITLE:
PLUMBING GROUND FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-202.02
NYC DOB NO:	13 OF 30

FILE NAME:I:\160012-01 - Outgoing 2017-06-06 DOB Set\PLUM\CAD 160012 - P-202 GROUND.dwg SAVED ON 6/8/2017 6:57 AM PLOTTED ON 6/8/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BLDGS 421297056 Job Number
Scan Code



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NOTES:

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Number:	Date:	Revision:
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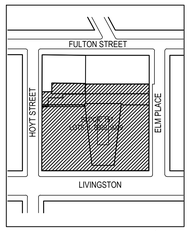
2	05-21-2016	REISSUE TO NYC DOB
1	11-20-2015	ISSUED TO NYC DOB



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

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LANDSCAPE ARCHITECTS

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NEW YORK, NY 10003	CHICAGO, IL 60607
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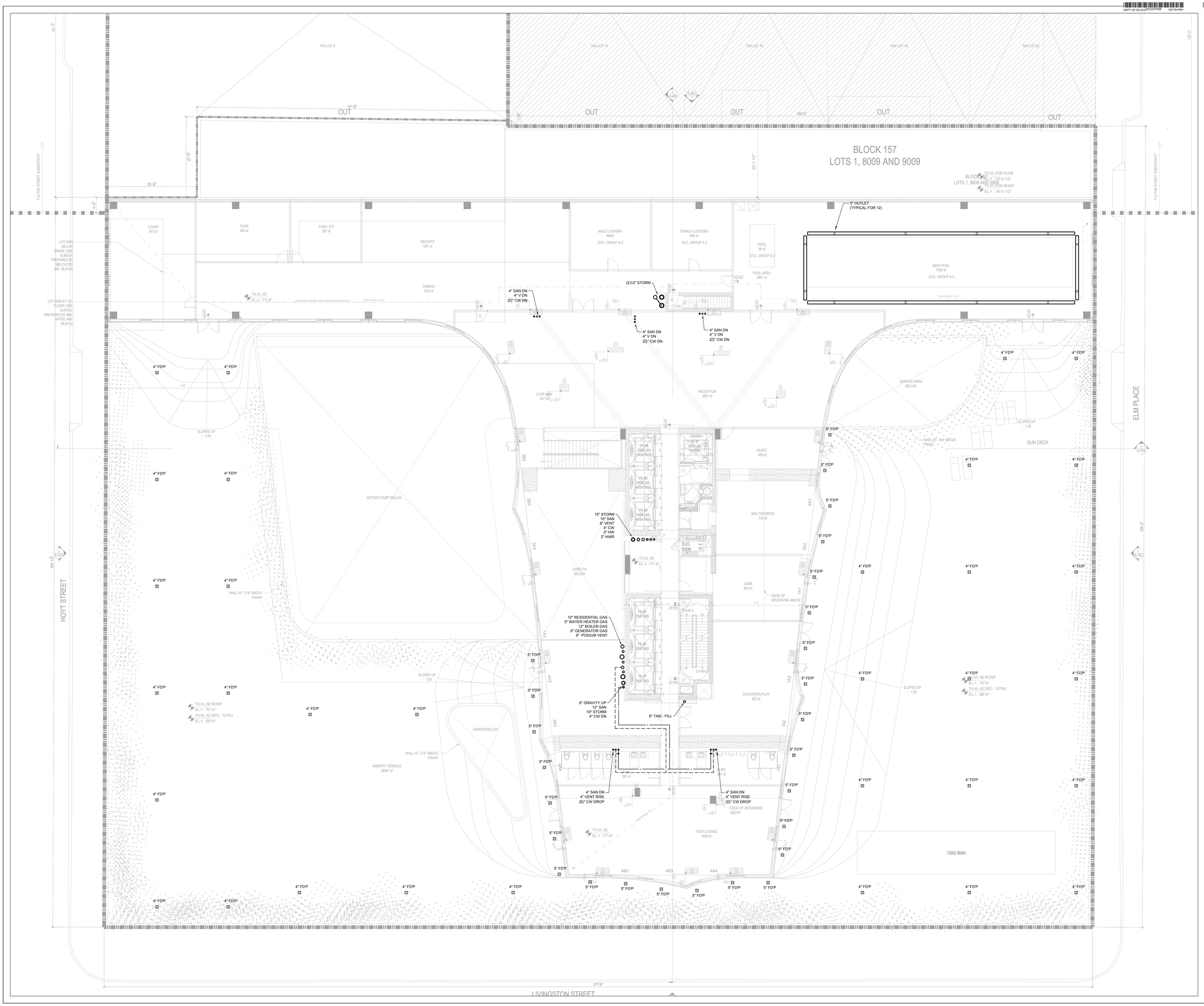
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING GROUND MEZZ FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
DWG NO. P-203.02
NYC DOB NO: 14 OF 30

DEPT OF BLDGS 421297008 Job Number
B00122220 Scan Code



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NOTES:

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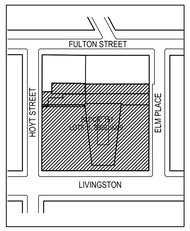
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
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45 ROCKEFELLER PLAZA
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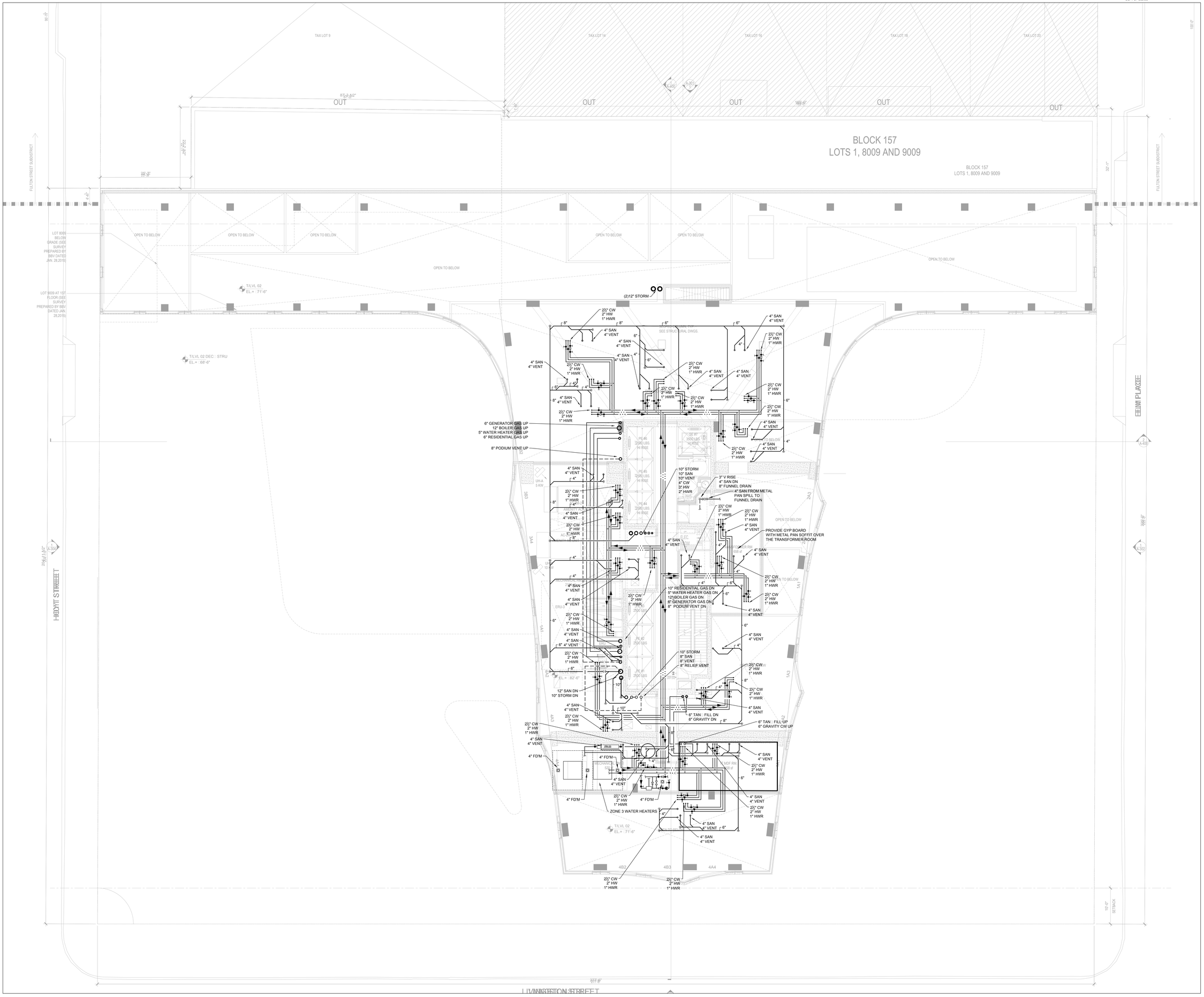
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING
2ND FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-204.00
NYC DOB NO:	15 OF 30



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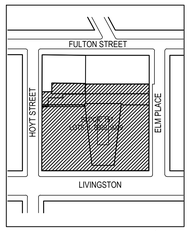
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

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T. 212 213 8007

Design Architect:

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MEP/FP Engineer:

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T. (212) 615-3600

GEOTECHNICAL Engineer:

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HOLLANDER design
LANDSCAPE ARCHITECTS
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

SEAL & SIGNATURE:

STATE OF NEW YORK · MICHAEL W. MAYBERRY · No. 089357 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-205.00
NYC DOB NO:	16 OF 30

FILE NAME I:\160012-01\Outgoing 2017-06-06 DOB Set PLUM CAD 160012 - P-205 2ND FLOOR MEZZ.dwg SAVED ON 6/8/2017 6:44 AM PLOTTED ON 6/8/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BLDGS 321370506 Job Number
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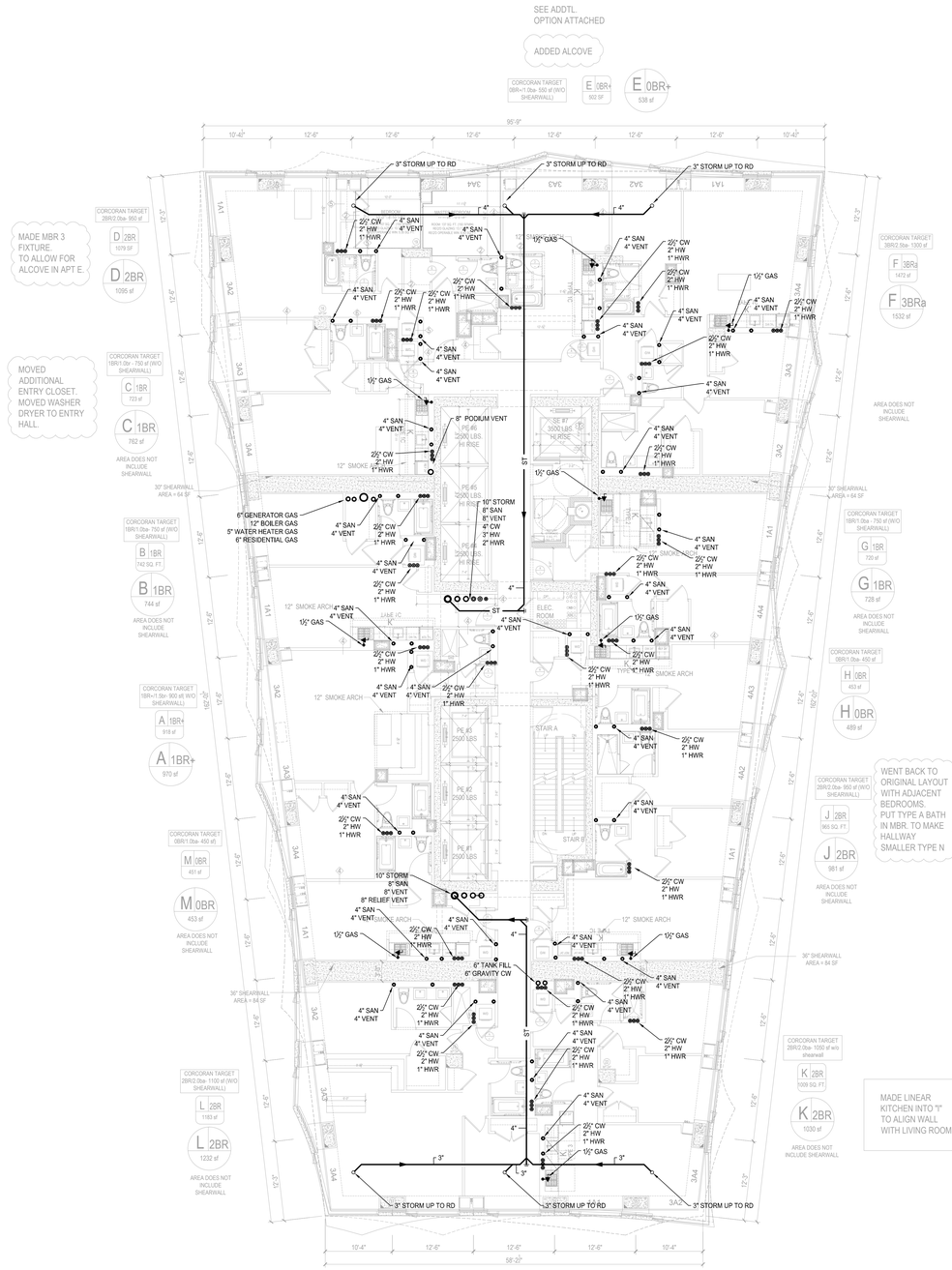

126

TIER 2 - FLRS. 5 TO 12

TIER 2a - FLRS. 5 TO 6
TIER 2b - FLRS 7 TO 9
TIER 2c -FLRS 10 TO 12

NOTES:

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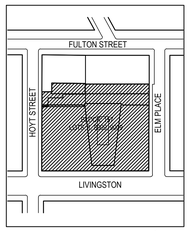

KEY PLAN

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NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

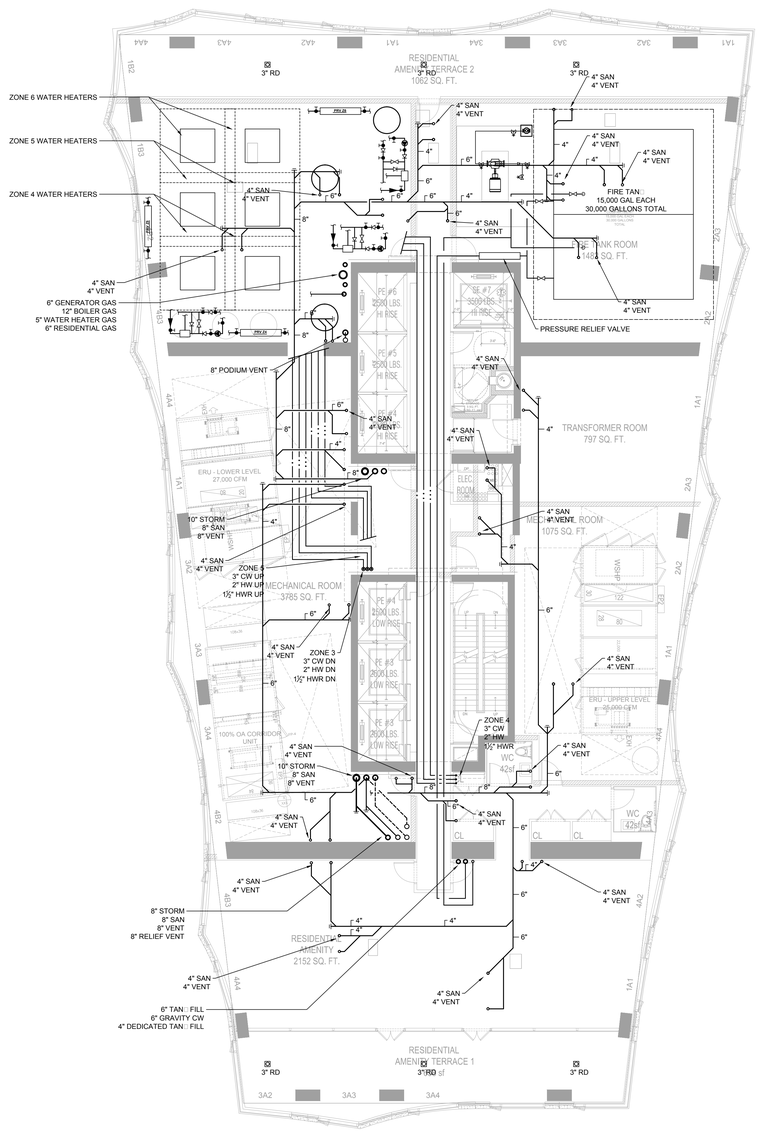
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING
3RD-28TH FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK MICHAEL W. MACCARONE 069993 LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-208.00
NYC DOB NO:	17 OF 30

FILE NAME I: 160012-01 :: Outgoing 2017-06-06 DOB Set PLUM CAD 160012 - P-208 TIER 2.dwg SAVED ON 6/8/2017 6:50 AM PLOTTED ON 6/8/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY



DEPT OF BLDGS 321197058 Job Number

ES218112817 Scan Code

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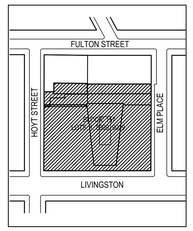

KEY PLAN

Owner:

11 HOYT OWNER, LP

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45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

STUDIO / GANG / ARCHITECTS

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Chicago, IL 60642
T:773.384.1212
F:773.384.0231

NEW YORK
50 Broad St, Ste 1901
New York, NY 10004
T:212.579.1514

Structural Engineer:

McNAMARA · SALVIA
STRUCTURAL ENGINEERS
62 WEST 45TH STREET, 11TH FLOOR
NEW YORK, NY 10036
T.(212)246- 9800

MEP/FP Engineer:

Cosentini
A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NY 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:

LANGAN
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Interior Designer:

Michaelis Boyd Associates
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Terrace London W8 4RT

44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

Landscape Architect:

HOLLANDER design
LANDSCAPE ARCHITECTS
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

PLUMBING
29TH FLOOR PLAN

SEAL & SIGNATURE:

STATE OF NEW YORK · MICHAEL W. MAYBURN · No. 069353 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-229.00
NYC DOB NO:	18 OF 30

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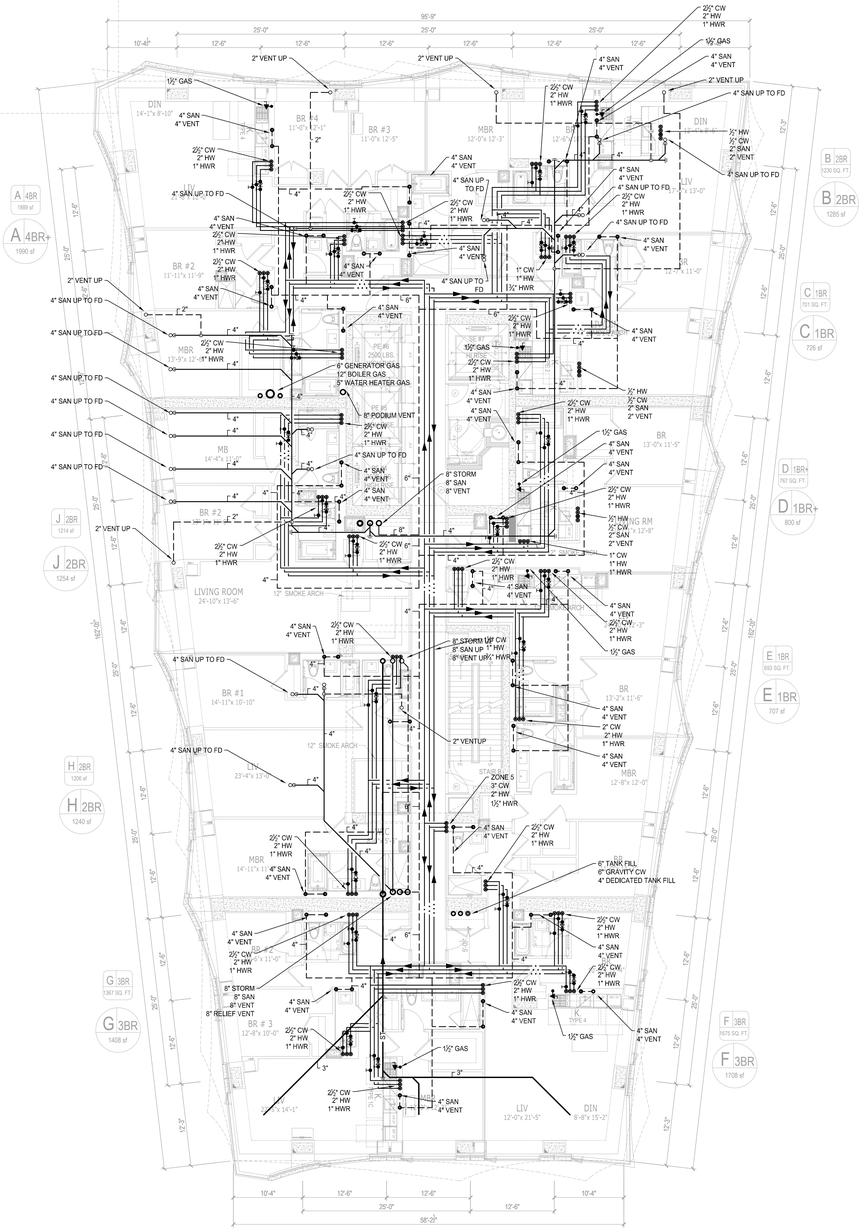
DEPT OF BLDGS 421370506 Job Number
Scan Code

BLOCK 157
LOTS 1, 8009 AND 9009

HOYT STREET

ELM PLACE

LIVINGSTON STREET



NOTES:

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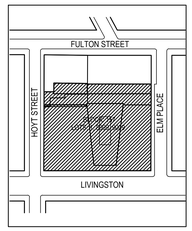
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212.213 8007

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GEOTECHNICAL Engineer:
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michaelisboyd.com

Landscape Architect:
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SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620
220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

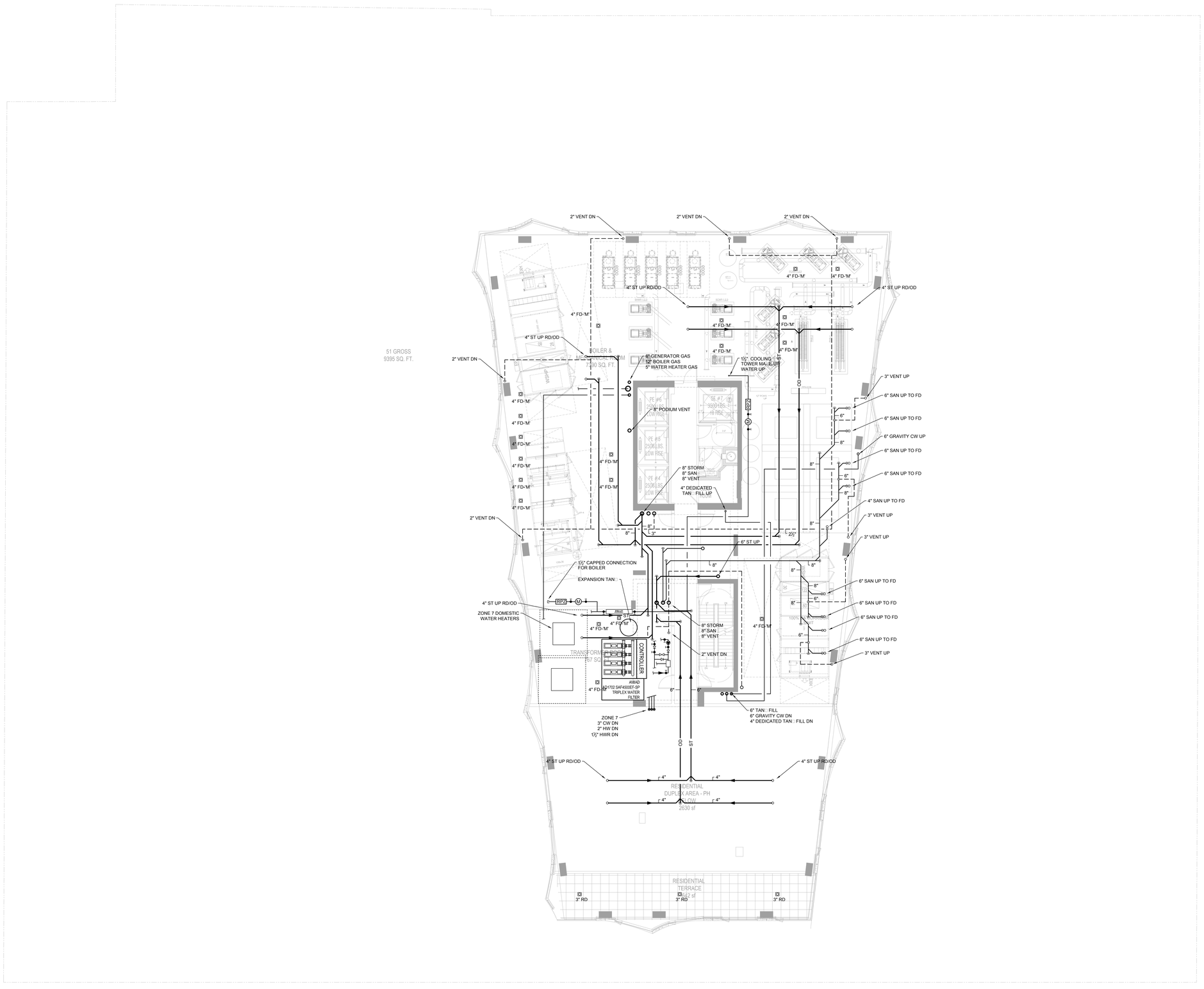
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING 30TH-50TH FLOOR PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MACCARONE · 090703 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-230.00
NYC DOB NO:	19 OF 30

FILE NAME: I:\160012-01\...\Outgoing 2017-06-06 DOB Set PLUM CAD 160012 - P-230 TIER 5.dwg SAVED ON 6/8/2017 6:49 AM PLOTTED ON 6/8/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY



NOTES:

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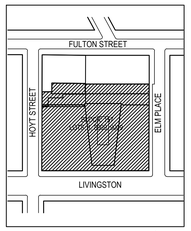
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:

11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:

HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212 213 8007

Design Architect:

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GEOTECHNICAL Engineer:

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Landscape Architect:

HOLLANDER design
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NEW YORK, NY 10003
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

PLUMBING
51ST FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-251.00
NYC DOB NO:	20 OF 30

FILE NAME I:\160012-01\Outgoing 2017-06-06 DOB Set PLUM CAD 160012 - P-251 51ST FLOOR.dwg SAVED ON 6/8/2017 6:51 AM PLOTTED ON 6/8/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BLDGS 421370106 Job Number
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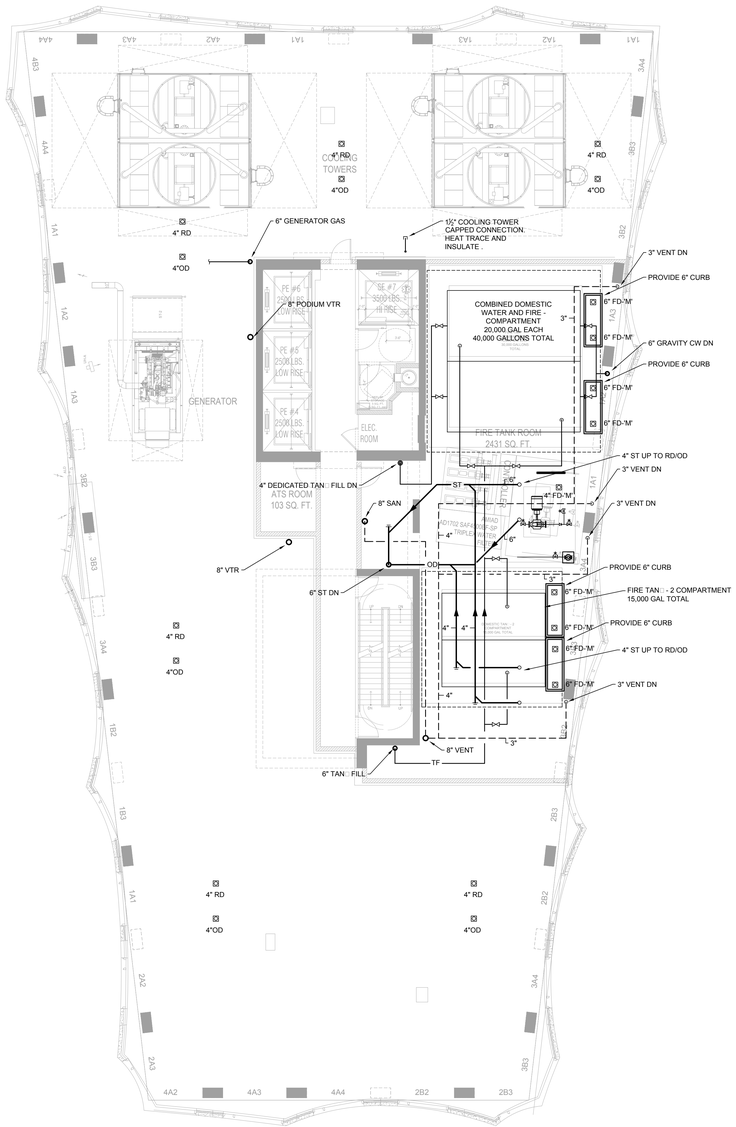

NOTES:

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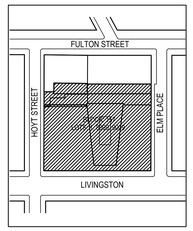
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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T. (212) 473-0620

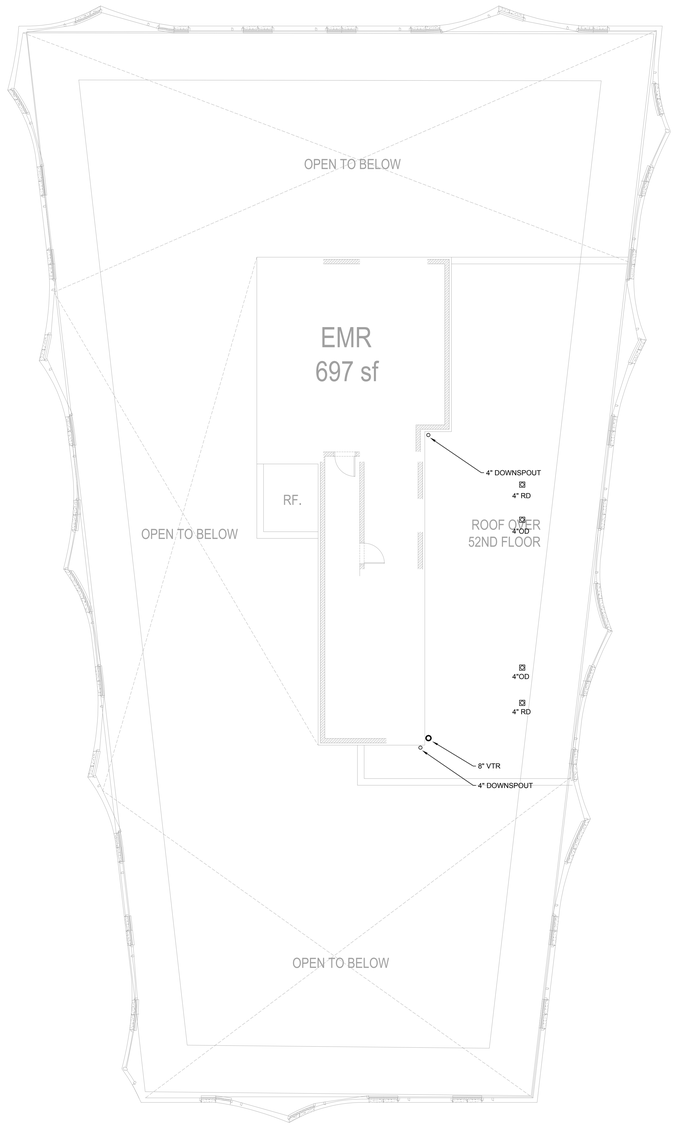
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING
52ND FLOOR PLAN

SEAL & SIGNATURE:

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: 1/8" = 1'-0"
DWG NO. P-252.00
NYC DOB NO: 21 OF 30

FILE NAME: I:\160012-01 - Outgoing 2017-06-06 DOB Set\PLUM\CAD\160012 - P-252 52ND FLOOR.dwg SAVED ON 6/6/2017 6:51 AM PLOTTED ON 6/6/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY



EMR - FLOOR
2016-10-05
53

NOTES:

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

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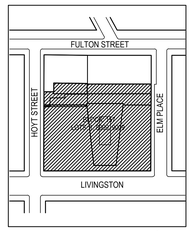
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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Landscape Architect:
HOLLANDER design
LANDSCAPE ARCHITECTS
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SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING
53RD FLOOR PLAN

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	1/8" = 1'-0"
DWG NO.	P-253.00
NYC DOB NO:	22 OF 30

FILE NAME I:\160012-01\Outgoing 2017-06-06 DOB Set PLUM CAD 160012 - P-253 53RD FLOOR.dwg SAVED ON 6/8/2017 6:49 AM PLOTTED ON 6/8/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY

TOWER SECTION
2016-09-12

NOTES:

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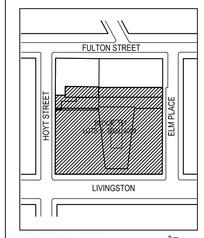
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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LANDSCAPE ARCHITECTS
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SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING
SANITARY RISER DIAGRAM

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MAYNARD · No. 089353 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	P-301.00
NYC DOB NO:	23 OF 30

FILE NAME I:\160012-01\Outgoing\2017-06-06 DOB Set\PLUM\CAD\160012 - P-301.00-SAN RISER.dwg SAVED ON 6/8/2017 6:58 AM PLOTTED ON 6/8/2017 7:05 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BUILDINGS 121370708 Job Number
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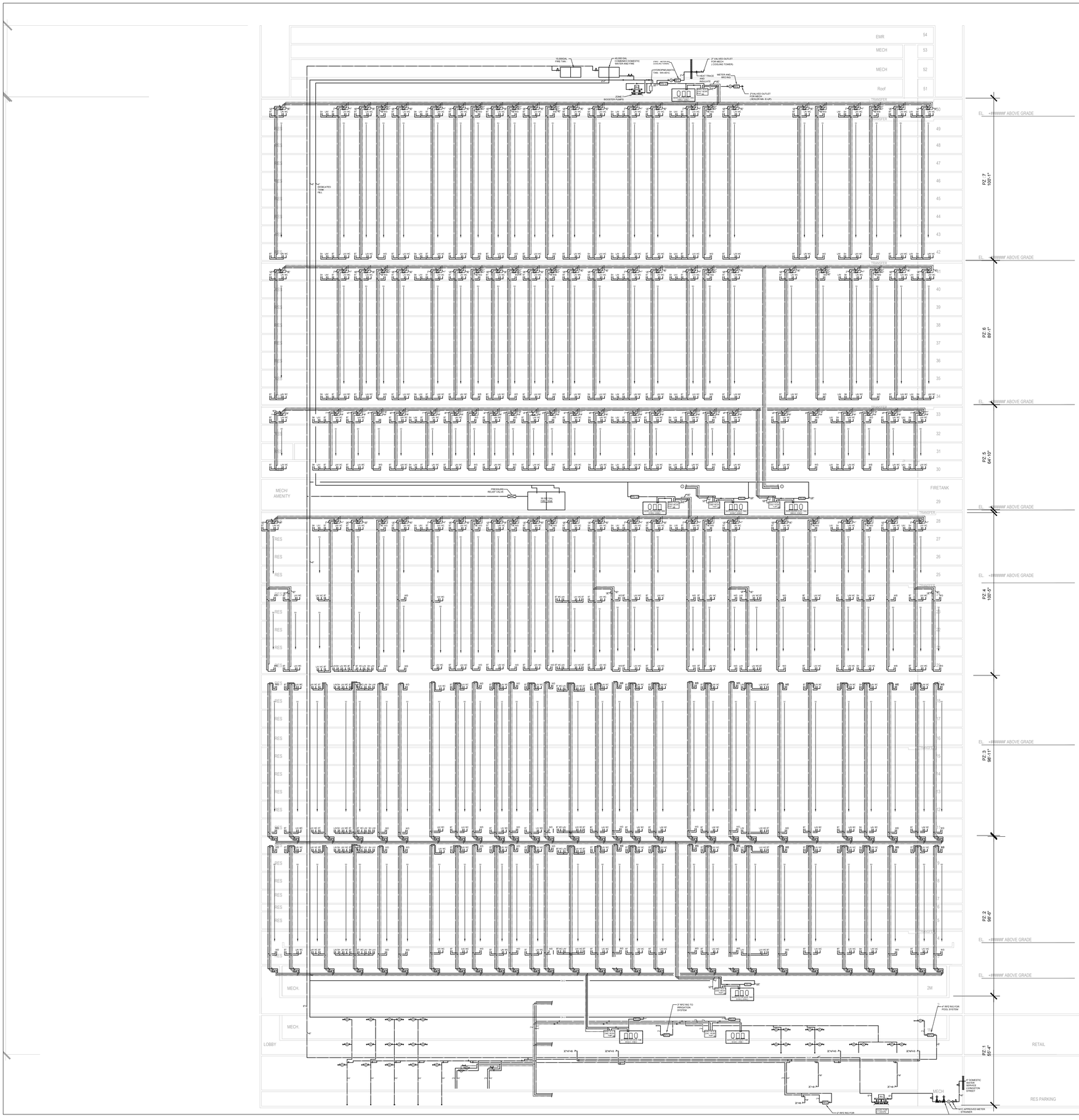

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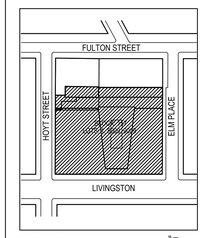
Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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Landscape Architect:
HOLLANDERdesign LANDSCAPE ARCHITECTS
200 PARK AVE. SOUTH
SUITE 1200
NEW YORK, NY 10003
T. (212) 473-0620

220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

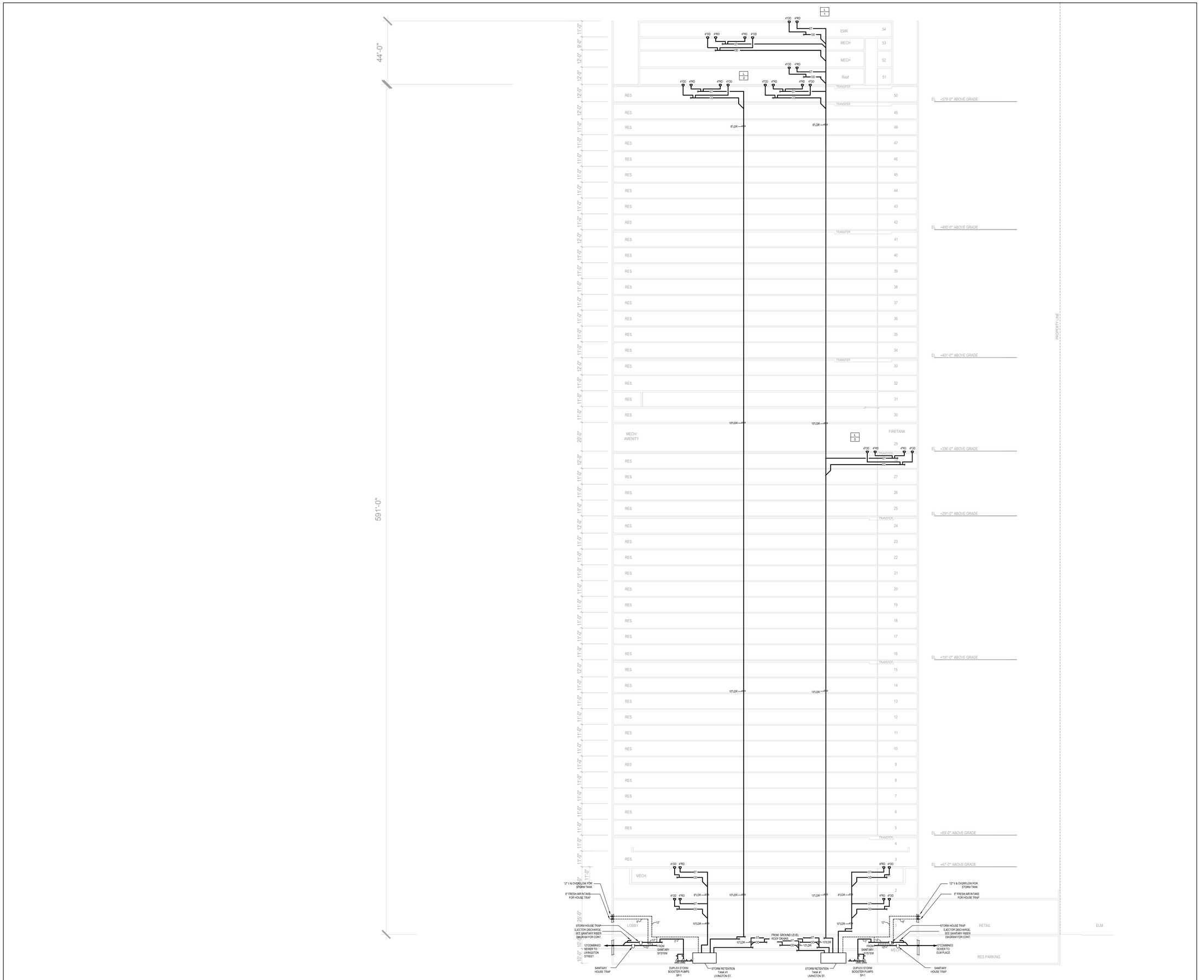
DWG TITLE:
PLUMBING
DOMESTIC WATER RISER DIAGRAM

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MAGLARONE · No. 090933 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	P-311.00
NYC DOB NO:	24 OF 30

FILE NAME: I:\160012-01 - Outgoing 2017-06-06 DOB Set\PLUM CAD\160012 - P-311 UU-WATER RISER.dwg SAVED ON 6/6/2017 8:31 AM PLOTTED ON 6/6/2017 7:08 AM PLOTTED BY MAGLARONE, GREGORY

DEPT OF BUILDINGS 321370538 Job Number
E-SAV1-BS12256 Scan Code



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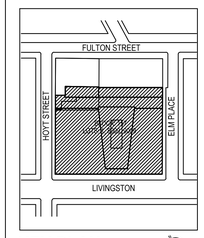
Number:	Date:	Revision:
	06-07-2017	DOB FILING



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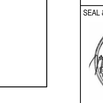
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING
STORM RISER

SEAL & SIGNATURE:



DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	P-321.00
NYC DOB NO:	25 OF 30

FILE NAME: 160012-01 - Outgoing 2017-06-06 DOB Set PLUM CAD 160012 - P-321.00-STORM RISER.dwg SAVED ON 6/6/2017 / 6:30 AM PLOTTED ON 6/6/2017 / 7:08 AM PLOTTED BY MARCANONE, GREGORY

DEPT OF BUILDINGS 321370108 Job Number
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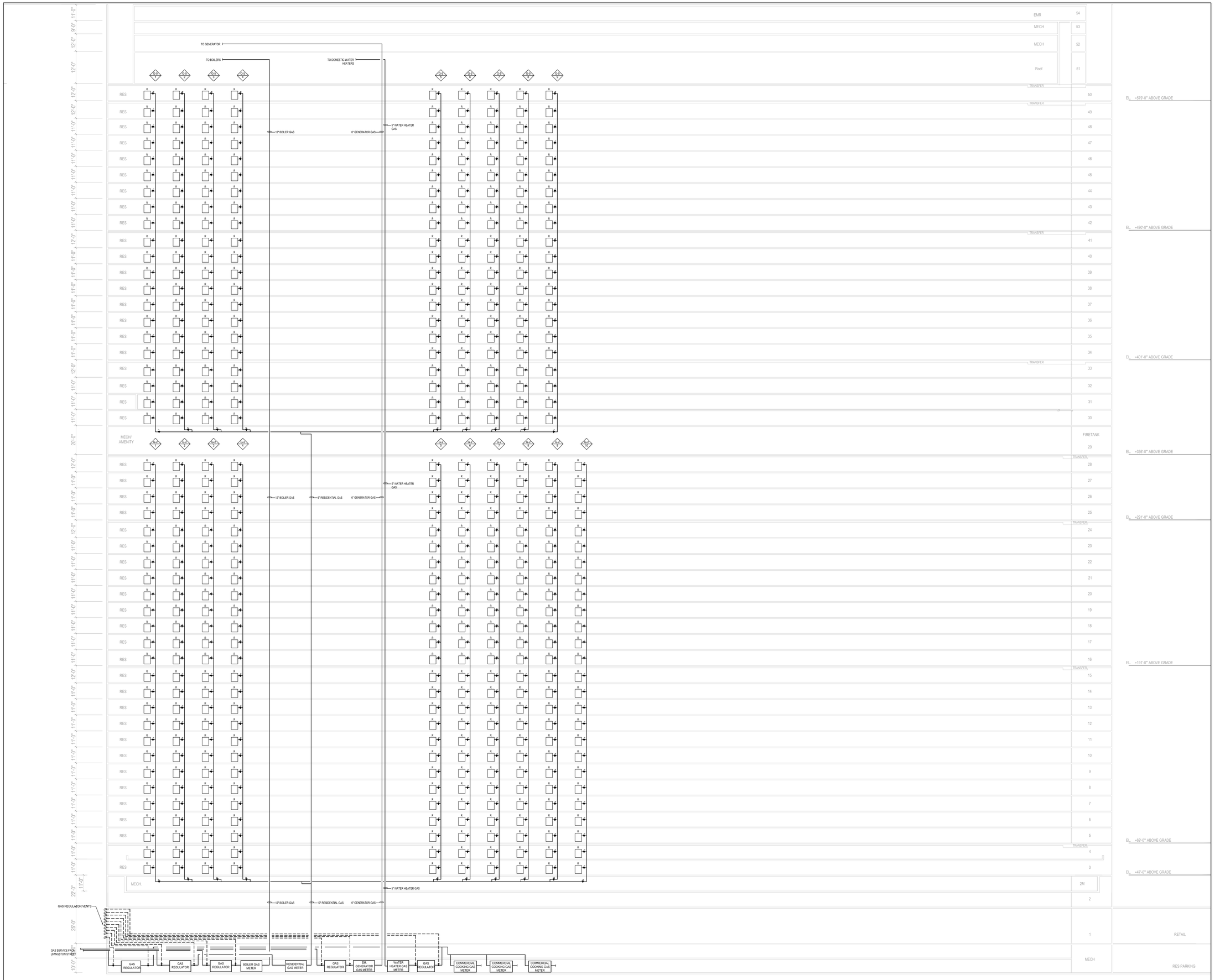

NOTES:

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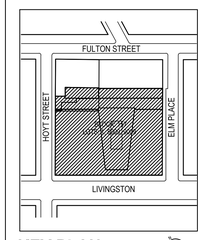

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING GAS RISER DIAGRAM

SEAL & SIGNATURE:

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	P-331.00
NYC DOB NO:	26 OF 30

FILE NAME: I:\160012\01 - Outgoing 2017-08-08 DOB Set\PLUM\CAD\160012 - P-331.00-GAS RISER.dwg SAVED ON 8/8/2017 / 6:49 AM PLOTTED BY MACLARONE, GREGORY

DEPT OF BLDGS 13137058 Job Number
B 3000554488 Scan Code

PLUMBING PUMPS

PUMP COMP. / ABBREV.	No. REQUIRED	G.P.M. EACH PUMP	G.P.M. PER SET	PUMP HEAD (PSI)	MODEL No.	MECH. SEAL	STAGES	VERTICAL SPLIT	HORIZONTAL SPLIT	WORKING PRESS.	H.P. (INDIVIDUAL PUMP)	H.P. (TOTAL PUMP SET)	R.P.M.	VOLTS	PHASE	CYCLE	MANUAL CONTROL	STARTING STEPS	AUTO CONTROL	PLOT LIGHT	PRESSURE GAUGE RANGE	CONTROL CENTER	EMERGENCY POWER	WX-451C-CUSHION TANK	OIL MINDER CONTROLS	NOTES
PEERLESS (P) BELL & GOSSETT (B&G) FLYGHT (F) SYNCROFLOW (S) COULDS (ITT) PUMPS STANCOR (ST)																										
PHP-1 PODIUM HOUSE PUMPS SUB-CELLAR 1	3	133	399	115	MSL50A-2	•	2			400	20	60	3550	208	3	60			•	•		•	•			3 DUTY PUMPS W/ VFD
THP-1 TOWER HOUSE PUMPS 11TH FLOOR	3	150	450	401	MSM65A-13 STAGE	•	13			640	60	180	1750	208	3	60			•	•		•	•			3 DUTY PUMPS W/ VFD
TB-1 TOWER BOOSTER (LOW ZONES) 11TH FLOOR	3	180	540	225	MSL65A-8 STAGE	•	8			400	40	120	1750	208	3	60			•	•		•	•	•		2 DUTY PUMPS + 1 STANDBY W/ VFD & AMTROL WX 451C TANK
TB-2 TOWER BOOSTER (HIGH ZONES) 67TH FLOOR	2	80	160	64	THV40-6 STAGE	•	6			400	5	10	1770	480	3	60			•	•		•	•	•		1 DUTY PUMP + 1 STANDBY W/ VFD & AMTROL WX 451C TANK
VB-1 VILLA BOOSTER 11TH FLOOR	3	75	225	93	THV40-6 STAGE	•	6			400	10	30	1770	208	3	60			•	•		•	•	•		2 DUTY PUMPS + 1 STANDBY W/ VFD & AMTROL WX 451C TANK
AB-1 AMENITY BOOSTER 11TH FLOOR	3	60	180	33	THV40-2 STAGE	•	2			400	3	9	1770	208	3	60			•	•		•	•	•		2 DUTY PUMPS + 1 STANDBY W/ VFD & AMTROL WX 451C TANK
SE-1 SEWAGE EJECTOR	2	165	330	30	NP3102-256A	•	1		•	–	6.5	13	3480	208					•	•		•	•			1 DUTY + 1 STANDBY
SE-2 SEWAGE EJECTOR	2	115	230	34	NP3102-256A	•	1		•	–	6.5	13	3480	208					•	•		•	•			1 DUTY + 1 STANDBY
SE-3 SEWAGE EJECTOR	2	150	300	24	NP3102A-257A	•	1		•	–	6.5	13	3480	208					•	•		•	•			1 DUTY + 1 STANDBY
SP-1 SUMP PUMP	2	85	170	30	CP3068-253	•	1		•	–	3.8	7.6	3230	208					•	•		•	•			1 DUTY + 1 STANDBY
SP-2 SUMP PUMP	2	115	230	34	CP3102-256	•	1		•	–	6.5	13	3640	208					•	•		•	•			1 DUTY + 1 STANDBY
SP-3 SUMP PUMP	2	100	200	24	CP3085-246	•	1		•	–	4.0	8	3395	208					•	•		•	•			1 DUTY + 1 STANDBY
ST-1 STORM PUMPS	2	40	40	9	CZ 3085 MT3-438	•	1		•	–	2.3	4.6	1720	208	3	60			•	•		•	•			PROVIDE VFD
ST-2 STORM PUMPS	2	72	72	12	CZ 3085 MT3-434	•	1		•	–	2.3	4.6	1720	208	3	60			•	•		•	•			PROVIDE VFD
HWC-1 CIRCULATION PUMPS	1	5	5	20	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			AMENITY HEATERS #1 (120F)
HWC-1A CIRCULATION PUMPS	1	2	2	11	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			AMENITY HEATERS #1 (140F)
HWC-2 CIRCULATION PUMPS	1	15	15	34	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			AMENITY HEATERS #2 (120F)
HWC-2A CIRCULATION PUMPS	1	10	10	33	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			AMENITY HEATERS #2 (140F)
HWC-3 CIRCULATION PUMPS	1	40	40	30	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			VILLA ZONE 1
HWC-4 CIRCULATION PUMPS	1	25	25	37	GRUNDFOS CRN	•	1	•		250	2	2	3490	208	3	60							•			VILLA ZONE 2
HWC-5 CIRCULATION PUMPS	1	20	20	17	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			RESIDENTIAL ZONE 1
HWC-6 CIRCULATION PUMPS	1	20	20	20	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			RESIDENTIAL ZONE 2
HWC-7 CIRCULATION PUMPS	1	30	30	23	GRUNDFOS CRN	•	1	•		200	2	2	3490	208	3	60							•			RESIDENTIAL ZONE 3
HWC-8 CIRCULATION PUMPS	1	40	40	32	GRUNDFOS CRN	•	1	•		200	2	2	3490	208	3	60							•			RESIDENTIAL ZONE 4
HWC-9 CIRCULATION PUMPS	1	45	45	37	GRUNDFOS CRN	•	1	•		250	2	2	3490	208	3	60							•			RESIDENTIAL ZONE 5
HWC-10 CIRCULATION PUMPS	1	20	20	15	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			RESIDENTIAL ZONE 6
HWC-11 CIRCULATION PUMPS	1	25	25	22	GRUNDFOS CRN	•	1	•		150	2	2	3490	208	3	60							•			RESIDENTIAL ZONE 7
HWC-12 CIRCULATION PUMPS	1	25	25	27	GRUNDFOS CRN	•	1	•		150	2	2	3490	480	3	60							•			RESIDENTIAL ZONE 8
HWC-13 CIRCULATION PUMPS	1	15	15	20	GRUNDFOS CRN	•	2	•		150	2	2	3490	480	3	60							•			RESIDENTIAL ZONE 9
ESP-1 ELEVATOR SUMP PUMP	1	50	50	24	STANCOR SE-200	•	2		•	–			1	3600	208	1	60							•			
ESP-2 ELEVATOR SUMP PUMP	1	50	50	24	STANCOR SE-200	•	2		•	–			1	3600	208	1	60							•			
ESP-3 ELEVATOR SUMP PUMP	1	50	50	13	STANCOR SE-50	•	0.5		•	–			1	3600	208	1	60							•		•	
ESP-4 ELEVATOR SUMP PUMP	1	50	50	18	STANCOR SE-100	•	1		•	–			1	3600	208	1	60							•		•	
ESP-5 ELEVATOR SUMP PUMP	1	50	50	16	STANCOR SE-50	•	0.5		•	–			1	3600	208	1	60							•			

DOMESTIC WATER HEATERS

DESIGNATION/ZONE	NO. REQUIRED	MANUFACTURER & MODEL NO.	DOM. WATER INSTANTANEOUS FLOW, GPM	TANK DATA: STORAGE CAP.,GALS.	TANK DATA: PRESSURE RATING(*) (ST. TANK, TP, TWH, OR TWH-S)	RECOVERY IN GAL. PER MIN. AT 100 °F TEMP. RISE	BOILER WATER DATA: BOILER WATER, GPM	BOILER WATER DATA: BOILER WATER PRESSURE RATING	BOILER WATER DATA: PRESSURE DROP	BOILER WATER DATA: ENTERING T.	BOILER WATER DATA: LEAVING T.	GAS INPUT IN BTU/HR.	DOMESTIC HW TEMP. OUT	NOTES / LOCATION	MIXING VALVE (POWERS INTELLISTATION)
DWH-1 & DWH-1A (AMENITIES #1)	2	PVI-EZ Plate 1200 L 215A-TRPF	N/A	215	150	870	20	250	2.5	160	87	N/A	140	SUB CELLAR 1 – PROVIDE MIXING VALVE TO 120F FOR NON-KITCHEN FIXTURES	LFIS200DV
DWH-2 & DWH-2A (AMENITIES #2)	2	PVI-EZ Plate 1200 L 215A-TRPF	N/A	215	150	870	20	250	2.5	160	87	N/A	140	SUB CELLAR 1 – PROVIDE MIXING VALVE TO 120F FOR NON-KITCHEN FIXTURES	LFIS200DV
DWH-3 & DWH-4 (PCU HEATERS)	2	PVI-EZ 30 SW	18.5	N/A	150	1110	30	200	2.1	160	98	N/A	140	7TH FLOOR	NONE
DWH-5 & DWH-6 (VILLA ZONE 1)	2	PVI-EZ Plate 900L 215A-TRPF	N/A	215	150	660	15	250	2.1	160	86.1	N/A	140	SUB-CELLAR 1 – PROVIDE MIXING VALVE TO 120F	LFIS200
DWH-7 & DWH-8 (VILLA ZONE 2)	2	PVI-EZ Plate 600L 215A-TRPF	N/A	215	250	450	10	250	1.6	160	85	N/A	140	CELLAR – PROVIDE MIXING VALVE TO 120F	LFIS200
DWH-9 & DWH-10 (RES. ZONE 1)	2	PVI-EZ Plate 600L 215A-TRPF	N/A	215	150	450	10	200	1.6	160	85	N/A	140	11TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS200
DWH-11 & DWH-12 (RES. ZONE 2)	2	PVI-EZ Plate 1200L 215A-TRPF	N/A	215	150	870	20	200	2.5	160	86.9	N/A	140	11TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS150DV
DWH-13 & DWH-14 (RES. ZONE 3)	2	PVI-EZ Plate 1800L 215A-TRPF	N/A	215	200	1260	30	200	3.0	160	89.3	N/A	140	11TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS200DV
DWH-15 & DWH-16 (RES. ZONE 4)	2	PVI-EZ Plate 1800L 215A-TRPF	N/A	215	200	1260	30	200	3.0	160	89.3	N/A	140	25TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS200DV
DWH-17 & DWH-18 (RES. ZONE 5)	2	PVI-EZ Plate 1200L 215A-TRPF	N/A	215	250	870	20	200	2.5	160	86.9	N/A	140	25TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS150DV
DWH-21 & DWH-22 (RES. ZONE 6)	2	PVI-EZ 90 DW	65	N/A	150	3900	90	250	4.0	160	87.2	N/A	140	49TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS200DV
DWH-23 & DWH-24 (RES. ZONE 7)	2	PVI-EZ 75 DW	53	N/A	150	3180	75	250	3.8	160	88.8	N/A	140	49TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS200DV
DWH-25 & DWH-26 (RES. ZONE 8)	2	PVI-Conquest 40 L 130A-GCL	N/A	130	150	471	N/A	N/A	N/A	N/A	N/A	399,000	140	67TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS150DV
DWH-27 & DWH-28 (RES. ZONE 9)	2	PVI-Conquest 20 L 100A-GCL	N/A	100	150	233	N/A	N/A	N/A	N/A	N/A	199,900	140	67TH FLOOR – PROVIDE MIXING VALVE TO 120F	LFIS200

NOTES:
1) ALL DOMESTIC WATER HEATING EQUIPMENT SHALL BE EQUIPPED WITH A TEMPERATURE & PRESSURE RELIEF VALVE, EXCEPT FOR POINT OF USE TYPE WITHOUT STORAGE. EACH DOMESTIC WATER SYSTEM SHALL BE EQUIPPED WITH AN EXPANSION TANK OF SUFFICIENT SIZE TO ACCOMODATE THERMAL EXPANSION OF THE WATER CONTAINED THEREIN.
2) (*) ALL DOMESTIC WATER HEATING EQUIPMENT INCLUDING HEAT EXCHANGERS, STORAGE TANKS, EXPANSION TANKS, CIRCULATION PUMPS, MIXING VALVES SHALL BE PRESSURE RATED AS REQUIRED FOR THE ZONE THEY SERVE.
3) PROVIDE PRESSURE GAUGES ON THE INLET AND OUTLET SIDES OF ALL MIXING VALVES.

DRAINS

DESIGNATION	REQUIRED	MODEL NO.	BODY: CAST IRON	GALVANIZED	BRASS	ALL PLASTIC	POLYPROPYLENE	CLAMPING DEVICE	DOUBLE DRAIN	DECK WATER RECEIVER	ROOF SUMP RECEIVER	BOTTOM OUTLET	TRENCH	STRAINER: CAST IRON	GALVANIZED	STAINLESS STEEL	NICKEL BRONZE	CHROME PLATED	SEDIMENT BUCKET	SEDIMENT STRAINER	POLISHED FINISH	VANDAL PROOF	GRATE	BRONZE MESH SCREEN	DOME TOP	FLAT TOP	SQUARE TOP	DOME TOP	RAISED LIP	EXTENSION	VANDAL PROOF	REMARKS: LOCATION
FD-A	•	ZURN ZN-415B-Y-P	•					•										•			•											FINISHED AREAS BACK OF HOUSE
FD-A2	•	ZURN ZN-415S-Y-P	•					•										•			•							•				FINISHED AREAS FRONT OF HOUSE
FD-B	•	ZURN ZN-150-C-VP	•					•	•	•								•									•					ACCESSIBLE PAVED AREAS
FD-C	•	ZURN ZN-1901-4IC-K-P-2-25	•					•						•				•		•										•		KITCHEN FLOOR SINK - INDIRECT WASTE
FD-D	•	ZURN ZN-40D-E	•					•										•							•							KITCHEN FUNNEL DRAINS - INDIRECT WASTE
FD-E	•	ZURN 2181-C	•					•	•																			•				ENTRANCE CANOPY DRAIN
FD-G	•	ZURN Z-110-C-DE	•					•	•	•																		•		•		MOTOR COURT TREE PITS
FD-ISO	•	ZURN Z-637	•					•							•																	MECHANICAL ROOMS ISOLATION DECK
FD-K	•	ZURN ZN-1910-25-4IC-K	•					•								•		•		•										•		KITCHEN AREA DRAINS
FD-M	•	ZURN Z-675-C-VP	•					•							•															•		MECHANICAL ROOMS
FD-P	•	ZURN Z- 541-MN-TG-Y/C-VP	•					•							•			•			•											PARKING AREAS
FD-Q	•	ZURN Z-187-BS	•					•	•																					•		MOTOR COURT TREE PITS
FD-R	•	ZURN Z-100-C-R-XJ	•					•	•	•																		•		•		ROOF DRAIN
FD-S	•	ZURN Z-100-C-R-XJ-W3	•					•	•	•																		•		•		OVERFLOW ROOF DRAIN
FD-T	•	ZURN Z-125-C	•					•	•																			•				DRAIN IN TRENCH AT GARAGE ENTRANCE

• PLUMBING MATERIAL SCHEDULE

NOTES:
1. FOR REQUIRED PRESSURE RATINGS SEE RISER DIAGRAM.
2. INSTALL IN TRENCH OR SPLIT TILE CONDUIT.
3. ALL MATERIALS SELECTED ON THIS SCHEDULE MUST BE APPROVED BY THE LOCAL AUTHORITIES.

SYSTEM	PIPE: REQUIRED	CAST IRON SOIL PIPE	CAST IRON WR PIPE	DUCTILE IRON	STEEL SCHED 10	STEEL SCHED 30	STEEL SCHED 40	TYPE "K" COPPER TUBING	TYPE "L" COPPER TUBING	RED BRASS PIPE	DWV COPPER DRAINAGE	GALVANIZED	BLACK STEEL	STAINLESS STEEL	MET. WRAPPED	MET. WRAPPED NATURAL POLYPROPYLENE	ACID RESIST. CPVC – SULFONE	ACID RESIST. CPVC – FLUORINE RETARDANT	POLYPROPYLENE DWV	BOROSILICATE GLASS	304 STAINLESS STEEL CUT GROOVE	FITTINGS: C.I.HUB & SPIGOT	C.I.HUB & SPIGOT	DRAINAGE PATTERN	MALLEABLE IRON	CAST IRON	WROUGHT COPPER	STAINLESS STEEL	BLACK	GALVANIZED	VICTAULIC	DUCTILE IRON	MET. WRAPPED	MET. WRAPPED NATURAL POLYPROPYLENE	POLYPROPYLENE DRAINAGE	BOROSILICATE GLASS	C.I.HUB & SPIGOT	C.I.HUB & SPIGOT	THREADLESS BRONZE	CAULKED	THREADED	SOLDERED	WELDED	MECH.JOINT-NO HUB	MECH.JOINT-STANDARD	MECH.JOINT-CLAMPED	VICTAULIC (GROOVED)	VICTAULIC (CUT GROOVED)	FLEXIBLE COUPLING	FUSION RESISTANCE WIRE	MECHANICAL JOINT	VICTAULIC FLEXIBLE COUPLING 475 & 775 AS REQUIRED	JOINTS
DRAINAGE BURIED	•	•																				•																						
VENTS BURIED	•	•																				•																						
HOUSE DRAINS – INSIDE OF BLDG. WALL	•		•																			•																						
HOUSE SEWERS – OUTSIDE OF BLDG. WALL	•			•																											•											
SANITARY STACKS	•	•																				•	•																					
SANITARY BRANCHES	•	•																				•	•																					
LEADERS & STORM DRAINAGE SYSTEM	•				•						•				•																												
LEADERS & STORM DRAINAGE SYSTEM BELOW THE GROUND FLOOR (PRESSURE PIPE–25 PSI)	•																																									
EJECTOR DISCHARGE	•				•						•																															
SUMP DISCHARGE	•				•						•																															
VENTS	•	•			•						•																															
PUMP DISCHARGE OR GRAVITY LINE 0 TO 250 PSI	•					•																																				
PUMP DISCHARGE OR GRAVITY LINE 251 TO 290 PSI	•					•																																				
PUMP DISCHARGE OR GRAVITY LINE 291 TO 400 PSI																																										
PUMP DISCHARGE FROM PUMPS AND ALL HORIZONTAL FROM PUMPS AND 50' 0" OF VERTICAL PIPE	•																																									
FIXTURE CONNECTIONS–WATER	•				•																																					
C.W. – 4" & SMALLER	•				•																																					
C.W. – 5" & LARGER	•				•																																					
C.W. – BURIED BUILDING SERVICE	•	•	•											•	•																												
C.W. – BURIED INSIDE BUILDING	•				•																																					
H.W.	•				•																																					
GAS SERVICE	•					•																																				
GAS (3" AND SMALLER)	•					•																																				
GAS (4" AND LARGER)	•					•																																				

NOTE: THIS VALVE SCHEDULE IS BASED ON MILWAUKEE VALVES

PLUMBING VALVE SCHEDULE

TYPE	MILWAUKEE FIG. NO.	SIZE	VALVE SPECIFICATION: FLANGED	SCREWED	SOLDER	CAST IRON	BRASS	W/ADAPTER	CAST STEEL	BRONZE	ALL IRON	CAST STEEL	STAINLESS STEEL	175# WWP	200# WWP	300# WWP	400# WWP	600# WWP	900# WWP	BURIED SERV.	INSIDE SERV.	REGAT FOUR.	GAS SERVICE	E.RECT.DISCH.	LOCATION: C.W. 4" & UP	C.W. 3" & 4"	C.W. 3" DN	HW HWC 3"&DN	C.W. 2" DN	HW HWC 2"&DN
GATE VALVES	115	3/8"–3"			•					•	•			•													•	•	•	
	105	1/4"–3"	•							•	•			•													•			
	F-2885	2"–12"	•						•		•			•										•	•	•		•		
	F-2882	2"–12"							•		•			•																
	G-743**	2"–16"						•	•		•			•						•						•				
BALL VALVES	BA–125	1/4"–2"	•			•											•												•	•
	BA–155	1/4"–2"			•			•									•												•	•
CHECK VALVES	F–2974	2"–12"	•								•			•												•	•			
	G927**	2"–8"						•			•			•																
	2974	2"–12"						•			•			•										•	•					
	510T	1/4"–2"	•								•				•															
	1509	3/8"–3"			•						•			•												•	•	•		
GLOBE & ANGLE VALVES	502	1/8"–3"			•						•															•	•			
	1590T	3/8"–3"				•					•				•												•	•		
	5957	1/8"–3"			•						•				•															
	F–2981	2"–10"	•						•		•			•																
	24***	3/4"–3"			•					•	•			•												•	•	•		
	F–541**	3"–8"	•								•					•														
PLUG VALVES	611*	1/2"–4"			•						•															•				
	1"–4"			•						•		•													•					
	612*	1"–8"	•								•			•												•				

* HOMESTEAD FIGURE NUMBERS
** STOCKHAM FIGURE NUMBERS

DOMESTIC WATER EXPANSION TANKS

DESIGNATION/ZONE	NO. REQUIRED	MANUFACTURER & MODEL NO.	PRESSURE RATING (PSI)	NOTES / LOCATION
AMENITIES #1	1	AMTROL ST–448C	175	SUB CELLAR 1
AMENITIES #2	1	AMTROL ST–448C	175	SUB CELLAR 1
PCU HEATERS	1	AMTROL ST–42VC	175	7TH FLOOR
VILLA ZONE 1	1	AMTROL ST–449C	175	SUB–CELLAR 1
VILLA ZONE 2	1	AMTROL ST–449C	250	CELLAR
RES. ZONE 1	1	AMTROL ST–448C	175	11TH FLOOR
RES. ZONE 2	1	AMTROL ST–448C	175	11TH FLOOR
RES. ZONE 3	1	AMTROL ST–449C	250	11TH FLOOR
RES. ZONE 4	1	AMTROL ST–449C	250	11TH FLOOR
RES. ZONE 5	1	AMTROL ST–451C	300	11TH FLOOR
RES. ZONE 6	1	AMTROL ST–80VC	175	48TH FLOOR
RES. ZONE 7	1	AMTROL ST–80VC	175	48TH FLOOR
RES. ZONE 8	1	AMTROL ST–80VC	175	67TH FLOOR
RES. ZONE 9	1	AMTROL ST–80VC	175	67TH FLOOR

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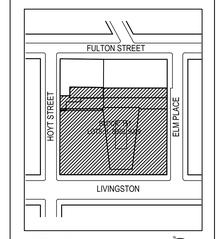

KEY PLAN

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11 HOYT OWNER, LP
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NEW YORK, NY 10111
T.(212)715-0390

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NEW YORK, NY 10003
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220 N. GREEN STREET
SUITE 4008
CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

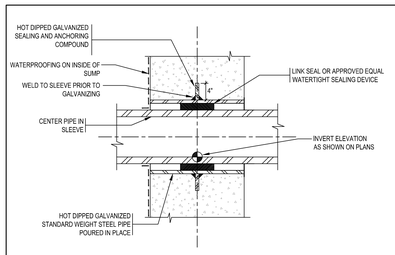
DWG TITLE:
PLUMBING SCHEDULES

SEAL & SIGNATURE:

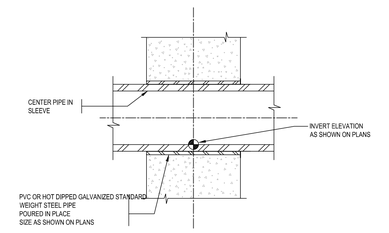
DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	P-401.00
NYC DOB NO:	27 OF 30

FILE NAME I: \160012-01 \Outgoing 2017-06-06 DOB Set\PLUM CAD 160012 - P-401 SCHEDULES.dwg SAVED ON 6/6/2017 6:45 AM PLOTTED ON 6/6/2017 7:06 AM PLOTTED BY MACCARONE, GREGORY

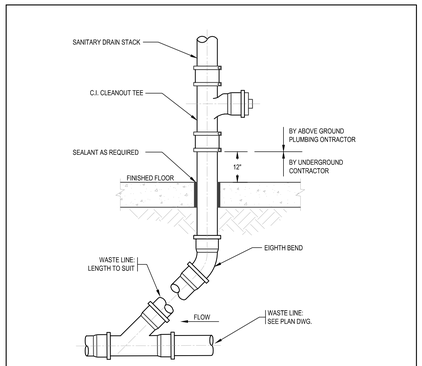
DEPT OF BLDGS 321370506 Job Number
Scan Code



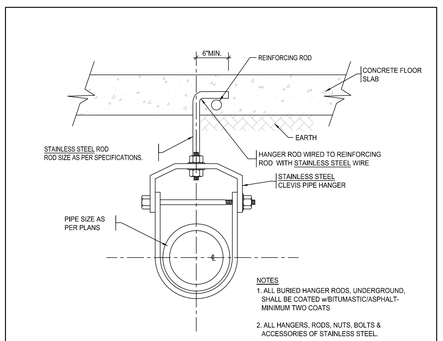
WATERTIGHT SLEEVES (WT SLV) THRU CONCRETE SUMP WALLS
NO SCALE



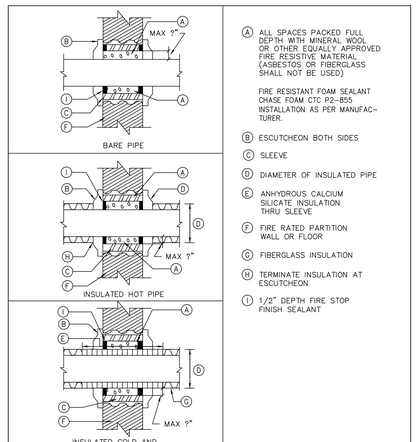
SLEEVE THRU CONCRETE FOUNDATION WALLS
NO SCALE



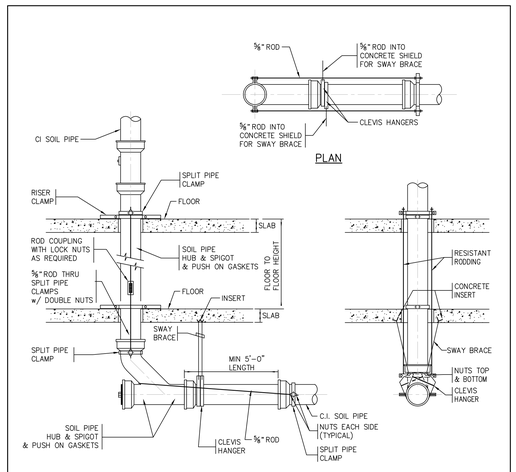
BASE-OF-STACK CLEANOUT
NO SCALE



PIPE SUPPORT FOR UNDERGROUND DRAINAGE PIPING
NO SCALE

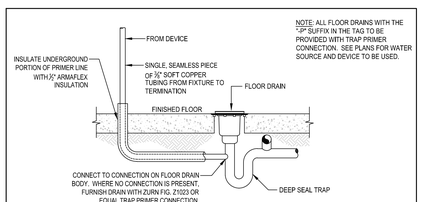


DETAIL OF PIPING PIERCING FIRE RATED PARTITIONS, WALLS AND FLOORS
NO SCALE

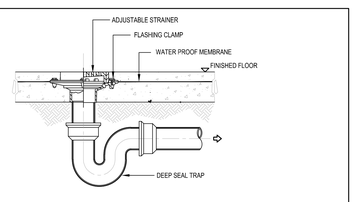


THIS DETAIL USED @ BASE OF HIGH RISE BUILDINGS STACKS (WHERE HIGH HEAD CONDITIONS MIGHT OCCUR DUE TO LINE BLOCKAGES, HIGH STATIC HEADS, ETC).

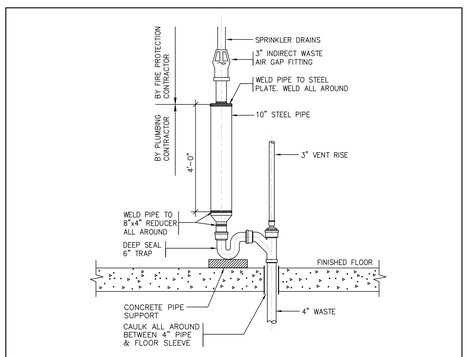
DETAIL OF PIPING AT BASE OF STACKS BASE OF LEADERS SIMILAR
NO SCALE



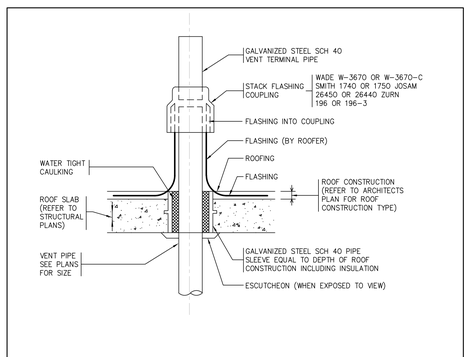
FLOOR DRAIN TRAP SEAL PROTECTION
NOT TO SCALE



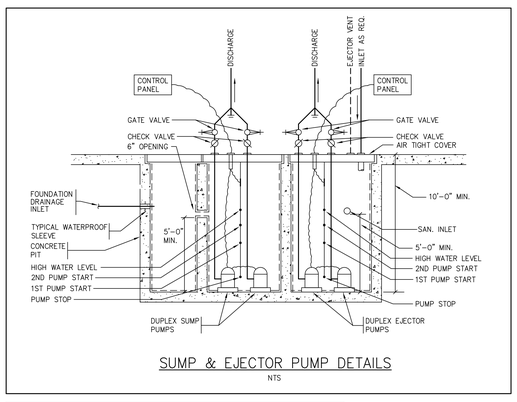
FLOOR DRAIN
NO SCALE



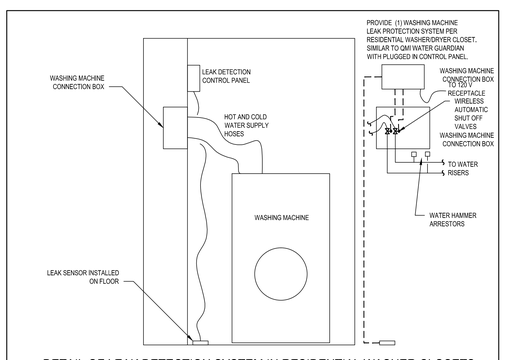
TYPICAL SPRINKLER FUNNEL DRAIN
NO SCALE



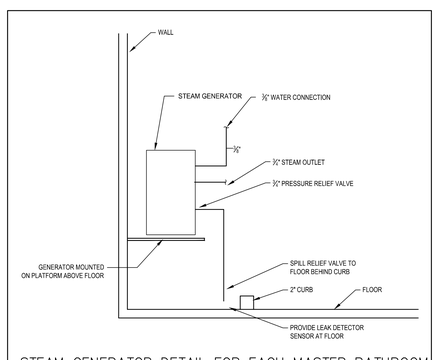
VENT THRU ROOF – FLASHING
NO SCALE



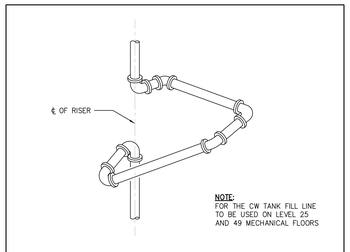
SUMP & EJECTOR PUMP DETAILS
NTS



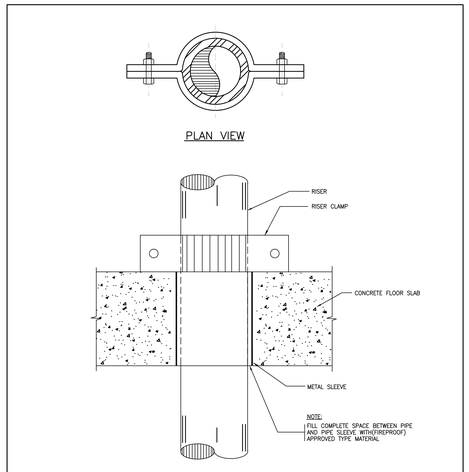
DETAIL OF LEAK DETECTION SYSTEM IN RESIDENTIAL WASHER CLOSETS
SCALE: NONE



STEAM GENERATOR DETAIL FOR EACH MASTER BATHROOM
NTS



SIX ELBOW SWING EXPANSION LOOP
NO SCALE



TYPICAL RISER ANCHOR DETAIL
NO SCALE

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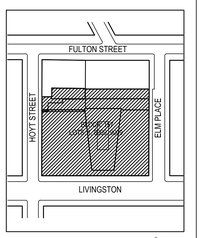

KEY PLAN

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11 HOYT OWNER, LP
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

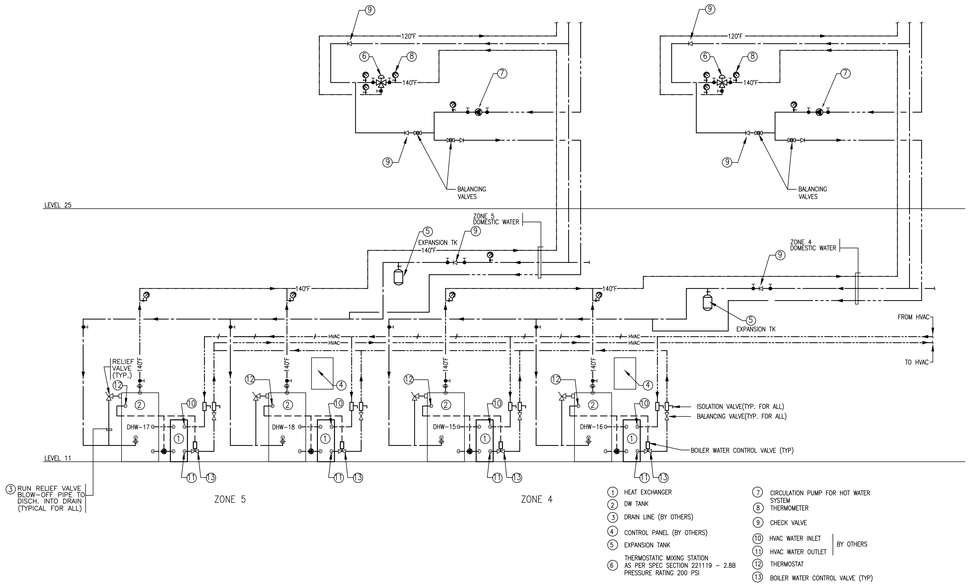
DWG TITLE:
PLUMBING DETAIL SHEET #1

SEAL & SIGNATURE:
STATE OF NEW YORK · ROBERT M. MACCARONE · 089931 · LICENSED PROFESSIONAL ENGINEER

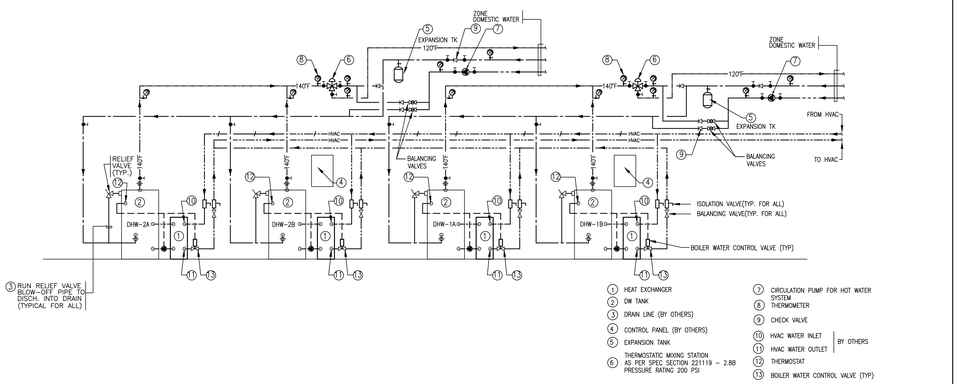
DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	P-501.00
NYC DOB NO:	28 OF 30

FILE NAME I:\160012-01 - Outgoing 2017-06-06 DOB Set\PLUM CAD 160012 - P-501 DETAILS.dwg SAVED ON 8/8/2017 6:45 AM PLOTTED ON 8/8/2017 7:06 AM PLOTTED BY MACCARONE, GREGORY

DEPT OF BLDGS 421370106 Job Number
Scan Code

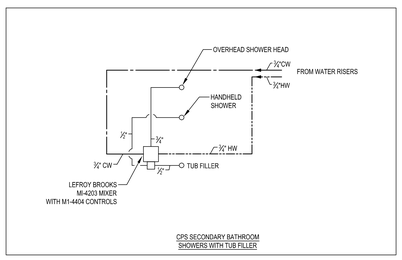


SCHEMATIC DIAGRAM OF ZONE 4 & 5 WATER HEATERS
NO SCALE

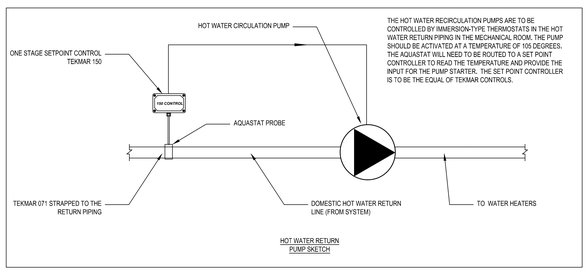


SCHEMATIC DIAGRAM OF TYPICAL WATER HEATERS
NO SCALE

MULTIPLE HEATER ZONE CONFIGURATIONS WILL HAVE THE SAME COMPONENTS AS THE DETAIL ABOVE PROVIDED AS TYPICAL FOR 2 ZONES



CPS SECONDARY BATHROOM SHOWERS WITH TUB FILLER



HOT WATER RETURN PUMP SKETCH

FILE NAME I:\160012-01 - Outgoing 2017-06-06 DOB Set\PLUM\CAD\160012 - P-502 DETAILS.dwg SAVED ON 6/8/2017 6:50 AM PLOTTED ON 6/8/2017 7:06 AM PLOTTED BY MACCARONE, GREGORY

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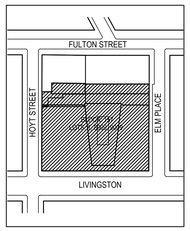

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T. (212) 473-0620

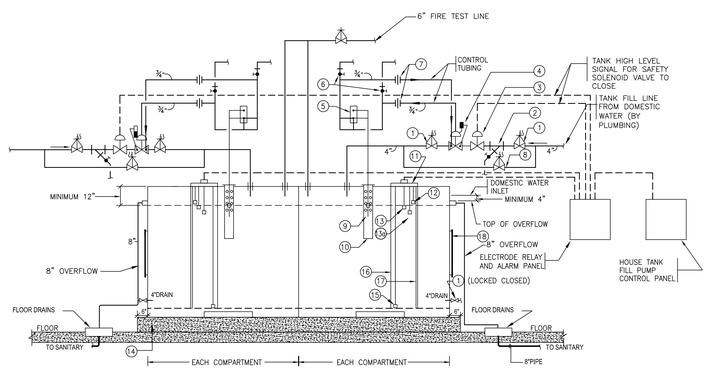
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DETAIL SHEET #2

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL W. MACCARONE · 090551 · LICENSED PROFESSIONAL ENGINEER

DATE:	1-31-2017
PROJECT #:	160012-01
SCALE:	NTS
DWG NO.	P-502.00
NYC DOB NO:	29 OF 30

DEPT OF BLDGS 321370506 Job Number
B00697R1ER Scan Code



NOTES

1– FOR EXACT PIPING CONNECTIONS AND TANK CAPACITY SEE FLOOR PLANS AND FIRE RISER DIAGRAM

2– PIPING AND VALVES TO EACH COMPARTMENT SHALL BE INSTALLED AND POSITIONED IN THE SAME MANNER TO PROVIDE EQUAL FLOW TO BOTH COMPARTMENTS

3– ALL EQUIPMENT WITHIN TANK SHALL BE LOCATED IN AN EASILY ACCESSIBLE LOCATION NEAR THE ACCESS HATCH(16)

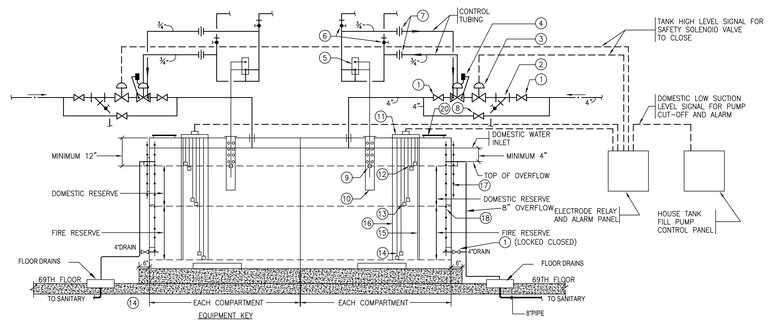
4– ELEMENTS BY OTHER TRADES SHOWN FOR COORDINATION PURPOSE ONLY

EQUIPMENT AND LEVELS KEY

(1) – OS & Y VALVE WITH TS
(2) – CAST BRONZE STRAINER MUELLER NO.851 OR 852 FITTED W/BLOW OFF BALL VALVE AND PIPED TO OVER–FLOW BASIN.
(3) – SAFETY SOLENOID SHUT–OFF VALVE – CLA–VAL CO. 136DG–01AH, 150F, BBBT, 120/60.
(4) – SUPPLY FILL VALVE – COMBINATION SUCTION TANK MODULATING FLOAT AND FLOW LIMITING CONTROL VALVE. CLA–VAL CO. NO.427G–01KXH/1130 W/ORFICE PLATE AND FLOW LIMITING PILOT, 150F, BBSST.
(5) – FLOAT CONTROL – CLA VAL CO. NO.CFM2KXHI PIPED IN SERIES. IF ONE TANK IS BEING CLEANED THE OTHER TANK WILL CONTROL THE WATER LEVEL.
(6) – AT ALL HIGH POINTS INSTALL A PIPE TEE WITH SIDE OUTLET FACING UP WITH BALL VALVES PIPED TO OVERFLOW BASIN.
(7) – UNION
(8) – FULL SIZED VALVED BY–PASS(NORMALLY CLOSED) FOR EMERGENCY FILL.
(9) – STAINLESS STEEL FLOAT & ROD. PROVIDE FLOAT ROD COUNTER WEIGHT IF REQUIRED.
(10) – STILLING WELL – STAINLESS STEEL, BRASS OR COPPER W/¼" VENT HOLES LOCATED ABOVE HIGH WATER LEVEL. 10" DIAMETER SET PLUMB. INSURE THAT ROD HAS FREE PLAY FOR HORIZONTAL MOVEMENT AND STILLING WELL IS LONG ENOUGH TO AVOID CATCHING FLOAT ON LOWER RIM.
(11) – ELECTRODE HOLDER
(12) – OVERFLOW ALARM–2" BELOW FUNNEL
(13) – TANK HIGH LEVEL & TANK HIGH LEVEL RESET –VALVE(3) AND(4) CLOSE
(14) – TANK REFILL LEVEL–3" BELOW 13 VALVE 4 OPENS–BY PLUMBING
(14) – 4" CONCRETE PAD.
(15) – FIRE LOW LEVEL ALARM–18" OFF THE TANK BOTTOM.
(16) – ELECTRODE STILLING WELL
(17) – GROUND
(18) – ACCESS HATCH

SCHEMATIC DIAGRAM OF SUPPLY PIPING AND CONTROLS FOR A FIRE RESERVE TWO COMPARTMENT STEEL TANK

NOT TO SCALE



EQUIPMENT KEY

NOTES

1– FOR EXACT PIPING CONNECTIONS AND TANK CAPACITY SEE FLOOR PLANS AND FIRE RISER DIAGRAM

2– PIPING AND VALVES TO EACH COMPARTMENT SHALL BE INSTALLED AND POSITIONED IN THE SAME MANNER TO PROVIDE EQUAL FLOW TO BOTH COMPARTMENTS

3– ALL EQUIPMENT WITHIN TANK SHALL BE LOCATED IN AN EASILY ACCESSIBLE LOCATION NEAR THE ACCESS HATCH(16)

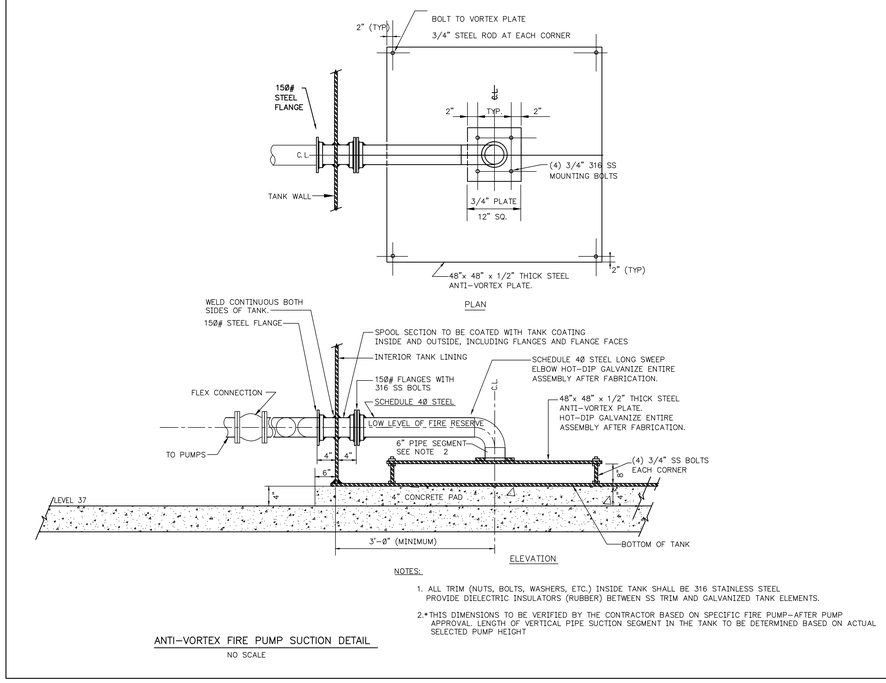
4– ELEMENTS BY OTHER TRADES SHOWN FOR COORDINATION PURPOSE ONLY

(1) – GATE VALVE
(2) – CAST BRONZE STRAINER MUELLER NO.851 OR 852 FITTED W/BLOW OFF BALL VALVE AND PIPED TO OVER–FLOW BASIN.
(3) – SAFETY SOLENOID SHUT–OFF VALVE – CLA–VAL CO. 136DG–01AH, 150F, BBBT, 120/60.
(4) – SUPPLY FILL VALVE – COMBINATION SUCTION TANK MODULATING FLOAT AND FLOW LIMITING CONTROL VALVE. CLA–VAL CO. NO.427G–01KXH/1130 W/ORFICE PLATE AND FLOW LIMITING PILOT, 150F, BBSST.
(5) – FLOAT CONTROL – CLA VAL CO. NO.CFM2KXHI PIPED IN SERIES. IF ONE TANK IS BEING CLEANED THE OTHER TANK WILL CONTROL THE WATER LEVEL.
(6) – AT ALL HIGH POINTS INSTALL A PIPE TEE WITH SIDE OUTLET FACING UP WITH BALL VALVES PIPED TO OVERFLOW BASIN.
(7) – UNION
(8) – FULL SIZED VALVED BY–PASS(NORMALLY CLOSED) FOR EMERGENCY FILL.
(9) – STAINLESS STEEL FLOAT & ROD. PROVIDE FLOAT ROD COUNTER WEIGHT IF REQUIRED.
(10) – STILLING WELL – STAINLESS STEEL, BRASS OR COPPER W/¼" VENT HOLES LOCATED ABOVE HIGH WATER LEVEL. 10" DIAMETER SET PLUMB. INSURE THAT ROD HAS FREE PLAY FOR HORIZONTAL MOVEMENT AND STILLING WELL IS LONG ENOUGH TO AVOID CATCHING FLOAT ON LOWER RIM.
(11) – ELECTRODE HOLDER
(12) – TANK HIGH LEVEL & TANK HIGH LEVEL RESET
(13) – DOMESTIC LOW LEVEL & DOMESTIC LOW LEVEL RESET
(14) – FIRE LOW LEVEL & FIRE LOW LEVEL RESET
(15) – GROUND
(16) – ELECTRODE STILLING WELL
(17) – ACCESS LADDER
(18) – STAINLESS STEEL INSIDE TANK LADDER

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SCHEMATIC DIAGRAM OF SUPPLY PIPING AND CONTROLS FOR A COMBINATION DOMESTIC/FIRE RESERVE SUCTION TANK

NOT TO SCALE



NOTES:

1. ALL TRIM (NUTS, BOLTS, WASHERS, ETC.) INSIDE TANK SHALL BE 316 STAINLESS STEEL PROVIDE DIELECTRIC INSULATORS (RUBBER) BETWEEN SS TRIM AND GALVANIZED TANK ELEMENTS.
2. THIS DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR BASED ON SPECIFIC FIRE PUMP–AFTER PUMP APPROVAL. LENGTH OF VERTICAL PIPE SUCTION SEGMENT IN THE TANK TO BE DETERMINED BASED ON ACTUAL SELECTED PUMP HEIGHT

ANTI–VORTEX FIRE PUMP SUCTION DETAIL

NO SCALE

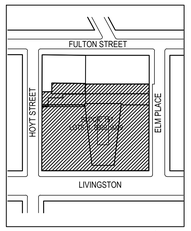
NOTES:

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

ALTERATIONS OR ADDITIONS TO THIS ENGINEERING DOCUMENT BY AN UNLICENSED PERSON IS A VIOLATION OF CHAPTER 16, TITLE VIII, ARTICLE 145 § 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE."

Number:	Date:	Revision:
	06-07-2017	DOB FILING



KEY PLAN

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LANDSCAPE ARCHITECTS
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220 N. GREEN STREET
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CHICAGO, IL 60607
T. (212) 473-0620

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
PLUMBING DETAIL SHEET #3

SEAL & SIGNATURE:
STATE OF NEW YORK DANIEL W. MACCARONE 081 093 PROFESSIONAL ENGINEER

DATE: 1-31-2017
PROJECT #: 160012-01
SCALE: NTS
P-503.00
DWG NO.

NYC DOB NO: 30 OF 30

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GENERAL NOTES:

1. All work shall conform to the requirements of the 2014 New York City Building Code.
2. The Contractor shall verify all dimensions and conditions in the field prior to commencing work. Where dimensions and elevations of existing construction could affect the new construction, it is the Contractor's responsibility to make field measurements in time for their incorporation in the Shop Drawings. The Architect and Engineer shall be notified of any discrepancies that may exist.
3. See architectural drawings for floor elevations, slopes, locations of depressed floor areas, and floor openings. The Contractor shall compare the structural drawings with the architectural drawings and report any discrepancy to the Architect and Engineer prior to construction.
4. Principal openings through the framing are shown on these drawings. The General Contractor shall examine the structural, architectural and mechanical drawings for the required openings and shall verify size and location of all openings with the Mechanical Contractor. Providing all openings required by the Mechanical, Electrical, or Plumbing trades shall be a part of the General Contract, whether or not shown in the structural drawings. Any deviation from the openings shown on the structural drawings shall be brought to the Engineer's attention for review.
5. Furnish and place all supports, temporary and permanent, whether shoring, bracing, needling, underpinning, or sheet piling, necessary to brace existing walls or framing to remain, so that no horizontal or vertical settlement occurs to the existing structures. Temporary supports shall be maintained in place until permanent supports are installed. Design of these supports shall be by a registered Structural Engineer in the state of New York in the employ of the Contractor.
6. Alternate connection details may be approved if such details are submitted to the Engineer for review and acceptance is granted. However, the Engineer shall be the sole judge of acceptability and the Contractor's bid shall anticipate the use of those specific details shown on the drawings. The Contractor shall retain a registered Structural Engineer to be responsible for the design of any alternate details which he proposes.
7. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places, shall be included in the Contractor's work.
8. The Contractor shall be completely responsible for the safety of adjacent structures, property, his workmen, and the public, as affected by the construction of this project.
9. All Contractors are required to examine the drawings and specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to agreeing to perform the work. Failure to visit the site and familiarize themselves with the existing conditions and limitations will in no way relieve the Contractor from furnishing any materials or performing any work in accordance with drawings and specifications without additional cost to the Owner.
10. Structural drawings may represent construction with a reference scale. Due to the inherent process of drawing development and presentation not all work may be shown "exact" in that scale. Do not "scale" drawings to obtain any missing information or to interpret any information not specifically dimensioned for "exact" detailing or construction purposes.
11. The Contract Documents represent final conditions. Stability of the structure during construction and means and methods that impose temporary loading conditions on the incomplete structure is the sole responsibility of the General Contractor. This responsibility includes, but is not limited to, the design and furnish of any temporary supports, shoring, and/or bracing required for the safety and stability of the structure during construction.

DESIGN LOADS

Design Code: ASCE 7 - 05/10 as per NYCBC

Occupancy category: II

Snow Loads	Ground snow load, pg	25psf
	Flat roof snow load, p=0.7(Ce)(Ct)(Is)(pg)	17.5psf
	Snow exposure factore, Ce	1.0
	Thermal factor, Ct	1.0
	Snow load importance factor, I	1.0
	Snow drift conditions in accordance with Section 1608.0	
Wind Loads	Basic Wind Speed (3-Second gust)	98 mph
	Importance factor, Iw	1.0
	Wind Exposure =	C
	Design wind pressures for main wind force resisting system in accordance with ASCE 7-05 Section 6.5.12.2	
	Design wind pressures on components and cladding in accordance with ASCE 7-05 Section 6.5.12.4	
Earthquake Loads	Seismic importance factor, I	1.0
	Spectral response acceleration, Ss	0.281
	Spectral response acceleration, S1	0.073
	Long-Period Transitional Period, T	6 sec
	Site class	C
	Design spectral response coefficient, Sds	0.2248
	Design spectral response coefficient, Sd1	0.0827
	Seismic design category	B
	Basic Seismic force resisting system	Ordinary Reinforced Concrete Shear Wall (N-S direction)
		Ordinary Reinforced Concrete Shear Wall (E-W direction)
	Seismic Base Shear	1570k (N-S direction)
		1570k (E-W direction)
	Seismic response coefficient, Cs	0.01 (N-S direction)
		0.01 (E-W direction)
	Response Modification Coefficient, R	5 (N-S direction)
		5 (E-W direction)
	Analysis procedure: Equivalent Lateral Force	

Foundation walls are designed for for the following equivalent fluid pressures in pounds per cubic foot (pcf)

	Walls Supported at Top	Cantilevered Walls
Above elevation 00'-0"		
Below elevation 00'-0"		
Lateral surcharge		

LOADING SCHEDULE

Occupancy	Superimposed Dead Load	Live Load	Live Load Reduction	Concentrated Load
First Floor Lobbies, Public Areas, Amentities	30	100	No	
Retail	30	100	No	1000
Storage (light)	30	125	No	
Stairs	5	100	No	
Mechanical Areas	30	150	No	
Elevator Machine Rooms	30	75+Equip but not less than 150	No	300 (Grating, on area of 4in²)
Driveway	50	600	No	8000
Roof	50	40	No	[Concrete roof 2000, on 30in²] [All other roofs 300, on 6in²]
Residential	15	40	Yes	
2nd Floor Terrace	200	100	Yes	
Parking	5	75	No	

FOUNDATIONS:

1. The foundation design is based on recommendations contained in the Geotechnical Report by Langan dated 12-23-16. This report is available to bidding Contractors for their information, however their attention is directed to the limitations of the report described therein.
2. All footings shall be carried down to soil having minimum bearing capacity of 6 tons per square foot. Elevations if given, are the bottom of the footings, are minimum depths, and are not to be construed as limiting in any way the depth of excavation required to reach good bearing.
3. No foundations shall be placed in water or on frozen ground.
4. All finished foundation excavations shall be inspected and approved by the Geotechnical Engineer or his designate before any concrete is placed.
5. Unless otherwise noted, all foundations and buttresses shall be centered under supported members.
6. Carefully follow the requirements of the specifications for back fill under or adjacent to any portion of the building.
7. Where foundation elements are to have fill on both sides, each side shall be filled simultaneously, maintaining a common elevation.
8. Coordinate under floor drain requirements with architectural and mechanical drawings and the requirements of the Gedotechnical Engineer.
9. Contractor shall provide continuous control of surface and underground water as required during construction such that the work is done in the dry. However, the Contractor shall insure that ground water levels under adjacent structures are not lowered by his construction techniques. Additionally, if so directed by notes in the plans, the Contractor will continue to maintain a condition of no hydrostatic pressure until sufficient building weight is in place to prevent flotation of any part of the structure.
10. Building walls retaining earth rely on the completed floor slabs for lateral support. If required by the construction sequence, the Contractor shall temporarily brace all building walls against which back fill is to be placed until all floor slabs supporting the walls are in place and have attained at least 75% of their specified design strength. Design of temporary braces shall be by a registered Structural Engineer in the State of New York in the employ of the Contractor.

REINFORCED MASONRY:

1. All masonry work shall conform to the ``Building Code Requirements of Masonry Structures" (ACI 530-02/ASCE 5-02) and (ACI 530.1-02/ASCE 6-02).
2. The compressive strength of the masonry, f'm, shall be at least 1500 psi. On the basis of prism testing, an acceptable prism test shall consist of three prisms constructed and tested in accordance with ASTM C1314 with an average compressive strength of 2000 psi.
3. All concrete masonry units (CMU) shall conform to ASTM C90, with an individual compressive strength of 1900 psi.
4. Mortar for block wall construction shall be Type M or S conforming to ASTM C270.
5. Grout for piers and block walls shall conform to ASTM C476 with a minimum compressive strength of 2000 psi determined in accordance with the provisions of ASTM C1019.
6. Thickness for bed joints shall not exceed 5/8".
7. Reinforcing bars shall conform to ASTM A615, Grade 60, except bars to be welded shall conform to ASTM A706.
8. Wire for joint reinforcing shall conform to ASTM A82, yield point = 70 ksi (min.).
9. Unless noted otherwise provide minimum reinforcing per the Minimum Reinforcing Table.
10. Provide bond beams with (2)-#5 continuous, at the top of parapets, at each floor level, and where shown on the drawings.
11. Unless noted otherwise on plans, provide the following additional vertical reinforcement in the cell immediately adjacent to each side of a masonry opening and in the cell of discontinuous walls. These bars are to extend full height of the wall or in the case of masonry openings at multi-story walls, from story to level above to story level below the opening. For 6" and 8" CMU Walls provide (2)-#5. For 10" and 12" CMU Walls provide (2)-#6.
12. Extend additional reinforcement a minimum of 36 bar diameters beyond the opening.
13. The minimum length of lap for reinforcing bars embedded in grout is 48 bar diameters, unless shown otherwise on the drawings.
14. Place reinforcing bars before grouting. Place grout in lifts not exceeding 5 feet. Consolidate each lift by mechanical vibration. The next lift of the pour may be made after the initial water loss and reconsolidation of the prior lift, while it is still plastic.
15. Properly secure reinforcing bars to maintain the positions indicated on the drawings. Bars to be located in center of cells unless otherwise noted.
16. All CMU shall be braced during construction for the governing code lateral design loads until permanent restraints have been installed.
17. The following steps are to be followed when laying masonry in the temperatures stated below:

COLD WEATHER MASONRY CONSTRUCTION

Mean daily air temperature	Instructions
40° - 32° F	Heat mixing water or aggregate to 70° F. Protect masonry from rain or snow for 24 hours.
32° - 20° F	Heat mixing water and aggregate to 70° F. Provide wind breaks for wind velocity in excess of 15 m.p.h. Cover masonry with insulating blankets for 24 hours and provide heat sources on both sides of masonry construction.
Below 20° F	Heat mixing water and aggregate to 70° F. Provide enclosures and heat to maintain 40° minimum temperature. Temperature of masonry units must be 40° F minimum when laid. Maintain masonry above 40° F for 24 hours by enclosures and supplemental heat.

MINIMUM MASONRY REINFORCING TABLE
INTERIOR WALLS

MAXIMUM WALL HT.:	12'-0"	16'-0"	20'-0"	26'-0"	30'-0"	HORIZONTAL REINFORCING
6" CMU	#4@48	-	-	-	-	9 Gage Standard Dur-o-wal Ladur @16" OC
8" CMU	#4@48	#5@48	-	-	-	9 Gage Standard Dur-o-wal Ladur @16" OC
10" CMU	#4@48	#4@48	#5@48	#5@32	-	9 Gage Standard Dur-o-wal Ladur @16" OC
12" CMU	#4@48	#4@48	#5@48	#5@24	#5@8	3/16" Extra Heavy Dur-o-wal Ladur @16" OC

MINIMUM MASONRY REINFORCING TABLE
EXTERIOR WALLS

MAXIMUM WALL HT.:	8'-0"	12'-0"	16'-0"	20'-0"	HORIZONTAL REINFORCING
8" CMU	#5@48	#5@16	-	-	3/16" Extra Heavy Dur-o-wal Ladur @16" OC
10" CMU	#5@48	#5@24	#5@8	-	3/16" Extra Heavy Dur-o-wal Ladur @16" OC
12" CMU	#5@48	#5@32	#5@8	#5@8	3/16" Super Heavy Duty Dur-o-wal Ladur @16" OC

CONCRETE:

1. All concrete work shall conform to the 2011 edition of the ACI Building Code Requirements for Reinforced Concrete (ACI 318) and the 2014 New York City Building Code. In case of conflict, the Building Code shall govern.
2. All concrete shall be controlled concrete, mixed and placed under the supervision of an approved concrete testing agency.
3. Concrete shall be normal weight concrete unless otherwise noted with sand and gravel aggregate, Type I or Type II Portland Cement and minimum compressive strength (f'c) in 28 days as specified in the Concrete Strength Table.
4. All concrete exposed to the weather or possible freeze/thaw action shall contain an air entrainment admixture. See specifications for air content.
5. With the exception of piles, all concrete shall be proportioned for a maximum allowable unit shrinkage of 0.03% measured at 28 days after curing in lime water as determined by ASTM C 157 (using air storage)
6. All concrete shall be placed without horizontal construction joints, except where specifically noted. Vertical construction joints and stops in shored concrete work shall be made at midspan. Horizontal reinforcement shall be continuous through vertical construction joints.
7. Construction joint locations other than shown on the drawings are permitted subject to prior approval of the Engineer. Expansion joint and control joint locations are mandatory as shown. Contractor shall submit drawings showing intended placing sequences and locations of construction joints to the Engineer for approval.
8. Unless otherwise shown on drawings, slabs on grade shall be cast in alternating strips, one (1) column bay wide. Adjacent sections shall be placed no sooner than three days apart. Alternatively, slab on grade areas may be poured in as large an area as can be handled provided that saw cut joints are cut as soon as the concrete will support a man's weight without permanent deformation and the joint process does not dislodge aggregates. Saw cut locations shall be submitted to engineer for review prior to construction.
9. Grout under column base plates and under other bearing plates shall be non-shrink, nonmetallic grout with a minimum compressive strength of 5000 psi at 3 days.
10. Pipes or conduits placed in slabs on grade shall not be placed closer than 3 diameters on centers and shall have an outside diameter less than 1/3 of the slab thickness and be positioned so that they do not interfere with slab reinforcement. Aluminum conduits shall not be placed in concrete. No conduits or pipes shall be placed in composite slabs on metal deck.
11. All keys shall be 2" x 4" (nominal) unless otherwise shown on the drawings.
12. Concrete cast on sloped surfaces shall begin at the lowest elevation and continue monolithically toward the higher elevations until the intended pour is completed.
13. No concrete shall be cast before review and approval of the reinforcing and embedded items have been obtained from the Special Inspector.
14. All exposed edges of concrete members shall be chamfered 3/4" unless shown otherwise on architectural drawings.
15. Concrete must reach the following percentages of its 28-day compressive strength (f'c) before forms or shores may be removed; Pile caps....20%, Walls and beam sides....20%, Columns....40% (1500psi min), Beam bottoms (if shored)....70%, Floor systems....85%
16. See architectural drawings for concrete finishes. Where finish is not specified, conform to requirements of ACI 301 - "Specifications for Structural Concrete for Buildings."
17. See architectural drawings for door and window openings, drips, washes, reglets, concrete finishes, masonry anchors, and for miscellaneous embedded plates, bolts, anchors, angles, etc.
18. The placement of sleeves, outlet boxes, box-outs, anchors, etc., for the mechanical, electrical and plumbing trades is the responsibility of the trade involved.
19. At sawcutting of existing concrete, including slabs on grade, no overcut at corners is allowed. All corners shall have a core hole of sufficient diameter made prior to cutting at adjacent sides to prevent cut beyond the required dimension.

CONCRETE STRENGTH TABLE

Intended Use	28 Day Strength, f'c (psi)	Other Requirements & Admixtures
Mat foundations	10000	
Footing and piers	6000	
Grade beams	6000	
Foundation tie beams	6000	
Slabs on grade	4000	
Columns	See column schedule	
Framed slabs and beams	See Framing Plans	
Fill concrete	4000	
Mud mats	2500	
Shear walls	See column schedule	
Slabs on metal deck	4000	

REINFORCING:

1. Detailing of concrete reinforcement and accessories shall be in accordance with ACI 315 - "Manual of Standard Practice for Detailing Reinforced Concrete Structures," latest edition.
2. Reinforcement shall be continuous through all construction joints unless otherwise noted on drawings.
3. Provide and schedule with the shop drawings, all necessary accessories to hold reinforcing securely in position. Minimum requirements shall be: High chairs....4'-0" OC, Slab bolsters....4'-0" OC. Support bars for high chairs shall be #5 min.
4. All continuous reinforcement shall have a minimum lap as required for a Class B splice (ACI 318) unless noted otherwise.
5. WWF shall be provided in flat sheets. All laps in WWF shall be one mesh plus two inches at splices.
6. Concrete protection for reinforcement including WWF shall be provided as follows unless otherwise shown on the drawings:
7. All hooks shown on drawings shall be standard hooks unless noted otherwise.
8. Where continuous bars are called for, they shall run continuously around corners and be lapped at necessary splices, or hooked at discontinuous ends. Lap lengths shall be as given in the splice and development table. Lap beam top bars at mid-span and beam bottom bars at supports, unless otherwise noted.

REINFORCING MATERIAL TABLE

Reinforcing element	ASTM	Grade, Fy (ksi)	Comments
Reinforcing bars equal to and less than #11	A615	60	
Reinforcing bars greater than #11	A615	75	
Welded reinforcing	A 706	60	Reinforcing bars may not be welded without prior approval of the Structural Engineer.
Slab on grade (6x6 - W2.9 x W2.9)	A185	65	
Slab on metal deck (6x6 - W2.1 x W2.1)	A185	65	
Around structural members encased in concrete (4x4 - W1.4 x W1.4), plus (1)-#5 spacer bar each corner	A185	65	
In middle of concrete fill for stairs (2x2 - W1.4 x W1.4)	A185	65	Fibermesh at 1 1/2#/cu. yd. may be substituted for WWF in stairs.

CONCRETE COVER TABLE (UNO)

Condition		Cover
Surfaces cast against earth		3 inches
Formed surfaces exposed to earth or weather:	#6 bars and larger	2 inches
	#5 bars and smaller	1 1/2 inches
Formed surfaces not exposed to earth or weather. Slabs, walls, joists:	#11 bars and smaller	3/4 inches
	#14 - #18	1 1/2 inches
Formed surfaces not exposed to earth or weather. Beams and columns:		1 1/2 inches
Slabs on grade (from top of slab)		3/4 inches
Slabs on metal deck	Top	3/4 inches
	Bottom	3/4 inches
Slabs on metal deck (Parking Levels or Parking Ramps)	Top	1 1/2 inches
	Bottom	3/4 inches

DRILLED-IN CONCRETE ANCHORS:

1. Mechanical Anchors: Wedge type with current ICBO approval and published in ICC ESR Code Report and conforming to ICC ES AC193. Complete with required nuts, washers, and manufacturer's installation instructions. Size and manufacturer as indicated on drawings. Where anchor manufacturer is not indicated, subject to compliance with requirements and acceptance by Architect, provide one of the following listed in the Post Installed Anchor Table for cracked and un-cracked concrete (unless otherwise noted)
2. Chemical Anchors: Threaded carbon steel or stainless steel rod complete with required nuts, washers, adhesive system and manufacturer's installation instructions. Current ICBO approval and published ICC ESR Code Report required and conforming to ICC ES AC308. Size and manufacturer as indicated on drawings. Where anchor manufacturer is not indicated, subject to compliance with requirements and acceptance by the Architect, provide one of the following listed in the Post Installed Anchor Table for cracked and un-cracked concrete (unless otherwise noted)
3. At locations where post installed anchors are being used in concrete, a survey shall be preformed to locate existing rebar. using ground penetrating radar. Survey results are to be coordinated with shop drawings. Alternatively, anchor rods are to be installed after which a template is to be created for use by the fabricator in the shop drawings. Notify Engineer of record (E.O.R.) if as-installed location varies more than 1/2" from theoretical.

POST INSTALLED ANCHOR MATERIAL TABLE

Manufacture	Anchor Type	Name	Comments
Hilti	Mechanical	HAD ICC	--
Hilti	Mechanical	HSL-3	--
Hilti	Mechanical	Kwik Bolt TZ	--
Hilti	Mechanical	Kwik Bolt 3	un-cracked concrete only
Power Fasteners	Mechanical	Power-Stud + SD11 Category 1	1/4"Ø - uncracked concrete only, all others acceptable for both cracked and un-cracked concrete
Power Fasteners	Mechanical	Power-Stud + SD2 Category 1	--
Power Fasteners	Mechanical	Wedge-Bolt+ Category1	1/4"Ø - uncracked concrete only, all others acceptable for both cracked and un-cracked concrete
Power Fasteners	Mechanical	Snake+ Category 1	--
Power Fasteners	Mechanical	Vertigo + Category 1	--
Simpson Strong-Tie	Mechanical	Strong-Bolt	--
Simpson Strong-Tie	Mechanical	Titen HD	--
Simpson Strong-Tie	Mechanical	Titen HD Rod Hanger	3/8", 1/2"Ø only for both cracked and un-cracked concrete
ITW Red Head	Mechanical	Trubolt +	3/8", 1/2", 5/8"Ø only
ITW Red Head	Mechanical	Trubolt	1/4", 3/8", 1/2"Ø - uncracked concrete only, all others acceptable for both cracked and un-cracked concrete
Hilti	Chemical	HIT-RE 500 SD	--
Hilti	Chemical	HIT-HY 200 SAFE SET	1 1/4"Ø max. for both cracked and un-cracked concrete. Note: for embedment greater than 15" use HIT-RE 500 SD due to the quick setting time of the 200 SAFE SET.
Power Fasteners	Chemical	AC100+ Gold-Dry, Wet, Water-Filled	un-cracked concrete only
Power Fasteners	Chemical	PE1000+ -Dry, Wet, Water-Filled	3/8", 1", 1 1/4"Ø - acceptable for un-cracked concrete only, all others acceptable for both cracked and un-cracked concrete
Power Fasteners	Chemical	T308+	3/8" - 7/8"Ø - un-cracked concrete only, none acceptable for cracked concrete
Simpson Strong-Tie	Chemical	SET-XP	--
ITW Red Head	Chemical	EPCON G5	un-cracked concrete only

TABLE 1 - STEEL MATERIAL

Steel Element	ASTM/Type	Fy (ksi)	Fu (ksi)	Comments
Anchor rods in masonry	F1554 GR 36, F1554 GR 55, or A307 Grade A/C	36	58	Weldable, STD Hex Head
AS Hooked (Gravity)	F1554 GR 55	55	75	Weldable
AS Straight w/ plate washer (Lateral)	F1554 GR 105	105	125	Weldable, Heavy hex headed
Baseplates ≤ 4in	A572	50	65	
Bolts	A325 or F1852	-	120	Bolts are 3/4"Ø UNO, use tension-controlled where possible
Deformed Bar Anchor	A496	70	80	-
Other shapes	A36	36	58	
Pipe	A53 GR B	35	60	-
Plates, UNO	A572	50	65	-
Rect HSS	A500 GR B	46	58	-
Round HSS	A500 GR B	42	58	-
Shear Connectors (Headed Anchor Stud)	A108	51	65	Studs are 3/4"Ø UNO
Welding electrodes, thickness of thinner part <= 0.1 inches (12 GA)	E60 or E70	-	-	Per AWS
Welding electrodes, thickness of thinner part > 0.1 inches (12 GA)	E70	-	-	Per AWS
Wide flanges, WT (UNO)	A992	50	65	-

TABLE 3 - STEEL LOOSE LINTEL SCHEDULE

Masonry Wall Thickness (inches)	Spans≤ 5'-0"	5'-0" ≤ Span < 7'-0"	7'-0" ≤ Span < 9'-0"	9'-0" ≤ Span < 12'-0"
4"	L4 x 3 1/2 x 5/16	L5 x 3 1/2 x 5/16	L6 x 3 1/2 x 3/8	L6 x 3 1/2 x 1/2
6"	L6 x 6 x 5/16	L6 x 6 x 5/16	L6 x 6 x 3/8	L6 x 6 x 1/2
8"	2 - L4 x 3 1/2 x 5/16	2 - L5 x 3 1/2 x 5/16	2 - L6 x 3 1/2 x 3/8	2 - L6 x 3 1/2 x 1/2
12"	2 - L6 x 6 x 5/16	2 - L6 x 6 x 5/16	2 - L6 x 6 x 3/8	2 - L6 x 6 x 1/2

TABLE 2 - ASD

Beam Size	n	Shear Allowable Strength ASD, kips
W8x10, W10x12	2	12.3
W8x13, 15, W10x15	2	16.0
W8x18, 21, 24 W10x17, 19, 22, 26	2	17.9
W8 ≥ 28, W10 ≥ 30	2	23.2
W12x14, W12x16	3	22.0
W14 < 30, W12x19, 22, 26, 30	3	26.8
W12x35, 40, 45 W14x34, 38, 43, 48	3	34.7
W12 ≥ 50 W14 ≥ 53	3	42.0
W16 ≤ 31	4	40.0
W16x36, 40 W18x35, W18x40	4	47.9
W16 ≥ 45, W18x46, 50, 55	4	56.1
W18 ≥ 60, W21 ≤ 62, W24x55	5	71.1
W21 ≥ 68, W24x62, 68, 76	5	84.3
W24 ≥ 84, W27x84	6	101.2
W27 ≥ 94, W30x90, 99	7	130.0
W30 ≥ 108	8	148.0
W33	9	167.0
W36	10	186.0
W40	11	205.0

TABLE 2 - LRFD

Beam Size	n	Shear Ultimate Strength LRFD, kips
W8x10, W10x12	2	18.5
W8x13, 15, W10x15	2	24.0
W8x18, 21, 24 W10x17, 19, 22, 26	2	26.9
W8 ≥ 28, W10 ≥ 30	2	34.8
W12x14, W12x16	3	33.0
W14 ≤ 30, W12x19, 22, 26, 30	3	40.2
W12x35, 40, 45 W14x34, 38, 43, 48	3	52.1
W12 ≥ 50 W14 ≥ 53	3	63.0
W16x26, 31	4	60.0
W16x36, 40 W18x35, W18x40	4	71.9
W16 ≥ 45, W18x46, 50, 55	4	84.2
W18 ≥ 60, W21 ≤ 62, W24x55	5	106.7
W21 ≥ 68, W24x62, 68, 76	5	126.5
W24 ≥ 84, W27x84	6	151.8
W27 ≥ 94, W30x90, 99	7	195.0
W30 ≥ 108	8	230.0
W33	9	260.0
W36	10	290.0
W40	11	319.0

STRUCTURAL STEEL:

1. Structural steel design conforms to Specification for structural steel Building (AISC, Fourteenth Edition).
2. Structural steel rolled shapes, plates, and bars shall conform to ASTM designations, see Steel Material Table
3. All steel exposed to the weather in the completed building shall be coated with zinc rich primer.
4. All steel shall be coated with a shop primer unless noted otherwise.
5. Shop painting of structural steel is not required unless otherwise noted.
6. Designated members exposed to the weather in the completed building shall be hot dip galvanized, including bolts and accessories.
7. All steel to receive spray fireproofing shall not be shop primed. Interior steel not spray fireproofed shall be shop primed with a primer compatible with the finish.
8. Filler beams shall be spaced equally between established dimensions, unless noted otherwise.
9. The concrete slabs and/or non-composite steel decks are part of the stability system for a completed structure. The Contractor shall provide temporary erection bracing to maintain structural steel in proper position until permanently secured. Remove temporary bracing and their connections only after erection of permanent members is complete and all concrete slabs have been placed and cured and non-composite steel decks are properly fastened. A completed structure has its boundary's defined by the building exterior and/or interior expansion joints where they exist between building segments.
10. Shear connectors shall be 3/4" diameter headed studs, field applied, with a nominal shear strength of 28.7 kips per connector, where Fu=65ksi. The number of shear connectors is indicated in brackets by each beam. More than one number in a bracket indicates groups of shear connectors to be placed between connection points of intersecting beams. Substitution of shear connectors with nominal strength less than given above, if approved, will require an adjustment in the number of shear connectors to maintain the same total shear transfer capacity and will be at the Contractor's expense.
11. All composite beams, using concrete slab as compression flange, are designed for strength assuming unshored construction, unless otherwise noted.
12. Provide an upward beam camber at the mid span between supports where indicated thus: +C= 1 1/2", if specified on drawings. Camber is to be provided by mill rolling or shop fabrication, or a combination of each. Contractor is to note that rolling or shop fabrication, or a combination of each. Contractor is to note that the structural steel beams have been cambered in an effort to limit extra concrete placement due to the deflection of the structural steel beams and girders. However, the amount of actual camber for each structural steel member may vary due to mill or shop tolerance and beams with computed initial deflections of no more than 3/4" are not cambered at all. Therefore, the Contractor may not assume that the cambers indicated eliminate the need for extra concrete placement.
13. Shop connections unless otherwise noted, shall be made by welding, or by using snug tight 3/4"Ø high strength bolts, minimum.
14. Shop connections unless otherwise noted, shall be made by welding, or by using 3/4"Ø (minimum) high strength bolts, either installed snug tight or pre-tensioned meeting the requirements for slip critical faying surfaces in accordance with AISC 360-05 Section J3.8 with a Class B surface.
15. All shop and field welds shall be made by certified welders, and shall conform to "Structural Welding Code - Steel" (AWS D1.1 2004).
16. Electrodes for all field and shop welding shall conform to AWS E-70 Series.
17. Bolted field connections shall be made with 3/4" diameter A325 bolts, minimum, unless otherwise noted.
18. A325 bolts installed with the bolt tension (pre-tensioned) specified in Table J3.1 of the AISC LRFD Fourteenth Edition Specification, shall be used for all connections.
19. Bracing members, shall meet the requirements for slip-critical faying surfaces in accordance with AISC 360-05 Section J3.8 with a Class A surface. Oversized holes shall be permitted when the connections are designed as slip-critical joints, and the oversized holes are in one ply only. The available shear strength of bolted joints using standard holes shall be calculated as that for bearing-type joints, except that the nominal bearing strength at bolt holes shall not be taken greater than 2.4dtF.
20. Connections shown on these drawings are generally schematic. They are intended to define the spatial relationship of the framed members and show a feasible method of making the connection. Any connection that is not shown or is not completely detailed on the structural drawings shall be designed by a registered professional Engineer, retained by the fabricator. Details and connections may be designed to conform to AISC Manuals Fourteenth Edition - LRFD. See specificaitons or submittals section of the general notes for information required on shop drawings.
21. All rectangular HSS members to be oriented long side vertical u.n.o.
22. Details and connections completely detailed in the Contract Drawings may not be altered without written approval by the Engineer. Where approved, altered connections shall be completely detailed by the fabricator's engineer clearly on the shop drawings.
23. Alterations of schematic connection details may impact architectural concept and shall not be made without prior written approval of the Engineer.
24. Minimum connection plate thickness shall be 3/8", unless otherwise indicated in the Contract Drawings.
25. Unless otherwise noted, beam to beam connections and beam to column connections shall be double angle (t=5/16") framed beam connections shop welded per Table 10-2, AISC Manual Fourteenth Edition - LRFD) using weld A, or shop bolted using Table 10-1 and using 3/4" diameter A325-N bolts in standard or horizontally slotted holes for the field connection. The number of rows of bolts, n, shall be in accordance with Table 4. The table applies to composite and non-composite beams. Where the Fabricator proposes an alternate connection, it shall have at least the shear capacity indicated in Table 2. Where reactions are indicated in the drawings (example: R=85k) they supersede Table 4 and the Fabricator shall provide a connection with a capacity at least equal to the reaction indicated. Seated beam connections will not be allowed unless the seat is used for erection purposes only. For other beam shapes (S, C, MC) provide a two bolt connection unless otherwise shown on the drawings. Where reactions are posted, they have been factored per New York City Building Code 2014.
26. The connection at the ends of tension or compression members shall develop the force due to the design load, but not less than 100% of the tension strength of the member where no design load is posted. Design forces, if posted, have been factored in accordance with the Governing Building Code and no stress increase is permitted. Tension strength of member = 0.9Fy x Ag
27. Splicing of structural members where not detailed on the drawings is prohibited without prior approval of the Structural Engineer.
28. Provide welded stiffener plates on both sides of the web of beams at points of concentrated loads including beams supporting columns or running over the tops of columns or other beams. Minimum stiffener plate thickness shall be 5/8" or flange thickness of column above or below, whichever is greater.
29. Screed plates, pour stops and slab supports at slab openings, at slab edges and supports for metal deck around columns shall be furnished by the contractor as required to complete the work.
30. Cuts, holes, coping, etc. required for work of other trades shall be shown on the shop drawings and made in the shop. Cuts or burning of holes in structural steel members in the field will not be permitted, unless specifically approved in each case by the Structural Engineer.
31. Unless otherwise detailed in the drawings, provide galvanized loose steel angle lintels over all openings in masonry walls per Table 3 - Loose Lintel Schedule. Lintels shall have a minimum of 8" bearing on each side of opening. Steel angles in pairs shall be plug welded or bolted at 2'-0" o.c. or stitch welded top and bottom at 1'-0" o.c.
32. All structural steel directly supporting a concrete floor slab shall have shear studs spaced longitudinally at no more than 12"o.c. unless otherwise noted.
33. All HSS shapes except diagonal bracing members (round, square rectangular, etc.) are to have a 1/4" cap plate at all exposed ends. Cap plates to be seal welded all around, u.n.o.
34. All weld sizes not shown in details herein shall be the minimum required size based on thickness of thinner part as per AISC, Tables J2.3 & J2.4. Exception: At member splices, welds or bolts shall develop full strength of the member or components being connected.
35. All around welds indicated herein shall be discontinuous at the flange tips of open sections.
36. All structural steel, including base plates and tops of anchor bolts, shall be encased in concrete.
37. Any alteration made by the detailer on the structural steel shop drawings to schematic or completely detailed connections shown on the contract drawings must be clearly identified by clouding or by direct note on the shop drawing by the detailer prior to submission to the engineer.
38. Any member sizes shown on the plans, and currently listed in the AISC Manual of Steel Construction, Fourteenth Edition, which are not currently available must be brought to the Architect and Structural Engineers attention prior to award of steel contract. No claim for additional cost will be accepted after the award, for member/built up member substitutions for these sizes.
39. Flat bar stock of equal thickness and material grade may be substituted for "fitted" stiffener plates at all locations. Width of bar may be within (-0", +3/4") of "fitted" plate dimension.
40. The submerged arc welding process may be substituted for welding together plate girder sections. Fabricator to submit equivalent weld sizes to be used in lieu of the requirements specified herein.
41. Hot rolled shapes with flange thickness exceeding 2 in. thick and built-up cross sections consisting of plates with a thickness exceeding 2 in. thick used as members subject to primary tensile forces due to tension or flexure and spliced using complete joint penetration groove welds shall be supplied with Charpy V-Notch impact test results that meet a minimum average value of 20 ft-lb at 70°F.

COMPOSITE METAL FLOOR DECK

1. Design of composite metal floor deck shall be governed by the "Specifications for the Design of Cold Formed Steel Structural Members," by the American Iron and Steel Institute (AISI) and conform to the design and loading requirements of the Steel Deck Institute (SDI)
2. Metal deck shall be manufactured from galvanized steel conforming to ASTM A653, grade 40 or higher. Galvanizing shall conform to the requirements of ASTM A653, coating class G30.
3. 2" composite metal floor deck shall have a minimum ratio of width to depth (W/H) of 3.0. The metal deck shall be adequate to support the dead load of the concrete slabs indicated on the drawings and 20 lbs/sq. ft. of construction live load without shoring. The deflection of the deck for concrete weight shall not be greater than 1/180th of the span or 3/4", whichever is smaller. The composite floor deck supplied shall be capable of supporting the design loads given in these drawings. Section properties per foot of width to be listed in the Metal Deck Properties Table.
4. 3" composite metal floor deck shall have a minimum ratio of width to depth (W/H) of 2.0. The metal deck shall be adequate to support the dead load of the concrete slabs indicated on the drawings and 20 lbs/sq. ft. of construction live load without shoring. The deflection of the deck for concrete weight shall not be greater than 1/180th of the span or 3/4", whichever is smaller. The composite floor deck supplied shall be capable of supporting the design loads given in these drawings, and have section properties per foot of width per the table below.
5. Fasten metal floor deck by prequalified methods at all supports with 3/4" diameter fusion welds or welded stud shear connectors spaced not more than 12" o.c. Fasten side laps @ 3'-0" on-center or mid-span, whichever is less.
6. Fabricate deck units in lengths to span three or more support spacings, where possible.
7. Coordinate size and location of floor openings with architectural and mechanical drawings. See typical details for supplemental framing.

METAL FORM DECK

1. Design of metal form deck (centering) shall be governed by the "Specification for the Design of Cold Formed Steel Structural Members," by the American Iron and Steel Institute (AISI) and conform to the design and loading requirements of the Steel Deck Institute (SDI).
2. Metal form deck shall be galvanized. Galvanized metal form deck sh

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REMOVAL NOTES:

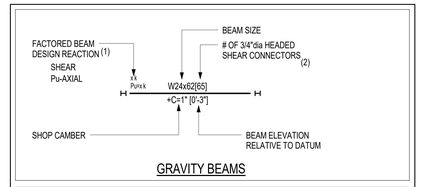
1. Contractor shall remove and dispose of all materials as indicated on these drawings in accordance with all applicable federal, state, and local codes, laws, ordinances, regulations and safety orders including all applicable laws for the disposal of hazardous material.
2. The contractor shall visit the site and be knowledgeable of all existing conditions thereon and all existing surveys provided and surveys generally available.
3. The contractor shall check and verify all dimensions and job conditions before comencement of work and be responsible for their accuracy. Any descrepancy between the field conditions and the construction documents shall be reported in writing to the architect and owner in a timely manner.
4. Contractor to coordinate the extent of removal to coincide with the work of other subcontractors.
5. The contractor shall survey the condition of the building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during removal.
6. The contractor shall consult and study the requirements of the drawings of all contracts so that he may become familiar with the project as a whole in order to determine how the work of other contracts may affect the work under his contact.
7. Contractor shall provide all labor, material, equipment and service, and perform all operations in connection with removal indicated on drawings and as may be required by the work.
8. Contractor shall provide, erect and maintain all temporary barriers and guards and all temporary shoring, bracing and supports as necessary to ensure the stability of structures and building elements.
9. Any and all existing work of the general construction trades in any way disturbed by any of the requirements of the contracts shall be patched, repaired, or replaced as required to restore such work to its original condition and to match work identically to adjoining undisturbed and/ or refinished surfaces.
10. Should unforeseen conditions be encountered that affect design or function of the project, the contractor shall investigate fully and submit an accurate, detailed, written report to the architect.
11. The contractor shall cease removal work and take necessary action if items not to be removed are at risk of damage. Inform the owner of detrimental conditions and do not resume work until such conditions have been corrected.
12. The drawings, specifications, and other contract documents are complimentary. If a conflict exists between or within the drawings and/or the specifications and other contract documents the higher standard shall apply.
13. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and the integrity of the existing structure.
14. Before commencing work, contractor shall file all necessary certificates of insurance with the appropriate agencies, obtain all required permits, and pay all fees required by New York City and New York State agencies.
15. The contractor shall increase or add new supports as required by the progress of the work.
16. Construction or items indicated to remain shall be protected against damage during removal operations. The contractor shall assume full responsibility for damage done to existing items to remain and shall make repairs required without additional cost to the owner.
17. The contractor shall remove, store, and protect against damage, all items indicated to be "removed and salvaged."
18. Some assemblies will be relocated as appropriate to reuse existing material to achieve design intent as described by the design documents. Contractor to coordinate such items with owner.
19. If required, the contractor shall provide inventory of items to be removed.
20. The contractor shall promptly dispose of materials resulting from removal operations. Do not allow materials to accumulate on site.
21. The contractor shall transport materials resulting from removal operation and legally dispose of off-site.
22. The contractor shall not load, or permit any part of the existing building to be loaded, with any materials or equipment that may endanger its safety.
23. At completion of all removal operations, all debris materials shall be completely removed from the premises. The contractor shall leave premises broom clean and orderly to the satisfaction of the architect.
24. The contractor shall properly protect slab openings and other hazardous conditions with temporary guard rails, and other items as necessary to secure the safety of all individuals on the site.
25. All the work shown, indicated or implied on the drawings and/or specifications is subject to the actual conditions at the job. Any discrepancies discovered will in no way relieve the contractor of the responsibility to properly execute the work in accordance with the documents.
26. The contractor shall comply with all rules and regulations of building management concerning working hours, rubbish removal, protection of owners property, delivered, etc.
27. The contractor shall maintain a complete and current set of drawings at the job site.
28. Refer to other consultants drawings for additional equipment to be removed.
29. Coordinate size and locations of new slab and wall openings with proposed renovation design documents.
30. Refer to architectural drawings to fully understand the extent of work prior to removal.
31. Scope of removal will include assessment in the field by subcontractors of existing conditions and scope of work and coordinated with general contractor.
32. Perform hazardous materials assessment prior to any removal work. Engage appropriate hazardous material contractors to properly remove and dispose of all hazardous materials from the project site. Assessments to include, but not limited to: asbestos, lead, polychlorinated biphenyl biological, hazardous waste drums, etc.
33. Assemblies to be preserved will be determined by the client and architect. Assemblies that may be preserved include, but are not limited to: decorative elements, terra cotta, marble, granite, other stones, metal assemblies (stair elements, etc.), wood assemblies, miscellaneous steel elements.
34. Selective removal includes, but is not limited to: structural slabs, non-structural concrete, other structural elements (beams, columns, with appropriate reinforcing), existing pavement and derground assemblies, including piers, footings, and any other unused structural elements, all underground conduits not intended to be reused for future work, all existing exterior signs, lighting, supports.
35. Contractor to provide temporary construction: shall include but is not limited to: temporarily, protect entrance to adjacent building and through site as required, site construction fence with security gates at access points, site staging / storage, temporary services for construction activities, trailers, water, power, etc., protect all mbta entrances during construction activity, develop site safety plans with scaffolding, pedestrian barricades, etc. Coordinate with mbta prior to the start of work.
36. The contractor shall provide and file with DOB structural stability drawings and means and methods as required by the building department. The drawings shall identify the sequence of operations while maintaining the structural stability of the building. The contractor shall engage the services of a licensed engineer to perform this work.
37. Maintain egress and min. Lighting levels for egress corridors and stairs during removal work.
38. Remove finishes and accessories where existing wall partitions are removed.
39. Where existing flooring is removed, level floors as required to receive new topping slab.
40. Contractor shall protect all adjoining properties effected by any removal operation.

ABBREVIATIONS LIST

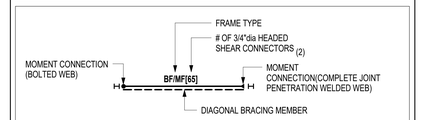
(E)or EXIST	Existing
(S)	Salvaged
/	Per
@	At
AB	Anchor Bolt
ADD'L	Additional
AESS	Architectural Exposed Structural Steel
ALT	Alternate
ALUM	Aluminum
ANCH	Anchor
APPROX	Approximate
ARCH	Architectural
BF	Braced Frame
BL	Brick Ledge
BLDG	Building
BM	Beam
BO	Bottom of
BOS	Bottom of Steel
BOT or B	Bottom
BRDG	Bridging
BRG	Bearing
BTWN	Between
C	Channel
CANT	Cantilever
CF	Cold Formed
CFSF	Cold Formed Steel Fabricator
CIP	Cast-In-Place
CJ	Control Joint
CJP	Complete Joint Penetration
CL	Centerline
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN(S)	Connection(s)
CONST	Construction
CONT	Continue or Continuous
COORD	Coordinate
CSJ	Construction Joint
CTR(D)	Center(ed)
DB	Bar Diameter
DBA	Deformed Bar Anchor
DBL	Double
DIA or Ø	Diameter
DIAG	Diagonal
DIM	Dimension
DL	Dead Load
DN	Down
DO	Ditto
DTL(S)	Detail(s)
DWG(S)	Drawing(s)
DWL(S)	Dowel(s)
E-W	East-West
EA	Each
EC	Epoxy Coated
EE	Each End
EF	Each Face
EJ	Expansion Joint
EL	Elevation
ELEV	Elevator
EMBED	Embedded
ENGR	Engineer
EOR	Engineer-of-Record
EOS	Edge of Slab
EQ	Equal
EQ SP	Equally Spaced
EQUIP	Equipment
EQUIV	Equivalent
ES	Each Side
EW	Each Way
EXP	Expansion
EXP ANC	Expansion Anchor
EXT	Exterior
FA	Face
FAB	Fabricate
FD	Floor Drain
FDN	Foundation
FF	Finished Floor
FIN	Finish(ed)
FLG	Flange
FLR	Floor
FO	Face Of
FP	Full Penetration Or Fire Proofing Or Fire Proofing
FS	Far Side
FT	Foot or Feet
FTG	Footing
GA	Gage or Gauge
GALV	Galvanized
GB	Grade Beam
GEN	General
GR	Grade or Grind
HAS or HDAS	Headed Anchor Stud
HDAR	Headed Anchor Rod
HDG	Hot Dipped Galvanized
HGR	Hanger
HK	Hook
HORZ	Horizontal
HP	High Point
HSS	Hollow Structural Shape
HT	Height
HVAC	Heating-Ventilating and A/C
ID	Inside Diameter
IF	Inside Face
IN	Inch
INT	Interior
JT	Joint
K	Kip
KSF	Kip Per Square Foot

ABBREVIATIONS LIST

KSI	Kip Per Square Inch
L or LG	Length
LB(S)	Pound(s)
LCE	Compression Embedment
LCS	Compression Lap Splice
LDH	Hook Development Length
LL	Live Load
LLBB	Long Leg Back to Back
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LOC(S)	Location(s) or Locate
LONG	Longitudinal
LP	Low Point
LT	Light
LTE	Tension Embedment
LTS	Tension Lap Splice Length
LWC	Light Weight Concrete
MAS	Masonry
MATL	Material
MAX	Maximum
MC	Moment Connection
MECH	Mechanical
MEP	Mech/Elect/Plumb
MEZZ	Mezzanine
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MLS	Masonry Lap Splice
MTL	Metal
N	North
N-S	North-South
NFP	Fireproofing Not Required
NIC	Not in Contract
NO or #	Number
NOM	Nominal
NS	Non-Shrink or Near Side
NTS	Not To Scale
NWC	Normal Weight Concrete
OC	On Center
OD	Outside Diameter
OF	Outside Face
OH	Opposite Hand
OPNG(S)	Opening(s)
OPP	Opposite
OVS	Oversized
OWS	One Way Slab
PAF	Power Actuated Fastener
PC	Precast
PEN	Penetration
PERP	Perpendicular
PL	Plate (Steel)
PLF	Pounds Per Lineal Foot
PREFAB	Prefabricated
PRELIM	Preliminary
PS	Prestressed
PSF	Pounds Per Square Foot
PSI	Pounds Per Square Inch
PT	Point or Post-Tension or Pretensioned
QTY	Quantity
RAD or R	Radius
RE: of REF	Refer to (Reference)
REINF	Reinforce(ing)(d)(ment)
REQD	Required
REQT(S)	Requirement(s)
RET	Return
REV	Revision
RTC	Roof Top Unit
S	South
SB	Strap Beam
SC	Slip Critical
SCHED	Schedule
SECT	Section
SHT	Sheet
SIM	Similar
SLBB	Short Leg Back to Back
SLH	Short Leg Horizontal
SLV	Short Leg Vertical
SOG	Slab on Grade
SP	Space(s)
SP @	Space at
SPECS	Specifications
SPRT	Support
SQ	Square
SS	Stainless Steel
STD	Standard
STIFF	Stiffener
STIR	Stirrup
STL	Steel
STR	Structural
SW	Shearwall
SYM	Symmetrical
T	Top
T&B	Top & Bottom
THK	Thick or Thickness
TL	Total Load
TO	Top of
TOC	Top of Concrete
TOS	Top of Steel
TOW	Top of Wall
TRANS	Transverse
TWS	Two Way Slab
TYP	Typical
ULT	Ultimate
UNO	Unless Noted Otherwise
VERT	Vertical
VIF	Verify in Field
W/	With
W/O	Without
WF	Wide Flange
WP	Working Point or Waterproofing
WT	Wide Flange Tee Section
WWR	Welded Wire Reinforcement
WxH	Width x Height



GRAVITY BEAMS

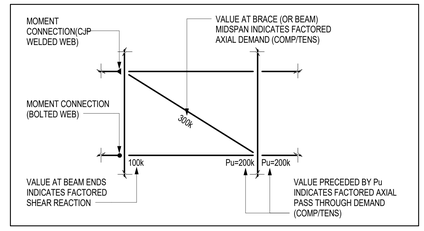


LATERAL FRAME BEAMS

NOTES: (1) SEE S001 FOR SHEAR CAPACITY OF BEAM CONNECTION WHERE NOT NOTED IN PLAN.

(2) PROVIDE A MINIMUM OF ONE SHEAR CONNECTOR PER TWO FEET TYPICALLY, AND ONE SHEAR CONNECTOR PER FOOT AT BRACED FRAME/MOMENT FRAME BEAMS WHERE NOT SPECIFICALLY NOTED ON PLAN.

BEAM LEGEND

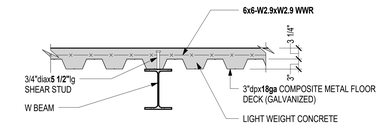


LATERAL FRAME LEGEND

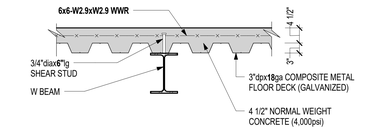
Symbol Legend	
	INDICATES KICK BRACE AT BRACED FRAME
	INDICATES CONNECTION TO FULL DEPTH STIFFENER AT BRACED FRAME BEAM
PLG36x28/1.5/4	INDICATES PLATE GIRDER WHERE: PLGdxb/wt d=DEPTH b=FLANGE WIDTH w=WEB THICKNESS t=FLANGE THICKNESS ALL PLATE GIRDER STEEL TO BE A572 Gr. 50
	INDICATES BEAM WEB OPENING. SEE TYPICAL DETAIL ON DRAWING **Sxxx**
CTxx	INDICATES COMPOSITE TRUSS. SEE TYPICAL DETAILS ON **Sxxx**
CJxx	INDICATES COMPOSITE JOIST. STT TYPICAL DETAILS ON **Sxxx**
6 1/4"	INDICATES SPAN DIRECTION OF METAL DECK AND FLOOR CONSTRUCTION, SEE TYPICAL FLOOR SECTION(S) FOR ADDITIONAL INFORMATION.
	INDICATES BOLTED DIAGONAL BRIDGING OF STEEL OPEN WEB JOISTS
	INDICATES HORIZONTAL BRIDGING OF STEEL OPEN WEB JOISTS
X"	INDICATES WEB DOUBLER PLATE WHERE [X] = PLATE THICKNESS

SYMBOL LEGEND STEEL

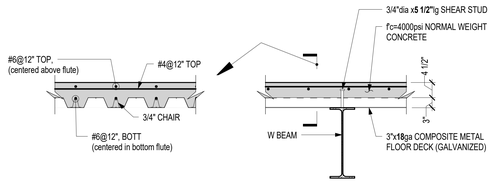
Symbol Legend	
XFxx.x (X'-X")	INDICATES SPREAD COLUMN FOOTING MARK. SEE FOOTING SCHEDULE ON Sxxx. (X'-X") = ABSOLUTE TOP OF FOOTING ELEVATION
GB-x	INDICATES GRADE BEAM. SEE GRADE BEAM SCHEDULE ON Sxxx.
SB-x	INDICATES STRAP BEAM. SEE TIE BEAM SCHEDULE ON Sxxx.
<X'-X">	INDICATES TOP OF FOUNDATION WALL
[X'-X"]	INDICATES BOTTOM OF FOUNDATION WALL
(X'-X")	INDICATES TOP OF PILE CAP'S ABSOLUTE ELEVATION
X	INDICATES COLUMN NUMBER
X X	INDICATES COLUMN UP AND COLUMN DOWN RESPECTIVELY
(X)#X	INDICATES ADDITIONAL TOP REINFORCING, SEE TYPICAL CONCRETE DETAILS FOR LENGTHS
(X)#X (X)#X	INDICATES ADDITIONAL BOTTOM REINFORCING, SEE TYPICAL CONCRETE DETAILS FOR LENGTHS
(X)#X**	INDICATES EPOXY COATED REINFORCEMENT
(X)#X	INDICATES ADDITIONAL MID-DEPTH REINFORCING WITH TERMINATOR
(X)#X	DOUBLE ARROW INDICATES REINFORCEMENT SIZE AND SPACING IS CONTINUOUS UNTIL A NEW SIZE AND SPACING OF REBAR IS SHOWN



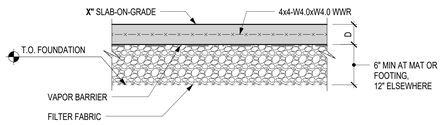
TYPICAL FLOOR SECTION 6 1/4" LW



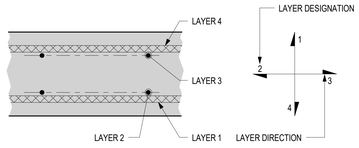
TYPICAL FLOOR SECTION 7 1/2" NW



TYPICAL FLOOR SECTION 7 1/2" (R)



TYPICAL SLAB ON GRADE SECTION X" SOG



TYPICAL CONCRETE FLAT SLAB REINFORCEMENT ORIENTATION

NOTES:

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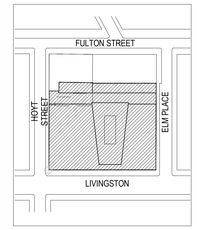

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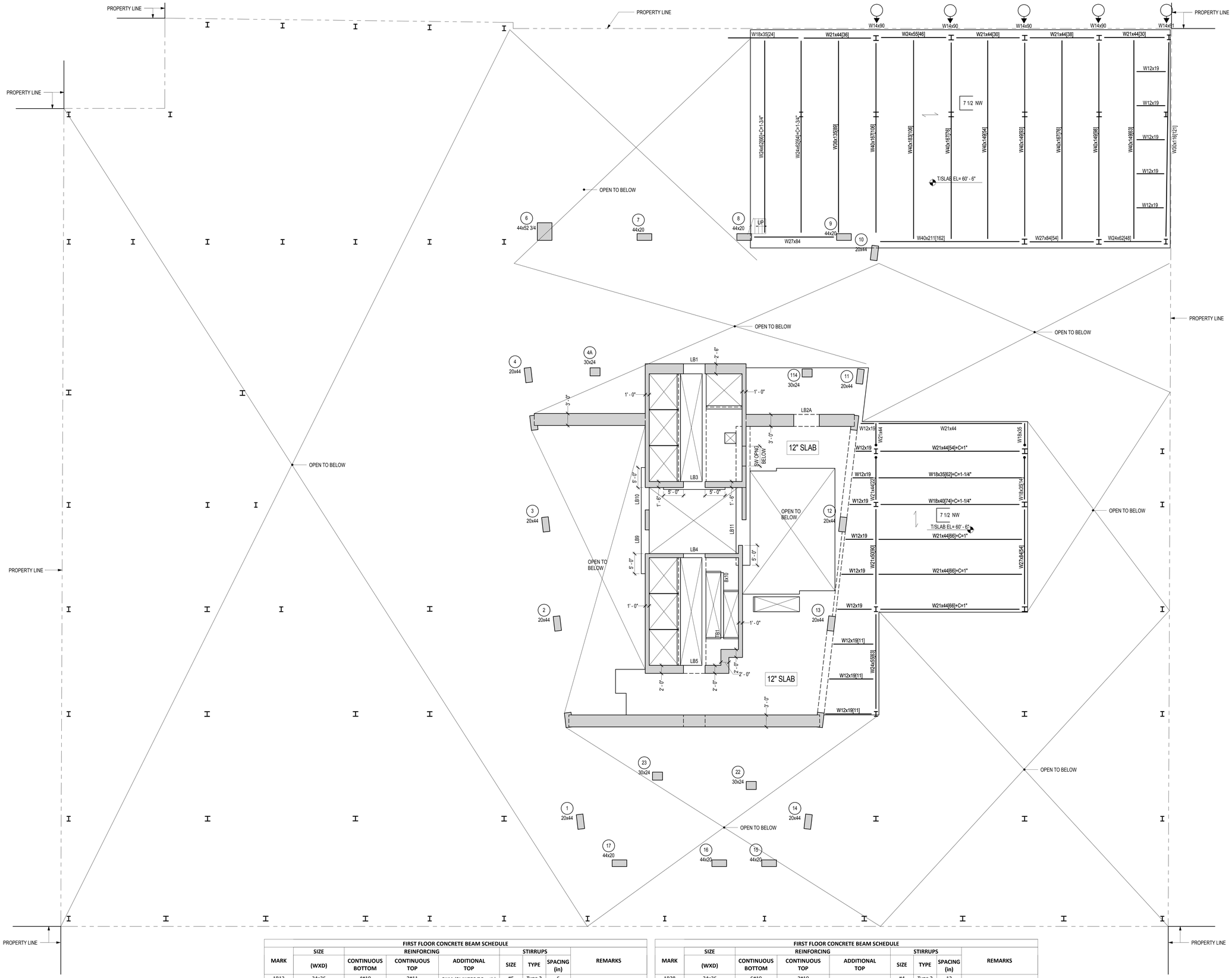
DWG TITLE:
PLAN NOTES AND LEGENDS

SEAL & SIGNATURE:
STATE OF NEW YORK · JOSHUA A. SUTTON · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-002.00
DWG NO.



1ST FLOOR MEZZANINE FRAMING PLAN

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

FLOOR	T/SLAB ELEVATION, UNO
1ST FLOOR MEZZANINE	+60' - 6"

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
12" SLAB	f'c= 8600 psi	#5@12 TOP & BOTT EW	

FIRST FLOOR CONCRETE BEAM SCHEDULE

MARK	SIZE (WXD)	REINFORCING			STIRRUPS			REMARKS
		CONTINUOUS BOTTOM	CONTINUOUS TOP	ADDITIONAL TOP	SIZE	TYPE	SPACING (in)	
1B13	34x36	4#10	2#11	8#11 (2LAYERS@South)	#5	Type 2	6	
1B14	30x36	10#11 (2LAYERS)	2#11	10#11 (2LAYERS@North)	#5	Type 6	6	
1B15	30x36	4#9	2#11	10#11 (2LAYERS@South)	#5	Type 4	6	
1B16	30x36	10#11 (2LAYERS)	2#11	10#11 (2LAYERS@North)	#5	Type 6	6	
1B17	30x36	4#9	2#11	10#11 (2LAYERS@South)	#5	Type 4	6	
1B18	34x36	7#11 (2LAYERS)	2#11	-	#4	Type 2	6	
1B19	24x36	8#11 (2LAYERS)	2#11	10#11 (3LAYERS@North)	#5	Type 4	6	
1B20	24x36	4#9	2#11	10#11 (3LAYERS@South)	#5	Type 4	6	
1B21	24x36	8#11 (2LAYERS)	2#11	12#11 (3LAYERS@North)	#5	Type 5	6	
1B22	24x36	4#9	2#11	12#11 (3LAYERS@South)	#5	Type 5	6	
1B23	24x36	14#11 (3LAYERS)	2#11	-	#5	Type 2	12	
1B24	24x36	14#11 (3LAYERS)	2#11	-	#5	Type 2	12	
1B25	24x36	8#11 (2LAYERS)	2#11	-	#4	Type 2	12	
1B26	24x36	4#11	2#11	-	#4	Type 2	12	
1B27	24x36	4#11	2#11	-	#4	Type 2	12	

FIRST FLOOR CONCRETE BEAM SCHEDULE

MARK	SIZE (WXD)	REINFORCING			STIRRUPS			REMARKS
		CONTINUOUS BOTTOM	CONTINUOUS TOP	ADDITIONAL TOP	SIZE	TYPE	SPACING (in)	
1B28	24x36	6#10	2#10	-	#4	Type 2	12	
1B29	24x36	6#10	2#10	-	#4	Type 2	12	
1B30	24x36	6#10	2#10	-	#4	Type 2	12	
1B31	24x36	3#9	3#9	-	#4	Type 2	12	
1B32	24x36	4#11	2#10	4#10 (@COL 105)	#5	Type 4	6	
1B33	24x36	4#11	2#10	4#10 (@COL 105 & 106)	#5	Type 4	6	
1B34	24x36	4#11	2#10	4#10 (@COL 106) 6#10 (@COL 107)	#5	Type 4	6	
1B35	24x36/60	6#11	2#10	6#10 (@COL 107)	#5	Type 4	6	

NOTES:

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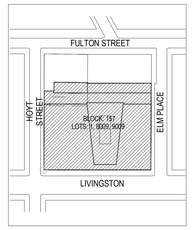

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
1ST FLOOR MEZZANINE FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · MATTHEW K. SUZUTSUKI · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-013.00
DWG NO.

DEPT OF BLDGS 421370705 Job Number
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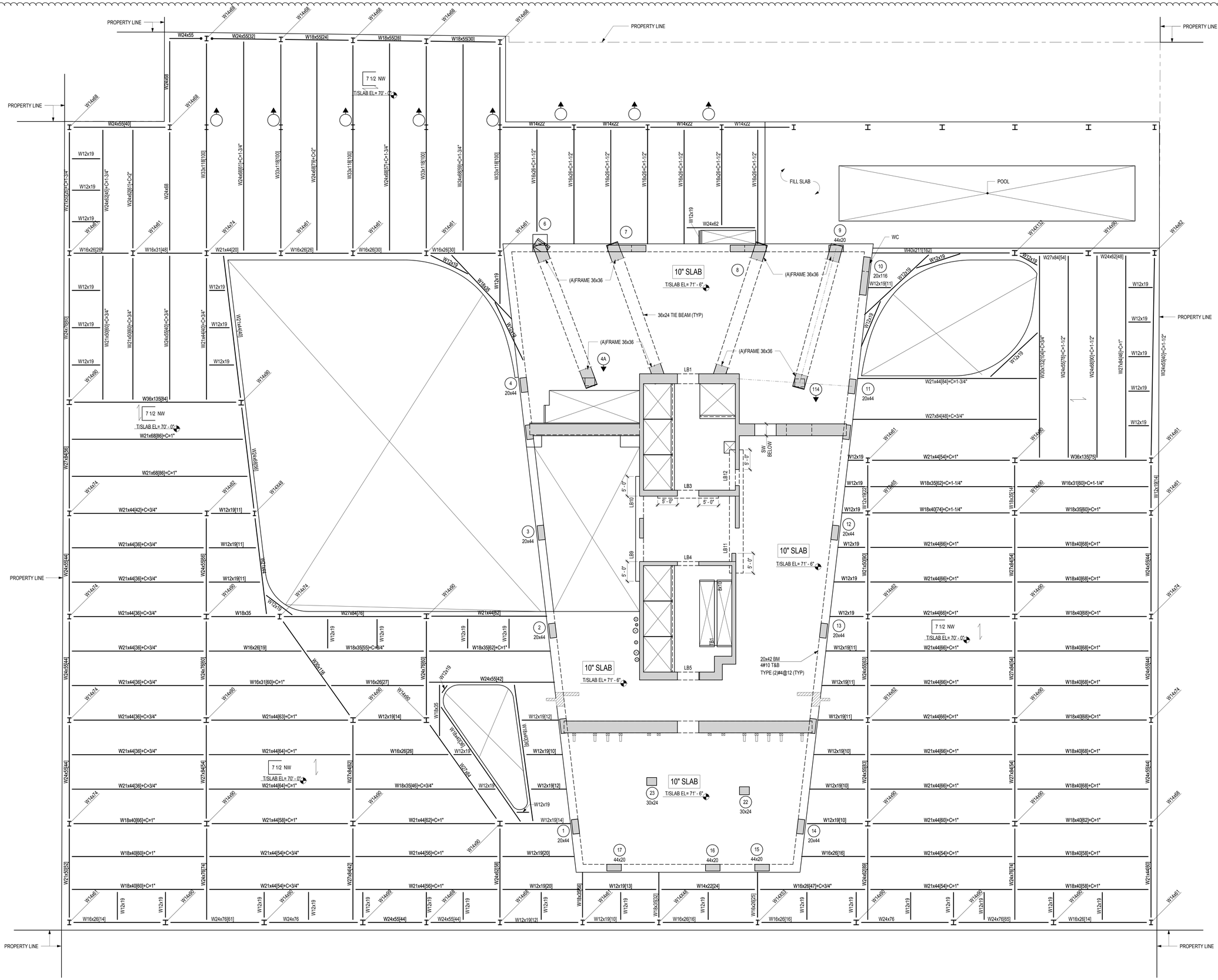
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
7 1/2 NW
T/SLAB EL= 70' - 0"
10" SLAB
T/SLAB EL= 71' - 6"
FILL SLAB
POOL
WC
(A)FRAME 36x36
36x24 TIE BEAM (TYP)
LB1
LB3
LB4
LB5
LB9
LB10
LB11
LB12
5' - 0"
5' - 0"
SW BELOW
20x42 BM
4#10 T&B
TYPE (2)#4@12 (TYP)
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W14x74
W14x61
W14x90
W14x82
W12x19
W24x62
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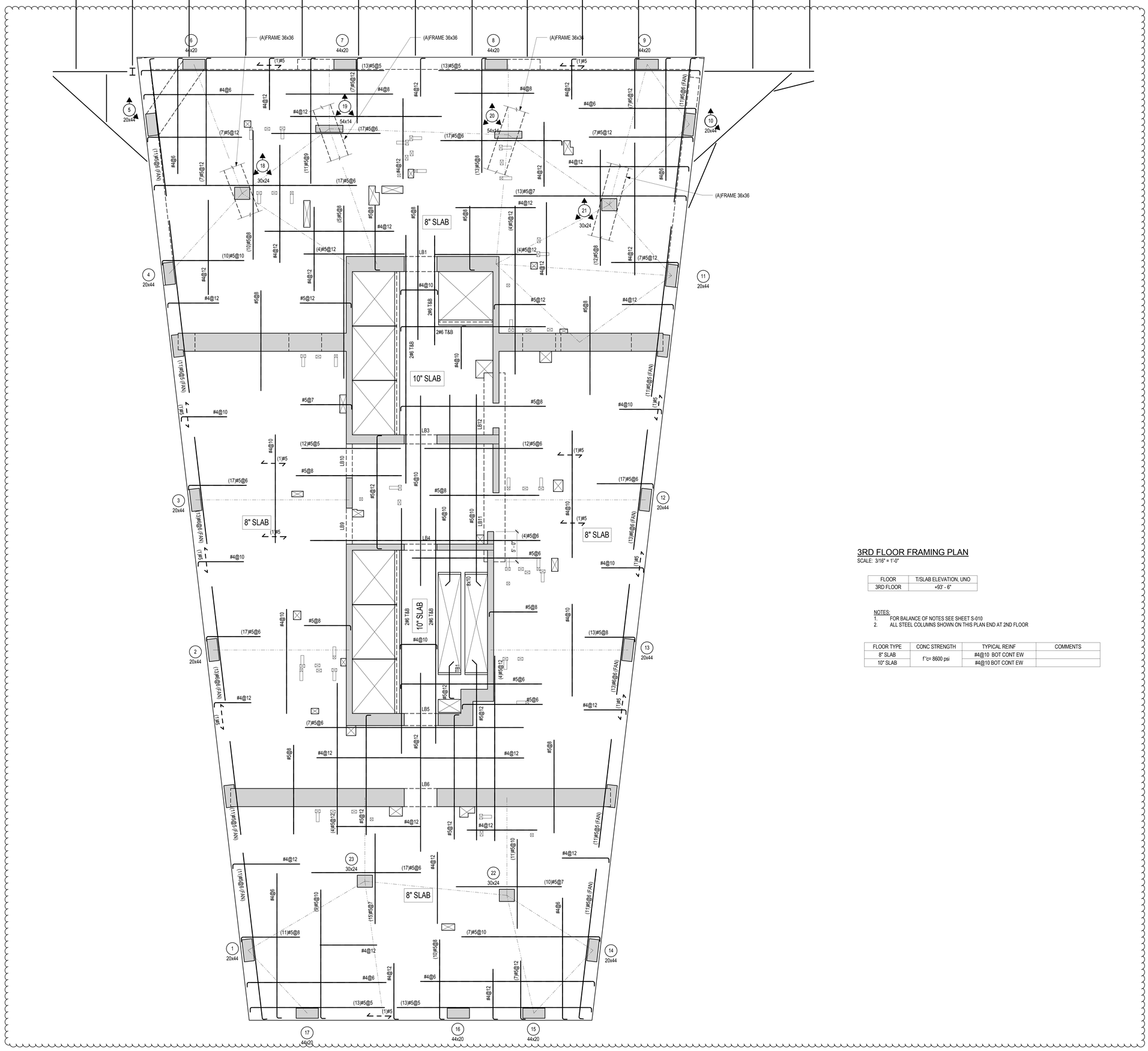

3RD FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
3RD FLOOR	+93' - 6"

NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
8" SLAB	f'c= 8600 psi	#4@10 BOT CONT EW	
10" SLAB		#4@10 BOT CONT EW	

DEPT OF BLDGS 321197058 Job Number ES881737215 Scan Code

NOTES:

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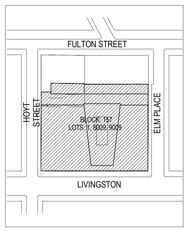

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PROJECT:
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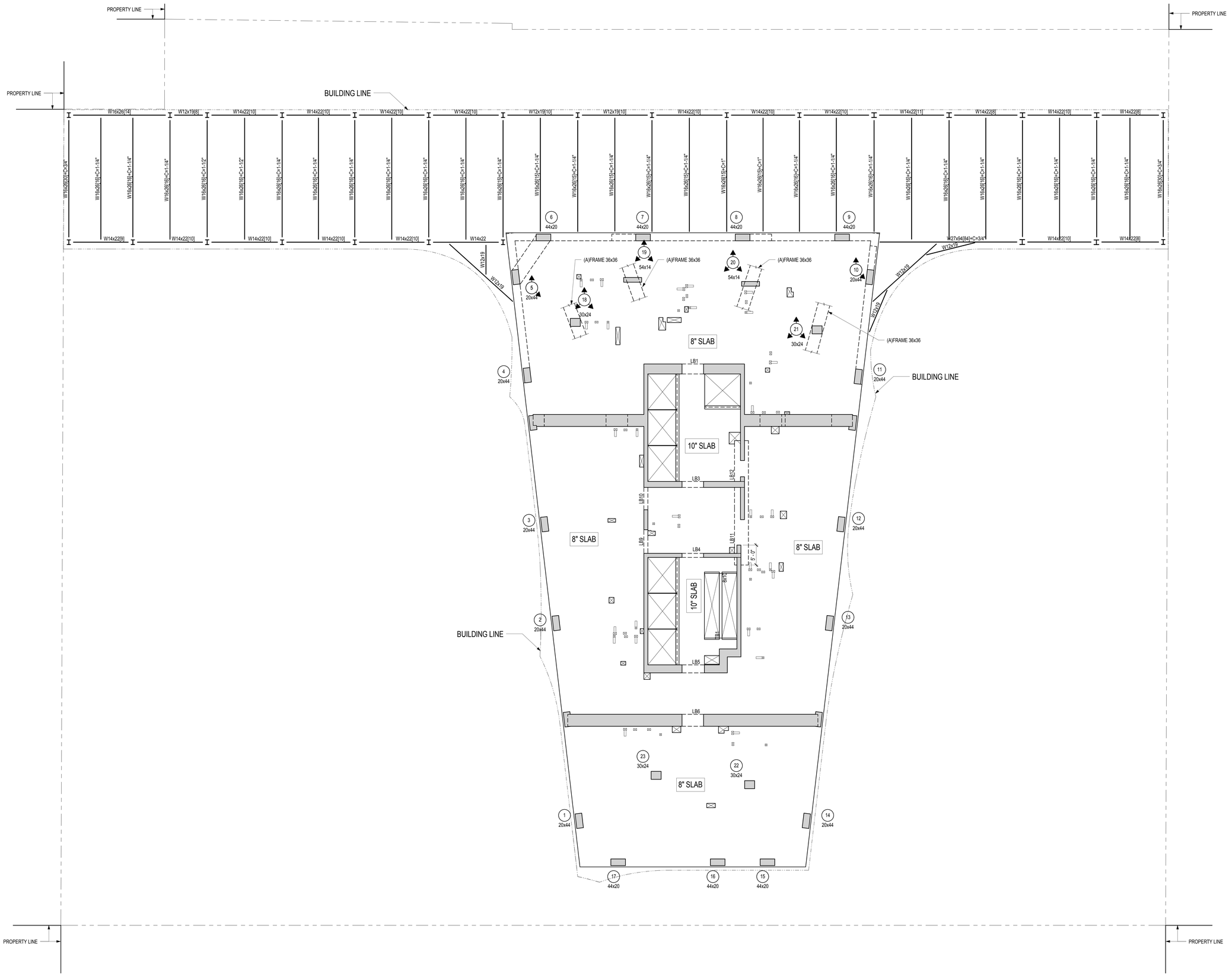
DWG TITLE:
3RD FLOOR FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · SCOTT A. SULLIVAN · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-030.01



3RD FLOOR GENERAL ARRANGEMENT PLAN
SCALE: 1/8" = 1'-0"

NOTES:

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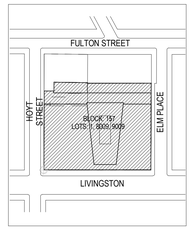

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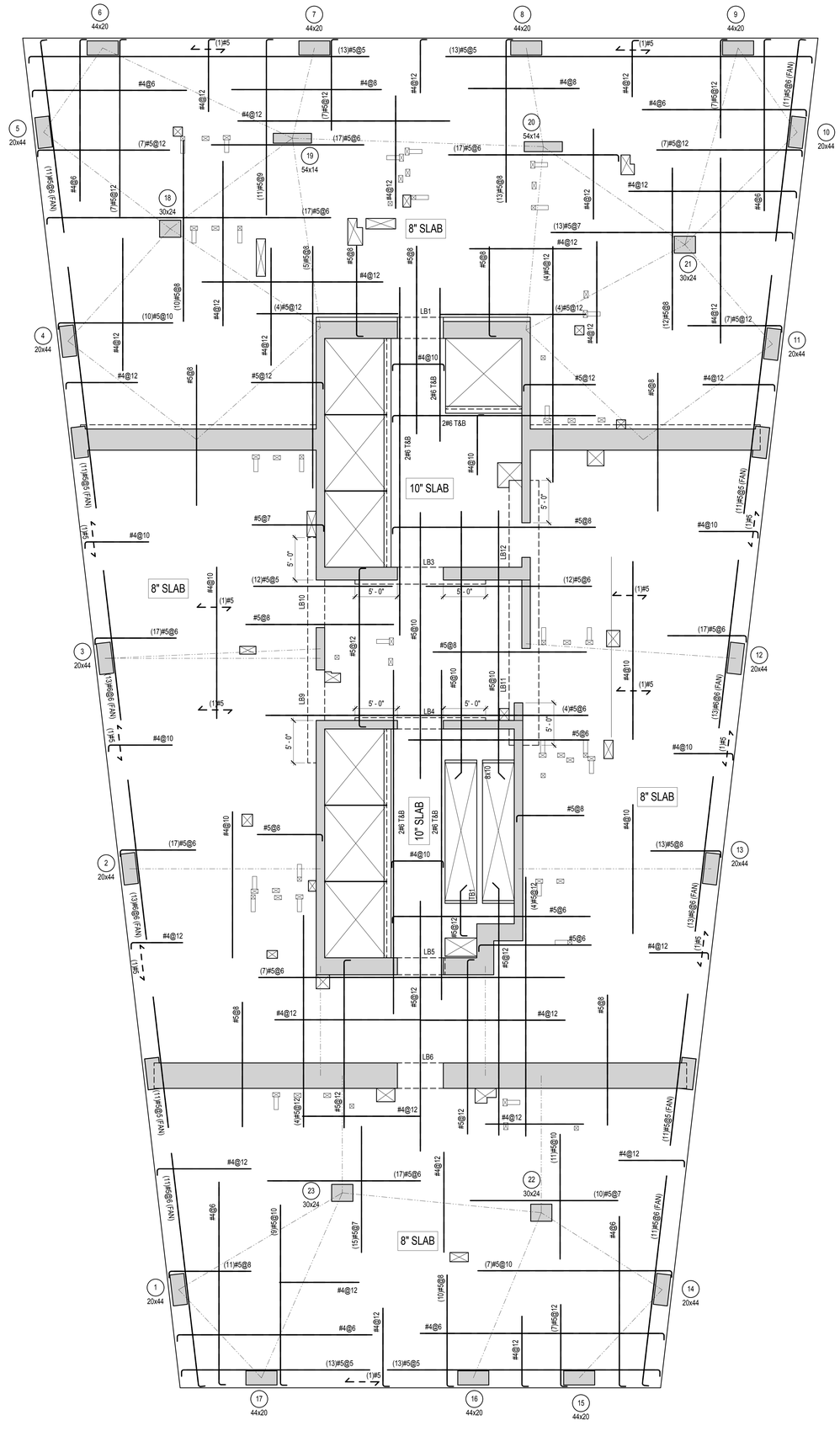
DWG TITLE:
3RD FLOOR GENERAL ARRANGEMENT PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · STEVEN A. SULLIVAN · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-031.00



4TH - 28TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
4TH FLOOR	+104' - 6"
5TH FLOOR	+115' - 6"
6TH FLOOR	+126' - 6"
7TH FLOOR	+137' - 6"
8TH FLOOR	+148' - 6"
9TH FLOOR	+159' - 6"
10TH FLOOR	+170' - 6"
11TH FLOOR	+181' - 6"
12TH FLOOR	+192' - 6"
13TH FLOOR	+204' - 6"
14TH FLOOR	+215' - 6"
15TH FLOOR	+226' - 6"
16TH FLOOR	+237' - 6"
17TH FLOOR	+248' - 6"
18TH FLOOR	+259' - 6"
19TH FLOOR	+270' - 6"
20TH FLOOR	+281' - 6"
21ST FLOOR	+293' - 6"
22ND FLOOR	+304' - 6"
23RD FLOOR	+315' - 6"
24TH FLOOR	+326' - 6"
25TH FLOOR	+337' - 6"
26TH FLOOR	+348' - 6"
27TH FLOOR	+359' - 6"
28TH FLOOR	+370' - 6"

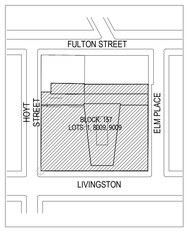
NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
8" SLAB	f'c= 7000 psi	#4@10 BOT CONT EW	
10" SLAB		#4@10 BOT CONT EW	

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

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11 HOYT OWNER, LP
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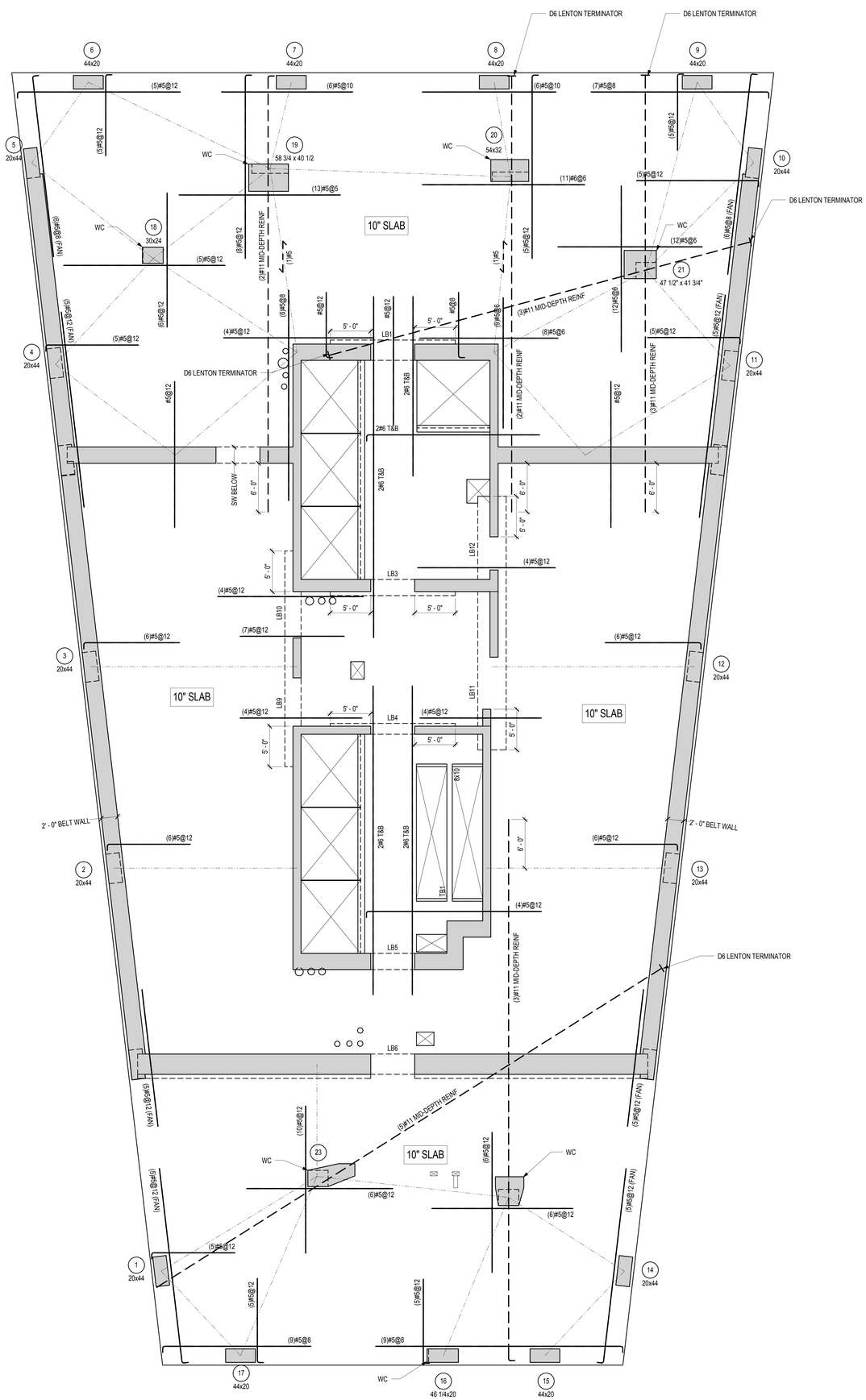
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
4TH - 28TH FLOOR FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · JOHN A. SULLIVAN · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-040.01
DWG NO.



29TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
29TH FLOOR	+382' - 6"

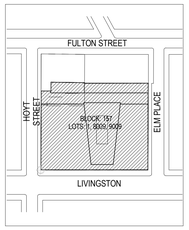
NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
10" SLAB	f'c= 7000 psi	#5@8 T&B CONT EW	

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



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PROJECT:
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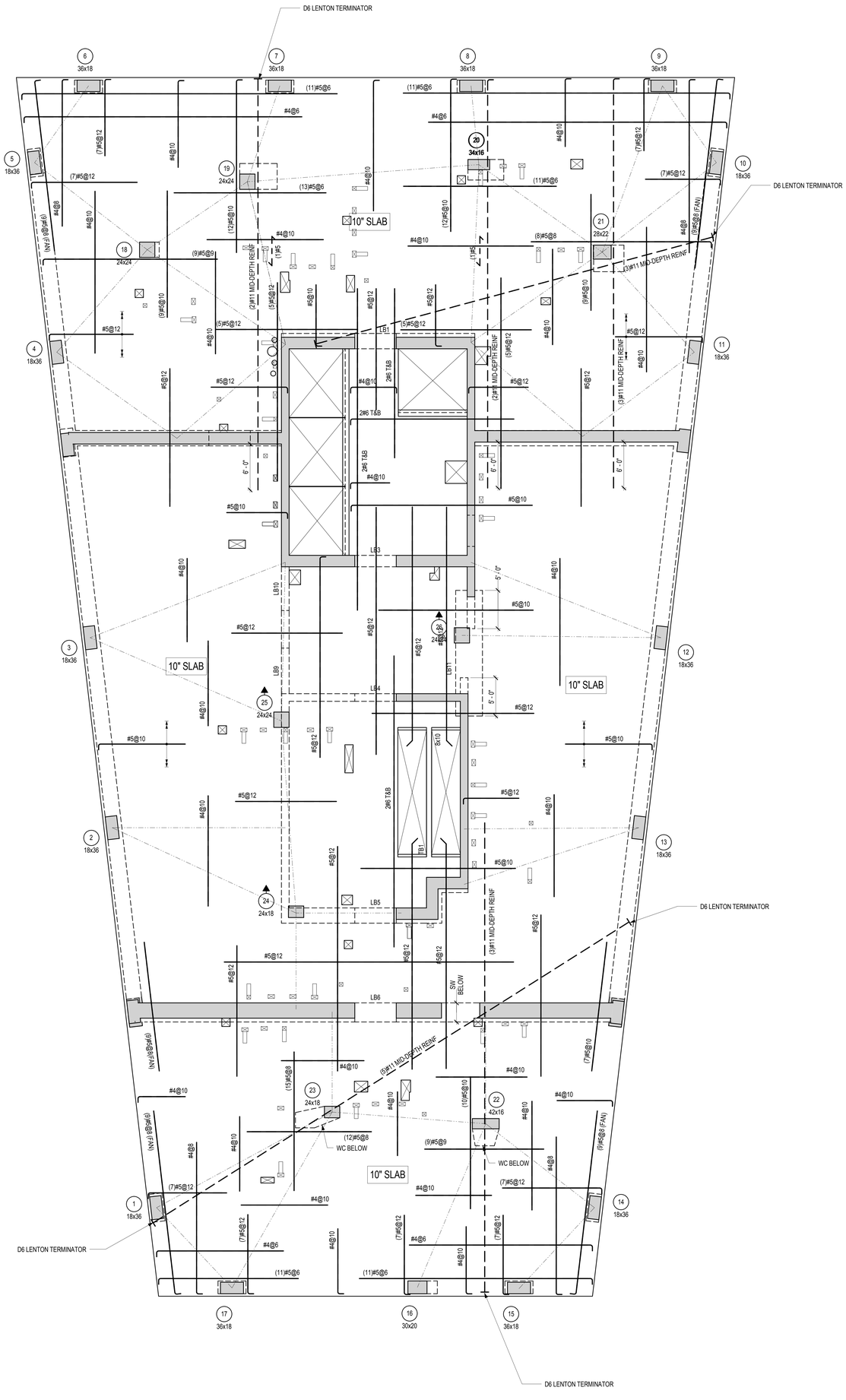
DWG TITLE:
29TH FLOOR FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · JOHN A. SULLIVAN · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-290.00



30TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
30TH FLOOR	+402' - 6"

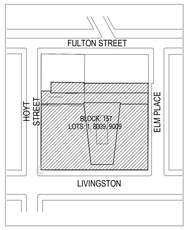
NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
10" SLAB	f'c= 7000 psi	#4@10 BOT CONT EW	

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

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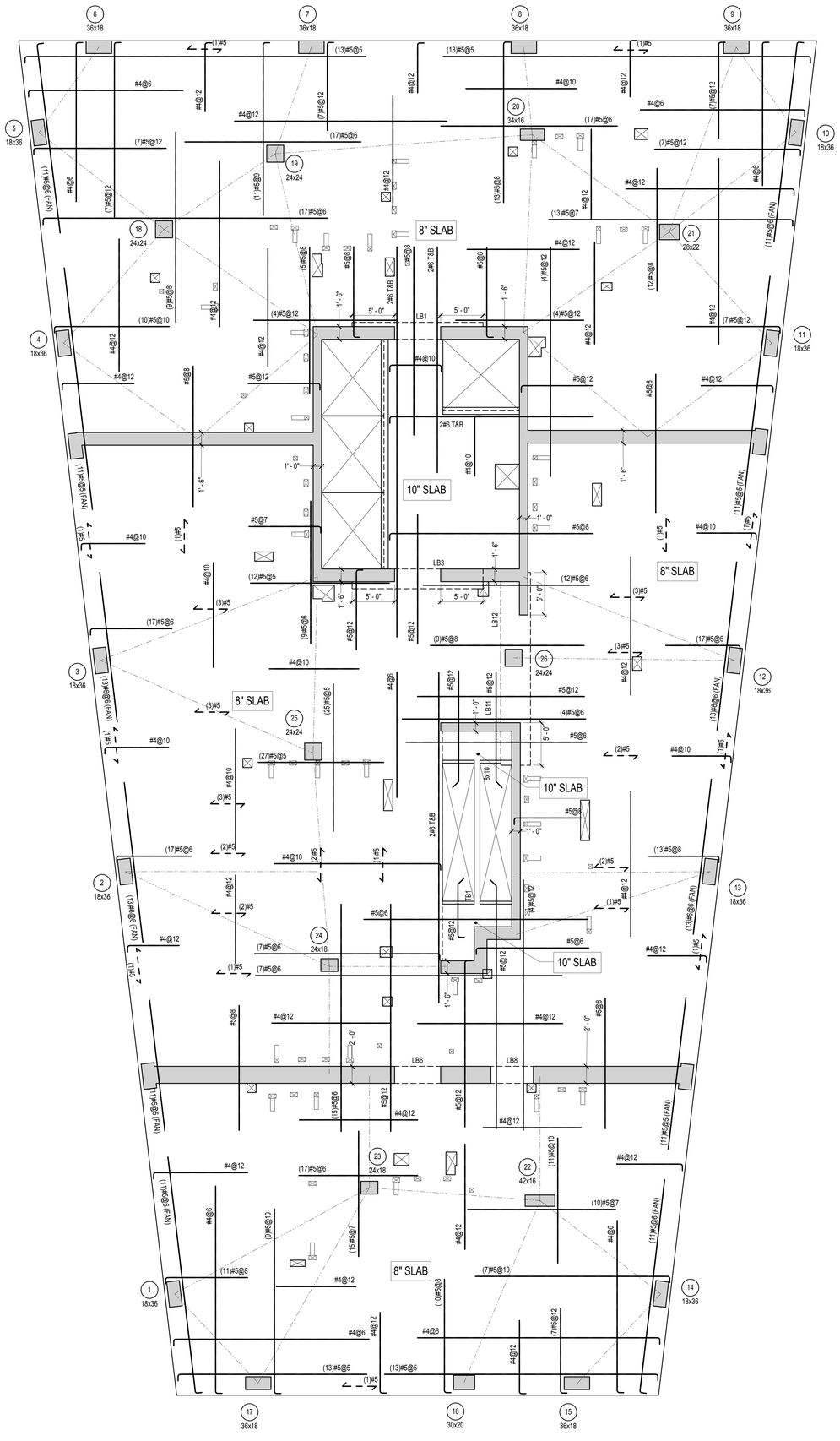
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
30TH FLOOR FRAMING PLAN

SEAL & SIGNATURE:

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-300.00



31ST - 50TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
31ST FLOOR	+413' - 6"
32ND FLOOR	+424' - 6"
33RD FLOOR	+435' - 6"
34TH FLOOR	+446' - 6"
35TH FLOOR	+457' - 6"
36TH FLOOR	+468' - 6"
37TH FLOOR	+479' - 6"
38TH FLOOR	+490' - 6"
39TH FLOOR	+501' - 6"
40TH FLOOR	+513' - 6"
41ST FLOOR	+524' - 6"
42ND FLOOR	+535' - 6"
43RD FLOOR	+546' - 6"
44TH FLOOR	+557' - 6"
45TH FLOOR	+568' - 6"
46TH FLOOR	+579' - 6"
47TH FLOOR	+590' - 6"
48TH FLOOR	+601' - 6"
49TH FLOOR	+612' - 6"
50TH FLOOR	+624' - 6"

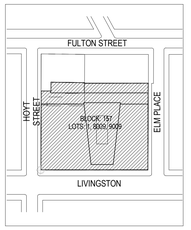
NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
8" SLAB	f'c= 7000 psi	#4@10 BOT CONT EW	
10" SLAB		#4@10 BOT CONT EW	

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



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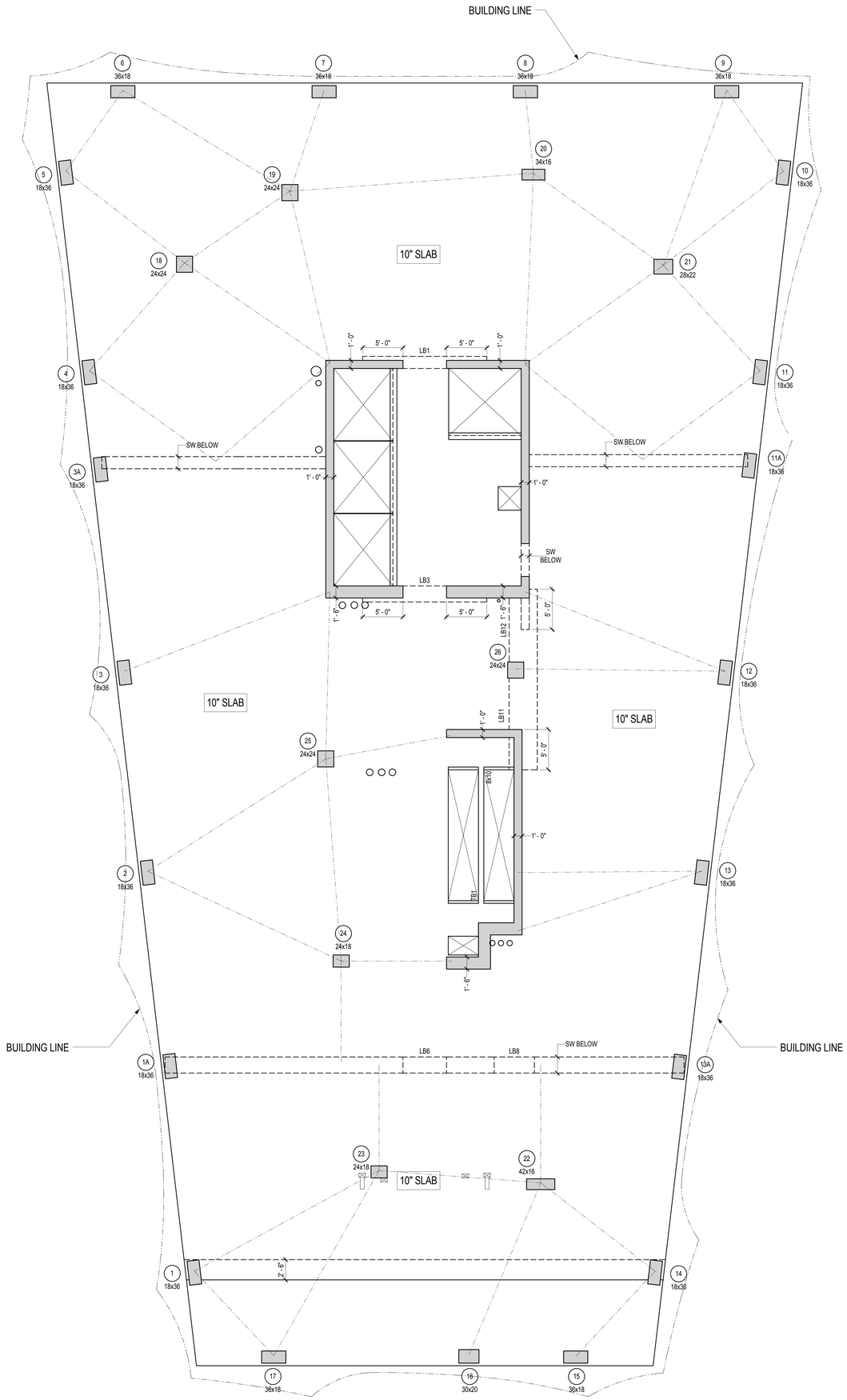
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
31ST - 50TH FLOOR FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · JOHN A. SULLIVAN · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
DWG NO. S-310.00

DEPT OF BLDGS 321370506 Job Number
E3914353543 Scan Code



MAIN ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
ROOF	+636' - 6"

NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
10" SLAB	f'c= 7000 psi	#5@8 TOP & BOT CONT EW	

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
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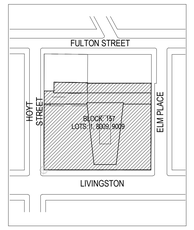
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

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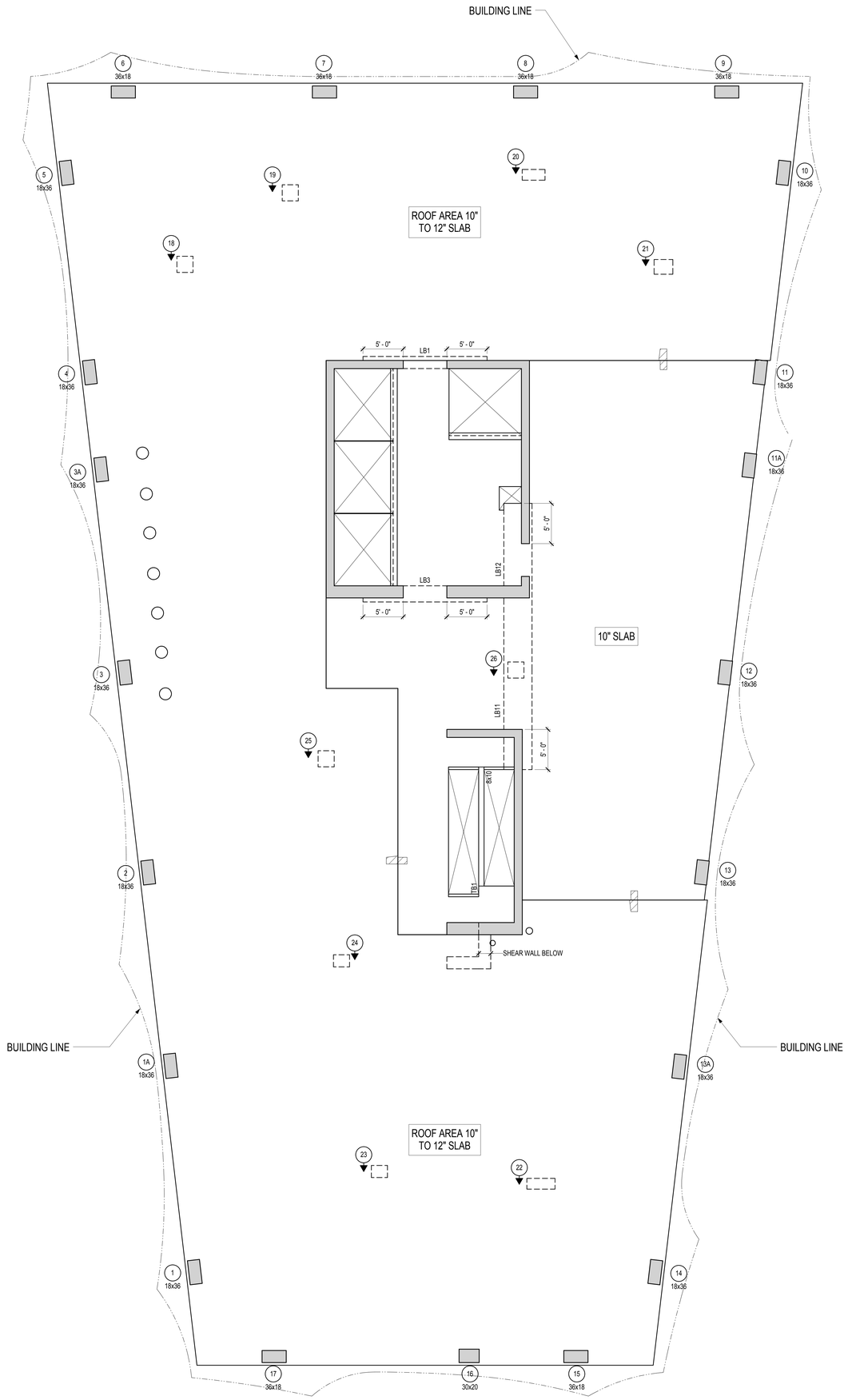
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MAIN ROOF FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · MATTHEW T. BOLLINGER · 033540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-510.00
DWG NO.



MEP FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
MEP	+654' - 6"

NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
10" SLAB	f'c= 7000 psi	#5@6 TOP & BOT CONT EW	
10" TO 12" SLAB		#5@8 TOP & BOT CONT EW	

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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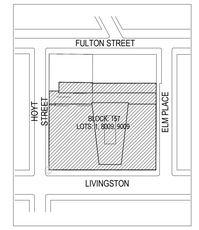

KEY PLAN

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11 HOYT OWNER, LP
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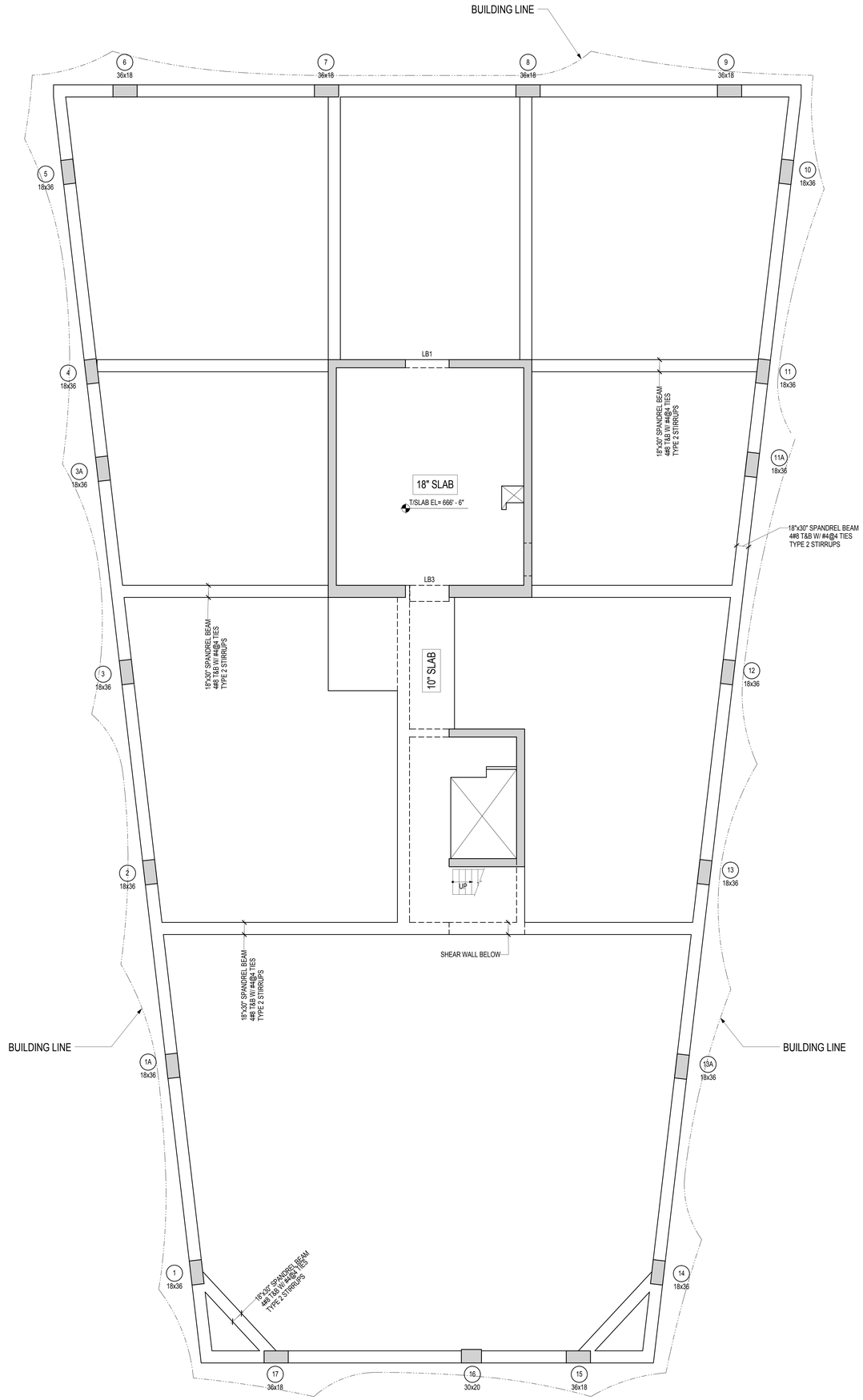
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
MEP FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · JOHN A. SULLIVAN · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-520.00

DEPT OF BLDGS 421370705 Job Number
ES005 8480839 Scan Code



EMR FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
EMR	+666' - 6"

NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
10" SLAB	f'c= 7000 psi	#5@12 TOP & BOT CONT EW	
18" SLAB		#8@6 TOP & BOT CONT EW	

NOTES:

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Number:	Date:	Revision:
	06-07-2017	DOB FILING
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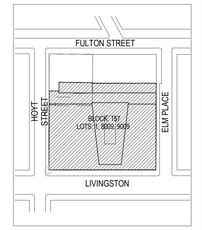

KEY PLAN

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PROJECT:
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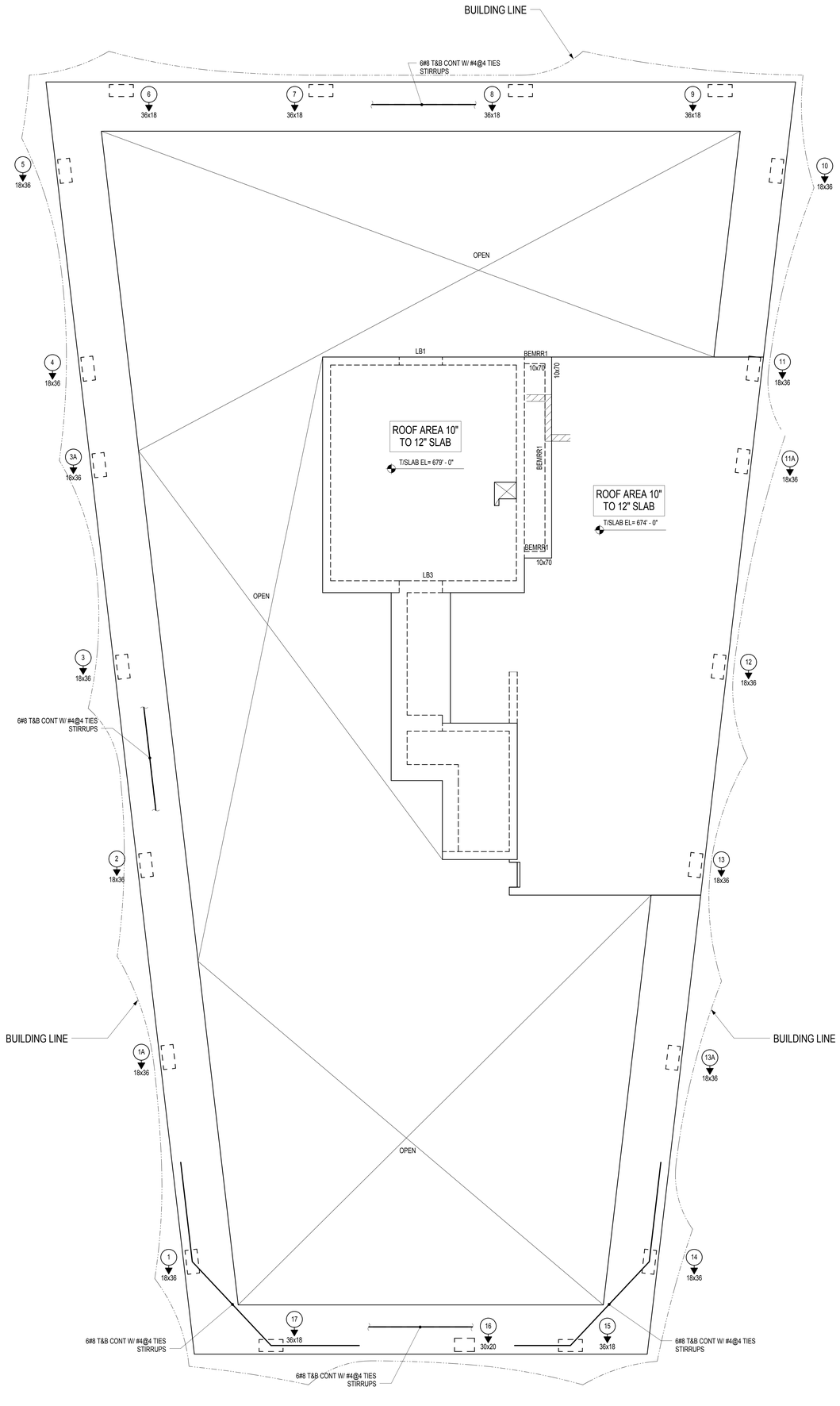
DWG TITLE:
EMR FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · 033540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-530.00
DWG NO.

DEPT OF BLDGS 321370705 Job Number
E3639551058 Scan Code



EMRR FRAMING PLAN

SCALE: 3/16" = 1'-0"

FLOOR	T/SLAB ELEVATION, UNO
EMRR	+679' - 0"

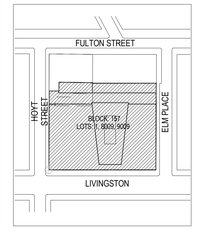
NOTES:
1. FOR BALANCE OF NOTES SEE SHEET S-010
2. ALL STEEL COLUMNS SHOWN ON THIS PLAN END AT 2ND FLOOR

FLOOR TYPE	CONC STRENGTH	TYPICAL REINF	COMMENTS
10" TO 12" SLAB	f'c= 7000 psi	#5@12 TOP &BOT CONT EW	

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
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Interior Designer:
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
EMRR FRAMING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · ROBERT A. SUTTON · 093945 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-540.00
DWG NO.

DEPT OF BUILDINGS 321370506 Job Number
ES3591970321 Scan Code

COLUMN SCHEDULE

FLOOR	f'c (psi)	Height	1	1A	2	3	3A	4	4A	5	6	7	8	9	10	11	11A	12	12A	13	13A	14	15	16	17	18	19	20	21	22	23	24	25	26
23rd																																		
22nd	10000 psi	11'-0"	2317 20 x 44 8-#8		2244 20 x 44 8-#11*	2513 20 x 44 12-#11*		2481 20 x 44		2289 20 x 44	1985 10-#11* 44 x 20	2621 8-#8 44 x 20	2561 8-#9 44 x 20	1936 8-#8 44 x 20	2292 8-#7 20 x 44	2443 10-#11* 20 x 44		2533 20 x 44		2303 20 x 44 8-#11*		2276 20 x 44 8-#8	2343 20 x 44 8-#8	2057 20 x 44 8-#8	1678 8-#8 44 x 20	2365 8-#7 30 x 24	2435 6-#9 54 x 14	2335 10-#8 54 x 14	2370 10-#8 30 x 24	2138 6-#9 30 x 24	2172 6-#9 30 x 24			
21st		11'-0"	2392 20 x 44 8-#8		2326 20 x 44 8-#11*	2614 20 x 44 12-#11*		2552 20 x 44 12-#11*		2364 20 x 44 10-#11*	2048 8-#8 44 x 20	2706 8-#9 44 x 20	2644 8-#8 44 x 20	1998 8-#8 44 x 20	2367 10-#11* 20 x 44	2514 12-#11*		2633 20 x 44 12-#11*		2384 20 x 44 8-#11*		2350 20 x 44 8-#8	2419 20 x 44 8-#8	2124 20 x 44 8-#8	1733 8-#7 44 x 20	2437 6-#9 30 x 24	2510 10-#8 54 x 14	2407 10-#8 54 x 14	2442 6-#9 30 x 24	2204 6-#9 30 x 24	2239 6-#9 30 x 24			
20th	10000 psi	12'-0"	2469		2409 8-#9*	2715		2625		2440	2114	2793	2729	2062	2443	2587		2735		2467		2426	2496	2192	1789	2511	2585 10-#9	2479 10-#9	2516	2270	2306			
19th	12000 psi	11'-0"	2548		2494	2818 12-#11*		2699 12-#11*		2517 10-#11*	2180	2880	2815	2127	2520 10-#11*	2660 12-#11*		2838 12-#11*		2551		2502	2575	2262	1845	2584	2660	2551	2589	2336	2373			
18th		11'-0"	2624		2576	2919 10-#11*		2771 10-#11*		2592 8-#11*	2244	2966	2898	2189	2596 8-#11*	2732 10-#11*		2939 10-#11*		2632		2577	2651	2329	1900	2657	2735	2623	2662	2402	2440			
17th		11'-0"	2700		2658 8-#9*	3019		2843		2667	2308	3051	2981	2251	2671	2805		3040		2713		2651	2727	2396	1954	2729	2810	2695	2734	2468	2506			
16th		11'-0"	2776		2740 8-#8*	3120		2915		2742	2371	3136	3064 8-#8	2313	2746	2877		3141		2795		2725	2804	2464	2009	2802	2885	2767	2807	2533	2573			
15th		11'-0"	2852		2822	3220 10-#11*		2987 10-#11*		2817	2435	3221	3148 8-#9	2375	2821	2949 10-#11*		3242 10-#11*		2876		2800	2880	2531	2063	2875 6-#9	2960	2839	2880 6-#9	2599	2640			
14th		11'-0"	2928		2904	3321 8-#11*		3060 8-#11*		2892	2499	3306	3231	2437	2896	3022 8-#11*		3343 8-#11*		2958		2874	2956	2598	2117	2948 6-#10	3035	2911	2953 6-#10	2665	2707			
13th		11'-0"	3004		2986 8-#8*	3421		3132		2967	2562	3392	3314	2499	2972	3095		3444		3039 8-#8		2949	3032 8-#8	2666	2171	3021	3110 10-#9	2983 10-#9	3026	2730	2773			
12th		12'-0"	3082 8-#8		3069 8-#8	3523		3206		3043	2627	3478	3399	2563	3048	3169		3546		3122 8-#9		3024 8-#8	3110 8-#9	2735	2226	3094	3186 10-#11	3055 10-#11	3099	2797	2841			
11th		11'-0"	3161 8-#9		3154 8-#9	3626		3280		3121 8-#11*	2693	3566	3485	2627	3126 8-#11*	3243		3650		3206		3101 8-#9	3188	2804	2282	3167	3261	3127	3172	2863	2908			
10th		11'-0"	3238		3236	3727		3353		3196 8-#9*	2757	3651	3568	2689	3201 8-#9*	3316		3751		3287		3176	3265	2872	2335 8-#7	3240	3336	3199	3245	2928 6-#9	2974 6-#9			
9th		11'-0"	3314		3318	3828		3426 8-#11*		3272	2820	3736	3651	2751	3277	3389 8-#11*		3852		3369		3251	3341	2940	2389 8-#8	3312	3411	3271	3317	2994 6-#10	3041 6-#10			
8th		11'-0"	3391		3400	3928		3500 8-#9*		3347	2884	3822	3735	2812	3353	3462 8-#9*		3953		3450		3325	3417	3008	2442	3385	3485	3343	3390	3060	3108			
7th		11'-0"	3468		3482	4029		3573		3423	2947	3907 8-#9	3818	2874	3428	3536		4054		3532		3400	3493	3076 8-#8	2496	3458	3560	3415	3463	3125	3175			
6th		11'-0"	3545		3564	4130		3647		3498	3010	3992 8-#10	3902 8-#9	2936	3504	3609		4155		3614		3475	3569	3144 8-#9	2549	3531 6-#10	3635	3486	3536 6-#10	3191	3241			
5th		11'-0"	3622		3646	4231		3720		3573	3073 8-#8	4078	3985 8-#10	2997	3580	3683		4257		3695		3549	3646	3212	2602	3604 6-#11	3710	3558	3609 6-#11	3257	3308			
4th		11'-0"	3699		3729	4332 8-#11*		3794		3649 8-#9*	3137 8-#9	4163 8-#10	4069 8-#10	3059 8-#8	3655	3757 8-#9*		4358 8-#11*		3777		3624 8-#11	3722	3280	2655	3677 8-#11	3785	3630	3682 8-#11	3323	3375			
3rd		11'-0"	3776 8-#9		3811 8-#9	4433 8-#11		3868 8-#9*		3725 8-#9*	3200 8-#9	4249 44 x 20 8-#11	4152 44 x 20 8-#11	3120 8-#9	3731 20 x 44 8-#9	3831 8-#9*		4459 8-#11		3858 8-#9		3699 8-#9	3798 8-#9	3348 8-#9	2708	3749 30 x 24 8-#11	3860 54 x 14 10-#11	3702 54 x 14 10-#11	3754 30 x 24 8-#11	3388	3442			
2nd Mezz		11'-0"	3867 8-#11		3905 8-#11	4546 8-#11		3955 8-#9			3277 8-#11 115 x 20 3/5-915	4348 8-#11 115 x 20 3/5-915	4250 109 x 20 3/5-915	3196 8-#11 20 x 116 3/5-915	3821 20 x 116 3/5-915	3917 8-#9		4573 8-#11		3952 8-#11		3788 8-#11	3888 8-#11	3430 8-#11	2775					3462 6-#10	3516 6-#10			
2nd		11'-0"	3990 20 x 44 12-#11		4054 20 x 44 12-#11	4733 20 x 44 16-#11		4090 8-#11		44 x 20	3354 12-#11 115 x 20 3/5-915	4448 109 x 20 3/5-915	4348 44 x 20 3/5-915	3272 12-#11 20 x 116 3/5-915	3929 20 x 116 3/5-915	4052 8-#11		4760 12-#11		4100 8-#11		3907 20 x 44 8-#11	4009 44 x 20 8-#11	3537 44 x 20 8-#11	2855 44 x 20 8-#9					3598 6-#11	3654 6-#11			
1st Mezz		11'-0"	4109		4203 26 x 44 24-#11	4775 26 x 44 28-#11		4128 26 x 44	2305	7419 44 x 53 18-#11	6749 44 x 30 32-#11	6444 44 x 30 28-#11	6913 44 x 30 32-#11	3976 26 x 44 18-#11	4117 20 x 44 8-#11	30 x 24 2351 10-#11	10-#11	4927 16-#11		4228		3953 20 x 44 8-#11	4059 20 x 44 8-#11	3579 44 x 20 8-#11	2895 44 x 20 8-#9					3648 12-#11	3664 12-#11			
1st		14'-0"	26 x 44 24-#11		26 x 44 24-#11	26 x 44 28-#11		4263 26 x 44	30 x 24 18-#11							2409 10-#11 20 x 44	4162 20 x 44 8-#11	5010 20 x 44 16-#11		4372		26 x 44 20-#11	44 x 26 20-#11	44 x 26 16-#11	44 x 26 16-#11					3861 30 x 24 12-#11	3813 12-#11			
Cellar Mezz		10'-6"	4339 26 x 44 24-#11		4483 26 x 44 24-#11	5146 26 x 44 28-#11		4398 26 x 44	2403 30 x 24 18-#11	7522 44 x 53 18-#11	6971 44 x 30 32-#11	6568 44 x 30 28-#11	7067 44 x 30 32-#11	4070 26 x 44 18-#11	4225 20 x 44 16-#11	2469 30 x 24 14-#11	5090 24 x 44 20-#11		4473 26 x 44		4183 20-#11	4264 44 x 26 20-#11	3790 44 x 26 16-#11	3077 44 x 26 16-#11					3955 30 x 26 14-#11	3918 30 x 24 12-#11			
Cellar	12000 psi	9'-6"	26 x 44 24-#11		4733 26 x 44 24-#11	5446 26 x 44 28-#11		4627 20 x 44 8-#11	2499 30 x 24 18-#11	7639 44 x 53 18-#11										4676 20 x 44 8-#11				3987 44 x 26 16-#11								4120 30 x 24 12-#11				
FND (Service Loads)			3370		3506	4034		3427	1851	5659	5261	4997	5374	3097	3221	1900		3787		3464		3260	3307	2953	2428					3061	3052			
FLOOR			1	1A	2	3	3A	4	4A	5	6	7	8	9	10	11	11A	12	12A	13	13A	14	15	16	17	18	19	20	21	22	23	24	25	26

SEE S-911
FOR BALANCE OF INFO

COLUMN NOTES:

1. FIRST COLUMN DIMENSION SHOWN IN SCHEDULE IS IN THE EAST-WEST DIRECTION.
2. LOADS SHOWN ARE GIVEN IN KIPS, AND ARE ULTIMATE LOADS UNO
3. LOADS SHOWN FOR FOUNDATIONS ARE SERVICE LOADS.
4. SEE COLUMN SCHEDULE FOR CONCRETE COMPRESSIVE STRENGTH, f'c.
5. COLUMN SIZES AND REINFORCING ARE ONLY SHOWN WHERE SIZES START AND STOP. SIZES AND REINFORCING REMAIN CONSTANT OVER BLANK SPACES BETWEEN START AND STOP.
6. —— HEAVY LINE INDICATES TOP OF COLUMN.
7. "B" INDICATES BUTTRESS.
8. * INDICATES TENSION SPLICE & PROVIDE #4@10 TIES
9. INDICATES COLUMN BEING PICKED-UP
10. INDICATES ADDITIONAL LOAD FROM PICKED-UP COLUMN OR LOAD TRANSFER
11. INDICATES CHANGE IN HOLD POINT OF COLUMN
12. INDICATES SHEAR WALL
13. FOR GENERAL NOTES SEE S-00X SERIES DRAWINGS.
14. FOR COLUMN DETAILS SEE S-910 SERIES DRAWINGS.

COLUMN SCHEDULE

FLOOR	f'c (psi)	Height	101	102	103	104	105	106	107	108	109	110
1st Floor												
Cellar Mezz	8600	10'-6"	930 24 x 24	644 4-#10 24 x 24	452 4-#10 24 x 24	502 4-#10 24 x 24	956 4-#10 24 x 24	969 4-#10 24 x 24	954 4-#10 24 x 24	786 4-#10 20 x 20	858 4-#9 20 x 20	1045 20 x 20 4-#9
Cellar	8600	9'-6"	930 24 x 24	644 4-#10 24 x 24	452 4-#10 24 x 24	502 4-#10 24 x 24	956 4-#10 24 x 24	969 4-#10 24 x 24	954 4-#10 24 x 24	786 4-#10 20 x 20	858 4-#9 20 x 20	1045 20 x 20 4-#9
FND(Service)			731	506	356	390	733	737	726	585	639	769
FLOOR			101	102	103	104	105	106	107	108	109	110

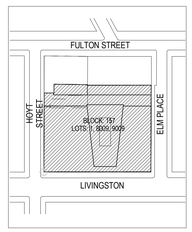
COLUMN SCHEDULE

FLOOR	f'c (psi)	Height	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224
1st Floor																										
Cellar Mezz	8600	10'-6"	471 B17 x 34 6-#9	417 B13 x 34 6-#9	420 B14.5 x 34 6-#9	422 B12 x 37 6-#9	420 B17 x 34 6-#9	212 B26 x 26 6-#10	342 B34 x 25 8-#10	387 B34 x 25 8-#10	307 B34 x 25 8-#10	277 B34 x 17 6-#9	286 B34 x 17 6-#9	179 B34 x 25 8-#10	194 B34 x 25 8-#10	215 B34 x 25 8-#10	367 B34 x 25 8-#10	370 B34 x 25 8-#10	369 B34 x 25 8-#10	208 B21 x 26 6-#9	403 B13 x 34 6-#9	414 B10 x 34 6-#8	419 B25 x 34 8-#10	322 B12 x 36 6-#9	489 B12 x 34 6-#9	554 B12 x 38 6-#9
Cellar	8600	9'-6"	471 B17 x 34 6-#9	417 B13 x 34 6-#9	420 B14.5 x 34 6-#9	422 B12 x 37 6-#9	420 B17 x 34 6-#9	212 B26 x 26 6-#10	342 B34 x 25 8-#10	387 B34 x 25 8-#10	307 B34 x 25 8-#10	277 B34 x 17 6-#9	286 B34 x 17 6-#9	179 B34 x 25 8-#10	231 B34 x 25 8-#10	299 B34 x 25 8-#10	367 B34 x 25 8-#10	370 B34 x 25 8-#10	369 B34 x 25 8-#10	208 B21 x 26 6-#9	403 B13 x 34 6-#9	414 B10 x 34 6-#8	419 B25 x 34 8-#10	322 B12 x 36 6-#9	489 B12 x 34 6-#9	554 B12 x 38 6-#9
FND(Service)			366	324	327	328	326	165	265	299	238	215	221	139	177	228	283	286	285	161	313	322	326	250	381	431
FLOOR			201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
COLUMN SCHEDULE

SEAL & SIGNATURE:
STATE OF NEW YORK · REGISTERED · 093540 · PROFESSIONAL ENGINEER

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	

S-910.00
DWG NO.

DEPT OF BLDGS 321370508 Job Number
B1640321320 Scan Code

COLUMN SCHEDULE

FLOOR	f'c (psi)	Height	1	1A	2	3	3A	4	4A	5	6	7	8	9	10	11	11A	12	12A	13	13A	14	15	16	17	18	19	20	21	22	23	24	25	26
EMR-RF																																		
EMR	8000 psi	13'-6"	14 18 x 36	17 6-#7 18 x 36	17 6-#7 18 x 36	17 6-#7 18 x 36	18 6-#7 18 x 36	14 6-#7 18 x 36		16 6-#7 18 x 36	18 6-#7 36 x 18	17 6-#7 36 x 18	17 6-#7 36 x 18	18 6-#7 36 x 18	15 6-#7 18 x 36	14 6-#7 18 x 36		16 6-#7 18 x 36	19 6-#7 18 x 36	17 6-#7 18 x 36	19 6-#7 18 x 36	16 6-#7 18 x 36	17 6-#7 36 x 18	15 6-#7 30 x 18	19 6-#7 36 x 18										
Main RF		17'-0"	59 6-#9	62 6-#9	66 6-#9	67 6-#9	67 6-#9	52 6-#9		61 6-#9	66 6-#9	67 6-#9	66 6-#9	65 6-#9	61 6-#9	53 6-#9		66 6-#9	68 6-#9	67 6-#9	67 6-#9	61 6-#9	67 6-#9	54 6-#9	60 6-#9									
51st		12'-0"	152 6-#7	155 6-#7	195 6-#7	204 6-#7	205 6-#7	155 6-#7		155 6-#7	139 6-#7	177 6-#7	173 6-#7	136 6-#7	155 6-#7	157 6-#7		222 6-#7	226 6-#7	184 6-#7	158 6-#7	152 6-#7	160 6-#7	139 6-#7	122 6-#7	133 24 x 24	137 4-#8 24 x 24	131 4-#8 24 x 24	138 4-#8 28 x 22	124 6-#7 42 x 16	126 8-#7 42 x 16	114 8-#7 24 x 18	148 6-#7 24 x 24	148 4-#8 24 x 24
50th		12'-0"	262	265	336	356	356	269		262	225	303	296	220	262	273		392	396	315	269	259	268	235	194	262	270	258	273	240	244	216	293	261
49th		12'-0"	333	336 18 x 36 6-#7	425	451	454 18 x 36 6-#7	341		331	285	383	374	278	332	345		497	501 18 x 36 6-#7	399	341 18 x 36 6-#7	328	339	298	244	335	345	331	340	307	312	275	375	331
48th		11'-0"	403		513	546		411		400	343	463	452	335	400	417		601		483		396	409	359	294	408	420	403	413	372	378	334	457	401
47th		11'-0"	470		599	638		480		467	400	540	528	391	467	487		702		564		463	478	419	342	481	495	475	486	438	445	392	538	468
46th		11'-0"	538		685	730		549		533	461	618	604	450	534	557		804		644		529	546	479	392	554	570	547	559	504	512	450	619	536
45th		11'-0"	606		771	822		618		600	521	695	679	509	601	627		905		725		596	614	538	444	627	645	619	632	569	578	509	701	603
44th		11'-0"	673		856	914		687		667	582	773	755	568	667	696		1007		806		662	682	598	495	699	720	690	704	635	645	567	782	671
43rd		11'-0"	741		942	1006		756		734	643	850	831	628	734	766		1109 6-#7		887		729	751	658	546	772	795	762	777	701	712	626	864	739
42nd		11'-0"	809		1028 6-#7	1098 6-#7		825		800	704	928	906	687	801	836		1210 6-#8		968		795	823	718	597	845	870	834	850	767	779	684	945 4-#8	807
41st		11'-0"	877		1114 6-#8	1190 6-#8		894		870	764	1006 6-#7	982 6-#7	746	871	906		1312		1049		865	895	781	648	918 4-#8	945 4-#8	906 4-#8	923	832	845	743	1027 4-#9	875
40th		11'-0"	949		1200	1283		964		941	825	1083 6-#8	1058 6-#8	805	942	976		1414 6-#8		1130 6-#7		935	967	844	699	991 4-#9	1020 4-#9	978 4-#9	996	898	912	801	1108	943
39th		12'-0"	1021		1287	1376		1035		1012	886	1162	1135	865	1013	1046		1516 6-#9		1212 6-#8		1006	1040	909	751	1064	1096	1051	1069 6-#7	964	980	860	1190	1011 4-#8
38th		11'-0"	1096 6-#7		1375	1470 6-#8		1106 6-#7		1085 6-#7	949	1246	1217	926	1086 6-#7	1118 6-#7		1621		1296		1079	1115 6-#7	974	804	1137	1171	1122	1142 6-#8	1030	1046	919	1272 4-#9	1081 4-#9
37th		11'-0"	1167 6-#8		1461	1563 6-#9		1176 6-#8		1156 6-#8	1010	1327	1297	985	1157 6-#8	1188 6-#8		1723		1377		1149 6-#7	1187 6-#8	1038	854	1210	1246	1194	1215	1096	1113	977	1353 4-#10	1149
36th		11'-0"	1239		1547	1655		1247		1226	1070	1409	1376	1044	1228	1259		1825		1460		1220 6-#8	1259	1101	905	1282	1321	1266	1287	1162	1180	1036	1435	1217
35th	8000 psi	11'-0"	1311		1633	1748		1318		1297	1131	1490	1456	1103	1298	1330		1927		1545		1290	1331	1165	956	1355	1396	1338	1360	1227	1247	1094	1516	1285
34th	10000 psi	11'-0"	1383		1719	1840		1389		1368	1191	1571	1535	1162	1369	1401		2029		1629		1360	1403	1229	1007	1428	1470	1410	1433	1293	1313	1152	1598	1353
33rd		11'-0"	1455		1806	1933		1460		1438	1252	1653	1614	1221	1440	1473		2131		1714		1431	1476	1292	1057	1501	1545	1482	1506	1359 8-#7	1380 8-#7	1211	1679	1421
32nd		11'-0"	1527		1894 6-#8	2025 6-#9		1534 6-#8		1509 6-#8	1312	1734	1694	1280	1511 6-#8	1546 6-#9		2233 6-#9		1798 6-#8		1501	1548	1356	1108	1574	1620	1554	1579	1424 8-#8	1447 8-#8	1269	1761	1489
31st		11'-0"	1599		1984 12-#11*	2118 16-#11*		1608 16-#11*		1579 16-#11*	1373	1815	1773	1339	1581 16-#11*	1621 16-#11*		2336 16-#11*		1883 12-#11*		1572	1620	1420	1158	1646	1695	1626	1651	1490	1514	1328	1842	1557
30th (Belt)		11'-0"	1671 18 x 36 6-#8		2073 18 x 36 12-#11*	2211 18 x 36 16-#11*		1683 18 x 36 16-#11*		1650 18 x 36 16-#11*	1433 36 x 18 6-#7	1897 36 x 18 6-#8	1853 36 x 18 6-#8	1398 36 x 18 6-#7	1652 16-#11* 24 x 24	1696 18 x 36 16-#11*		2438 18 x 36 16-#11*		1968 18 x 36 12-#11*		1642 18 x 36 6-#8	1692 36 x 18 6-#8	1484 30 x 18 6-#7	1208 36 x 18 6-#7	1719 24 x 24 4-#9	1770 24 x 24 4-#9	1698 24 x 24 4-#9	1724 28 x 22 6-#8	1556 42 x 16 8-#8	1580 42 x 16 8-#8	1386 24 x 18 6-#7	1924 24 x 24 4-#10	1625 24 x 24 4-#9
29th		20'-0"	1758 20 x 44 8-#8		957 BELT WALL 12-#11*	1027 BELT WALL 16-#11*		1380 BELT WALL 16-#11*		1737 BELT WALL 16-#11*	1509 44 x 20 8-#7	1993 44 x 20 8-#8	1948 44 x 20 8-#8	1472 44 x 20 8-#7	1739 BELT WALL 16-#11*	1348 BELT WALL 16-#11*		1042 BELT WALL 16-#11*		984 BELT WALL 12-#11*		1728 20 x 44 8-#8	1780 44 x 20 8-#8	1563 44 x 20 8-#7	1274 44 x 20 8-#7	1799 30 x 24 6-#9	1852 58.75 x 40.5 3/5-915	1776 56 x 32 3/5-915	1804 47.5 x 41.75 3/5-915	1628 DET 22 3/5-915	1654 DET 23 3/5-915			
28th		12'-0"	1861		1751 20 x 44 12-#11*	1909 20 x 44 16-#11*		2055 20 x 44 16-#11*		1839 16-#11*	1598	2108	2059	1558	1841 16-#11*	2015 20 x 44 16-#11*		1926 20 x 44 16-#11*		1813 20 x 44 12-#11*		1829	1883	1653	1347	1928	1985 54 x 14 10-#8	1903 54 x 14 10-#8	1933 30 x 24 6-#9	1744 30 x 24 6-#8	1772 30 x 24 6-#8			
27th		11'-0"	1939		1835 12-#11*	2012 16-#11*		2127 16-#11*		1916 16-#11*	1664	2196	2145	1623	1918 16-#11*	2088 16-#11*		2029 16-#11*		1896 12-#11*		1905	1962	1722	1404	2001	2060	1975	2006	1810	1838			
26th		11'-0"	2014		1917 10-#11*	2112 14-#11*		2197 14-#11*		1990 12-#11*	1728	2281	2228	1686	1993 12-#11*	2158 14-#11*		2130 14-#11*		1977 10-#11*		1979	2038	1789	1459	2073	2135	2047	2078	1875 6-#8	1905 6-#8			
25th		11'-0"	2090		1999	2212		2268		2065	1792	2366	2311	1748	2068	2229		2230		2059		2053	2114	1856	1514	2146	2210	2119	2151	1941 6-#9	1972 6-#9			
24th		11'-0"	2165		2081 10-#11*	2313		2339		2139	1856	2451	2395	1811	2142	2300		2331		2140 10-#11*		2127	2190	1923 8-#7	1569	2219	2285	2191	2224	2007	2039			
23rd		11'-0"	2241		2163 8-#11*	2413 14-#11*		2410 14-#11*		2214 12-#11*	1921 8-#7	2536 8-#8	2478	1873	2217 12-#11*	2371 14-#11*		2432 14-#11*		2222 8-#11*		2202	2267	1990 8-#8	1624	2292	2360	2263	2297	2073	2105			
22nd	10000 psi	11'-0"	2317 20 x 44 8-#8		2244 20 x 44 8-#11*	2513 20 x 44 12-#11*		2481 20 x 44		2289 20 x 44	1985 44 x 20 8-#8	2621 44 x 20 8-#9	2561 44 x 20 8-#8	1936 44 x 20 8-#7	2292 20 x 44 10-#11*	2443 20 x 44 12-#11*		2533 20 x 44 12-#11*		2303 20 x 44 8-#11*		2276 20 x 44 8-#8	2343 44 x 20 8-#8	2057 44 x 20 8-#8	1678 44 x 20 8-#7	2365 30 x 24 6-#9	2435 54 x 14 10-#8	2335 54 x 14 10-#8	2370 30 x 24 6-#9	2138 30 x 24 6-#9	2172 30 x 24 6-#9			
21st	10000 psi	11'-0"	2392 20 x 44 8-#8		2326 20 x 44 8-#11*	2614 20 x 44 12-#11*		2552 20 x 44 12-#11*		2364 20 x 44 10-#11*	2048 44 x 20 8-#8	2706 44 x 20 8-#9	2644 44 x 20 8-#8	1998 44 x 20 8-#8	2367 20 x 44 10-#11*	2514 20 x 44 12-#11*		2633 20 x 44 12-#11*		2384 20 x 44 8-#11*		2350 20 x 44 8-#8	2419 44 x 20 8-#8	2124 44 x 20 8-#8	1733 44 x 20 8-#7	2437 30 x 24 6-#9	2510 54 x 14 10-#8	2407 54 x 14 10-#8	2442 30 x 24 6-#9	2204 30 x 24 6-#9	2239 30 x 24 6-#9			

SEE S-910
BALANCE OF INFO

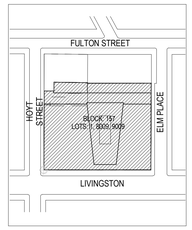
COLUMN NOTES:

1. FIRST COLUMN DIMENSION SHOWN IN SCHEDULE IS IN THE EAST-WEST DIRECTION.
2. LOADS SHOWN ARE GIVEN IN KIPS, AND ARE ULTIMATE LOADS UNO
3. LOADS SHOWN FOR FOUNDATIONS ARE SERVICE LOADS.
4. SEE COLUMN SCHEDULE FOR CONCRETE COMPRESSIVE STRENGTH, f'c.
5. COLUMN SIZES AND REINFORCING ARE ONLY SHOWN WHERE SIZES START AND STOP. SIZES AND REINFORCING REMAIN CONSTANT OVER BLANK SPACES BETWEEN START AND STOP.
6. —— HEAVY LINE INDICATES TOP OF COLUMN.
7. "B" INDICATES BUTTRESS.
8. * INDICATES TENSION SPLICE & PROVIDE #4@10 TIES
9. ▭ INDICATES COLUMN BEING PICKED-UP
10. ▲ INDICATES ADDITIONAL LOAD FROM PICKED-UP COLUMN OR LOAD TRANSFER
11. ●—● INDICATES CHANGE IN HOLD POINT OF COLUMN
12. ▭ INDICATES SHEAR WALL
13. FOR GENERAL NOTES SEE S-00X SERIES DRAWINGS.
14. FOR COLUMN DETAILS SEE S-910 SERIES DRAWINGS.

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

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11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
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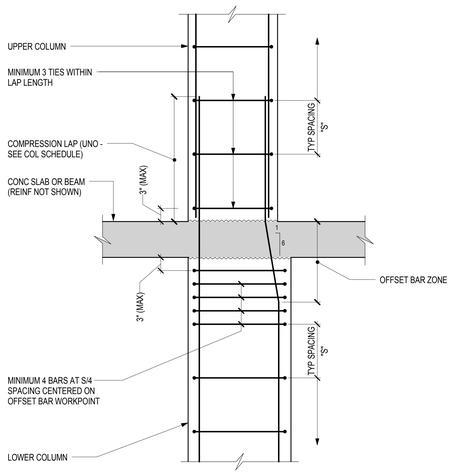
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

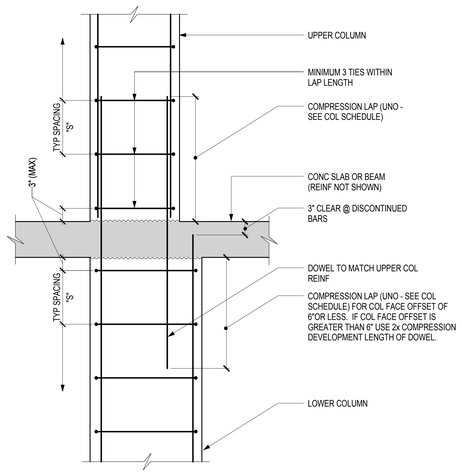
DWG TITLE:
COLUMN SCHEDULE

SEAL & SIGNATURE:
STATE OF NEW YORK · MICHAEL A. SUSSMAN · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-911.00
DWG NO.



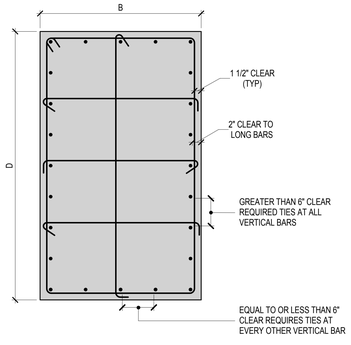
COLUMN FACE OFFSET LESS THAN 3 INCHES



COLUMN FACE OFFSET 3 INCHES OR MORE

NOTES:

1. IF UPPER COLUMN VERTICAL REINFORCING EXCEEDS THAT OF LOWER COLUMN VERTICAL REINF, ADD DOWELS AS NEEDED TO MATCH UPPER COL REINF
2. IF LOWER COLUMN VERTICAL REINFORCING EXCEEDS THAT OF THE UPPER COLUMN VERTICAL REINFORCING, IT IS ONLY REQUIRED TO EXTEND LOWER BARS AT SPLICE TO MATCH UPPER COLUMN REINF
3. SEE SCHEDULE FOR TYPICAL TIE SIZE AND SPACING "S"



VERTICAL BAR SIZE	MINIMUM TIES (SEE NOTES FOR ADD'L REQUIREMENTS)
#5	#3@10"
#6	#3@12"
#7	#3@14"
#8	#3@16"
#9	#3@18"
#10	#3@18"
#11	#4@20"
#14	#4@20"
#18	#4@20"

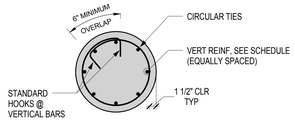
NOTE:
TIES SPACING SHALL NOT EXCEED LEAST COLUMN DIMENSION

B	MAX BARS INCLUDING CORNERS
16" ≥ 12"	3
20" ≥ 16"	4
24" ≥ 20"	5
30" ≥ 24"	6

NOTES:

1. DIMENSION "D" IS GREATER THAN OR EQUAL TO "B".
2. PLACE BARS EQUALLY SPACED AROUND ENTIRE COLUMN UNLESS NOTED OTHERWISE
3. ARRANGE TIES SUCH THAT EVERY CORNER AND ALTERNATE LONGITUDINAL BAR ARE TIED WHERE BAR CLEAR SPACING IS LESS THAN OR EQUAL TO 6". TIE ALL BARS WHERE BAR CLEAR SPACING EXCEEDS 6".
4. ALTERNATE 90° AND 135° HOOK ENDS ON ADJACENT CROSS-TIES

TYPICAL COLUMN REINFORCING DETAIL

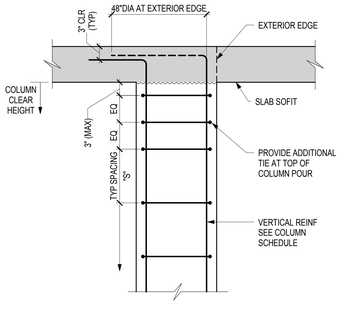


TYPICAL CIRCULAR COLUMN

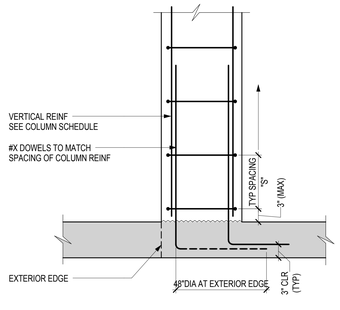
● - INDICATES VERTICAL BAR ABOVE

○ - INDICATES OFFSET VERTICAL BAR BELOW

TYPICAL COLUMN VERTICAL OFFSETS AT SPLICES

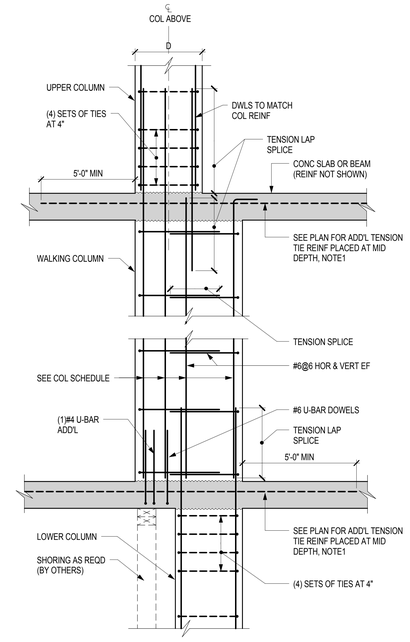


TYPICAL DETAIL AT TOP OF COLUMN



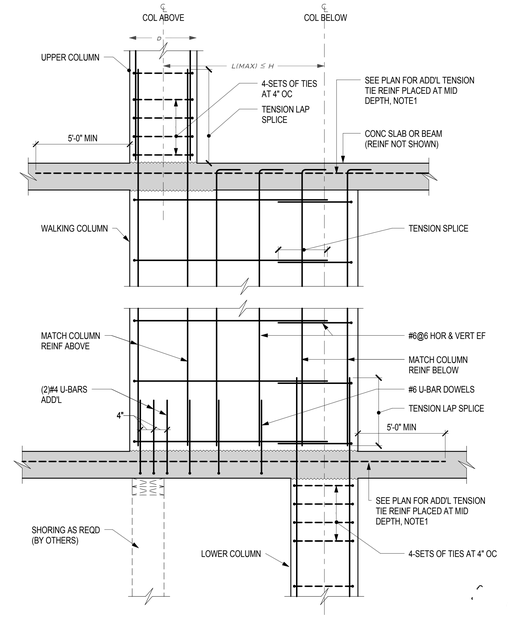
TYPICAL DETAIL AT BOTTOM OF PICK UP COLUMN

1 TYPICAL CONCRETE COLUMN DETAILS



NOTES:
1. LAP SPLICES ARE NOT PERMITED AT TENSION TIE BARS, USE MECHANICAL COUPLERS AS REQD

2 TYPICAL WALKING COLUMN WITH OVERLAP



NOTES:
1. LAP SPLICES ARE NOT PERMITED AT TENSION TIE BARS, USE MECHANICAL COUPLERS AS REQD

3 TYPICAL WALKING COLUMN WITHOUT OVERLAP

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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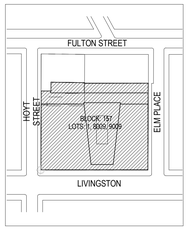

KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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michaelisboyd.com

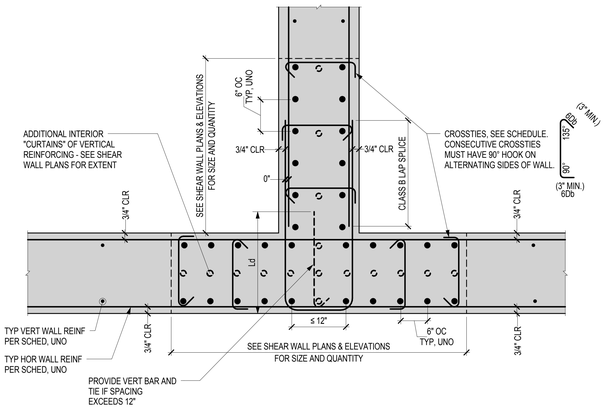
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
TYPICAL COLUMN DETAILS

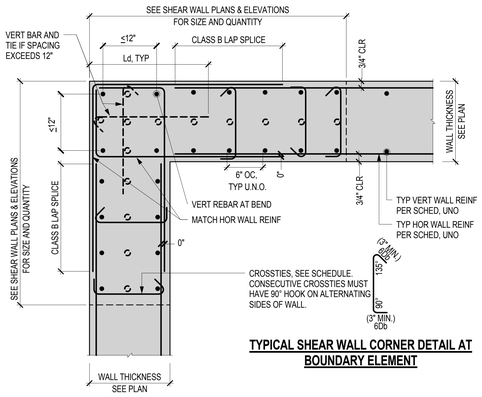
SEAL & SIGNATURE:
STATE OF NEW YORK · MATTHEW A. SULLIVAN · 093545 · LICENSED PROFESSIONAL ENGINEER

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-915.00

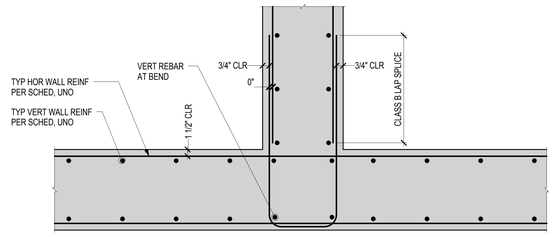
DEPT OF BLDGS 421370708 Job Number
ES3304302039 Scan Code



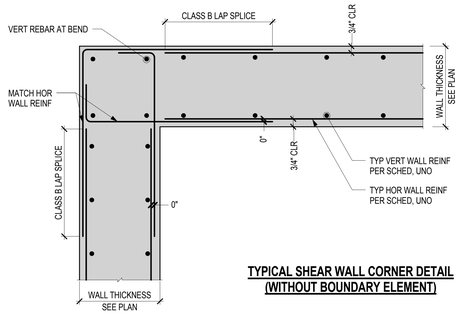
TYPICAL SHEAR WALL INTERSECTION AT BOUNDARY ELEMENT



TYPICAL SHEAR WALL CORNER DETAIL AT BOUNDARY ELEMENT



TYPICAL SHEAR WALL INTERSECTION (WITHOUT BOUNDARY ELEMENT)



TYPICAL SHEAR WALL CORNER DETAIL (WITHOUT BOUNDARY ELEMENT)

SHEAR WALL CONCRETE PROPERTIES REQUIRED*	
COMPRESSION STRENGTH (f'c)	MODULUS OF ELASTICITY (E)
14 ksi	6740 ksi
12 ksi	6240 ksi
10 ksi	5700 ksi
9 ksi	5400 ksi
8 ksi	5100 ksi
7 ksi	4770 ksi
6 ksi	4410 ksi
5 ksi	4030 ksi
4 ksi	3600 ksi

*SEE DWG S-001 FOR EXTENT OF EACH GRADE

TYPICAL MINIMUM* SHEAR WALL REINFORCING	
WALL THICKNESS "t", INCHES	HORONTAL AND VERTICAL BAR, EACH FACE
t ≤ 8"	#4 @ 18"
8"< t ≤ 10"	#4 @ 14"
10"< t ≤ 12"	#4 @ 12"
12"< t ≤ 16"	#4 @ 10"
16"< t ≤ 20"	#5 @ 12"
20"< t ≤ 24"	#5 @ 10"
24"< t ≤ 28"	#6 @ 12"
28"< t ≤ 34"	#6 @ 10"
34"< t ≤ 40"	#7 @ 12"
40"< t ≤ 48"	#7 @ 10"
48"< t	AS NOTED

*SEE PLANS AND ELEVATIONS FOR ADDITIONAL HORIZONTAL AND VERTICAL REINFORCING AS REQD

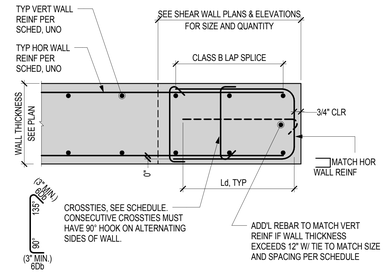
MINIMUM TIE REQUIREMENTS FOR SHEAR WALLS	
VERTICAL BAR SIZE	MINIMUM TIES (SEE NOTES FOR ADD'L REQUIREMENTS)
#5	#3 @ 10" OC
#6	#3 @ 12" OC
#7	#3 @ 14" OC
#8	#3 @ 16" OC
#9	#3 @ 18" OC
#10	#3 @ 18" OC
#11	#4 @ 20" OC
#14	#4 @ 20" OC
#18	#4 @ 20" OC

NOTE:
TIES SPACING SHALL NOT EXCEED WALL THICKNESS

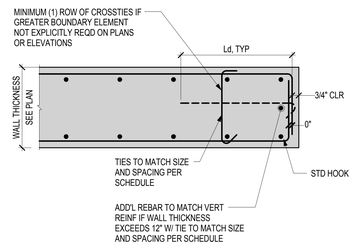
MAXIMUM "CURTAINS" OF REINFORCING AT SHEAR WALL BOUNDARY ELEMENTS	
WALL THICKNESS "t", INCHES	NUMBER OF "CURTAINS"
t ≤ 12"	2
12"< t ≤ 18"	3
18"< t ≤ 24"	4
24"< t ≤ 30"	5

NOTE:
ALL SHEAR WALL REINFORCEMENT SHALL HAVE TENSION DEVELOPMENT LENGTH AND TENSION LAP SPLICE.

3 TYPICAL MINIMUM SHEAR WALL REQUIREMENTS

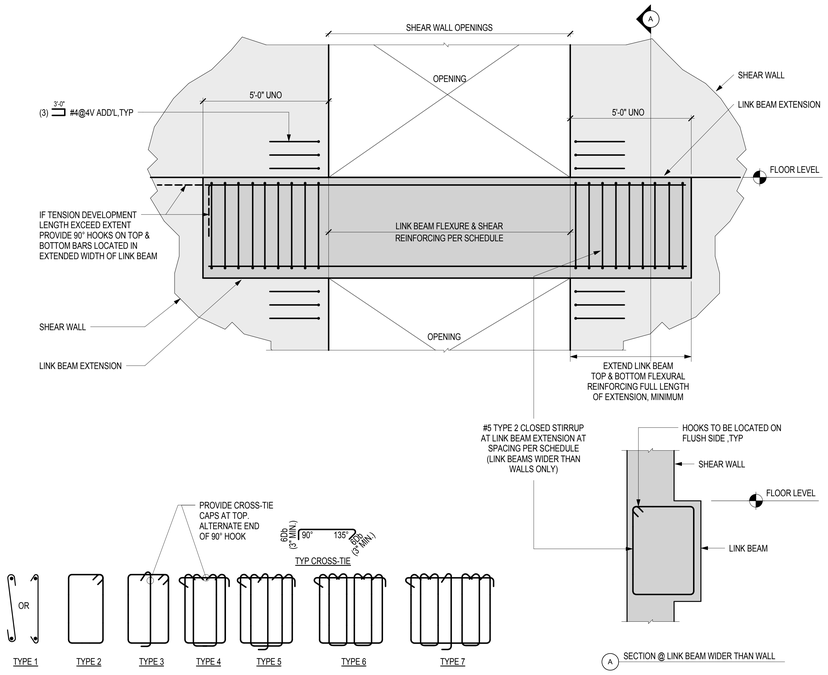


TYPICAL SHEAR WALL EDGE DETAIL AT BOUNDARY ELEMENT



TYPICAL SHEAR WALL EDGE DETAIL (WITHOUT BOUNDARY ELEMENT)

1 TYPICAL SHEAR WALL INTERSECTIONS

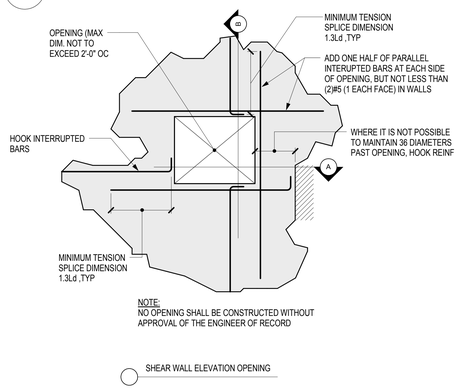


A SECTION @ LINK BEAM WIDER THAN WALL

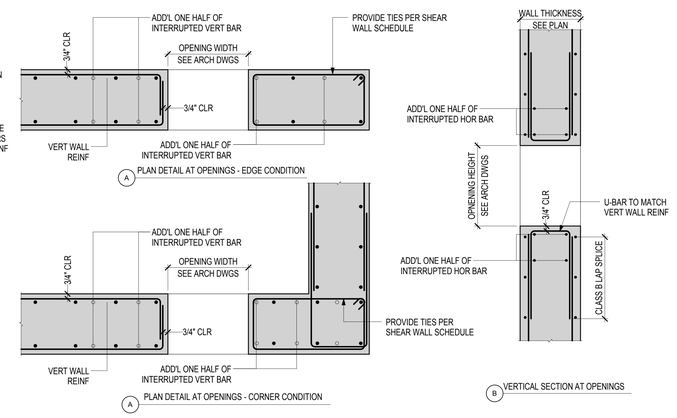
NOTE:
1. LINK BEAM DEPTH > 30" CONC, STRENGTH TO MATCH SHEAR WALL
2. LINK BEAM DEPTH ≤ 30" CONC, STRENGTH TO MATCH FLOOR SLAB

2 TYPICAL SHEAR WALL CORNER DETAIL

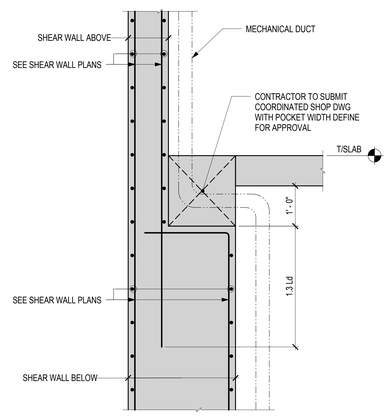
4 TYPICAL SHEAR WALL EDGE DETAIL



A SHEAR WALL ELEVATION OPENING



5 TYPICAL SHEARWALL MINIMUM REINFORCING AT OPENINGS



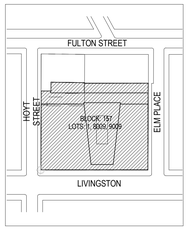
6 TYPICAL LINK BEAM ELEVATION

7 TYPICAL DETAIL FOR MEP OFFSET

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

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PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
TYPICAL SHEAR WALLS AND LINK BEAM DETAILS

SEAL & SIGNATURE:
STATE OF NEW YORK · JOSEPH A. SUTTON · 035245 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-920.00
DWG NO.

DEPT OF BLDGS 321370506 Job Number
E1512998895 Scan Code

BEAM LABEL	STORY/FLOOR	BEAM SIZE (Width x Depth)	FLEXURAL REINF		SHEAR REINF			SKIN REINF	REMARKS
			TOP	BOTTOM	TYPE	SIZE	SPACING (IN)		
LB1	ROOF-MEP	18 x 24	4#11	4#11	2	#5	4		
LB1	36-50	24 x 24	6#11	6#11	3	#5	4		2 Layers
LB1	31-35	24 x 24	8#11	8#11	4	#5	4		2 Layers
LB1	30	24 x 96	14#11	14#11	MATCH WALL TYP VERT			2#7@6 HORIZ	3 Layers
LB1	27-29	30 x 24	8#11	8#11	4	#5	4		2 Layers
LB1	24-26	36 x 24	9#11	9#11	4	#6	4		2 Layers
LB1	21-23	42 x 24	12#11	12#11	4	#6	4		2 Layers
LB1	8-20	48 x 24	14#11	14#11	6	#6	4		2 Layers
LB1	5-7	36 x 24	10#11	10#11	4	#6	4		2 Layers
LB1	4	30 x 24	7#11	7#11	4	#5	4		2 Layers
LB1	3	30 x 132	23#11	23#11	MATCH WALL TYP VERT			2#8@6 HORIZ	4 Layers
LB1	1-2	30 x 24	7#11	7#11	4	#5	4		
LB2	4-29	36 x 24	4#11	4#11	2	#5	4		
LB2	3	36 x 132	9#11	9#11	MATCH WALL TYP VERT			2#6@12 HORIZ	2 Layers
LB2	2	42 x 132	42#11	42#11	MATCH WALL TYP VERT			4#9@6 HORIZ	7 Layers
LB3	41-EMR RF	24 x 24	6#11	6#11	3	#5	4		2 Layers
LB3	31-40	28 x 24	8#11	8#11	4	#5	4		2 Layers
LB3	30	16 x 96	19#11	19#11	MATCH WALL TYP VERT			2#8@6 HORIZ	7 Layers
LB3	26-29	24 x 24	6#11	6#11	3	#5	4		2 Layers
LB3	22-25	28 x 24	8#11	8#11	4	#5	4		2 Layers
LB3	10-21	32 x 24	10#11	10#11	5	#5	4		2 Layers
LB3	7-9	28 x 24	9#11	9#11	5	#5	4		2 Layers
LB3	4-6	24 x 24	7#11	7#11	4	#5	4		2 Layers
LB3	3	18 x 132	12#11	12#11	MATCH WALL TYP VERT			2#7@6 HORIZ	6 Layers
LB3	1-2	24 x 24	7#11	7#11	4	#5	4		2 Layers
LB4	30	12 x 96	10#11	10#11	MATCH WALL TYP VERT			2#7@6 HORIZ	5 Layers
LB4	9-29	16 x 24	4#11	4#11	2	#5	4		2 Layers
LB4	4-8	16 x 24	4#10	4#10	2	#4	4		2 Layers
LB4	3	12 x 132	5#11	5#11	MATCH WALL TYP VERT			2#5@12 HORIZ	3 Layers
LB4	1-2	12 x 24	2#11	2#11	2	#4	4		2 Layers
LB5	30	24 x 96	25#11	25#11	MATCH WALL TYP VERT			2#9@6 HORIZ	5 Layers
LB5	21-29	24 x 24	8#11	8#11	4	#5	4		2 Layers
LB5	11-20	28 x 24	10#11	10#11	4	#6	4		2 Layers
LB5	4-10	24 x 24	8#11	8#11	4	#5	4		2 Layers
LB5	3	24 x 132	24#11	24#11	MATCH WALL TYP VERT			2#9@6 HORIZ	5 Layers
LB5	1-2	24 x 24	8#11	8#11	4	#5	4		2 Layers
LB6	31-ROOF	24 x 24	5#11	5#11	3	#5	4		2 Layers
LB6	30	30 x 96	13#11	13#11	MATCH WALL TYP VERT			2#6@6 HORIZ	3 Layers
LB6	21-29	36 x 24	10#11	10#11	4	#6	4		2 Layers
LB6	16-20	40 x 24	12#11	12#11	5	#6	4		2 Layers
LB6	10-15	52 x 24	16#11	16#11	6	#6	4		2 Layers
LB6	6-9	48 x 24	14#11	14#11	5	#6	4		2 Layers
LB6	4-5	36 x 24	6#11	6#11	3	#5	4		2 Layers
LB6	3	36 x 132	18#11	18#11	MATCH WALL TYP VERT			2#7@6 HORIZ	3 Layers
LB6	2	36 x 132	20#11	20#11	MATCH WALL TYP VERT			2#6@6 HORIZ	3 Layers
LB6	1	36 x 24	6#11	6#11	3	#5	4		2 Layers
LB8	31-ROOF	24 x 24	4#11	4#11	3	#5	4		
LB9	30	12 x 96	11#11	11#11	MATCH WALL TYP VERT			2#7@6 HORIZ	6 Layers
LB9	27-29	24 x 24	6#11	6#11	3	#5	4		2 Layers
LB9	6-26	24 x 24	8#11	8#11	4	#5	4		2 Layers
LB9	4-5	24 x 24	5#11	5#11	3	#5	4		
LB9	3	24 x 132	16#11	16#11	MATCH WALL TYP VERT			2#7@6 HORIZ	4 Layers
LB9	1-2	24 x 24	5#11	5#11	3	#5	4		
LB10	30	12 x 96	11#11	11#11	MATCH WALL TYP VERT			2#7@6 HORIZ	6 Layers
LB10	27-29	24 x 24	6#11	6#11	3	#5	4		2 Layers
LB10	6-26	24 x 24	8#11	8#11	4	#5	4		2 Layers
LB10	4-5	24 x 24	5#11	5#11	3	#5	4		
LB10	3	24 x 132	16#11	16#11	MATCH WALL TYP VERT			2#7@6 HORIZ	4 Layers
LB10	1-2	24 x 24	5#11	5#11	3	#5	4		
LB11	31-ROOF	42 x 24	6#9	6#9	2	#4	6		
LB11	30	42 x 96	8#11	8#11	MATCH WALL TYP VERT			2#7@6 HORIZ	
LB11	26-29	42 x 24	6#9	6#9	2	#4	6		
LB11	4-25	42 x 24	8#11	8#11	4	#5	5		2 Layers
LB11	3	42 x 132	12#11	12#11	MATCH WALL TYP VERT			2#7@6 HORIZ	2 Layers
LB11	1-2	42 x 24	6#9	6#9	2	#4	6		
LB12	31-ROOF	42 x 24	6#9	6#9	2	#4	6		
LB12	30	42 x 96	8#11	8#11	MATCH WALL TYP VERT			2#7@6 HORIZ	
LB12	26-29	42 x 24	6#9	6#9	2	#4	6		
LB12	4-25	42 x 24	8#11	8#11	4	#5	5		2 Layers
LB12	3	42 x 132	12#11	12#11	MATCH WALL TYP VERT			2#7@6 HORIZ	2 Layers
LB12	1-2	42 x 24	6#9	6#9	2	#4	6		

NOTES:

1. SEE S-00X SERIES DRAWINGS FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.
2. SEE S-920 FOR TYPICAL LINK BEAMS DETAILS.
3. ALL DIMENSIONS, REINFORCEMENT SPACING ARE IN INCHES UNO.

1 LINK BEAM SCHEDULE

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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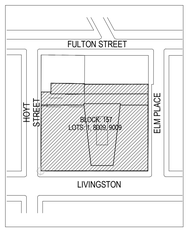

KEY PLAN

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michaelisboyd.com

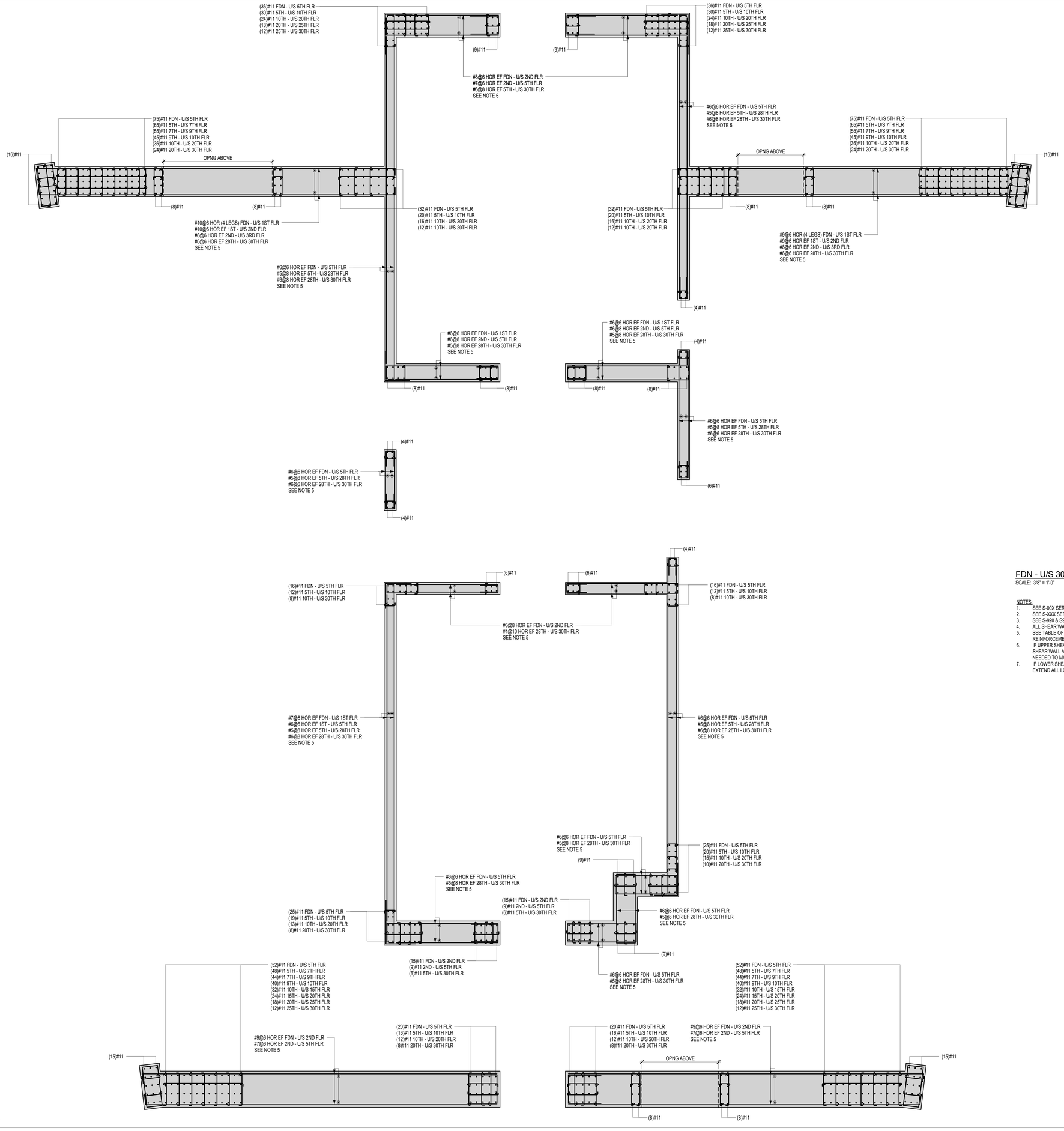
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
LINK BEAM SCHEDULE

SEAL & SIGNATURE:
STATE OF NEW YORK · BRIAN A. SUTTON · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-921.00
DWG.NO.

DEPT OF BLDGS 321370506 Job Number
E332122296 Scan Code



FDN - U/S 30TH FLOOR SHEAR WALL REINFORCING PLAN

SCALE: 3/8" = 1'-0"

NOTES:

1. SEE S-00X SERIES DRAWINGS FOR GENERAL NOTES, LEGEND, AND ABBREVIATIONS
2. SEE S-XXX SERIES DRAWINGS FOR SHEAR WALL DIMENSIONS
3. SEE S-920 & S921 FOR TYPICAL SHEAR WALL AND LINK BEAM DETAILS
4. ALL SHEAR WALL REINF ARE GRADE 60 UON.
5. SEE TABLE OF TYPICAL MINIMUM SHEAR WALL REINFORCING ON DRAWING S-920 FOR BALANCE OF REINFORCEMENT NOT SHOWN IN PLAN
6. IF UPPER SHEAR WALL VERTICAL REINF EXCEEDS THAT OF THE LOWER SHEAR WALL REINF OR UPPER SHEAR WALL VERTICAL REINF DOES NOT LINE UPWITH LOWER VERT SHEAR WALL REINF, ADD DOWELS AS NEEDED TO MATCH UPPER SHEAR WALL REINF.
7. IF LOWER SHEAR WALL VERTICAL REINF EXCEEDS THAT OF THE UPPER SHEAR WALL VERTICAL REINF, EXTEND ALL LOWER SHEAR WALL REINF 1.3LdFROM TOP OF SLAB.

NOTES:

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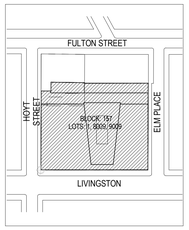

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PROJECT:
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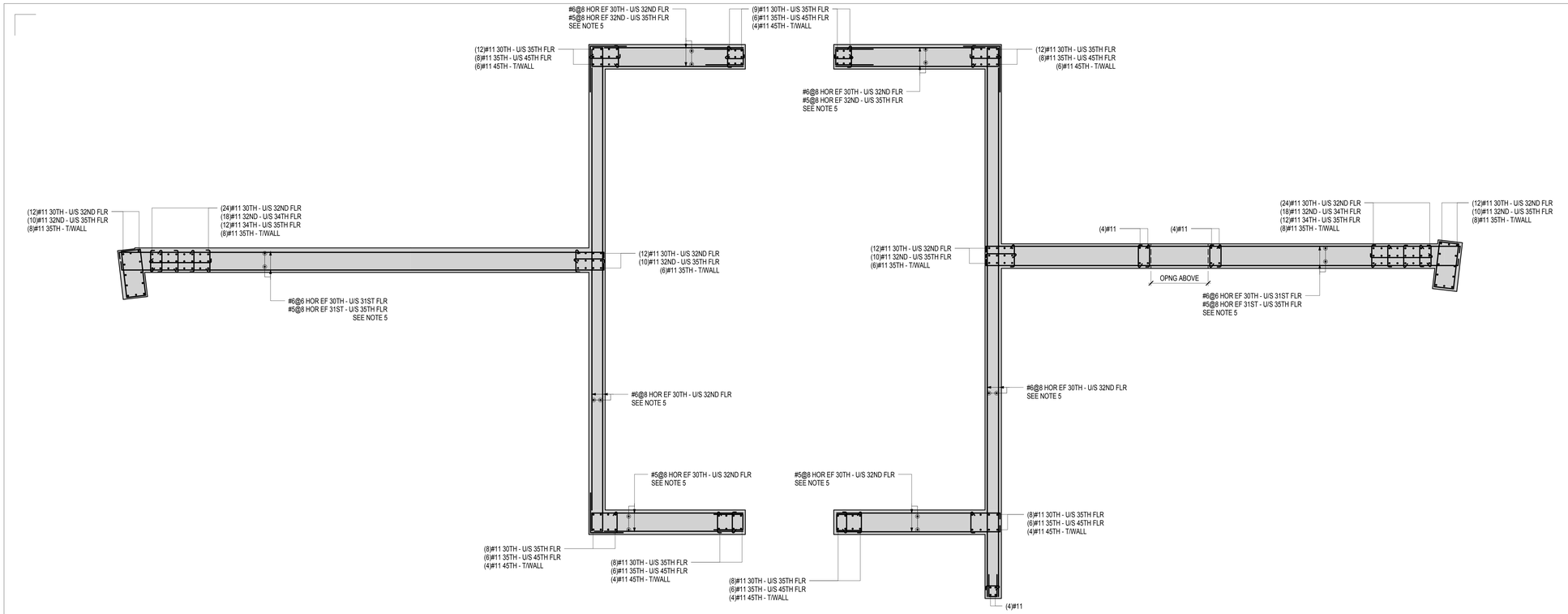
BROOKLYN, NEW YORK

DWG TITLE:
SHEAR WALL REINFORCING PLAN

SEAL & SIGNATURE:
STATE OF NEW YORK · MATTHEW A. SULLIVAN · 093845 · LICENSED PROFESSIONAL ENGINEER

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-922.00

DEPT OF BUILDINGS 321370508 Job Number
321370508 Scan Code



30TH FLOOR TO T/WALL SHEAR WALL REINFORCING PLAN

SCALE: 3/8" = 1'-0"

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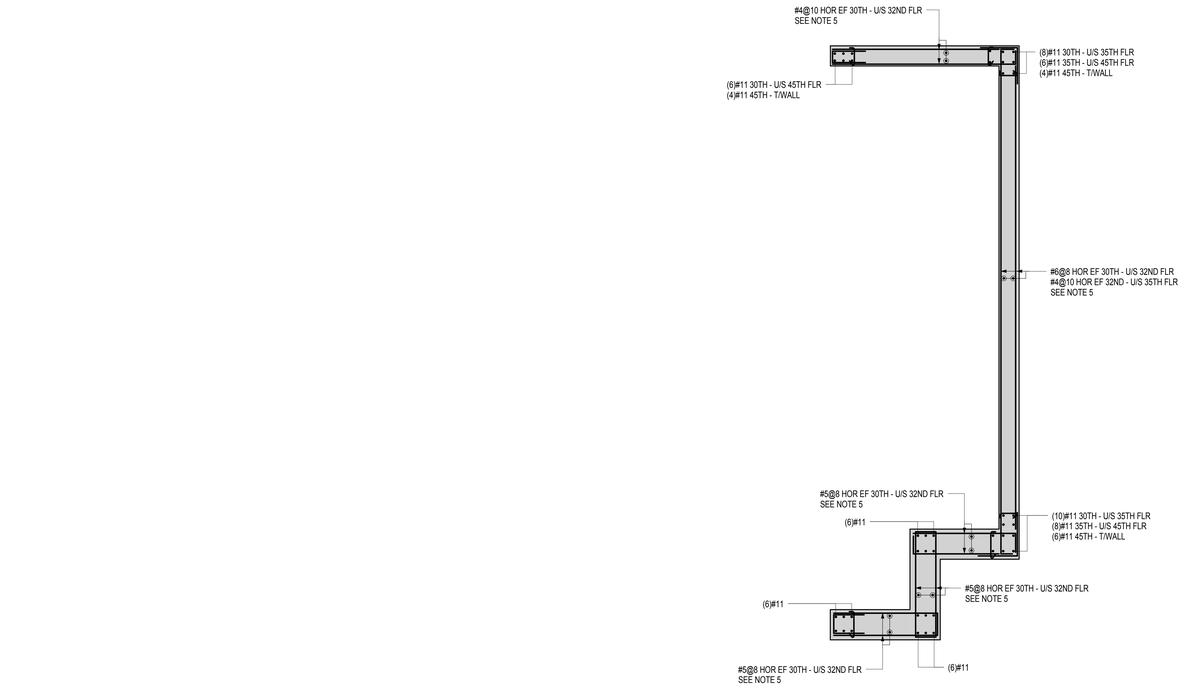

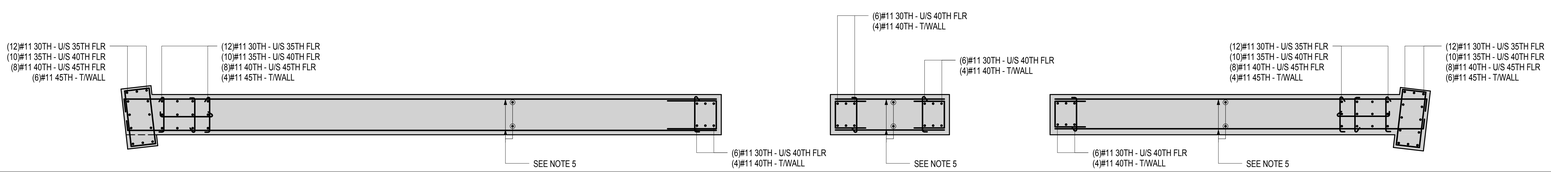

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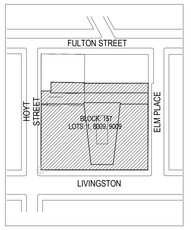

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hello@michaelisboyd.com
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PROJECT:

11 HOYT STREET

BROOKLYN, NEW YORK

DWG TITLE:

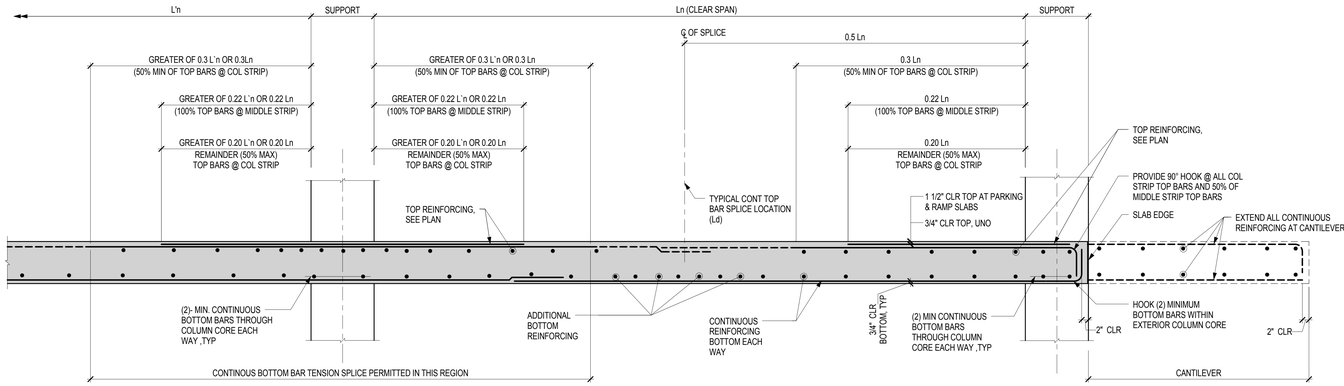
SHEAR WALL REINFORCING PLAN

SEAL & SIGNATURE:

STATE OF NEW YORK
JAY A. SOLLITTO
090340
LICENSED PROFESSIONAL ENGINEER

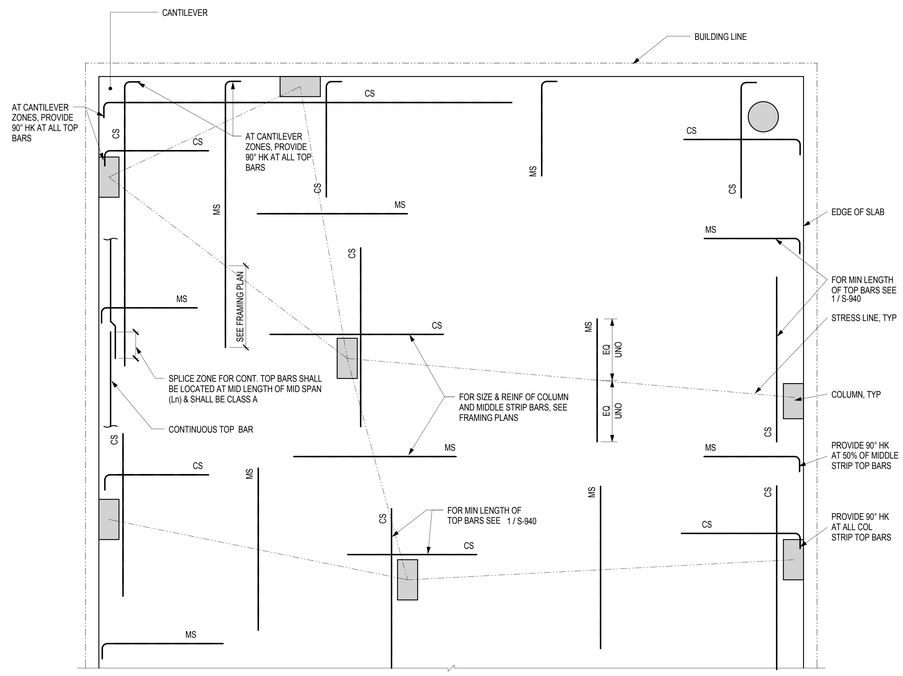
DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-923.00

DEPT OF BLDGS 321370536 Job Number
ES7197390US Scan Code



NOTES:
1. ALL SPLICES TO BE CLASS B TENSION SPLICES , TYPICAL PER LAP SPLICE SCHEDULE
2. ALL ADDITIONAL TOP BARS TO BE PLACED EQUALLY ABOUT SUPPORT IN THE TRANSVERSE DIRECTION AND DISTRIBUTED ACROSS WIDTH OF COLUMN STRIP
3. ALL ADDITIONAL BOTTOM BARS TO BE SPACED EQUALLY ABOUT SPAN END SUPPORTS IN THE TRANSVERSE DIRECTION AND SPACED AT THE SAME SPACING AS CONTINUOUS REINFORCING TO ACHIEVE A SPACING OF 1/2 THAT OF THE CONTINUOUS BARS.
4. SEE PLAN FOR BAR PLACEMENT ORDER .
5. REFER TO PLANS FOR ALL CONTINUOUS REINFORCING AND ALL ADDITIONAL REINFORCING (TOP & BOTTOM).
6. SHOP DRAWINGS FOR SLAB REINFORCING SHALL CLEARLY INDICATE BAR SIZE, SPACING, SPLICE POINTS, LENGTHS, CLEARANCES, HOOKS, BAR SUPPORTS, ETC. . REQUIRED FOR FIELD INSTALLATION OF REINFORCING. PROVIDE SEPARATE SHOP DRAWINGS FOR BOTTOM AND TOP SLAB REINFORCING.
7. COORDINATE CLOSELY SLAB REINFORCING PLACED LOCAL TO STUD RAILS. WHERE CONFLICTS OCCUR, OFFSET SLAB REINFORCING TO PASS THRU STUD RAILS

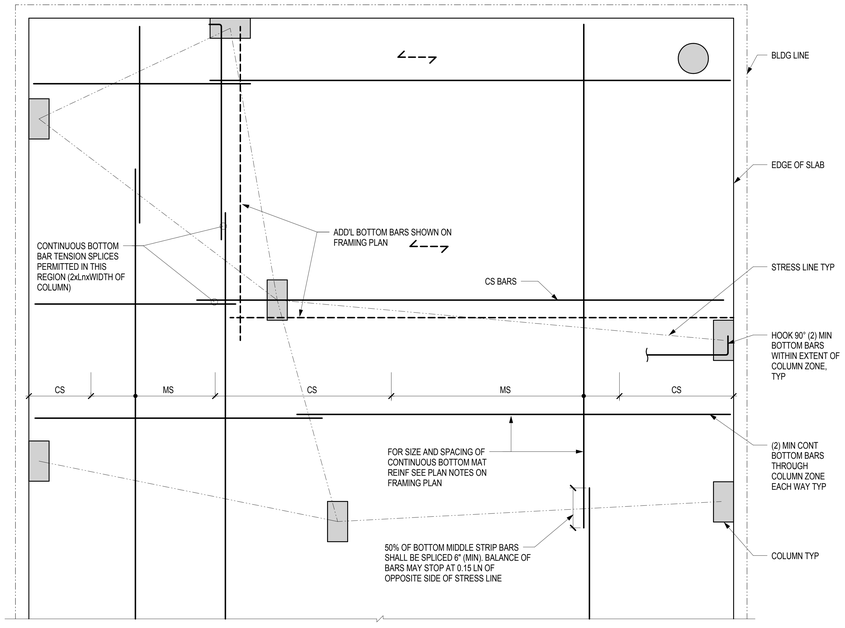
1 TYPICAL FLAT PLATE FRAMED SLAB ELEVATION



TOP BARS (PLAN VIEW)

NOTES:
FOR BALANCE OF NOTES AND INFORMATION SEE DETAIL 1 / S-940

2 TYPICAL FLAT PLATE REINFORCING PLAN DETAIL FOR TOP BARS

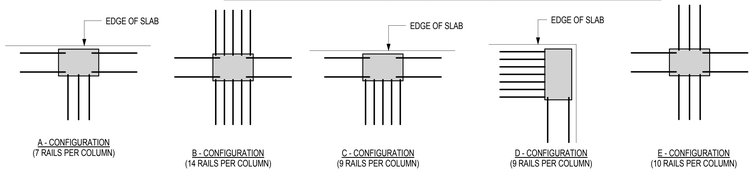


BOTTOM BARS (PLAN VIEW)

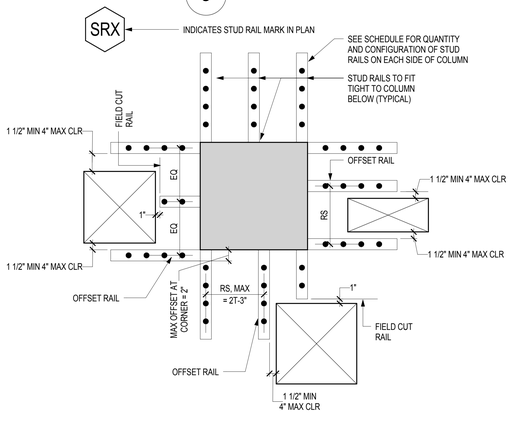
NOTES:
FOR BALANCE OF NOTES AND INFORMATION SEE DETAIL 1 / S-940

3 TYPICAL FLAT PLATE REINFORCING PLAN DETAIL FOR BOTTOM BARS

STUD RAIL SCHEDULE							
STUD RAIL MARK	RAIL CONFIGURATION	# OF STUDS PER RAIL	STUD Ø, D	STUD SPACING, S	END SPACING, So	RAIL HEIGHT, H	COMMENTS
SR1	A	12	3/8"	3"	3"	6.5"	
SR2	A	11	1/2"	4.25"	4.25"	8.5"	
SR3	A	9	1/2"	3.75"	3.75"	7.5"	
SR4	A	13	1/2"	4.25"	3.5"	3.5"	
SR5	A	7	1/2"	4.75"	4.75"	9.5"	
SR6	E	8	5/8"	5.25"	5.25"	10.5"	
SR6A	B	9	3/8"	3.25"	3.25"	6.5"	
SR6B	B	10	1/2"	4.75"	4.75"	9.5"	
SR7	A	10	3/8"	3.00"	3.00"	6.5"	
SR8	A	14	1/2"	4"	4"	10.5"	
SR9	B	3	3/8"	3.25"	3.25"	6.5"	
SR10	D	18	3/8"	4.25"	4.25"	8.5"	
SR11	B	4	3/8"	3.25"	3.25"	6.5"	
SR12	E	8	1/2"	4.125"	4.125"	10.5"	
SR13	B	4	3/8"	3.25"	3.25"	6.5"	
SR14	C	10	1/2"	4.25"	4.25"	8.5"	

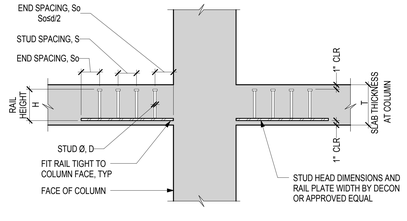


4 TYPICAL STUD RAIL SCHEDULE AND DETAIL



STUDRAIL PLAN AND RULES AT SLAB OPENINGS

NOTES:
1. ALL STUD RAILS (SIZE, LENGTH, QUANTITY) MUST BE INSTALLED AS SHOWN ON PLAN & SCHEDULE
2. COORDINATE LOCATION OF ALL OPENINGS, PIPE PENETRATION, ETC., WITH REQUIRED STUD RAIL SHOP DRAWINGS TO INDICATE COORDINATION BETWEEN RAILS & OPENINGS
3. DO NOT FIELD MODIFY (CUT OR SHIFT) STUD RAILS WITHOUT PRIOR CONSENT OF ARCHITECT & ENGINEER.



STUDRAIL SECTION

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

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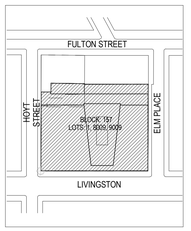
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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Interior Designer:
Michaelis Boyd Associates
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hello@michaelisboyd.com
michaelisboyd.com

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

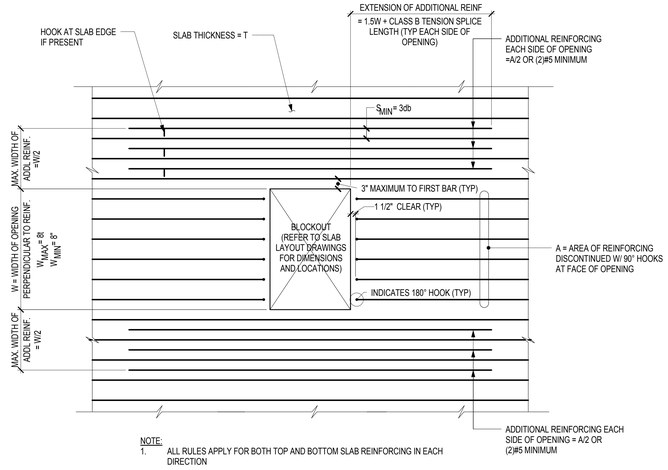
DWG TITLE:
TYPICAL CONCRETE DETAILS

SEAL & SIGNATURE:
STATE OF NEW YORK · JOSEPH A. SUTTON · 090346 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-940.00
DWG NO.

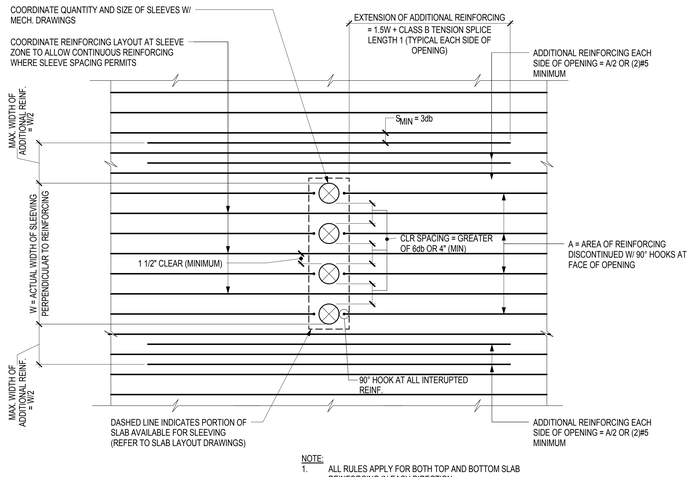
DEPT OF BLDGS 421370705 Job Number
E525117547 Scan Code

1 TYPICAL SLAB REINFORCING AT OPENINGS (BLOCK OUTS)



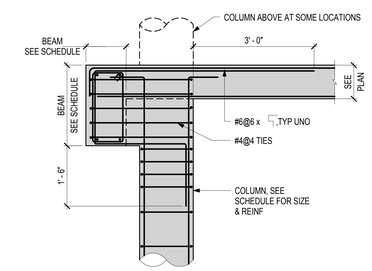
NOTE:
1. ALL RULES APPLY FOR BOTH TOP AND BOTTOM SLAB REINFORCING IN EACH DIRECTION

2 TYPICAL SLAB REINFORCING AT SLEEVED OPENING AREAS



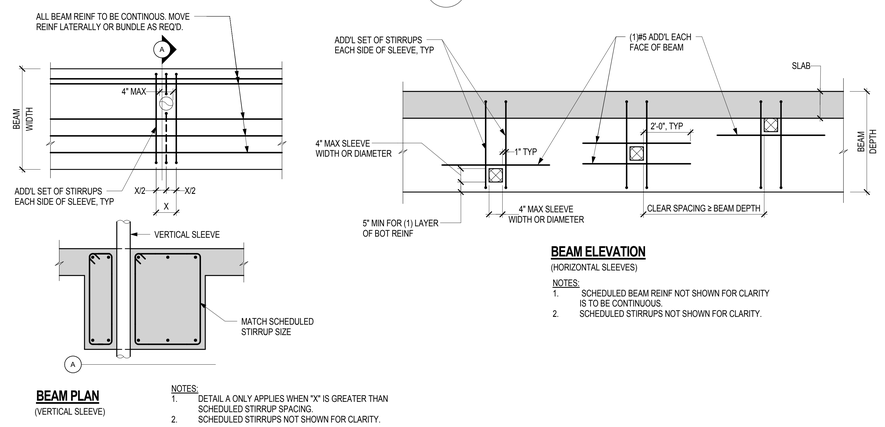
NOTE:
1. ALL RULES APPLY FOR BOTH TOP AND BOTTOM SLAB REINFORCING IN EACH DIRECTION

3 TYPICAL COLUMN CAPITAL



4 TYPICAL INTERIOR SLAB OPENING

5 TYPICAL SLAB REINFORCING RULES AT MULTIPLE OPENINGS



BEAM PLAN
(VERTICAL SLEEVE)

NOTES:
1. DETAIL A ONLY APPLIES WHEN "X" IS GREATER THAN SCHEDULED STIRRUP SPACING.
2. SCHEDULED STIRRUPS NOT SHOWN FOR CLARITY.

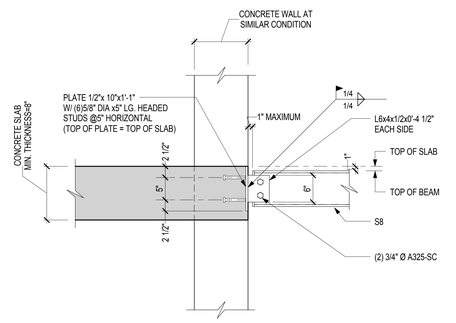
BEAM ELEVATION
(HORIZONTAL SLEEVES)

NOTES:
1. SCHEDULED BEAM REINF NOT SHOWN FOR CLARITY IS TO BE CONTINUOUS.
2. SCHEDULED STIRRUPS NOT SHOWN FOR CLARITY.

6 TYPICAL BRACKET DETAIL

7 TYPICAL SLEEVE PENETRATIONS THROUGH CONC BEAM

8 TYPICAL ELEVATOR SEPARATOR BEAM CONNECTION



NOTES:

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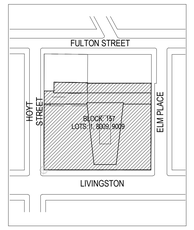

KEY PLAN

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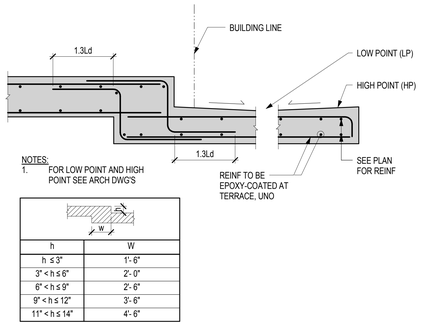
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
TYPICAL CONCRETE DETAILS

SEAL & SIGNATURE:
STATE OF NEW YORK · ANTHONY A. SUTTON · 090345 · LICENSED PROFESSIONAL ENGINEER

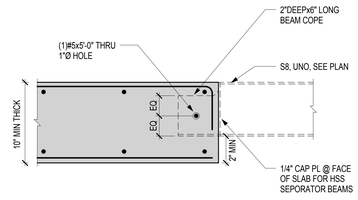
DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
DWG NO. S-941.00

DEPT OF BLDGS 321370506 Job Number
ES1 M0090505 Scan Code

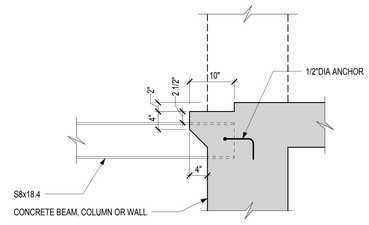


h	W
h ≤ 3"	1'- 6"
3" < h ≤ 6"	2'- 0"
6" < h ≤ 9"	2'- 6"
9" < h ≤ 12"	3'- 6"
11" < h ≤ 14"	4'- 6"

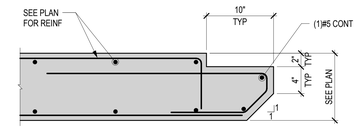
1 TYPICAL SECTION AT TERRACE



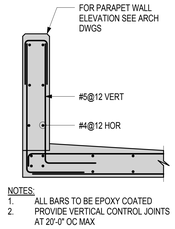
2 TYPICAL ALTERNATE ELEVATION SEPERATOR BEAM CONNECTION



3 TYPICAL ELEV DIVIDOR BM CONN

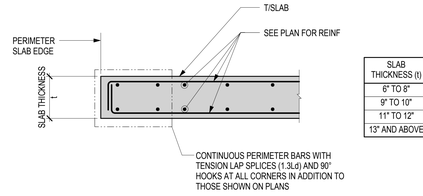


4 TYPICAL ELEVATOR SILL DETAIL



NOTES:
1. ALL BARS TO BE EPOXY COATED
2. PROVIDE VERTICAL CONTROL JOINTS AT 20'-0" OC MAX

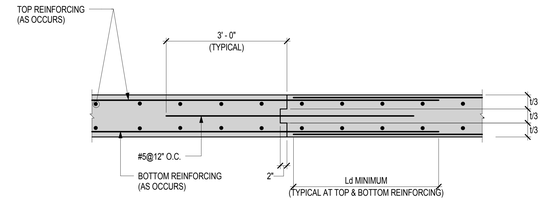
5 TYPICAL PARAPET DETAIL



SLAB THICKNESS (t)	CONT REINF (HALF TOP / HALF BOT)
6" TO 8"	(4)#6
9" TO 10"	(4)#7
11" TO 12"	(4)#8
13" AND ABOVE	(4)#9 (UNO ON PLAN)

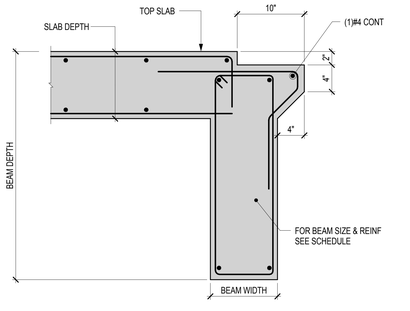
MINIMUM CONTINUOUS PERIMETER SLAB REINFORCING

6 TYPICAL FLAT PLAT PERIMETER & JOINT DETAIL REINFORCING

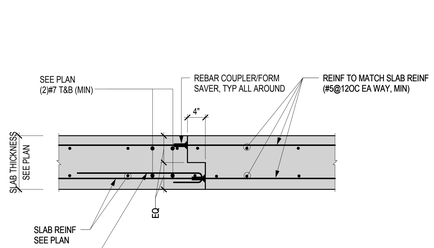


TYPICAL CONSTRUCTION JOINT DETAIL AT REINFORCED CONCRETE SLAB

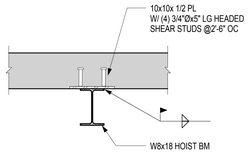
NOTE:
1. SUBMIT ALL SLAB CONSTRUCTION JOINT LOCATIONS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION



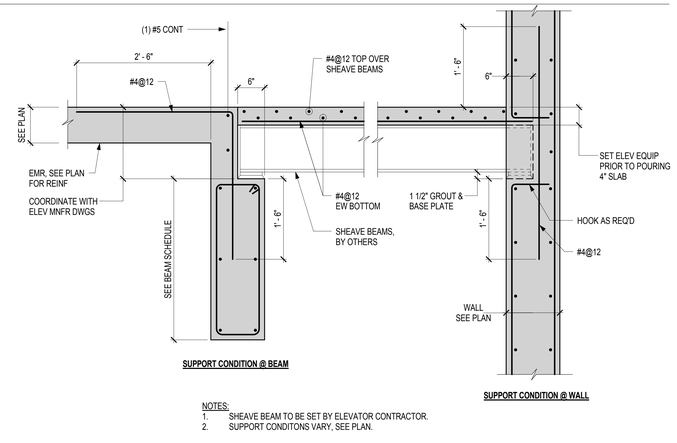
7 TYPICAL ELEVATOR SILL WITH BEAM DETAIL



8 TYPICAL KNOCK-OUT PANEL

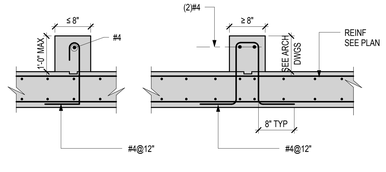


9 TYPICAL HOIST BEAM CONN TO SLAB

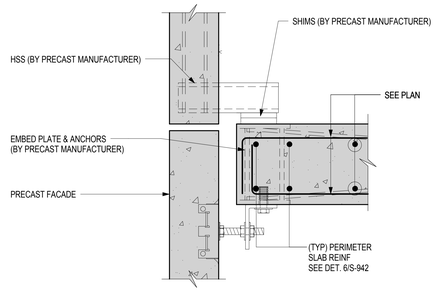


NOTES:
1. SHEAVE BEAM TO BE SET BY ELEVATOR CONTRACTOR.
2. SUPPORT CONDITONS VARY, SEE PLAN.

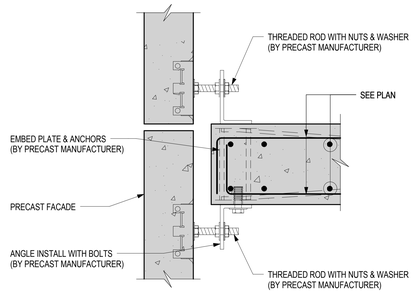
10 TYPICAL ELEVATOR SHEAVE BEAM



11 TYPICAL CONCRETE CURB DETAILS



SECTION A-A



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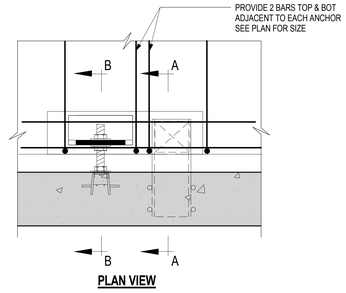

PLAN VIEW

12 TYPICAL LATERAL AND GRAVITY PRECASTY FACADE TO SLAB CONNECTION

NOTES:

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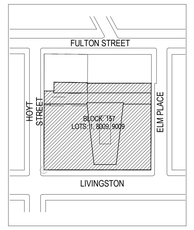

KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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Design Architect:
STUDIO / GANG / ARCHITECTS
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hello@michaelisboyd.com
michaelisboyd.com

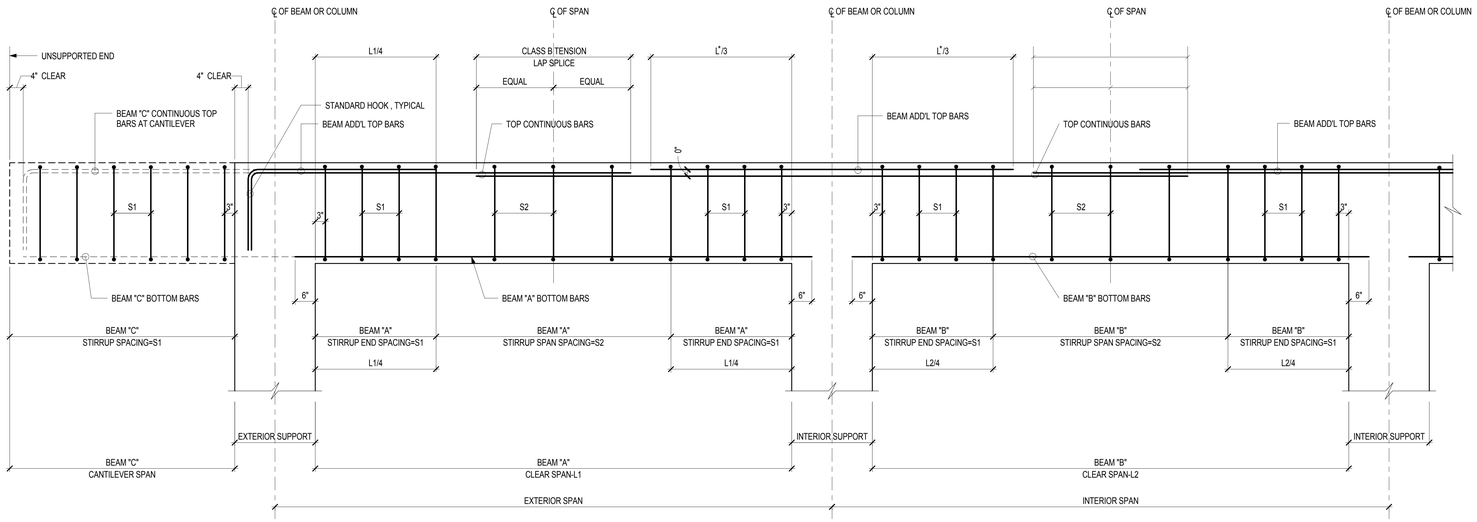
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
TYPICAL CONCRETE DETAILS

SEAL & SIGNATURE:
STATE OF NEW YORK · MATTHEW A. SULTER · 093545 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-942.00
DWG NO.

DEPT OF BLDGS 321370506 Job Number
ES0000712509 Scan Code



NOTES:

1.- L ' IS THE LARGER OF ADJACENT SPANS L1 AND L2.

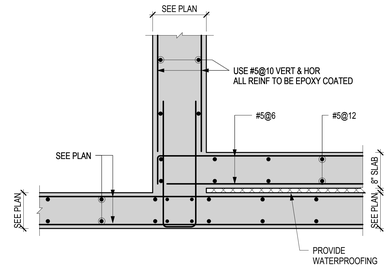
2.- IF BEAM "A" TOP BARS DO NOT MATCH BEAM "B" TOP BARS AS SCHEDULED, THE LARGER STEEL AREA SHALL GOVERN.

3.- BOTTOM BAR SPLICES (IF REQUIRED) SHALL BE STAGGERED AND SHALL OCCUR WITHIN THE END THIRDS OF THE BEAM CLEAR SPAN.

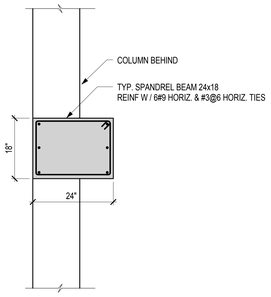
4.- REFER TO DETAIL BELOW FOR TYPICAL STIRRUP TYPES.

5.- IF S1 AND S2 SPACING NOT GIVEN SEPARATELY IN SCHEDULES, USE SPACING="S" GIVEN THROUGHOUT BOTH ZONES

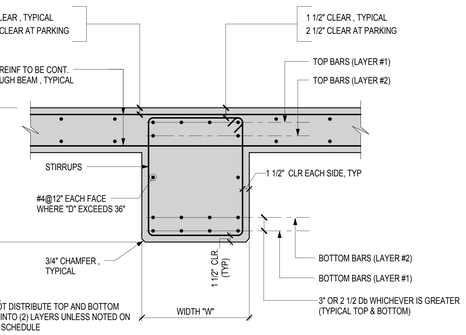
1 TYPICAL REINFORCING CONCRETE BEAM ELEVATION

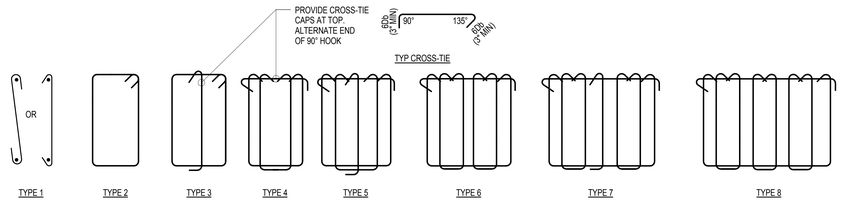


2 SECTION

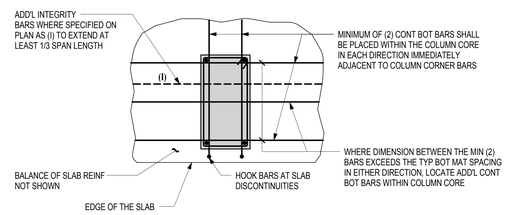


3 TYPICAL SPANDREL BEAM

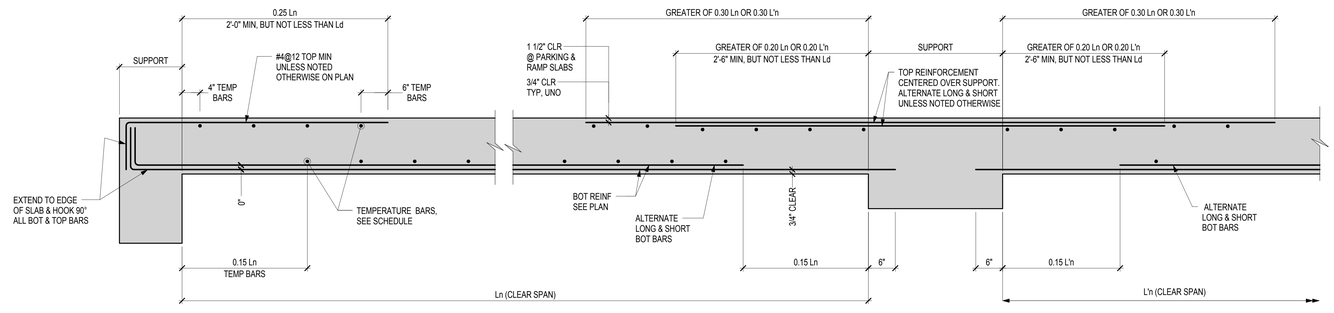




4 TYPICAL BEAM SECTION AND STIRRUP TYPES



5 CONTINUOUS BOTTOM BARS THROUGH COLUMN CORE FOR INTEGRITY



NON - CONTINUOUS SUPPORT

CONTINUOUS SUPPORT

ONE WAY SLAB MINIMUM TEMPERATURE REINFORCEMENT SCHEDULE	
SLAB THICKNESS (t)	MIN TEMPERATURE REINFORCEMENT
t ≤ 6"	#4@18
6" < t ≤ 7"	#4@16
7" < t ≤ 8"	#4@14
8" < t ≤ 9"	#4@12
9" < t ≤ 10"	#4@10 OR #5@15
10" < t ≤ 12"	#4@9 OR #5@14
12" < t ≤ 14"	#4@8 OR #5@12
14" < t ≤ 16"	#5@10

6 TYPICAL ONE WAY FRAMED SLAB ELEVATION

NOTES:

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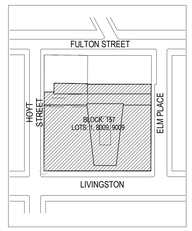
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
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Chicago, IL 60642
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STRUCTURAL ENGINEERS
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MEP/FP Engineer:
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A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA
NEW YORK, NEW YORK 10121
T. (212) 615-3600

GEOTECHNICAL Engineer:
LANGAN
360 W 31ST STREET
8TH FLOOR
NEW YORK, NEW YORK 10001
T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT
44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

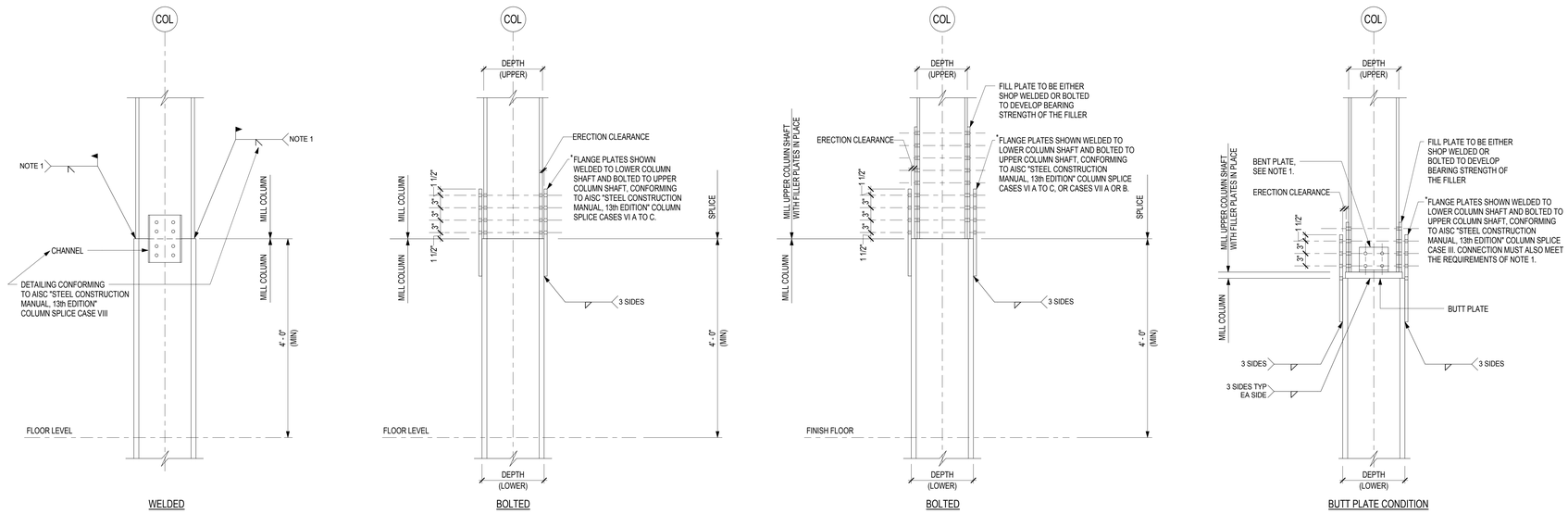
DWG TITLE:
TYPICAL CONCRETE DETAILS

SEAL & SIGNATURE:
STATE OF NEW YORK · SCOTT P. BOLLINGER · 093540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-943.00
DWG NO.

DEPT OF BLDGS 321370506 Job Number
B1111111105 Scan Code

1 TYPICAL SPLICE AT NON-LATERAL COLUMNS (R = 3)



DEPTH OF UPPER COLUMN AND LOWER COLUMN ARE NOMINALLY THE SAME

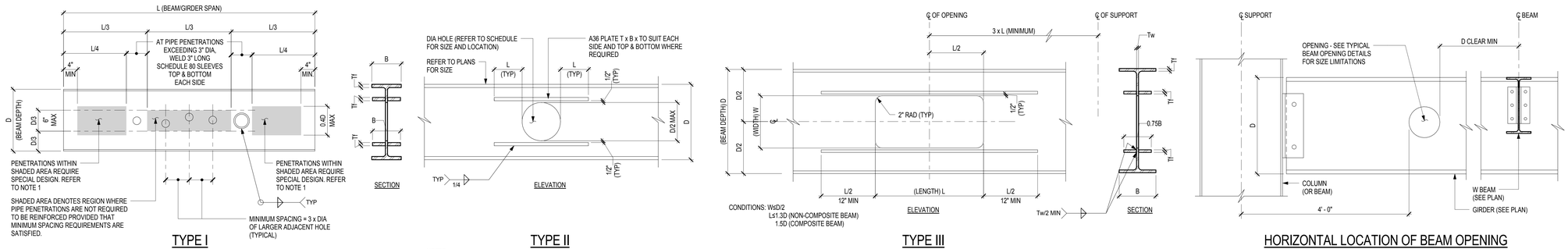
DEPTH OF UPPER COLUMN IS NOMINALLY 2" LESS THAN DEPTH OF LOWER COLUMN

NOTES:

1.- PROVIDE RUN OFF TABS AT EACH END. MINIMUM FLANGE PJP GROOVE WELD TO BE 3/4"T OF THE THINNER COLUMN FLANGE AT COLUMNS WITH MOMENT CONNECTED BEAMS.

2.- WELDED COLUMN SPLICES ARE REQUIRED AT COLUMNS WITH MOMENT CONNECTED BEAMS.

2 TYPICAL BEAM OPENING DETAILS



NOTES:

1.- SIZE AND LOCATION OF BEAM OPENINGS NOT INDICATED ON STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

2.- FINISH LAST 1/8" OF HOLE BY REAMING OR GRINDING.

3.- LIMITS SHOWN ARE FOR GUIDANCE ONLY.

4.- PROVIDE STIFFENER, WHERE REQUIRED, WITH Fy=50ksi

5.- FOR PRICING: BASE TO INCLUDE THE QUANTITIES AS SHOWN IN TABLE:
BEAM OPENINGS AT LOCATIONS ARE TO BE DETERMINED DURING COORDINATION AND SHOP DRAWING APPROVAL, WITH SHOP FABRICATED REINFORCING AS DETAILED HERE.

6.- UNIT PRICES FOR ADDITIONAL BEAM OPENINGS WITH REINFORCING AS DETAILED HERE WHICH ARE:

TYPE	QUANTITY
I	
II	
III	

NOTE:

1.- WHERE POSSIBLE OPENING SHOULD BE LOCATED WITHIN THE MIDDLE THIRD OF THE BEAM SPAN BUT NOT CLOSER THAN LIMITATIONS SHOWN ABOVE.

NOTES:

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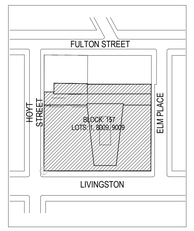

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michaelisboyd.com

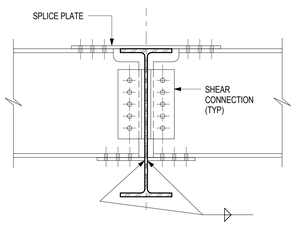
PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
TYPICAL STEEL DETAILS

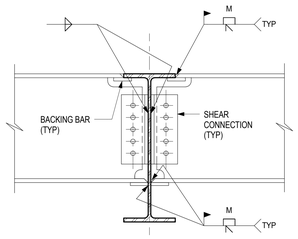
SEAL & SIGNATURE:
STATE OF NEW YORK ROY A. BOLITHO 093540 REGISTERED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-950.00
DWG NO.

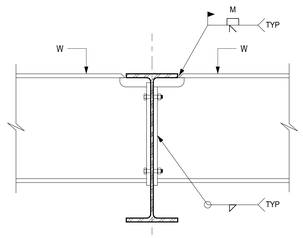
DEPT OF BLDGS 421370705 Job Number
E3406849543 Scan Code



BOLTED MOMENT CONNECTION

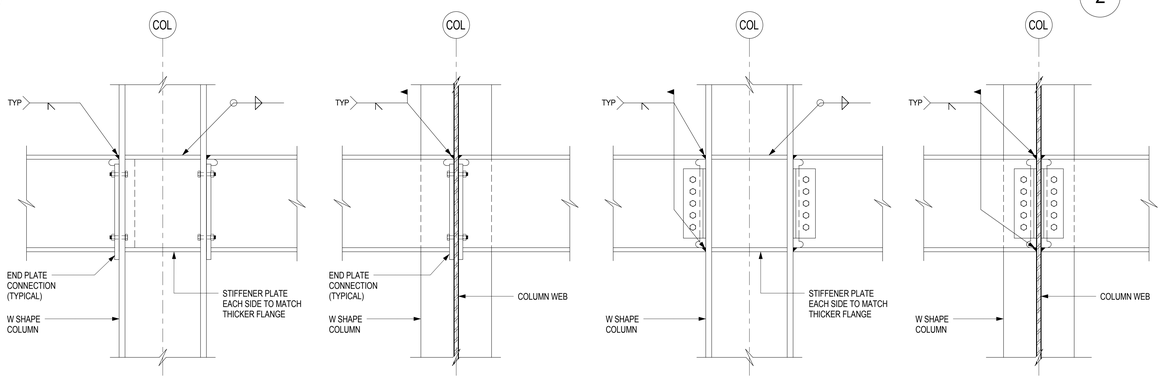


WELDED MOMENT CONNECTION



END PLATE WELDED/BOLTED CONNECTION

1 TYPICAL BEAM-TO-GIRDER MOMENT CONNECTION DETAILS



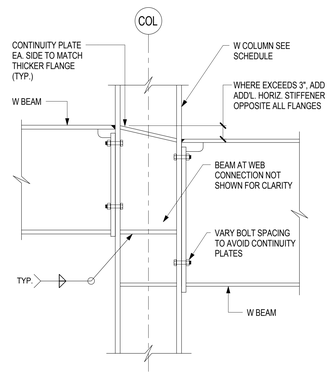
TYPICAL AT END PLATE CONNECTION

TYPICAL AT DOUBLE ANGLE SHEAR CONNECTION

NOTE:

1.- STIFFENER PLATE WELD TO DEVELOP FLANGE FORCE = 0.9FyAg

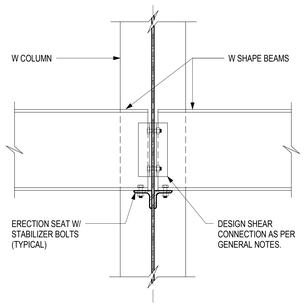
2 TYPICAL BEAM CONNECTION TO EMBEDDED PLATES

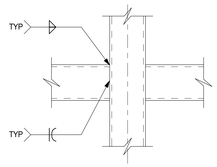


TYPICAL AT GIRDERS OF DIFFERENT DEPTHS OR OFFSET T.O. STEEL ELEVATIONS

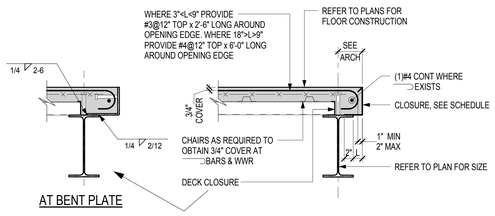
NOTE: SIMILAR AT DOUBLE ANGLE SHEAR CONNECTION

3 TYPICAL CONNECTION AT BACK TO BACK GIRDERS TO COLUMN WEB





4 TYPICAL NON-LATERAL MOMENT CONNECTION



AT BENT PLATE

5-4A NWC EDGE CLOSURE PLATES

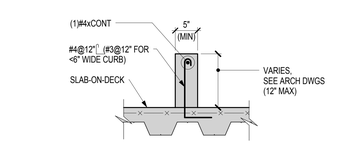
CLOSURE TYPE	4" NWC SLAB	4 1/2" NWC SLAB	5" NWC SLAB	5 1/2" NWC SLAB	6" NWC SLAB	6 1/2" NWC SLAB	7" NWC SLAB	7 1/2" NWC SLAB	8" NWC SLAB	8 1/2" NWC SLAB	9" NWC SLAB	9 1/2" NWC SLAB	10" NWC SLAB
20 GAUGE	L ≤ 3	L ≤ 2	L ≤ 1										
18 GAUGE	3 < L ≤ 5	2 < L ≤ 4	1 < L ≤ 3	L ≤ 2	L ≤ 1								
16 GAUGE	5 < L ≤ 6	4 < L ≤ 6	3 < L ≤ 5	2 < L ≤ 4	1 < L ≤ 3	L ≤ 2	L ≤ 1						
14 GAUGE	6 < L ≤ 7	6 < L ≤ 7	5 < L ≤ 7	4 < L ≤ 6	3 < L ≤ 5	2 < L ≤ 4	1 < L ≤ 3	L ≤ 2	L ≤ 1	L ≤ 1			
12 GAUGE	7 < L ≤ 10	7 < L ≤ 9	7 < L ≤ 9	6 < L ≤ 9	5 < L ≤ 8	4 < L ≤ 8	3 < L ≤ 7	2 < L ≤ 6	1 < L ≤ 5..	1 < L ≤ 4	L ≤ 3	L ≤ 2	L ≤ 1
10 GAUGE	10 < L ≤ 12	9 < L ≤ 11	9 < L ≤ 11	9 < L ≤ 11	8 < L ≤ 10	8 < L ≤ 10	7 < L ≤ 10	6 < L ≤ 9	5 < L ≤ 8	4 < L ≤ 7	3 < L ≤ 6	2 < L ≤ 6	1 < L ≤ 5
1/4" BENT PLATE	12 < L ≤ 16	11 < L ≤ 16	11 < L ≤ 15	11 < L ≤ 15	10 < L ≤ 15	10 < L ≤ 14	10 < L ≤ 14	9 < L ≤ 14	8 < L ≤ 13	7 < L ≤ 13	6 < L ≤ 13	6 < L ≤ 12	5 < L ≤ 12
5/16" BENT PLATE	16 < L ≤ 19	16 < L ≤ 19	15 < L ≤ 18	15 < L ≤ 18	15 < L ≤ 17	14 < L ≤ 17	14 < L ≤ 17	14 < L ≤ 16	13 < L ≤ 16	13 < L ≤ 16	13 < L ≤ 15	12 < L ≤ 15	12 < L ≤ 15
3/8" BENT PLATE	19 < L ≤ 22	19 < L ≤ 21	18 < L ≤ 21	18 < L ≤ 20	17 < L ≤ 20	17 < L ≤ 19	17 < L ≤ 19	16 < L ≤ 19	16 < L ≤ 18	16 < L ≤ 18	15 < L ≤ 18	15 < L ≤ 17	15 < L ≤ 17
1/2" BENT PLATE	22 < L ≤ 27	21 < L ≤ 26	21 < L ≤ 26	20 < L ≤ 25	20 < L ≤ 24	19 < L ≤ 24	19 < L ≤ 24	19 < L ≤ 23	18 < L ≤ 23	18 < L ≤ 22	18 < L ≤ 22	17 < L ≤ 22	17 < L ≤ 21

54-A LWC EDGE CLOSURE PLATES

CLOSURE TYPE	4" LWC SLAB	4 1/2" LWC SLAB	5" LWC SLAB	5 1/4" LWC SLAB	5 1/2" LWC SLAB	6" LWC SLAB	6 1/4" LWC SLAB	6 1/2" LWC SLAB	7" LWC SLAB	7 1/4" LWC SLAB	7 1/2" LWC SLAB	8" LWC SLAB
20 GAUGE	L ≤ 3	L ≤ 2	L ≤ 1	L ≤ 1	L ≤ 1							
18 GAUGE	3 < L ≤ 5	2 < L ≤ 4	1 < L ≤ 3	1 < L ≤ 3	1 < L ≤ 3	L ≤ 2	L ≤ 1	L ≤ 1				
16 GAUGE	5 < L ≤ 6	4 < L ≤ 6	3 < L ≤ 5	3 < L ≤ 5	3 < L ≤ 4	2 < L ≤ 4	1 < L ≤ 3	1 < L ≤ 3	L ≤ 2	L ≤ 1	L ≤ 1	
14 GAUGE	6 < L ≤ 8	6 < L ≤ 7	5 < L ≤ 7	5 < L ≤ 7	4 < L ≤ 7	4 < L ≤ 6	3 < L ≤ 5	3 < L ≤ 5	2 < L ≤ 4	1 < L ≤ 3	1 < L ≤ 3	L ≤ 2
12 GAUGE	8 < L ≤ 10	7 < L ≤ 10	7 < L ≤ 9	7 < L ≤ 9	7 < L ≤ 9	6 < L ≤ 9	5 < L ≤ 9	5 < L ≤ 9	4 < L ≤ 8	3 < L ≤ 7	3 < L ≤ 7	2 < L ≤ 6
10 GAUGE	10 < L ≤ 12	10 < L ≤ 12	9 < L ≤ 12	9 < L ≤ 11	9 < L ≤ 11	9 < L ≤ 11	9 < L ≤ 11	9 < L ≤ 11	8 < L ≤ 10	7 < L ≤ 10	7 < L ≤ 10	6 < L ≤ 9
1/4" BENT PLATE	12 < L ≤ 17	12 < L ≤ 17	12 < L ≤ 16	11 < L ≤ 16	11 < L ≤ 16	11 < L ≤ 15	11 < L ≤ 15	11 < L ≤ 15	10 < L ≤ 15	10 < L ≤ 15	10 < L ≤ 14	9 < L ≤ 14
5/16" BENT PLATE	17 < L ≤ 20	17 < L ≤ 19	16 < L ≤ 19	16 < L ≤ 19	16 < L ≤ 19	15 < L ≤ 18	15 < L ≤ 18	15 < L ≤ 18	15 < L ≤ 17	15 < L ≤ 17	14 < L ≤ 17	14 < L ≤ 17
3/8" BENT PLATE	20 < L ≤ 23	19 < L ≤ 22	19 < L ≤ 22	19 < L ≤ 21	19 < L ≤ 21	18 < L ≤ 21	18 < L ≤ 21	18 < L ≤ 20	17 < L ≤ 20	17 < L ≤ 20	17 < L ≤ 20	17 < L ≤ 19
1/2" BENT PLATE	23 < L ≤ 28	22 < L ≤ 27	22 < L ≤ 27	21 < L ≤ 26	21 < L ≤ 26	21 < L ≤ 26	21 < L ≤ 25	20 < L ≤ 25	20 < L ≤ 25	20 < L ≤ 24	20 < L ≤ 24	19 < L ≤ 24

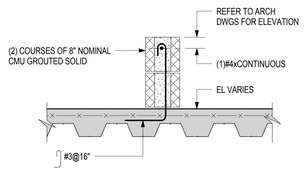
5 TYPICAL HSS-TO-HSS CONNECTION

6 TYPICAL EDGE CONDITION AT INTERIOR OPENING OR EXTERIOR EDGE

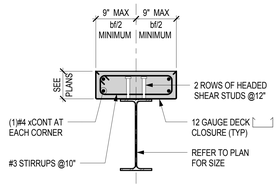


(SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS)

7 TYPICAL CONCRETE CURB DETAIL



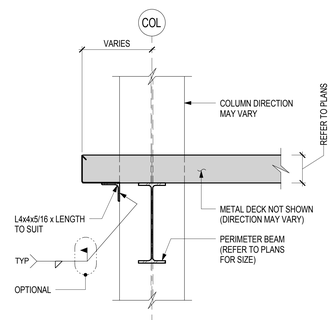
8 TYPICAL CMU CURB DETAIL



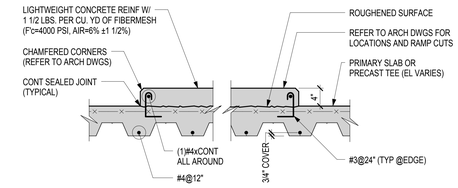
NOTE:

1.- SHEAR STUD SIZE AND LENGTH TO MATCH TYPICAL SHEAR STUD SPECIFIED FOR SLAB LEVEL AT DETAIL.

9 TYPICAL SLAB DETAIL AT ADJACENT SHAFTS



10 TYPICAL DECK SUPPORT AT COLUMNS (EDGE OF SLAB CONDITION)



NOTE:

1.- COORDINATE WITH ARCH DRAWINGS AND MEP EQUIPMENT.

11 TYPICAL POURED IN PLACE CURB/PAD DETAIL AT ELEVATED SLABS

NOTES:

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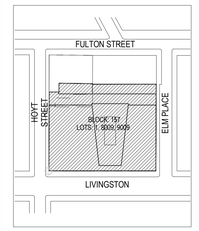

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Architect:

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Design Architect:

STUDIO / GANG / ARCHITECTS

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Interior Designer:

Michaelis Boyd Associates
108 Palace Gardens
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michaelisboyd.com

PROJECT:

11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:

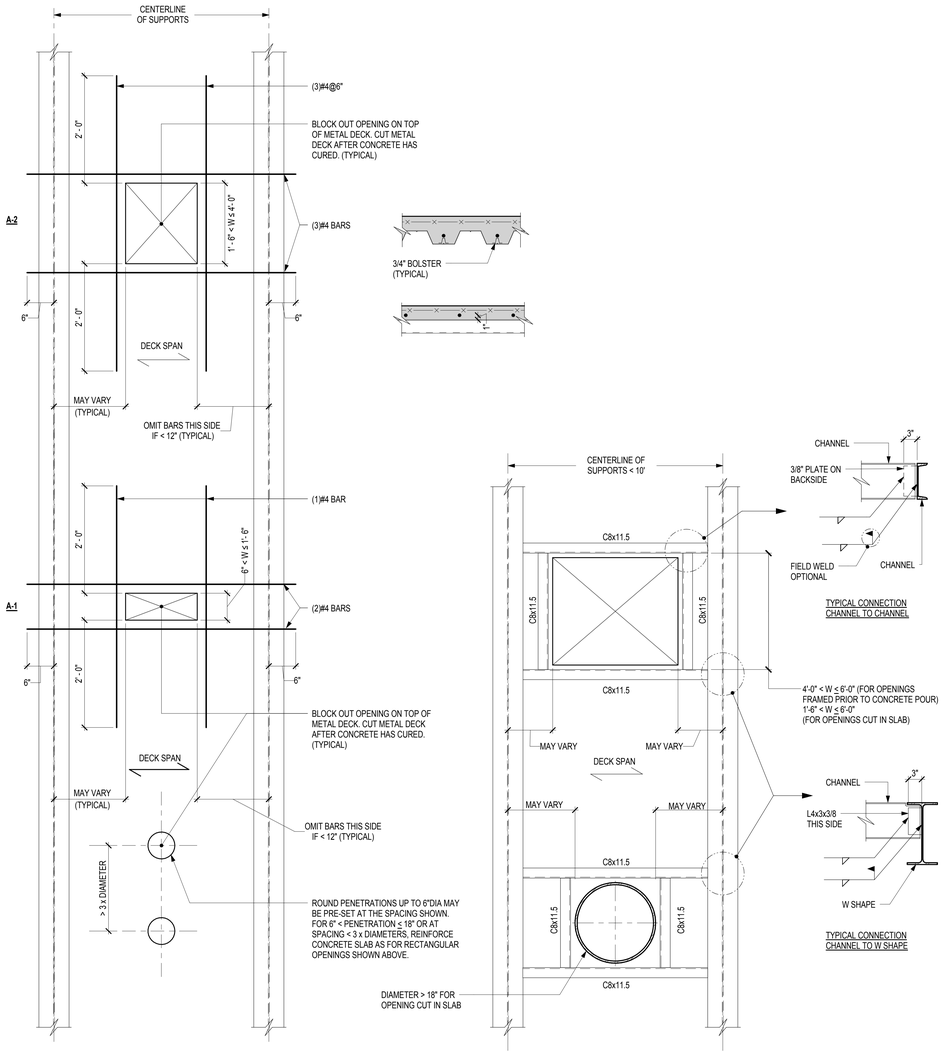
TYPICAL STEEL DETAILS

SEAL & SIGNATURE:

STATE OF NEW YORK — JOHN P. ROSATI — 093540 — LICENSED PROFESSIONAL ENGINEER

DATE:	1/31/2017
PROJECT #:	15154.00
SCALE:	
DWG NO.	S-951.00

DEPT OF BLDGS 321370506 Job Number
E 3313309699 Scan Code



TYPE A CONDITION

NOTES:

1.- FOR OPENINGS BLOCKED OUT PRIOR TO SLAB POUR. OPENINGS OUTSIDE THE LIMITS ABOVE SHALL BE FRAMED WITH STRUCTURAL STEEL. OPENING SIZES AND LOCATIONS TO BE SUBMITTED TO STRUCTURAL ENGINEER. DO NOT CUT DECK UNTIL CONCRETE HAS REACHED 50% OF ITS DESIGN STRENGTH.

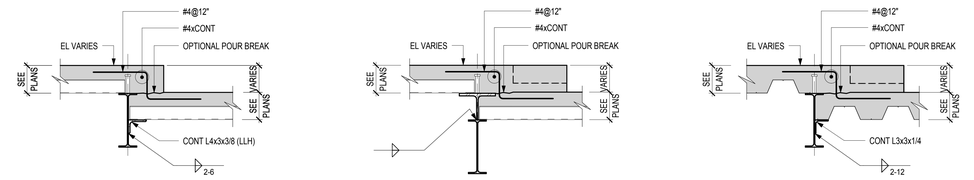
2.- SHOW LAYOUT TYPES A1 OR A2 ON REBAR SHOP DRAWINGS WHERE KNOWN.

TYPE B CONDITION

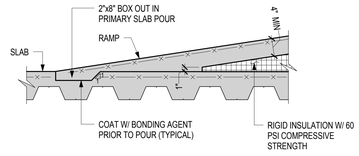
NOTES:

1.- FOR OPENINGS CUT IN SLAB AFTER POUR, UNO

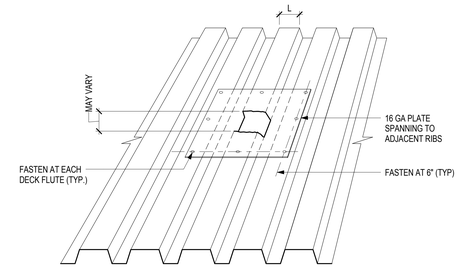
1 TYPICAL COMPOSITE SLAB OPENING REINFORCING DETAILS



2 TYPICAL SLAB DEPRESSION DETAILS



3 TYPICAL SECTION AT RAMP



4 TYPICAL DETAIL FOR OPENINGS 6" TO 12" IN DIAMETER OR FOR 6"<L≤12" ROOF PENETRATION

NOTES:

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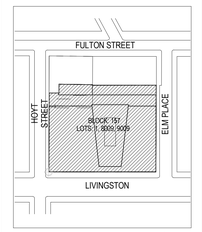

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DEPT OF BLDGS 321370706 Job Number
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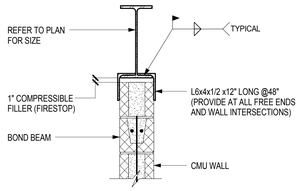
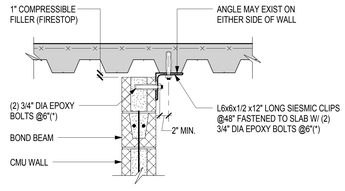
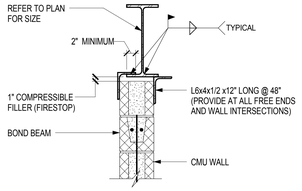
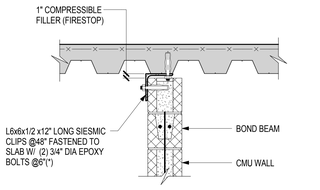




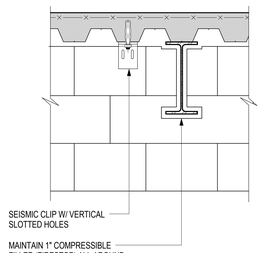
ONE SIDE



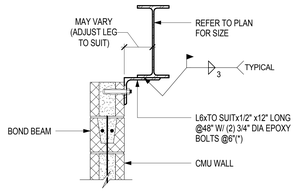
NOTE:
ORIENTATIONS OF ANGLES MAY VARY WITH ACTUAL OFFSET CONDITIONS.

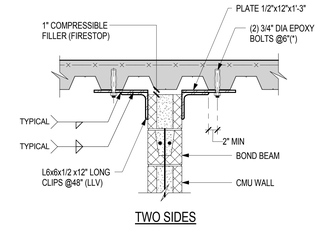


ONE SIDE

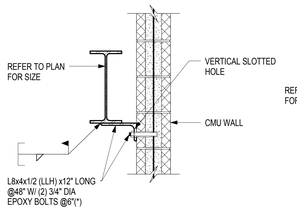


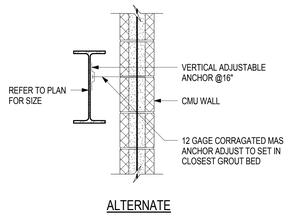
NOTE: DO NOT CONSTRUCT CMU WALLS TIGHT TO STEEL FRAMING ABOVE.





TWO SIDES

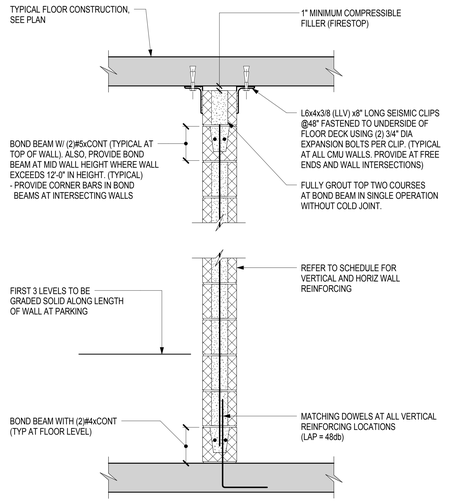




ALTERNATE

1 TYPICAL ALTERNATE SEISMIC CLIP DETAILS (AT INTERIOR NON-STRUCTURAL CMU WALLS)

1. CLIPS MUST BE LOCATED AT VERTICALLY REINFORCED AND GROUTED CELLS. CLIP SPACING SHOWN IS MINIMUM REQUIREMENT, DECREASE SPACING FOR WALLS REINFORCED AT LESS THAN 48" SPACING.
2. (*) ALL EPOXY BOLTS TO BE HILTI HIT HY-200 OR APPROVED EQUAL ADHESIVE, 3/4" DIA, 4 3/4" EMBED INTO GROUTED CELLS, 2" VERTICAL SLOTS IN ANGLE, BOLTS TO BE INSTALLED IN BOTTOM OF SLOTS.



NOTE:

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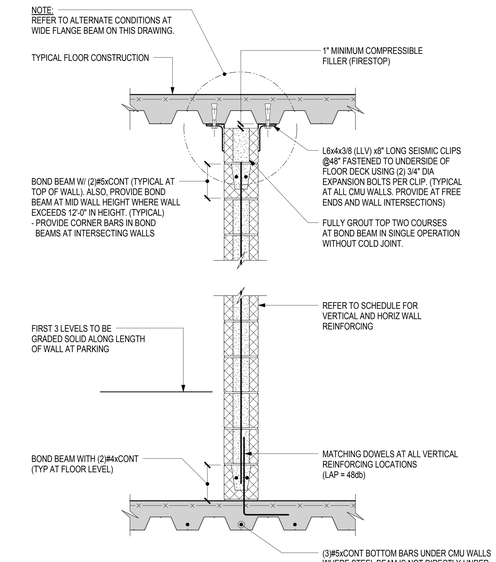
2 TYPICAL DETAIL AT INTERIOR CMU WALLS

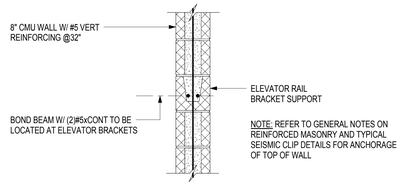


NOTE: PROVIDE (3)#6xCONT BARS WHERE WALL HEIGHT EXCEEDS 15'-0"

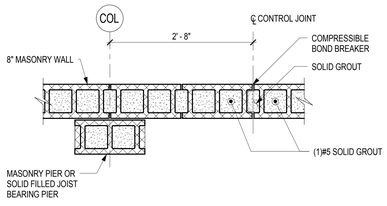
NOTE:

1.- CLIPS MUST BE LOCATED AT VERTICALLY REINFORCED AND GROUTED CELLS. CLIP SPACING SHOWN IS MINIMUM REQUIREMENT, DECREASE SPACING FOR WALLS REINFORCED AT LESS THAN 48" SPACING.

3 TYPICAL DETAIL AT INTERIOR CMU WALLS SUPPORTED BY COMPOSITE DECK



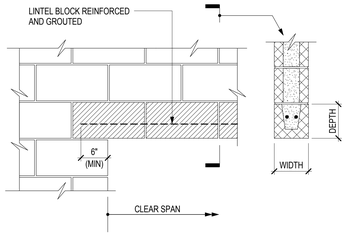
4 TYPICAL CMU WALL CONSTRUCTION AT ELEVATOR HOISTWAYS



NOTE:

1.- BOND BEAM REINFORCING TO RUN CONTINUOUSLY THROUGH CONTROL JOINT. (TYP)

5 TYPICAL MASONRY WALL CONTROL JOINT PLAN

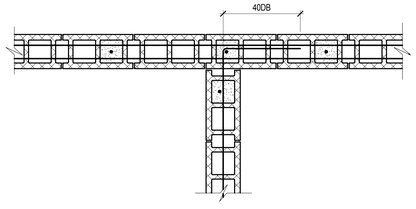


NOTE:

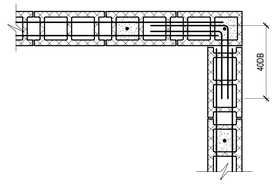
1.- SEE GENERAL NOTES FOR ALTERNATIVE STEEL LOOSE LINTELS.

CMU LINTEL SCHEDULE			
CLEAR SPAN	WIDTH	DEPTH	REINF.
< 5'-0"	6"	8"	(1)#4
5'-0" - 6'-0"	6"	8"	(1)#5
< 6'-0"	8"	8"	(2)#5
6'-0" - 7'-0"	8"	8"	(2)#6
> 7'-0" - 10'-0"	8"	16"	(2)#5
< 6'-0"	12"	8"	(2)#5
6'-0" - 7'-0"	12"	8"	(2)#7
> 7'-0" - 10'-0"	12"	16"	(2)#5

6 TYPICAL CMU LINTEL DETAIL NON-BEARING WALL



TYPICAL DETAIL AT INTERSECTION OF STRUCTURAL BOND BEAMS



TYPICAL CORNER DETAIL

7 TYPICAL DETAIL AT MASONRY WALL INTERSECTION

NOTES:

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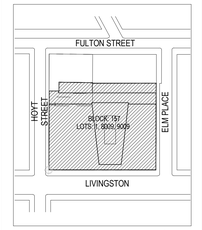

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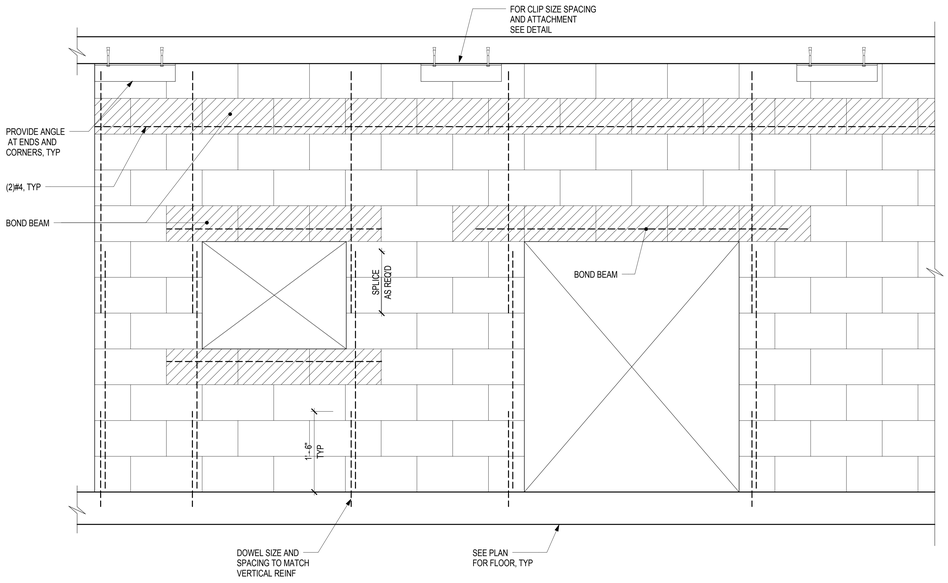
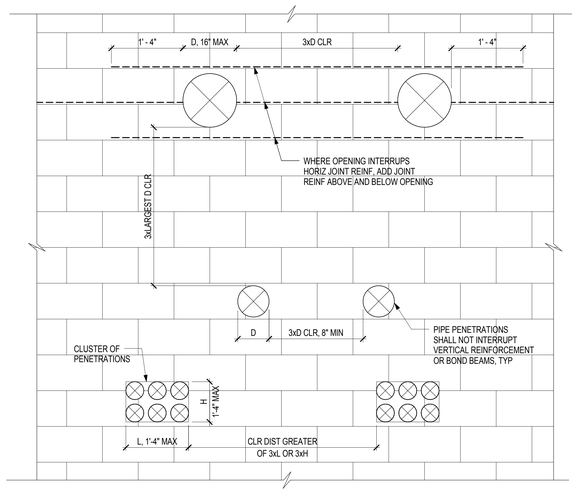
DWG NO.

DEPT OF BLDGS 421370708 Job Number
E-DOC-2806990 Scan Code



1 TYPICAL MASONRY WALL ELEVATION



2 TYPICAL MASONRY WALL PENETRATIONS

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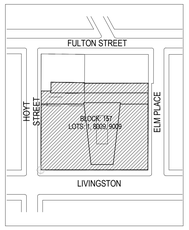

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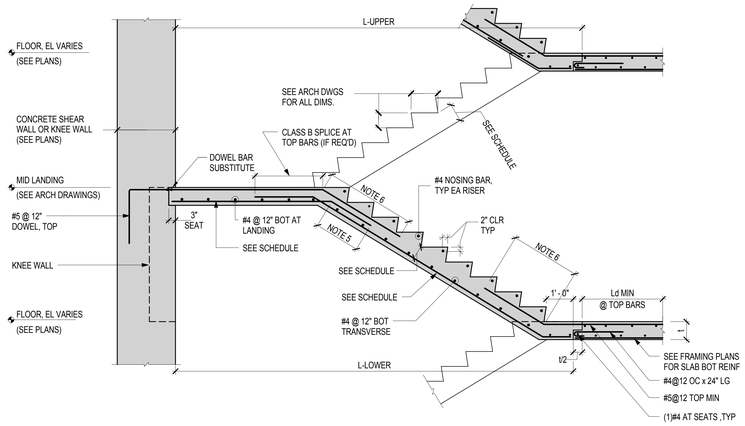
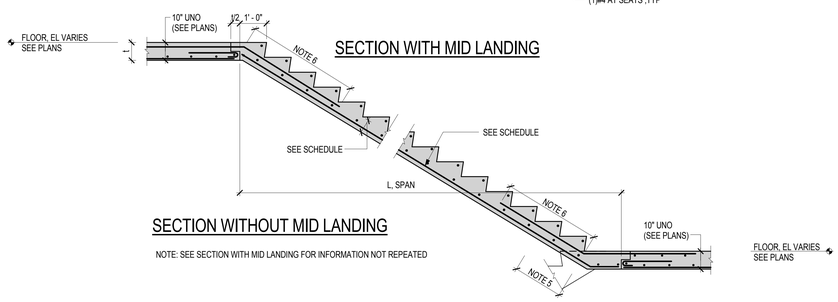




SECTION WITH MID LANDING

SECTION WITHOUT MID LANDING

NOTE: SEE SECTION WITH MID LANDING FOR INFORMATION NOT REPEATED

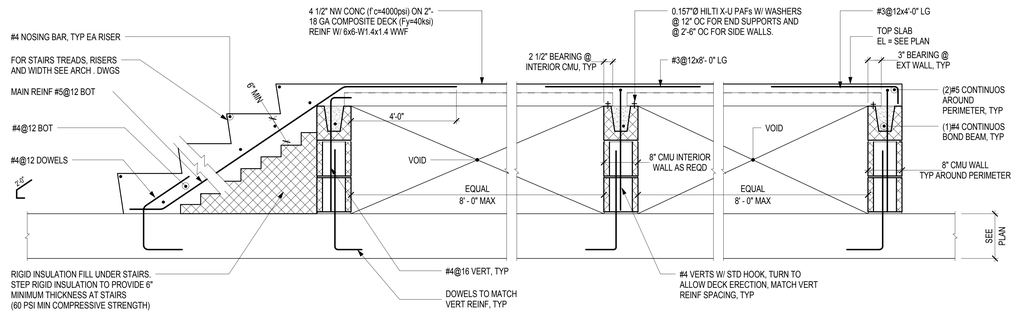
CONCRETE STAIR NOTES:

1. ALL CONCRETE STAIRS SHALL BE ONE-WAY STAIR SLABS SPANNING IN LONGITUDINAL DIRECTION OF STAIR RUN, THICKNESS AND LONGITUDINAL REINFORCING PER SCHEDULE AND #4@12" BOTTOM TRANSVERSE, UNLESS OTHERWISE DETAILED.
2. PROVIDE (1)-#4 NOSING BAR TRANSVERSE AT EACH STAIR RISER WITH 2" CLEAR TO BAR
3. ALL STAIR TREAD AND RISER DIMENSIONS SHALL BE PER ARCHITECT.
4. ALL 6" KNEE WALLS UP FROM MAIN BUILDING FLOOR STRUCTURE SHALL BE REINFORCED WITH #5@12" EACH WAY CENTERED. PROVIDE MATCHING VERTICAL DOWELS UP FROM MAIN FLOOR STRUCTURE.
5. PROVIDE 2'-6" LAP SPLICES FOR ALL #4 & #5 AND 3'-6" LAP SPLICES FOR ALL #6 STAIR SLAB BOTTOM REINFORCEMENT AS REQUIRED.
6. TOP BAR LENGHTS PER DETAIL SHALL BE 4'-6"@#4, 6'-0"@#5, AND 8'-0"@#6 REINF BARS.
7. SHOP DRAWINGS FOR STAIRS SHALL CLEARLY INDICATE BAR SIZE, SPACING, SPLICE POINTS, LENGTHS, CLEARANCES, HOOKS, BAR SUPPORTS, ETC... REQUIRED FOR FIELD INSTALLATION OF REINFORCING. PROVIDE BOTH PLANS AND SECTIONS FOR EACH INDIVIDUAL STAIR. COORDINATE FULLY WITH ARCHITECTURAL DRAWINGS.

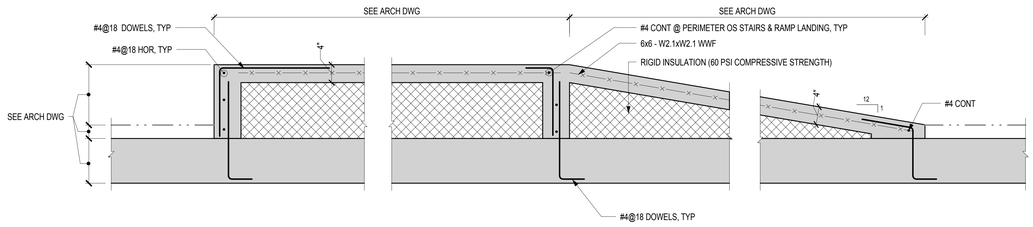
SECTION WITH MID LANDING, STAIR REINF AND THICKNESS SCHEDULE		
SPAN (MAX OF L-UPPER OR L-LOWER)	STAIR SLAB THICKNESS	REINF TOP & BOT
L ≤ 12'-6"	7"	#4@12
12'-6" < L ≤ 15'-0"	8"	#4@12
15'-0" < L ≤ 17'-6"	8"	#5@12
17'-6" < L ≤ 20'-0"	9"	#5@12
20'-0" < L ≤ 24'-0".	9"	#6@12

SECTION WITHOUT MID LANDING STAIR REINF AND THICKNESS SCHEDULE		
L_SPAN	STAIR SLAB THICKNESS	REINF TOP & BOT
L ≤ 12'-6"	7"	#4@12
12'-6" < L ≤ 17'-6"	8"	#5@12
17'-6" < L ≤ 20'-0"	9"	#6@12
20'-0" < L ≤ 24'-0"	9"	#6@8

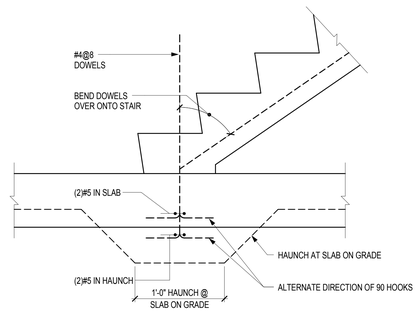
1 TYPICAL CONCRETE STAIR SECTION



2 TYPICAL RAISED FLOOR DETAIL



3 TYPICAL BUILT UP RAMP DETAIL

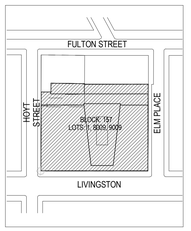


4 BOTTOM OF STAIR-NO SLAB OPENING

NOTES:

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings. All figures are preliminary and approximate. Lot areas are subject to survey confirmation.

Number:	Date:	Revision:
	06-07-2017	DOB FILING
	02-03-2017	ISSUED FOR 100% SD



KEY PLAN

Owner:
11 HOYT OWNER, LP
C/O TISHMAN SPEYER
45 ROCKEFELLER PLAZA
NEW YORK, NY 10111
T.(212)715-0390

Architect:
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Design Architect:
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GEOTECHNICAL Engineer:
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T. (212) 479-5400

Interior Designer:
Michaelis Boyd Associates
108 Palace Gardens
Terrace London W8 4RT

44 20 7221 1237
hello@michaelisboyd.com
michaelisboyd.com

PROJECT:
11 HOYT STREET
BROOKLYN, NEW YORK

DWG TITLE:
TYPICAL STAIR DETAILS

SEAL & SIGNATURE:
STATE OF NEW YORK · ROBERT P. ROSENWASSER · 033540 · LICENSED PROFESSIONAL ENGINEER

DATE: 1/31/2017
PROJECT #: 15154.00
SCALE:
S-980.00
DWG NO.

DEPT OF BLDGS321197058 Job Number

ES589992790 Scan Code

STRUCTURAL PEER REVIEW STATEMENT

This structural peer review and report, dated 11 December 2017, is complete for the foundation and superstructure submission.

Structural Peer Reviewer Name: **William J. Faschan**
Leslie E. Robertson Associates

Structural Peer Reviewer Address: 40 Wall Street, FL 23
New York, NY 10005

Project Address: 11 Hoyt Street, Brooklyn, NY, Block# 157, Lot# 1

Department Application Number for Structural Work: 321197058

Structural Peer Reviewer Statement:

I, William J. Faschan, am a qualified and independent NYS licensed and registered engineer in accordance with BC Section 1617.4 and I have reviewed the structural plans, specifications and supplemental reports for 11 Hoyt Street, Brooklyn, NY, Block# 157, Lot# 1, Application # 321197058 and found that the structural design shown on the plans and specifications generally conforms to the foundation and structural requirements of Title 28 of the Administrative Code and the 2008 NYC Construction Codes. The Structural Peer Review Report is attached.

New York State Registered Design Professional
(for Structural Peer Review only)

Name William J. Faschan

Signature /Seal

Date: 11 December 2017

Cc: Project Owner: Mr. Chris McCartin, 11 Hoyt Property Owner, LP
Project Registered Design Professional: Mr. Bart Sullivan, McNamara Salvia

11 Hoyt Street, Brooklyn, NY
Structural Peer Review Report

P1120

Leslie E. Robertson Associates, R.L.L.P.
Consulting Structural Engineers

40 Wall Street, 23rd Floor
New York, NY 10005

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11 December 2017

1. Introduction

At the request of Tishman Speyer Properties, Leslie E. Robertson Associates, R.L.L.P. has conducted a Structural Peer Review of the foundation and superstructure design of 11 Hoyt Street, as required by the New York City Building Code section 1617. This report presents our findings and conclusions.

The building is located at 11 Hoyt Street in Brooklyn, NY and the structural design was prepared by McNamara Salvia Structural engineers.

1.1 Documents Reviewed

We have reviewed the following:

- Structural and Architectural Drawings, listed in Appendix A.
- Structural Design Criteria by McNamara Salvia, dated 1 Mar 2017, attached to this report as Appendix B.
- The geotechnical report, *Geotechnical Engineering Study for 11 Hoyt Street, Brooklyn, Kings County, New York*, dated 23 December 2016, by Langan, attached to this report as Appendix C.
- *Preliminary Results – Wind-Induced Structural Responses, 11 Hoyt – Brooklyn, NY* dated 30 August 2017 and supporting material, by RWDI, attached to this report as Appendix D.

2. Design Criteria

We reviewed drawing S-001.01 *General Notes,* as well as the structural design criteria and geotechnical report. Our observations are discussed below.

2.1 Geotechnical Report

In reviewing drawing S-001.01 and the geotechnical report from Langan, we found that recommendations made in the report were incorporated in the drawings and design criteria.

2.2 Structural Design Criteria

For the Foundation Peer Review, we reviewed loading schedule information provided in drawing S-001.01. We find that the drawing includes a loading schedule appropriate for the types of occupancies defined by the architectural drawings and includes other information pertinent to the structural design. We recommend that the EOR review the following list for items that should also be included and addressed in the design criteria:

- Clearly identify the equivalent uniform partition loads used in the design (NYCBC 1603.1.1).
- Base shear for wind loads (NYCBC 1603.1.5).
- Maximum soil bearing capacity of soil under the mat foundation (NYCBC 1603.1.7).
- Design criteria loading of foundation walls due to static and seismic earth pressures, surcharge, and hydrostatic pressures (NYCBC 1603.1.9)

3. Superstructure Review

3.1 Architectural and Structural Drawings

We reviewed and compared the architectural drawings with structural drawings prepared by McNamara Salvia and found that the structural drawings were in general conformance with the architectural drawings.

3.2 Midas Gen Model

We independently developed a global building model using Midas Gen. The latter was generated from the structural CAD drawings provided by McNamara Salvia. Elements including the foundation mat were modeled per the information found in the structural drawings. The spring stiffness of GIEs (Ground Improvement Elements) and soil under the mat which were provided by Langan were also incorporated into the mat. Gravity and earthquake loads were defined using the information provided in the structural drawings. Finally, wind loads were defined following recommendations found in the wind tunnel report by RWDI. The model was used to review the global behavior of the building, as well as to obtain loads for the design checks of some foundation and structural elements. Figure 1, below, shows different views of the Midas Gen model.

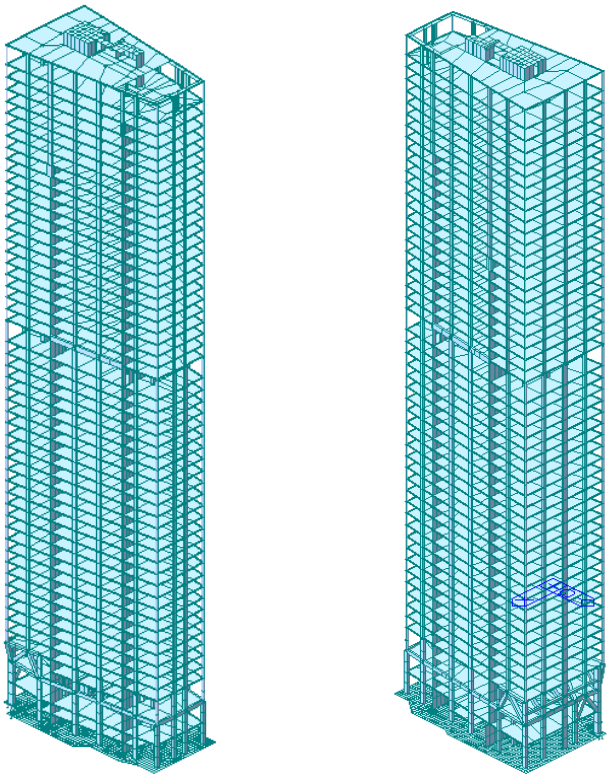


Figure 1 – Global Midas Gen Model View

3.2.1 Base Shear Check

The Midas Gen model was also used to compare the building base shear from earthquake and wind loads shown on drawing S-001.01 and in the wind tunnel report respectively. We found the base shear from wind loads to be similar, but found an 8% reduction in the base shear from earthquake loads compared to the design base shear shown on drawing S-001.01. Figure 2 and 3 present the global shears and overturning moments taken from the Midas Gen model for wind and earthquake loads.

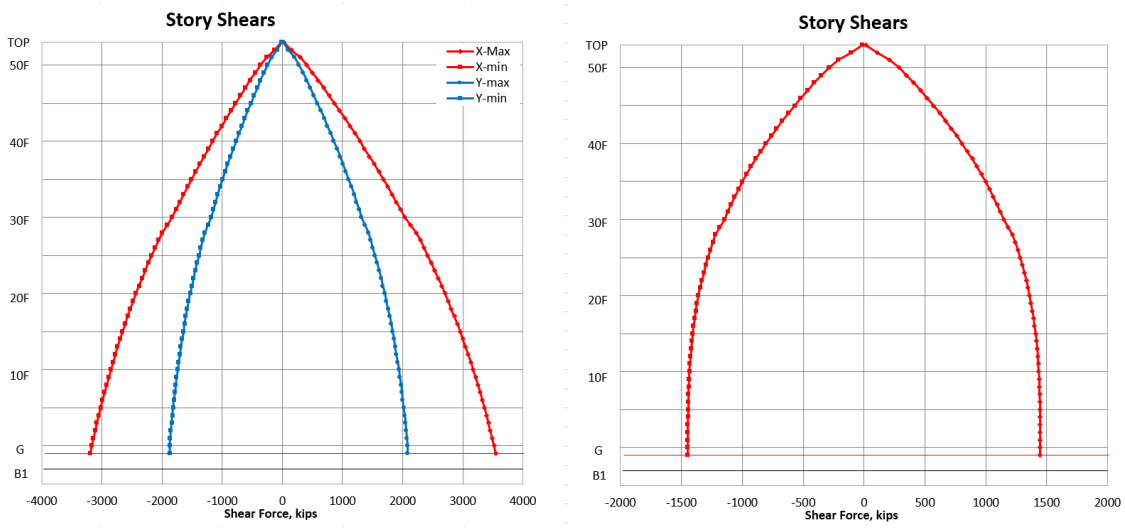


Figure 2 – Global Model Shears (a) Wind Loads (Envelope), (b) Earthquake Loads (Envelope)

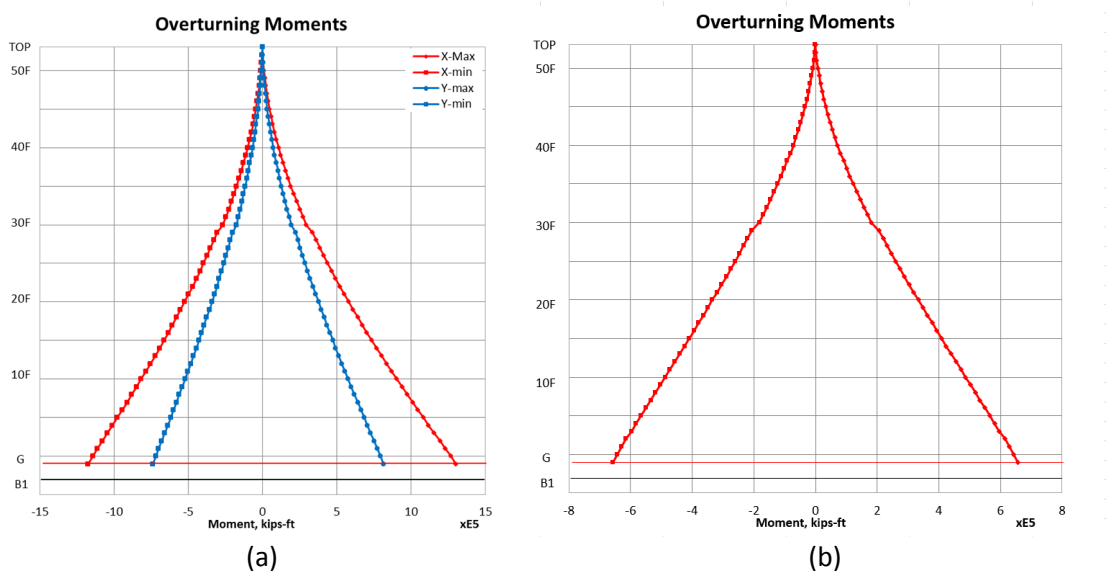


Figure 3 – Global Model Overturning Moments (a) Wind Loads (Envelope), (b) Earthquake Loads (Enveloped)

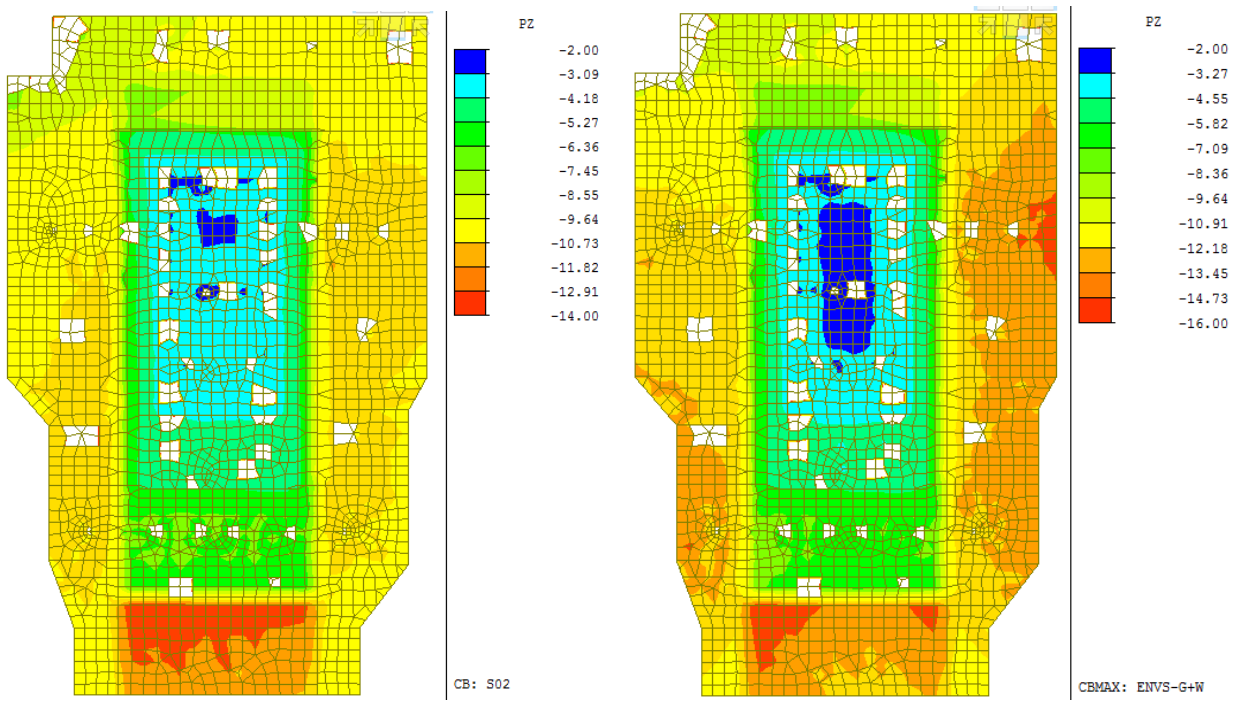
3.3 Load Path

We reviewed typical floors, walls and columns as well as the mat foundation and GIE and found they generally seemed to be well proportioned for the size and type of building. The superstructure seems to have a continuous load path.

4. Mat Foundation

4.1 Soil Pressures

The soil pressures due to gravity loads and gravity+wind loads are shown in Figure 4. The peak pressure is 14 KSF for the gravity load case and 16 KSF for wind+gravity load case.



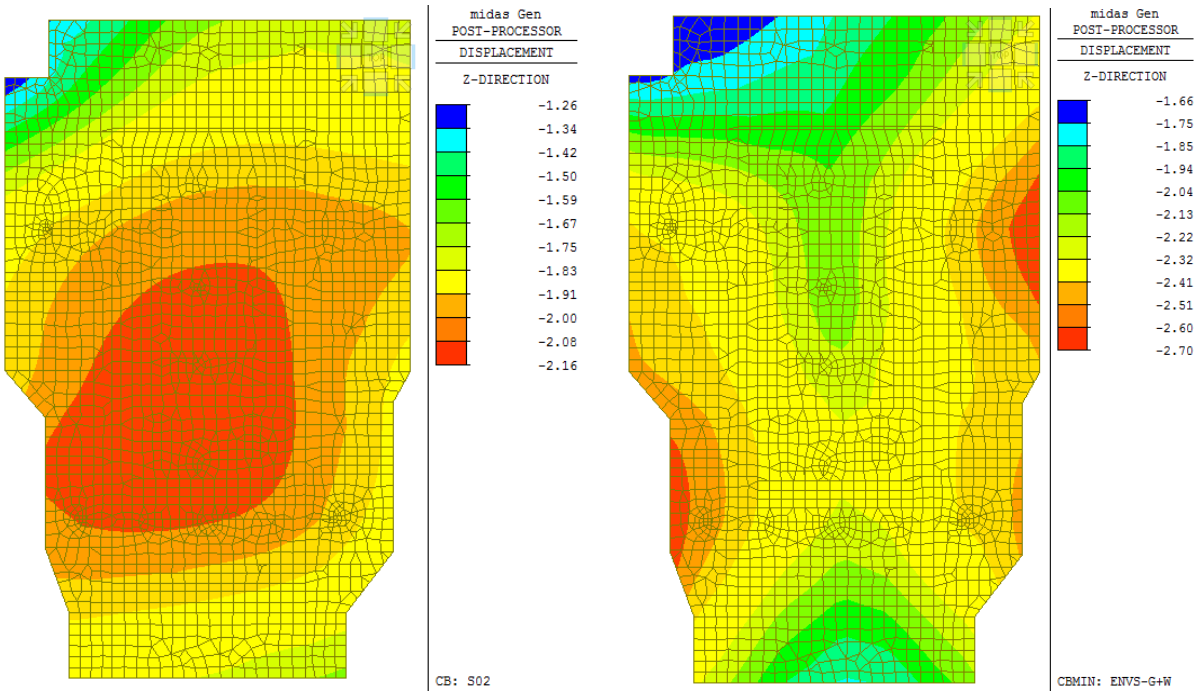
(a) (b)

Figure 4 – Soil Pressures due to (a) Gravity Loads (b) Gravity+Wind Loads(Envelope) in KSF

These 14 KSF and 16 KSF of pressure compare to a maximum expected pressure, as noted in the Langan report of 20 KSF.

4.2 Settlements

The settlements due to gravity loads and gravity+wind loads are as shown in Figure 5, with a peak settlement of 2.16 inches for gravity case and 2.70 inches for gravity+wind case.



(a) (b)

Figure 5 – Settlements due to (a) Gravity Loads (b) Gravity+Wind Loads (Envelope) in IN

4.3 Flexural Capacity

The flexural capacity of the mat foundation was reviewed using the Midas Gen model according to the information shown in drawings FO-100.00 and FO-201.00. Table 1 summarizes the DCRs of typical reinforcement in different portions of the mat foundation. For the additional reinforcement presented in drawing FO-201.00, we made some spot checks for locations indicated in Figure 6, with findings summarized in Table 2.

Table 1 – Summary of Mat Foundation Flexural Capacity Check (Typical reinforcement)

Mat Thickness	Direction	Bottom Reinforcement (DCR)	Top Reinforcement (DCR)
6'-6" NORTH	N-S	#11@12 (0.54)	#11@8 (-)
	E-W	#11@6 (0.74)	#10@12 (-)
6'-6" SOUTH	N-S	#11@12 (0.95)	#11@8 (0.35)
	E-W	#11@8 (0.90)	#11@12 (0.54)
6'-6" EAST&WEST	N-S	#11@6 (0.30)	#11@8 (0.35)
	E-W	#11@6 (0.30)	#11@12 (0.54)
10'-0"	N-S	#11@6 +#11@6 (0.56)	#11@8 (0.56)
	E-W	#11@6 +#11@6 (0.76)	#11@12 (0.84)

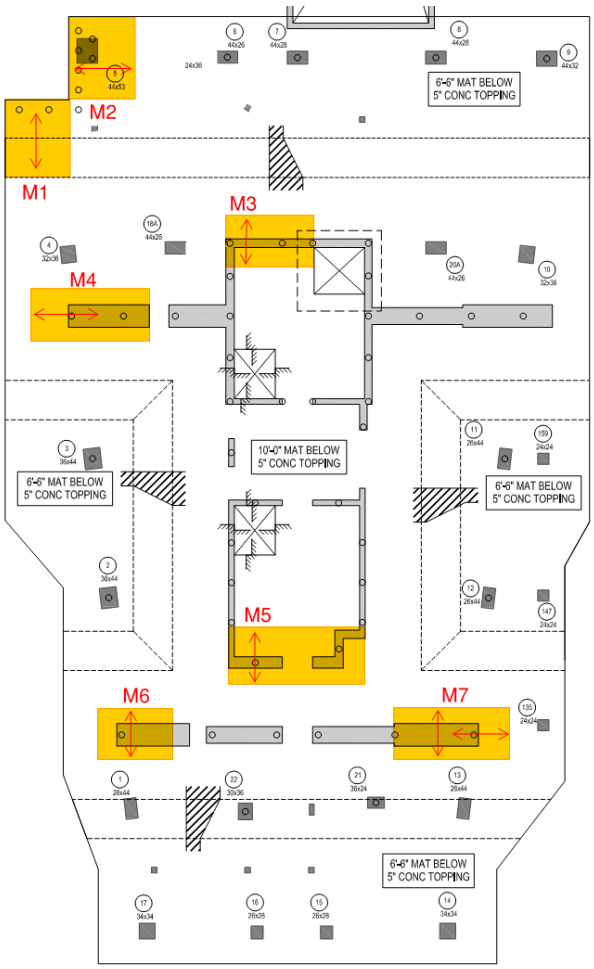


Figure 6 – Location of Mat Foundation Reinforcement Checks (from FO-100.00)

Table 2 –Summary of Mat Foundation Flexural Capacity Check (Additional reinforcement)

Location	Direction	Reinforcement	DCR
1. 6'-6" North- NW Corner	Bottom, N-S	#11@6 + #11@6 (per Note7 of FO-201.00)	0.42
2. 6'-6" North- C5	Bottom, E-W	#11@6 + #11@6	0.79
3. 10'-0" - Core Wall-N	Bottom, N-S	#11@6 + #11@6 +#11@6 + #9@12	0.90
4. 10'-0" – Core Wall-NW	Top, E-W	#11@12 + #10@12	0.87
5. 10'-0" – Core Wall-S	Bottom, N-S	#11@6 + #11@6 + #11@6 + #11@12	0.94
6. 10'-0" – Core Wall-SW	Bottom, N-S	#11@6 + #11@6 + #11@6 + #9@12	0.92
7. 10'-0" – Core Wall-SE	Bottom, E-W	11@6 + #11@6 +11@6 + #11@6	0.96
	Bottom, N-S	11@6 + #11@6 11@6 + #9@12	0.90

From the sample calculations, we believe that the flexural design of the mat foundation is adequate.

4.4 One-Way Shear Capacity

The one-way shear capacity of the mat foundation was reviewed using the information shown in drawings FO-100.00 and FO-202.00. The locations where we reviewed the one-way shear design are shown in Figure 7. Table 3 summarizes our findings.

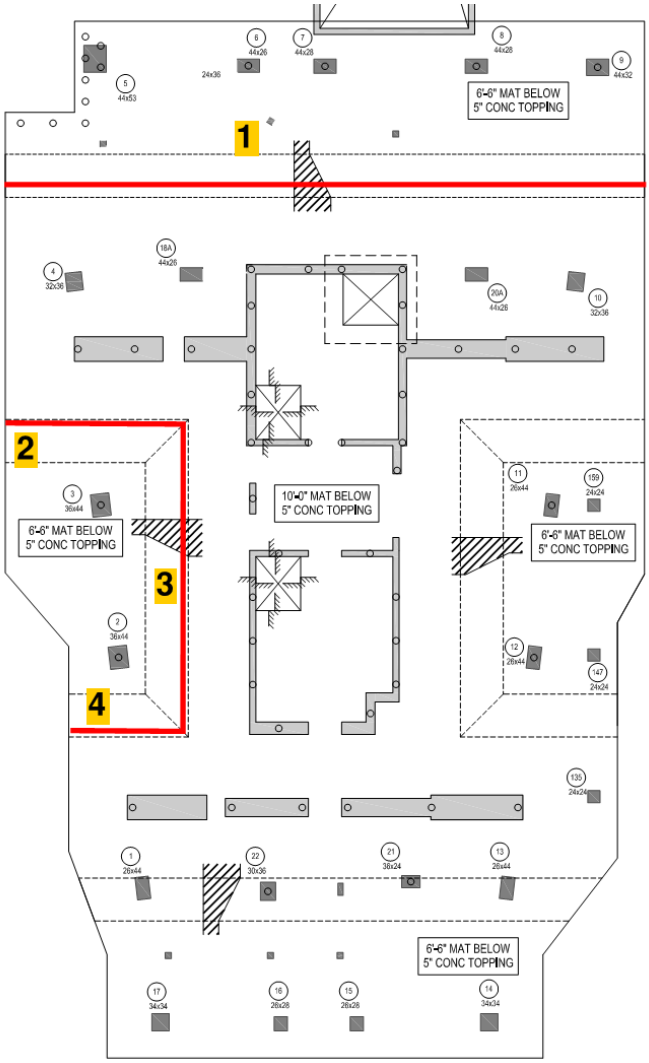


Figure 7 – Location of Mat Foundation One-Way Shear Checks (from FO-100.00)

Table 3– Summary of Mat Foundation Shear Capacity Check

Location	Reinforcement	DCR
1. N-S Direction	(2) #8 @ 12 (b=24")	0.27
2. N-S Direction	(2) #8 @ 12 (b=24")	0.29
3. E-W Direction	-	0.29
4. N-S Direction	-	0.72

The drawings do not clearly indicate the layout of shear reinforcement. We recommend additional shear reinforcement detail to further explain the arrangement. However, from the sample calculations, we believe the shear design of the mat foundation is adequate in one-way shear.

4.5 Two-Way Shear Capacity around Columns and GIEs

The two-way shear capacity of the mat foundation around the columns and GIEs was reviewed using the information shown in drawing FO-202.00. Unbalanced bending moment is considered for C5 and GIEs at the NW corner of the mat foundation, with critical perimeters shown in Figure 8. Table 4 summarizes our findings.

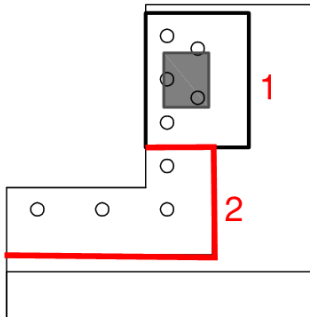


Figure 8 – Critical Perimeters for Two-Way Shear Check of C5 and GIEs at NW Corner

Table 4– Summary of Mat Foundation Punching Shear Capacity Check

Location	Reinforcement	DCR	Slab thickness
1. C5, N-S Direction	(2) #8 @ 12 (b=24")	1.45	NG
2. Piles, N-S Direction	(2) #8 @ 12 (b=24")	0.74	OK
3. C9	-	0.51	OK
4. C8	-	0.37	OK
5. C3	-	0.35	OK
6. C16	-	0.24	OK

We find that the slab around C5 is overstressed under the combination of unbalanced moment and shear force. The shear stress, calculated considering the moment in N-S direction, exceeds the maximum shear capacity of the 6'-6" slab. We recommend that the EOR increase the slab thickness for this local area around NW corner and revise the design of shear reinforcement considering the unbalanced moment. For other reviewed locations, we believe the punching shear capacity of slab around the columns and GIEs is adequate.

4.6 Dowels between columns and the mat foundation

Assuming the dowels between the columns and the foundation mat will be provided to match with the vertical reinforcement of the column at the lowest level, we reviewed the axial tensions in the columns to confirm whether the assumed vertical reinforcement can resist these tension forces. We found that two additional bars and one additional bar are required for C9 and C13, respectively.

5. Columns

We spot checked the axial and flexural designs of the columns using the information shown in the column schedule in Drawings S-910.00 and S-911.00 along with typical details given in Drawing S-915.00. We used the loads we obtained from our Midas Gen model and checked the designs using the Midas Gen design module. Our design check results are summarized in Table 5 to Table 11.

From the sample calculations, we find that Column C3 is modestly overstressed under combined axial and flexural loads. To account for slenderness effects, magnified second-order moment is applied in the check of slender columns. We note that Column C15 at B1 and Column C22 at 30F are overstressed. We recommend that the EOR review the design of double-height columns at B1-1F and the design of transferred columns at 30F.

We also note, reviewing the information provided on the plan drawings, that Column C21 is shown to be 29X30 at Floors 3 to 19 (S-030.01 to S-130.00), but seems to be shown as 21X38 in the column schedule on S-910.00. We recommend that the EOR check the drawings.

Table 5 - Summary of Column Mark C1 Axial and Flexural Capacity Check

Mark	Story	Dimensions		fc' (psi)	Reinforcement	DCR	
		Width(in)	Depth (in)			Moment	Compression
C1	B1	26	44	12000	10#9	0.09	0.58
	3F	28	25	12000	8#9	0.60	0.75
	5F	28	25	12000	8#8	0.08	0.74
	17F	28	25	12000	8#7	0.16	0.55
	20F	28	25	10000	8#7	0.18	0.60
	30F	14	24	10000	4#9	0.66	0.78
	38F	14	24	8000	4#9	0.43	0.62

Table 6- Summary of Column Mark C3 Axial and Flexural Capacity Check

Mark	Story	Dimensions		fc' (psi)	Reinforcement	DCR	
		Width(in)	Depth (in)			Moment	Compression
C3	B1	36	44	12000	14#11	0.05	0.61
	3F	20	44	12000	20#11	0.42	0.81
	5F	20	44	12000	16#11	0.05	0.80
	15F	20	44	12000	8#9	0.07	0.70
	20F	20	44	10000	8#9	0.09	0.73
	30F	18	36	10000	6#9	1.10	0.63
	38F	18	36	8000	6#9	0.09	0.53

Table 7 - Summary of Column Mark C5 Axial and Flexural Capacity Check

Mark	Story	Dimensions		fc' (psi)	Reinforcement	DCR	
		Width(in)	Depth (in)			Moment	Compression
C5	B1	44	53	12000	48#11	0.11	0.47
	3F	D30		12000	11#11	0.16	0.60
	5F	D26		12000	9#11	0.05	0.77
	14F	D26		12000	5#9	0.06	0.68
	20F	D26		10000	5#9	0.07	0.69
	30F	D20		10000	5#8	0.33	0.77
	38F	D20		8000	5#8	0.20	0.64

Table 8 - Summary of Column Mark C15 Axial and Flexural Capacity Check

Mark	Story	Dimensions		fc' (psi)	Reinforcement	DCR	
		Width(in)	Depth (in)			Moment	Compression
C15	B1	26	28	12000	10#11	1.20	0.72
	3F	22	28	12000	8#11	0.18	0.74
	5F	22	28	12000	6#11	0.06	0.74
	9F	22	28	12000	6#9	0.06	0.74
	20F	22	28	10000	6#9	0.08	0.60
	30F	22	16	10000	4#9	0.37	0.68
	38F	22	16	8000	4#9	0.23	0.55

Table 9 - Summary of Column Mark C18 Axial and Flexural Capacity Check

Mark	Story	Dimensions		fc' (psi)	Reinforcement	DCR	
		Width(in)	Depth (in)			Moment	Compression
C18	28F	14	44	10000	8#8	0.42	0.56
	30F	21	28	10000	6#8	0.17	0.61

Table 10 - Summary of Column Mark C19 Axial and Flexural Capacity Check

Mark	Story	Dimensions		fc' (psi)	Reinforcement	DCR	
		Width(in)	Depth (in)			Moment	Compression
C19	28F	24	30	10000	6#9	0.42	0.52
	30F	21	28	10000	6#9	0.33	0.59

Table 11 - Summary of Column Mark C22 Axial and Flexural Capacity Check

Mark	Story	Dimensions		fc' (psi)	Reinforcement	DCR	
		Width(in)	Depth (in)			Moment	Compression
C22	B1	30	36	12000	8#10	0.08	0.57
	3F	24	36	12000	8#9	0.08	0.63
	17F	24	36	12000	6#9	0.09	0.46
	20F	24	36	10000	6#9	0.10	0.50
	30F	24	36	10000	6#8	2.08	0.59
	35F	30	16	10000	6#7	0.44	0.47
	38F	30	16	8000	6#7	0.50	0.50

6. Shear Walls

We spot checked the shear wall designs of the walls identified in Figure 9 to Figure 12. The axial and flexural, and shear capacities were checked for the reinforcement shown in Drawings S-922.00 to S-929.00 and in the typical details in Drawing S-920.00. Our findings are summarized in Table 12.

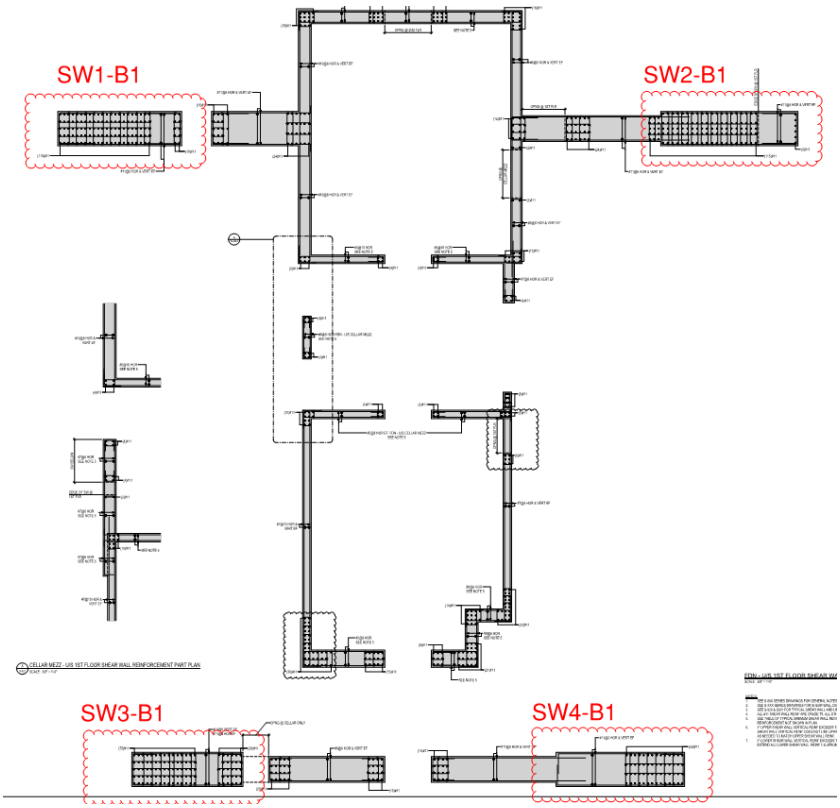


Figure 9 - Shear Walls Checked for Axial and Flexural Capacity, B1 (from S-922.00)

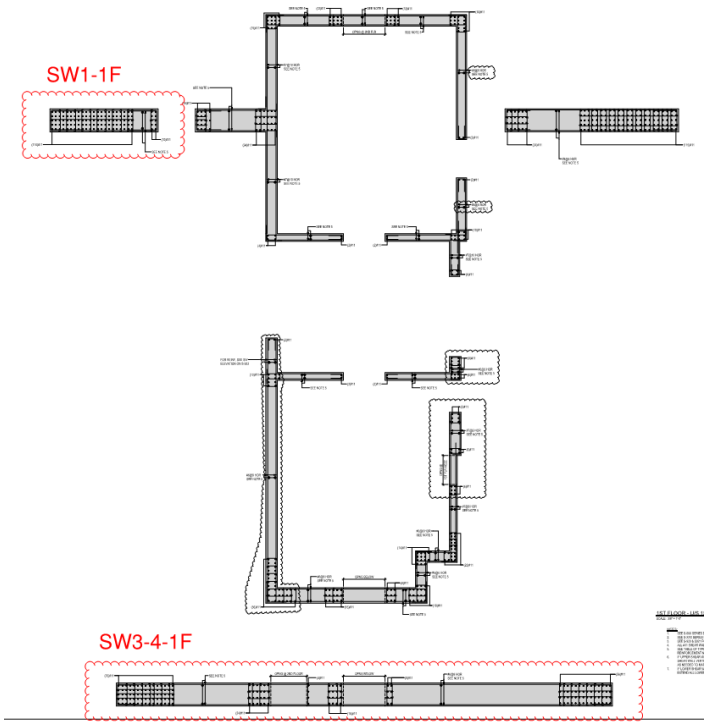


Figure 10 - Shear Walls Checked for Axial and Flexural Capacity, 1F (from S-923.00)

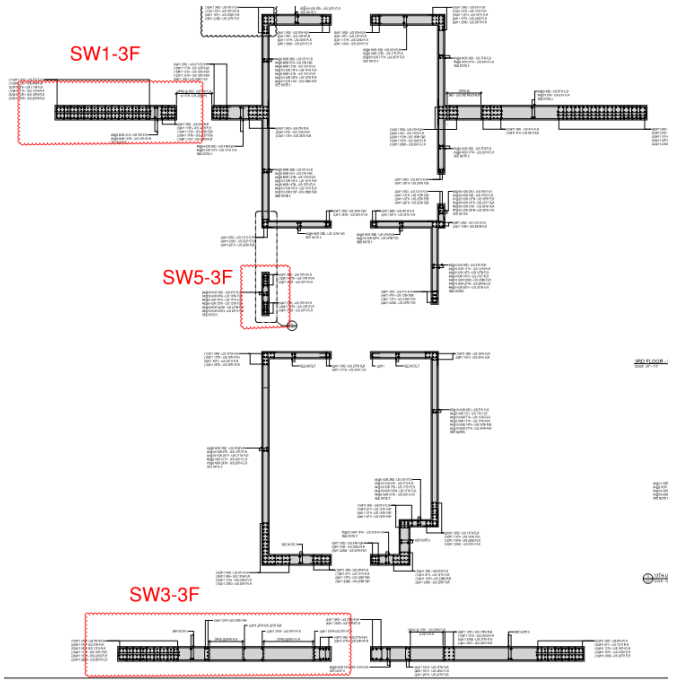


Figure 11 - Shear Walls Checked for Axial and Flexural Capacity, 3F (from S-927.00)

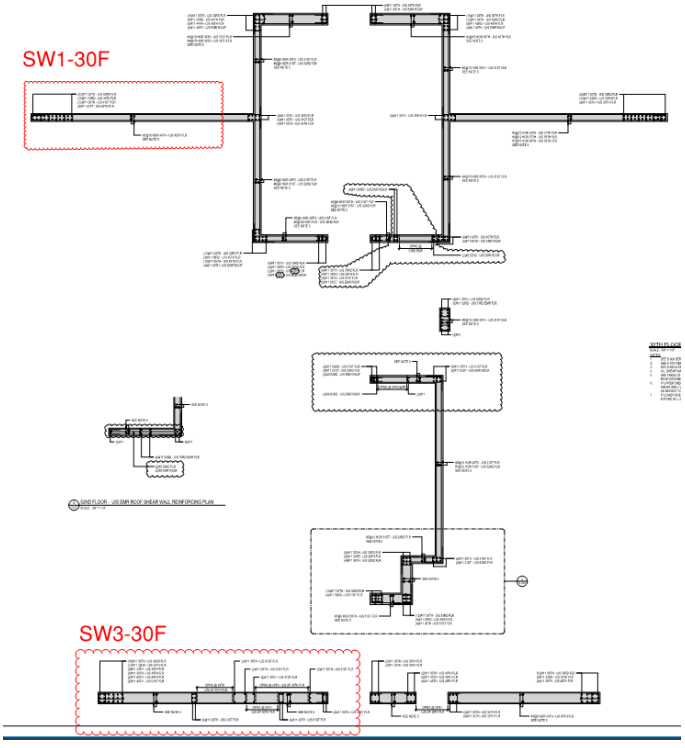


Figure 12 - Shear Walls Checked for Axial and Flexural Capacity, 30F (from S-929.00)

Table 12 - Summary of Shear Wall Axial and Flexural, and Shear Capacity Check

Story	Shear Wall Mark	Dimensions			DCR			
		Width (in)	Length (in)	Reinforcement	Compression	Tension	P-M	Shear
B1	SW1	48	173	See S-922.00	0.47	0.52	0.59	0.28
	SW2	48	192		0.38	0.42	0.48	0.53
	SW3	48	156		0.42	0.60	0.90	0.39
	SW4	48	180		0.41	0.57	0.58	0.34
1F	SW1	36	168	See S-923.00	0.56	0.59	0.60	0.43
	SW3-4	36	774		0.18	0.00	0.44	0.24
3F	SW1	24	201	See S-927.00	0.72	0.56	0.72	0.49
	SW3	24	354		0.48	0.70	0.97	0.78
	SW5	12	72		0.42	0.04	0.42	0.48
30F	SW1	12	343	See S-929.00	0.39	0.24	0.44	0.45
	SW3	18	354		0.25	0.03	0.43	0.30

Based on the spot checks, we believe that the flexural design and shear design of the shear walls are adequate.

7. Typical Floor

The flexural design of the typical floor slab was checked using our Midas Gen model and a design spreadsheet. Column punching shear was also checked at 6 locations at the 32nd floor.

7.1 Slab Reinforcement

The slab reinforcement was checked at 10 locations on the 32nd floor using information shown on Drawing S-320.00. Figure 13 shows where the capacity was checked and
Table 13 summarizes our findings.

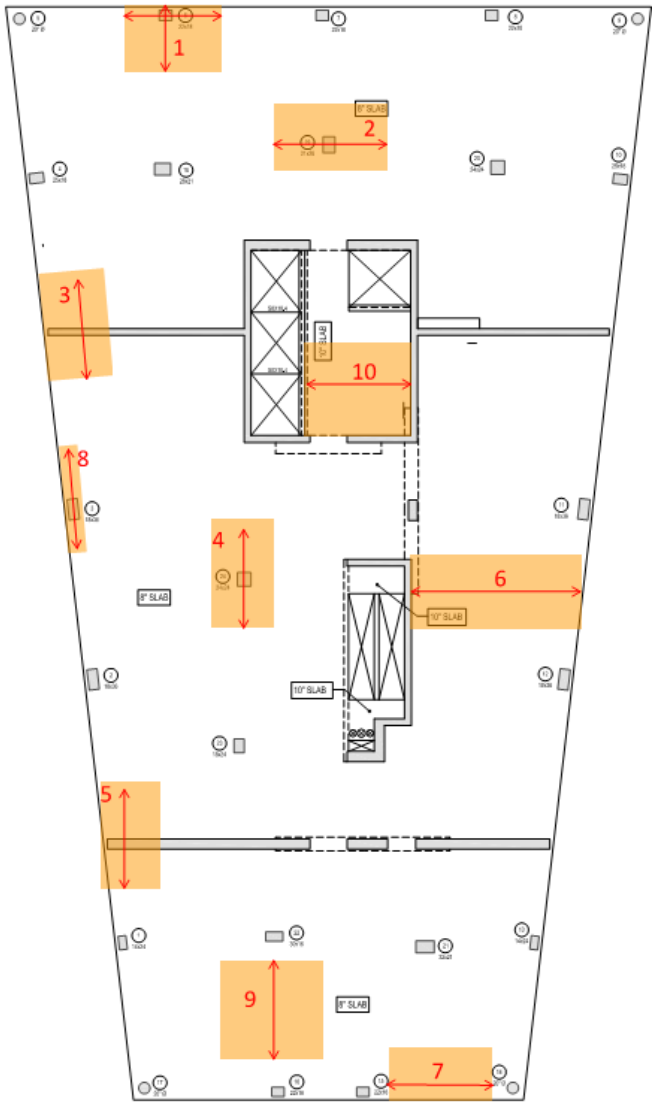


Figure 13 - Location of Slab Reinforcement Checks (from S-320.00)

Table 13 - Summary of Slab Flexural Capacity Check

Location	Direction	Reinforcement	(DCR)
1. 8'-0" C6	Top, E-W	#5@6	0.79
	Bottom, N-S	#4@12	0.98
2. 8'-0" C19	Top, E-W	#5@6	0.65
3. 8'-0" North horizontal Wall	Top, N-S	#5@6	0.92
4. 8'-0" C24	Top, N-S	#5@6	0.78
5. 8'-0" South horizontal wall	Top, N-S	#5@12	1.27
6. 8'-0" C11 to C12	Bottom, E-W	#4@12	0.97
7. 8'-0" C14 to C15	Bottom, E-W	#4@12	0.98
8. 8'-0" C3	Bottom, N-S	#4@12+#5@12	0.84
9. 8'-0" C16 to C22	Bottom, N-S	#4@12	0.98
10. 10'-0" Core	Top, E-W	#5@9	0.75
	Bottom, E-W	#4@10	0.74

From the sample calculation, we find that the flexural design of slab is adequate at most locations. However, a portion of the slab at the southern east-west wall is somewhat locally overstressed under negative bending moment in the N-S direction. We did not apply the code provisions for load re-distribution to determine whether the column bay is adequate overall; we suggest that the EOR review the flexural capacity in this area of the slab.

7.2 Punching Shear

Punching shear was checked for 6 locations at the 32nd floor using information shown on Drawing S-320.00 along with the typical studrail details given in Drawing S-940.00. Table 14 summarizes our findings.

Table 14 - Summary of Typical Floor Punching Shear Capacity Check

Location	Studrail Mark	(DCR)
1. C3	-	0.66
2. C12	-	0.57
3. C20	-	0.58
4. C23	-	0.58
5. C5	SR15	0.80
6. C24	SR1	< 0.67

From the sample calculations, we believe that the punching shear capacity of the typical slab is adequate.

8. Link Beams

The shear design of link beams was checked using a design spreadsheet and the information shown in the link beam schedule on Drawing S921.00 along with the typical link beams details provided on Drawing S-920.00. Our findings are summarized in Tables 15 and 16.

Table

Table 15 - Summary of Link Beam Shear Capacity Check

Type	Link Beam Mark - Story	Stirrups			DCR
		Legs	Size	s (in)	
Shear capacity adequate	LB1-5F	4	#5	4	0.76
	LB3-29F	3	#5	4	0.89
	LB6-38F	4	#5	4	0.97
	LB7-50F	2	#5	4	0.99
	LB8-16F	3	#5	4	0.96
	LB9-21F	5	#5	4	0.95
	LB10-1F	2	#4	8	0.56
	LB11-7F	3	#5	4	0.97
Shear capacity inadequate	LB2-20F	3	#5	4	1.11
	LB2-19F	3	#5	4	1.19
	LB2-16F	3	#5	4	1.21
	LB2-15F	3	#5	4	1.11
	LB2-4F	2	#5	8	1.20
	LB6-5F	4	#5	5	1.03
	LB6-4F	4	#5	8	1.02
	LB8-20F	2	#5	4	1.15
	LB8-18F	3	#5	4	1.01
	LB8-17F	3	#5	4	1.01
	LB9-29F	4	#5	5	1.22
	LB10-3F	2	#5	6	1.07
	LB11-31F	2	#5	6	1.16
	LB11-8F	3	#5	4	1.03
	LB11-5F	2	#5	4	1.03

Table 16 - Summary of Link Beam Maximum Shear Capacity Check

Type	Link Beam Mark - Story	Dimensions		DCR
		Width (in)	Depth (in)	
Section size inadequate	LB2-18F	24	22	1.00
	LB2-17F	24	22	1.01
	LB5-29F	36	22	1.12
	LB12-25F	36	22	1.01
	LB12-24F	36	22	1.05
	LB12-23F	36	22	1.09
	LB12-22F	42	22	1.05
	LB12-21F	42	22	1.06

According to the summary in Table 16, we find that the maximum shear capacity of LB5 at 29F and LB12 at 23F is inadequate. We recommend that the EOR enlarger the cross-section size of these members or embed the steel shapes. Where the DCRs are close to 1.0, we assume that the small exceedances are likely due to differences in our computer model and that of the EOR and are we conclude that these exceedances are not meaningful.

In Table 15, we note that some link beams are overstressed in shear and need more shear reinforcement. Again, where the overstresses are small, we attribute these to computer modeling assumptions and we do not consider the overstresses meaningful. Where the overstress appears to be more significant, we recommend that the EOR review the shear design of these overstressed members.

9. Struts and Ties

We checked the capacity of some of the strut and tie members, and associated node, shown in Drawing 2/S-935.00. Figure 14 shows the members and node that we have checked and

Table 15 summarizes our findings.

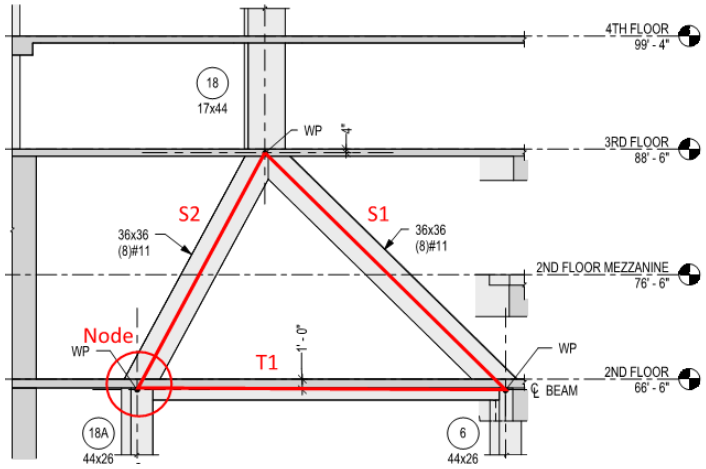


Figure 14 - Location of Strut and Tie Members and Node Check (from S-935.00)

Table 15 - Summary of Strut and Tie Members and Node Capacity Check

Mark	Reinforcement	DCR
S1	8#11	0.44
S2	8#11	0.42
T1	3#18 Top & Bottom	0.84
Node	-	0.92

From the sample calculations, we believe that the capacities of the strut, the tie members and the node are adequate.

10. Conclusions

In conclusion, we find the design of the foundation and superstructure of 11 Hoyt Street to be in general conformance with the structural and foundation design provisions of the Building Code. Where we recommend that the EOR revisit a particular aspect of the design, we have described our recommendation in the body of this report.

The opinions expressed in this report represent our professional view, based on the information made available to us. In developing these opinions, we have exercised a degree of care and skill commensurate with that exercised by professional engineers licensed in the State of New York for similar types of projects. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Respectfully submitted,
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Partner-In-Charge

Sangho Han

SANGHO HAN
Project Manager

APPENDIX A

List of Reviewed Drawings

STRUCTURAL DRAWINGS LIST – Issued for 85% CD on 10 November 2017

DRAWING No.	DRAWING TITLE
FO-001	SITE PLAN
FO-100	FOUNDATION FRAMING PLAN
FO-200	GROUND IMPROVEMENT ELEMENT DETAILS
FO-201	MAT FOUNDATION REINFORCEMENT
FO-202	MAT FOUNDATION SHEAR REINFORCEMENT
FO-203	FOUNDATION DETAILS
FO-204	TYPICAL FOUNDATION DETAILS
FO-205	TYPICAL FOUNDATION DETAILS
FO-206	TYPICAL FOUNDATION DETAILS
FO-210	REINF DEV LENGTH/LAP SPLICE SCHEDULE
FO-300	FOUNDATION SECTIONS
FO-301	FOUNDATION SECTIONS
FO-302	FOUNDATION SECTIONS
S-000	COVER SHEET
S-001	GENERAL NOTES
S-002	PLAN NOTES AND LEGENDS
S-006	CELLAR MEZZANINE FRAMING PLAN
S-010	1ST FLOOR FRAMING PLAN (DEMO)
S-011	1ST FLOOR FRAMING PLAN
S-013	1ST FLOOR MEZZANINE FRAMING PLAN
S-020	2ND FLOOR FRAMING PLAN
S-022	2ND FLOOR MEZZANINE FRAMING PLAN
S-030	3RD FLOOR FRAMING PLAN
S-031	3RD FLOOR GENERAL ARRANGEMENT PLAN
S-040	4TH FLOOR FRAMING PLAN
S-050	5TH - 12TH FLOOR FRAMING PLAN
S-130	13TH - 21ST FLOOR FRAMING PLAN
S-220	22ND - 28TH FLOOR FRAMING PLAN
S-290	29TH FLOOR FRAMING PLAN
S-300	30TH FLOOR FRAMING PLAN
S-310	31ST FLOOR FRAMING PLAN
S-320	32ND - 38TH FLOOR FRAMING PLAN
S-390	39TH FLOOR FRAMING PLAN
S-400	40TH - 44TH FLOOR FRAMING PLAN
S-450	45TH FLOOR FRAMING PLAN

STRUCTURAL DRAWINGS – Issued for 85% CD on 10 November 2017 – Continued

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S-460	46TH - 49TH FLOOR FRAMING PLAN
S-500	50TH FLOOR FRAMING PLAN
S-510	51ST FLOOR FRAMING PLAN
S-520	52ND MECHANICAL FRAMING PLAN
S-530	53RD EMR FRAMING PLAN
S-540	EMR ROOF FRAMING PLAN
S-910	COLUMN SCHEDULE
S-911	COLUMN SCHEDULE
S-912	COLUMN SCHEDULE
S-915	TYPICAL COLUMN DETAILS
S-920	TYPICAL SHEAR WALLS AND LINK BEAM DETAILS
S-921	LINK BEAM SCHEDULE
S-922	SHEAR WALL REINFORCING PLAN
S-923	SHEAR WALL REINFORCING PLAN
S-924	SHEAR WALL REINFORCING PLAN
S-925	SHEAR WALL REINFORCING PLAN
S-926	SHEAR WALL REINFORCING PLAN
S-927	SHEAR WALL REINFORCING PLAN
S-928	SHEAR WALL REINFORCING PLAN
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S-931	SHEAR WALL ELEVATIONS
S-932	SHEAR WALL ELEVATIONS
S-933	SHEAR WALL ELEVATIONS
S-934	SHEAR WALL ELEVATIONS
S-935	A FRAME ELEVATIONS
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S-941	TYPICAL CONCRETE DETAILS
S-942	TYPICAL CONCRETE DETAILS
S-943	TYPICAL CONCRETE DETAILS
S-944	TYPICAL CONCRETE DETAILS
S-950	TYPICAL STEEL DETAILS
S-951	TYPICAL STEEL DETAILS
S-952	TYPICAL STEEL DETAILS
S-953	TYPICAL STEEL DETAILS
S-954	TYPICAL STEEL DETAILS
S-960	TYPICAL MASONRY DETAILS

STRUCTURAL DRAWINGS – Issued for 85% CD on 10 November 2017 – Continued

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S-961	TYPICAL MASONRY DETAILS
S-970	SECTION
S-971	SECTION
S-972	SECTION
S-980	TYPICAL STAIR DETAILS

ARCHITECTURAL DRAWING LIST – Issued for 100% DD on 21 June 2017

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A-001.00	DRAWING LIST
A-002.00	GENERAL NOTES 2014
A-003.00	ALTERATION NOTES
A-004.00	ABBREVIATIONS, SYMBOLS AND MATERIALS LEGEND
A-005.00	PARTITION SCHEDULE
A-006.00	DOOR SCHEDULE
A-007.00	DOOR DETAILS
A-008.00	MISC. DETAILS
A-009.00	ELEVATOR
A-010.00	FIRM MAPS (FORMERLY A-009)
A-011.00	SURVEY (FORMERLY A-004)
A-012.00	ADAPTABILITY NOTES (FORMERLY A-003)
A-050.00	3D IMAGES - MODEL PHOTOS
A-051.00	3D IMAGES - AXONOMETRICS
A-081.00	*CELLAR FLOOR PLAN-EXISTING*
A-082.00	*CELLAR FLOOR MEZZANINE PLAN-EXISTING*
A-083.00	*FIRST FLOOR PLAN EXISTING*
A-084.00	*SECOND FLOOR PLAN EXISTING*
A-085.00	*THIRD FLOOR PLAN EXISTING*
A-086.00	*FOURTH FLOOR PLAN EXISTING*
A-087.00	*FIFTH FLOOR PLAN EXISTING*
A-088.00	*ROOF FLOOR PLAN EXISTING*
A-095.00	TOWER GEOMETRY
A-096.00	BASE GEOMETRY
A-100.00	SITE PLAN
A-101.00	CELLAR FLOOR PLAN (FORMERLY A-151)
A-102.00	CELLAR SLAB RETENTION
A-105.00	CELLAR FLOOR MEZZANINE PLAN (FORMERLY A-152)
A-105.00	CELLAR FLOOR MEZZANINE PLAN (FORMERLY A-152)
A-110.00	FIRST FLOOR PLAN (FORMERLY A-153)
A-111.00	FIRST FLOOR SLAB RETENTION
A-113.00	FIRST FLOOR MEZZANINE PLAN
A-115.00	SECOND FLOOR PLAN
A-116.00	2ND FLOOR MEZZANINE
A-118.00	TIER 1 - 3RD AND 4TH FLOOR PLAN
A-120.00	TIER 2A-FLOORS 5-6 PLANS TIER 2B FLOORS 7-9 PLANS

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A-120.00	TIER 2A-FLOORS 5-6 PLANS TIER 2B FLOORS 7-9 PLANS
A-121.00	TIER 2C- FLOORS 10-12 PLANS
A-130.00	TIER 3A-FLOORS 13-15 PLANS TIER 3B-FLOORS 16-18 PLANS
A-131.00	TIER 3C- FLOORS 19-21 PLANS
A-140.00	TIER 4A-FLOORS 22-24 PLANS TIER 4B-FLOORS 25-27 PLANS
A-141.00	TIER 4C- FLOOR 28 PLAN
A-145.00	29TH FLOOR PLAN
A-148.00	TIER 5A- FLOORS 30-31
A-152.00	TIER 5A- FLOOR 32 PLAN TIER 5B- FLOORS 33-35 PLANS
A-153.00	TIER 5C- FLOORS 36-38 PLANS
A-154.00	SECOND FLOOR PLAN ALTERATION
A-155.00	THIRD FLOOR PLAN ALTERATION
A-156.00	FOURTH FLOOR PLAN ALTERATION
A-157.00	FIFTH FLOOR PLAN ALTERATION
A-158.00	ROOF PLAN ALTERATION
A-160.00	TIER 6A-FLOORS 39-41 PLANS TIER 6B-FLOORS 42-44 PLANS
A-161.00	TIER 6C-FLOORS 45-47 PLANS TIER 6D-FLOORS 48-49 PLANS
A-170.00	TIER 7 - FLOOR 50 PLAN
A-180.00	51ST AND 52ND FLOOR PLAN
A-185.00	53RD AND 54TH FLOOR PLAN
A-220.00	TIER 2 TYP. FLOORS 5-12 RCP
A-222.00	TIER 3 TYP. FLOORS 13-21 RCP
A-224.00	TIER 4 TYP. FLOORS 22-28 RCP
A-228.00	TIER 5 TYP. FLOORS 30-38 RCP
A-301.00	NORTH ELEVATION
A-302.00	EAST ELEVATION
A-303.00	SOUTH ELEVATION
A-304.00	WEST ELEVATION
A-400.00	SECTION AA
A-401.00	SECTION BB
A-402.00	CELLAR SECTIONS
A-403.00	CELLAR SECTIONS 2
A-404.00	BASE SECTION-ELEVATIONS
A-405.00	BASE SECTION-ELEVATIONS
A-406.00	BASE SECTION-ELEVATIONS
A-407.00	BASE SECTION-ELEVATIONS

ARCHITECTURAL DRAWING LIST – Issued for 100% DD on 21 June 2017 – Continued

DRAWING No.	DRAWING TITLE
A-450.00	STAIR A AND B- SHEET 1
A-451.00	STAIR A AND B- SHEET 2
A-500.00	WALL SECTIONS
A-501.00	WALL SECTIONS
A-502.00	WALL SECTIONS
A-503.00	WALL SECTIONS
A-504.00	WALL SECTIONS
A-510.00	LVL2 ENVELOPE SCHEDULE
A-511.00	TOWER ENVELOPE SCHEDULE ALT
A-512.00	TOWER ENVELOPE PLANS
A-513.00	TOWER ENVELOPE PLANS
A-514.00	TOWER ENVELOPE PLANS
A-515.00	PRECAST SECTION GEOMETRY
A-516.00	TALL DONUTS - GROUP 5A
A-517.00	TALL DONUTS - GROUP 5B
A-518.00	TYPICAL DONUTS - GROUP 0
A-519.00	TYPICAL DONUTS - GROUP 1
A-520.00	TYPICAL DONUTS - GROUP 2
A-521.00	TYPICAL DONUTS - GROUP 3
A-522.00	TYPICAL DONUTS - GROUP 4
A-523.00	SOUTH WEST CORNER DONUTS
A-524.00	NORTH WEST CORNER DONUTS
A-525.00	NORTH EAST CORNER DONUTS
A-526.00	SOUTH EAST CORNER DONUTS
A-530.00	ENVELOPE SCHEDULES
A-531.00	LVL01 LOBBY ENVOLOPE SCHEDULE
A-533.00	LVL01 PRECAST CURTAINS SCHEDULE
A-534.00	LVL01 WALL CEILING INTERFACE
A-540.00	PRECAST CONCRETE SAMPLE PHOTOS
A-541.00	GATES
A-542.00	RETAIL FAÇADE SCHEDULE
A-550.00	ENVELOPE DETAILS
A-551.00	ENVELOPE DETAILS
A-552.00	ENVELOPE DETAILS

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A-561.00	ENVELOPE DETAILS
A-562.00	INTERIOR BAY MODEL
A-650.00	BATHROOMS
A-651.00	BATHROOMS
A-652.00	BATHROOMS
A-653.00	BATHROOM VARIATIONS 1
A-654.00	BATHROOM VARIATIONS 2
A-700.00	KITCHEN DETAILS
A-701.00	KITCHEN TYPES 1
A-702.00	KITCHEN TYPES 2
A-703.00	KITCHEN VARIATIONS 1
A-704.00	KITCHEN VARIATIONS 2
A-815.00	MOUNTING DEVICE DETAILS
A-816.00	HEAT PUMP DETAILS
A-817.00	REFUSE ROOM DETAILS

APPENDIX B

Structural Design Criteria

McNAMARA · SALVIA
STRUCTURAL ENGINEERS

11 Hoyt St.

Brooklyn, NY

STRUCTURAL DESIGN CRITERIA

Prepared For:
Tishman Speyer

Prepared By

McNamara•Salvia

Bart Sullivan, PE
Principal

Date: Mar 1, 2017

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1 CODES

1.1 Statutory Codes

- New York City Building Code 2014
- ACI-318-11 Building Code Requirements for Structural Concrete and Commentary
- ACI-530-11 Building Code Requirements and Specifications for Masonry Structures and Related Commentaries
- AISC 360-10 – Specification for Structural Steel Buildings

1.2 Design References

- AISC-13th ed. LRFD Manual of Steel Construction
- ASCE7-05 Minimum Design Loads for Buildings and Other Structures

2 DESIGN LOADS

2.1 Dead Load

Dead Loads are calculated based on particular material unit weights for each structural material.

2.2 Super-imposed Dead Load

Occupancy	Distributed Floor Load
Retail Areas (finishes, partitions, ceilings)	30 psf
Public Corridors, Lobby, Amenity (finishes, partitions, ceilings)	30 psf
Mechanical Floors (equipment pads, partitions)	30 psf
Residential Areas (finishes, partitions, ceilings)	15 psf
Terrace Spaces (finishes, landscaping)	150 psf
Ground Floor Drive Lane (paver finish)	50psf
Loading Dock (misc)	10psf

2.3 Façade Load

Precast façade unit weight:	600psf for preliminary calculations *(final precast weights TBD based on selected manufacturer)*
Storefront:	25psf
"Blank wall" façade unit weight:	65psf

2.4 Live Loads

Occupancy	Distributed Floor Load
Retail Areas	100 psf
Public Corridors, Lobby, Amenity	100 psf
Mechanical Floors	150 psf
Residential Areas	40 psf
Private Terrace Spaces	60 psf
Public Terrace Spaces	100 psf
Ground Floor Drive Lane	300psf
Loading Dock	150psf or HS20-44

2.5 Seismic Loads

The building will be designed to resist seismic loads as per the New York City Building Code based the following spectral accelerations:

S_s = 0.281g

S_1 = 0.073g

Building and site specific seismic parameters are as follows:

Response Modification Factor, R = 5.0

Importance Factor, I = 1.0

Deflection Amplification Factor, Cd = 4.5

Soil Class, S = C

The building will be designed for Seismic Design Category B.

2.6 Wind Loads

Wind loads are based on wind tunnel testing performed by RWDI. Loads are limited to a minimum of 80% of code prescribed forces Exposure C.

3 DESIGN CRITERIA LIMITS

3.1 Vertical Deflections

Concrete Floor Systems:

Total Long Term Deflection Post-Partition Installation: L/480 interior spans
L/240 cantilever spans

Steel Floor Systems:

Live Load: L/360 interior spans
L/180 cantilever spans

Post-Composite: L/240 interior spans
L/120 cantilever spans

Slab edges supporting façade will also be limited to a maximum of 0.5".

3.2 Horizontal Deflections

Wind, 25-year return period:

Inter-story drift limit: h/400
where h = story height

Seismic, including deflection amplification factor:

Inter-story drift limit: h/50
where h = story height

3.3 Lateral Accelerations

There are no code prescribed limits on lateral acceleration as there is no safety issue associated with them. Based on current professional practice, the lateral accelerations will be limited to 18 milli-g at occupied floors for a 10-year return period wind.

4 STRUCTURAL MATERIALS

4.1 Concrete

CIP Concrete walls and Columns	12,000 to 8,000 psi
CIP Framed Slabs and Beams	8,600 psi to 6,000 psi
Mat Slab	10,000 psi
Slab on metal deck	3,500psi

Grout: Grout shall be non-metallic, non-shrink grout and match the compressive strength of the element being supported

4.2 Concrete Reinforcement

Deformed reinforcing steel bars:	ASTM A615 Gr. 60 or Gr. 75
Reinforcing bars subjected to welding:	ASTM A706 Gr. 60
Welded Wire Fabric	ASTM 185 Gr. 60

4.3 Masonry

CMU Block walls	1500 psi
Grout	2000 psi

4.4 Structural Steel

Wide Flange Sections:	ASTM A992 Gr. 50
Rectangular HSS Sections:	ASTM A500 Gr. B
Circular HSS Sections:	ASTM A500 Gr. C
Plate	ASTM A572 Gr. 50
Angles	ASTM A36
S Sections	ASTM A36

APPENDIX C

Geotechnical Report

GEOTECHNICAL ENGINEERING STUDY

for

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Brooklyn, Kings County, New York

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23 December 2016
170379401

LANGAN

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INTRODUCTION

This report presents the results of our geotechnical engineering study and provides geotechnical recommendations for the design and construction of a proposed tower at 11 Hoyt Street in Brooklyn, New York. We performed our services in general accordance with our 26 January 2016 contract. Our recommendations are in accordance with the provisions of the New York City Building Code.

Our understanding of the project is based on discussions with the design team, review of the concept design documents provided to us, and our ongoing work on the project. The project architect (Studio/Gang Architects, SGA) provided architectural information, and the project structural engineer (McNamara Salvia Structural Engineers, MSSE) provided structural information.

Elevations herein are with respect to the North American Vertical Datum of 1988 (NAVD88) and were estimated from a progress topographical survey by Langan (13 January 2016).

SITE DESCRIPTION

The site is at 11 Hoyt Street (Block No. 157, Lot No. 1) in downtown Brooklyn (Drawing No. 1). The site is bound by five- to eight-story structures on the north, Elm Place on the east, Hoyt Street on the west, and Livingston Street on the south. The site has a footprint of about 58,800 square feet, excluding an easement for the neighboring building at the northeast corner of the site (1 Hoyt Street); the dimensions of the easement vary with elevation as shown by the differing hatched areas on Drawing No. 2.

A six-story parking garage with one cellar occupied the site at the time of our site investigation but it has since been partly demolished. The adjacent Macy's used the cellar as storage; the cellar is connected to Macy's by a tunnel beneath Hoyt Street at the southwest corner of the site. There is a mezzanine in the cellar. The northeast part of the site has a step out in the foundation wall; the area adjacent to the neighbors is a slab at the same level as the mezzanine, but about 25 feet south of the north wall is a second foundation wall where the space drops down to cellar level. Elevations at the site are:

- Cellar slab: about el 26 to 27 feet;
- Cellar mezzanine: about el 35 to 36 feet;
- Hoyt Street sidewalk (west side of site): about el 46.9 (north) to 45 (south) feet;
- Livingston Street sidewalk (south side of site): about el 47 (east) to 45 (west) feet;
- Elm Place sidewalk (east side of site): about el 44 (north) to 47 (south) feet.

Drawing No. 2 illustrates the site conditions, adjacent buildings and streets.

ADJACENT STRUCTURES

Neighboring Buildings

- 1 Hoyt Street (Block 157, Lot 9) is a designated landmark that borders and has an easement into the northwest corner of the site. The building is eight stories and has a footprint of about 10,000 square feet, including the easement of about 3,400 square feet into 11 Hoyt Street. According to the available Certificate of Occupancy from the New York City Department of Buildings (NYCDOB)[1], the building has one cellar level. The cellar depth is not reported; however, a doorway between the cellar of this building and the existing parking garage cellar at 11 Hoyt Street suggests that the 1 Hoyt Street cellar is at least as deep as the parking garage cellar. The City of New York Technical Policy and Procedure Notice #1088 (TPPN1088) requires all landmarks within 90 feet of the site to be monitored during construction.
- 460 Fulton Street (Block 157, Lot 14) is a five-story commercial building that borders the center of the parking garage. This lot is about 3,700 square feet. The Certificate of Occupancy indicates that the building has one below-grade level with no reported depth.
- 466 Fulton Street (Block 157, Lot 16) is a five-story commercial building that borders the center of the parking garage. This lot is about 2,900 square feet. The Certificate of Occupancy indicates that the building has two below-grade levels with no reported depths.
- 470 Fulton Street (Block 157, Lot 18) is a five-story commercial building that borders the northeast corner of the parking garage site. This lot is about 2,900 square feet. The Certificate of Occupancy indicates that the building has one below-grade level with no reported depth.
- 472 Fulton Street (Block 157, Lot 20) is a four-story commercial building that borders the northeast corner of the parking garage site. This lot is about 2,500 square feet. The Certificate of Occupancy indicates that the building has one below-grade level with no reported depth.

The information obtained from NYCDOB should not be considered absolute or all-inclusive. The foundation contractor should make investigations to properly protect these structures during construction.

[1] New York City Department of Buildings website property profile and certificate of occupancy (www.nyc.gov)

NYCT Subway

A New York City Transit (NYCT) subway tunnel and station (No. 2 and 3 lines) runs northwest-southeast beneath Fulton Street north of the site. The Hoyt Street station has entrances at the corners of Fulton Street with Hoyt Street and Elm Place. The tunnel, with four tracks, is a rectangular steel and concrete structure constructed using cut-and cover-techniques. The subway is about 80 feet from the north property line at its closest point to the site. Historical drawings from NYCT show the base of rail at about el 25.3 and the base of structure at about el 23.3. The cellar of the existing parking garage is entirely below the NYCT subway influence line; and the proposed foundations will also be below the subway influence line. Drawing No. 2 shows the approximate limits of the subway; available drawings from NYCT are included in Appendix A.

Because the site is within 200 feet of the subway, review and approval by NYCT for the new construction is required before obtaining foundation permits. NYCT may require calculations showing that the proposed construction will not affect the subway tunnel. The tunnel must be protected and monitored during construction.

PROPOSED DEVELOPMENT

The proposed development includes demolition of the parking garage and the construction of a 53-story residential building. The existing garage cellar will be persevered as much as possible for reuse as a combination of retail, parking, storage and mechanical spaces, and a driveway will extend west to east in the north part of the site. The proposed tower is trapezoidal shaped and will be centered in the site. The tower will extend through the existing cellar onto a new foundation system. Existing columns surrounding the new tower will remain. The tower footprint will occupy about 13,500 square feet of the site's 58,800 square feet. Concept plans by SGA (5 October 2016) are included in Appendix B.

Preliminary foundation loads from McS (7 November 2016) show the tower perimeter columns' dead loads from 2,000 to 5,800 kips and the shear walls with dead loads of 22,000 to 46,000 kips. Uplift column loads are less than 845 kips. The maximum shear forces are from wind, and will be from about 1,500 to 3,800 kips.

REGIONAL GEOLOGY

The geology at the site consists of glacial deposits commonly referred to as ground moraine, a widespread dense layer consisting of a mixture of clay, silt, sand, gravel and boulders. Several glacial advances into the area significantly influenced the soils in this area of Brooklyn. As the glaciers advanced southward, they scraped soil and rock from the surface and deposited the material at the limit of the ice advance as a wall of soil and rock called the *terminal moraine*, which created a dam and the former glacial Lake Flushing over this area of Brooklyn. Lake

Flushing deposits consist of interlayered fine sand, silt, and clay that overlie the boulder-laden glacial till and bedrock. The New York City area terminal moraine stretches across northern Long Island to Staten Island and to New Jersey. When the climate moderated and the glacier began a gradual retreat north, soil and rock continued to be carried south in the meltwater and was spread over the ground in front of the ice as a veneer called *ground moraine*. The site lies within the bounds of former Lake Flushing and is in the ground moraine (Drawing No. 3).

Hartland formation bedrock underlies the site and generally consists of gneissic schist in this area of Brooklyn. The USGS Bedrock Geology map (Drawing No. 4) shows bedrock about three blocks south of the site at about el -100 feet, and the bedrock becomes shallower heading north toward the parking garage. We estimate that bedrock is likely to be about 150 feet deep at the site (sidewalk grade around el 45 and rock shallower than el -100 feet).

FEMA FLOOD ZONE

We reviewed the Preliminary National Flood Insurance Rate Maps (FIRM) (5 December 2013), which were issued to supersede the Best Available Flood Hazard Data Maps published by the Federal Emergency Management Agency (FEMA) on 10 June 2013 as a result of Hurricane Sandy. According to the Preliminary FIRM, the site is outside the limits of the flood-hazard boundaries—"areas subject to inundation by the 0.2 percent annual chance flood (500-year flood)" (Drawing No. 5).

BASEMENT WALL INVESTIGATION

The purpose of the wall investigation was to find out whether the walls can be reused as support of excavation during construction and as the permanent foundation walls of the proposed building. Our investigation included 12 horizontal cores (WC-1 through WC-12) and four pachometer[2] surveys (PS-1 through PS-4) of the basement walls of the parking garage (Drawing No. 6). Future Tech Consultants of New York (FTC) performed the investigation on 29 February and 1 March 2016 under the full-time observation of Langan. FTC performed three cores and one pachometer survey on each wall. The walls were cored with a 3-inch-diameter thin-wall core barrel and a chipping gun was used to expose the steel reinforcement for the pachometer surveys. FTC also performed unconfined compression strength tests on each core. The FTC report is attached as Appendix C and the thicknesses are described below. We also photo-documented the conditions at each wall (see Appendix D).

The north foundation wall is a split-level wall that "steps back" about 25 feet south from the north property line. The upper level of the wall is at mezzanine level and the lower level is at basement level. The purpose of the step back is unknown but it may have been constructed to avoid underpinning when the parking garage was constructed.

[2] A pachometer is a device used to measure thickness.

Table 1 includes a summary of the observations and measurements at each wall. Refer to Drawing No. 6 for approximate test locations.

Table 1 – Cellar Wall Measurements

Location	Wall Thickness	Rebar Grid Spacing (v x h)	Vertical Bar	Horizontal Bar	Compressive Strength (PSI)
North Wall Upper	17″	18″ x 18″	0.75″ (#6) 3″ cover	0.625″ (#5) 3.5″ cover	2,750 to 3,730
North Wall Lower	12″	18″ x 18″	Not exposed		4,540
East Wall	17″	8″ x 16″	1″ (#8) 1.5″ cover	0.625″ (#5) 2.5″ cover	4,350 to 4,970
South Wall	16″	8″ x 16″	1″ (#8) 1.5″ cover	0.625″ (#5) 2.5″ cover	6,120 to 7,590
West Wall	16″	8″ x 16″	1″ (#8) 2″ cover	0.625″ (#5) 3″ cover	5,770 to 6,140

SUBSURFACE INVESTIGATION

Our subsurface investigation consisted of drilling seven test borings and excavating six test pits to evaluate the subsurface and foundation conditions. The locations of the borings and test pits are shown on Drawing No. 7.

Sixteen borings are required to meet Building Code requirements for the total development footprint of about 58,800 square feet. Seven borings were completed as part of this study. Uniform dense sands were encountered, consistent with the conditions encountered during our investigation of nearby sites for other projects. Because of the uniform conditions, we have requested a waiver from the Department of Buildings to reduce the total number of borings drilled. Although we have been successful with waiver requests in the past, if the DOB denies the waiver, nine additional borings would be needed.

Geotechnical Test Borings

We drilled seven test borings (LB-1 through LB-7) in the sidewalks of Hoyt Street, Livingston Street, and Elm Place to investigate the subsurface. The test borings were drilled with a combination of truck- and track-mounted drill rigs by Craig Test Boring Co., Inc. between 2 and 12 February 2016 under the full-time special inspection of Langan. The borings were drilled using mud-rotary drilling techniques to depths from 77 to 102 feet. Support of the boreholes was provided by temporary flush-joint steel casing and drilling mud.

The Standard Penetration Test (SPT)[3] was performed in general accordance with ASTM D1586 (Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils). Soils were sampled using a standard 2-inch outer-diameter split-spoon sampler driven by an automatic hammer.

Our engineer recorded SPT N-values and classified the soil in accordance with the Unified Soil Classification System (USCS) and the Building Code. The boring logs from our investigation are provided in Appendix E.

Observation Wells

Two groundwater observation wells were installed in the completed borings LB-2(OW) and LB-5(OW). Protective flush-mounted steel well covers were installed in the sidewalk at each well and we monitored the wells daily throughout the investigation. Detailed observation-well construction logs are included in Appendix E.

Laboratory Testing

Mechanical grain-size determinations (sieve analysis; ASTM D422) were conducted on 10 selected soil samples. The purpose of the testing was to confirm visual field classifications and to define index properties for use in our analysis. The laboratory test results are attached in Appendix F.

Test Pit Investigation

Six test pits (TP-1 through TP-6) were excavated in the basement of the parking garage to observe the existing foundation type, condition, dimensions, and underlying bearing material. The purpose of the test pits to confirm if the existing foundations can be reused for the new building. The test pits were excavated by hand in February 2016 by Red Hook Construction Group. The conditions encountered within each test pit were documented by Langan with sketches and photographs and are presented in Appendix G.

[3] The Standard Penetration Test (SPT) is a measure of soil density and consistency. The SPT N-value is defined as the number of blows required to drive a 2-inch outer diameter split-barrel sampler 1 foot, after an initial penetration of 6 inches, using a 140-pound hammer falling freely from a height of 30 inches.

TEST PIT FINDINGS

Descriptions of the findings in each test pit are provided below. Refer to the sketches and photographs (Appendix G) for additional information at each test-pit location.

Test Pit TP-1

Test pit TP-1 was excavated in the basement along the northwest wall to determine the dimensions and thickness of the footings. The excavation was about 5 feet wide by 6.5 feet long and 4.5 feet deep.

The concrete slab at the test pit was about 7 inches thick and reinforced with welded wire mesh on about a 9-inch grid. The footing extends about 4 feet south of the wall and is about 6 feet wide (east-west) by 3 feet thick, and the bottom of the footing is about 4 feet below the top of the slab.

Soils excavated from TP-1 consisted of light brown, medium- to fine-grain silty sand with gravel. Large boulders and cobbles were also encountered in the test pit. Groundwater was not encountered in this excavation. The test pit was backfilled with the excavated material upon completion.

Test Pit TP-2

Test pit TP-2 was excavated along the upper (mezzanine) part of the north foundation wall to determine the dimensions and thickness of the foundation wall. The excavation was about 6 feet wide by 6 feet long and 6 feet deep.

The concrete slab at the test pit was about 7 inches thick and reinforced with rebar spaced in a grid about 9 inches on center. The wall bears on a strip footing that extends into the site about 3 feet. The footing is at least 5 feet below the top of the slab and extends below the depth of the test pit.

Soils excavated from TP-2 consisted of light brown, medium- to fine-grain silty sand with gravel. Large boulders and cobbles were also encountered in the test pit. Groundwater was not encountered in this excavation. The test pit was backfilled with the excavated material upon completion.

Test Pit TP-3

Test pit TP-3 was excavated along the east basement wall to determine the dimensions and thickness of the column footing and wall foundation. The excavation was about 10 feet wide by 6.5 feet long and 4.5 feet deep.

The concrete slab at the test pit is about 7 inches thick and is reinforced with welded wire mesh on about a 9-inch grid. The footing extends about 4 feet west of the wall, and about 7 feet wide (north-south), and about 3 feet thick and the bottom of the footing is about 4 feet below the slab.

The foundation wall bears on strip footing that extends 21 inches from the face of the wall. The wall footing is about 3 feet thick and the bottom of the footing is about 4 feet below the top of the slab.

Soils excavated from TP-3 consisted of light brown, medium- to fine-grain silty sand with gravel. Large boulders and cobbles were also encountered in the test pit. Groundwater was not encountered during the excavation. The test pit was backfilled with the excavated material upon completion.

Test Pit TP-4

Test pit TP-4 was excavated along the south foundation wall to determine the dimensions and thickness of the column footing. The excavation was about 6 feet wide by 5 feet long and 4.5 feet deep.

The concrete slab at the test pit is about 7 inches thick and reinforced with welded wire mesh on about a 9-inch grid. The column bears on a strip footing that extends about 12 inches from the face of the wall. The footing is about 3 feet thick and the bottom of the footing was about 4 feet below the top of the slab.

Soils excavated from TP-4 consisted of light brown, medium- to fine-grain silty sand with gravel. Large boulders and cobbles were also encountered in the test pit. Groundwater was not encountered during the excavation. The test pit was backfilled with the excavated material upon completion.

Test Pit TP-5

Test pit TP-5 was excavated along the west foundation wall to determine the dimensions and thickness of the column footing. The excavation was about 15 feet wide by 10 feet long and 4.5 feet deep.

The concrete slab at the test pit is about 9 inches thick and reinforced with welded wire mesh on about a 9-inch grid. The slab is about 2 inches thicker than at the other test pits. The column extends about 12 inches below the basement slab and bears on a strip footing that extends 15 inches from the face of the wall. The footing is about 3 feet thick and the bottom of the footing is about 4 feet below the slab.

A grade beam encountered in this test pit extends east towards the adjacent column, and is at least 5 feet wide (full width not exposed). The beam is about 3 feet thick and the bottom of the beam is about 4 feet below the top of the slab.

Soils excavated from TP-5 consisted of dark brown, medium- to fine-grain silty sand with gravel. Large boulders and cobbles were also encountered in the test pit. Groundwater was not encountered during the excavation. The test pit was backfilled with the excavated material upon completion.

Test Pit TP-6

Test pit TP-6 was excavated along the lower part of the north foundation wall to determine the dimensions and thickness of the foundation wall footing. The excavation was about 5 feet wide by 6 feet long by 4.5 feet deep.

The concrete slab at the test pit is about 7 inches thick and reinforced with welded wire mesh on about a 9-inch grid. The column bears on a strip footing that extends about 18 inches from the face of the wall. The footing is about 3 feet thick and the bottom of the footing is about 4 feet below the top of the slab.

Soils excavated from TP-6 consisted of light brown, medium- to fine-grain silty sand with gravel. Large boulders and cobbles were encountered in the test pit. Groundwater was not encountered in this excavation. The test pit was backfilled with the excavated material upon completion.

SUBSURFACE CONDITIONS

The subsurface conditions consist of miscellaneous historical fill (beneath the sidewalk surrounding the site) underlain by medium-dense to dense sand with variable amounts of silt, gravel, cobbles and boulders. Bedrock was not encountered in the borings, which were drilled to 102 feet below the sidewalk. Generalized subsurface profiles showing the borings are included as Drawing Nos. 8 through 10. Detailed descriptions of each subsurface stratum are given below in order of increasing depth.

Uncontrolled Fill [Class 7][4]

Historical uncontrolled fill was encountered immediately below the sidewalk in all borings, and the fill does not appear to extend below the basement level; however, native soils appear to have been used as fill around the foundations. The historical fill is generally a mixture of sand, gravel, and silt with variable amounts of brick, concrete, and wood. The historical fill thickness varies from about 15 to 25 feet, corresponding to about el 32 to 22 feet.

[4] Numbers in brackets indicate classification of soil and rock in accordance with the 2014 New York City Building Code.

The fill density is highly variable, as evidenced by a wide range in SPT N-values that varied from 2 blows per foot (bpf) to greater than 100 bpf (sampler refusal), but is generally loose. The higher SPT N-values are evidence of obstructions such as cobbles, gravel, boulders, and construction debris, and are generally not representative of the fill density.

The fill classifies as Building Code Class 7 (Uncontrolled Fills).

Upper Sand and Boulders [Class 3a and 3b]

A layer of brown and reddish-brown sand with silt, gravel, cobbles and boulders is below the fill. This sand layer is about 25 to 40 feet thick (bottom at about el 20 to 5) and extends to about the groundwater level. SPT N-values in this layer were highly variable, between 15 and >100 bpf (sampler refusal). The higher values appear to be areas where cobbles and boulders may have impeded the sampler.

Three samples of the upper sand were tested in the laboratory for grain-size distribution. Two samples were well-graded coarse to fine sand with gravel and silt (SW-SM) and one sample was silty sand (SM). Percent fines (silt and clay) were from about 8 to 46 percent.

The upper sand classifies as Building Code Class 3a and 3b (Dense Granular Soils and Medium Granular Soils).

Lower Sand [Class 3a]

Beneath the upper sand is brown, fine sand with silt and trace amounts of gravel. The lower sand is distinguished from the upper sand by a change in color, a transition from well-graded to poorly graded grain size, a decrease in silt and gravel content, and less variability in the SPT N-values. The transition generally occurs near groundwater. We encountered the lower sand at about el 0 to -9, and the sand extends to the full depth explored of 102 feet (about el -58). SPT N-values in this layer were between 20 and 78 bpf, and showed a trend of increasing blows and density versus depth.

Seven samples of the lower sand were tested in the laboratory for grain-size distribution. The samples were primarily fine sand with silt and trace gravel (SP) and (SP-SM). Percent fines (silt and clay) were from about 2 to 10 percent.

The lower sand classifies as Building Code Class 3a (Dense Granular Soils).

Groundwater

The groundwater was measured in observation wells LB-2(OW) and LB-5(OW) (see Table 2). Groundwater may fluctuate as a result of precipitation, seasonal variations, construction activities or nearby groundwater pumping.

Table 2 – Groundwater Monitoring Measurements

Observation Well No. (Approx. Surface Elevation)	Date	Depth Below Grade (feet)	Approx. Elevation* (feet) (NAVD88)
LB-2(OW) (about el 45.5±)	2/11/2016	46.5	-1
	2/12/2016	46	-0.5
	2/25/2016	46	-0.5
	2/29/2016	45.75	-0.25
	3/1/2016	45.75	-0.25
	11/16/2016	45.25	0.25
LB-5(OW) (about el 46.5±)	2/10/2016	44	2.5
	2/11/2016	46	0.5
	2/12/2016	45	1.5
	2/25/2016	46.5	0
	2/29/2016	46.5	0
	3/1/2016	46.5	0
	11/16/2016	46	0.5

*Monitoring wells not surveyed, elevations estimated from sidewalk survey

RECOMMENDATION FOR ADDITIONAL INVESTIGATION

Regardless of whether the DOB approves the boring waiver, we recommend drilling at least two borings to bedrock beneath the tower footprint. Our recent experience at a nearby site is that rock may be within about 110 to 140 feet deep. If we can confirm that bedrock is less than about 130 feet below grade, a stiffer foundation response may be justified for design. We believe the benefit to the foundation design is worth the cost of the additional borings.

SEISMIC EVALUATION

Seismic design parameters are in accordance with the 2014 New York City Building Code.

NYC Building Code Seismic Design Parameters

The recommended seismic parameters are based on the average Standard Penetration Resistance (SPT N-value) in the soil above bedrock. The SPT N-values show a general linear increase versus depth. We recommend Site Class C.

We understand the structure is Structural Occupancy/Risk Category II (the architect and structural engineer must confirm). For Structural Occupancy II and Site Class C, the design spectral accelerations result in Seismic Design Category B.

Table 3 – Seismic Design Parameters

Description	Parameter	Recommended Value	Building Code Reference
Mapped Spectral Acceleration for short periods:	Ss	0.281 g	Section 1613.5.1
Mapped Spectral Acceleration for 1-sec period:	S_1	0.073 g	
Site Class	Very Dense Soil Profile	**C**	Table 1613.5.2
Site Coefficient:	Fa	1.20	Table 1613.5.3(1)
Site Coefficient:	Fv	1.70	Table 1613.5.3(2)
5 percent damped design spectral response acceleration at short periods:	**S_{DS}**	**0.22 g**	Section 1613.5.4
5 percent damped design spectral response acceleration at 1-sec period:	**S_{D1}**	**0.08 g**	
Seismic Design Category for Structural Occupancy/Risk Category II		**B**	Table 1613.5.6

Liquefaction Potential

Soil liquefaction is a phenomenon primarily associated with saturated, loose, cohesionless soils near the ground surface (generally depths less than 50 feet). As these soils are shaken, pore water pressure may develop that will temporarily force the soil particles apart such that the soil behaves temporarily more like a liquid than a soil mass (hence the term liquefaction). We screened for liquefaction potential using the Building Code Liquefaction Assessment Diagram and performed a liquefaction analysis for the soils and groundwater encountered in the borings.

2014 NYC Building Code Liquefaction Assessment

The seismic provision of the Building Code requires an evaluation of the liquefaction potential of sands, silts, and noncohesive materials below the groundwater table and up to 50 feet below the ground surface. As an initial screening process, we plotted SPT N-values versus depth on the Building Code Liquefaction Assessment Diagram (Drawing No. 11). With groundwater at about 46 feet below the existing grade, some of the SPT N-values fall within the "Liquefaction Probable" category; therefore, we performed a more detailed liquefaction analysis.

Liquefaction Evaluation

The potential for soil liquefaction was evaluated further using the procedure outlined by Youd et al. (2001). This procedure is the general state-of-practice, and is the recommended procedure by the National Earthquake Hazard Reduction Program. The evaluation uses an empirical

relationship between the earthquake demand, represented by the Cyclic Stress Ratio (CSR), and the soil's resistance to dynamic loading, represented by the Cyclic Resistance Ratio (CRR). The CSR (demand) is determined by the Peak Ground Acceleration (PGA) of the design earthquake event and the in situ soil stresses. The CRR (resistance) is correlated to SPT N-values obtained in the field. The field-measured SPT N-values are normalized by applying correction factors for such variables as soil overburden pressure, hammer energy and soil fines content.

We analyzed liquefaction potential for a magnitude 5.75 earthquake and a peak ground acceleration of 0.20g (Site Class C) and calculated the factor of safety for SPT N-values below groundwater and within 50 feet of the ground surface (Drawing No. 12). We believe the potential for liquefaction and liquefaction-induced settlement is low, based on our evaluation of the boring data and estimated seismic parameters for the site. Therefore, in our judgment, there is an adequate margin of safety against liquefaction for the site, and liquefaction related phenomena need not be considered in the design.

DESIGN RECOMMENDATIONS

The proposed development includes construction of a 53-story residential building in the center of the site. The existing cellar will be preserved as much as possible. The cellar outside the tower, and a new one-story podium around the tower, will be used for a combination of retail, storage and parking.

Design and Construction Considerations

The key considerations for developing our recommendations for design and construction include:

- A New York City Transit (NYCT) subway tunnel (No. 2 and 3 lines) runs beneath Fulton Street north of the site. NYCT must approve the support of excavation and foundation plans before the Department of Buildings will issue a foundation permit. Although the proposed tower is at least 125 feet away from the NYCT tunnel and station, comments from NYCT may impact the design and means and methods for the support of excavation and possibly foundations.
- The intent is to reuse the existing cellar foundation walls for temporary support during construction, and as the permanent basement walls for the new development. We will analyze the walls during our support of excavation design and determine if temporary bracing will be required in areas where the ground-floor slab (bracing the top of the wall) is removed.
- Reusing the existing foundations for support of the one-story podium appears to be feasible from a geotechnical view. We have included estimates of settlement for

evaluation by the MSSE. The structural integrity of the footings also needs to be evaluated by MSSE.

- Total and differential foundation settlement must be controlled across the tower, and between the tower and the existing cellar slab and foundations that will remain around the tower.
- We believe that a mat foundation is the most feasible foundation to balance cost and settlement performance. The mat may require drilled "settlement reducers" (similar to drilled piles) to reduce settlement beneath heavily loaded areas. Iteration between the geotechnical and structural models will be required during design development, and the need for settlement reducers will be determined.

Podium Foundations

We understand the intent is to reuse the existing ground floor and cellar slabs, and the existing columns and spread footings in the podium area (1-story structure surrounding the tower). The need to add additional loads above the existing loads has not yet been determined. The foundations are bearing in the dense native sands that are favorable for foundation support. The Building Code allows for a maximum bearing pressure of 12 kips per square foot (ksf) [6 tons per square foot (tsf)]. We estimate that settlement of existing foundations loaded to a maximum bearing pressure of 12 ksf will be less than ½ inch; please consult us if loads are above 6 tsf. MSSE must evaluate the structural integrity of the foundations for the proposed loads.

Tower Foundation

Controlling total and differential settlement of the tower is critical; therefore, we recommend supporting the tower on a mat foundation. The anticipated tower bearing pressure will likely be between 8 and 20 ksf. Because of the high bearing pressures, settlement reducers may be needed at strategic locations to limit differential settlement to levels acceptable by MSSE.

<u>Mat Foundation</u>

The tower can be supported on a mat foundation; however, settlement reducers (ground-improvement elements consisting of small diameter drilled elements) may be required to reduce differential settlements across the tower footprint and between the mat and the surrounding existing slab. During our analysis, we considered the following:

1. Bottom of mat assumed to be about el 19 feet (8 feet below cellar el 27)
2. Mat dimensions assumed to be about 160 feet by 95 feet.
3. Because of the large mat size, a significant thickness of soil will be stressed. Therefore, the depth to bedrock impacts the apparent soil stiffness and therefore the total settlement and the soil moduli values. Until additional borings are performed to confirm the depth to rock, we have assumed bedrock at 130 feet below grade (about el -86) for

preliminary design. Even if the building department approves our petition to reduce the number of borings (seven in lieu of 16 total), the depth to bedrock should be confirmed by drilling at least two borings beneath the tower footprint. The moduli values should be adjusted after the depth to rock is confirmed.

4. For our initial analysis, we calculated the settlement at the mat center; the settlement at the edge of the mat is assumed to be half of the center.

Subgrade modulus values for mat design are presented for use by MSSE in the structural model. The subgrade modulus is a simplified representation of the ground response and must be iterated during the foundation design until the settlements estimated by the geotechnical and the structural models (which approximate the soil response via Winkler springs) converge within about 10 percent. Note that the modulus values will change if the mat bearing elevation, or dimensions change (i.e. a wider mat will have a smaller spring value).

For initial design, we recommend using the following moduli values for an assumed bedrock elevation at el -86:

- 50 psi/inch at the center of the mat and
- 100 psi/inch at the edge of the mat

Our initial soil model is based on a rigid mat with uniform bearing conditions. A Finite Element Method (FEM) analysis must be performed to evaluate the settlement response under non-uniform bearing conditions (with or without using settlement reducers) to provide appropriate modulus values for the final mat design.

Ground Improvement Elements (Settlement Reducers)

If the estimated settlements for a mat foundation exceed values acceptable by McS, we recommend using "settlement reducers" below the mat. These pile-like elements are designed to reach their geotechnical capacity, i.e. they are designed to push into the soil but the elements carry load and reduce stresses, and therefore settlements, below the mat. These ground-improvement elements (GIE) typically consist of small diameter (typically 10 to 14 inch diameter) drilled, cast-in-place elements. The GIEs should have a minimum 5-foot-long cased section below the bottom of the mat to allow for load transfer and to aid in constructing the GIEs. The bond zone could be drilled using traditional cased and pressure grouting methods, or with hollow, self-drilling reinforcing bars. Several options for GIE dimensions and reinforcing can be designed to achieve the desired stiffness response. For the initial design, we estimate a GIE consisting of a 10.75-inch-diameter cased section and one #18 reinforcing bar with a 20-foot-long bond zone would have a compression capacity of 500 kips, and a stiffness of about 770 kips/inch. A stiffer or softer response could be achieved using different diameters, bond zones or reinforcement to achieve the desired settlement response. The GIEs should be

modeled as discrete elements beneath the mat. We will work with MSSE during design development to provide model input if GIEs are required.

Ground Improvement Element Load Tests

We recommend at least two compression tests be performed on GIEs. If the schedule allows, we recommend performing the load tests during design development so the GIE design can be optimized and redesign delays can be avoided. The load tests should be performed according to the corresponding ASTM procedures for pile load testing but the GIEs should be loaded to geotechnical failure (continued deflection under sustained load – plunging failure). The GIEs should be instrumented with strain gauges and tell-tales during testing so that the design parameters can be optimized.

Lateral Loads

Lateral loads can be resisted by friction between the bottom of spread footings and mat, and the underlying sand. We recommend an allowable friction coefficient of 0.5 times the dead weight for analyzing lateral loads. If additional lateral resistance is required, please contact us to evaluate passive pressure.

Design Groundwater Level

We measured groundwater between about el -1 and 2.5. For design purposes, we recommend a design groundwater level 5 feet above the highest measured groundwater level, corresponding to el 7.5. We do not anticipate groundwater will be encountered during excavation and foundation construction and the basement will not be subject to hydrostatic conditions.

Permanent Groundwater Control

The stabilized groundwater level was measured about xx feet below the cellar and the new cellar level. Therefore, waterproofing to prevent groundwater seepage is not necessary. However, we can't confirm whether the existing cellar walls and slabs to remain are vapor tight or they can resist water intrusion during heavy rain or a utility break. The architect should evaluate the cellar use(s) (retail, parking, etc.) versus potential impacts from moisture intrusion and relative humidity in occupied spaces and determine if vapor mitigation measures are warranted.

Permanent Below-Grade Walls

The existing basement walls and any new below-grade walls (such as elevator pits) should be designed for lateral soil and surcharge pressure (Drawing No. 13).

- Lateral soil pressure: equivalent fluid pressure of 55 pounds per cubic foot
- Hydrostatic: Design groundwater el 7.5

- Surcharge loads: uniform pressure of 0.5 times the surcharge load distributed along the entire below-grade wall height. Large concentrated surcharges, such as loads from adjacent foundations, should be evaluated case-by-case using more detailed analysis.

SITE PREPARATION AND CONSTRUCTION RECOMMENDATIONS

The following sections discuss typical geotechnical related construction issues including excavation, support of excavation, subgrade preparation and backfill.

Excavation

We anticipate the excavation depth for the mat foundation will be about 8 feet and will extend into the native sand. Elevator pit excavations may extend deeper. Excavation should be feasible with conventional earthmoving equipment (i.e., backhoes, etc.) Obstructions such as remnant foundations, slabs, abandoned and live utilities, rubble, and boulders will be encountered (and should be anticipated by the contractor during bidding) and appropriate demolition equipment should be mobilized to remove the obstructions. All excavations must be conducted in accordance with all OSHA requirements including, but not limited to, temporary shoring, using trench boxes, and proper benching.

Temporary Support of Excavation (SOE)

Excavation will primarily be in the center of the site for construction of the tower mat and localized for utilities. Because the mat excavation is expected to be about 8 feet deep, support of excavation will be required. We expect that temporary excavation support will be preferred over sloped excavations so that the extent of demolition of the existing cellar slab and foundations can be minimized. We do not expect that the excavation will extend below water, so a watertight SOE system is not required. We recommend using a drilled soldier pile and lagging system instead of sheet piles because of the significant number of boulders encountered in the upper sand. If boulders obstruct the advancement of soldier piles, the boulders could be cleared with a rock hammer; whereas removing boulders to allow advancement of sheet piles would require deep excavation with a backhoe. Utility trenches can likely be supported with timber shoring or conventional trench boxes and shielding. Existing spread footing foundations adjacent to excavations must also be protected.

Underpinning the adjacent structures will not be required because the current schematic design drawings show that excavation will be localized at the center of the site for the new mat and no new foundations are proposed in the podium area.

Support of Existing Basement Walls

The existing first floor will remain across several areas of the site, which will brace the existing foundation walls against the earth pressure. The central area of the south wall (where the tower will extend through the basement) and the northeast corner (where the loading dock is

being demolished) will have the first-floor slab removed, so the existing basement walls may require temporary bracing. We will evaluate the existing walls once the extent of the first-floor slab to be removed is determined during design development. We anticipate that the bracing will consist of rakers to the interior of the site.

Subgrade Preparation

The Building Code requires that a Professional Engineer licensed in the state of New York inspect and approve foundation subgrades before placement of concrete, to verify that the subgrade material is adequate to provide the recommended allowable bearing pressure. We recommend that Langan inspect the foundation subgrade to confirm bearing capacity and that subgrade is adequately prepared to meet design assumptions in this report.

The mat-foundation subgrade should be level and clear of standing or frozen water, debris, or other deleterious materials. The subgrade should be proof-rolled using a minimum 2.5-ton operating weight vibratory roller. Subgrade in utility excavations should be compacted with a 0.75-ton operating weight trench roller. The subgrade should be thoroughly compacted to provide a firm and unyielding surface before placing fill or concrete. Any soft, loose or unsuitable soils identified by the inspecting geotechnical engineering should be removed and replaced with approved structural fill.

The contractor should be responsible for maintaining all subgrades in their as-approved condition until concrete or fill is placed. The mat should be constructed as soon as possible following subgrade approval by the geotechnical engineer or should be protected by a lean concrete "mud mat."

Fill Materials, Placement, and Compaction

We expect only limited amounts of fill to backfill utility trenches and around support of excavation. All fill should be a well-graded granular material having a maximum particle size of 4 inches in any dimension and no more than 10 percent passing the No. 200 sieve. Fill should not be frozen and should be free of trash, debris, roots, vegetation, peat, and other deleterious materials. The geotechnical engineer should approve all fill before placement. Lean concrete or controlled low-strength material (CLSM) may be substituted for structural fill. On-site soils excavated during construction may be reused as structural fill provided the material meets the aforementioned criteria and is approved by the environmental engineer.

Place fill in uniform loose lifts not exceeding 10 inches in open areas where larger compaction equipment may be used (trench roller) and not exceeding 6 inches in confined areas where hand-operated equipment must be used (plate tamper). Compact fill to at least 95 percent of the soil's maximum dry density as determined by ASTM D1557 "Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort." The water content of the

soil at the time of compaction should be within 2 percent of the optimum value determined by ASTM D1557.

Only place fill on subgrades inspected and approved by the geotechnical engineer. Do not place fill on areas with standing water, on frozen subgrade or any areas not approved by the geotechnical engineer.

Monitoring During Construction

We recommend that a monitoring program be developed and incorporated into the contract documents. Monitoring should include means to measure both structural movement and vibrations from construction operations. The type and locations of specific monitoring equipment, threshold values, and durations should be developed based on review of the anticipated construction means and methods in conjunction with proximity to existing structures and utilities. The purpose of performing monitoring is to provide reasonable feedback to the engineer as to performance of the contractor with respect to protecting existing structures and utilities, and to assess any necessary changes to means and methods of construction.

Specific requirements for monitoring will likely be imposed by governing agencies including NYCT. Critical structures, which are likely to require monitoring, include the NYCT subway and 1 Hoyt Street (the designated landmark at the northwest corner of the site), and the other neighboring buildings on the north.

The monitoring program will likely include optical surveying, seismographs (vibration monitoring), and crack gauges. NYCT may require additional instrumentation. Consideration should be given to installing remote sensors capable of relaying data in real-time via wireless communications. The monitoring plan should address means and methods for measuring ground and structural deformation, and vibration levels.

We recommend that all monitoring be performed by a third-party consultant independent of the contractor; however, the contractor should reserve the right to perform additional monitoring. Monitoring should be performed at a minimum throughout excavation and foundation construction. NYCT may require longer monitoring.

Preconstruction Conditions Documentation

Preconstruction conditions should be documented about one month before construction for the adjacent structures to the north (interior and exterior), the NYCT subway tunnel and platform, and the surrounding public thoroughfares. The purpose of these observations is to provide photographic and video documentation representative of general existing conditions and to identify obvious visual deficiencies prior to construction. The preconditions observations should also identify areas requiring specific monitoring during construction. Structural integrity is not

addressed in such documentation. This baseline information is often critical in the event of future damage claims resulting from construction.

Special Inspections

Excavation and foundation work are subject to various Special Inspections per Chapter 17 of the Building Code and the Rules of the City of New York. Construction that requires geotechnical quality control inspections include installation of the foundations, excavation, subgrade preparation, support of excavation, backfilling, and compaction. This work must be performed under the inspection of a qualified geotechnical engineer and should be performed by Langan. The inspecting engineer should be familiar with the subsurface conditions, as well as with the proposed and existing construction on site, and must meet the requisite qualifications outlined in 1RCNY 101-06.

CONSTRUCTION DOCUMENTS AND QUALITY CONTROL

Technical specifications and design drawings should incorporate our recommendations to ensure that subsurface conditions and other geotechnical issues at the site are adequately addressed in the construction documents. Langan should assist the design team in preparing specification sections related to geotechnical issues such as earthwork, GIE installation, and excavation support. Langan should also review foundation drawings and details, and all contractor submission documents and construction procedures related to geotechnical work.

We recommend that the language in foundation and earthwork specifications emphasize the potential for encountering buried obstructions during excavation and foundation drilling with the intent of mitigating change-of-conditions claims arising during construction. All excavation and drilling should be assumed to be unclassified such that the contractor is responsible for providing the necessary performance of the foundation system regardless of conditions encountered.

OWNER AND CONTRACTOR OBLIGATIONS

The contractor is responsible for construction quality control, which includes satisfactorily constructing the foundation system and any associated temporary works to achieve the design intent while not adversely impacting or causing loss of support to neighboring structures. Proper management of excavated soil is also solely the responsibility of the contractor.

Construction that can alter the existing ground conditions such as excavation, fill placement, foundation construction, ground improvement, dewatering, and related activities can also potentially induce stresses, vibrations, and movement in nearby structures and utilities, and disturb occupants of nearby structures. Contractors working at the site must ensure that their activities will not adversely affect the performance of the structures and utilities and will not

disturb occupants of nearby structures. Contractors must also take all necessary measures to protect the existing structures during construction. By using this report, the owner agrees that Langan will not be held responsible for any damage to adjacent structures.

The preparation and use of this report is based on the condition that the project construction contract between the owner and their contractors will include (1) Langan being added to the Project Wrap and/or Contractor's General Liability insurance as an additional insured, and (2) language specifically stating the foundation contractor will defend, indemnify, and hold harmless the owner and Langan against all claims related to disturbance or damage to adjacent structures or properties.

LIMITATIONS

The conclusions and recommendations provided in this report are based on subsurface conditions inferred from a limited number of borings, in situ testing, and test pits performed within the site, and information provided by others.

This report has been prepared to assist the owner, architect, and structural engineer in the design process and is only applicable to the envisioned project discussed here. Any proposed changes in structures or their locations should be brought to our attention so we can determine the impact to our recommendations. Langan cannot assume responsibility for use of this report for any areas beyond the limits of this study or for any projects not specifically discussed herein. This report shall not be used for the design of temporary works including scaffolding, construction hoists, and crane pads.

Information on subsurface strata and groundwater levels shown on the logs represents conditions encountered only at the locations indicated and at the time of investigation. If different conditions are encountered during construction, they should immediately be brought to our attention for evaluation as this may impact our recommendations.

Environmental issues (such as potentially contaminated soil and groundwater) are outside the scope of this study.

APPENDIX D

Wind Tunnel Report

Preliminary Results - Wind-Induced Structural Responses
11 Hoyt Street - Brooklyn, NY - RWDI Project #1701013
August 30, 2017

The wind loads provided in this report include the effects of directionality in the local wind climate. These loads do not contain safety or load factors and are to be applied to the building's structural system in the same manner as would wind loads calculated by code analytical methods.

Table 2: Summary of Predicted Peak Overall Structural Wind Loads

My (lb-ft)	Mx (lb-ft)	Mz (lb-ft)	Fx (lb)	Fy (lb)
1.30E+09	8.17E+08	4.46E+07	3.56E+06	2.08E+06

Notes:

(1) The above loads are the cumulative summation of the wind-induced loads at the structural level '1' (i.e. grade) centered about the reference axis shown in Figure 4, exclusive of combination factors.

(2) Note that the wind loads provided herein are for the overall design of the tower only. The design loads on the linked podium could be estimated based on code calculation.

(3) A total damping ratio of 2.0% of critical was used for structural load calculations.

(4) The above loads are based on the structural properties, "2017-08-02_11HoytSt-Wind Tunnel Prop_v24.6A", as provided on August 2, 2017. The natural building periods were as follows:

Mode 1: 7.22 s (Primarily X-Sway)
Mode 2: 6.19 s (Primarily Y-Sway)
Mode 3: 4.27 s (Primarily Torsion)

(5) The above loads correspond to a 50-year return period basic wind speed (3-second gust) of 98 mph.

Table 3: Effective Static Floor-by-Floor Wind Loads

Floor	Height (ft) Above '1'	Fx (lb)	Fy (lb)	Mz (lb-ft)
1	0	16400	100	55000
1Mezz	9.5	25800	100	34000
2	19.5	30700	11200	139000
2Mezz	29.5	30600	12400	138000
3	41.5	34600	14900	195000
4	52.33	32800	13000	205000
5	63.17	33900	13700	223000
6	74	35500	14400	246000
7	84.83	36000	15300	263000
8	95.67	37000	16100	283000
9	106.5	38100	17000	305000
10	117.33	39400	18100	331000
11	128.17	40500	19000	354000
12	139	43000	20500	389000
13	150.62	44900	21500	417000
14	161.46	44300	21600	426000
15	172.29	45600	22600	452000
16	183.12	47100	23700	480000
17	193.96	48500	24800	507000
18	204.79	49700	25900	533000
19	215.62	51400	27100	563000
20	226.46	52700	28200	590000
21	237.29	55500	30100	634000
22	248.92	56900	31000	656000
23	259.75	56900	31500	673000
24	270.58	58400	32700	702000
25	281.42	60100	34000	732000
26	292.25	61500	35300	760000
27	303.08	63100	36500	788000
28	313.92	66600	38900	841000
29-MEP	325.54	98400	58400	1295000
30	345.54	95200	56300	1142000
31	356.37	67300	39900	867000
32	367.21	68800	41200	903000
33	378.04	70500	42600	936000
34	388.87	71900	43900	968000
35	399.71	73500	45300	1002000
36	410.54	75300	46700	1038000
37	421.37	76800	48000	1071000
38	432.21	80500	50700	1135000
39	443.83	81100	51200	1150000
40	454.67	80000	51000	1158000
41	465.5	81100	52100	1185000

Table 4: Recommended Wind Load Combination Factors

Load Case	Factor for Simultaneous Application of Loads in Table 3 X Forces (Fx)	Y Forces (Fy)	Torsion (Mz)
1	+100%	+45%	+45%
2	+100%	+45%	-30%
3	+100%	-30%	+45%
4	+100%	-30%	-30%
5	-90%	+50%	+45%
6	-90%	+50%	-55%
7	-90%	-30%	+45%
8	-90%	-30%	-55%
9	+50%	+100%	+45%
10	+50%	+100%	-30%
11	+40%	-90%	+35%
12	+40%	-90%	-30%
13	-55%	+100%	+45%
14	-55%	+100%	-30%
15	-45%	-90%	+35%
16	-45%	-90%	-30%
17	+60%	+30%	+100%
18	+30%	+35%	-95%
19	+60%	-30%	+100%
20	+30%	-30%	-95%
21	-35%	+30%	+100%
22	-50%	+35%	-95%
23	-35%	-30%	+100%
24	-50%	-30%	-95%

Note:

(1) Load combination factors have been produced through consideration of the structure's response to various wind directions, modal coupling, correlation of wind gusts, and the directionality of strong winds in the local wind climate.

	42	476.33	82900	53600	1221000
	43	487.17	84300	55000	1254000
	44	498	86100	56500	1291000
	45	508.83	87000	57300	1313000
	46	519.67	87200	57700	1325000
	47	530.5	88900	59000	1356000
	48	541.33	90700	60600	1388000
	49	552.17	94500	63300	1449000
	50	563.79	97900	65600	1491000
	51	575.42	111400	76800	1759000
	52	587.04	144800	99800	2307000
53 EMR		605.41	128300	87100	1627000
54 EMR RF		617.91	19300	10700	61000
SUMS	-		3.56E+06	2.08E+06	4.46E+07

Notes:

(1) The loads given in this table should be used with the load combination factors given in Table 4.

(2) The loads given in this table are centered about the reference axis shown in Figure 4.

(3) The above loads correspond to a 50-year return period basic wind speed (3-second gust) of 98 mph.

11 HOYT – BROOKLYN, NY

OVERALL STRUCTURAL WIND LOAD STUDY
WIND TUNNEL PHOTOS

PROJECT #1701013
FEBRUARY 2, 2017

SUBMITTED BY

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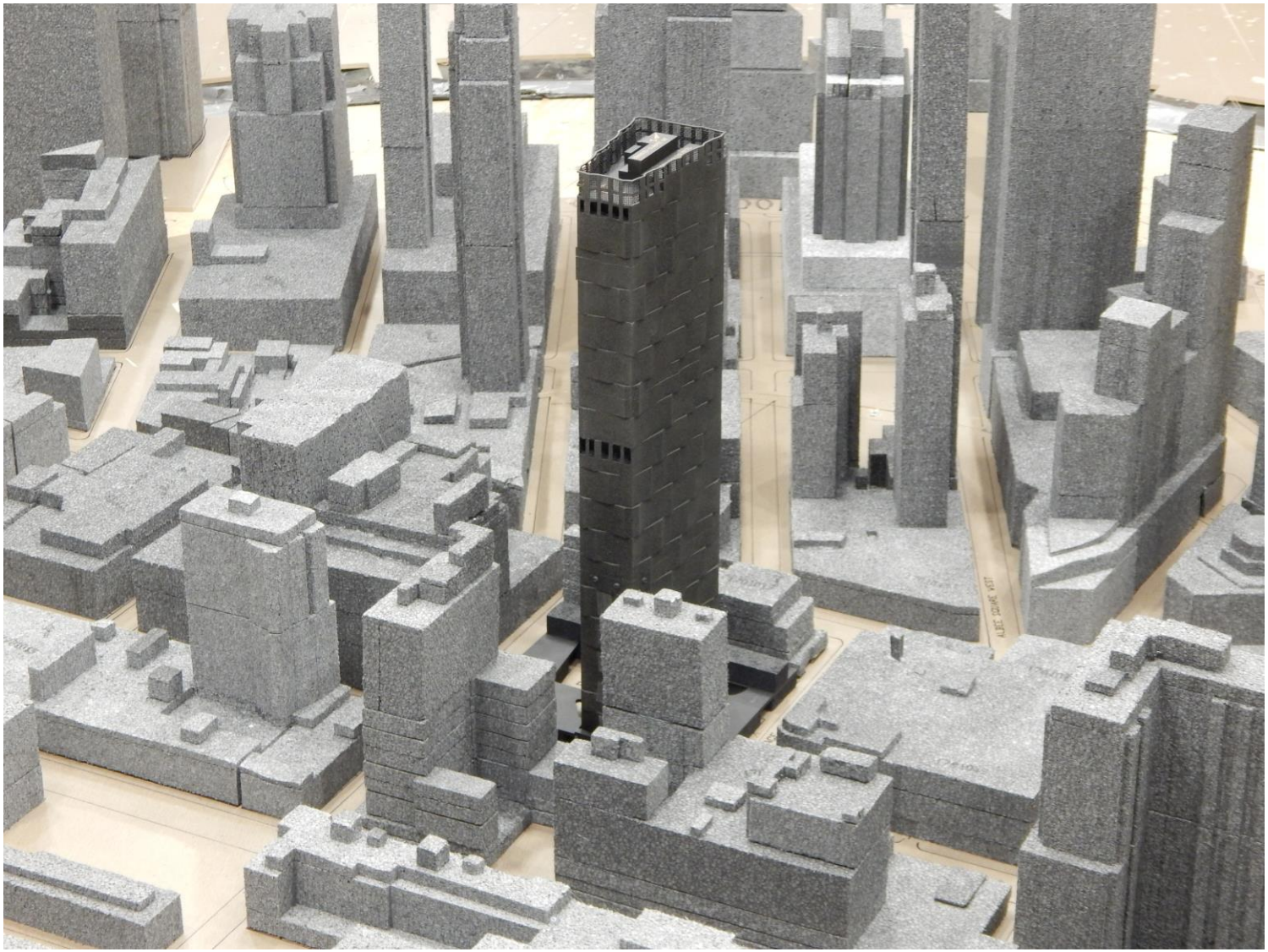

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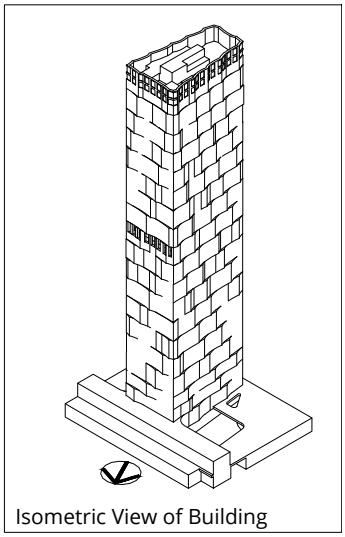
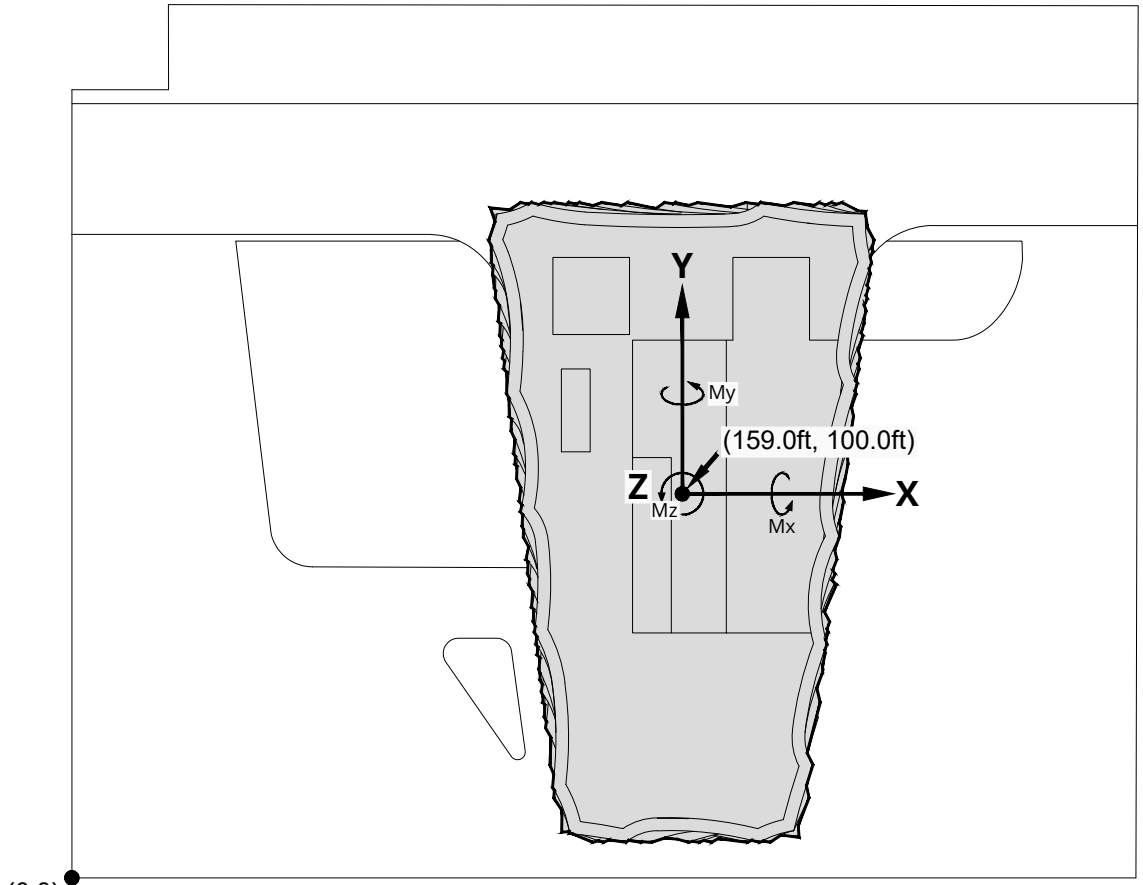


Isometric View of Building



ROOF PLAN

Note:
Point (0,0) indicates co-ordinate origin provided by the structural engineer.

0 25 50ft

Co-ordinate System for Structural Loading

True North

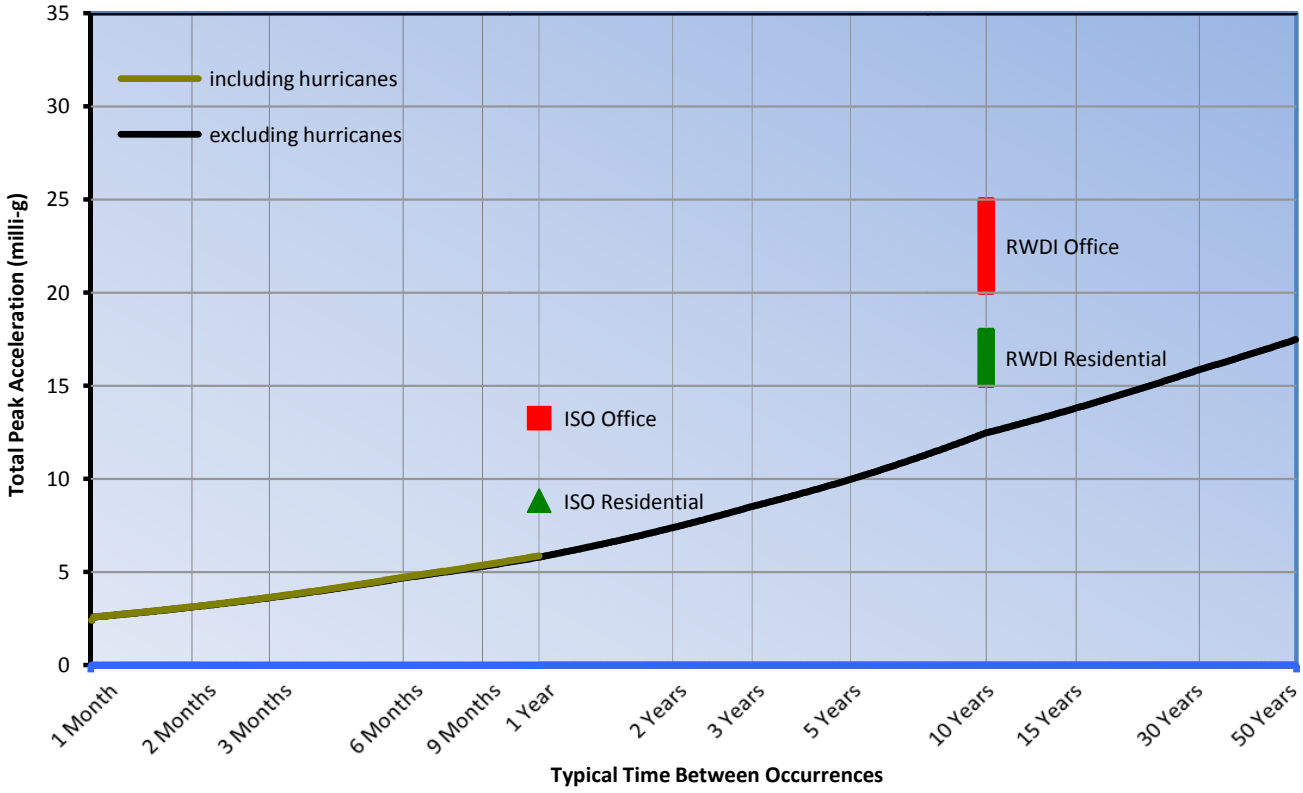
Drawn by: JMA | Figure: 4

Approx. Scale: 1"=50'

Date Revised: Feb. 7, 2017

Macy's Development 11 Hoyt Street Tower Project - Brooklyn, NY

Project #1701013



Return Period (Years)	Peak Accelerations[2] (milli-g) Total - [X, Y and torsional components]		Peak Torsional Velocities (milli-rads/sec)		
	without hurricanes	with [6] hurricanes	without hurricanes	with hurricanes	CTBUH[5] Criteria
1	5.8 - [5.4, 4.5, 1.8]	5.9 - [5.5, 4.6, 1.8]	0.68	0.7	1.5
5	10.0 - [9.4, 7.8, 3.0]	-	1.1	-	-
10	12 - [12, 9.6, 3.7]	-	1.4	-	3

Notes:

(1) A damping ratio of 1.5% of critical was used, along with periods of 5.90, 5.64, and 3.94 seconds.

(2) Accelerations are predicted at Structural Level '50' (578 ft above Structural Level '1') at a radial distance of 54.6 ft from the central axis of the tower (given in Figure 4).

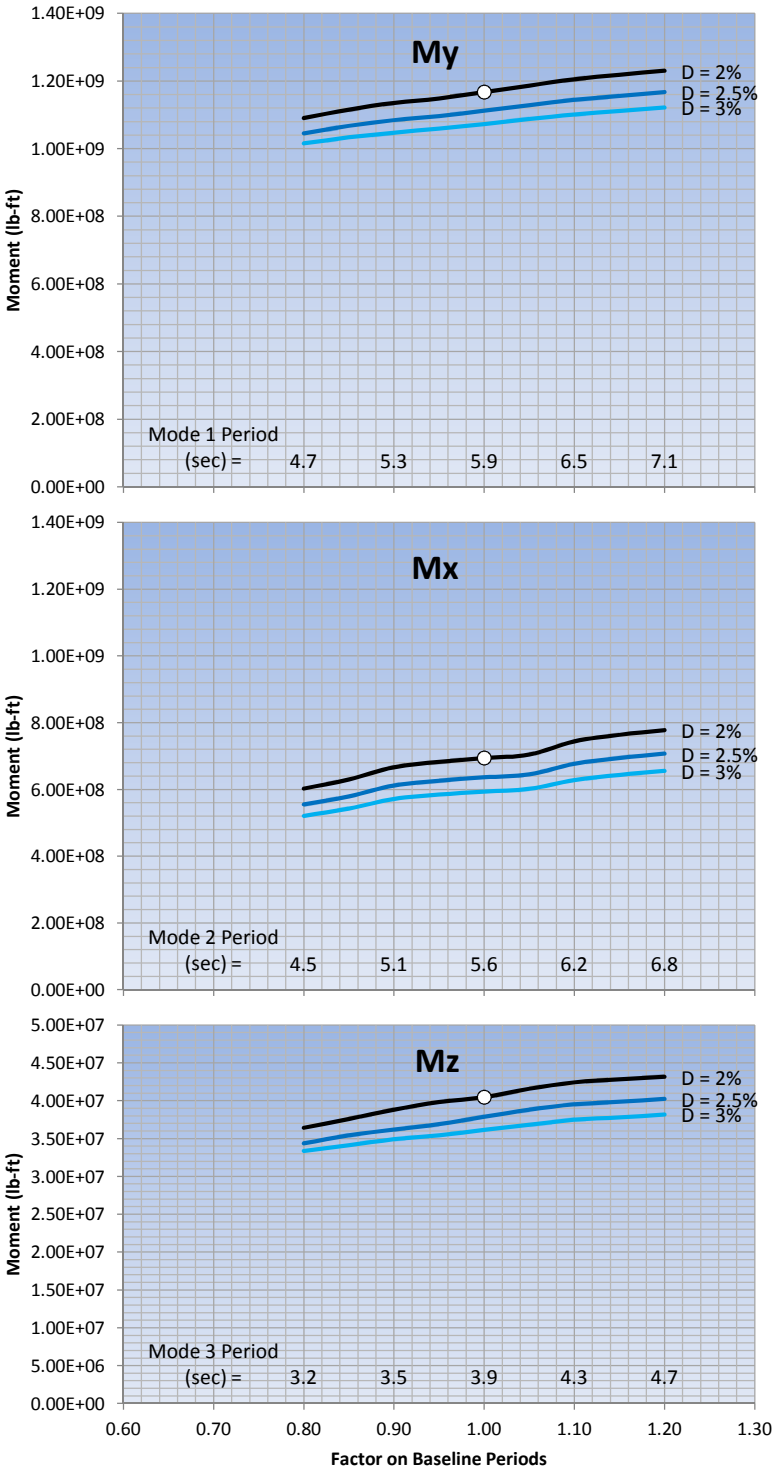
(3) ISO is the International Organization for Standardization, and the current standard (ISO 10137:2007) provides acceleration criteria for buildings at the 1-year return period. The criteria plotted on the graph have been generated based on a response-weighted interpretation of the individual modal component of the ISO criteria.

(4) RWDI's criteria for residential and office buildings are based on research, experience and surveys of existing buildings, and is in agreement with general practice in North America.

(5) The Council on Tall Buildings and Urban Habitat (CTBUH) provides tentative torsional velocity criteria for the 1- and 10-year return periods.

(6) With the inclusion of hurricanes, it is not appropriate to consider events beyond the 1-year return period when evaluating occupant comfort. Therefore, longer return period values with hurricanes are not provided.

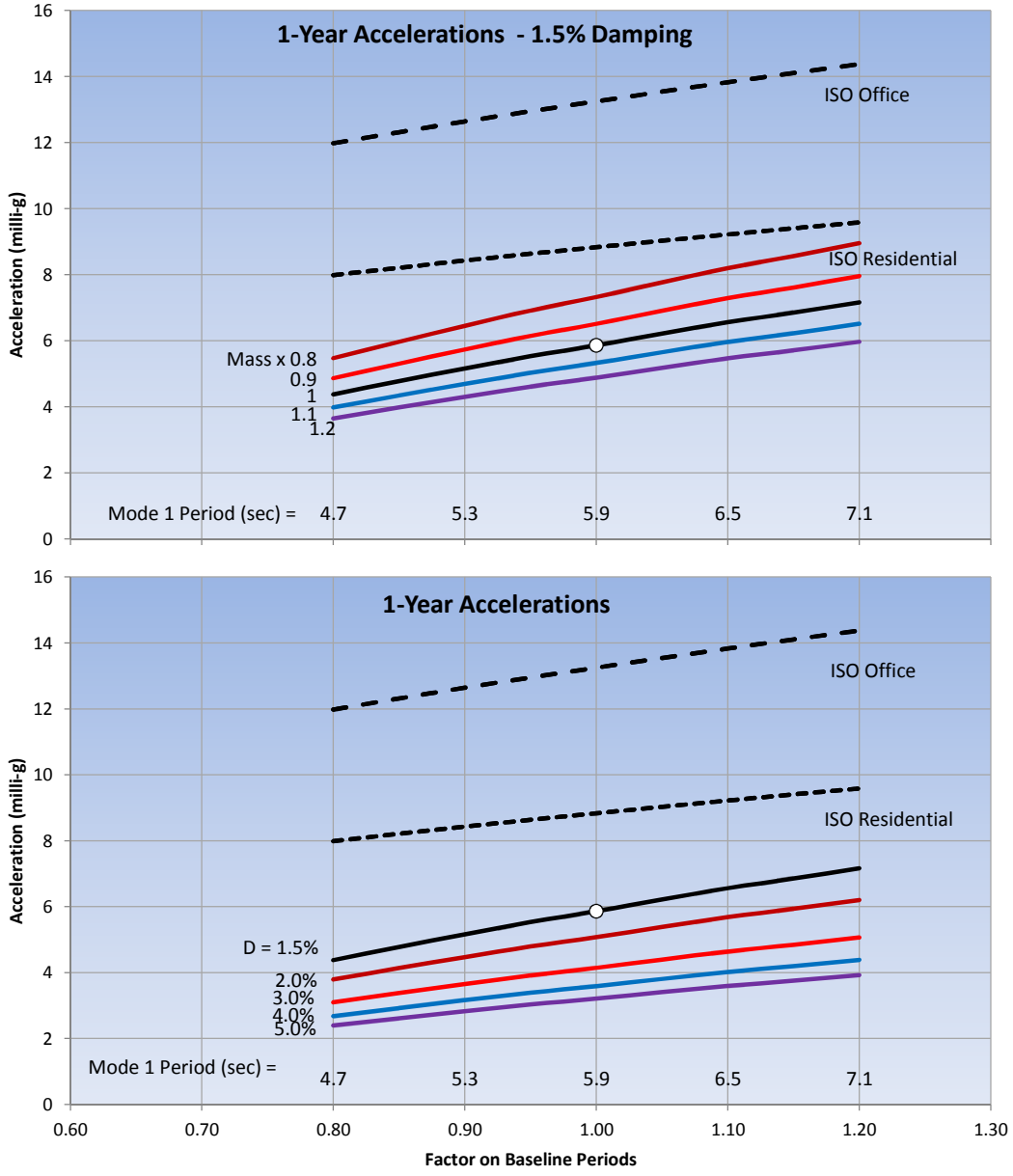
Predicted Peak Accelerations and Torsional Velocities	Figure No. 6	RWDI
Macy's Development 11 Hoyt Street Tower Project - Brooklyn, NY Project #1701013	Date: February 3, 2017	



Notes:

1) The baseline periods for the fundamental modes are 5.90, 5.64, and 3.94 sec
2) The base loads are presented at Grade for a 50-year design wind speed (3-second gust) of 98 mph.
3) The above comparisons assume no change to the mode shapes. Some change to the curvature and coupling may be expected when mass and stiffness properties are significantly changed.

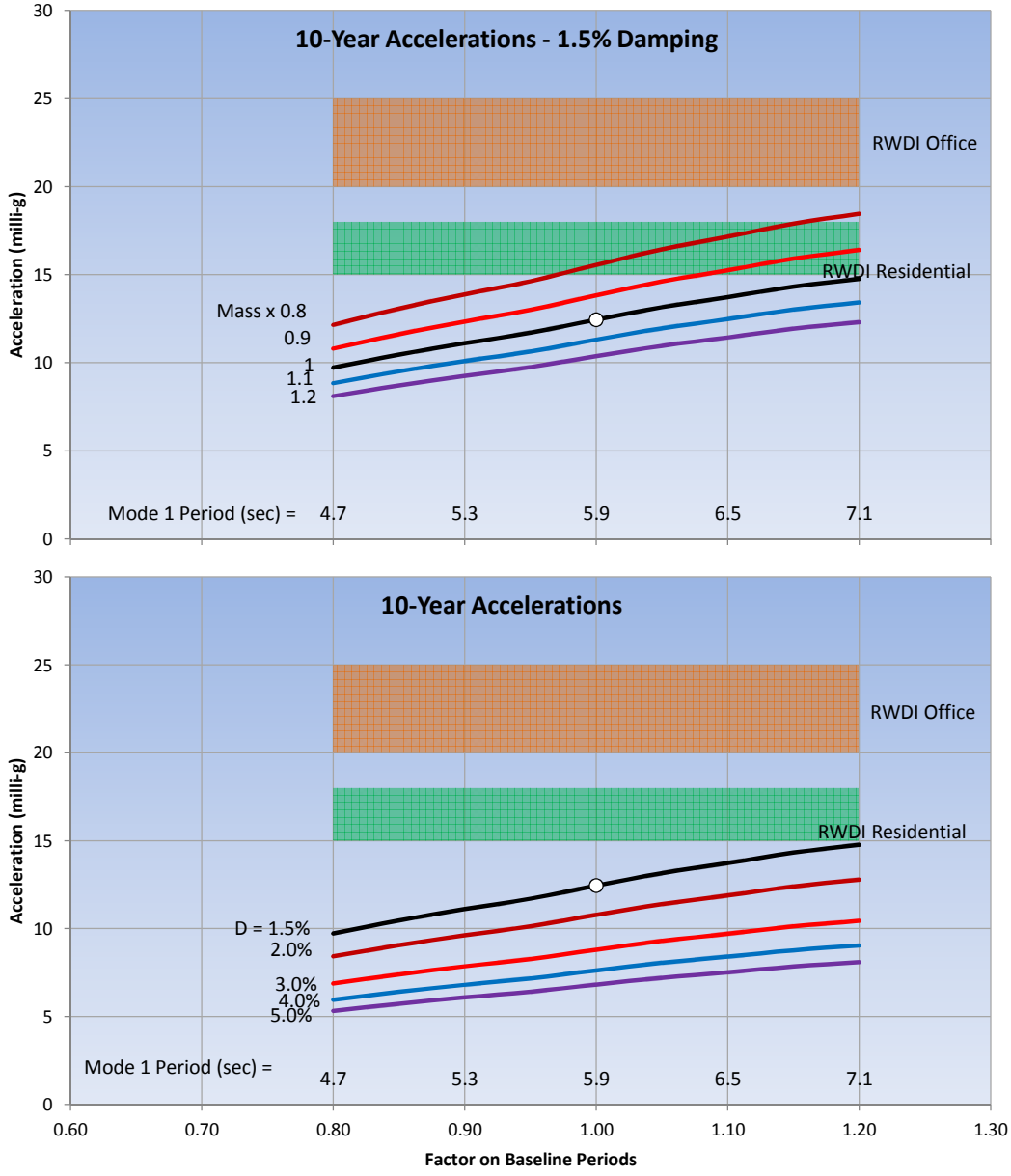
Sensitivity of Base Loads to Period and Damping		Figure No. 7	RWDI
Macy's Development 11 Hoyt Street Tower Project - Brooklyn, NY	Project # 1701013	Date: February 7, 2017	



Notes:

1) The baseline periods for the fundamental modes are 5.90, 5.64, and 3.94 sec
2) Accelerations are predicted at Structural Level '50' (578 ft above Structural Level '1') at a radial distance of 54.6 ft from the central axis of the tower (given in Figure 4).
3) The above comparisons assume no change to the mode shapes. Some change to the curvature and coupling may be expected when mass and stiffness properties are significantly changed.
4) Changes in mass may be uniform changes over the entire building, but are more appropriately related to the generalized mass.

Sensitivity of 1-Year Accelerations to Mass, Period and Damping	Figure No. 8	RWDI
Macy's Development 11 Hoyt Street Tower Project - Brooklyn, NY Project # 1701013	Date: February 7, 2017	



Notes:

1) The baseline periods for the fundamental modes are 5.90, 5.64, and 3.94 sec
2) Accelerations are predicted at Structural Level '50' (578 ft above Structural Level '1') at a radial distance of 54.6 ft from the central axis of the tower (given in Figure 4).
3) The above comparisons assume no change to the mode shapes. Some change to the curvature and coupling may be expected when mass and stiffness properties are significantly changed.
4) Changes in mass may be uniform changes over the entire building, but are more appropriately related to the generalized mass.

Sensitivity of 10-Year Accelerations to Mass, Period and Damping	Figure No. 9	RWDI
Macy's Development 11 Hoyt Street Tower Project - Brooklyn, NY Project # 1701013	Date: February 7, 2017	