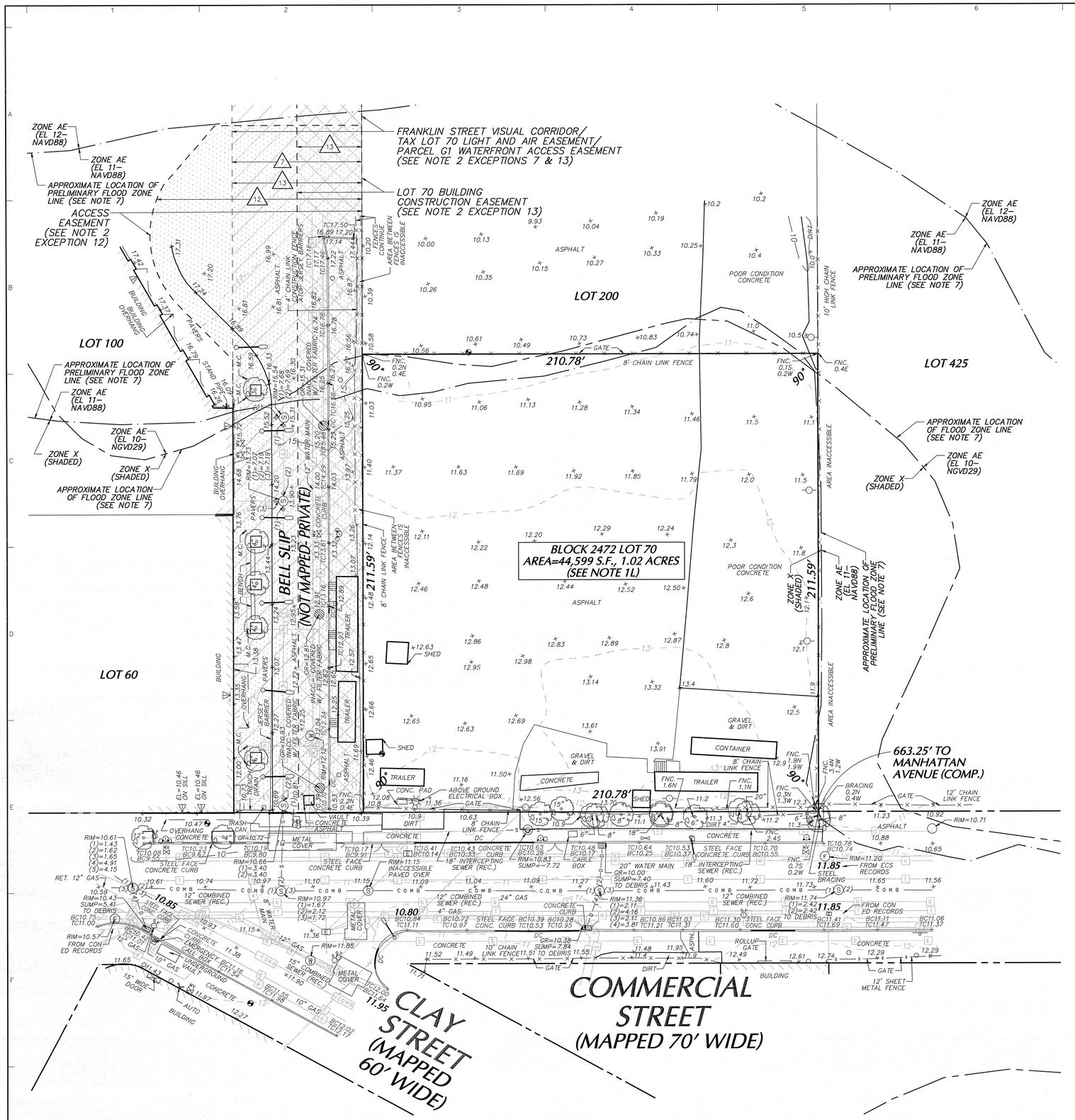
APPENDIX A

Design Development Plans



NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   A. SECTIONAL MAP NO. 1, BOROUGH OF BROOKLYN.
   B. CURRENT TAX MAPS.
   C. "SURVEY OF PROPERTY", ORDER NO. 95101–C1, BY BARTLETT, LUDLAM & DILL ASSOCIATES, DATED 10/29/12.
   D. "PARCEL DIAGRAM INDICATING TAX LOT RE–APPORTIONMENT", ORDER NO. 95101–C3, BY BARTLETT, LUDLAM & DILL ASSOCIATES, DATED 06/07/13.
   E. "ARCHITECTURAL SURVEY IN THE BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK, KNOWN AS GREENPOINT LANDING", ORDER NO. 95101–C, SHEET 1 OF 8, BY BARTLETT, LUDLAM & DILL ASSOCIATES, DATED 01/12/06.
   F. "PROPOSED ZONING LOT MAP, GREENPOINT LANDING", BY LANGAN, PROJECT NO. 170229002, DRAWING NO. G9.04, SHEETS 1 & 2 OF 2, DATED 02/20/14, LAST REVISED 02/04/15.
   G. "PROPOSED SUBDIVISION, GREENPOINT LANDING", BY LANGAN, PROJECT NO. 170229002, DRAWING NO. D9.01, DATED 10/23/13, LAST REVISED 05/29/14.
   H. "FINAL SURVEY, GREENPOINT LANDING", BY LANGAN, PROJECT NO. 170229002, DRAWING NO. V9601–D104, DATED 09/04/14, LAST REVISED 02/04/15.
   I. "FINAL SURVEY, GREENPOINT LANDING", BY LANGAN, PROJECT NO. 170229002, DRAWING NO. FS101, DATED 12/04/17.
   J. "TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY, GREENPOINT LANDING", BY LANGAN, PROJECT NO. 170229023, DRAWING NO. VT102, DATED 11/30/18.
   K. TITLE NO. 18–7406–53063–K, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 11/13/18, EFFECTIVE DATE 10/24/18 AT 9:00 AM.
   L. CRFN: 2016000140675, RECORDED/FILED: 04–27–2016 10:00 [DEED] (PLOTTED)
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.

   EXCEPTIONS AS NOTED FROM TITLE NO. 18–7406–53063–K (SEE NOTE 1K):

   5 — CRFN: 2005000528009, RECORDED/FILED: 09–21–2005 11:15 [DECLARATION OF SINGLE DWELLING UNIT DEVELOPMENT PARCEL PURSUANT TO ZONING RESOLUTION SECTION 62–831 AND 62–253 OF THE NEW YORK CITY ZONING RESOLUTION– COVERS MULTIPLE LOTS INCLUDING LOT 70] (CANNOT PLOT)

   5A — CRFN: 2014000221060, RECORDED/FILED: 06–30–2014 16:10 [AMENDED AND RESTATED DECLARATION OF SINGLE DEVELOPMENT PARCEL PURSUANT TO ZONING RESOLUTION SECTION 62–831 AND 62–253 OF THE NEW YORK CITY ZONING RESOLUTION– AMENDS EXCEPTION 5– COVERS MULTIPLE LOTS INCLUDING LOT 70] (CANNOT PLOT)

   5B — CRFN: 2014000240891, RECORDED/FILED: 07–18–2014 15:36 [AMENDED AND RESTATED DECLARATION OF SINGLE DEVELOPMENT PARCEL PURSUANT TO ZONING RESOLUTION SECTION 62–831 AND 62–253 OF THE NEW YORK CITY ZONING RESOLUTION– AMENDS EXCEPTIONS 5 AND 5A– COVERS MULTIPLE LOTS INCLUDING LOT 70] (CANNOT PLOT)

   6 — CRFN: 2014000261892, RECORDED/FILED: 08–07–2014 15:17 [WAA MAINTENANCE AGREEMENT– COVERS MULTIPLE LOTS INCLUDING LOT 70] (CANNOT PLOT)

   7 — CRFN: 2014000261893, RECORDED/FILED: 08–07–2014 15:17 [RESTRICTIVE DECLARATION– OFFSITE– COVERS MULTIPLE LOTS INCLUDING LOT 70] (PUBLIC ACCESS EASEMENT (OFF SITE)– NOT PLOTTED, FRANKLIN STREET VISUAL CORRIDOR (OFF SITE)– PLOTTED, WEST STREET VISUAL CORRIDOR– NOT PLOTTED)

   8 — CRFN: 2014000261897, RECORDED/FILED: 08–07–2014 15:17 [DEVELOPMENT AGREEMENT– COVERS MULTIPLE LOTS INCLUDING LOT 70] (LIGHT AND AIR EASEMENT (OFF SITE)– NOT PLOTTED, CONSTRUCTION EASEMENTS (OFF SITE)– CANNOT PLOT)

   9 — CRFN: 2015000036170, RECORDED/FILED: 02–02–2015 17:01 [DEVELOPMENT RIGHTS AGREEMENT–COVERS MULTIPLE LOTS INCLUDING LOT 70] (CANNOT PLOT)

   10 — CRFN: 2015000036181, RECORDED/FILED: 02–02–2015 17:01 [SUBPARCEL DEVELOPMENT AND EASEMENT AGREEMENT (SUBPARCEL E3)– COVERS MULTIPLE LOTS INCLUDING LOT 70] (LIGHT AND AIR EASEMENT (OFF SITE)– NOT PLOTTED, CONSTRUCTION EASEMENTS (OFF SITE)– CANNOT PLOT)

   11 — CRFN: 2015000036190, RECORDED/FILED: 02–02–2015 17:01 [GREENPOINT–WILLIAMSBURG COVERED PROJECT AGREEMENT– COVERS MULTIPLE LOTS INCLUDING LOT 70] (CANNOT PLOT)

   11A — CRFN: 2015000036191, RECORDED/FILED: 02–02–2015 17:01 [GREENPOINT–WILLIAMSBURG SUPPLEMENTAL AGREEMENT– SUPPLEMENTS EXCEPTION 11– COVERS MULTIPLE LOTS (OFF SITE)] (CANNOT PLOT)

   11B — CRFN: 2015000181474, RECORDED/FILED: 05–29–2015 17:12 [GREENPOINT–WILLIAMSBURG SUPPLEMENTAL AGREEMENT– SUPPLEMENTS EXCEPTION 11– COVERS MULTIPLE LOTS (OFF SITE)] (CANNOT PLOT)

   12 — CRFN: 2015000105476, RECORDED/FILED: 03–27–2015 15:17 [ACCESS RESTRICTIVE DECLARATION– COVERS MULTIPLE LOTS INCLUDING LOT 70] (ACCESS EASEMENT (OFF SITE)– PLOTTED)

   13 — CRFN: 2015000181452, RECORDED/FILED: 05–29–2015 17:12 [SUB PARCEL DEVELOPMENT AND EASEMENT AGREEMENT (SUB PARCEL G1)– COVERS MULTIPLE LOTS INCLUDING LOT 70] (TAX LOT 70 LIGHT AND AIR EASEMENT (OFFSITE)– PLOTTED, TAX LOT 50 LIGHT AND AIR EASEMENT (OFFSITE)– NOT PLOTTED, DOB LIGHT AND AIR EASEMENT– CANNOT PLOT, PARCEL F1 LIGHT AND AIR EASEMENT (OFFSITE)– NOT PLOTTED, TAX LOT 50 LIGHT AND AIR EASEMENT (OFFSITE)– NOT PLOTTED, LOT 70 BUILDING CONSTRUCTION EASEMENT (OFFSITE)– PLOTTED, LOT 80 PUBLIC ACCESS AREA CONSTRUCTION EASEMENT (OFFSITE)– NOT PLOTTED, PARCEL G1 BUILDING CONSTRUCTION EASEMENT (OFFSITE)– NOT PLOTTED, PUBLIC ACCESS AREA CONSTRUCTION EASEMENT (OFFSITE)– NOT PLOTTED, WATERFRONT ACCESS EASEMENT (OFFSITE)– NOT PLOTTED)

   13A — CRFN: 2015000003385924, RECORDED/FILED: 10–28–2015 13:47 [FIRST AMENDMENT TO SUB PARCEL DEVELOPMENT AND EASEMENT AGREEMENT (SUB PARCEL G1)– AMENDS EXCEPTION 13– COVERS MULTIPLE LOTS INCLUDING LOT 70] (CANNOT PLOT)

   13B — CRFN: 2018000185728, RECORDED/FILED: 06–05–2018 10:11 [SECOND AMENDMENT TO SUB PARCEL DEVELOPMENT AND EASEMENT AGREEMENT (SUB PARCEL G1)– AMENDS EXCEPTIONS 13 AND 13A– COVERS MULTIPLE LOTS INCLUDING LOT 70] (CANNOT PLOT)

   14 — CRFN: 2016000322197, RECORDED/FILED: 09–15–2016 16:15 [UTILITY DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS PARCEL 5A PROPERTY OWNER'S ASSOCIATION– COVERS MULTIPLE LOTS INCLUDING LOT 70] (COMBINED SEWER OVERFLOW EASEMENT (OFF SITE)– NOT PLOTTED)

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO APPROXIMATE NORTH.
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1968 (NAVD88) BASED UPON BROOKLYN BOROUGH BENCHMARKS # 4264 & 4268, CONVERTED USING METHODS CITED IN THE ADMINISTRATIVE CODE OF NYC SECTION 28–104.7.6 LOCAL LAW 98 OF 2013 TABLE 104.7.6.2 AND VERTCON PROGRAM AS PROVIDED BY THE NATIONAL GEODETIC SURVEY.

   USING THIS METHOD 0.000' NAVD88 IS EQUAL TO –1.454' BROOKLYN HIGHWAY DATUM (SEE DATUM CONVERSION CHART).
5. STREET NAMES, R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 1A AND 1B.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING DECEMBER OF 2017, MAY OF 2018, AND NOVEMBER OF 2018.
7. FEMA INFORMATION

   CURRENT

   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 2 OF 4, MAP NUMBER 3604970002G, EFFECTIVE DATE SEPTEMBER 5, 2007, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE (EL 11– NAVD88), AN AREA WHERE THE BASE FLOOD ELEVATION IS DETERMINED AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED), 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.

   PRELIMINARY

   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 2 OF 4, MAP NUMBER 3604970002H, PRELIMINARY DATED DECEMBER 4, 2014, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE (EL 11– NAVD88), AN AREA WHERE THE BASE FLOOD ELEVATION IS DETERMINED AND PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED), 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.
8. OFFSETS (OF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
10. 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 THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE 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 LOCATING 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 EITHER IN SERVICE, ABANDONED 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 REFERENCE UTILITY INFORMATION SHOWN PER THE FOLLOWING MAPS:

    A. MAPPING PROVIDED BY NYCDEP
    B. "SANITARY SEWER ASBUILT PLAN PREPARED FOR GREEN POINT LANDING, 37 BLUE SLIP, BROOKLYN, NEW YORK", BY EMPIRE LAYOUT, L.L.C., FILE # 16–1004, DATED 06/09/17.
    C. "STORM SEWER ASBUILT PLAN PREPARED FOR GREEN POINT LANDING, 37 BLUE SLIP, BROOKLYN, NEW YORK", BY EMPIRE LAYOUT, L.L.C., FILE # 16–1004, DATED 06/09/17.
    D. "WATERMAIN ASBUILT PLAN PREPARED FOR GREEN POINT LANDING, 37 BLUE SLIP, BROOKLYN, NEW YORK", BY EMPIRE LAYOUT, L.L.C., FILE # 16–1004, DATED 06/09/17.

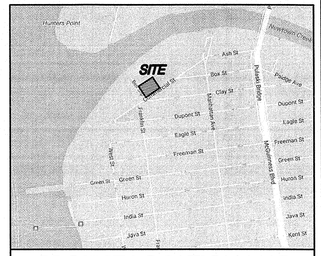
    GAS REFERENCE UTILITY INFORMATION SHOWN PER MAPS PROVIDED BY NATIONAL GRID. ELECTRIC UTILITY INFORMATION SHOWN PER MAPS PROVIDED BY CON EDISON. COMMUNICATION UTILITY MAPPING SHOWN PER MAPS PROVIDED BY ECS/VERIZON.

    CON EDISON ELECTRICAL INFORMATION SHOWN PER LIMITED CURRENT MAPPING PROVIDED, SUPPLEMENTED BY REFERENCE UTILITY INFORMATION FROM PREVIOUS REQUESTS FOR INFORMATION.

    CHARTER SPECTRUM AND VERIZON BUSINESS UTILITY MAPS ARE NOT PLOTTED DUE TO UNKNOWN SCALE AND/OR SCHEMATIC MAPS BEING PROVIDED.
11. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
12. 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.
13. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND
(SYMBOLS NOT SHOWN TO SCALE)

- HYDRANT
- STREET LIGHT
- SIGNAL POLE
- MANHOLE
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- METAL COVER
- ELECTRIC BOX
- DOOR
- DOUBLE DOOR
- GARAGE DOOR
- PARKING METER
- x 322.55 — SPOT ELEVATION
- CLEAN OUT
- TREE
- BM–1 — BENCH MARK
- SIGN
- POLE
- ANCHOR POLE
- BOLLARD
- —G— — STORM DRAIN
- —S— — SANITARY
- —C O M B— — COMBINED SEWER
- —C— — CABLE TV TONE OUT
- —G— — GAS TONE OUT
- —W— — WATER TONE OUT
- —E— — ELECTRIC TONE OUT
- —T— — TELEPHONE & COMMUNICATION TONE OUT
- —S T— — STEAM TONE OUT
- —U N K— — UNKNOWN UTILITY TONE OUT
- —X— — FENCE (TYPE AS NOTED)
- OVERHEAD WIRE
- GUIDE RAIL (TYPE AS NOTED)
- TREE LINE
- PROPERTY/RIGHT–OF–WAY LINE
- REFERENCED UTILITY LINE (TYPE AS NOTED)–PLOTTED FROM EXISTING MAPPING
- MAILBOX
- FILL VALVE
- BENCH
- MONITORING WELL
- BORING
- FLAG POLE
- EXCEPTIONS AS NOTED FROM TITLE REPORT (TYP.) (SEE NOTES 1K AND 2)
- CURRENT FLOOD ZONE LINE (SEE NOTE 7)
- PRELIMINARY FLOOD ZONE LINE (SEE NOTE 7)
- LIMIT OF MODERATE WAVE ACTION LINE FROM PRELIMINARY FLOOD ZONE MAP (SEE NOTE 7)
- M.C. — METAL COVER
- C.P. — CONCRETE PAD
- O.L. — ON LINE
- FNC. — FENCE
- REC. — RECORD
- TYP. — TYPICAL
- ASPH. — ASPHALT
- INACC. — INACCESSIBLE
- 61.7 — ESTABLISHED GRADE FROM SECTIONAL MAP (CONVERTED FROM BOROUGH DATUM– SEE NOTE 4)



PROJECT LOCATION MAP
SCALE: N.T.S.

SOURCE: GOOGLE MAPS

DATUM CONVERSION CHART

0.00' BROOKLYN HIGHWAY DATUM	
0.00' NAVD 88	2.547'
	1.454'
	1.093'
0.00' NGVD 29	

PROJECT No. 170229023

LANGAN

THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE.	
UTILITY	RECEIVED
WATER	DEP 11/29/18
SEWER	DEP 11/29/18
GAS	NATIONAL GRID 05/23/18
ELECTRIC	CON ED 12/11/13 & 08/10/18
STEAM	N/A
COMM./ OTHER	ECS/VERIZON 11/29/18, CHARTER SPECTRUM 12/04/18, VERIZON BUSINESS 11/08/18, CABLEVISION 11/27/18, AT&T CORE 11/08/18, AT&T LNS 11/08/18, CENTURY LINK 11/29/18

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 NYSPLS Code of Practice. Field survey is true to the best of my professional knowledge, information and belief, and in my opinion and accuracy accurately represents the conditions found on the date of survey and the subject property".

SIGNATURE — DATE SIGNED 12/21/19
PAUL D. FINDEISEN
PROFESSIONAL LAND SURVEYOR
NY LIC. No. 050784–1

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400.F: 212.479.5444 www.langan.com

Project: GREENPOINT LANDING
BLOCK No. 2472, LOT No. 70
BOROUGH OF BROOKLYN
CITY OF NEW YORK
KINGS COUNTY — NEW YORK

Drawing Title: TOPOGRAPHIC, BOUNDARY, & UTILITY SURVEY

Project No.	170229023
Date	12/17/18
Scale	1"=20'
Drawn By	LB
Checked By	PDF
Drawing No.	VT101
Sheet	9 of 268

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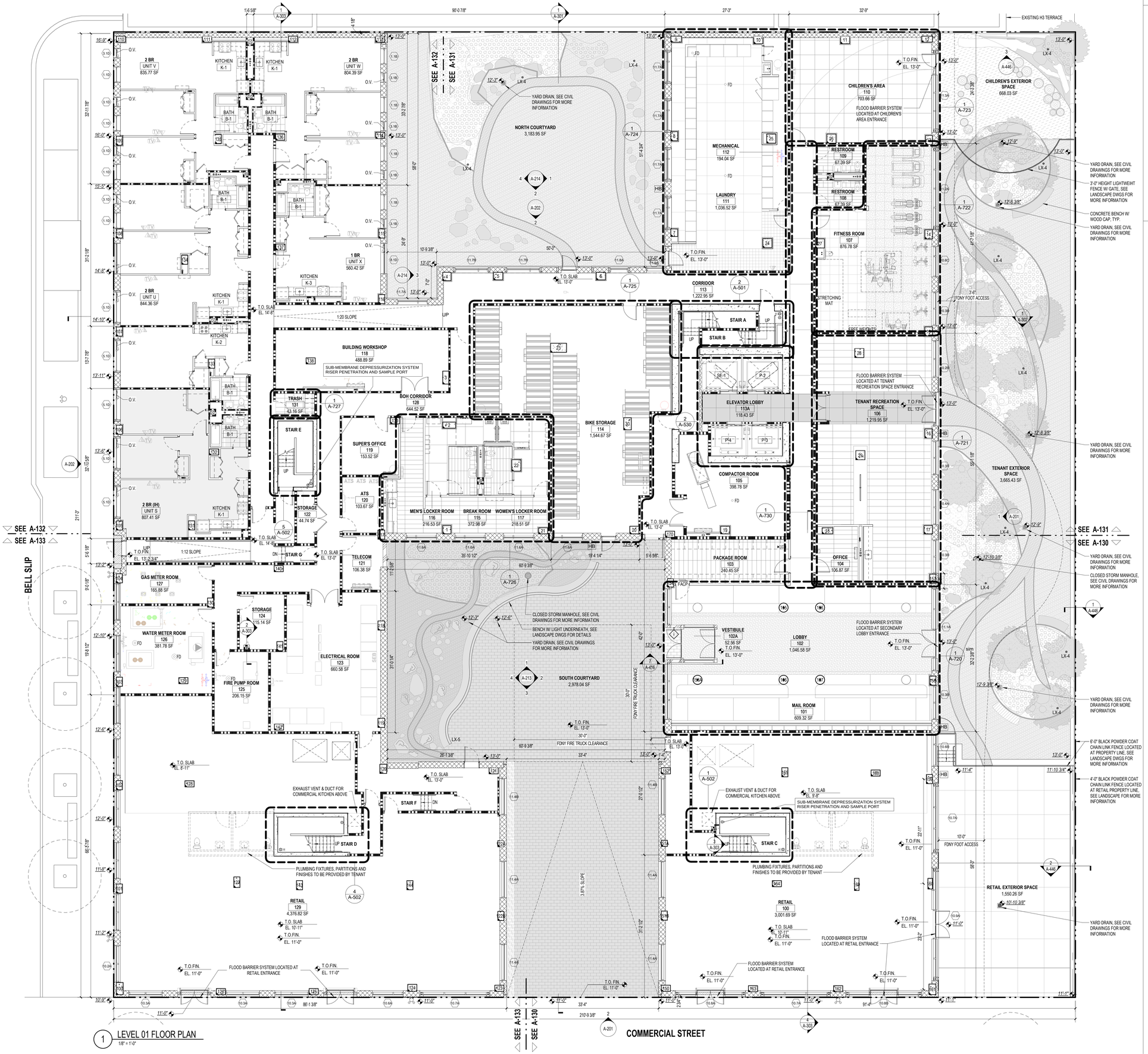
\\langan.com\data\NYC\data0\170229023\Project Data_Discipline\Survey\Terramodel\Existing\170229023–Final–NAVD88.pro May 21,2019



1 LEVEL 01 FLOOR PLAN
1/8" = 1'-0"

PLAN - GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYPSUM WALL BOARD OR FINISHED FACE OF CMU PARTITION U.O.N.
2. FIRESTOP ALL SLAB PENETRATIONS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL, TEL DATA.
3. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
5. AT ALL KITCHENS AND BATHROOMS, PROVIDE 16 GA METAL GROUNDS FOR ATTACHMENT OF MILLWORK, GRAB BARS, BATHROOM ACCESSORIES, AND OTHER SIMILAR ITEMS REQUIRING SUPPORT. SEE DRAWING G-003.00 & G-004.00 FOR TYPICAL LOCATIONS AND MOUNTING HEIGHTS.
6. PROVIDE ELASTOMERIC TRAFFIC BEARING WATERPROOFING AT ALL WET AREAS OVER DRY SPACES. WATERPROOFING TO EXTEND UP 6" U.O.N.
7. SEE A-801 FOR PARTITION NOTES.
8. ALL CORE ELEVATOR AND STAIR GWB PARTITIONS TO BE MASONRY EQUIVALENT.
9. SEE A-700'S FOR KITCHEN AND BATHROOM ENLARGED DRAWINGS.
10. SEE G-000'S FOR ACCESSIBILITY NOTES AND ACCESSIBILITY STANDARDS FOR THE MOUNTING HEIGHTS OF ELECTRICAL DEVICES & FIXTURES, FIRE PROTECTION FIXTURES, PLUMBING FIXTURES, ETC.
11. SEE A-900'S FOR ELECTRICAL, DATA AND TELPHONE LOCATIONS AND INFORMATION.

GROSS BUILDING AREA

Level	Area
LEVEL 01	30,231.88 SF
LEVEL 02	30,294.80 SF
LEVEL 03	31,991.67 SF
LEVEL 04	31,991.67 SF
LEVEL 05	31,991.67 SF
LEVEL 06	31,525.30 SF
LEVEL 07	10,149.77 SF
LEVEL 08	9,641.89 SF
LEVEL 09	9,641.89 SF
LEVEL 10	9,641.89 SF
LEVEL 11	9,641.89 SF
LEVEL 12	9,641.89 SF
LEVEL 13	9,642.06 SF
LEVEL 14	9,642.06 SF
LEVEL 15	9,642.06 SF
LEVEL 16	9,642.06 SF
LEVEL 17	9,642.06 SF
LEVEL 18	9,642.06 SF
LEVEL 19	9,641.89 SF
LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	726.23 SF
	344,678.18 SF

UNIT MIX - LEVEL 01

Name	Room Type	Area
1 BR	UNIT X	560.42 SF
2 BR	UNIT U	844.36 SF
2 BR	UNIT V	835.77 SF
2 BR	UNIT W	804.39 SF
2 BR (IH)	UNIT S	807.41 SF

H1-H2

35 COMMERCIAL STREET
BROOKLYN, NY 11222

OWNER
GPL DEVELOPMENT, LLC
535 Madison Avenue
New York, NY 10022
212.308.4177

ARCHITECT
HANDEL ARCHITECTS, LLP
120 Broadway, 6th Floor
New York, NY 10271
212.595.4112

STRUCTURAL ENGINEER
WSP USA
One Penn Plaza, 250 West 34th Street, 2nd Floor
New York, NY 10019
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MEP ENGINEER
DAGHER ENGINEERING
29 Broadway
New York, NY 10006
212.480.2591

CIVIL ENGINEERING CONSULTANT
LANGAN ENGINEERING
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New York, NY 10001
212.479.5400

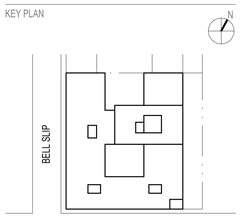
EXTERIOR WALL CONSULTANT
AJLP CONSULTING, LLC
40 Worth Street #814
New York, NY 10013
212.757.5659

VERTICAL TRANSPORTATION
JENKINS & HUNTINGTON
1251 6th Avenue
New York, NY 10020
212.696.1818

CODE CONSULTANT
WILLIAM VITACCO ASSOCIATES LTD
299 Broadway #5
New York, NY 10007
212.791.4578

NO.	DATE	REVISION
	12/20/2019	SCHEMATIC DESIGN
	04/01/2020	DOB FILING SET #1
	05/05/2020	BLDS SUBMISSION #1
	05/01/2020	DESIGN DEVELOPMENT
	07/31/2020	50% CONSTRUCTION DOCUMENTS
	10/13/2020	BLDS SUBMISSION #2
	10/14/2020	DOB FILING SET #2
	12/04/2020	BID SET

KEY PLAN

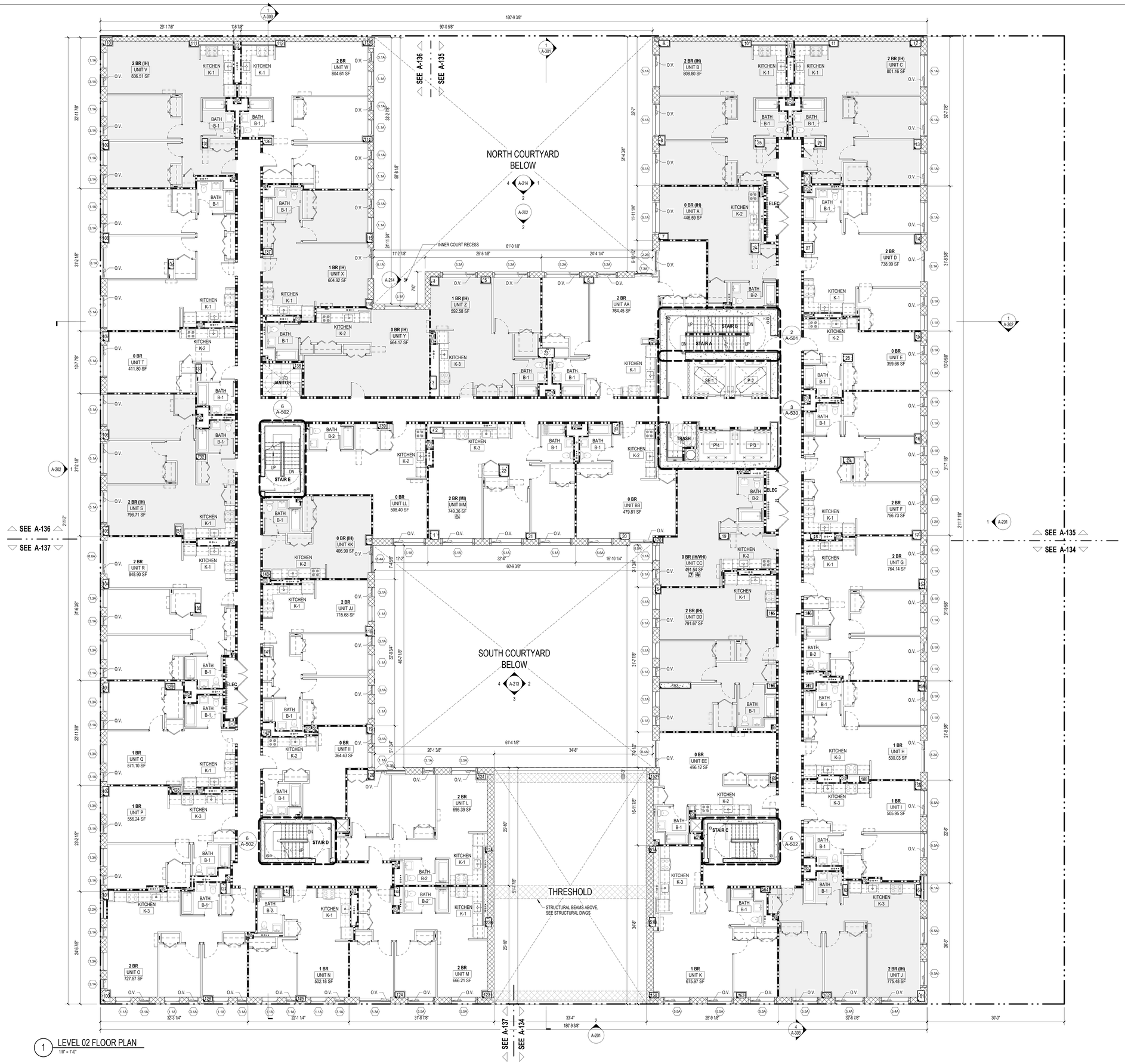


SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
LEVEL 1 FLOOR PLAN

DRAWING NO:
A-101.00

NYC DOB NO: 3428687
Sheet 46 of 268



1 LEVEL 02 FLOOR PLAN
1/8" = 1'-0"

PLAN - GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYPSUM WALL BOARD OR FINISHED FACE OF CMU PARTITION U.O.N.
2. FIRESTOP ALL SLAB PENETRATIONS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL, TEL DATA.
3. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
5. AT ALL KITCHENS AND BATHROOMS, PROVIDE 16 GA METAL GROUNDS FOR ATTACHMENT OF MILLWORK, GRAB BARS, BATHROOM ACCESSORIES, AND OTHER SIMILAR ITEMS REQUIRING SUPPORT. SEE DRAWING G-003.00 & G-004.00 FOR TYPICAL LOCATIONS AND MOUNTING HEIGHTS.
6. PROVIDE ELASTOMERIC TRAFFIC BEARING WATERPROOFING AT ALL WET AREAS OVER DRY SPACES. WATERPROOFING TO EXTEND UP 6" U.O.N.
7. SEE A-801 FOR PARTITION NOTES.
8. ALL CORE ELEVATOR AND STAIR GWB PARTITIONS TO BE MASONRY EQUIVALENT.
9. SEE A-700'S FOR KITCHEN AND BATHROOM ENLARGED DRAWINGS.
10. SEE G-000'S FOR ACCESSIBILITY NOTES AND ACCESSIBILITY STANDARDS FOR THE MOUNTING HEIGHTS OF ELECTRICAL DEVICES & FIXTURES, FIRE PROTECTION FIXTURES, PLUMBING FIXTURES, ETC.
11. SEE A-900'S FOR ELECTRICAL, DATA AND TELPHONE LOCATIONS AND INFORMATION.

GROSS BUILDING AREA

Level	Area
LEVEL 01	30,231.88 SF
LEVEL 02	30,294.80 SF
LEVEL 03	31,991.67 SF
LEVEL 04	31,991.67 SF
LEVEL 05	31,991.67 SF
LEVEL 06	31,525.30 SF
LEVEL 07	10,149.77 SF
LEVEL 08	9,641.89 SF
LEVEL 09	9,641.89 SF
LEVEL 10	9,641.89 SF
LEVEL 11	9,641.89 SF
LEVEL 12	9,641.89 SF
LEVEL 13	9,642.06 SF
LEVEL 14	9,642.06 SF
LEVEL 15	9,642.06 SF
LEVEL 16	9,642.06 SF
LEVEL 17	9,642.06 SF
LEVEL 18	9,642.06 SF
LEVEL 19	9,641.89 SF
LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	726.23 SF
	344,678.18 SF

UNIT MIX - LEVEL 02

Name	Room Type	Area
0 BR	UNIT BB	479.81 SF
0 BR	UNIT E	359.66 SF
0 BR	UNIT EE	496.12 SF
0 BR	UNIT II	364.43 SF
0 BR	UNIT LL	508.40 SF
0 BR	UNIT T	411.80 SF
0 BR (IH)	UNIT A	446.59 SF
0 BR (IH)	UNIT KK	406.90 SF
0 BR (IH)	UNIT Y	564.17 SF
0 BR (IH/VHI)	UNIT CC	491.54 SF
1 BR	UNIT H	530.03 SF
1 BR	UNIT I	505.95 SF
1 BR	UNIT K	675.97 SF
1 BR	UNIT N	502.18 SF
1 BR	UNIT P	556.24 SF
1 BR	UNIT Q	571.10 SF
1 BR (IH)	UNIT X	604.92 SF
1 BR (IH)	UNIT Z	592.58 SF
2 BR	UNIT AA	764.45 SF
2 BR	UNIT D	738.99 SF
2 BR	UNIT F	756.73 SF
2 BR	UNIT G	764.14 SF
2 BR	UNIT JJ	715.68 SF
2 BR	UNIT L	695.39 SF
2 BR	UNIT M	666.21 SF
2 BR	UNIT O	727.57 SF
2 BR	UNIT R	848.90 SF
2 BR	UNIT W	804.61 SF
2 BR (IH)	UNIT B	808.80 SF
2 BR (IH)	UNIT C	801.16 SF
2 BR (IH)	UNIT DD	791.67 SF
2 BR (IH)	UNIT J	775.48 SF
2 BR (IH)	UNIT S	796.71 SF
2 BR (IH)	UNIT V	836.51 SF
2 BR (MI)	UNIT MM	749.36 SF

H1-H2

35 COMMERCIAL STREET
BROOKLYN, NY 11222

OWNER
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NO.	DATE	REVISION
	12/20/2019	SCHEMATIC DESIGN
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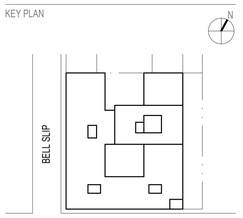
	05/05/2020	BLDS SUBMISSION #1
	05/01/2020	DESIGN DEVELOPMENT
	07/31/2020	50% CONSTRUCTION DOCUMENTS
	10/13/2020	BLDS SUBMISSION #2
	10/14/2020	DOB FILING SET #2
	12/04/2020	BID SET

KEY PLAN

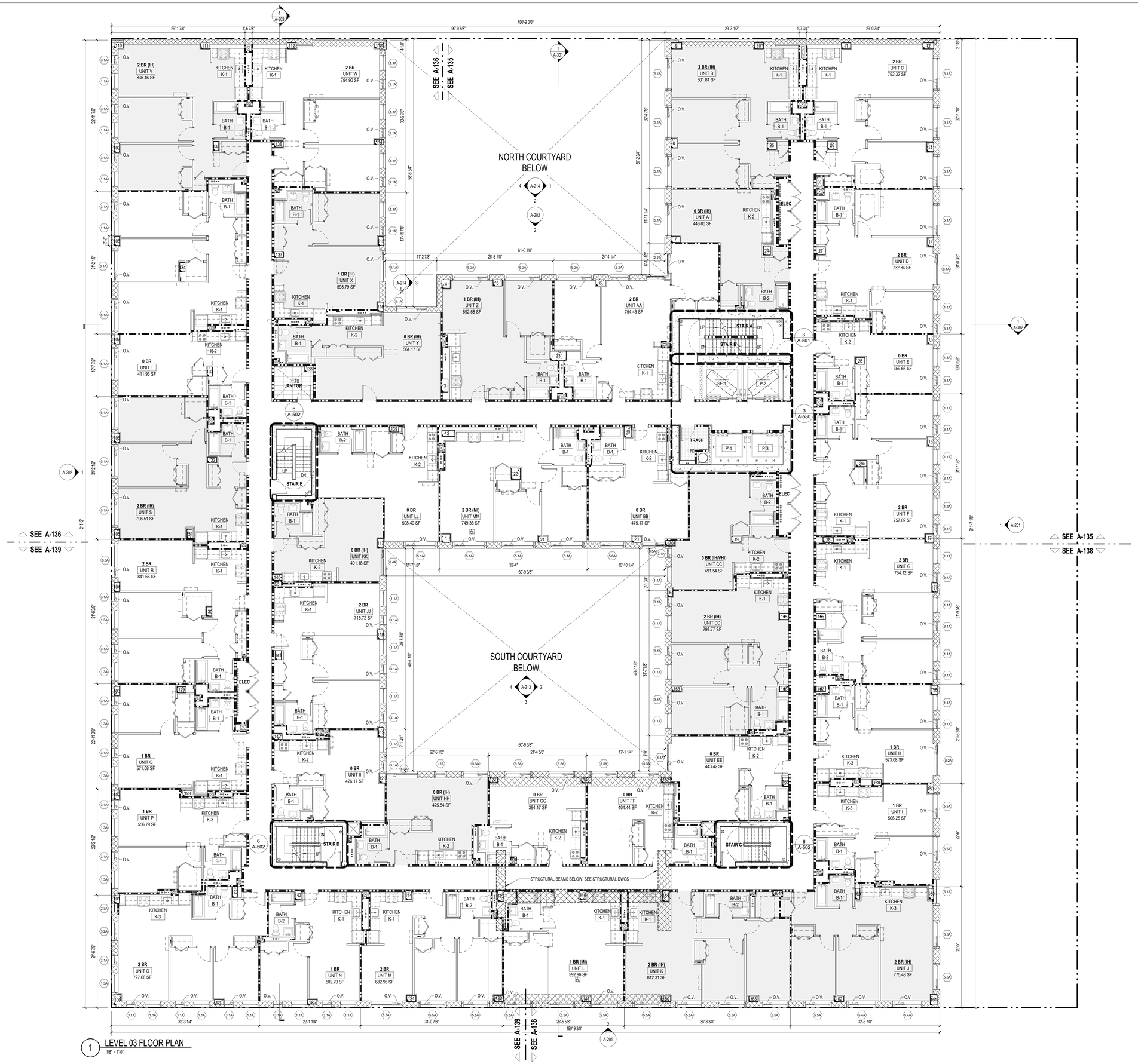


SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
LEVEL 2 FLOOR PLAN

DRAWING NO:
A-102.00

NYC DOB NO: 3428687
Sheet 47 of 268



1 LEVEL 03 FLOOR PLAN
1/8" = 1'-0"

PLAN - GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYPSUM WALL BOARD OR FINISHED FACE OF CMU PARTITION U.O.N.
2. FIRESTOP ALL SLAB PENETRATIONS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL, TEL DATA.
3. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION.
5. AT ALL KITCHENS AND BATHROOMS, PROVIDE 16 GA METAL GROUNDS FOR ATTACHMENT OF MILLWORK, GRAB BARS, BATHROOM ACCESSORIES, AND OTHER SIMILAR ITEMS REQUIRING SUPPORT. SEE DRAWING G-003.00 & G-004.00 FOR TYPICAL LOCATIONS AND MOUNTING HEIGHTS.
6. PROVIDE ELASTOMERIC TRAFFIC BEARING WATERPROOFING AT ALL WET AREAS OVER DRY SPACES. WATERPROOFING TO EXTEND UP 6" U.O.N.
7. SEE A-801 FOR PARTITION NOTES.
8. ALL CORE ELEVATOR AND STAIR GWB PARTITIONS TO BE MASONRY EQUIVALENT.
9. SEE A-700'S FOR KITCHEN AND BATHROOM ENLARGED DRAWINGS.
10. SEE G-000'S FOR ACCESSIBILITY NOTES AND ACCESSIBILITY STANDARDS FOR THE MOUNTING HEIGHTS OF ELECTRICAL DEVICES & FIXTURES, FIRE PROTECTION FIXTURES, PLUMBING FIXTURES, ETC.
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GROSS BUILDING AREA

Level	Area
LEVEL 01	30,231.88 SF
LEVEL 02	30,294.80 SF
LEVEL 03	31,991.67 SF
LEVEL 04	31,991.67 SF
LEVEL 05	31,991.67 SF
LEVEL 06	31,525.30 SF
LEVEL 07	10,149.77 SF
LEVEL 08	9,641.89 SF
LEVEL 09	9,641.89 SF
LEVEL 10	9,641.89 SF
LEVEL 11	9,641.89 SF
LEVEL 12	9,641.89 SF
LEVEL 13	9,642.06 SF
LEVEL 14	9,642.06 SF
LEVEL 15	9,642.06 SF
LEVEL 16	9,642.06 SF
LEVEL 17	9,642.06 SF
LEVEL 18	9,642.06 SF
LEVEL 19	9,641.89 SF
LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	726.23 SF
	344,678.18 SF

UNIT MIX - LEVEL 03-05

Name	Room Type	Area
0 BR	UNIT BB	475.17 SF
0 BR	UNIT E	359.66 SF
0 BR	UNIT EE	443.42 SF
0 BR	UNIT FF	404.44 SF
0 BR	UNIT GG	394.17 SF
0 BR	UNIT II	426.17 SF
0 BR	UNIT LL	508.40 SF
0 BR	UNIT T	411.93 SF
0 BR (IH)	UNIT A	446.80 SF
0 BR (IH)	UNIT HH	425.54 SF
0 BR (IH)	UNIT KK	401.18 SF
0 BR (IH)	UNIT Y	564.17 SF
0 BR (IH/VHI)	UNIT CC	491.54 SF
1 BR	UNIT H	523.08 SF
1 BR	UNIT I	506.25 SF
1 BR	UNIT N	502.70 SF
1 BR	UNIT P	556.79 SF
1 BR	UNIT Q	571.08 SF
1 BR (IH)	UNIT X	598.79 SF
1 BR (IH)	UNIT Z	592.58 SF
1 BR (MI)	UNIT L	592.96 SF
2 BR	UNIT AA	754.43 SF
2 BR	UNIT C	792.32 SF
2 BR	UNIT D	732.84 SF
2 BR	UNIT F	757.02 SF
2 BR	UNIT G	764.12 SF
2 BR	UNIT JJ	715.72 SF
2 BR	UNIT M	682.95 SF
2 BR	UNIT O	727.68 SF
2 BR	UNIT R	841.66 SF
2 BR	UNIT W	794.90 SF
2 BR (IH)	UNIT B	801.81 SF
2 BR (IH)	UNIT DD	798.77 SF
2 BR (IH)	UNIT J	775.48 SF
2 BR (IH)	UNIT K	812.31 SF
2 BR (IH)	UNIT S	796.51 SF
2 BR (IH)	UNIT V	836.46 SF
2 BR (MI)	UNIT MM	749.36 SF

H1-H2

35 COMMERCIAL STREET
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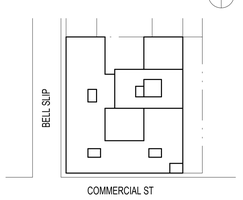
	05/01/2020	DESIGN DEVELOPMENT
	07/31/2020	50% CONSTRUCTION DOCUMENTS
	10/13/2020	BLDS SUBMISSION #2
	10/14/2020	DOB FILING SET #2
	12/04/2020	BID SET

KEY PLAN

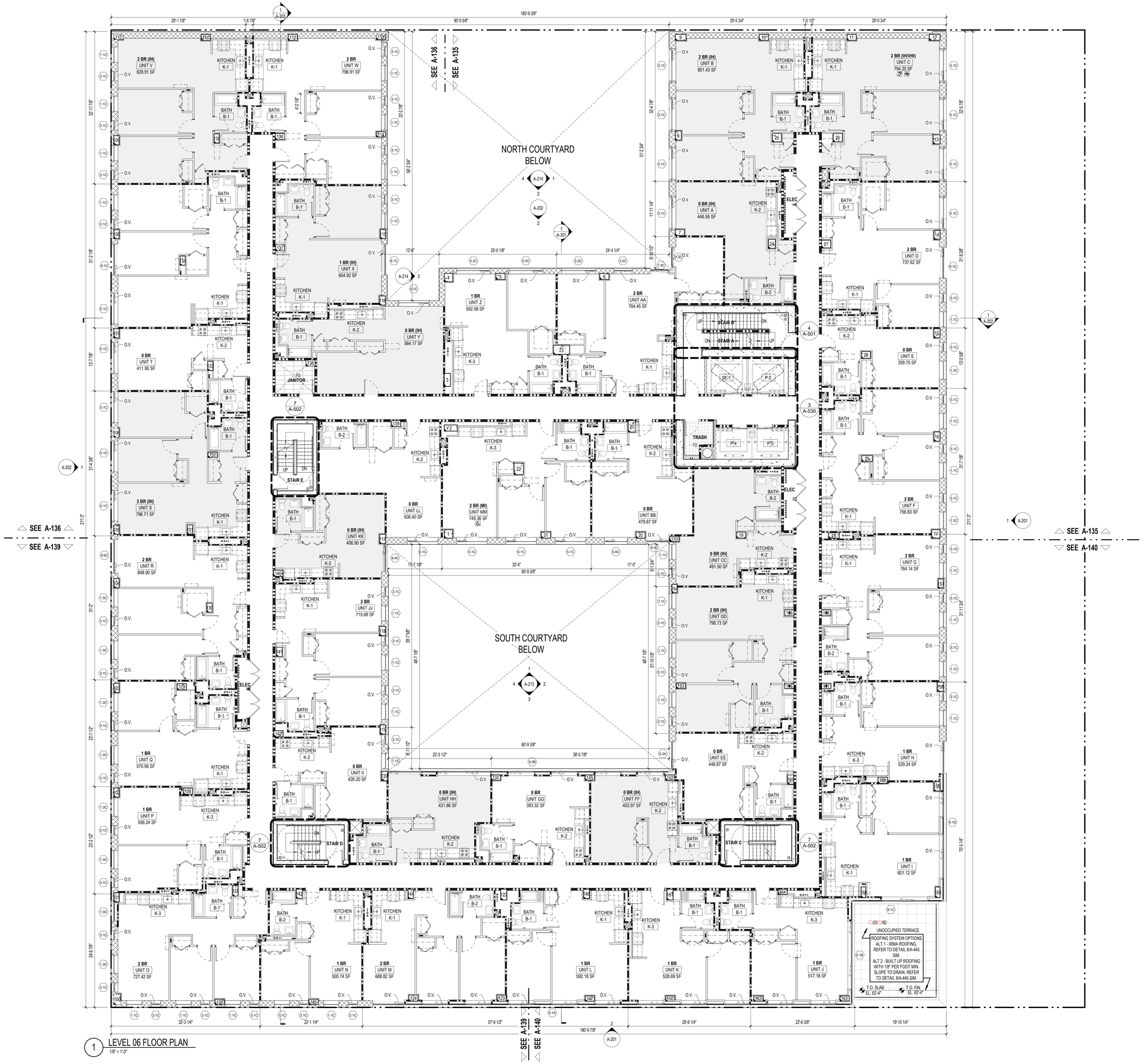


SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
LEVEL 3-5 FLOOR PLAN

DRAWING NO:
A-103.00

NYC DOB NO: 3428687



1 LEVEL 06 FLOOR PLAN
1/8" = 1'-0"

PLAN - GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYPSUM WALL BOARD OR FINISHED FACE OF CMU PARTITION U.O.N.
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6. PROVIDE ELASTOMERIC TRAFFIC BEARING WATERPROOFING AT ALL WET AREAS OVER DRY SPACES. WATERPROOFING TO EXTEND UP 6" U.O.N.
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8. ALL CORE ELEVATOR AND STAIR GWB PARTITIONS TO BE MASONRY EQUIVALENT.
9. SEE A-700'S FOR KITCHEN AND BATHROOM ENLARGED DRAWINGS.
10. SEE G-000'S FOR ACCESSIBILITY NOTES AND ACCESSIBILITY STANDARDS FOR THE MOUNTING HEIGHTS OF ELECTRICAL DEVICES & FIXTURES, FIRE PROTECTION FIXTURES, PLUMBING FIXTURES, ETC.
11. SEE A-900'S FOR ELECTRICAL, DATA AND TELPHONE LOCATIONS AND INFORMATION.

GROSS BUILDING AREA

Level	Area
LEVEL 01	30,231.88 SF
LEVEL 02	30,294.80 SF
LEVEL 03	31,991.67 SF
LEVEL 04	31,991.67 SF
LEVEL 05	31,991.67 SF
LEVEL 06	31,525.30 SF
LEVEL 07	10,149.77 SF
LEVEL 08	9,641.89 SF
LEVEL 09	9,641.89 SF
LEVEL 10	9,641.89 SF
LEVEL 11	9,641.89 SF
LEVEL 12	9,641.89 SF
LEVEL 13	9,642.06 SF
LEVEL 14	9,642.06 SF
LEVEL 15	9,642.06 SF
LEVEL 16	9,642.06 SF
LEVEL 17	9,642.06 SF
LEVEL 18	9,642.06 SF
LEVEL 19	9,641.89 SF
LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	726.23 SF
	344,878.18 SF

UNIT MIX - LEVEL 06

Name	Room Type	Area
0 BR	UNIT BB	479.67 SF
0 BR	UNIT E	359.75 SF
0 BR	UNIT EE	448.87 SF
0 BR	UNIT GG	393.32 SF
0 BR	UNIT II	426.20 SF
0 BR	UNIT LL	508.40 SF
0 BR	UNIT T	411.95 SF
0 BR (IH)	UNIT A	446.59 SF
0 BR (IH)	UNIT CC	491.50 SF
0 BR (IH)	UNIT FF	403.97 SF
0 BR (IH)	UNIT HH	431.86 SF
0 BR (IH)	UNIT KK	406.90 SF
0 BR (IH)	UNIT Y	564.17 SF
1 BR	UNIT H	529.24 SF
1 BR	UNIT I	601.12 SF
1 BR	UNIT J	517.18 SF
1 BR	UNIT K	528.69 SF
1 BR	UNIT L	592.18 SF
1 BR	UNIT N	500.74 SF
1 BR	UNIT P	556.24 SF
1 BR	UNIT Q	570.95 SF
1 BR	UNIT Z	592.58 SF
1 BR (IH)	UNIT X	604.92 SF
2 BR	UNIT AA	764.45 SF
2 BR	UNIT D	737.62 SF
2 BR	UNIT F	756.83 SF
2 BR	UNIT G	764.14 SF
2 BR	UNIT JJ	715.68 SF
2 BR	UNIT M	688.82 SF
2 BR	UNIT O	727.42 SF
2 BR	UNIT R	848.90 SF
2 BR	UNIT W	796.91 SF
2 BR (IH)	UNIT B	801.43 SF
2 BR (IH)	UNIT DD	798.73 SF
2 BR (IH)	UNIT S	796.71 SF
2 BR (IH)	UNIT V	828.91 SF
2 BR (IH/VHI)	UNIT C	794.20 SF
2 BR (MI)	UNIT MM	749.36 SF

H1-H2

35 COMMERCIAL STREET
BROOKLYN, NY 11222

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	05/01/2020	DESIGN DEVELOPMENT
	07/31/2020	50% CONSTRUCTION DOCUMENTS
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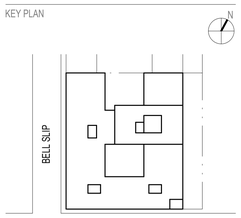
	10/14/2020	DOB FILING SET #2
	12/04/2020	BID SET

KEY PLAN

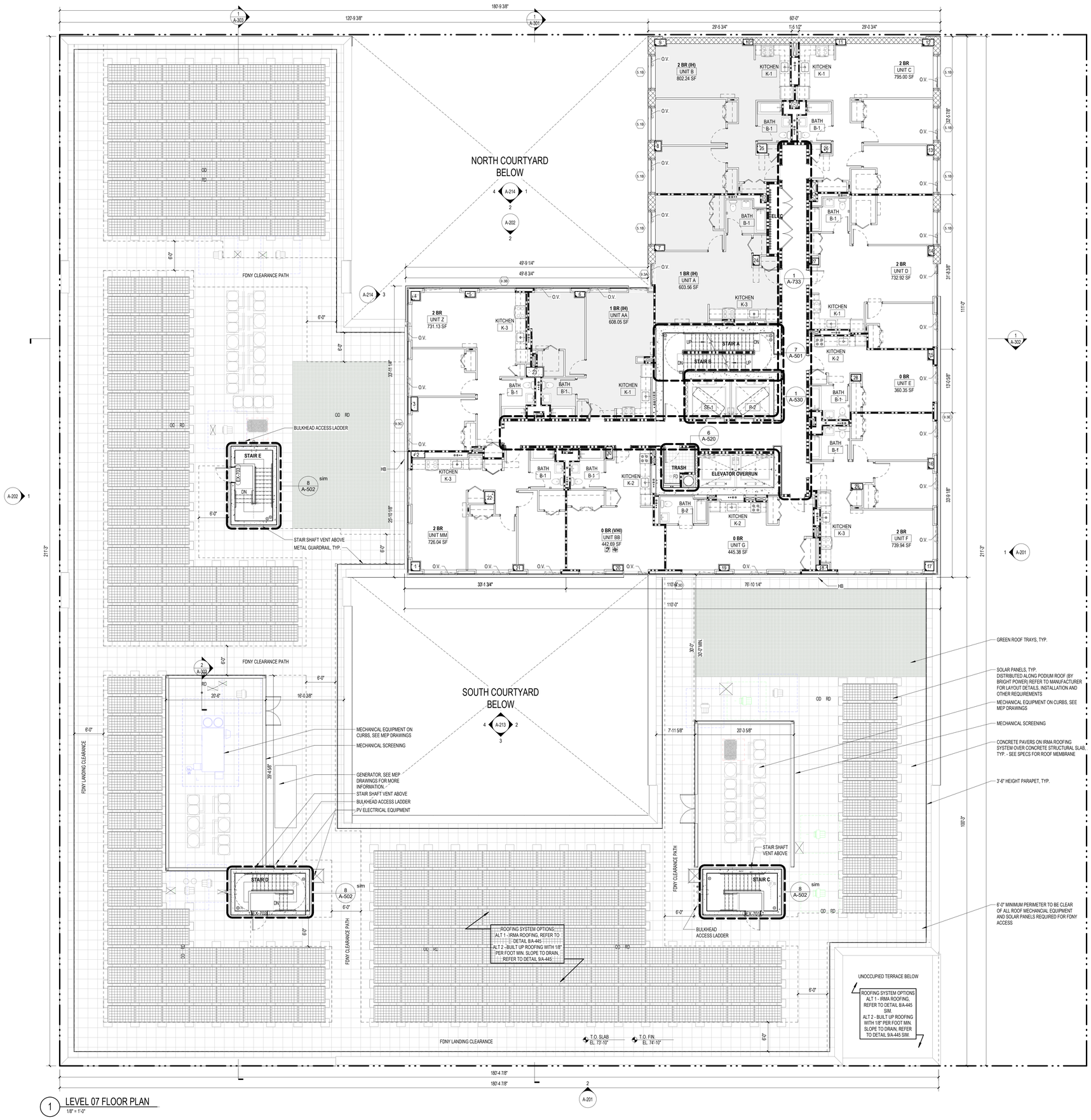


SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE:
LEVEL 6 FLOOR PLAN

DRAWING NO:
A-106.00

NYC DOB NO: 3428687
Sheet 49 of 268



1 LEVEL 07 FLOOR PLAN
1/8" = 1'-0"

PLAN - GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYPSUM WALL BOARD OR FINISHED FACE OF CMU PARTITION U.O.N.
2. FIRESTOP ALL SLAB PENETRATIONS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, ELECTRICAL, TEL DATA.
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6. PROVIDE ELASTOMERIC TRAFFIC BEARING WATERPROOFING AT ALL WET AREAS OVER DRY SPACES. WATERPROOFING TO EXTEND UP 6" U.O.N.
7. SEE A-801 FOR PARTITION NOTES.
8. ALL CORE ELEVATOR AND STAIR GWB PARTITIONS TO BE MASONRY EQUIVALENT.
9. SEE A-700'S FOR KITCHEN AND BATHROOM ENLARGED DRAWINGS.
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11. SEE A-900'S FOR ELECTRICAL, DATA AND TELPHONE LOCATIONS AND INFORMATION.

GROSS BUILDING AREA

Level	Area
LEVEL 01	30,231.68 SF
LEVEL 02	30,294.80 SF
LEVEL 03	31,991.67 SF
LEVEL 04	31,991.67 SF
LEVEL 05	31,991.67 SF
LEVEL 06	31,525.30 SF
LEVEL 07	10,149.77 SF
LEVEL 08	9,641.89 SF
LEVEL 09	9,641.89 SF
LEVEL 10	9,641.89 SF
LEVEL 11	9,641.89 SF
LEVEL 12	9,641.89 SF
LEVEL 13	9,642.06 SF
LEVEL 14	9,642.06 SF
LEVEL 15	9,642.06 SF
LEVEL 16	9,642.06 SF
LEVEL 17	9,642.06 SF
LEVEL 18	9,642.06 SF
LEVEL 19	9,641.89 SF
LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	726.23 SF
	344,678.18 SF

UNIT MIX - LEVEL 07

Name	Room Type	Area
0 BR	UNIT E	360.35 SF
0 BR	UNIT G	445.38 SF
0 BR (VHI)	UNIT BB	442.69 SF
1 BR (IH)	UNIT A	603.56 SF
1 BR (IH)	UNIT AA	608.05 SF
2 BR	UNIT C	795.00 SF
2 BR	UNIT D	732.92 SF
2 BR	UNIT F	739.94 SF
2 BR	UNIT MM	726.04 SF
2 BR	UNIT Z	731.13 SF
2 BR (IH)	UNIT B	802.24 SF

H1-H2

35 COMMERCIAL STREET
BROOKLYN, NY 11222

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	07/31/2020	50% CONSTRUCTION DOCUMENTS
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	12/04/2020	BID SET

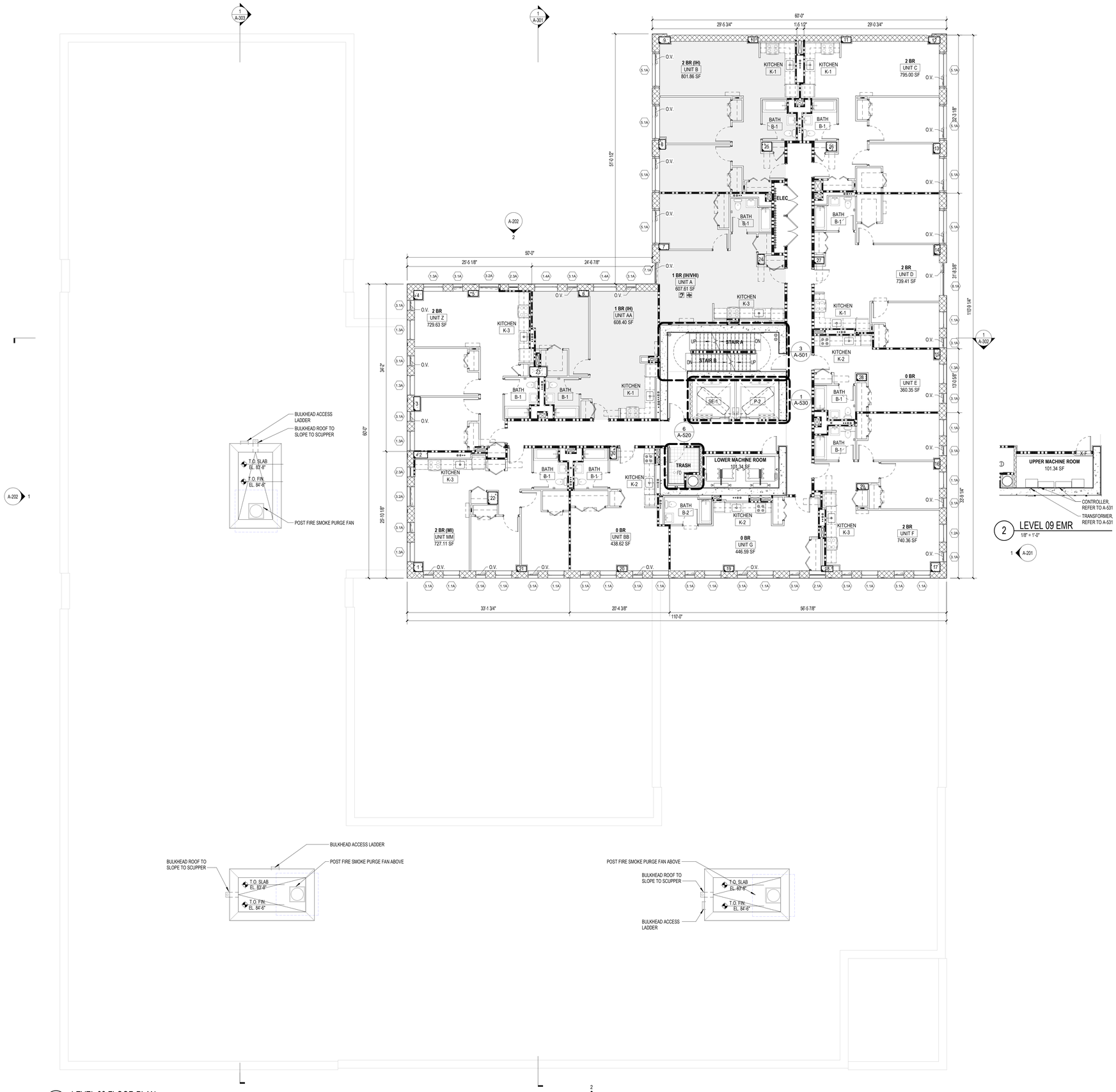
KEY PLAN

SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
LEVEL 7 FLOOR PLAN

DRAWING NO:
A-107.00

NYC DOB NO: 3428687
Sheet 50 of 268



1 LEVEL 08 FLOOR PLAN
1/8" = 1'-0"

2 LEVEL 09 EMR
1/8" = 1'-0"

PLAN - GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYPSUM WALL BOARD OR FINISHED FACE OF CMU PARTITION U.O.N.
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10. SEE G-000'S FOR ACCESSIBILITY NOTES AND ACCESSIBILITY STANDARDS FOR THE MOUNTING HEIGHTS OF ELECTRICAL DEVICES & FIXTURES, FIRE PROTECTION FIXTURES, PLUMBING FIXTURES, ETC.
11. SEE A-900'S FOR ELECTRICAL, DATA AND TELPHONE LOCATIONS AND INFORMATION.

GROSS BUILDING AREA

Level	Area
LEVEL 01	30,231.88 SF
LEVEL 02	30,294.80 SF
LEVEL 03	31,991.67 SF
LEVEL 04	31,991.67 SF
LEVEL 05	31,991.67 SF
LEVEL 06	31,525.30 SF
LEVEL 07	10,149.77 SF
LEVEL 08	9,641.89 SF
LEVEL 09	9,641.89 SF
LEVEL 10	9,641.89 SF
LEVEL 11	9,641.89 SF
LEVEL 12	9,641.89 SF
LEVEL 13	9,642.06 SF
LEVEL 14	9,642.06 SF
LEVEL 15	9,642.06 SF
LEVEL 16	9,642.06 SF
LEVEL 17	9,642.06 SF
LEVEL 18	9,642.06 SF
LEVEL 19	9,641.89 SF
LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	726.23 SF
	344,678.18 SF

UNIT MIX - LEVEL 08-09

Name	Room Type	Area
0 BR	UNIT BB	438.62 SF
0 BR	UNIT E	360.35 SF
0 BR	UNIT G	446.59 SF
1 BR (IH)	UNIT AA	608.40 SF
1 BR (IH/VH)	UNIT A	607.61 SF
2 BR	UNIT C	795.00 SF
2 BR	UNIT D	739.41 SF
2 BR	UNIT F	740.36 SF
2 BR	UNIT Z	729.63 SF
2 BR (IH)	UNIT B	801.86 SF
2 BR (MI)	UNIT MM	727.11 SF

H1-H2

35 COMMERCIAL STREET
BROOKLYN, NY 11222

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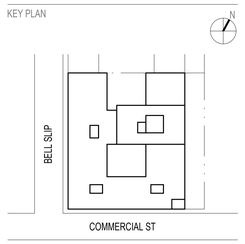
New York, NY 10020
212.696.1818

CODE CONSULTANT
WILLIAM VITACCO ASSOCIATES LTD
299 Broadway #5
New York, NY 10007
212.791.4578

NO.	DATE	REVISION
	04/01/2020	DOB FILING SET #1
	05/05/2020	BLDS SUBMISSION #1
	05/01/2020	DESIGN DEVELOPMENT
	07/31/2020	50% CONSTRUCTION DOCUMENTS
	10/13/2020	BLDS SUBMISSION #2
	10/14/2020	DOB FILING SET #2
	12/04/2020	BID SET

KEY PLAN

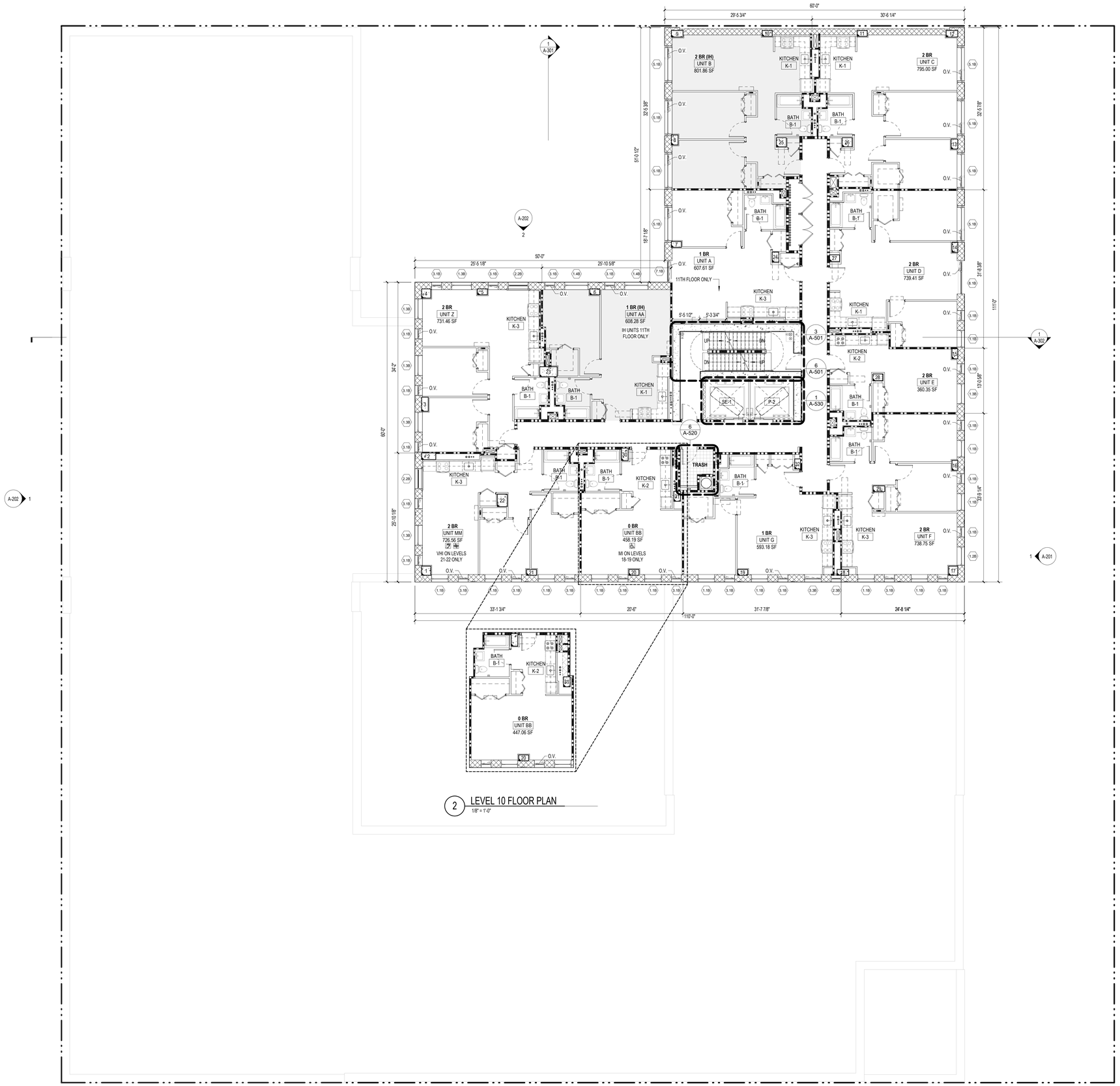


SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
LEVEL 8-9 FLOOR PLAN

DRAWING NO:
A-108.00

NYC DOB NO: 3428687
Sheet 51 of 268



2 LEVEL 10 FLOOR PLAN
1/8" = 1'-0"

1 LEVEL 11 FLOOR PLAN
1/8" = 1'-0"

PLAN - GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF GYPSUM WALL BOARD OR FINISHED FACE OF CMU PARTITION U.O.N.
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LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	726.23 SF
	344,678.18 SF

UNIT MIX - LEVEL 11 & 19-22

Name	Room Type	Area
0 BR	UNIT BB	458.19 SF
1 BR	UNIT A	607.61 SF
1 BR	UNIT G	593.18 SF
1 BR (IH)	UNIT AA	608.28 SF
2 BR	UNIT C	795.00 SF
2 BR	UNIT D	739.41 SF
2 BR	UNIT E	360.35 SF
2 BR	UNIT F	738.75 SF
2 BR	UNIT MM	726.56 SF
2 BR	UNIT Z	731.46 SF
2 BR (IH)	UNIT B	801.86 SF

H1-H2

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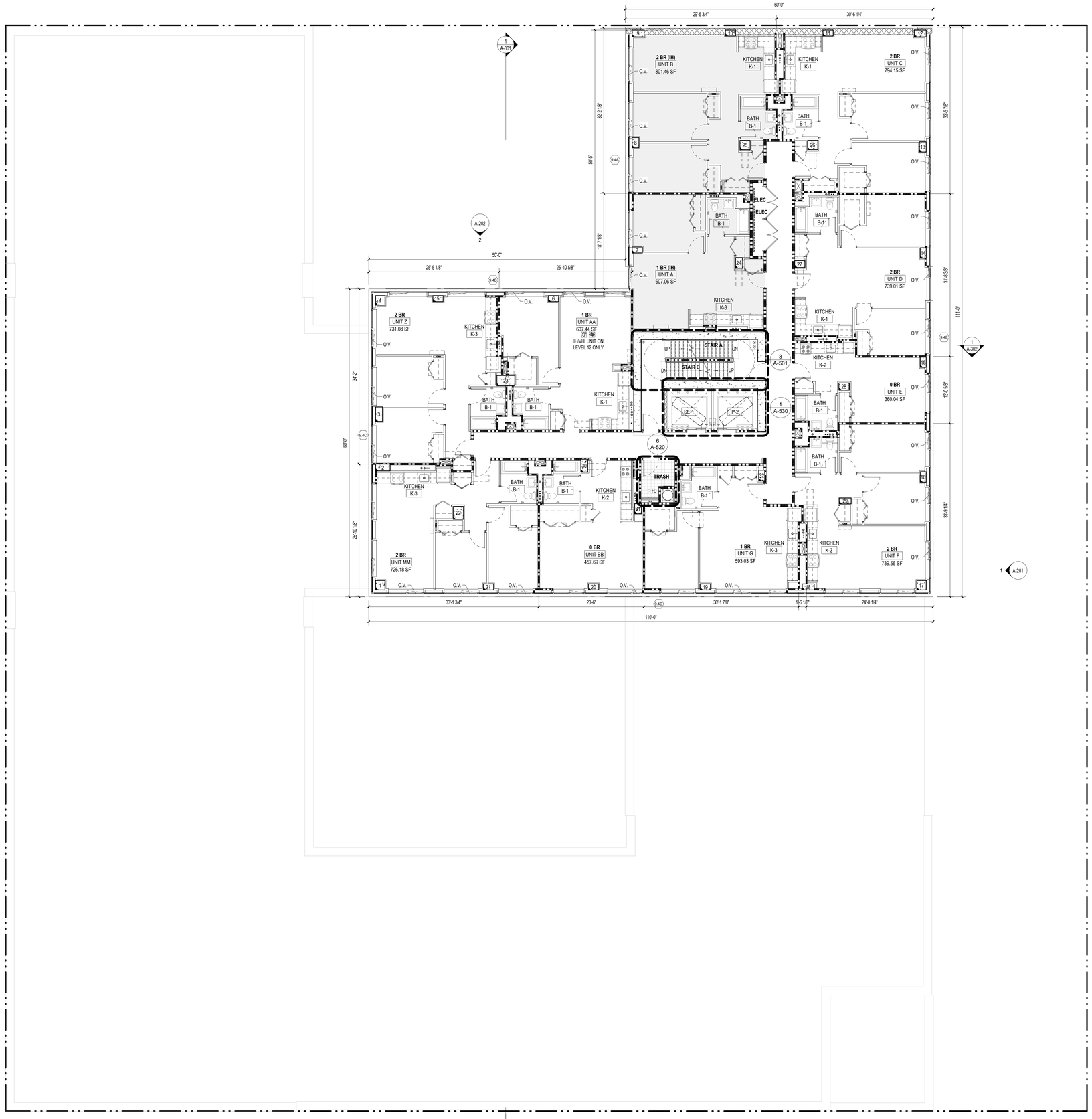
KEY PLAN

SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
LEVEL 10, 11 & 19-22
FLOOR PLAN

DRAWING NO:
A-110.00

NYC DOB NO: 3428687
Sheet 52 of 268



1 LEVEL 12 FLOOR PLAN
1/8" = 1'-0"

PLAN - GENERAL NOTES

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LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	726.23 SF
	344,678.18 SF

UNIT MIX - LEVEL 12 & 18

Name	Room Type	Area
0 BR	UNIT BB	457.69 SF
0 BR	UNIT E	360.04 SF
1 BR	UNIT AA	607.44 SF
1 BR	UNIT G	593.03 SF
1 BR (IH)	UNIT A	607.06 SF
2 BR	UNIT C	794.15 SF
2 BR	UNIT D	739.01 SF
2 BR	UNIT F	739.56 SF
2 BR	UNIT MM	726.18 SF
2 BR	UNIT Z	731.08 SF
2 BR (IH)	UNIT B	801.46 SF

H1-H2

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BROOKLYN, NY 11222

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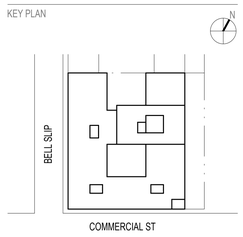
	12/04/2020	BID SET

KEY PLAN

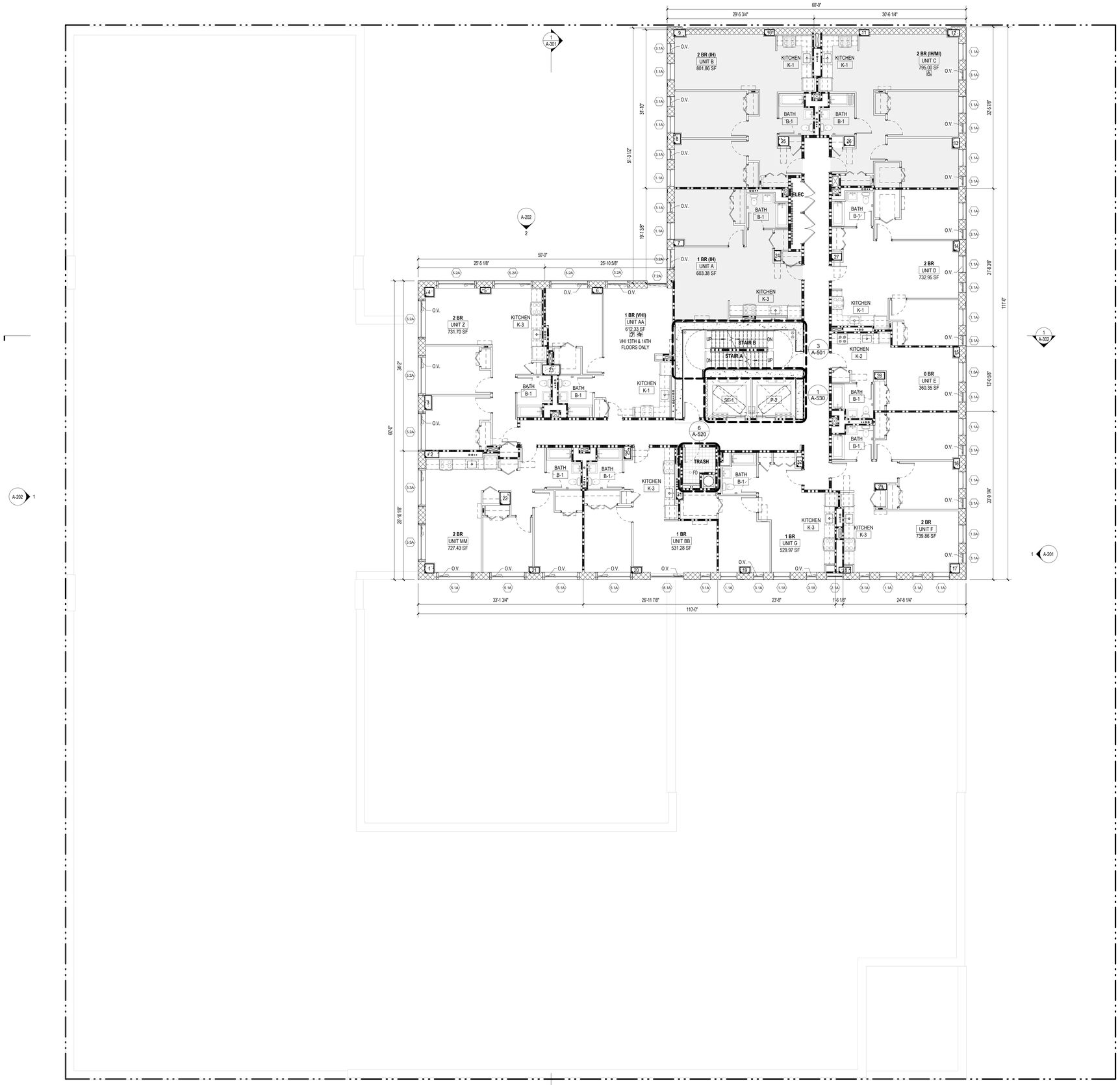


SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
LEVEL 12 & 18 FLOOR PLAN

DRAWING NO:
A-112.00

NYC DOB NO: 3428687
Sheet 53 of 268



1 LEVEL 13 FLOOR PLAN
1/8" = 1'-0"

PLAN - GENERAL NOTES

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LEVEL 04	31,991.67 SF
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LEVEL 06	31,525.30 SF
LEVEL 07	10,149.77 SF
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LEVEL 09	9,641.89 SF
LEVEL 10	9,641.89 SF
LEVEL 11	9,641.89 SF
LEVEL 12	9,641.89 SF
LEVEL 13	9,642.06 SF
LEVEL 14	9,642.06 SF
LEVEL 15	9,642.06 SF
LEVEL 16	9,642.06 SF
LEVEL 17	9,642.06 SF
LEVEL 18	9,642.06 SF
LEVEL 19	9,641.89 SF
LEVEL 20	9,641.89 SF
LEVEL 21	9,641.89 SF
LEVEL 22	9,641.89 SF
LEVEL ROOF	1,145.84 SF
LEVEL EMR	728.23 SF
	344,678.18 SF

UNIT MIX - LEVEL 13-17

Name	Room Type	Area
0 BR	UNIT E	360.35 SF
1 BR	UNIT BB	531.28 SF
1 BR	UNIT G	529.97 SF
1 BR (IH)	UNIT A	603.38 SF
1 BR (VHI)	UNIT AA	612.33 SF
2 BR	UNIT D	732.95 SF
2 BR	UNIT F	739.86 SF
2 BR	UNIT MM	727.43 SF
2 BR	UNIT Z	731.70 SF
2 BR (IH)	UNIT B	801.86 SF
2 BR (IH/MI)	UNIT C	795.00 SF

H1-H2

35 COMMERCIAL STREET
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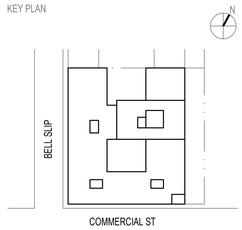
KEY PLAN

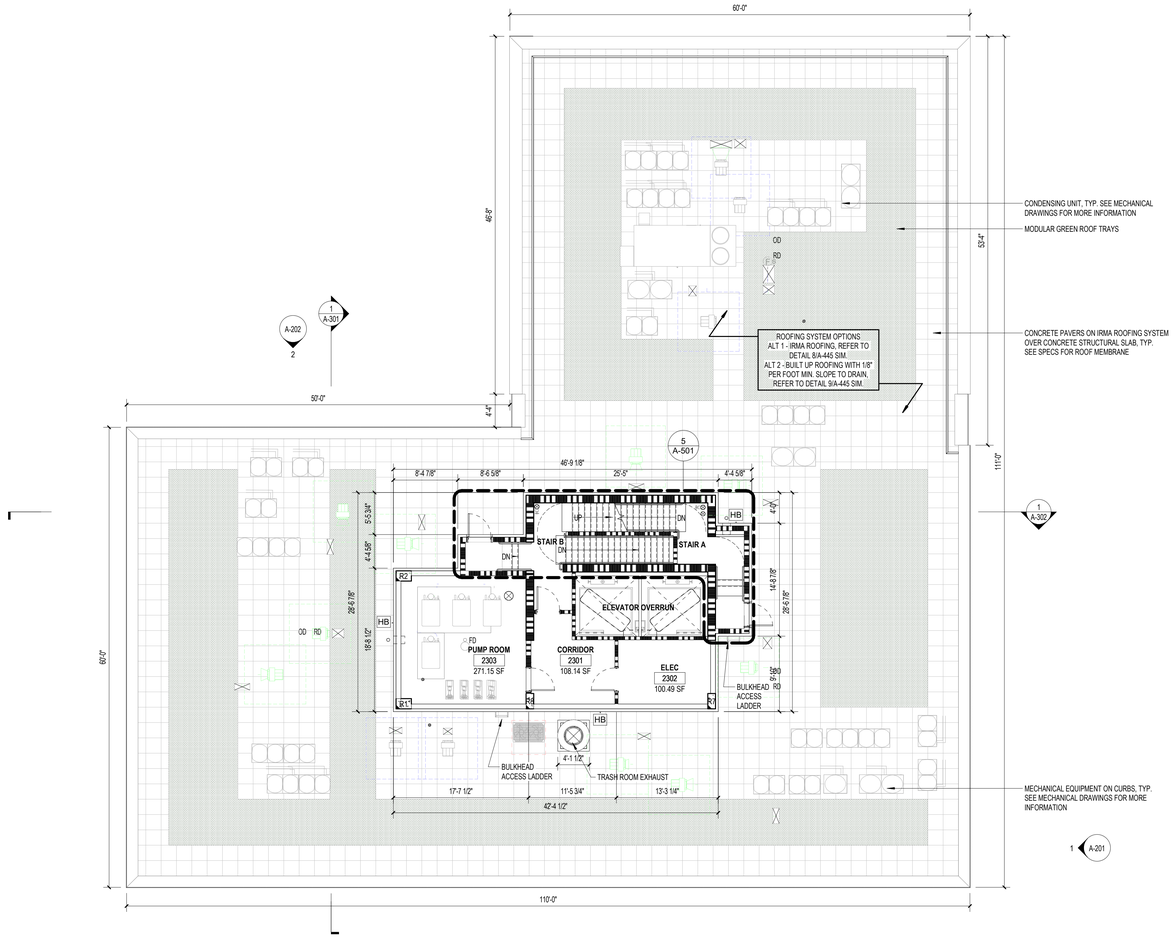


SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

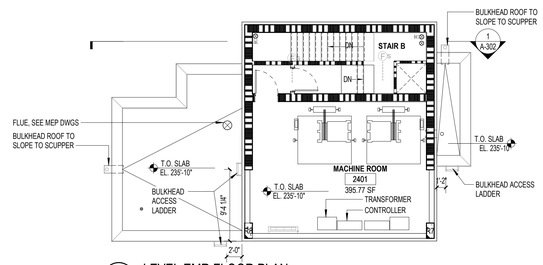
DRAWING TITLE.:
LEVEL 13-17 FLOOR PLAN

DRAWING NO:
A-113.00

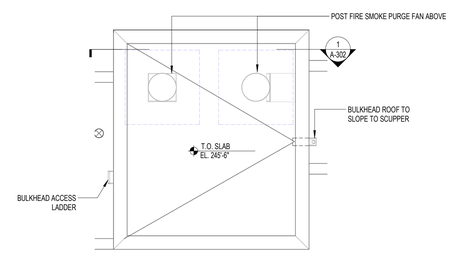
NYC DOB NO: 3428687



1 LEVEL ROOF FLOOR PLAN
1/8" = 1'-0"



2 LEVEL EMR FLOOR PLAN
1/8" = 1'-0"



3 LEVEL BULKHEAD ROOF PLAN
1/8" = 1'-0"

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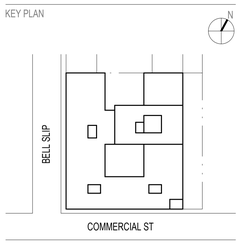
	05/05/2020	BLDS SUBMISSION #1
	05/01/2020	DESIGN DEVELOPMENT
	07/31/2020	50% CONSTRUCTION DOCUMENTS
	10/13/2020	BLDS SUBMISSION #2
	10/14/2020	DOB FILING SET #2
	12/04/2020	BID SET

KEY PLAN

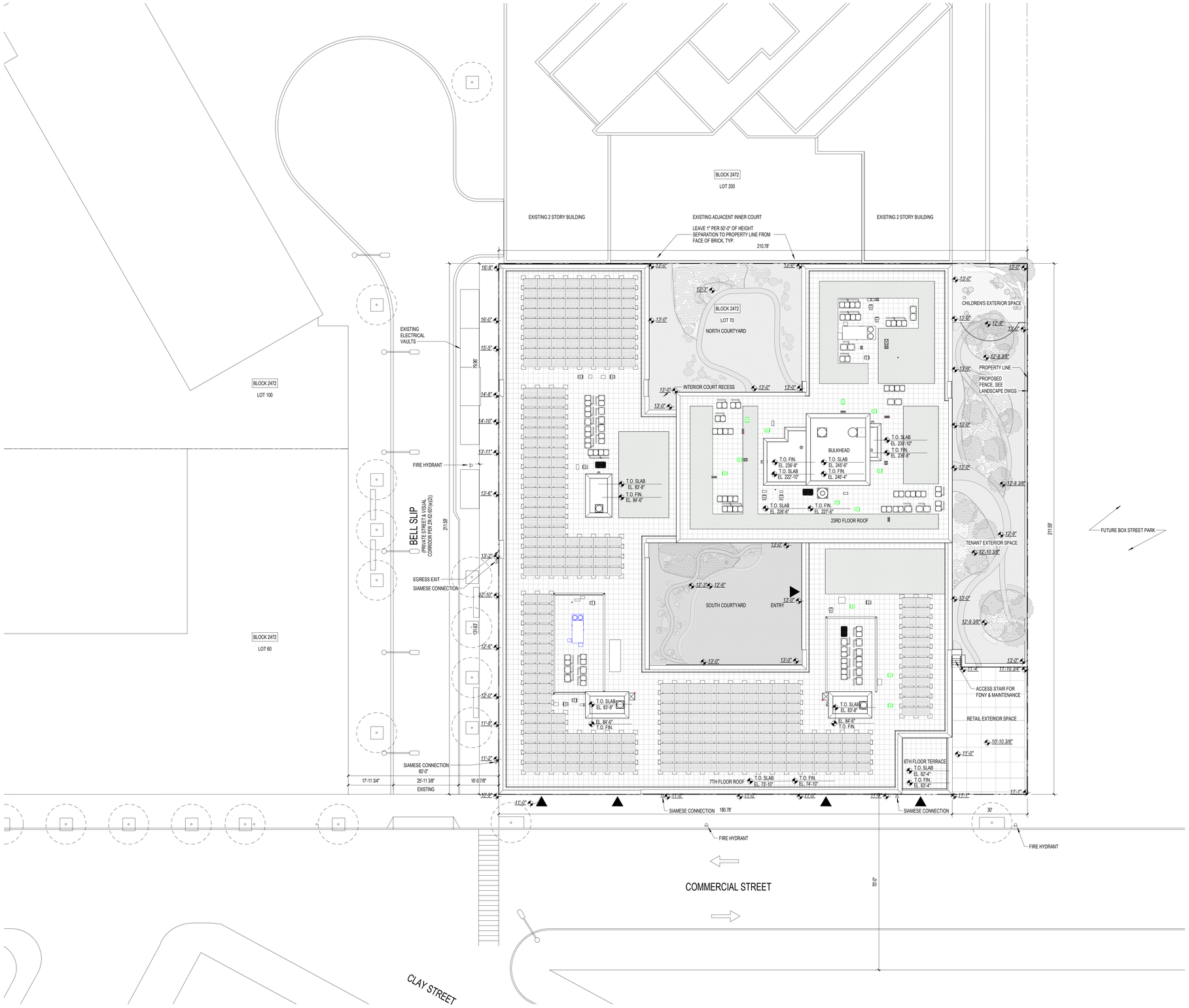


SCALE 1/8" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
ROOF FLOOR PLAN

DRAWING NO:
A-123.00

NYC DOB NO: 3428687
Sheet 55 of 268



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

H1-H2

35 COMMERCIAL STREET
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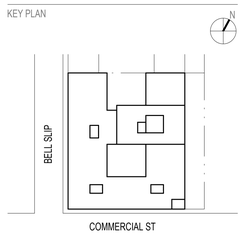
NO.	DATE	REVISION
	12/20/2019	SCHEMATIC DESIGN
	04/01/2020	DOB FILING SET #1
	05/05/2020	BLDS SUBMISSION #1
	05/01/2020	DESIGN DEVELOPMENT
	07/31/2020	50% CONSTRUCTION DOCUMENTS
	10/13/2020	BLDS SUBMISSION #2
	10/14/2020	DOB FILING SET #2
	12/04/2020	BID SET

NOT FOR CONSTRUCTION

KEY PLAN

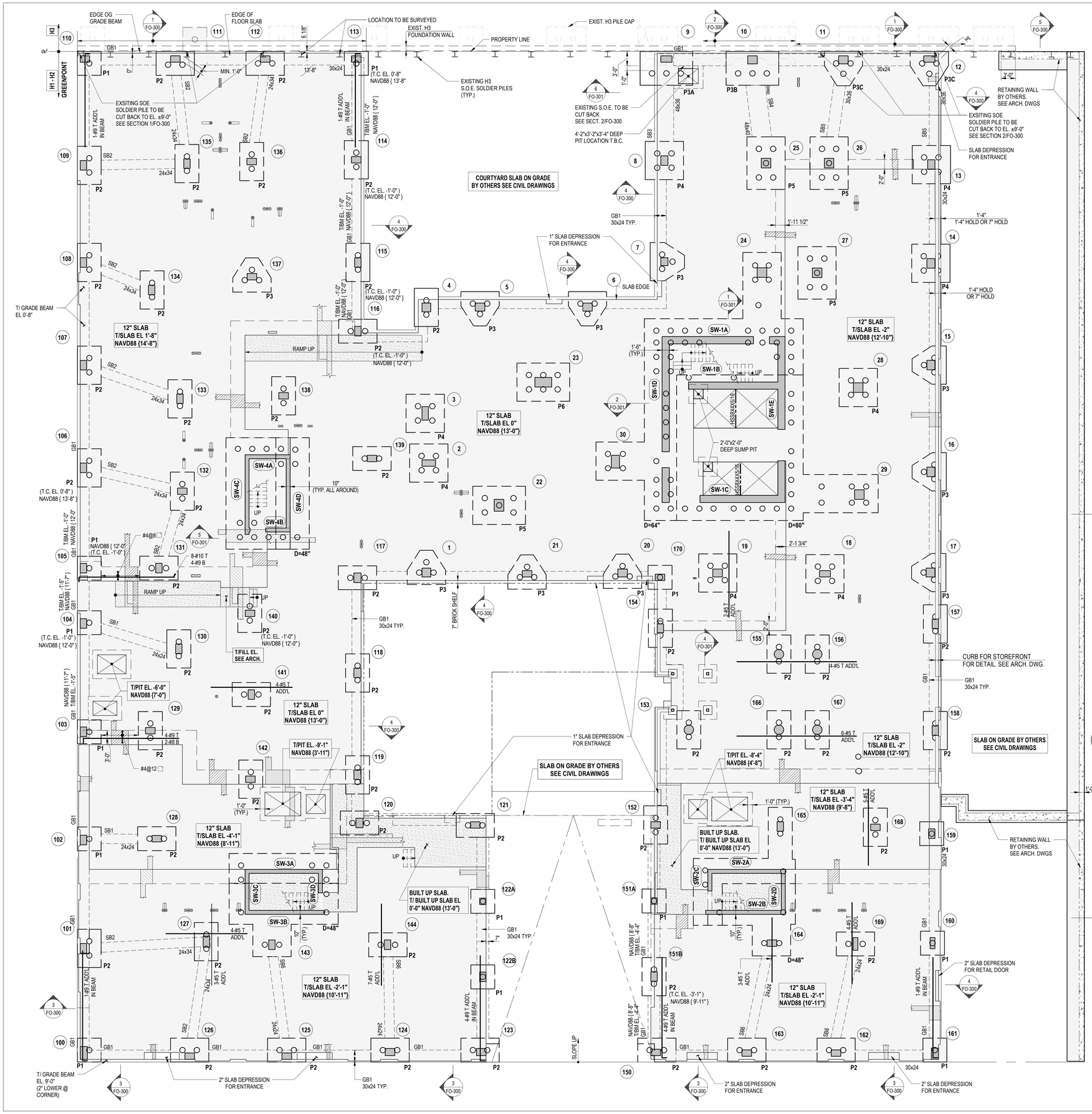


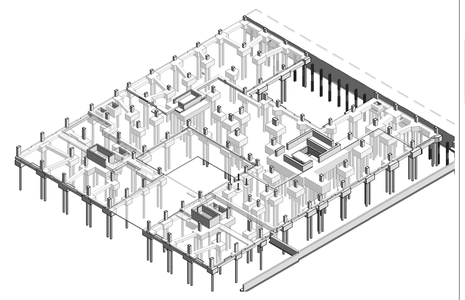
SCALE 1/16" = 1'-0"
PROJECT NO: 433-400
SEAL & SIGNATURE

DRAWING TITLE.:
SITE PLAN

DRAWING NO:
A-001.00

NYC DOB NO: 3428687
Sheet 45 of 268





3D VIEW

GRADE BEAM SCHEDULE								
		REINFORCEMENT			STIRRUPS			
BEAM MARK	SIZE (WxD) (IN.)	BOT. CONT.	TOP CONT.	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
GB1	30x24	3-#9	3-#9		1B	#4	@10	FOR ADD'L REBAR, SEE PLAN

TYPE 1B (3 LEGS)

STIRRUPS TYPE
N.T.S.

STRAP BEAM SCHEDULE								
		REINFORCEMENT			STIRRUPS			
BEAM MARK	SIZE (WxD) (IN.)	BOT. CONT.	TOP CONT.	TOP ADD'L BARS AT SUPPORT	TYPE	SIZE	SPACING	REMARKS
SB1	24x24	4-#9	8-#10		1	#4	@8	TOP REBAR TO BE 2 LAYERS
SB2	24x34	4-#9	8-#10		1	#4	@10	TOP REBAR TO BE 2 LAYERS
SB3	48x36	8-#10	18-#11		2	#4	@10	TOP REBAR TO BE 2 LAYERS
SB4	48x40	8-#10	20-#11		2	#4	@10	TOP REBAR TO BE 2 LAYERS
SB5	30x36	6-#9	12-#11		1B	#4	@10	TOP REBAR TO BE 2 LAYERS
SB6	24x24	5-#9	7-#9		1	#4	@8	

TYPE 1 (2 LEGS) TYPE 1B (3 LEGS) TYPE 2 (4 LEGS)

STIRRUPS TYPE
N.T.S.

1 FO-100

FOUNDATION (1ST FLOOR) PLAN

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

NOTES:

1. TOP OF SLAB ELEVATION TO BE +0'-0" U.O.N. ON PLAN THUS
2. SLAB TO BE 12" THICK U.O.N. ON PLAN THUS
3. PROJECT DATUM= (0'-0" IS AT NAVD 88 EL. 13'-0". ALL ELEVATIONS INDICATED ON THESE DRAWINGS AS SUCH NAVD88 {X'-X"} ARE REFERENCED TO THE NAVD 88 DATUM WHICH IS 1.106 FT. ABOVE MEAN SEA LEVEL AT SANDY HOCK, NEW JERSEY.
4. DESIGN GROUND WATER EL. -10'-0" NAVD88 {3'-0"} ASSUMED FLOOD EL. -1'-0" NAVD88 {12'-0"}, DESIGN FLOOD EL. 0'-0" NAVD88 {13'-0"}
5. PILE CAPS TO BE CENTERED ON COLUMNS OR WALLS U.O.N.
6. TOP OF PILE CAP/FOOTING ELEVATION TO BE AT BOTTOM OF PRESSURE SLAB U.O.N. THUS (T.C. EL. .....) ON PLAN.
7. PROVIDE DOWELS IN PILE CAP TO MATCH VERTICAL WALL / PIER / COLUMN REINFORCEMENT.
8. ALL SUBGRADE PREPARATION SHALL BE PER GEOTECHNICAL REPORT.
9. FOR GENERAL NOTES, ABBREVIATIONS AND LEGEND SEE DWG FO-001.
10. FOR FOUNDATION TYPICAL DETAILS SEE FO-200 SERIES DRAWINGS.
11. FOR FOUNDATION SECTIONS SEE FO-300 SERIES DRAWINGS.
12. FOR LINK BEAM SCHEDULE AND SHEARWALL DETAILS SEE S-940 SERIES DRAWINGS.
13. FOR COLUMN AND BUTTRESS SIZES, REINFORCEMENT AND DETAILS SEE S-950 SERIES DRAWINGS.
14. FOR MAT DETAILS SEE DWG FO-110.

5 FO-300

PRESSURE SLAB REINFORCEMENT NOTES:

BOTTOM REINFORCEMENT (PRESSURE SLAB)

1. PROVIDE A BOTTOM MAT OF #5@12 FOR 12" PRESSURE SLAB CONTINUOUS IN EACH DIRECTION (U.O.N.)
2. PROVIDE FULL TENSION LAP SPLICES (SEE TABLE ON FO-200 SERIES) AT MID SPAN BETWEEN SUPPORTS, EXCEPT:
3. ADJACENT TO THICKENED SLAB AT DROP PANEL, SPLICES SHALL BE LOCATED AT EDGE OF DROP PANEL. SEE SECTION THROUGH DROP PANEL FOR SPLICE CONFIGURATION.
4. WHERE ADDITIONAL REINFORCEMENT IS CALLED FOR ON PLANS OR IN DETAILS IT SHALL BE ALTERNATED WITH MAT REINFORCEMENT.
5. ALL BOTTOM REINFORCEMENT IT TO BE HOOKED 90° AT OUTSIDE PERIMETER OF SLAB, AT OPENINGS AND ANY OTHER DISCONTINUITY.

TOP REINFORCEMENT (PRESSURE SLAB)

1. PROVIDE A TOP MAT OF #5@12 FOR 12" PRESSURE SLAB CONTINUOUS IN EACH DIRECTION (U.O.N.)
2. PROVIDE FULL TENSION LAP SPLICES (SEE TABLE ON FO-200 SERIES) (TOP BARS) AT SUPPORTS AND ALONG CENTERLINES BETWEEN SUPPORTS.
3. WHERE ADDITIONAL REINFORCEMENT IS CALLED FOR ON PLANS OR IN DETAILS BAR LENGTHS SHALL BE THE SAME AS ADJACENT REINFORCEMENT AND ADDED BARS SHALL BE ALTERNATED WITH MAT REINFORCEMENT.
4. ALL TOP REINFORCEMENT IT TO BE HOOKED 90° AT OUTSIDE PERIMETER OF SLAB, AT OPENINGS AND ANY OTHER DISCONTINUITY.

H1-H2

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BLOCK: 2472
LOT: 70
BIN: 3428687
ZONING DISTRICT: R6 WITH C2-4 OVERLAY AND R8
OCCUPANCY: R-2
NUMBER OF STORIES: 23

NO.	DATE	REVISION
1	12/20/2019	100% SD SUBMISSION
2	03/15/2020	PROGRESS DD
3	04/01/2020	DOB FILING SET
4	05/01/2020	100% DD SUBMISSIION
5	07/31/2020	50% CD SUBMISSION
6	12/04/2020	90% CD / BID SET

KEY PLAN

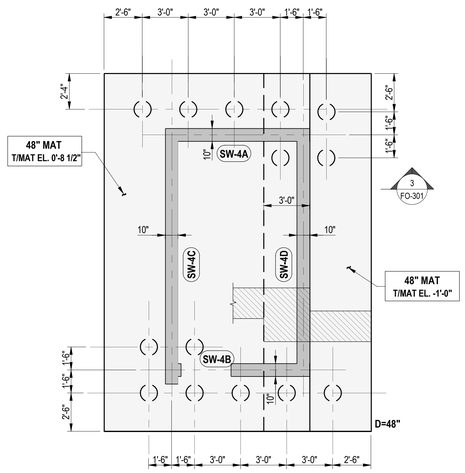
SCALE 1/8" = 1'-0"
PROJECT NO: 1912710
SEAL & SIGNATURE

DRAWING TITLE.:
FOUNDATION (1ST FLOOR) PLAN

DRAWING NO: B00338753

FO-100.00

NYC DOB NO: 3428687 Sheet 3 of 41

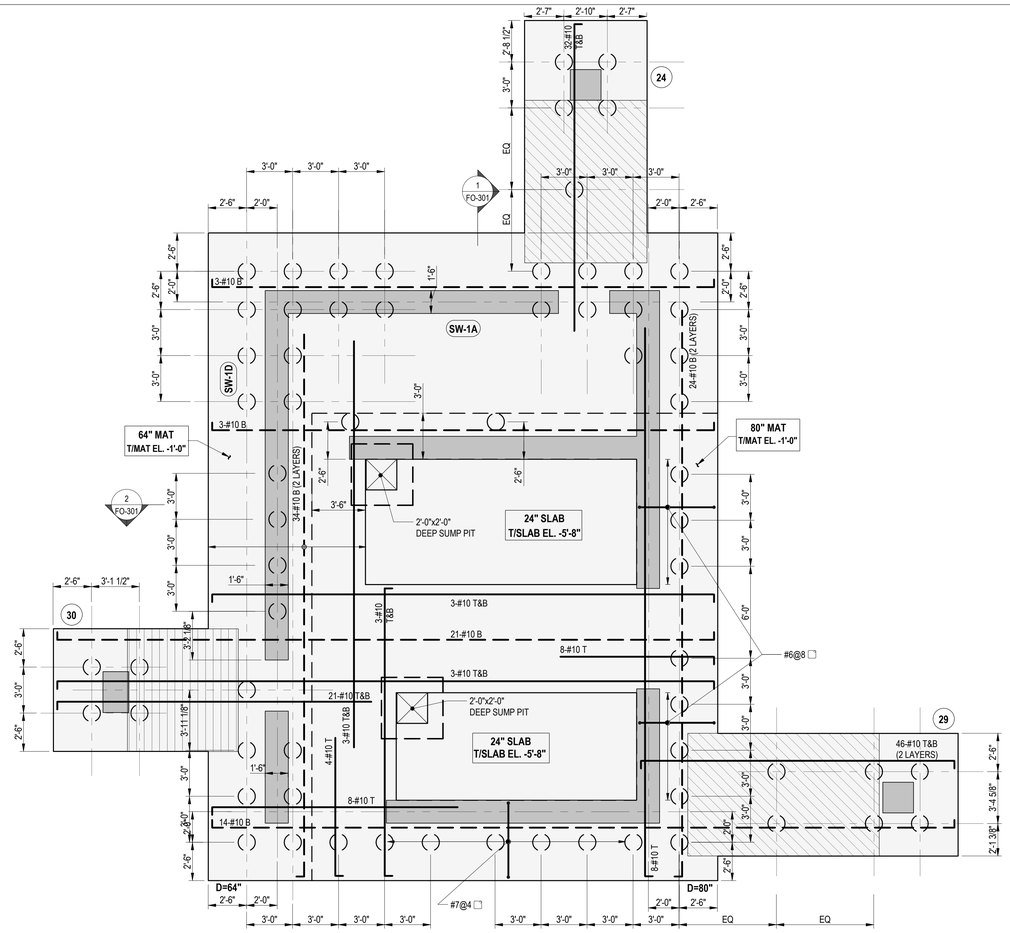


1 FOUNDATION MAT PLAN
FO-110

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

NOTES:

1. MAT THICKNESS TO BE 48" THICK. U.O.N THUS ON PLAN.
2. TOP & BOTTOM MAT REINF. TO BE: #9@10 E. W. FOR 48" MAT.
3. ALL REBAR SHOWN ON PLAN IS AN ADDITIONAL TO TYPICAL REINFORCEMENT.
4. SEE S-940 FOR SHEAR WALL REINFORCEMENT DOWELS.



2 FOUNDATION MAT PLAN
FO-110

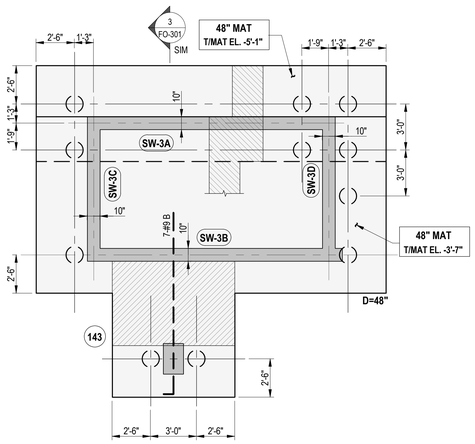
SCALE: 1/4" = 1'-0"

NOTES:

1. MAT THICKNESS TO BE 60" THICK. U.O.N THUS ON PLAN.
2. TOP & BOTTOM MAT REINF. TO BE: #9@10 E.W FOR 48" MAT.
   #10@10 E. W. FOR 64" MAT.
   #10@8 E. W. FOR 80" MAT
3. FOR 24" SLAB. TOP MAT REINF. TO BE: #6@10 E. W.
   BOTTOM MAT REINF. TO MATCH 80" MAT.
4. ALL REBAR SHOWN ON PLAN IS AN ADDITIONAL TO TYPICAL REINFORCEMENT.
5. SEE S-940 FOR SHEAR WALL REINFORCEMENT DOWELS.
6. SEE FO-301 FOR SECTIONS.

LEGEND:

- INDICATES #6@10 VERTICAL ⌄ E.W.
- INDICATES #7@10 VERTICAL ⌄ E.W.
- INDICATES #5@10 VERTICAL ⌄ E.W.



3 FOUNDATION MAT PLAN
FO-110

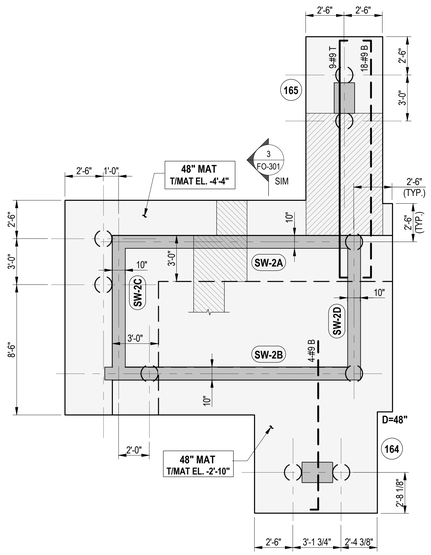
SCALE: 1/4" = 1'-0"

NOTES:

1. MAT THICKNESS TO BE 48" THICK U.O.N. THUS ON PLAN.
2. TOP & BOTTOM MAT SLAB REINFORCEMENT TO BE:#9@10 FOR 48" MAT.
3. ALL REBAR SHOWN ON PLAN IS AN ADDITIONAL TO TYPICAL REINFORCEMENT.
4. SEE S-940 FOR SHEARWALL REINFORCEMENT DOWELS.

GENERAL NOTE:

1. ALL PILES UNDER SHEARWALL MAT TO HAVE 225T COMPRESSION / 15T TENSION / 2T LATERAL CAPACITY AND BE TENSION DEVELOPED IN TO THE MAT, SEE TYPICAL DETAIL ON FO-200 AND FO-300 SECTIONS.

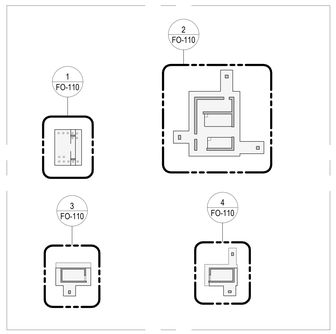


4 FOUNDATION MAT PLAN
FO-110

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

NOTES:

1. MAT THICKNESS TO BE 48" THICK. U.O.N THUS ON PLAN.
2. TOP & BOTTOM MAT REINF. TO BE: #9@10 E. W. FOR 48" MAT.
3. ALL REBAR SHOWN ON PLAN IS AN ADDITIONAL TO TYPICAL REINFORCEMENT.
4. SEE S-940 FOR SHEAR WALL REINFORCEMENT DOWELS.



KEY PLAN

H1-H2

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BLOCK: 2472
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BIN: 3428687
ZONING DISTRICT: R6 WITH C2-4 OVERLAY AND R8
OCCUPANCY: R-2
NUMBER OF STORIES: 23

NO.	DATE	REVISION
1	03/15/2020	PROGRESS DD
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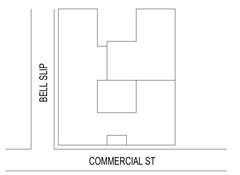
KEY PLAN



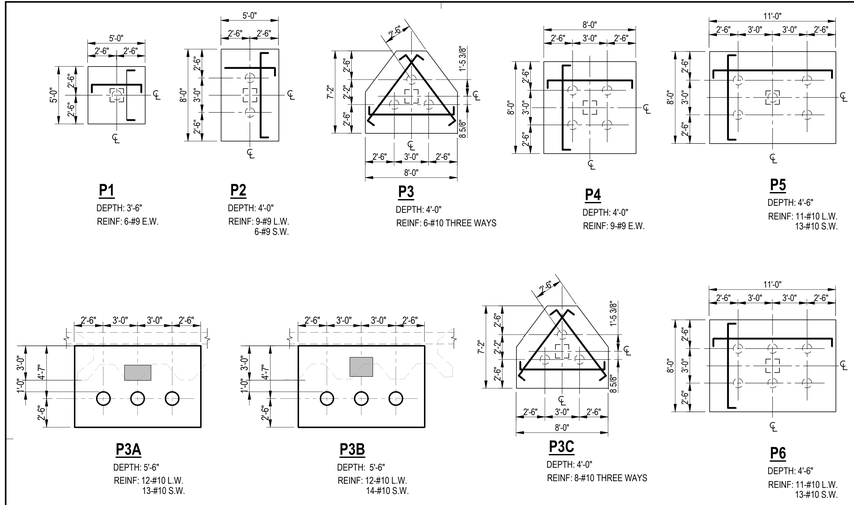
SCALE: As indicated
PROJECT NO: 1912710
SEAL & SIGNATURE

DRAWING TITLE.:
FOUNDATION MAT PLAN

DRAWING NO: B00338753

FO-110.00

NYC DOB NO: 3428687



TYPICAL 200/225 TON COMPRESSION/15 TON TENSION CAPACITY DRIVEN PILE CAP DETAILS

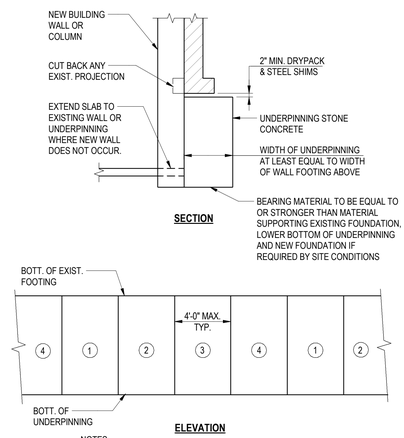
NOTE:ALL REINFORCEMENT IS BOTTOM REINFORCEMENT U.O.N.

DRIVEN PILES				
PILE TYPE AND SIZE	ALLOWABLE COMPRESSION CAPACITY (TONS)	ALLOWABLE TENSION CAPACITY (TONS)	ALLOWABLE LATERAL CAPACITY (TONS)	MINIMUM PILE SPACING (FT)
14" Ø x 0.8" STEEL PIPE	200T/225T*	15T*	2T	3

*INCREASED COMPRESSION AND TENSION CAPACITY REQUIRED ONLY AT PILES UNDER SHEAR WALL MATS

NOTES:

1. ALL PILES SHOULD HAVE A MINIMUM YIELD STRENGTH OF 50 ksi.
2. IT SHOULD BE ANTICIPATED THAT THE PILES WILL NEED TO BE DRIVEN TO BEDROCK.
3. TEST PILES SHOULD BE INSTALLED AT VARIOUS LOATIONS WITHIN THE BUILDING FOOTPRINT AND SHOULD BE DRIVEN WITH A PILE DRIVING. ANALYZER (PDA) TO ASSIST IN DETERMINING PILE CAPACITIES, LENGTHS, AND PRODUCTION PILE DRIVING CRITERIA. THE NUMBER OF TEST PILES TO BE DRIVEN WILL DEPEND ON THE PILE AREA.
4. STATIC PILE LOAD TEST WILL BE REQUIRED. THE NUMBER OF TESTS REQUIRED WILL DEPEND ON THE PILE AREA.
5. IF THE LATERAL PILE LOAD IS GREATER THEN 1 TON, LATERAL PILE ANALYSES AND LATERAL PILE LOAD TESTING WILL BE RE REQUIRED.



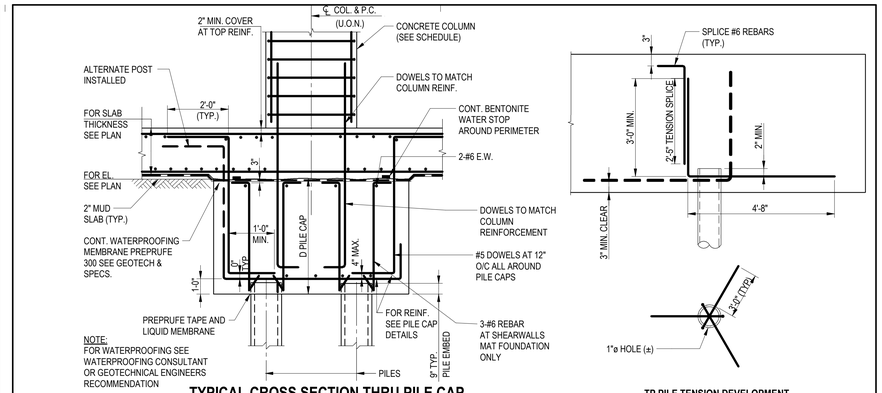
NOTES:

1. EXCAVATE & PLACE PANELS IN ORDER SHOWN
2. MINIMUM CLEAR DISTANCE BETWEEN SIMULT. CUTS TO BE 12'-0"
3. CONCRETE FOR UNDERPINNING TO BE CONTROLLED STONE CONCRETE 3000 P.S.I.

SUGGESTED UNDERPINNING DETAIL

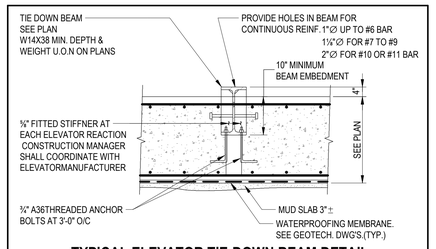
NOTES:

1. THIS DETAIL IS REPRESENTATIVE OF ONE METHOD OF UNDERPINNING UNDER PARTICULAR CIRCUMSTANCES. THE CONTRACTOR MUST EVALUATE THIS PROJECT AND DETERMINE EXACT METHODS AND PROCEDURES TO BE FOLLOWED.
2. CONTRACTOR'S UNDERPINNING DESIGN ENGINEER SHALL BE A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK AND SHALL REVIEW ALL AVAILABLE BORING DATA AND EXISTING CONDITIONS TO DETERMINE THE NECESSITY OF PRELOADING AND/OR JACKPILING TO PROTECT ADJACENT STRUCTURES PRIOR TO COMMENCEMENT OF UNDERPINNING OPERATIONS.
3. THE CONTRACTOR'S PROFESSIONAL ENGINEER SHALL FILE WITH THE BUILDING DEPARTMENT THE SELECTED PROCEDURE.

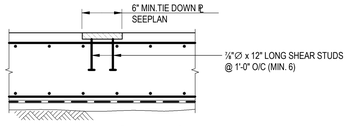


TYPICAL CROSS SECTION THRU PILE CAP AT CONCRETE COLUMN & WALL

TP PILE TENSION DEVELOPMENT

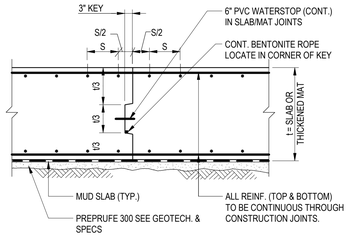


TYPICAL ELEVATOR TIE-DOWN BEAM DETAIL

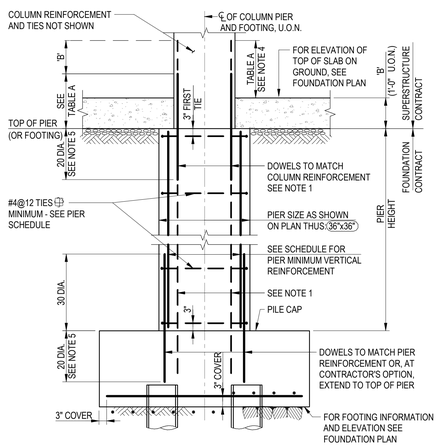


ALTERNATE ELEVATOR TIE DOWN DETAIL

NOTE: FOR LOCATIONS SEE F0-100



MAT FOUNDATION CONSTRUCTION JOINT



INTERIOR FOOTING AND PIER AT CONCRETE COLUMN

THIS DETAIL DOES NOT APPLY WHERE COLUMN REINFORCEMENT IS IN TENSION.

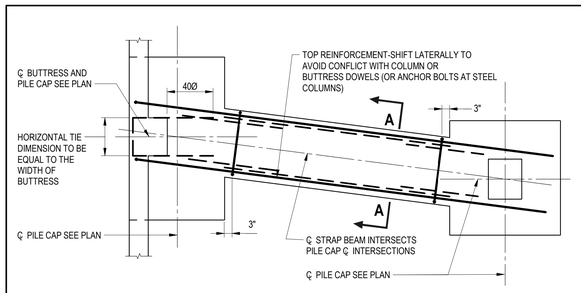
PIER: MINIMUM VERTICAL REINFORCEMENT	
PIER SIZE (OR EQUIVALENT)	VERTICAL REINF.
LESS THAN 37x37	8-#6
37x37 TO 48x48	12-#6
49x49 TO 54x54	12-#7
55x55 TO 66x66	16-#7
67x67 TO 84x84	16-#8
OVER 84 TO BE SUPPLIED IN PIER SCHEDULE	

NOTE:
THE PIER SCHEDULE MAY REQUIRE A GREATER AMOUNT OF REINFORCEMENT, BUT NOT LESS.

TABLE A		
COMPRESSION LAP SPLICE LENGTH		
BAR SIZE	fy=60 KSI	fy=75 KSI
#5 TO #11	30 DIA.	44 DIA.
#14 & #18	45" - # 11 DOWELS	60" - #11 DOWELS

NOTES:

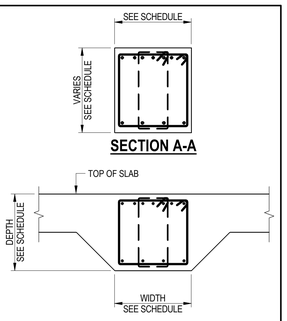
1. WHERE PIER HEIGHT IS LESS THAN EMBEDMENT LENGTH OF COLUMN DOWELS, EMBED DOWELS IN FOOTING AND EXTEND THROUGH PIER INTO COLUMN ABOVE.
2. AT CONTRACTOR'S OPTION, A SHORT PIER MAY BE ELIMINATED BY THICKENING THE COLUMN FOOTING TO THE TOP OF PIER ELEVATION.
3. MAXIMUM PIER HEIGHT TO BE EIGHT TIMES THE LEAST PIER DIMENSION. INCREASE PIER SIZE AS REQUIRED TO MAINTAIN THIS RATIO.
4. WHEN SLAB ON GROUND IS POURED BEFORE COLUMN, INCREASE LENGTH OF DOWELS BY DIMENSION 'B' (FROM TOP OF PIER TO TOP OF SLAB.) IN ADDITION, IF COLUMN CONCRETE STRENGTH IS GREATER THAN 1.4 TIMES SLAB CONCRETE STRENGTH, THE SLAB CONCRETE STRENGTH MUST BE INCREASED LOCALLY TO MATCH COLUMN CONCRETE STRENGTH FOR A DISTANCE OF 2 FEET IN ALL DIRECTIONS FROM COLUMN FACES.
5. IF GRADE 75 COLUMN REINFORCEMENT IS USED, INCREASE DOWEL EMBEDMENT LENGTH TO 24 DIAMETERS.
6. MINIMUM CONCRETE STRENGTH OF fc=4,000 PSI IS REQUIRED FOR PIER AND FOOTING. SEE PLANS AND NOTES FOR GREATER STRENGTH REQUIREMENTS.



PLAN

STRAP BEAM BETWEEN PILE CAPS

NOTES:
STRAP BEAM MUST FRAME DIRECTLY TO PILE CAPS.
STRAP BEAMS MAY NOT FRAME TO PIERS OR BUTTRESSES.

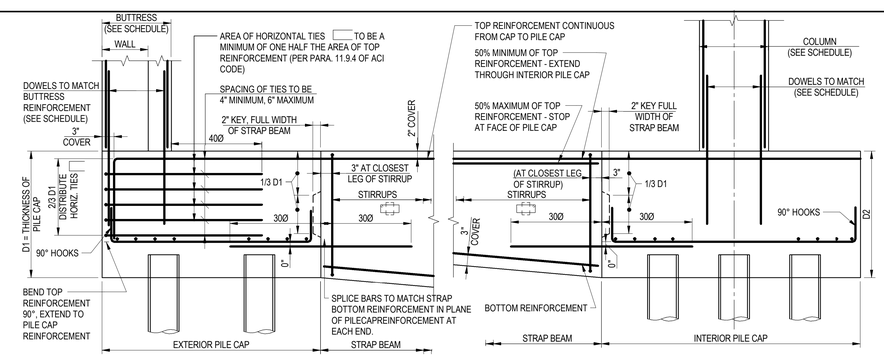


SECTION A-A

NOTE:
FOR SLAB DETAILS AND WATERPROOFING REQUIREMENTS SEE FOUNDATION PLANS AND DETAILS

ALTERNATIVE SECTION A-A

(AT STRAP BEAM MONOLITHIC WITH SLAB)



ELEVATION - EXTERIOR PILE CAP

NOTE:
SEE FOUNDATION DRAWINGS FOR STRAP BEAM SIZE, REINFORCEMENT, AND STIRRUPS.

THESE STRAP DETAILS ARE LIMITED TO PILES WITH A MAXIMUM LOAD CAPACITY OF 200 TONS/PILE.

ELEVATION - INTERIOR PILE CAP

THESE STRAP DETAILS ARE LIMITED TO PILES WITH A MAXIMUM LOAD CAPACITY OF 200 TONS/PILE.

H1-H2

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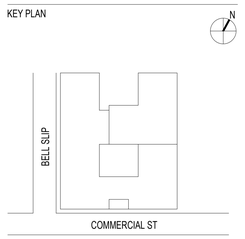
BLOCK: 2472
LOT: 70
BIN: 3428687
ZONING DISTRICT: R6 WITH C2-4 OVERLAY AND R8
OCCUPANCY: R-2
NUMBER OF STORIES: 23

NO.	DATE	REVISION
1	12/20/2019	100% SD SUBMISSION
2	03/15/2020	PROGRESS DD
3	04/01/2020	DOB FILING SET
4	05/01/2020	100% DD SUBMISSIION
5	07/31/2020	50% CD SUBMISSIION
6	12/04/2020	90% CD / BID SET

KEY PLAN



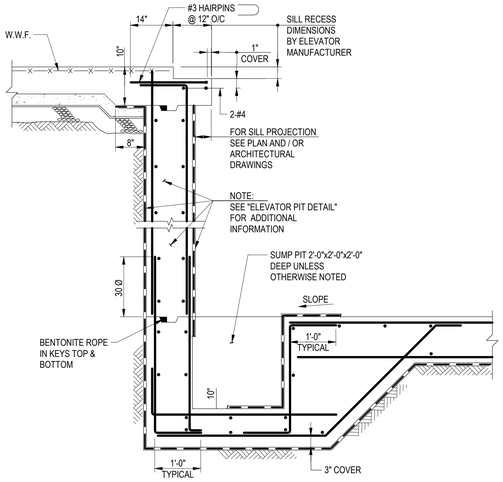
SCALE As indicated
PROJECT NO: 1912710
SEAL & SIGNATURE

DRAWING TITLE.:
TYPICAL FOUNDATION DETAILS 1

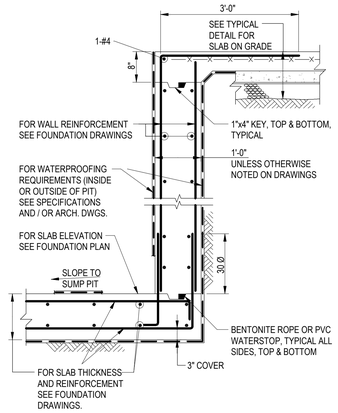
DRAWING NO: B00338753

FO-200.00

NYC DOB NO: 3428687 Sheet 5 of 41

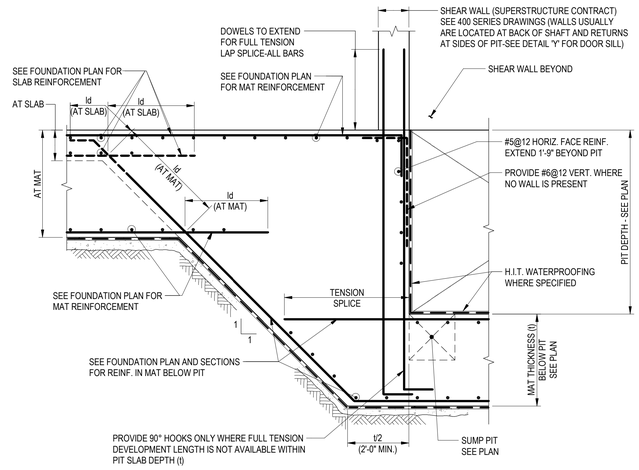


ELEVATOR PIT SILL AND SUMP PIT



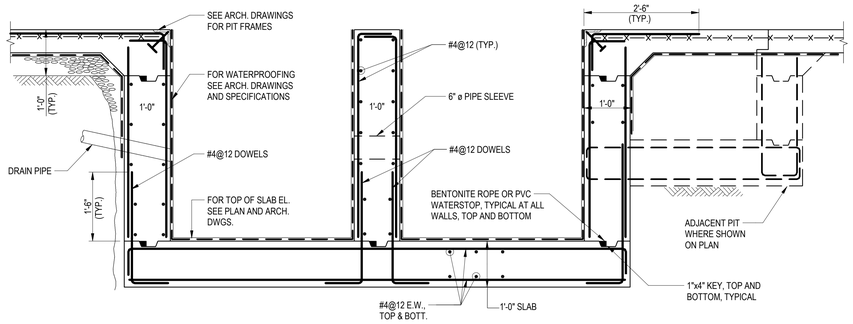
ELEVATOR PIT

NOTE:
PROVIDE ELEVATOR TIE-DOWN BEAM AS REQUIRED.
SEE PLAN AND "ELEVATOR TIE-DOWN BEAM" DETAIL.

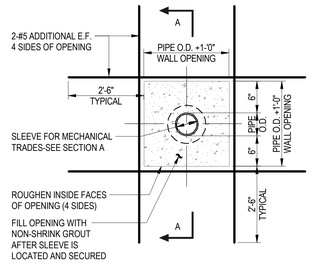


MAT FOUNDATION ELEVATOR PIT (3 SIDES)

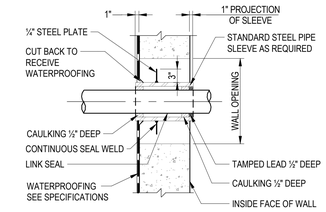
SEE DETAIL 'Y' FOR FOURTH SIDE



TYPICAL DOUBLE PIT

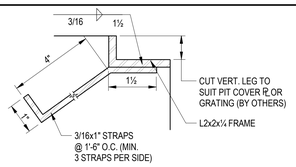


BOX-OUT OPENING THROUGH FOUNDATION WALL

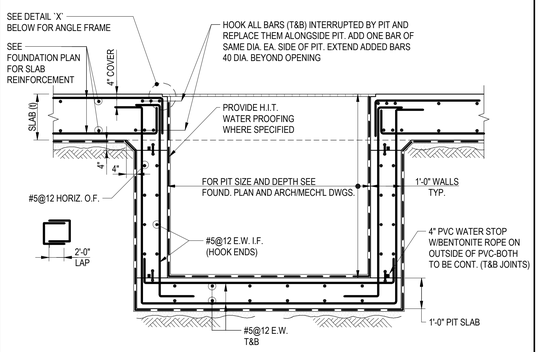


SECTION A-A

WATERPROOFED SLEEVE THROUGH WALL WITH WATERPROOFING



DETAIL X



MAT FOUNDATION PIT IN SLAB AREA

H1-H2

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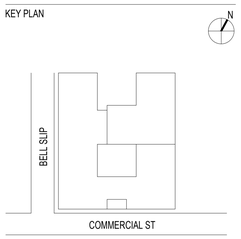
KEY PLAN



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PROJECT NO: 1912710
SEAL & SIGNATURE

DRAWING TITLE.:
TYPICAL FOUNDATION DETAILS 2

DRAWING NO: B00338753

FO-201.00

NYC DOB NO: 3428687

TABLE #1:

TENSION LAP SPLICE LENGTHS (CLASS B MINIMUM)

TABLE 1.A: ¾" COVER OUTER LAYER BARS
OUTER LAYER LAP LENGTHS (IN INCHES)

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	16	16	16	16	16	16	16	16
#4	21	20	20	20	20	20	20	20
#5	31	27	24	24	24	24	24	24
#6	43	37	33	30	29	29	29	29
#7	69	60	53	49	45	42	40	38
#8	85	74	66	60	56	52	49	47
#9	103	89	80	73	67	63	59	56
#10	121	105	94	86	79	74	70	66
#11	140	122	109	99	92	86	81	77

TABLE 1.C: 1½ " COVER OUTER LAYER BARS
OUTER LAYER LAP LENGTHS (IN INCHES)

NOTE: USE TABLE 1.A IF BAR SPACING IS LESS THAN 4" O/C UP TO #8, 5" O/C FOR #9, #10, #11

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	16	16	16	16	16	16	16	16
#4	20	20	20	20	20	20	20	20
#5	24	24	24	24	24	24	24	24
#6	29	29	29	29	29	29	29	29
#7	42	37	34	34	34	34	34	34
#8	53	46	41	39	39	39	39	39
#9	66	57	51	46	44	44	44	44
#10	79	68	61	56	51	49	49	49
#11	92	80	72	65	60	57	54	54

TABLE 1.B: ¾" COVER OUTER LAYER BARS
INNER LAYER LAP LENGTHS (IN INCHES)

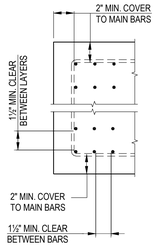
NOTE: USE TABLE 1.A IF BAR SPACING IS LESS THAN 4" O/C UP TO #8, 5" O/C FOR #9, #10, #11

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	16	16	16	16	16	16	16	16
#4	20	20	20	20	20	20	20	20
#5	24	24	24	24	24	24	24	24
#6	30	29	29	29	29	29	29	29
#7	48	42	38	34	34	34	34	34
#8	61	53	47	43	40	39	39	39
#9	75	65	58	53	49	46	44	44
#10	89	77	69	63	58	55	51	49
#11	104	90	81	74	68	64	60	57

TABLE 1.D: 1½ " COVER OUTER LAYER BARS
OUTER LAYER LAP LENGTHS (IN INCHES)

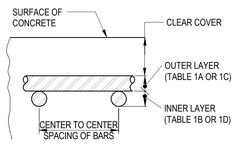
NOTE: USE TABLE 1.A IF BAR SPACING IS LESS THAN 5" O/C UP TO #8, 6" O/C FOR #9, #10, #11

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	16	16	16	16	16	16	16	16
#4	20	20	20	20	20	20	20	20
#5	24	24	24	24	24	24	24	24
#6	29	29	29	29	29	29	29	29
#7	37	34	34	34	34	34	34	34
#8	43	39	39	39	39	39	39	39
#9	53	46	44	44	44	44	44	44
#10	64	55	49	49	49	49	49	49
#11	75	65	58	54	54	54	54	54



MULTIPLE LAYERS

PROVIDE MINIMUM COVER AND CLEARANCES SHOWN, USE TABLE 1.A FOR LAP SPLICE LENGTHS.



NOTE:

1. ALL REBARS LARGER THAN #11 SHALL HAVE A MINIMUM YIELD STRESS OF fy=75ksi AND SHALL BE MECHANICALLY TENSION/COMPRESSION SPLICED.

NOTES FOR TENSION LAP SPLICES:

1. REINFORCEMENT IS UNCOATED, WITH Fy= 60,000 PSI.
2. CONCRETE IS NORMAL WEIGHT (144-150#C.F.).
3. FOR "TOP" BAR SPLICE LENGTHS ("TOP" IS DEFINED BY ACI 318 AS HAVING MORE THAN 12 INCHES OF FRESH CONCRETE CAST BELOW THE BAR), TABULATED LENGTHS MUST BE MULTIPLIED BY 1.3.
4. LENGTHS TABULATED MUST BE MULTIPLIED BY THE FOLLOWING MODIFICATION FACTORS:
   a. LIGHTWEIGHT CONCRETE 1.3
   b. EPOXY-COATED BARS:
      1.) BARS WITH COVER < 3db, OR
      WITH CLEAR SPACING < 6db ...1.5 FOR BOTTOM & VERTICAL BARS, 1.3 FOR TOP BARS *
      2.) ALL OTHER CONDITIONS 1.2

   *FOR EPOXY-COATED 'TOP' BARS THE MAXIMUM FOR COMBINED FACTORS = 1.7
5. WHERE TENSION DEVELOPMENT LENGTH (Ld) IS REQUIRED ON PLANS OR IN DETAILS, SEE TENSION DEVELOPMENT LENGTH TABLES.
6. CLASS A LAP SPLICE LENGTHS ARE EQUAL TO TENSION DEVELOPMENT LENGTHS. SEE TABLES FOR TENSION DEVELOPMENT LENGTHS (Ld). APPLY APPROPRIATE MODIFICATION FACTORS TO CLASS A SPLICE LENGTHS.

TABLE #2:

TENSION DEVELOPMENT LENGTHS (Ld) (IN INCHES)

TABLE 2.A: ¾" COVER OUTER LAYER BARS
OUTER LAYER DEVELOPMENT LENGTHS

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	12	12	12	12	12	12	12	12
#4	16	14	13	12	12	12	12	12
#5	24	21	19	17	16	15	14	13
#6	33	28	25	23	22	20	19	18
#7	53	46	41	37	35	32	31	29
#8	66	57	51	46	43	40	38	36
#9	79	69	61	56	52	49	46	43
#10	93	81	72	66	61	57	54	51
#11	108	94	84	76	71	66	62	59

TABLE 2.C: 1½ " COVER OUTER LAYER BARS
OUTER LAYER DEVELOPMENT LENGTHS)

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	12	12	12	12	12	12	12	12
#4	13	12	12	12	12	12	12	12
#5	16	14	13	13	13	13	13	13
#6	20	17	15	15	15	15	15	15
#7	32	28	25	23	21	20	19	18
#8	41	36	32	29	27	25	24	23
#9	50	44	39	36	33	31	29	28
#10	60	52	47	43	40	37	35	33
#11	71	61	55	50	46	43	41	39

TABLE 2.B: ¾" COVER OUTER LAYER BARS
INNER LAYER DEVELOPMENT LENGTHS

NOTE: USE TABLE 2.A IF BAR SPACING IS LESS THAN 4" O.C. UP TO #8, 5" O.C. FOR #9, #10, #11

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	12	12	12	12	12	12	12	12
#4	13	12	12	12	12	12	12	12
#5	16	14	13	13	13	13	13	13
#6	23	20	18	16	15	15	15	15
#7	37	32	29	26	24	23	22	20
#8	47	41	36	33	31	29	27	26
#9	57	50	44	41	38	35	33	31
#10	68	59	53	48	45	42	40	38
#11	80	69	62	57	52	49	46	44

TABLE 2.D: 1½ " COVER OUTER LAYER BARS
INNER LAYER DEVELOPMENT LENGTHS

NOTE: USE TABLE 2.A IF BAR SPACING IS LESS THAN 4" O.C. UP TO #8, 5" O.C. FOR #9, #10, #11

BAR \ f'c	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	12	12	12	12	12	12	12	12
#4	13	12	12	12	12	12	12	12
#5	16	14	13	13	13	13	13	13
#6	20	17	15	15	15	15	15	15
#7	29	25	22	20	19	18	18	18
#8	33	28	25	23	22	20	20	20
#9	41	35	31	29	27	25	23	23
#10	49	42	38	35	32	30	28	27
#11	58	50	45	41	38	35	33	32

NOTE:

1. ALL REBARS LARGER THAN #11 SHALL HAVE A MINIMUM YIELD STRESS OF fy=75ksi AND SHALL BE MECHANICALLY TENSION/COMPRESSION SPLICED.

NOTES FOR TENSION DEVELOPMENT LENGTHS (Ld)

1. REINFORCEMENT IS UNCOATED, WITH Fy=60,000 PSI.
2. CONCRETE IS NORMAL WEIGHT (144-150#/C.F.)
3. FOR "TOP" BAR DEVELOPMENT LENGTHS ("TOP" IS DEFINED BY ACI 318 AS HAVING MORE THAN 12 INCHES OF FRESH CONCRETE CAST BELOW THE BAR), TABULATED LENGTHS MUST BE MULTIPLIED BY 1.3.
4. LENGTHS TABULATED MUST BE MULTIPLIED BY THE FOLLOWING MODIFICATION FACTORS:
   a. LIGHTWEIGHT CONCRETE 1.3
   b. EPOXY-COATED BARS:
      1.) BARS WITH COVER < 3db, OR
      WITH CLEAR SPACING < 6db ... 1.5 FOR BOTTOM & VERTICAL BARS, 1.3 FOR 'TOP' BARS *
      2.) ALL OTHER CONDITIONS 1.2
      * FOR EPOXY-COATED 'TOP' BARS THE MAXIMUM FOR COMBINED FACTORS = 1.7
5. WHERE TENSION DEVELOPMENT LENGTH (Ld) IS REQUIRED ON PLANS OR IN DETAILS, SEE TENSION DEVELOPMENT LENGTH TABLES.
6. CLASS A LAP SPLICE LENGTHS ARE EQUAL TO TENSION DEVELOPMENT LENGTHS. SEE TABLES FOR TENSION DEVELOPMENT LENGTHS (Ld). APPLY APPROPRIATE MODIFICATION FACTORS TO CLASS A SPLICE LENGTHS.

TABLE #3

TENSION DEVELOPMENT LENGTHS FOR STANDARD END HOOKS (ldh)

(LENGTHS IN INCHES)

BAR SIZE	CONCRETE STRENGTH (PSI)							
	3,000	4,000	5,000	6,000	7,000	8,000	9,000	10,000 +
#3	9	7	7	6	6	6	6	6
#4	11	10	9	8	7	7	7	6
#5	14	12	11	10	9	9	8	8
#6	17	15	13	12	11	10	10	9
#7	19	17	15	14	13	12	11	11
#8	22	19	17	16	15	14	13	12
#9	25	22	19	18	16	15	15	14
#10	28	24	22	20	19	17	16	16
#11	31	27	24	22	21	19	18	17
#14	37	32	29	27	25	23	22	21
#18	50	43	39	35	33	31	29	27

NOTES:

1. TABLE #3 CONFORMS TO ACI 318-2002 (AND 2005). TABULATED VALUES ARE BASED UPON ACI 12.5.2, ASSUMING GRADE 60 REINFORCEMENT AND NORMAL WEIGHT CONCRETE.
2. PER ACI 12.5.3(a), FOR #11 AND SMALLER BARS, IF COVER TO BAR IS 2⅓ INCHES OR MORE, AND FOR 90 DEGREE HOOK WITH COVER ON BAR EXTENSION BEYOND HOOK NOT LESS THAN 2 INCHES, A MODIFICATION FACTOR OF 0.7 MAY BE APPLIED, MINIMUM ldh SHALL NOT BE LESS THAN 8db NOR 6 INCHES.

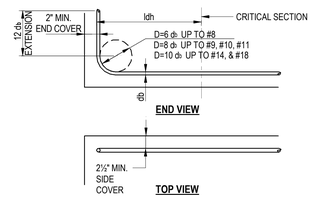


TABLE #4

COMPRESSION LAP SPLICES

(LENGTHS IN INCHES)

BAR SIZE	GRADE OF REINFORCEMENT		
	60 KSI (30 DIA.)	75 KSI (44 DIA.)	80 KSI (48 DIA.)
#3	12	17	18
#4	15	22	24
#5	19	28	30
#6	23	33	36
#7	27	39	42
#8	30	44	48
#9	34	50	54
#10	38	56	61
#11	43	62	68
#14 AND #18	1. LAP SPLICES ARE NOT PERMITTED. USE MECHANICAL CONNECTIONS OR WELDED SPLICES FOR #14 AND #18. PER ACI 318 (12.14.3). 2. LAP SPLICES OF #14 AND #18 BARS TO #11 AND SMALLER BARS ARE PERMITTED PER ACI 318 (12.16.2).		

3. FOR BARS OF DIFFERENT SIZE, USE LARGER OF: SPLICE LENGTH OF SMALLER BAR (TABLE #4) OR DEVELOPMENT LENGTH OF LARGER BAR (FROM TABLE #5) PER ACI 318 (12.16.2).

NOTE:

TABLE #4 APPLIES FOR NORMAL WEIGHT CONCRETE WITH f'c = 3,000 PSI OR GREATER.

TABLE #5

DEVELOPMENT LENGTHS FOR BARS IN COMPRESSION

(LENGTHS IN INCHES)

BAR SIZE	fy = 60,000 PSI			fy = 75,000 PSI			fy = 80,000 PSI		
	CONC. f'c (IN PSI)			CONC. f'c (IN PSI)			CONC. f'c (IN PSI)		
	3,000	4,000	5,000 OR MORE	3,000	4,000	5,000 OR MORE	3,000	4,000	5,000 OR MORE
#3	12	12	12	12	12	12	12	12	12
#4	12	12	12	14	12	12	15	13	12
#5	14	12	12	17	15	14	18	16	15
#6	17	15	14	21	18	17	22	19	18
#7	19	17	16	24	21	20	26	22	21
#8	22	19	18	28	24	23	29	25	24
#9	25	22	21	31	27	25	33	28	27
#10	28	24	23	34	30	28	36	31	30
#11	31	27	26	38	33	31	40	34	33
#14	37	32	31	48	42	39	51	44	42
#18	50	43	41	62	54	51	65	56	54

H1-H2

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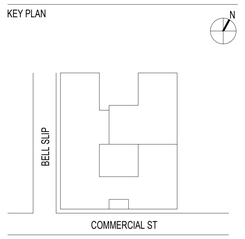
BLOCK: 2472
LOT: 70
BIN: 3428687
ZONING DISTRICT: R6 WITH C2-4 OVERLAY AND R8
OCCUPANCY: R-2
NUMBER OF STORIES: 23

NO.	DATE	REVISION
1	12/20/2019	100% SD SUBMISSION
2	03/15/2020	PROGRESS DD
3	04/01/2020	DOB FILING SET
4	05/01/2020	100% DD SUBMISSIION
5	07/31/2020	50% CD SUBMISSIION
6	12/04/2020	90% CD / BID SET

KEY PLAN



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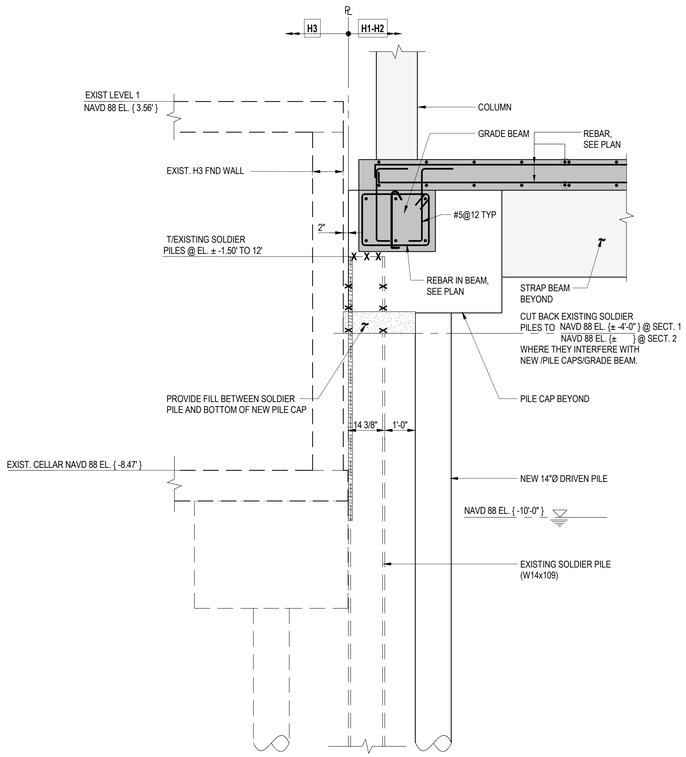
PROJECT NO: 1912710
SEAL & SIGNATURE

DRAWING TITLE.:
TYPICAL FOUNDATION DETAILS 3

DRAWING NO: B00338753

FO-202.00

NYC DOB NO: 3428687 Sheet 7 of 41



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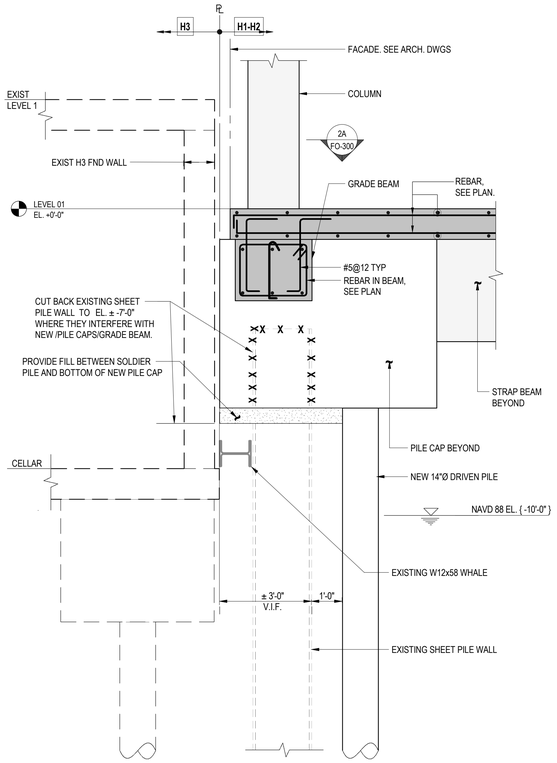

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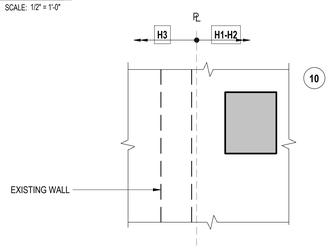

2A FO-300 **PLAN DETAIL**
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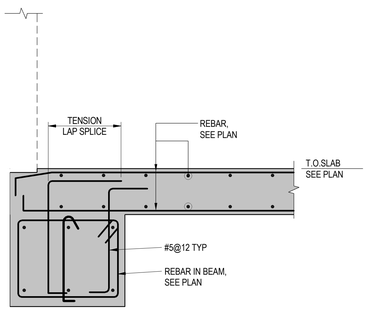

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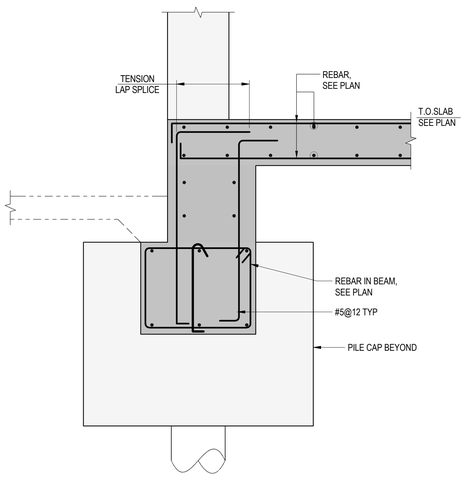

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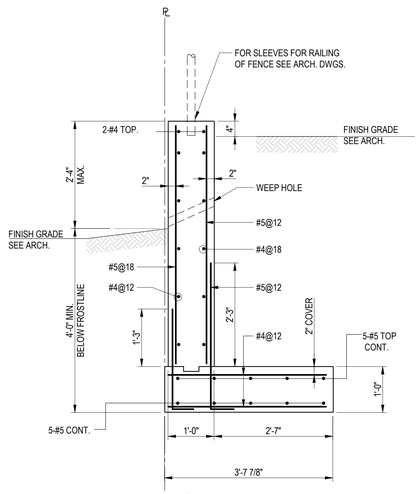

5 FO-300 **SECTION**
SCALE: 3/4" = 1'-0"

H1-H2

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BLOCK: 2472
LOT: 70
BIN: 3428687
ZONING DISTRICT: R6 WITH C2-4 OVERLAY AND R8
OCCUPANCY: R-2
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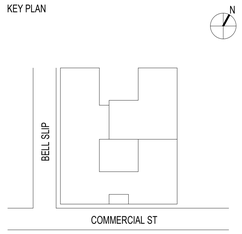
KEY PLAN



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PROJECT NO: 1912710
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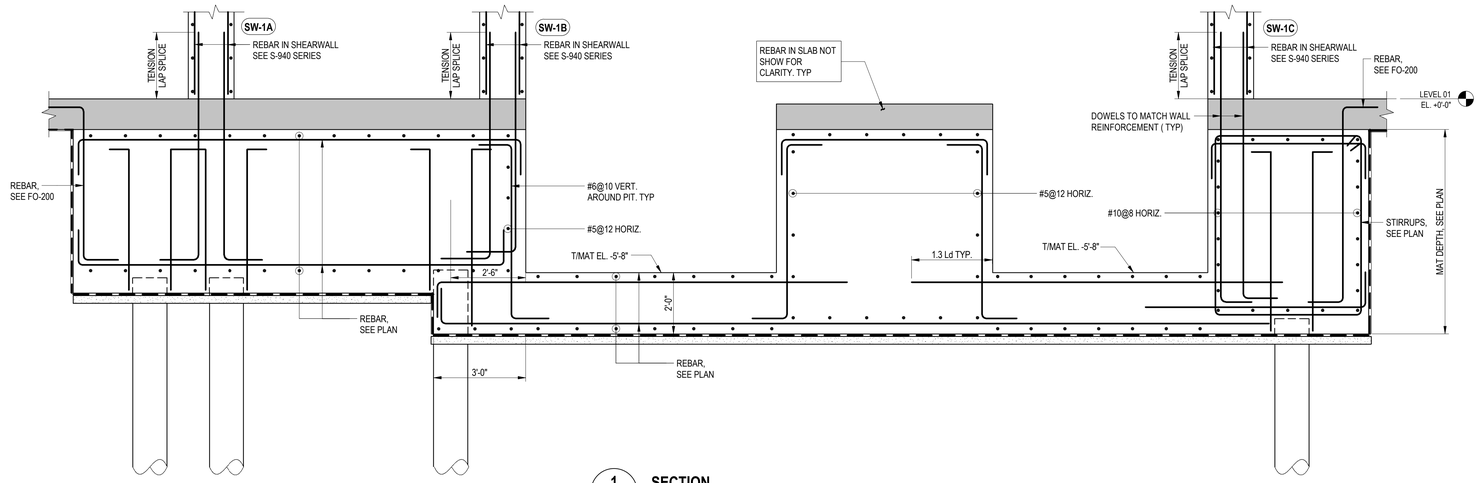
DRAWING TITLE.:
FOUNDATION
SECTIONS

DRAWING NO: B00338753

FO-300.00

NYC DOB NO: 3428687 Sheet 8 of 41



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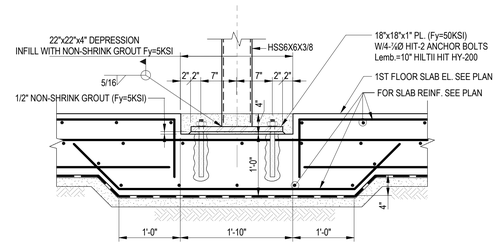

4 FO-301 **SECTION AT LOBBY VESTIBULE COLUMNS**
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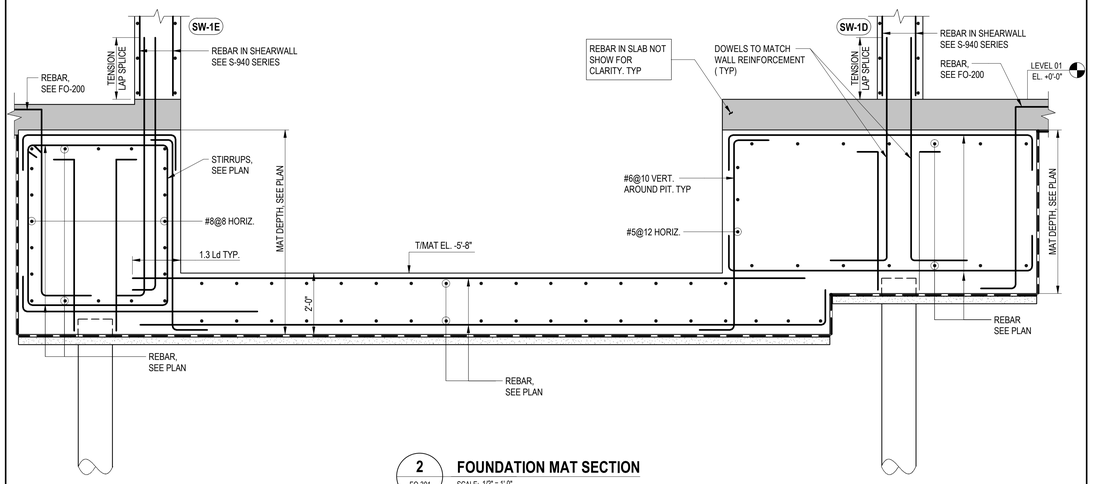
NOTE: FOR LOCATION SEE ARCH DWGS.



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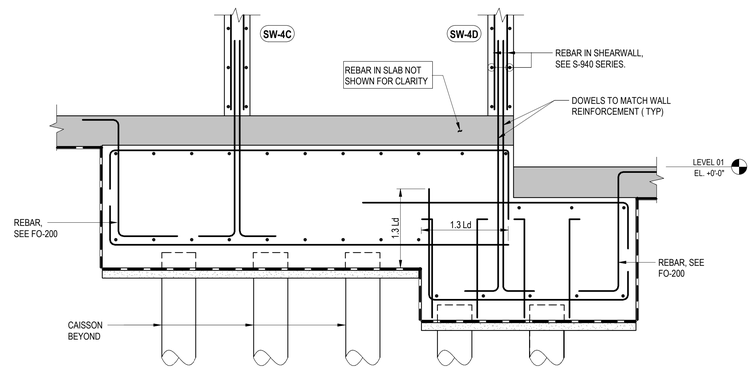

3 FO-301 **SECTION**
SCALE: 1/2" = 1'-0"

H1-H2

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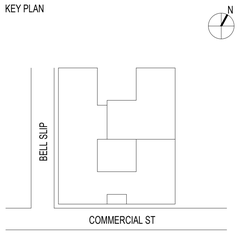
KEY PLAN



SCALE As indicated
PROJECT NO: 1912710
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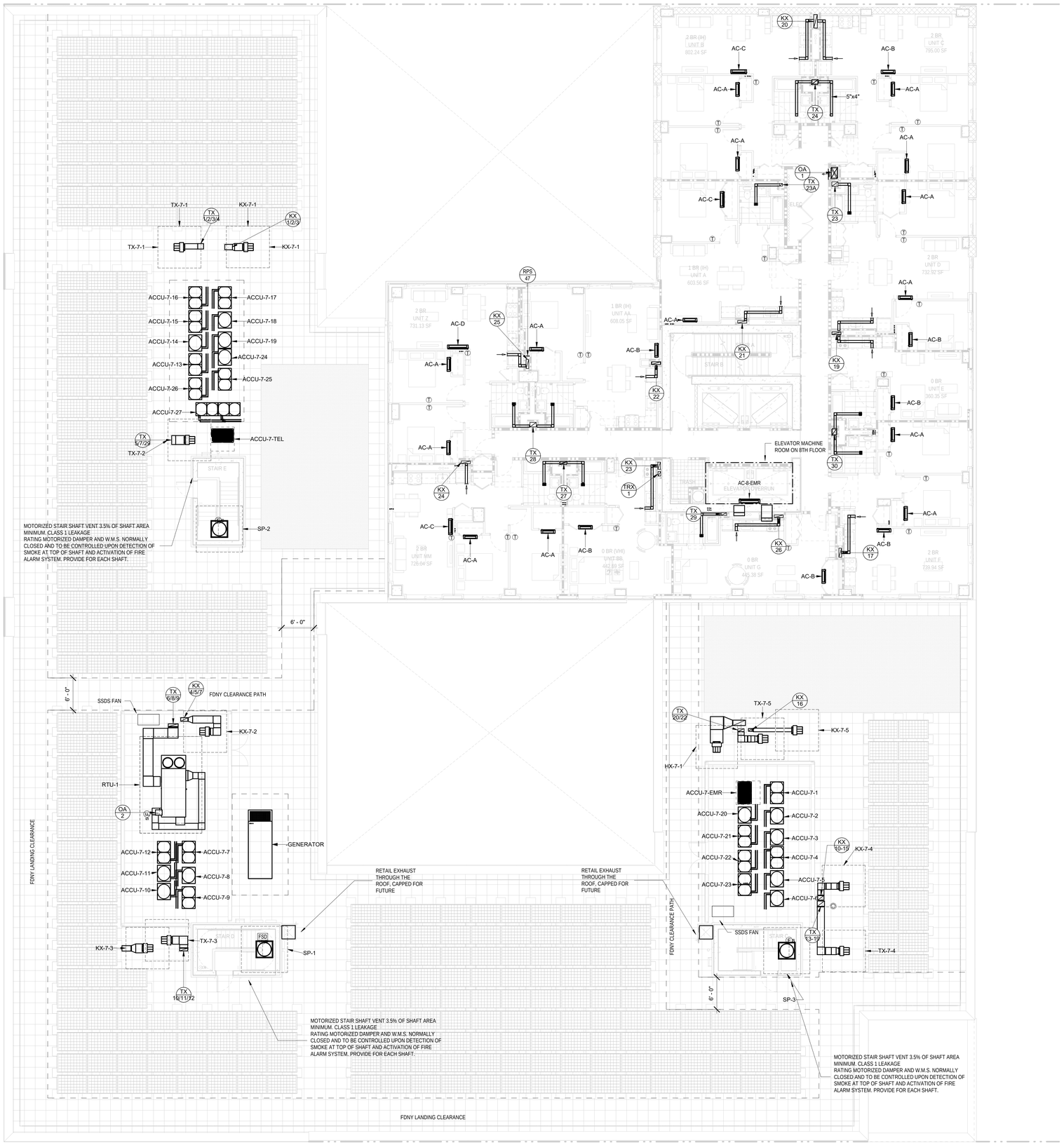
DRAWING TITLE.:
FOUNDATION MAT SECTIONS

DRAWING NO: B00338753

FO-301.00

NYC DOB NO: 3428687 Sheet 9 of 41



NOTES:

1. DURING INSTALLATION APARTMENT TOILET EXHAUSTS TO BE BALANCED TO 20 CFM CONTINUOUS EXHAUST PER BATHROOM U.O.N.
2. APARTMENT KITCHEN EXHAUSTS TO BE BALANCED TO 35 CFM CONTINUOUS EXHAUST PER KITCHEN U.O.N.
3. MAINTAIN MFG. RECOMMENDED CLEARANCE FOR ALL EQUIPMENT. COORDINATE WITH ARCHITECT FOR ACCESS PANEL SPECS AND LOCATIONS.
4. ALL EXHAUST GRILLES WITHIN APARTMENT UNITS SHALL BE 6"X6" U.O.N.
5. PROVIDE DOOR UNDERCUT FORALL APARTMENT DOORS, SEEARCHITECTURAL PLANS FORDETAILS.
6. PROVIDE FIRE SMOKE DAMPERS AT ALL PENETRATIONS THROUGH 2 HR RATED WALLS GREATER THAN 20 SQ INCHES.
7. PROVIDE ACCESS PANELS FOR ALL FD, FSD, & MANUAL BALANCING DAMPERS.
8. PROVIDE RATED ACCESS PANEL IN CORRIDOR SUPPLY SHAFT ENCLOSURE & RISER DUCT TO ACCESS CONSTANT AIR REGULATOR.
9. COORDINATE THERMOSTAT LOCATIONS WITH ARCHITECT.
10. PROVIDE 2 HR FIRE WRAP AT ALL DUCT OFFSETS.
11. ALL TX AND KX BRANCH DUCTWORK SHALL BE 5"X4" U.O.N.
12. PROVIDE 2" CONDENSATE AT ALL REFIGERANT RISERS
13. KX EXHAUST GRILLES TO BE ON VERTICAL FACE OF SMOKE SOFFIT FOR STUDIOS (TYP.). ALL OTHER KITCHEN GRILLES TO BE IN THE CEILING (TYP.)

H1-H2

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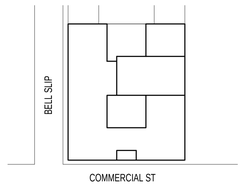
	05.01.2020	100% Design Development
	06.12.2020	DOB Resubmission I
	07.31.2020	50% CD SUBMISSION
	12.04.2020	BID SET

NOT FOR CONSTRUCTION

KEY PLAN



SCALE 1/8" = 1'-0"
PROJECT NO: 1972
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DRAWING TITLE.:

MECHANICAL LEVEL 7 FLOOR PLAN

DRAWING NO:

M-107.00

NYC DOB NO: B00336530 Sheet 7 of 15