ENVIRONMENTAL CONSULTING & MANAGEMENT
ROUX ASSOCIATES INC
209 SHAFTER STREET
ISLANDIA, NEW YORK 11749 TEL 631-232-2600 FAX 631-232-9898

October 28, 2014

New York City Office of Environmental Remediation
City Voluntary Cleanup Program
c/o Shaminder Chawla
100 Gold Street, 2nd Floor
New York, New York 10038

Re: 14CVCP166M
E-Designation #12EHAN189M
182-188 11th Avenue
Remedial Action Work Plan Stipulation List

Dear Mr. Chawla:

Roux Associates Inc. and Remedial Engineering P.C. (collectively referred to as Roux Associates) hereby submit this Remedial Action Work Plan (RAWP) Stipulation List for 182-188 11th Avenue (Site) to the New York City Office of Environmental Remediation (OER) on behalf of Skybox/Chelsea LLC. This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the Site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The Site redevelopment plans have changed since the issuance of the Notice to Proceed (NTP) on January 24, 2014. The revised project details and additional requirements/procedures are provided below.

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum-containing tanks or vessels are identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately-sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.

2. A pre-construction meeting is required prior to start of remedial excavation work at the Site. A pre-construction meeting will be held at the Site and will be attended by OER, the developer or developer's representative, the consultant, excavation/general contractor, and if applicable, the soil broker.

3. A pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the Site. Documentation specified in the RAWP - Appendix 3 - Section 1.6 "Materials Disposal Off-Site" will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.

4. A CD containing the final RAWP including this approved Stipulation List will be placed in the library that constitutes the primary public repository for project documents.

5. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to the building and other permits signage will consist of the NYC VCP Information Sheet (attached **Appendix 2**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.

6. In the event that hazardous waste is identified during the remedial action or subsequent redevelopment excavation activities at this NYC VCP project, and removal and transportation of hazardous waste becomes necessary, the project may be subject to the New York State Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information: http://www.dec.ny.gov/chemical/9099.html.

7. Five (5) end-point samples from the bottom of the excavation will be collected and analyzed to evaluate the performance of the remedy with respect to attainment of Track 1 SCOs. A map indicating end-point sampling locations is attached in **Appendix 3**. Samples will be analyzed for contaminants of concern including volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals.

8. **Appendix 4** includes a Vapor Barrier Pre-Certification letter from the Vapor Barrier manufacturer stating that the proposed vapor barrier system mitigates against the contaminants of concern at the site.

9. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides $1 million per claim in coverage. OER recommends that excavators and truckers also carry contractors pollution liability (CPL) coverage, also providing $1 million per claim in coverage. The CGL policy, and the CPL policy if obtained, must name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry $1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 5**.

10. Daily reports will be provided during active excavation work. If no work is performed for an extended time period, daily report frequency will be reduced to weekly basis. Daily report template is attached in **Appendix 6.**

11. Truck route is included in **Appendix 7.**

12. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.

13. The Site redevelopment plans include the construction of a 19-story, 250-foot tall mixed-use building with ground floor commercial space and residential condominium units and a cellar and sub-cellar. The revised soil disposal volume is approximately 5,600 cubic yards, with a proposed excavation depth of approximately 30 feet below land surface (bls). Only the northern portion of the Site (Block 696, Lot 3) will be redeveloped. The revised redevelopment plans are provided in **Appendix 8**.

14. A Harassment was issued to the Site in 2009. Skybox/Chelsea, LLC will renovate the existing SRO building and maintain it as an SRO/Hospice.

Sincerely,

ROUX ASSOCIATES, INC.

Nathan Epler, Ph.D.
Principal Hydrogeologist

cc: William Wong, NYCOER

APPENDIX 1

Generic Procedures for Management of Underground Storage Tanks Identified under the NYC VCP

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the "tank bottom" consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).

- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as identified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

APPENDIX 2

NYC VCP Signage

NYC Voluntary Cleanup Program

182 – 188 11th Avenue
Site #: 14CVCP166M

This property is enrolled in the New York City Voluntary Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

Or scan with smart phone:

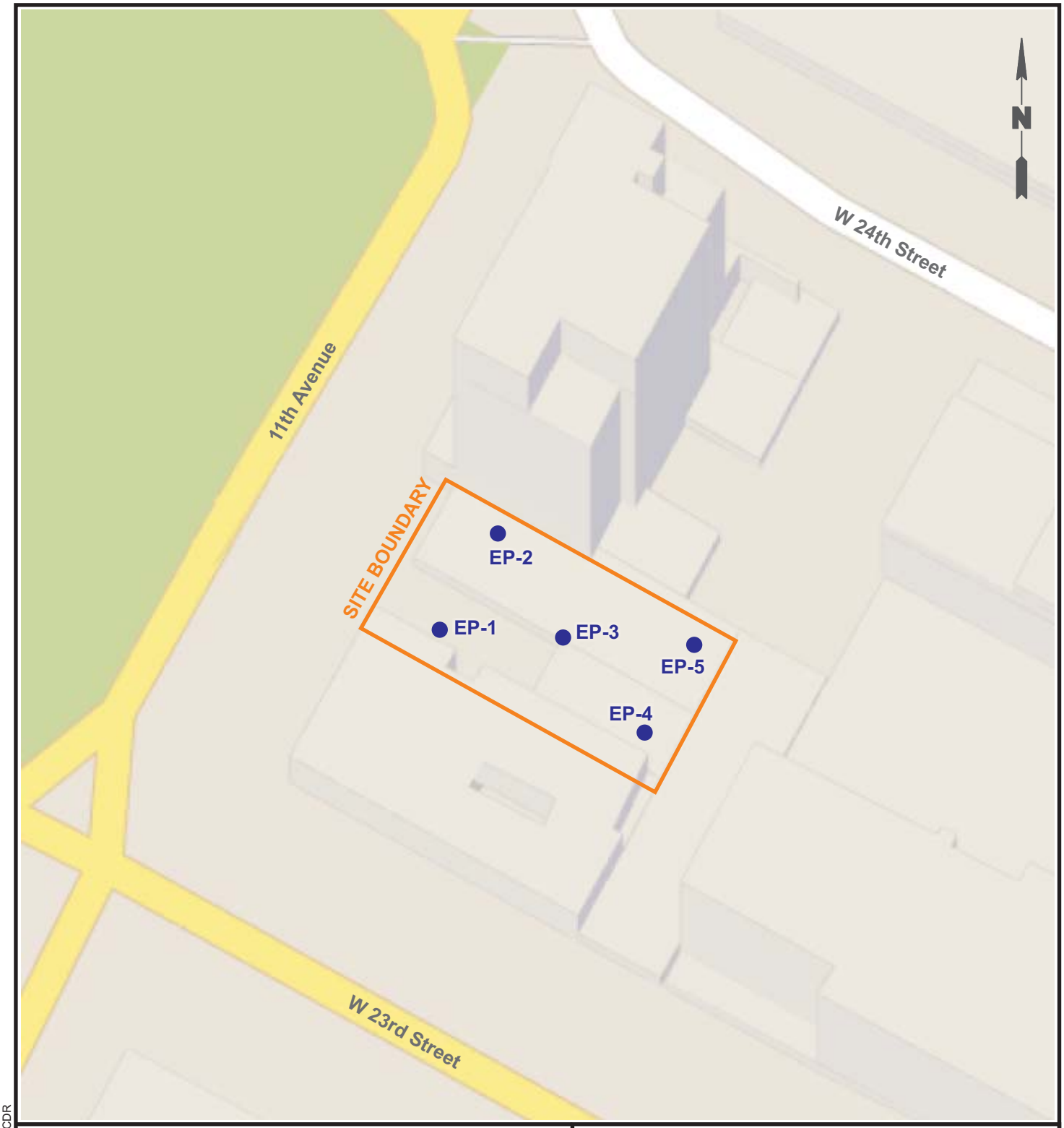
For more information,
log on to: www.nyc.gov/oer

If you have questions or would like more information, please contact:

Shaminder Chawla at (212) 442-3007
or email us at brownfields@cityhall.nyc.gov

APPENDIX 3

End-Point Sampling Map



LEGEND

EP-1 ENDPOINT SAMPLE LOCATION

0 50'

Title:

ENDPOINT SAMPLE LOCATIONS

OER:14CVCP166M
182 - 188 11TH AVENUE,
NEW YORK, NEW YORK

Prepared for:

SKYBOX/CHELSEA LLC

ROUX
ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: N.E.	Date: 30AUG14	FIGURE
Prepared by: B.H.C.	Scale: AS SHOWN	1
Project Mgr.: N.E.	Project No.: 2260.0001Y000	
File: 2260.0001Y104.01.CDR		

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APPENDIX 4

Vapor Barrier Pre-Certification letter

Mark A. Franciosi
Technical Service Engineer - Americas

T 617-498-4303

mark.a.franciosi@grace.com

W. R. Grace & Co.-Conn.
62 Whittemore Avenue
Cambridge, MA 02140

September 12th, 2013

Maria Drakos
Project Scientist
Roux Associates, Inc.
209 Shafter Street
Islandia, NY 11749
631.232.2600

Project: Redevelopment of 182-188 11th Avenue, Block 696, Lots 1, 3 & 4 OER# 14CVCP166M

Dear Maria,

I have reviewed the following documents for the above referenced project:

- Tables 1 through 5– Soil Analytical Results prepared by Roux Associates Inc. in the RI Report dated August 2013.
- Tables 5 through 9 - Groundwater Analytical Results prepared by Roux Associates Inc. in the RI Report dated August 2013.
- Table 11 in the Soil Vapor Analytical Results prepared by Roux Associates Inc. in the RI Report dated August 2013.

The identified contaminants at the levels reported will not have an adverse effect on the waterproofing or vapor barrier properties of Preprufe® 300R, Preprufe® 160R, Bituthene® 3000/4000 and all system accessories, provided standard design and application procedures are followed.

Standard installation instructions and details can be found on our website at www.graceconstruction.com. If you have any questions, please feel free to call me at the number above.

Sincerely,

Mark Franciosi

Mark Franciosi

Technical Services Engineer

cc: J. Ridgeway

APPENDIX 5

BIG Program Insurance Fact Sheet

planNYC
NYC Office of Environmental Remediation

NYC BIG Brownfield Incentive Grant Program

FACT SHEET – BIG PROGRAM INSURANCE REQUIREMENTS

Investigation Grants – for a developer or site owner to be eligible for a BIG investigation grant, its environmental consultant(s) must be:

- a Qualified Vendor in the BIG Program; and
- maintain Professional Liability (PL) insurance of $1M per claim and annual aggregate.

Cleanup Grants – for a developer or site owner to be eligible for a BIG cleanup grant:

- Its general contractor or excavation/foundation contractor hired to perform remedial work must maintain Commercial General Liability (CGL) insurance of at least $1M per occurrence and $2M in the general aggregate. It is recommended that the general contractor or excavation/foundation contractor also maintain a Contractors Pollution Liability policy (CPL) of at least $1M per occurrence.

- Its subcontractors who are hired by the general contractor etc. to perform remedial work at a site, including soil brokers and truckers, must also maintain a CGL policy in the amount and with the terms set forth above. It is recommended that subcontractors also maintain a CPL policy in the amount and with the terms set forth above.

  The CGL policy, and the CPL policy if in force, must list the city, EDC and BRS as additional insureds, include completed operations coverage and be primary and non-contributory to any other insurance the additional insureds may have.

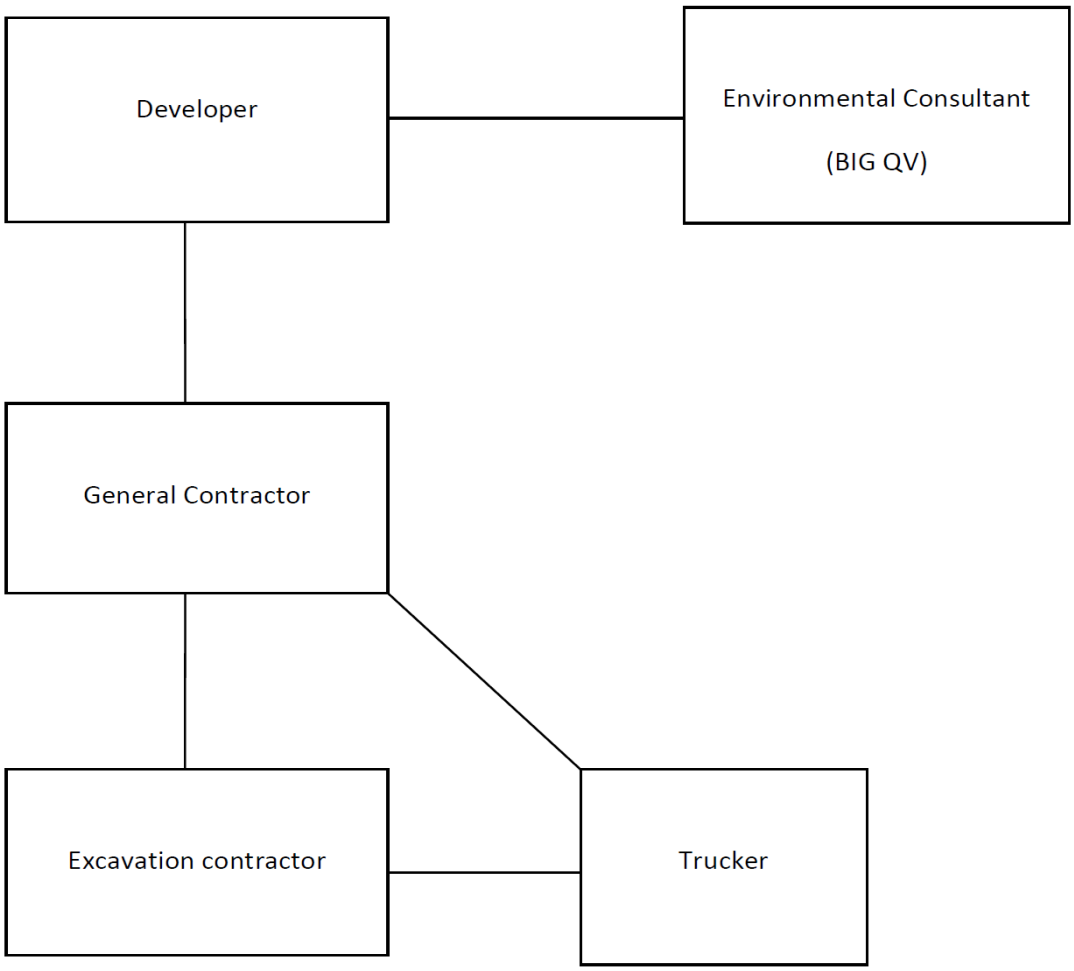
- Its environmental consultant(s) hired to oversee the cleanup must be:
  a. a BIG Qualifed Vendor; and
  b. maintain Professional Liability (PL) insurance of $1M per claim and annual aggregate.

If, in the alternative, the developer hires its environmental consultant to perform the cleanup, the environmental consultant must maintain CGL insurance in the amount and with the terms set forth above. It is recommended that the environmental consultant also maintain CPL coverage in the amount and with the terms set forth in the first two bulleted items listed above.

A schematic presenting the contractual relationships described above appears on page 2. Parties who must be named as Additional Insureds on Cleanup Grant insurance policies (CGL and CPL) are presented on page 3.

Example of Contractual Relationships for Cleanup Work

The Office of Environmental Remediation's Voluntary Cleanup Plan program requires applicants to identify the parties who are engaged in active remediation of their sites including: the General Contractor hired to remediate and/or the excavation contractor hired to excavate soil from the site and the trucking firm(s) that remove soil from the site for disposal at approved facilit(ies).



The chart above shows contractual relationships that typically exist for projects that are enrolled in the Voluntary Cleanup Program.

BIG Program Additional Insureds

The full names and addresses of the additional insureds required under the Required CGL Policy and recommended CPL Policy are as follows:

"City and its officials and employees"
New York City Mayor's Office of Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007

"NYC EDC and its officials and employees"
New York City Economic Development Corporation
110 William Street
New York, NY 10038

"BIG Grant Administrator and its officials and employees"
Brownfield Redevelopment Solutions, Inc.
739 Stokes Road, Units A & B
Medford, NJ 08055

APPENDIX 6

Daily Report Template

planYC
NYC Office of Environmental Remediation

Daily Status Report Template
Version 1.3

Generic Template for Daily Status Report

Instructions

The Daily Status Report submitted to OER should adhere to the following conventions:

- Remove this cover sheet prior to editing.
- Remove all the red text and replace with site-specific information.
- Submit the final version as a Word or PDF file.

Daily Status Reports

Daily status reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAWP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAWP will be communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.

DAILY STATUS REPORT

Prepared By: Enter Your Name Here

WEATHER	Snow		Rain		Overcast		Partly Cloudy	x	Bright Sun	
TEMP.	< 32		32-50		50-70	x	70-85		>85	

VCP Project No.:	13CVCP000M	E-Number:	13EHAN000M	Date:	01/01/2013
Project Name:	Name or Address				

Consultant: Person(s) Name and Company Name	Safety Officer: Person(s) Name and Company Name
General Contractor: Person(s) Name and Company Name	Site Manager/ Supervisor: Person(s) Name and Company Name
Work Activities Performed (Since Last Report): Provide details about the work activities performed.	
Working In Grid #: A1, B1, C1	

Samples Collected (Since Last Report): No samples collected or provide details
Air Monitoring (Since Last Report): No air monitoring performed or provide details
Problems Encountered: No problems encountered or provide details
Planned Activities for the Next Day/ Week: Provide details about the work activities planned for the next day/ week.

									Example:	
Facility # Name/ Location Type of Waste Solid Or Liquid	Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		# # # # # # # Clean Earth Carteret, NJ petroleum soils Solid	
(Trucks, Cu.Yds. Or Gallons)	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds.
Today									5	120
Total									25	600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	13CCSB000				
Today	Trucks 5	Cu. Yds. 25	Total	Trucks 120	Cu. Yds. 600

Site Grid Map

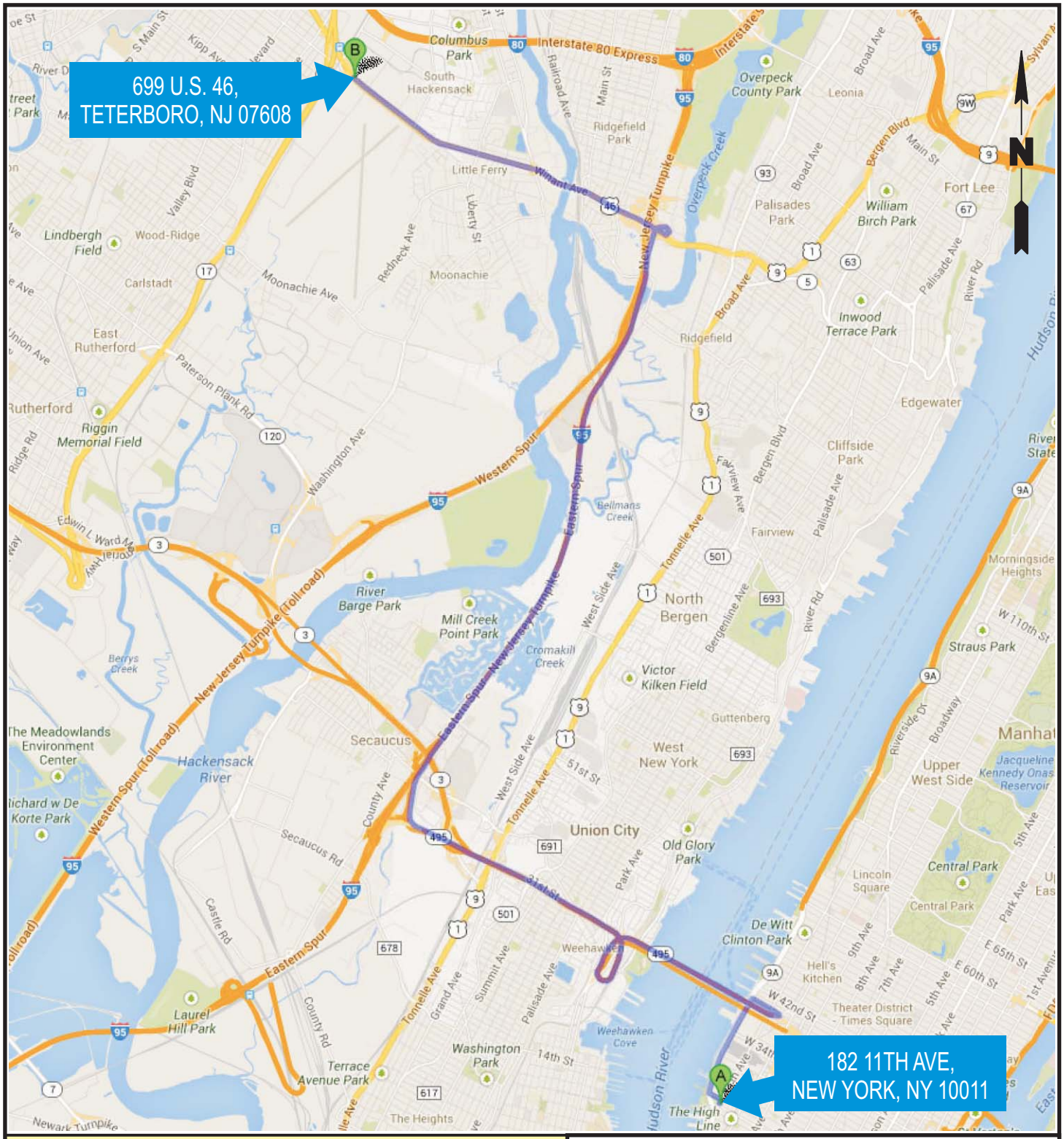
Insert the site grid map here

Photo Log

Photo 1 – provide a caption	Insert Photo Here – Photo of the entire site
Photo 2 – provide a caption	Insert Photo Here – Photo of the work activities performed
Photo 3 – provide a caption	Insert Photo Here – Photo of the work activities performed

APPENDIX 7

Truck route



DIRECTIONS

- Head **northeast** on **11th Ave** toward **W 24th St**.
- Take the 1st Left onto **W 24th St**.
- Take the 1st Right onto **12th Ave**.
- Turn Right onto **W 40th Ave**.
- Merge onto **Lincoln Tunnel** via the ramp to **New Jersey**.
- Continue onto **NJ-495 W**.
- Keep Right at the fork, follow signs for **New Jersey TurnPike N/U.S. 46** and merge onto **I-95 N/New Jersey Turnpike N**.
- Exit onto **US-46 W**. Destination will be on right.

Title:

TRUCK ROUTE MAP

182-188 11TH AVENUE
NEW YORK, NEW YORK

Prepared for:

SKYBOX/CHELSEA LLC

ROUX
ROUX ASSOCIATES, INC.
Environmental Consulting & Management

Compiled by: M.D.	Date: 24SEP13	FIGURE
Prepared by: J.A.D.	Scale: NOT TO SCALE	2
Project Mgr.: M.D.	Project No.: 2260.0001Y000	
File: 2260.0001Y104.02.CDR		

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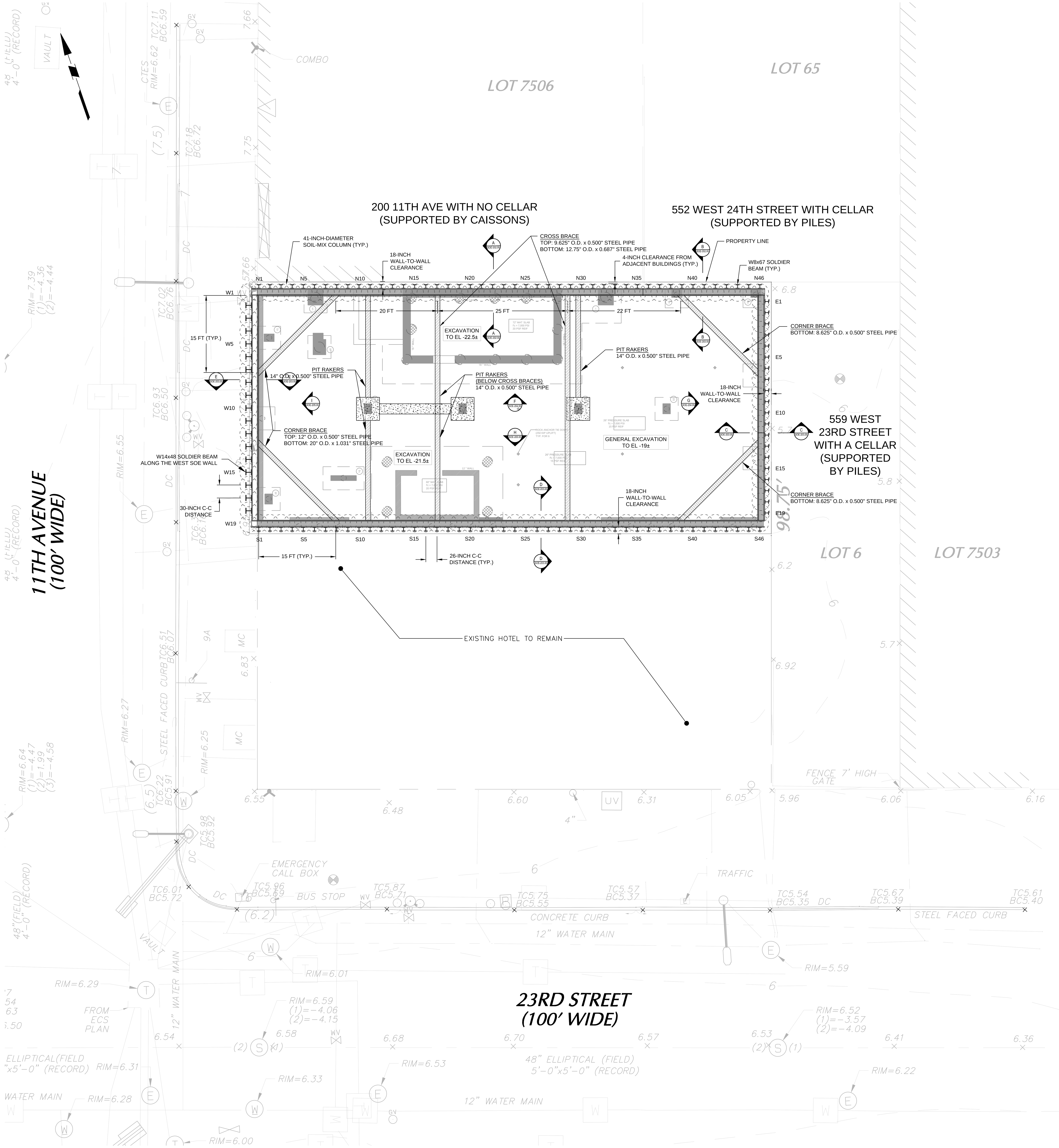
APPENDIX 8

Revised Redevelopment Plans



GENERAL NOTES

1. BASE PLAN IS BASED ON THE PROGRESS DRAWING TITLED "TOPOGRAPHICAL BOUNDARY AND UTILITY SURVEY" PREPARED BY LANGAN, DATED 2 DECEMBER 2012.
2. ELEVATIONS ARE IN BOROUGH PRESIDENT OF MANHATTAN DATUM, 2.75 FT ABOVE USG&CS DATUM (MEAN SEA LEVEL AT SANDY HOOK, NJ, 1929).
3. THESE DRAWINGS ARE FOR TEMPORARY EXCAVATION SUPPORT FOR WALLS.
4. DESIGN ENGINEER OF TEMPORARY EXCAVATION SHEETING AND SHORING SUPPORT SHALL PERFORM SPECIAL INSPECTION.
5. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S ENGINEERS PRIOR TO RELOCATION ANY BRACING TO FACILITATE FOUNDATION CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN CONSENT FROM ADJACENT PROPERTY OWNERS WHERE REQUIRED. SIMILARLY, CONTRACTOR SHALL OBTAIN SIDEWALK CLOSING PERMITS FROM NYS AND NYC DOT FOR ANY SOE WORK THAT EXTENDS INTO THE SIDEWALK OR STREET.
7. FOR CONSTRUCTION FENCE AND SITE ACCESS REFER TO SITE LOCATION PLANS.
8. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS, USING E-70 ELECTRODES, AND SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1.
9. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL CONSTRUCTION OF FOUNDATION WALLS IS SUPPORTED BY PERMANENT STRUCTURE.
10. BASE ELEVATION OF EXISTING FOOTINGS FOR ADJACENT BUILDINGS MUST BE VERIFIED IN FIELD.
11. DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION.
12. FOUNDATION PLAN IS BASED ON A PROGRESS DRAWING TITLED "CELLAR FLOOR PLAN", DRAWING No. FO-100.00, PREPARED BY DeSIMONE CONSULTING ENGINEERS, DATED 24 JUNE 2013.
13. DESIGN AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FOLLOWING:
    A. NEW YORK CITY BUILDING CODE.
    B. AF & PA, NDS.
    C. OSHA CODE.
    D. USE LATEST EDITIONS INCLUDING ADDENDA, SUPPLEMENTS, AMENDMENTS, REVISIONS AND ERRATA, U.N.O.
14. STRUCTURAL STEEL SHALL CONFORM TO:
    A. STEEL ANGLES AND PLATES ASTM A-50, Fy = 50 ksi.
15. CONTRACTOR SHALL PROVIDE CERTIFIED MILL REPORTS AND AFFIDAVIT OF THE PRODUCER OF THE STEEL CERTIFYING THAT THE PROVISIONS OF THE BUILDING CODE ARE MET.
16. LOCATE ALL UTILITIES BEFORE PROCEEDING WITH WORK.
17. BASED ON OUR KNOWLEDGE OF THE ADJACENT BUILDINGS, CONCRETE PIERS AND BUTTONS COULD BE ENCOUNTERED ALONG THE EAST WALL ABUTTING 559 W 23RD STREET. CONTRACTOR SHALL MAKE SURE ALL SUCH OBSTRUCTIONS ARE REMOVED PRIOR TO INSTALLING THE SOIL-MIX CUTOFF WALL.
18. MONITORING SHALL BE DONE REMOTELY WHENEVER CONSTRUCTION ACTIVITIES ASSOCIATED WITH IMPACT LOADINGS OCCUR. THE MONITORING SHALL BEGIN WITH A FOCUS ON PEAK PARTICLE VELOCITY, BUT SHALL INCLUDE THE OPPORTUNITY TO MAKE DISPLACEMENT READINGS IN THE PROXIMITY OF THE OBSERVATION POINTS TO THE SOURCE OF THE VIBRATIONS CAUSING THE RECORDING OF HIGH FREQUENCY VIBRATIONS AND, THEREFORE, INAPPROPRIATELY LARGE PEAK PARTICLE VELOCITIES.
19. NO EARTHWORK WITHIN THE PROPERTY LINE SHALL COMMENCE UNLESS THE PERMIT HOLDER NOTIFIES THE BUILDING DEPARTMENT AT LEAST TWENTY-FOUR HOURS BUT NO MORE THAN FORTY-EIGHT HOURS PRIOR TO THE COMMENCEMENT OF SUCH WORK.
20. CONSTRUCTION SEQUENCE PROVIDED IN SECTION A* ON SHEET SOE-201 REPRESENTS THE MOST GENERAL SECTION OF THE PROPOSED SUPPORT OF EXCAVATION.

NEW YORK CITY SPECIAL INSPECTION NOTES

1. THE DESIGNATED INSPECTING AGENCY FOR SPECIAL INSPECTION RETAINED BY THE OWNER SHALL PERFORM ON SITE INSPECTION IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE REGULATIONS UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

   INCLUDED ARE:
   A. EXCAVATION - SHORING, BRACING, STRUCTURAL STABILITY (BC 1704.19, BC 3304.4.1)
   B. STRUCTURAL SAFETY - STRUCTURAL STABILITY (BC 1704.19)
2. THE SPECIAL INSPECTION ENGINEERS ARE RESPONSIBLE FOR FILING AND OBTAINING APPROVAL OF ALL STATEMENTS, TEST AND INSPECTION REPORTS
3. ALL TESTING AGENCY REPORTS SHALL BE SIGNED AND SEALED BY A N.Y.S. LICENSED, P.E.
4. N.Y.C. BUILDING CODE REQUIRES NOTICE OF COMMENCEMENT OF WORK. BEFORE ANY WORK BEGINS ON AN ITEM OF CONSTRUCTION REQUIRING SPECIAL INSPECTION, ALL PERSONS RESPONSIBLE FOR SUCH SPECIAL INSPECTION SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 72 HOURS PRIOR TO SUCH COMMENCEMENT.

SHORING, BRACING AND MONITORING NOTES

1. ALL WORK SHALL BE PERFORMED AND COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING WORK. ANY INCONSISTENCIES OR OMISSIONS DISCOVERED, SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PERFORM ALL OPERATIONS REQUIRED FOR THE DEMOLITION, REMOVAL, CUTTING ALTERATION OF WORK SHOWN ON THIS DRAWING.
4. SHORING CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND PROPERTY DURING THESE OPERATIONS. ANY DAMAGE TO EXISTING STRUCTURE OR ADJACENT AREAS SHALL BE RECTIFIED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
5. SHORING CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS TO ENSURE STABILITY OF THE AFFECTED STRUCTURE.
6. ALL BARRIERS AND PRELIMINARY MEASURES SHALL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER SAME.
7. SIGNED AND SEALED SHORING PLANS SHALL BE FILED BY THE CONTRACTOR WITH THE NEW YORK CITY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
8. COORDINATE ALL EXISTING LINES, PIPES, DUCTS AND OTHER UTILITIES WHICH ARE TO BE RELOCATED WITH THE ARCHITECT AND MECHANICAL ENGINEER PRIOR TO ANY DEMOLITION.
9. CONTRACTOR SHALL PERFORM DAILY MONITORING AND CORRECTION OF THE SHORING FOR STABILITY, TIGHTNESS, PLUMBNESS, ETC.
10. THE CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATIONS AND SAFEGUARDS OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF ANY EXISTING UNFORESEEN STRUCTURAL CONDITIONS OR SITUATIONS THAT REQUIRE FURTHER INVESTIGATION OR STUDY, (SUCH AS EXCESSIVE DETERIORATION, CRACKS IN MASONRY OR SLABS, ADDITIONAL DEFLECTION, ETC.) HE SHALL NOTIFY THE ENGINEER.

SOIL-MIX NOTES:

1. SOIL-MIX GROUT TO CONSIST OF APPROXIMATELY 1 BAG OF CEMENT PER 15 GALLONS OF WATER. USE A MINIMUM OF 35 BAGS OF CEMENT PER SOIL-MIX HOLE.
2. STRENGTH OF COMPLETED SOIL-CEMENT MIXTURE TO BE MINIMUM 500 PSI, WHICH MAY BE VERIFIED VISUALLY, DUE TO THE LOW STRENGTH REQUIREMENT.
3. DRILL RATE TO VARY, BUT ANTICIPATED RATE TO BE APPROXIMATELY 1 SOIL-MIX HOLE PER HOUR.
4. TWO 15-FT-DEEP SACRIFICIAL TEST SHAFTS ARE REQUIRED TO BE INSTALLED WITHIN THE SITE PRIOR TO PRODUCTION INSTALLATION. ONE IS TO BE INSTALLED TOWARDS THE WEST AND THE OTHER TOWARDS THE EAST. THE TEST SHAFTS ARE TO BE EXPOSED VIA TEST PITS TO CONFIRM INSTALLED GEOMETRY.
5. UPON COMPLETION OF FIRST FEW SOIL-MIX HOLES, AFTER MIX HAS SET FOR 48 HOURS, THE SOUNDNESS AND INTEGRITY OF THE MIX SHALL BE VERIFIED BY THE CONTRACTOR'S DESIGN ENGINEER BY EXCAVATING APPROXIMATELY 5 FEET ADJACENT TO THE SOIL-MIX HOLE AND DETERMINE IF THERE ARE ANY MODIFICATIONS TO BE MADE TO THE MIX. THIS SHALL BE DONE IN THE PRESENCE OF THE SPECIAL INSPECTOR.
6. IF DURING GENERAL EXCAVATION, A PORTION OF THE SOIL-MIX WALL IS DISCOVERED TO HAVE A PORTION WITH POOR SOIL-CEMENT MIXING OR A WATER BREACH, CONTRACTOR SHALL PRESSURE GROUT THROUGH THE WALL TO PATCH THE HOLES. THIS MAY BE DONE WITH GROUT TUBES AND A MOYNO PUMP OR OTHER MEANS AS NECESSARY TO PLUG THE LEAK.
7. DUE TO THE IMPERVIOUS NATURE OF THE SOILS IN THE AREA AND THE SOIL-CEMENT MIX WALL, DEWATERING SHALL ONLY OCCUR WITHIN THE SITE. GROUND WATER LEVEL WILL NOT BE AFFECTED OUTSIDE THE JOB SITE.

CONSTRUCTION PROCEDURE:

1. LAYOUT SECANT SOIL-MIX COLUMN HOLES IN ACCORDANCE WITH THIS DRAWING.
2. REMOVE THE EXISTING FIRST FLOOR SLAB PRIOR TO INSTALLATION OF SOIL-MIX COLUMNS.
3. DRILL INITIAL OPEN SECANT HOLE WITH AUGER-LIKE DRILL TIP ATTACHED TO END OF DRILL ROD, INJECTING A GROUT MIX INTO THE HOLE WHILE DRILLING PROCEEDS IN ORDER TO CREATE A SOIL-CEMENT MIX AND TO MAINTAIN THE INTEGRITY OF THE HOLE AND AVOID LOSS OF GROUND. GROUT TO NE INJECTED BY GRAVITY FEED AND STIRRED UP WITH THE MIER BIT AT THE END OF THE DRILL RODS. GROUT MIX TO CONTAIN 1 BAG OF CEMENT PER APPROXIMATELY 15 GALLONS OF WATER.
4. DROP/PUSH SOLDIER BEAM INTO THE HOLE, AND SET AT THE LOCATION AS SHOWN ON THE DRAWING.
5. DRILL ANOTHER PRIMARY HOLE (PRIMARY HOLES ARE THIS WHICH ARE AN EVEN COUNT OFF THE INITIAL SECANT HOLE) AS PER STEPS 3 AND 4, AND INSTALL SOLDIER BEAM.
6. DRILL SECONDARY HOLE (THOSE WHICH ARE DRILLED BETWEEN TWO PRIMARY HOLES) AS PER STEPS 3 AND 4.
7. CONTINUE WITH STEP 3-6 UNTIL ENTIRE SECANT SOIL-MIX WALL HAS BEEN INSTALLED.
8. EXCAVATE TO THE PROPOSED BOTTOM OF EXCAVATION BY FOLLOWING THE CONSTRUCTION PROCEDURE PRESENTED IN DRAWINGS SOE-201.
9. ONCE THE CONCRETE BREAKS OF THE STRUCTURAL SLAB HAVE ACHIEVED A MINIMUM OF 3000 PSI, THE CORNER BRACES, INTERNAL RAKERS, AND WALERS MAY BE REMOVED. CONSULT WITH DESIGN ENGINEER TO DETERMINE THE MOST APPROPRIATE MEANS AND METHODS OF REMOVAL OF THE BRACING.
10. GRIND SOIL MIX WALL AS REQUIRED FOR A BACKING SURFACE FOR THE WATERPROOFING, AND INSTALL BLIND SIDE WATERPROOFING.
11. CONSTRUCT FOUNDATION WALLS AND FIRST FLOOR AS PER STRUCTURAL DRAWINGS.

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT SUBMISSION #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

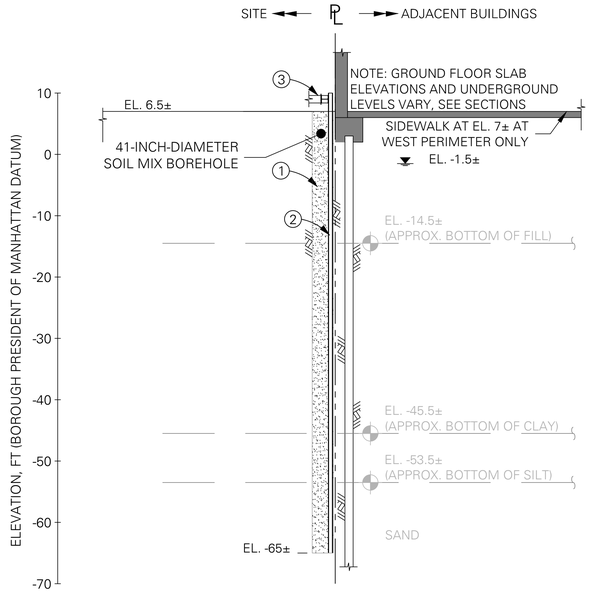
SUPPORT OF EXCAVATION PLAN

Scale	1/8" = 1'-0"
Issue Date	15 August 2014
Project No.	2307.00

Drawing No.

SOE-101.00

[AREA FOR DOB B-SCAN STICKER]

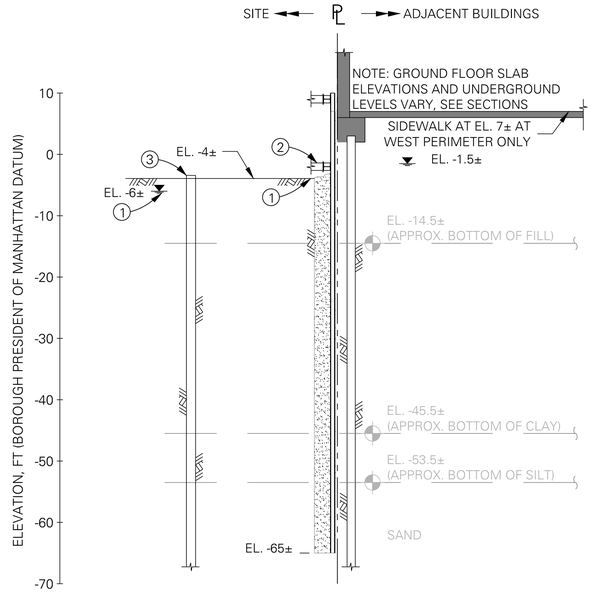


STAGE 1

STEPS:

1. DRILL A 41-INCH-DIAMETER SOIL-MIX BOREHOLE TO EL. 65± WHILE MIXING FILL BALANCE OF ANNULAR SPACE WITH SOIL/CEMENT MIXTURE (GROUT MIX TO CONTAIN 1 BAG OF CEMENT PER APPROXIMATELY 15 GALLONS OF WATER).
2. INSTALL THE SOLDIER BEAM INSIDE ACCORDING TO SECTIONS (AS CLOSE TO THE EXISTING ADJACENT BUILDINGS AS POSSIBLE).
3. INSTALL TOP TIER WALES, CROSS BRACING AND CORNER BRACES AT EL. 9 WHERE SHOWN ON SECTIONS AND ELEVATIONS.

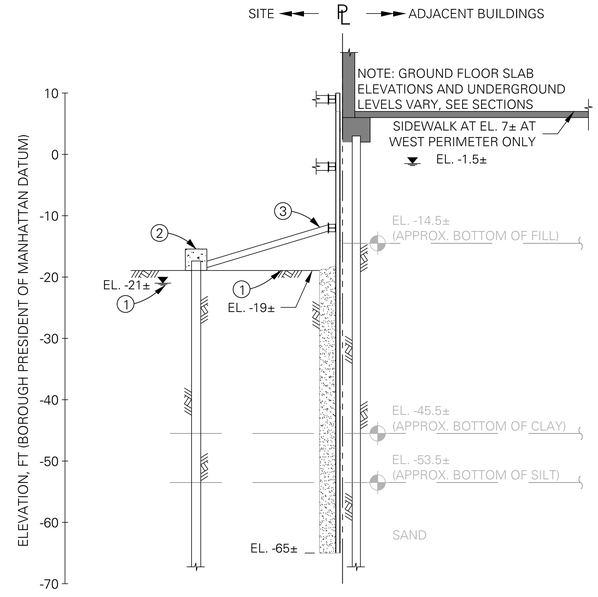
NOTE:
FOR BORING INFORMATION REFER TO GEOTECHNICAL ENGINEERING REPORT.



STAGE 2

STEPS:

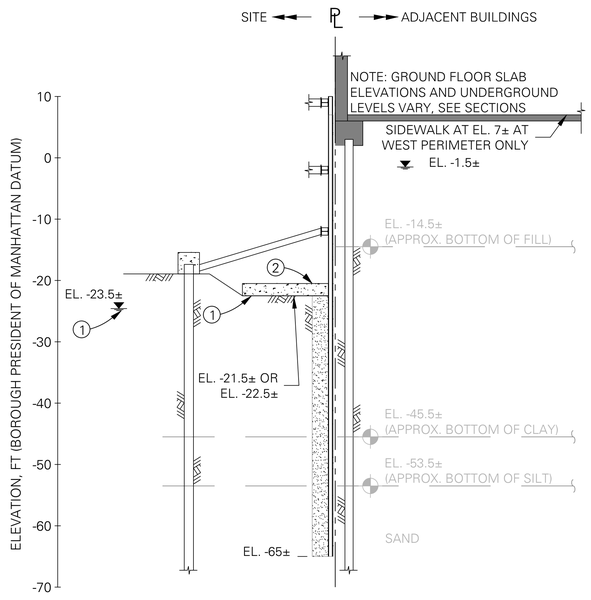
1. CONDUCT GENERAL SITE EXCAVATION TO EL. -4±. CONTRACTOR TO INSTALL DEWATERING SYSTEM TO DRAW DOWN GROUNDWATER LEVEL TO AT LEAST 2 FT BELOW THE BOTTOM OF EXCAVATION.
2. CHIP OUT THE EXPOSED CEMENT/SOIL MIXTURE TO THE FRONT FACE OF THE SOLDIER BEAMS AT BRACING LOCATIONS, AND INSTALL BOTTOM TIER WALES, CROSS BRACING AND CORNER BRACES AT EL. -2 WHERE SHOWN ON SECTIONS AND ELEVATIONS.
3. INSTALL PILES IN BUILDING FOOTPRINT.



STAGE 3

STEPS:

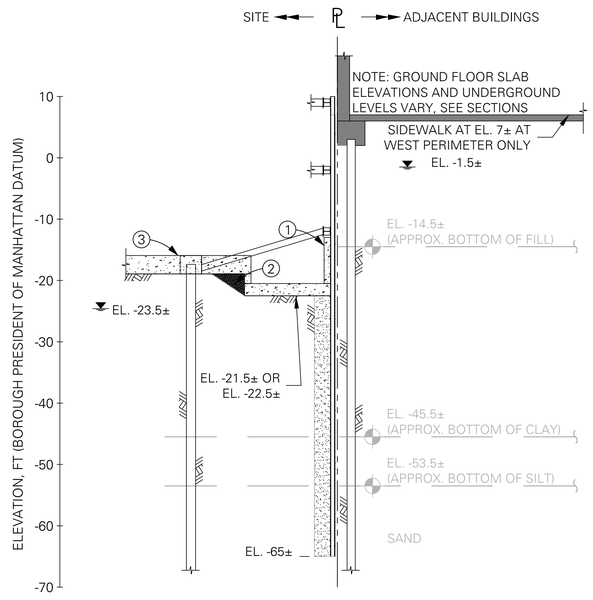
1. CONDUCT GENERAL SITE EXCAVATION TO EL. -19±. CONTRACTOR TO INSTALL DEWATERING SYSTEM TO DRAW DOWN GROUNDWATER LEVEL TO AT LEAST 2 FT BELOW THE BOTTOM OF EXCAVATION.
2. CAST PILE CAPS AND STRAP BEAM AS SHOWN ON DRAWINGS.
3. CHIP OUT THE EXPOSED CEMENT/SOIL MIXTURE TO THE FRONT FACE OF THE SOLDIER BEAMS AT BRACING LOCATIONS, AND INSTALL PIT RAKERS AT EL. -12 WHERE REQUIRED.



STAGE 4

STEPS:

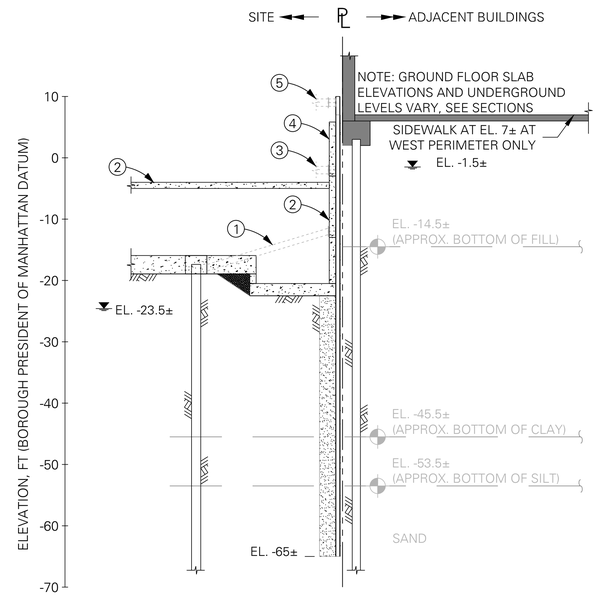
1. EXCAVATE TO EL. -21.5± AT THE SOUTH PIT AND TO EL. -22.5± AT THE NORTH PIT. CHIP OUT THE EXPOSED CEMENT/SOIL MIXTURE TO THE FRONT FACE OF THE SOLDIER BEAM TO FINAL SUBGRADE.
2. CONSTRUCT SUBCELLAR SLABS IN PIT AREAS.



STAGE 5

STEPS:

1. CONSTRUCT BASEMENT WALL AND ELEVATOR PIT WALLS TO ABOUT EL. 13±.
2. BACKFILL AREAS BETWEEN ELEVATOR PIT WALLS AND THE PILE CAPS, ETC.
3. CAST PRESSURE SLAB ACCORDING TO FOUNDATION DRAWINGS.



STAGE 6 - FINAL

STEPS:

1. REMOVE PIT RAKERS.
2. CAST BASEMENT WALLS TO ABOUT EL. -3± AND CELLAR LEVEL SLAB ACCORDING TO STRUCTURAL DRAWINGS.
3. REMOVE BOTTOM TIER OF CORNER BRACES, CROSS BRACES AND WALES AT EL. -2.
4. CAST BASEMENT WALLS TO BOTTOM OF FIRST FLOOR SLAB.
5. REMOVE TOP TIER OF CORNER BRACES, CROSS BRACES AND WALES AT EL. 9.

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT SUBMISSION #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title
SUPPORT OF EXCAVATION
TYPICAL CONSTRUCTION SEQUENCE

Scale	1" = 10'-0"
Issue Date	15 August 2014
Project No.	2307.00
Drawing No.	SOE-201.00

[AREA FOR DOB B-SCAN STICKER]

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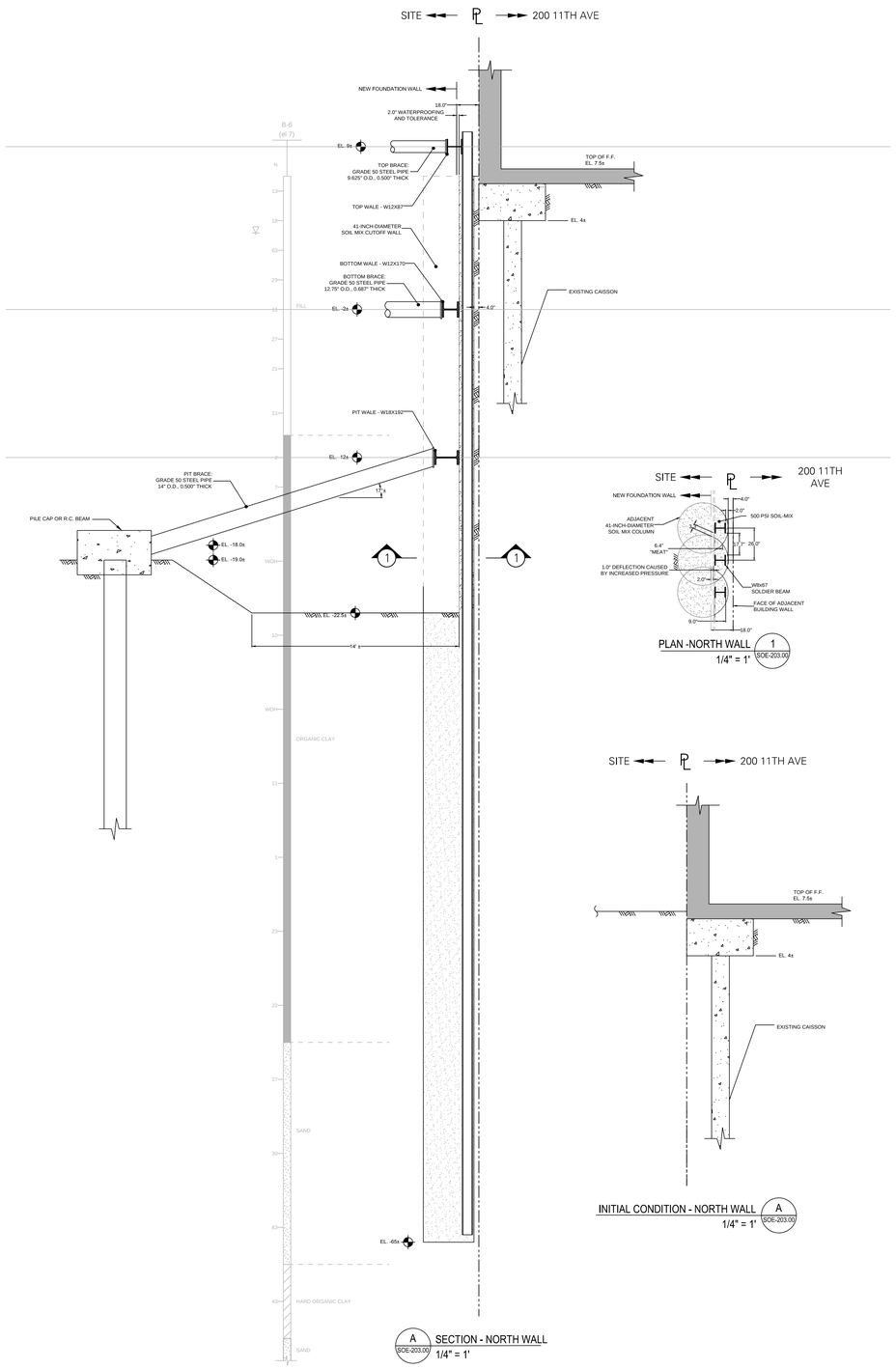

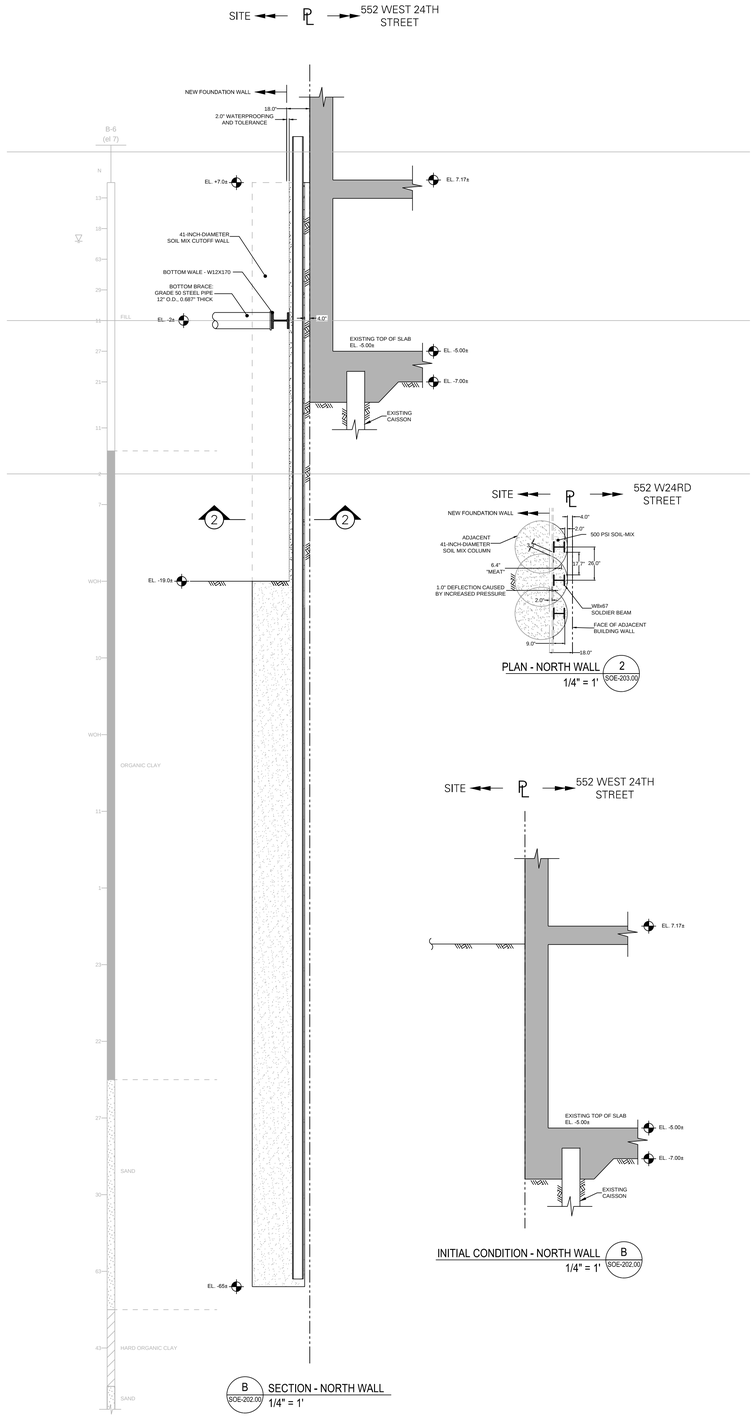

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT SUBMISSION #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

SUPPORT OF EXCAVATION
SECTIONS A & B

Scale	1/4" = 1'-0"
Issue Date	15 August 2014
Project No.	2307.00
Drawing No.	SOE-202.00

[AREA FOR DOB B-SCAN STICKER]

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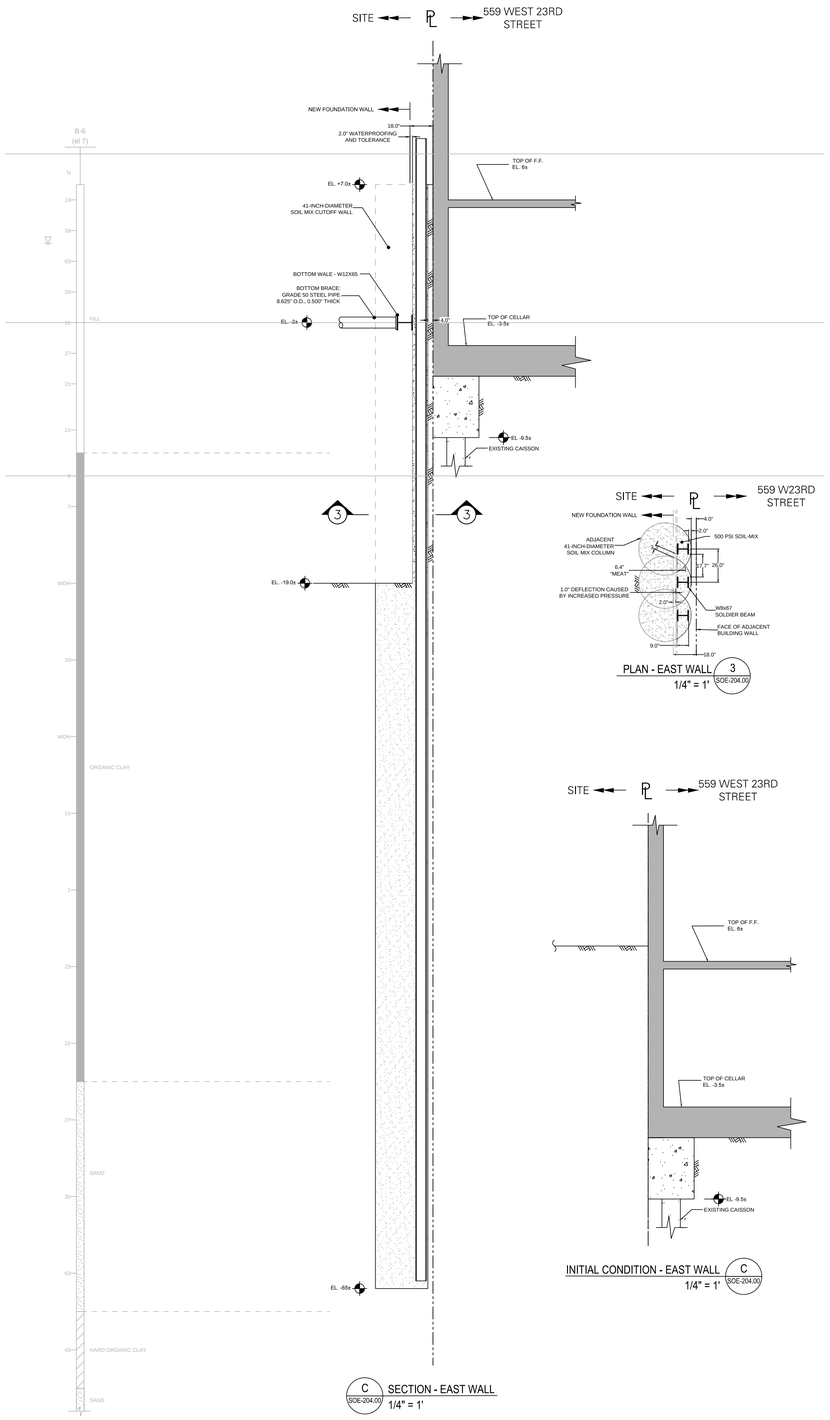

C SOE-204.00 SECTION - EAST WALL
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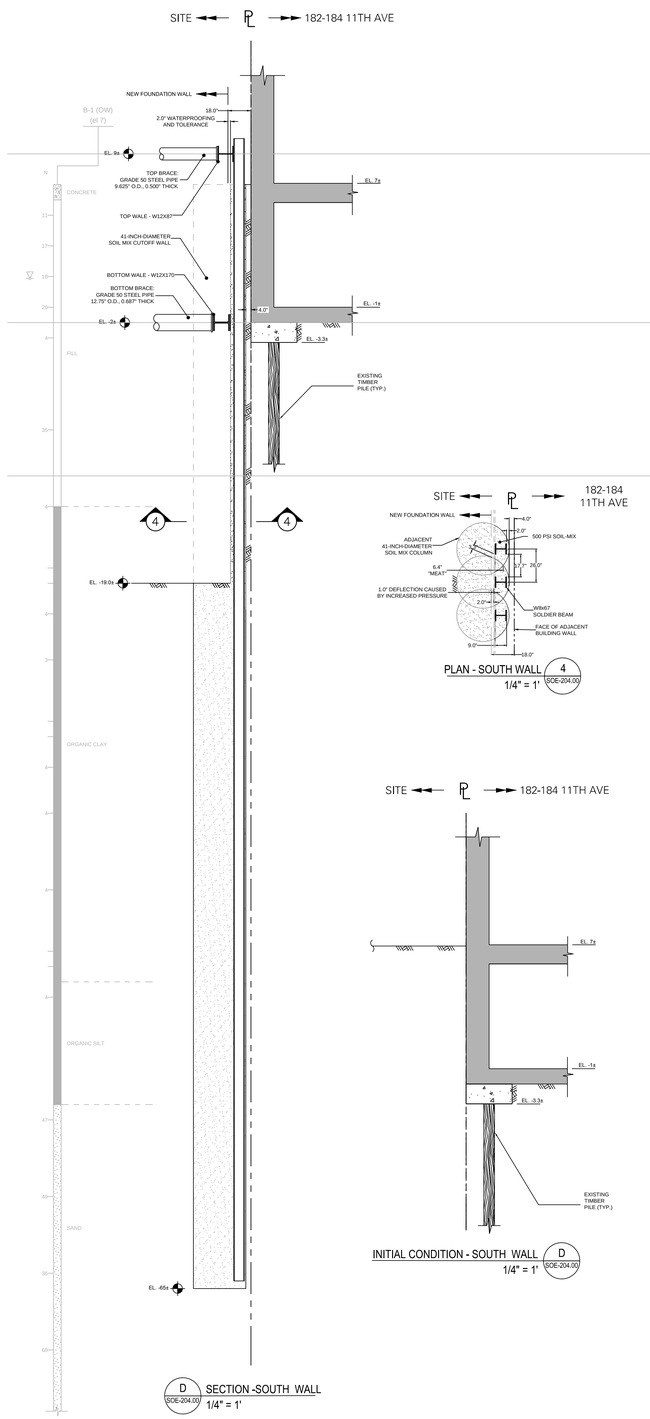
PLAN - EAST WALL 3 SOE-204.00
1/4" = 1'

INITIAL CONDITION - EAST WALL C SOE-204.00
1/4" = 1'



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PLAN - SOUTH WALL 4 SOE-204.00
1/4" = 1'

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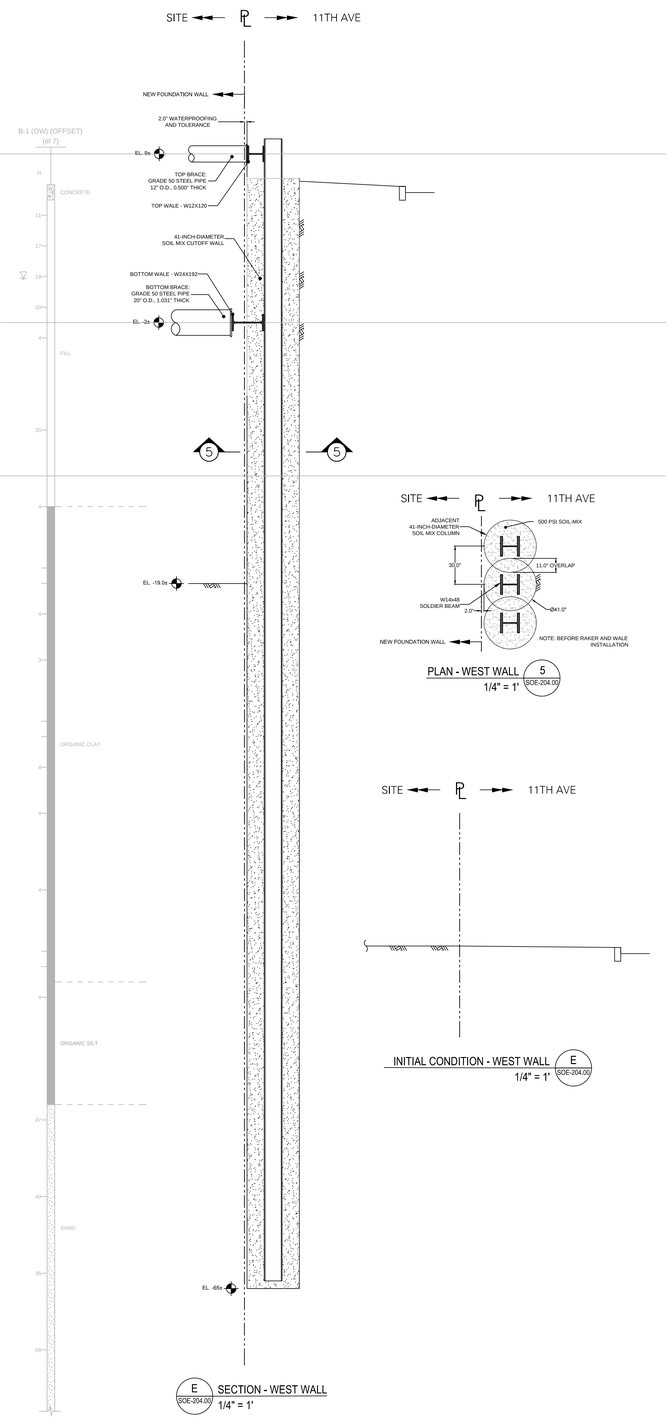
1/4" = 1'



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1/4" = 1'

PLAN - WEST WALL 5 SOE-204.00
1/4" = 1'

INITIAL CONDITION - WEST WALL E SOE-204.00
1/4" = 1'

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1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

SUPPORT OF EXCAVATION
SECTIONS C, D & E

Scale	1/4" = 1'-0"
Issue Date	15 August 2014
Project No.	2307.00
Drawing No.	SOE-203.00

[AREA FOR DOB B-SCAN STICKER]

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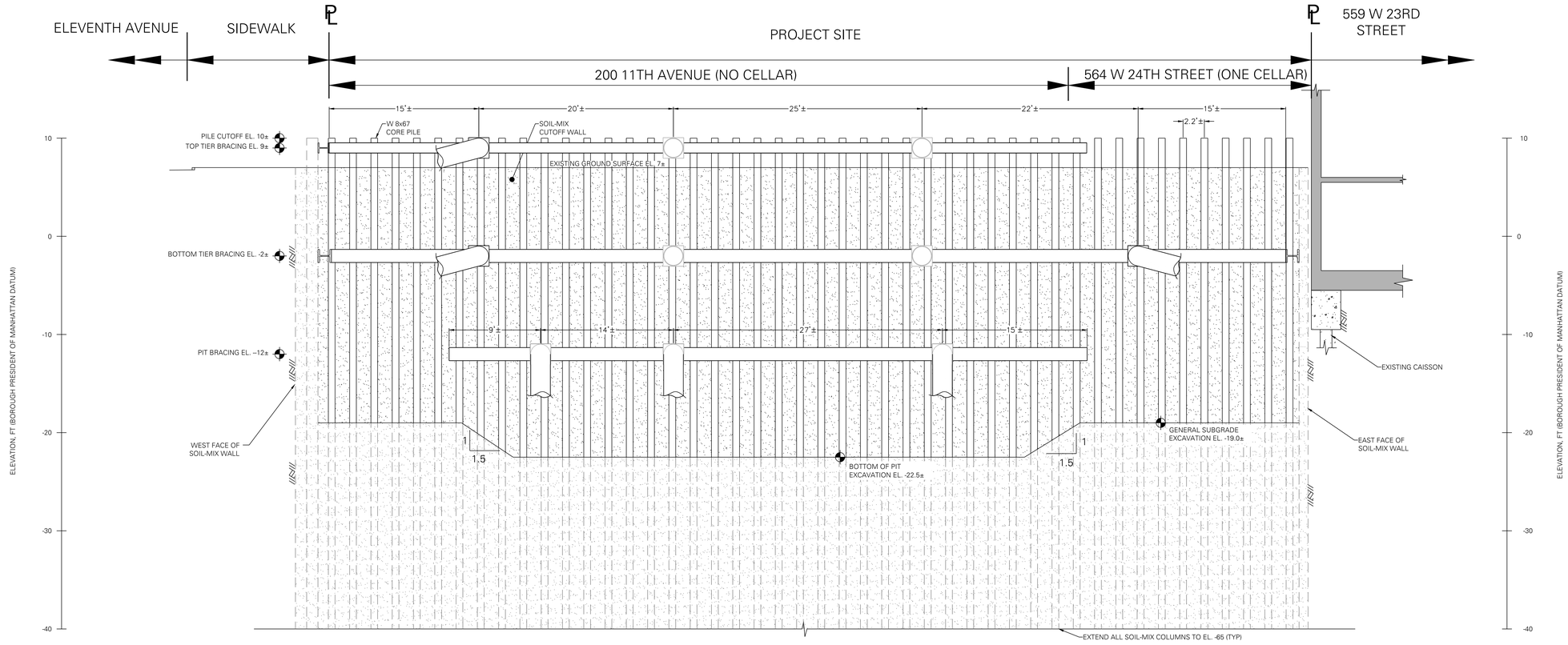

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SOE-204.00

ELEVATION VIEW - FACING NORTH

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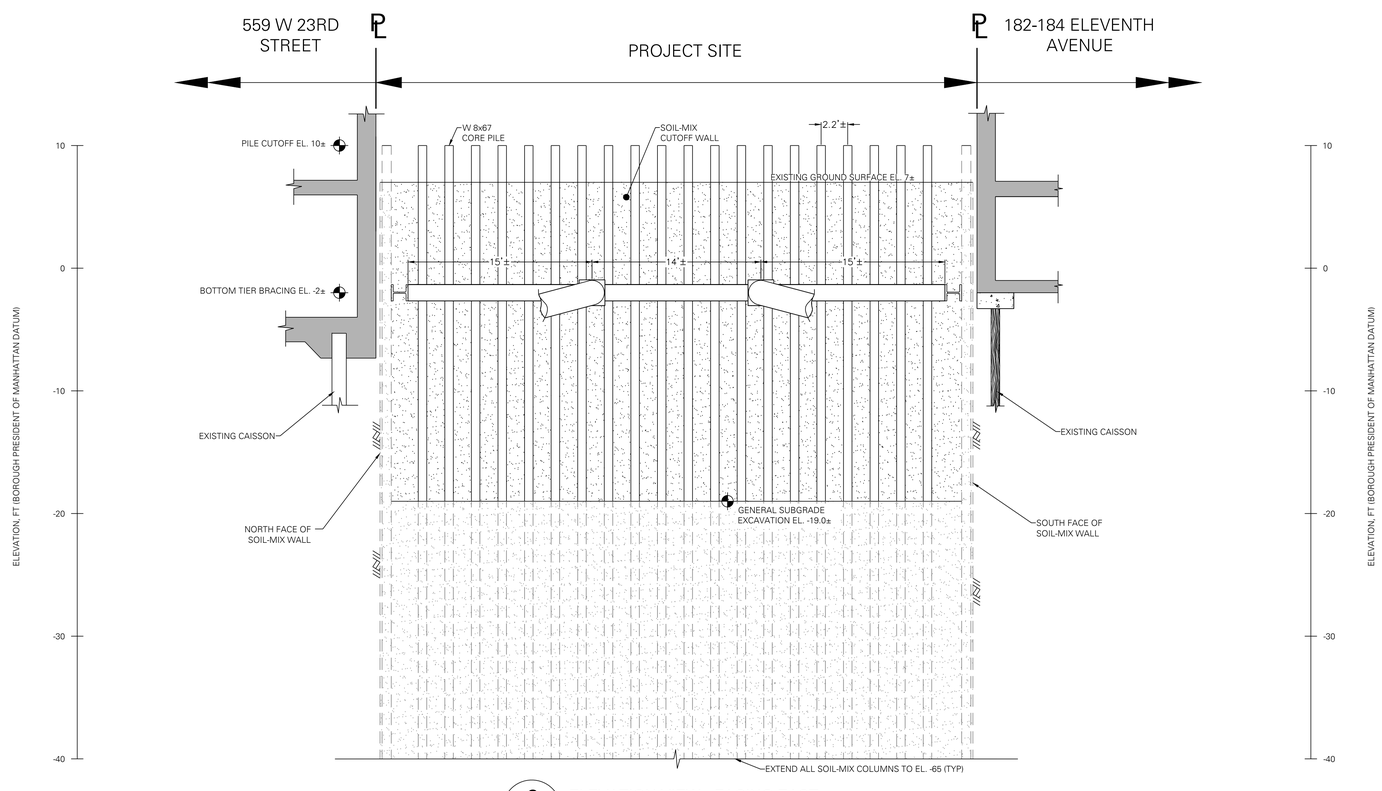

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SOE-204.00

ELEVATION VIEW - FACING EAST

1"=5'

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Revisions

Drawing Title

SUPPORT OF EXCAVATION
ELEVATION F & G

Scale	1" = 5'-0"
Issue Date	15 August 2014
Project No.	2307.00
Drawing No.	SOE-204.00

[AREA FOR DOB B-SCAN STICKER]

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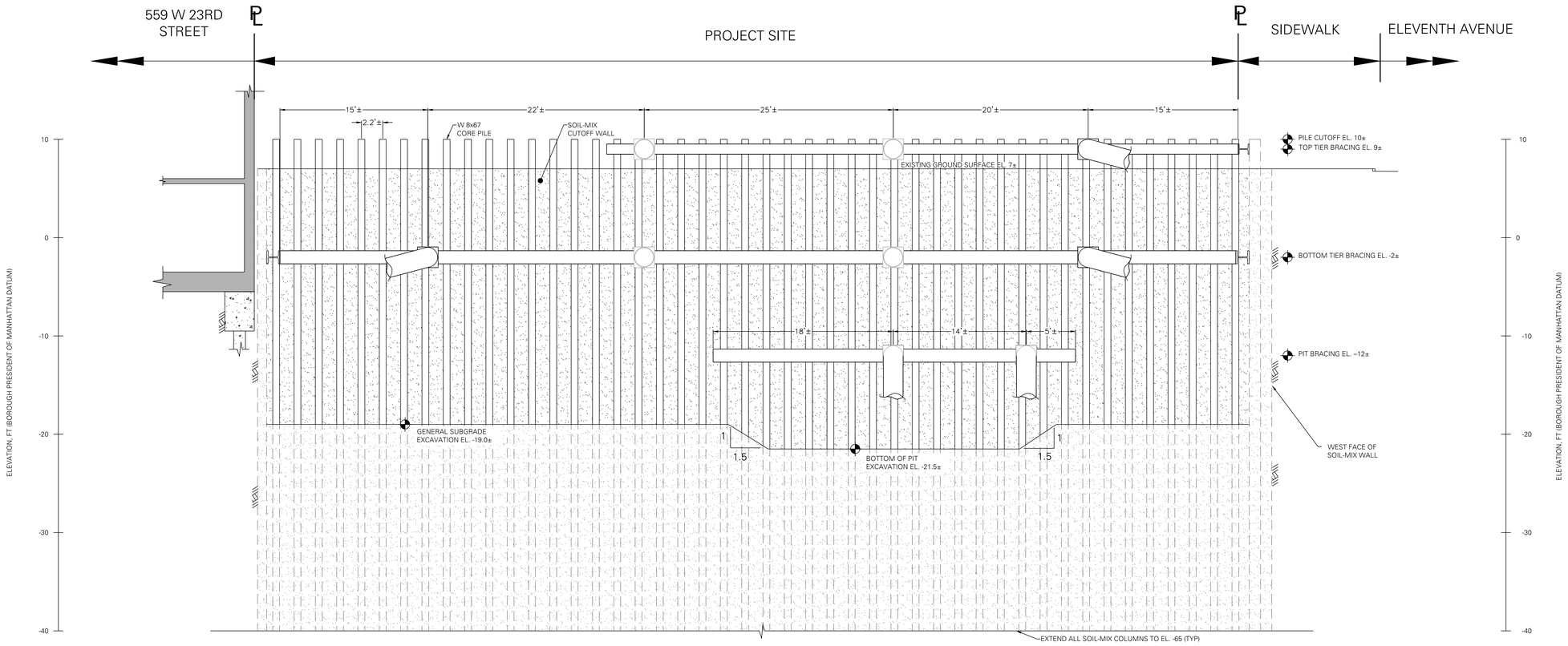

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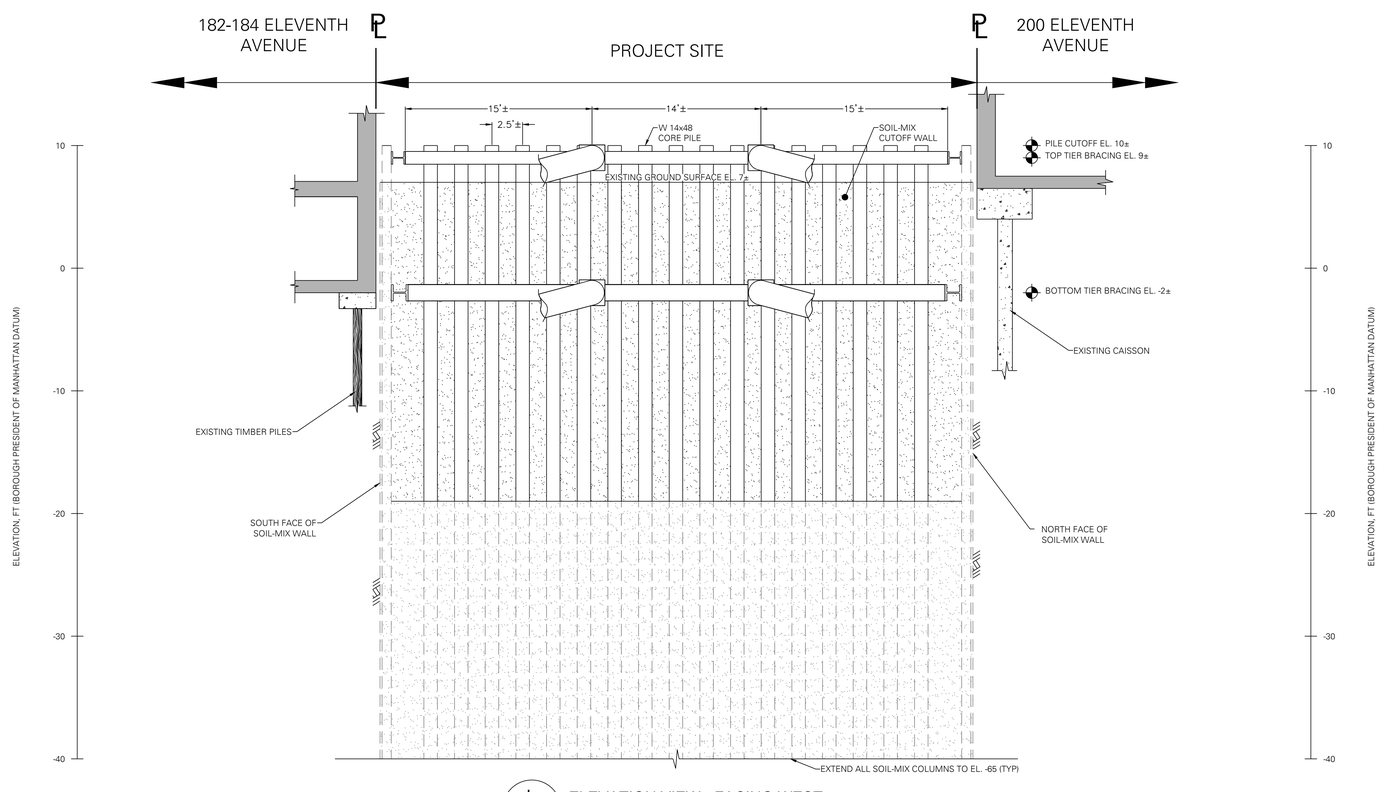
SOE-205.00

ELEVATION VIEW - FACING SOUTH

1"=5'



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ELEVATION VIEW - FACING WEST

1"=5'

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT SUBMISSION #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

SUPPORT OF EXCAVATION
ELEVATION H & I

Scale	1" = 5'-0"
Issue Date	15 August 2014
Project No.	2307.00
Drawing No.	SOE-205.00

[AREA FOR DOB B-SCAN STICKER]

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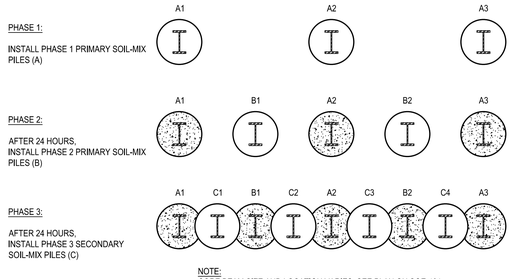
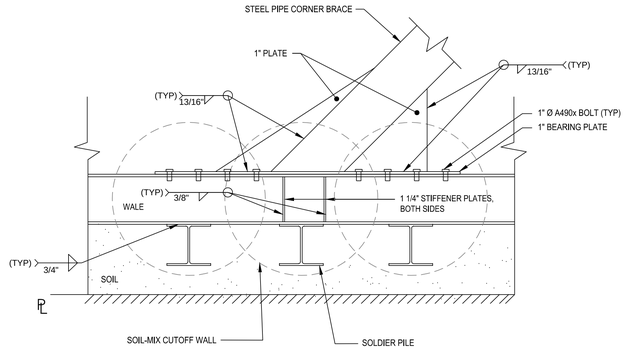
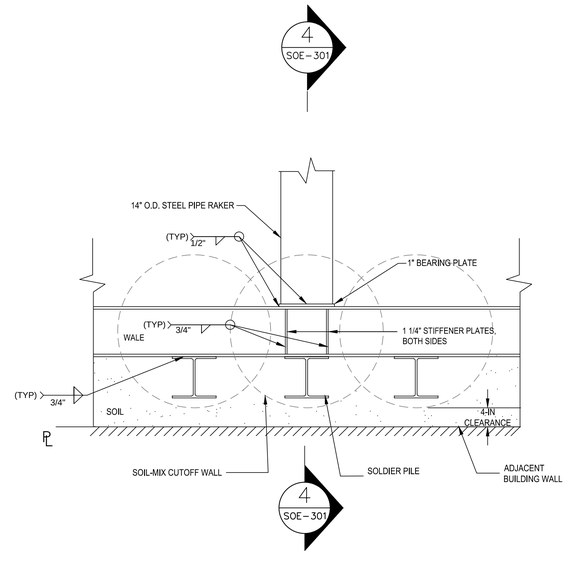


NOTE:
CORE BEAM SIZE AND LOCATION VARIES, SEE PLAN ON SOE-101

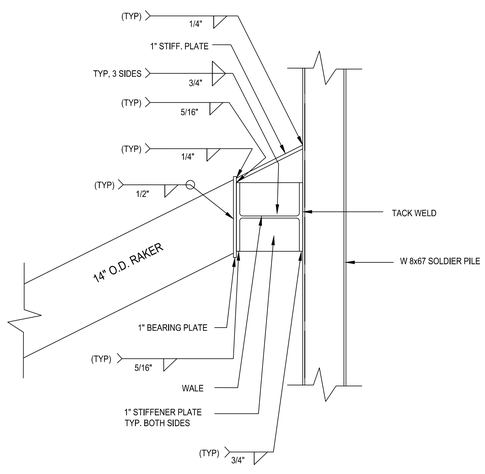
1 SOE-301 SOIL-MIX COLUMNS CONSTRUCTION SEQUENCE



2 SOE-301 CORNER BRACE CONNECTION PLAN
N.T.S.

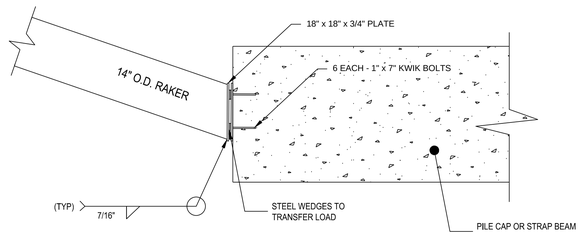


3 SOE-301 WALE-RAKER CONNECTION PLAN
N.T.S.

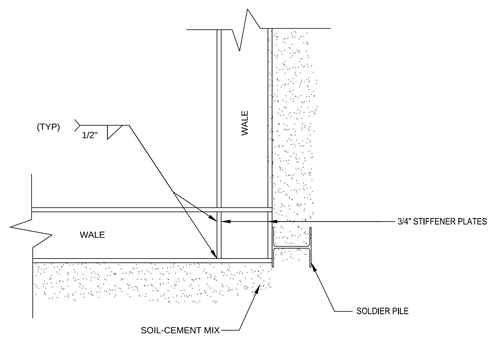


NOTE:
SOIL-MIX BETWEEN SOLDIER PILES NOT SHOWIN FOR CLARITY.

4 SOE-301 WALE-RAKER CONNECTION SECTION
N.T.S.



5 SOE-301 BOTTOM RAKER TO PILE CAP (OR STRAP BEAM)
N.T.S.



6 SOE-301 CORNER WALE CONNECTION PLAN
N.T.S.

SKY BOX

186-188 Eleventh Ave.
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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT SUBMISSION #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

SOE DETAILS

Scale	1" = 5'
Issue Date	15 August 2014
Project No.	2307.00
Drawing No.	SOE-301.00

[AREA FOR DOB B-SCAN STICKER]

\\longpsrv01\projects\NY\08494\49702494094\C\Sheet Files\SOE\2014-07-09 SOE Package.dwg Plotted on: 08/15/14 - 12:37pm

SKY BOX

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DESIGN DEVELOPMENT ADDENDUM #3
AUGUST 15, 2014

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H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 G-000 Cover Sheet.dwg Plotted on: 08/13/14 - 12:23pm

ABBREVIATIONS

&	AND
@	AT
	ANCHOR BOLT (SEE EB)
A/C	AIR CONDITIONING
	ACOUSTIC BOARD
	ACOUSTICAL
ACOUS	ACOUSTIC
ACT	ACOUSTICAL TILE
ACU	AIR CONDITIONING UNIT
	ACCESS DOOR (SEE AP)
ADJ	ADJACENT/ADJOINING
ADJUST	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
	ACCESS PANEL (SEE AD)
APPRX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
AUTO	AUTOMATIC
AVG	AVERAGE
	BOARD
BEV	BEVELED
BLDG	BUILDING
BLKG	BLOCKING
	BEAM
	BLACK OXIDE
BOS	BOTTOM OF SLAB
BOT	BOTTOM
BRG	BEARING
BTW	BETWEEN
C/C	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CFLSH	COUNTER FLASHING
CFM	CUBIC FEET PER MINUTE
	CORNER GUARD
	CAST IRON
CIP	CAST IN PLACE
	CONTROL JOINT (SEE EXP JT)
CLG	CEILING
	CLOSET
CLR	CLEAR/CLEARANCE
	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CON	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT/CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
	CERAMIC TILE
CRC	COLD-ROLLED COPPER
CW	COLD WATER
	DEEP
DBL	DOUBLE
	DRINKING FOUNTAIN (SEE EWC)
DIA	DIAMETER
DIM	DIMENSION
	DEAD LOAD
	DOWN
DTL	DETAIL
DWG	DRAWING
	EAST
	EACH
	EXPANSION BOLT (SEE AB)
EBR	ELECTRIC BASEBOARD RADIATION
	EXPANSION JOINT (SEE CJ)
	ELEVATION
ELEC	ELECTRICAL/ELECTRIC
EMER	EMERGENCY
ENCL	ENCLOSURE/ENCLOSED
ENGR	ENGINEER
ENTR	ENTRANCE
	EQUAL
EQP	EQUIPMENT
EVTR	ELEVATOR
EWC	ELECTRIC WATER COOLER (SEE DF)
EXG	EXISTING
EXH	EXHAUST
EXP	EXPOSED
EXPAN	EXPANDED/EXPANSION
EXT	EXTERIOR
	FIRE ALARM
FAB	FABRICATED
	FLOOR DRAIN
	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET (WITH EXTINGUISHER)
F/F	FACE TO FACE (CLEAR DISTANCE)
FHC	FIRE HOSE CABINET (SEE MEP DWGS)
FHC	FIRE HOSE RACK (SEE MEP DWGS)
FIN	FINISH
FIX	FIXTURE
	FLOOR/FLOORING
FLD	FLOOR DRAIN
FLG	FLANGE
FND	FOUNDATION
FOM	FACE OF MASONRY
FP	FIREPROOF
FPM	FEET PER MINUTE
FPNG	FIREPROOFING
FRT	(PRESSURE) FIRE RETARDANT TREATED
FS	FLOOR SINK
FT	FOOT/FEET
GA	GAGE (GAUGE)
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GPM	GALLONS PER MINUTE
GRL	GRILLE
GRTG	GRATING
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIB
HDWR	HARDWARE
HGR	HANGER
HM	HOLLOW METAL (STEEL)
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD

ID	INSIDE DIAMETER
IN	INCH(ES)
INCL	INCLUDING/INCLUDED
INSUL	INSULATE/INSULATED/INSULATION
INT	INTERIOR
INV	INVERTED/INVERT
JB	JUNCTION BOX
JC	JANITORS CLOSET
JT	JOINT
KO	KNOCKOUT
	LONG/LENGTH
LAM	LAMINATED
LAV	LAVATORY
LCC	LEAD COATED COPPER
LB(S)	POUND(S)
LF	LINEAR FEET
LL	LIVE LOAD
LP	LOW POINT
LQD	LACQUERED
LT	LIGHT
LTG	LIGHTING
LWC	LIGHTWEIGHT CONCRETE
MBL	MARBLE
MACH	MACHINE
MANUF	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MED	MEDIUM
MEMB	MEMBRANE
MTL	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTG	MOUNTING
	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NR	NON-RATED
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
NO	NUMBER
OA	OVERALL
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
O/O	OUT TO OUT
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
ORN	ORNAMENTAL
OS	OTHER SIDE
OSI	OIL SERVICE INLET
OZ	OUNCE
	PAINT
PA	PUBLIC ADDRESS
PASS'GER	PASSENGER
PB	PULL BOX
PCF	POUNDS PER CUBIC FOOT
PCST	PRECAST
PES	POLYESTER
PFAB	PREFABRICATED
PIP	POURED IN PLACE
PL	PLATE
P.LAM	PLASTIC LAMINATE
PLAS	PLASTER
PNT	POINT
PPT	PRESSURE PRESERVATIVE TREATED
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWD	PLYWOOD
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RBR	RUBBER BASE
REBAR	REINFORCING BAR
REF	REFERENCE/ REFER TO
REINF	REINFORCE/REINFORCING
REQ	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
RTN	RETURN
RUB	RUBBER
S	SOUTH
SCHED	SCHEDULE
SEC	SECTION
S.E.P.	SEWAGE EJECTOR PUMP
SFT	STANDARD FIXTURE TYPE
SFN	STANDARD FIXTURE NUMBER
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FEET
SLD	SEALED
SS	STAINLESS STEEL
SSF	SOLID SURFACE
ST	STONE
STAG	STAGGERED/STAGGER
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STL DR	STEEL DOOR
STL FR	STEEL FRAME
STN	STAINED
STOR	STORAGE
STR	STRUCTURE/STRUCTURAL
STS	SELF-TAPPING SCREW
SUSP	SUSPEND/SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
TR	TREAD
T/CONC	TOP OF CONCRETE
T/STL	TOP OF STEEL
T/WALL	TOP OF WALL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE (F UNLESS NOTED)
TEMP GL	TEMPERED GLASS
TF	TEMPORARY FIXTURE

THK	THICK/THICKNESS
TL	TILE
T.O.S.	TOP OF SLAB
TV	TELEVISION
TYP	TYPICAL
TYP O.S.	TYPICAL OTHER SIDE
TZ	TERRAZZO
UR	URINAL
UC	UNDERCUT
UNFIN	UNFINISHED
UNGD	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UL	UNDERWRITERS LABORATORIES
UP	UPHOLSTERED PANEL
US	UNDER SIDE
UTIL	UTILITIES
VLT	VOLT
V JT	VEE JOINT
VB	VALVE BOX
VCB	VINYL COVE BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VWB	VINYL WALL BASE (NOT COVED)
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/O	WITHOUT
WB	WALL BASE
WC	WATER CLOSET
WCV	WALL COVERING
WD	WOOD
WGL	WIRE GLASS
WL	WORK LINE
WP	WORKING POINT
WT	WINDOW TREATMENT
WWF	WELDED WIRE FABRIC

DRAWING LIST: VOLUME 1

PROJECT GENERAL INFORMATION

G-000.00	COVER SHEET
G-001.00	DRAWING LIST, GRAPHIC SYMBOLS & ABBREVIATIONS
G-002.00	GRAPHIC SYMBOLS & GENERAL NOTES
G-003.00	ACCESSIBILITY NOTES & DIAGRAMS
G-004.00	ACCESSIBILITY NOTES & DIAGRAMS
G-005.00	ZONING MAP, PLOT PLAN, FEMAG-006.00 SITE SURVEY [FOR REFERENCE]
G-006.00	FLOOD PROTECTION PLAN & DETAIL
G-007.00	PROPERTY SURVERY
G-100.00	CELLAR, 1ST FLOOR, 2ND FLOOR & 3ST FLOOR EGRESS PLAN
G-101.00	4TH FLOORS, 5TH FLOOR, 6TH FLOOR & 7TH FLOOR EGRESS PLAN
G-102.00	8TH FLOOR, 9TH-15TH FLOOR, 16TH FLOOR & 17TH FLOOR EGRESS PLAN
G-103.00	18TH FLOOR, 18TH MEZZANINE, 19TH FLOOR & 20TH FLOOR EGRESS PLAN
EN-001.00	ENERGY CODE COMPLIANCE

ZONING INFORMATION

Z-001.00	LOT, ZONING CALCULATION & FLOOR AREA SCHEDULE
Z-002.00	LOT COVERAGE, STREET WALL & BICYCLE PARKING
Z-003.00	BUILDING SECTION DIAGRAM
Z-004.00	GROSS FLOOR AREA & DEDUCTION DIAGRAM PLAN
Z-005.00	GROSS FLOOR AREA & DEDUCTION DIAGRAM PLAN
Z-006.00	GROSS FLOOR AREA & DEDUCTION DIAGRAM PLAN
Z-007.00	GROSS FLOOR AREA & DEDUCTION DIAGRAM PLAN

CIVIL DRAWINGS

C-101.00	SOIL EROSION & SEDIMENT CONTROL PLAN
C-201.00	SITE PLAN
C-301.00	UTILITY PLAN
C-701.00	CIVIL DETAILS
C-801.00	NYCDEP SITE CONNECTION PROPOSAL
C-901.00	BPP COVER SHEET
C-903.00	BBP 11TH AVENUE PLAN & PROFILE
C-904.00	CONSTRUCTION DETAILS

TEMPORARY SUPPORT OF EXCAVATION DRAWINGS

SOE-101.00	SUPPORT OF EXCAVATION PLAN
SOE-201.00	SUPPORT OF EXCAVATION TYPICAL CONSTRUCTION SEQUENCE
SOE-202.00	SUPPORT EXCAVATION SECTIONS A & B
SOE-203.00	SUPPORT EXCAVATION SECTIONS C, D & E
SOE-204.00	SUPPORT EXCAVATION ELEVATION F & G
SOE-205.00	SUPPORT EXCAVATION ELEVATION H & I
SOE-301.00	SOE DETAILS

ARCHITECTURAL SLAB EDGE DRAWINGS

A-0S0.00	SLAB EDGE PLAN SUB-CELLAR FLOOR
A-000.00	SLAB EDGE PLAN CELLAR FLOOR
A-001.00	SLAB EDGE PLAN FIRST FLOOR
A-002.00	SLAB EDGE SECOND FLOOR
A-003.00	SLAB EDGE THIRD FLOOR
A-004.00	SLAB EDGE FOURTH FLOOR
A-005.00	SLAB EDGE FIFTH FLOOR
A-006.00	SLAB EDGE SIXTH FLOOR
A-007.00	SLAB EDGE SEVENTH TO THIRTEENTH FLOOR
A-014.00	SLAB EDGE FOURTEENTH FLOOR
A-015.00	SLAB EDGE FIFTEENTH FLOOR
A-016.00	SLAB EDGE SIXTEENTH FLOOR
A-016M.00	SLAB EDGE SIXTEENTH FLOOR MEZZANINE
A-017.00	SLAB EDGE SEVENTEENTH FLOOR
A-018.00	SLAB EDGE EIGHTEENTH FLOOR
A-019.00	SLAB EDGE NINETEENTH FLOOR
A-020.00	SLAB EDGE TWENTIETH FLOOR
A-021.00	SLAB EDGE TWENTY FIRST FLOOR

ARCHITECTURAL DRAWINGS

A-1S0.00	SUB-CELLAR FLOOR PLAN
A-100.00	CELLAR FLOOR PLAN
A-101.00	FIRST FLOOR PLAN
A-102.00	SECOND FLOOR PLAN
A-103.00	THIRD FLOOR PLAN
A-104.00	FOURTH FLOOR PLAN
A-105.00	FIFTH FLOOR PLAN
A-106.00	SIXTH FLOOR PLAN
A-107.00	SEVENTH TO THIRTEENTH FLOOR PLAN
A-114.00	FOURTEENTH FLOOR PLAN
A-115.00	FIFTEENTH FLOOR PLAN
A-116.00	SIXTEENTH FLOOR PLAN
A-116M.00	SIXTEENTH FLOOR PLAN MEZZANINE
A-117.00	SEVENTEENTH FLOOR PLAN
A-118.00	EIGHTEENTH FLOOR PLAN
A-119.00	NINETEENTH FLOOR PLAN
A-120.00	TWENTIETH FLOOR PLAN
A-121.00	TWENTY FIRST FLOOR PLAN/ROOF PLAN
A-122.00	TWENTY SECOND FLOOR PLAN/BULKHEAD LEVEL 1 PLAN
A-2S0.00	SUB-CELLAR FLOOR REFLECTED CEILING PLAN
A-200.00	CELLAR FLOOR REFLECTED CEILING PLAN
A-201.00	FIRST FLOOR REFLECTED CEILING PLAN
A-202.00	SECOND FLOOR REFLECTED CEILING PLAN
A-203.00	THIRD FLOOR REFLECTED CEILING PLAN
A-204.00	FOURTH FLOOR REFLECTED CEILING PLAN
A-205.00	FIFTH FLOOR REFLECTED CEILING PLAN
A-206.00	SIXTH FLOOR REFLECTED CEILING PLAN
A-207.00	SEVENTH TO THIRTEENTH FLOOR REFLECTED CEILING PLAN
A-214.00	FOURTEENTH FLOOR REFLECTED CEILING PLAN
A-215.00	FIFTEENTH FLOOR REFLECTED CEILING PLAN
A-216.00	SIXTEENTH FLOOR REFLECTED CEILING PLAN
A-216M.00	SIXTEENTH FLOOR MEZZANINE REFLECTED CEILING PLAN
A-217.00	SEVENTEENTH FLOOR REFLECTED CEILING PLAN
A-218.00	EIGHTEENTH FLOOR REFLECTED CEILING PLAN
A-219.00	NINETEENTH FLOOR REFLECTED CEILING PLAN
A-220.00	TWENTIETH FLOOR REFLECTED CEILING PLAN
A-221.00	TWENTY FIRST FLOOR PLAN/ROOF REFLECTED CEILING PLAN
A-300.00	BUILDING ELEVATIONS
A-301.00	BUILDING ELEVATIONS
A-310.00	BUILDING SECTIONS
A-311.00	BUILDING SECTIONS
A-401.00	GALLERY & SKY LOBBY CURTAIN WALL PARTIAL PLANS
A-402.00	GALLERY CURTAIN WALL PARTIAL ELEVATIONS
A-403.00	RESIDENTIAL UNIT PLAN & ELEVATIONS 5TH-7TH FLOOR
A-404.00	RESIDENTIAL UNIT PLAN TYP 7TH-15TH FLOOR
A-405.00	RESIDENTIAL PENTHOUSE KEY PLAN
A-406.00	RESIDENTIAL PENTHOUSE ELEVATIONS 16TH-18TH FLOOR
A-407.00	DETAILS
A-408.00	DETAILS
A-411.00	WALL SECTIONS
A-412.00	WALL SECTIONS
A-413.00	WALL SECTIONS
A-440.00	BALCONIES DETAILS
A-450.00	ROOF TYPES & DETAILS
A-451.00	ROOF TYPES & DETAILS
A-452.00	ROOF TYPES & DETAILS
A-500.00	STAIR A & B PLANS & SECTIONS
A-501.00	STAIR C PLANS & SECTIONS
A-502.00	STAIR D & E PLANS, SECTIONS & DETAILS
A-510.00	ELEVATOR PLANS SECTIONS & DETAILS
A-511.00	ELEVATOR PLANS SECTIONS & DETAILS
A-530.00	RESIDENTIAL CORE & TRASH CHUTE-PLANS, ELEVATION & DETAILS
A-600.00	BOH & PA RESTROOM ENLARGED PLANS & ELEVATIONS
A-700.00	PARTITION TYPES
A-701.00	PARTITION TYPES
A-720.00	OPENING SCHEDULE
A-730.00	TYPICAL DOOR DETAILS

STRUCTURAL DRAWINGS

S-001.00	GENERAL NOTES AND DRAWING
FO-100.00	SUB-CELLAR/FOUNDATION PLAN
FO-101.00	CELLAR PLAN
FO-102.00	TYPICAL FOUNDATION DETAILS
FO-103.00	TYPICAL FOUNDATION SECTIONS
FO-104.00	TYPICAL FOUNDATION SECTIONS
S-201.00	COLUMN SCHEDULE AND DETAILS
S-301.00	FIRST FLOOR PLAN
S-302.00	SECOND FLOOR PLAN
S-303.00	THIRD FLOOR PLAN
S-304.00	FOURTH FLOOR PLAN
S-305.00	FIFTH FLOOR PLAN
S-306.00	SIXTH FLOOR PLAN
S-307.00	SEVENTH TO THIRTEENTH FLOOR PLAN
S-314.00	FOURTEENTH FLOOR PLAN
S-315.00	FIFTEENTH FLOOR PLAN
S-316.00	SIXTEENTH FLOOR PLAN
S-316M.00	SIXTEENTH FLOOR MEZZANINE PLAN
S-317.00	SEVENTEENTH FLOOR PLAN
S-318.00	EIGHTEENTH FLOOR PLAN
S-319.00	NINETEENTH FLOOR PLAN/ROOF PLAN
S-320.00	TWENTIETH FLOOR PLAN/ BULKHEAD LEVEL 1 PLAN
S-321.00	TWENTY FIRST FLOOR PLAN/ BULKHEAD LEVEL 2 PLAN
S-401.00	TYPICAL CONCRETE SECTIONS AND DETAILS
S-402.00	TYPICAL CONCRETE SECTIONS AND DETAILS
S-403.00	TYPICAL CONCRETE DETAILS

MECHANICAL DRAWINGS

M-001.00	MECHANICAL SYMBOL LIST, NOTES & LEGENDS
M-099.00	MECHANICAL SUB-CELLAR PLAN
M-100.00	MECHANICAL CELLAR PLAN
M-101.00	MECHANICAL GROUND FLOOR PLAN
M-102.00	MECHANICAL 2ND FLOOR PLAN
M-103.00	MECHANICAL 3RD FLOOR PLAN
M-104.00	MECHANICAL 4TH FLOOR - SKYLOBBY PLAN
M-105.00	MECHANICAL 5TH FLOOR PLAN
M-106.00	MECHANICAL 6TH FLOOR PLAN
M-107.00	MECHANICAL 7TH-13TH FLOOR PLAN
M-114.00	MECHANICAL 14TH FLOOR PLAN
M-115.00	MECHANICAL 15TH FLOOR PLAN
M-116.00	MECHANICAL 16TH FLOOR PLAN
M-116M.00	MECHANICAL 16TH MEZZ. FLOOR PLAN
M-117.00	MECHANICAL 17TH FLOOR PLAN
M-118.00	MECHANICAL 18TH FLOOR PLAN
M-119.00	MECHANICAL 19TH ROOF FLOOR PLAN
M-120.00	MECHANICAL 20TH BULKHEAD 1 FLOOR PLAN
M-121.00	MECHANICAL ROOF BULKHEAD LEVEL 2 FLOOR PLAN
M-301.00	MECHANICAL AIR RISER
M-302.00	MECHANICAL PIPING RISER DIAGRAM
M-400.00	MECHANICAL SCHEDULES SHEET #1
M-401.00	MECHANICAL SCHEDULES SHEET #2

ELECTRICAL DRAWINGS

E-001.00	ELECTRICAL LEGNDS AND NOTES
E-099.00	ELECTRICAL SUB-CELLAR FLOOR POWER PLAN
E-100.00	ELECTRICAL CELLAR FLOOR POWER PLAN
E-101.00	ELECTRICAL 1ST FLOOR POWER PLAN
E-102.00	ELECTRICAL 2ND FLOOR POWER PLAN
E-103.00	ELECTRICAL 3RD FLOOR POWER PLAN
E-104.00	ELECTRICAL 4TH FLOOR POWER PLAN
E-105.00	ELECTRICAL 5TH FLOOR POWER PLAN
E-106.00	ELECTRICAL 6TH FLOOR POWER PLAN
E-107.00	ELECTRICAL 7TH-13TH FLOORS POWER PLAN
E-114.00	ELECTRICAL 14TH FLOOR POWER PLAN
E-115.00	ELECTRICAL 15TH FLOOR POWER PLAN
E-116.00	ELECTRICAL 16TH FLOOR POWER PLAN
E-116M.00	ELECTRICAL 16TH FLOOR MEZZANINE POWER PLAN
E-117.00	ELECTRICAL 17TH FLOOR POWER PLAN
E-118.00	ELECTRICAL 18TH FLOOR POWER PLAN
E-119.00	ELECTRICAL 19TH FLOOR POWER PLAN
E-120.00	ELECTRICAL 20TH FLOOR POWER PLAN
E-121.00	ELECTRICAL 21TH FLOOR POWER PLAN
E-122.00	ELECTRICAL 22ND FLOOR POWER PLAN
E-199.00	ELECTRICAL SUB-CELLAR FLOOR LIGHTING PLAN
E-200.00	ELECTRICAL CELLAR FLOOR LIGHTING PLAN
E-201.00	ELECTRICAL 1ST FLOOR LIGHTING PLAN
E-202.00	ELECTRICAL 2ND FLOOR LIGHTING PLAN
E-203.00	ELECTRICAL 3RD FLOOR LIGHTING PLAN
E-204.00	ELECTRICAL 4TH FLOOR LIGHTING PLAN
E-205.00	ELECTRICAL 5TH FLOOR LIGHTING PLAN
E-206.00	ELECTRICAL 6TH FLOOR LIGHTING PLAN
E-207.00	ELECTRICAL 7TH-13TH FLOORS LIGHTING PLAN
E-214.00	ELECTRICAL 14TH FLOOR LIGHTING PLAN
E-215.00	ELECTRICAL 15TH FLOOR LIGHTING PLAN
E-216.00	ELECTRICAL 16TH FLOOR LIGHTING PLAN
E-216M.00	ELECTRICAL 16TH FLOOR MEZZANINE LIGHTING PLAN
E-217.00	ELECTRICAL 17TH FLOOR LIGHTING PLAN
E-218.00	ELECTRICAL 18TH FLOOR LIGHTING PLAN
E-219.00	ELECTRICAL 19TH FLOOR LIGHTING PLAN
E-220.00	ELECTRICAL 20TH FLOOR LIGHTING PLAN
E-221.00	ELECTRICAL 21TH FLOOR LIGHTING PLAN
E-222.00	ELECTRICAL 22ND FLOOR LIGHTING PLAN
E-300.00	ELECTRICAL POWER RISER DIAGRAM
E-301.00	ELECTRICAL EMERGENCY STAIR AND EXIT RISER DIAGRAM
E-400.00	ELECTRICAL SCHEDULES & DETAILS
E-401.00	ELECTRICAL APARTMENT PANEL SCHEDULES SHEET #1 OF 2
E-402.00	ELECTRICAL APARTMENT PANEL SCHEDULES SHEET #2 OF 2
E-403.00	ELECTRICAL DETAILS
E-404.00	ELECTRICAL LIGHTING SCHEDULES
E-405.00	ELECTRICAL LIGHTING SCHEDULES

FIRE ALARM DRAWINGS

FA-001.00	FIRE ALARM SYMBOLS AND NOTES
FA-099.00	FIRE ALARM SUB-CELLAR PLAN
FA-100.00	FIRE ALARM CELLAR PLAN
FA-101.00	FIRE ALARM 1ST FLOOR PLAN
FA-102.00	FIRE ALARM 2ND FLOOR PLAN
FA-103.00	FIRE ALARM 3RD FLOOR PLAN
FA-104.00	FIRE ALARM 4TH FLOOR PLAN
FA-105.00	FIRE ALARM 5TH FLOOR PLAN
FA-106.00	FIRE ALARM 6TH FLOOR PLAN
FA-107.00	FIRE ALARM 7TH-13TH FLOORS PLAN
FA-114.00	FIRE ALARM 14TH FLOOR PLAN
FA-115.00	FIRE ALARM 15TH FLOOR PLAN
FA-116.00	FIRE ALARM 16TH FLOOR PLAN
FA-116M.00	FIRE ALARM 16TH FLOOR MEZZANINE PLAN
FA-117.00	FIRE ALARM 17TH FLOOR PLAN
FA-118.00	FIRE ALARM 18TH FLOOR PLAN
FA-119.00	FIRE ALARM 19TH FLOOR PLAN
FA-120.00	FIRE ALARM 20TH FLOOR PLAN
FA-121.00	FIRE ALARM 21ST FLOOR PLAN
FA-300.00	FIRE ALARM RISER DIAGRAM

PLUMBING DRAWINGS

P-001.00	PLUMBING SYMBOL LIST, NOTES & LEGENDS
P-098.00	PLUMBING UNDERGROUND PLAN
P-099.00	PLUMBING SUB-CELLAR LEVEL FLOOR PLAN
P-100.00	PLUMBING CELLAR LEVEL FLOOR PLAN
P-101.00	PLUMBING GROUND FLOOR PLAN
P-102.00	PLUMBING 2ND FLOOR PLAN
P-103.00	PLUMBING 3RD FLOOR PLAN
P-104.00	PLUMBING 4TH FLOOR PLAN
P-105.00	PLUMBING 5TH FLOOR PLAN
P-106.00	PLUMBING 6TH FLOOR PLAN
P-107.00	PLUMBING 7TH-13TH FLOOR PLAN
P-114.00	PLUMBING 14TH FLOOR PLAN
P-115.00	PLUMBING 15TH FLOOR PLAN
P-116.00	PLUMBING 16TH FLOOR PLAN
P-116M.00	PLUMBING 16TH MEZZANINE FLOOR PLAN
P-117.00	PLUMBING 17TH FLOOR PLAN
P-118.00	PLUMBING 18TH FLOOR PLAN
P-118M.00	PLUMBING 18TH MEZZ. FLOOR PLAN
P-119.00	PLUMBING ROOF LEVEL FLOOR PLAN
P-120.00	PLUMBING BULKHEAD 1 LEVEL FLOOR PLAN
P-121.00	PLUMBING BULKHEAD 2 LEVEL FLOOR PLAN
P-401.00	PLUMBING SCHEDULE SHEET
P-501.00	PLUMBING DETAILS SHEET #1

FIRE PROTECTION DRAWINGS

FP-099.00	FIRE PROTECTION SUB-CELLAR PLAN
FP-100.00	FIRE PROTECTION CELLAR PLAN
FP-101.00	FIRE PROTECTION FIRST FLOOR PLAN
FP-102.00	FIRE PROTECTION 2ND FLOOR PLAN
FP-103.00	FIRE PROTECTION 3RD FLOOR PLAN
FP-104.00	FIRE PROTECTION 4TH FLOOR PLAN
FP-105.00	FIRE PROTECTION 5TH FLOOR PLAN
FP-106.00	FIRE PROTECTION 6TH FLOOR PLAN- SKY LOBBY
FP-107.00	FIRE PROTECTION 7TH-13TH FLOOR PLAN
FP-114.00	FIRE PROTECTION 14TH FLOOR PLAN
FP-115.00	FIRE PROTECTION 15TH FLOOR PLAN
FP-116.00	FIRE PROTECTION 16TH FLOOR PLAN
FP-116M.00	FIRE PROTECTION 16TH MEZZANINE FLOOR PLAN
FP-117.00	FIRE PROTECTION 17TH FLOOR PLAN
FP-118.00	FIRE PROTECTION 18TH FLOOR PLAN
FP-118M.00	FIRE PROTECTION 18TH MEZZ. FLOOR PLAN
FP-119.00	FIRE PROTECTION 19TH FLOOR PLAN
FP-120.00	FIRE PROTECTION 20TH FLOOR PLAN
FP-121.00	FIRE PROTECTION 21ST FLOOR PLAN
FP-301.00	FIRE PROTECTION RISER DIAGRAM

TELECOMMUNICATIONS DRAWINGS

TC-001.00	TELECOMMUNICATIONS GENERAL NOTES AND SYMBOL LIST
TC-099.00	TELECOMMUNICATIONS SUB-CELLAR FLOOR PLAN
TC-100.00	TELECOMMUNICATIONS CELLAR FLOOR PLAN
TC-101.00	TELECOMMUNICATIONS 1ST FLOOR PLAN
TC-102.00	TELECOMMUNICATIONS 2ND FLOOR PLAN
TC-103.00	TELECOMMUNICATIONS 3RD FLOOR PLAN
TC-104.00	TELECOMMUNICATIONS 4TH FLOOR PLAN
TC-105.00	TELECOMMUNICATIONS 5TH FLOOR PLAN
TC-106.00	TELECOMMUNICATIONS 6TH FLOOR PLAN
TC-107.00	TELECOMMUNICATIONS 7TH-13TH FLOOR PLAN
TC-114.00	TELECOMMUNICATIONS 14TH FLOOR PLAN
TC-115.00	TELECOMMUNICATIONS 15TH FLOOR PLAN
TC-116.00	TELECOMMUNICATIONS 16TH FLOOR PLAN
TC-116M.00	TELECOMMUNICATIONS 16TH FLOOR MEZZANINE PLAN
TC-117.00	TELECOMMUNICATIONS 17TH FLOOR PLAN
TC-118.00	TELECOMMUNICATIONS 18TH FLOOR PLAN
TC-119.00	TELECOMMUNICATIONS 19TH FLOOR PLAN
TC-120.00	TELECOMMUNICATIONS 20TH FLOOR PLAN
TC-121.00	TELECOMMUNICATIONS BULKHEAD 1 PLAN
TC-122.00	TELECOMMUNICATIONS BULKHEAD 2 PLAN
TC-300.00	TELECOMMUNICATIONS CONDUIT AND CABLING RISER DIAGRAM
TC-401.00	TELECOMMUNICATIONS DETAILS SHEET #1
TC-402.00	TELECOMMUNICATIONS DETAILS SHEET #2
TC-403.00	TELECOMMUNICATIONS DETAILS SHEET #3
TC-501.00	TELECOMMUNICATIONS VOICE/DATA/CATV SYSTEM DIAGRAM
TC-601.00	TELECOMMUNICATIONS CABLE TRAY AND LADDER RACK SPECIFICATIONS

POOL DRAWINGS

AP-100.00	REFLECTING POOL-PLAN LAYOUT & GENERAL NOTES
AP-200.00	REFLECTING POOL ELECTRICAL PLAN & BONDING PLAN
AP-300.00	REFLECTING POOL-PIPING PLAN, FILTER ROOM LAYOUT, SCHEDULES & GENERAL NOTES
AP-400.00	REFLECTING POOL & LAP POOL SECTION & DETAIL
AP-500.00	LAP POOL PLAN & SECTION
AP-600.00	LAP POOL ELECTRICAL PLAN & BONDING PLAN
AP-700.00	LAP POOL - PIPING PLAN LAYOUT & GENERAL NOTES

LANDSCAPE DRAWINGS

LS-400.00	FOURTH FLOOR PLAN & NINETEENTH FLOOR PLAN LANDSCAPE

ELEVATOR DRAWINGS

EL-001.00	ELEVATOR PE1, PE2, PE3, PE4, SE1 PLANS SECTIONS & DETAILS

INTERIOR DESIGN DRAWINGS

ID-105.00	5TH FLOOR FINISH FLOOR PLAN
ID-107.00	7TH-13TH FLOOR FINISH FLOOR PLAN
ID-114.00	14TH FLOOR FINISH FLOOR PLAN
ID-115.00	15TH FLOOR FINISH FLOOR PLAN
ID-116.00	16TH FLOOR FINISH FLOOR PLAN
ID-116M.00	16TH FLOOR MEZZANINE FINISH FLOOR PLAN
ID-117.00	17TH FLOOR FINISH FLOOR PLAN
ID-118.00	18TH FLOOR FINISH FLOOR PLAN
ID-201.00	GROUND FLOOR REFLECTED CEILING FINISH PLAN
ID-208.00	4TH FLOOR REFLECTED CEILING FINISH PLAN
ID-205.00	5TH FLOOR REFLECTED CEILING FINISH PLAN
ID-206.00	6TH FLOOR REFLECTED CEILING FINISH PLAN
ID-207.00	7TH-13TH FLOOR REFLECTED CEILING FINISH PLAN
ID-214.00	14TH FLOOR REFLECTED CEILING FINISH PLAN
ID-215.00	15TH FLOOR REFLECTED CEILING FINISH PLAN
ID-216.00	16TH FLOOR REFLECTED CEILING FINISH PLAN
ID-216M.00	16TH FLOOR MEZZANINE REFLECTED CEILING FINISH PLAN
ID-217.00	17TH FLOOR REFLECTED CEILING FINISH PLAN
ID-218.00	18TH FLOOR REFLECTED CEILING FINISH PLAN
ID-500.00	SCHEDULE / INTERIOR FINISH
ID-501.00	SCHEDULE / INTERIOR FINISH
ID-502.00	SCHEDULE / INTERIOR FINISH
ID-530.00	SCHEDULE / DOORS
ID-531.00	SCHEDULE / DOORS
ID-540.00	SCHEDULE / PLUMBING FIXTURE
ID-541.00	SCHEDULE / PLUMBING FIXTURE
ID-542.00	SCHEDULE / PLUMBING FIXTURE
ID-543.00	SCHEDULE / PLUMBING FIXTURE
ID-544.00	SCHEDULE / PLUMBING FIXTURE
ID-545.00	SCHEDULE / PLUMBING FIXTURE
ID-546.00	SCHEDULE / PLUMBING FIXTURE
ID-550.00	SCHEDULE / LIGHT FIXTURE
ID-700A.00	ELEVATOR PE-01 PLANS & ELEVATIONS
ID-700B.00	ELEVATOR PE-02 PLANS & ELEVATIONS
ID-700C.00	ELEVATOR PE-03 PLANS & ELEVATIONS
ID-705B.00	5TH FLOOR INTERIOR ELEVATIONS
ID-705D.00	5TH FLOOR INTERIOR ELEVATIONS
ID-705E.00	5TH FLOOR INTERIOR ELEVATIONS
ID-705I.00	5TH FLOOR INTERIOR ELEVATIONS
ID-705M.00	5TH FLOOR INTERIOR ELEVATIONS
ID-706B.00	6TH FLOOR INTERIOR ELEVATIONS
ID-706D.00	6TH FLOOR INTERIOR ELEVATIONS
ID-706E.00	6TH FLOOR INTERIOR ELEVATIONS
ID-706I.00	6TH FLOOR INTERIOR ELEVATIONS
ID-706M.00	6TH FLOOR INTERIOR ELEVATIONS
ID-707A.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707B.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707C.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707D.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707F.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707G.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707H.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707I.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707J.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707K.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707L.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707M.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-707N.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-7070.00	7TH-13TH FLOOR INTERIOR ELEVATIONS
ID-714A.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714B.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714C.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714D.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714F.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714G.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714H.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714I.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714J.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714K.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714L.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714M.00	14TH FLOOR INTERIOR ELEVATIONS
ID-714N.00	14TH FLOOR INTERIOR ELEVATIONS
ID-7140.00	14TH FLOOR INTERIOR ELEVATIONS
ID-715C.00	14TH FLOOR INTERIOR ELEVATIONS
ID-716D.00	16TH FLOOR INTERIOR ELEVATIONS
ID-717D.00	17TH FLOOR INTERIOR ELEVATIONS
ID-717E.00	17TH FLOOR INTERIOR ELEVATIONS
ID-717F.00	17TH FLOOR INTERIOR ELEVATIONS
ID-717G.00	17TH FLOOR INTERIOR ELEVATIONS
ID-717H.00	17TH FLOOR INTERIOR ELEVATIONS

FACADE MAINTENANCE DRAWINGS

FM-101.00	FACADE MAINTENANCE SYSTEM COMPOSITE ROOF PLAN EQUIPMENT LAYOUT
FM-201.00	FACADE MAINTENANCE SYSTEM BUILDING SECTIONS
FM-202.00	FACADE MAINTENANCE SYSTEM DAVIT SECTIONS & DETAILS
FM-203.00	FACADE MAINTENANCE SYSTEM PLATFORM & DETAILS
FM-301.00	FACADE MAINTENANCE SYSTEM WEST & SOUTH BUILDING ELEVATIONS ISA LOCATIONS
FM-302.00	FACADE MAINTENANCE SYSTEM WEST & SOUTH BUILDING ELEVATIONS ISA LOCATIONS

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Drawing List, Graphic Symbols & Abbreviations

Scale	NTS
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

G-001.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 G-001 General Notes.dwg Plotted on: 08/13/14 - 7:06pm

BUILDING INFORMATION

ADDRESS	186-188 ELEVENTH AVE. NEW YORK, NY 10022
BLOCK	695
LOT	1,3, & 4
COMMUNITY DISTRICT	4 MANHATTAN
ZONING MAP	8B
ZONING DISTRICT	C6-3 COM D. W/ R9 RES. D. EQ. 1-2 RES.; 3-4 COMMUNITY; 5-12 RETAIL/COMMERCIAL
BUILDING USE GROUP	MIX. R-2/B
CONSTRUCTION CLASSIFICATION	1A 9UL/UL/UL)
BUILDING HEIGHT	250'
BUILDING STORIES	20

GENERAL NOTES

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
2. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
3. ALL CONSTRUCTION, DIMENSIONS, AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
4. 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 SPECIFICATIONS 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 SECTION §28-113.1
5. CONTRACTORS 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.
6. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES, AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.
7. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
8. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
10. OWNER'S RESPONSIBILITIES: ALL BUILDINGS AND ALL PARTS THEREOF AND ALL OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE CONDITION. ALL SERVICE EQUIPMENT, MEANS OF EGRESS, MATERIALS, DEVICES, AND SAFEGUARDS THAT ARE REQUIRED IN A BUILDING BY THE PROVISIONS OF THIS CODE, THE 1968 BUILDING CODE OR OTHER APPLICABLE LAWS OR RULES, OR THAT WERE REQUIRED BY LAW WHEN THE BUILDING WAS ERECTED, ALTERED, OR REPAIRED, SHALL BE MAINTAINED IN GOOD WORKING CONDITION. WHENEVER PERSONS ENGAGED IN BUILDING OPERATIONS HAVE REASON TO BELIEVE IN THE COURSE OF SUCH OPERATIONS THAT ANY BUILDING OR OTHER STRUCTURE IS DANGEROUS OR UNSAFE, SUCH PERSON SHALL FORTHWITH REPORT SUCH BELIEF IN WRITING TO THE DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE AT ALL TIMES TO MAINTAIN THE BUILDING AND ITS FACILITIES AND ALL OTHER STRUCTURES REGULATED BY THIS CODE IN A SAFE AND CODE-COMPLIANT MANNER AND SHALL COMPLY WITH THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THIS CHAPTER. (§28-301.1)
11. METHODS OF ACCEPTANCE. NO MATERIAL OF ANY MANUFACTURER OR PRODUCER SHALL BE ACCEPTABLE FOR THE USE INTENDED UNLESS AND UNTIL. THE MATERIAL SHALL HAVE BEEN TESTED FOR COMPLIANCE WITH CODE REQUIREMENTS UNDER A TEST METHOD PRESCRIBED BY THE CODE, OR SHALL HAVE BEEN TESTED AND APPROVED BY THE COMMISSIONER OR SHALL HAVE BEEN PREVIOUSLY APPROVED BY THE BOARD OF STANDARDS AND APPEALS, UNLESS SUCH APPROVAL IS AMENDED OR REPEALED BY THE COMMISSIONER.
12. ALL ELEVATIONS SHALL BE REFERRED TO DATUM USED BY TOPOGRAPHICAL BUREAU, BOROUGH PRESIDENT OF MANHATTAN, WHICH IS 2.75 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 PRESIDENT'S OFFICE, MANHATTAN.
13. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK §28.2-3306.3 & §28.2-3314.1.1 & §28.2-3304.3.1
14. FIVE DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK, OR DEMOLITION WORK (§28.2-3306.3.2).
15. APPLICATIONS FOR NEW BUILDINGS OR ADDITIONS TO BUILDINGS SHALL BE ACCOMPANIED BY AN ACCURATE AND COMPLETE FINAL LOT SURVEY MADE BY A LAND SURVEYOR SHOWING SUCH INFORMATION AS PRESCRIBED BY THE COMMISSIONER. (§28-118.4), APPLICATION FOR CERTIFICATE OF OCCUPANCY.
16. POSTING OF OCCUPANT LOAD: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. §28.2-1004.3
17. 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.
18. ALL MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
    - A. IT SHALL CONFORM WITH UL LISTING OF ASSEMBLIES, OR
    - B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E-119-1961, "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER, OR
    - C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
20. LINTELS SUPPORTING MASONRY WALLS OVER 4 FEET IN WIDTH, SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING OF THE WALL SUPPLIED §28.2-714.6.
21. OPENING PROTECTIVES INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH ANSI/ASTM E152-1981A "STANDARD METHODS OF FIRE TEST OF DOOR ASSEMBLIES" AND ANSI/ASTM E163-1984 IN ACCORDANCE WITH NFIPA 80 - 1986 "STANDARD FOR FIRE DOORS AND WINDOWS". OPENING PROTECTIVES SHALL BE LABELED, CERTIFYING PERFORMANCE RATING, AND SHALL HAVE BEEN ACCEPTED BY THE COMMISSIONER OR THE BOARD OF STANDARDS AND APPEALS. (§28.2-715.1 & §28.2-715.3.5.4 & §28.2-715.4.9).
22. ROOF SHALL BE COVERED WITH CLASS "A" ROOF COVERING MEETING THE REQUIREMENTS OF RS5-9 "ROOF COVERING CLASSIFICATIONS" OR RS5-10 ASTM E-108/1987 "STANDARD METHODS OF FIRE TESTS OF ROOF COVERINGS".
23. DUCTS, PIPES AND CONDUITS PASSING THROUGH RATED CONSTRUCTION SHALL HAVE SPACES NOT EXCEEDING 1/2" PACKED WITH "THERMOFIBER" OR MINERAL WOOL AND CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS. AGGREGATED NET AREA OF SUCH OPENING SHALL NOT EXCEED 25 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL OR FLOOR AREA, UNLESS PROTECTED BY RATED SELF-ENCLOSING DEVICES.
24. FIRESTOPPING: CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRED PIPE SPACES, COLUMN ENCLOSURES, ETC, SHALL BE FIRESTOPPED (EXCEPT WHERE CONCEALED SPACE IS SPRINKLED) WITH NON-COMBUSTIBLE FIRESTOPPING MAY BE MASONRY SET IN MORTAR, CONCRETE 3/4" THICK, SHEET METAL OF AT LEAST 0.002" THICK, SOLID METAL STRUCTURAL MEMBERS, 1/4" MINIMUM CEMENT BOARD OF EQUIVALENT MATERIALS, MINERAL, SLAG, OR ROCKWOOL WHEN COMPACTED INTO CONFINED RIGID SPACE (§28.2-706.4).

24A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF OTHER SUBCONTRACTORS AND TRADES.

25. INTERIOR FINISH: MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAMESPREAD RATING OBTAINED AS PRESCRIBED IN ASTM E-84-1987 "STANDARD METHOD OF TEST FOR SURFACE BURNING CHARACTERS OF BUILDING MATERIALS" §28.2-603.1.
26. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
27. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT THAT STAIRS LESS THAN 44" WIDE SHALL HAVE A HANDRAIL ON ONE SIDE ONLY). HANDRAILS SHALL PROVIDE A FINGER CLEARANCE OF 1-1/2" AND SHALL PROJECT NOT MORE THAN 3-1/2" INTO REQUIRED STAIR WIDTH. STAIRS MORE THAN 88" WIDE SHALL HAVE INTERMEDIATE HANDRAILS. HEIGHT OF HANDRAIL SHALL BE BETWEEN 30" AND 34" ABOVE THE TREAD NOSING. HANDRAILS SHALL BE RETURNED TO WALLS AND POSTS AT THEIR TERMINATION. MATERIALS OF HANDRAILS SHALL HAVE A FLAMESPREAD RATING NOT EXCEEDING 150. HANDRAILS SHALL BE DESIGNED TO RESIST A SIMULTANEOUS APPLICATION OF A LATERAL FORCE OF 40P/LF AND VERTICAL LOAD OF 50P/LF.
28. CON. LANDINGS AND PLATFORMS SHALL BE ENCLOSED ON SIDES BY WALL OR RAILINGS AT LEAST 3'0" HIGH. RISERS SHALL BE MAXIMUM 7" HIGH, TREADS MINIMUM 11" WIDE EXCLUSIVE OF NOSING, AND THE SUM OF TWO RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL NOT BE LESS THAN 24" NOR MORE THAN 25-1/2" (§28.2-1009.3).
27. TREADS, STRINGERS, AND LANDINGS SHALL BE BUILT OF OR SURFACED WITH NONSKID MATERIALS.
28. FINISH FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIALS (§28.2-804.5).
29. ILLUMINATION OF AT LEAST ONE FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS AND THEIR ACCESS FACILITIES (§28.2-1006.2).
30. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH.
31. WHERE REQUIRED, LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS, PLACED, IF REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDE FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR, SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH (§27-383(A)).
32. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, HAVING AN INITIAL BRIGHTNESS OF THE LETTERS OF AT LEAST 25 FEET LAMBERT. LETTERS SHALL BE RED, THE BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLOCK LETTERING, AT LEAST 4-1/2" HIGH, WITH 9/16" STROKES.
33. BUILDING ENTRANCE DOORS AND OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS TO PREVENT THE LATCH FROM BEING MANIPULATED BY OTHER THAN A KEY (§27-371(J)(2)(A)).
34. ALL OPENABLE WINDOWS SHALL BE EQUIPPED WITH SASH LOCKS DESIGNED TO BE OPENABLE FROM THE INSIDE ONLY (§27-371(J)(2)(C)).
35. CORRIDORS AND EXIT PASSAGEWAYS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 7'-6" FOR AT LEAST 75% OF THE FLOOR AREA WITH NO POINT LESS THAN 7'-0" IN HEIGHT. PROJECTION BELOW THE CEILING SHALL NOT OBSTRUCT FULL VIEW OF EXIT SIGNS (§27-369(B)).
36. CONDUITS IN FIRE-RATED PARTITIONS WILL NOT EXCEED 3/4" DIAMETER. OUTLETS IN SUCH PARTITIONS SHALL BE BACKED UP WITH APPROVED MATERIALS.
37. NO CONDUITS, PIPES, MEDICINE CABINETS, ETC. SHALL ENCROACH UPON FIRE RATED PARTITIONS ENCLOSING PUBLIC CORRIDORS, STAIRS, ELEVATOR SHAFTS OR VENT SHAFTS.
38. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIR SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT THE STREET LEVEL.
39. ALL WIRE GLASS IN RATED DOORS AND WINDOWS WILL BE OF A TYPE APPROVED BY THE BOARD OF STANDARDS AND APPEALS.
40. ALL CLEANING OF WINDOWS WILL BE IN CONFORMITY WITH THE WINDOW CLEANING CODE.
41. 24 HOUR ILLUMINATION TO BE PROVIDED ADJACENT TO THE MAIL BOXES.
42. KITCHENETTES SHALL HAVE A MAXIMUM FLOOR AREA OF 59 SQUARE FEET AS PER SECTION 33 MULTIPLE DWELLING CODE.
43. ALL INTERIOR TOILETS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH §28.2-1203.4.1.3 OF THE BUILDING CODE.
44. SUSPENDED CEILINGS SHALL COMPLY WITH SECTION §27-350 OF THE BUILDING CODE, WITH METAL HANGERS, PURLINS AND RUNNERS AS REQUIRED.
45. ALL DOORS TO REQUIRED EXIT STAIRS SHALL BE 3'-0" WIDE EXCEPT IF OTHERWISE NOTED.
46. DOORS AND ASSEMBLIES SHALL HAVE THE FOLLOWING FIRE RESISTIVE RATINGS (§28.2-715.3 & TABLE 715.3): DOORS TO STAIRS 1-1/2 HOUR, EXCEPT WHERE OTHERWISE NOTED; DOORS TO ELEVATOR SHAFT 1-1/2 HOUR.
47. CONCRETE BLOCK SHALL BE TYPE APPROVED BY THE BOARD OF STANDARDS AND APPEALS. SUBMIT B.S.A OR M.E.A CERTIFICATIONS TO ARCHITECT.
48. ALL MASONRY WALLS SHALL BE LAID WITH MORTAR CONSISTING OF ONE PART PORTLAND CEMENT, ONE PART LIME, AND SIX PARTS SAND, SEE SPECIFICATION.
49. ELEVATOR SHAFTS SHALL BE ENCLOSED WITH 2 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE, §28.2-707.4.
50. INTERIOR REQUIRED STAIR SHALL BE ENCLOSED WITH 2 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE, §28.2-909.20.2.
51. ALL VENT DUCT SHAFTS SHALL BE ENCLOSED WITH 2 HOUR ENCLOSURE. NO DUCT VENTS TO PASS THROUGH STAIR ENCLOSURES. 1-1/2 HOUR AUTOMATIC CLOSING FIRE DAMPERS TO BE INSTALLED IN VENT DUCTS WHEN THEY PIERCE PUBLIC CORRIDORS.
52. STANDPIPE WILL BE INSTALLED IN ACCORDANCE WITH SECTION §28.2-905.3.1 OF THE BUILDING CODE. SEPARATE STANDPIPE APPLICATION WILL BE FILED.
53. NO WORK TO BE DONE BEYOND BUILDING LINES WITHOUT APPROVAL OF THE DEPARTMENT OF HIGHWAYS.
21. SIDEWALKS TO BE LAID IN ACCORDANCE WITH RULES OF THE DEPARTMENT OF HIGHWAYS. BUILDINGS PAVEMENT PLAN TO BE FILED UNDER SEPARATE APPLICATION AS PER SECTION §28-108.1.
22. ALL PAVED WALKS, SURFACES, AND AREAWAYS WILL BE DRAINED ADEQUATELY WITHIN THE SITE.
23. THE APPROVAL AND INSTALLATION OF FUEL GAS DISTRIBUTION PIPING AND EQUIPMENT, FUEL GAS-FIRED APPLIANCES AND FUEL GAS-FIRED APPLIANCE VENTING SYSTEMS SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY FUEL GAS CODE. §28.3-301.3
24. THE TOP OF ALL ENCLOSED EXIT STAIRS SHALL BE PROVIDED WITH A REVERSIBLE FAN SYSTEM CAPABLE OF INTRODUCING FRESH AIR OR EXHAUSTING AIR §28.2-912.3.1
25. ALL OPENINGS TO ELEVATOR SHAFTS WILL BE PROVIDED WITH DOORS HAVING A 1-1/2 HOUR RATING. ALL DOORS TO BE SELF-CLOSING AND AT OPTION OF THE OWNER PROVIDED WITH VISION PANEL OF APPROVED TYPE CLEAR WIRE PLATE GLASS.
26. ALL CORNERS OF PARAPET WALLS SHALL BE REINFORCED WITH CORROSION RESISTANT STEEL TIES AT VERTICAL INTERVALS OF 12?. SAME SHALL EXTEND AROUND CORNERS FOR 4'-0? IN BOTH DIRECTIONS AND SPLICES SHALL BE LAPPED AT LEAST 6?.
27. PARTITIONS SHALL REST DIRECTLY UPON THE CONCRETE FLOOR CONSTRUCTION AND SHALL EXTEND TO THE UNDERSIDE OF CONCRETE CONSTRUCTION OF THE FLOOR OR ROOF ABOVE.
28. PIPE SPACE AND WALL FURRINGS SHALL CONSIST OF METAL CHANNELS AND 5/8? GYPSUM WALLBOARD EXCEPT AS OTHERWISE SHOWN.
29. A MINIMUM CEILING HEIGHT OF 8'-0" SHALL BE MAINTAINED IN ALL LIVING ROOMS.
30. INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 28.2-804.5.1 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253. §28.2-804.2

GRAPHIC SYMBOLS

DETAIL NUMBER
SHEET NUMBER
00
XX.XX
WALL/BUILDING SECTION KEY

DETAIL NUMBER
SHEET NUMBER
00
XX.XX
VERTICAL/HORIZONTAL DETAIL KEY

1
REVISION KEY

REVISION CLOUD

X= 0
Y= 0
X= 0
Y= 0
COORDINATE POINT - CORNER & CENTER HOLD POINTS

LINE OF BREAK POINT - PLANAR

ALIGN
ALIGN TAG

NEW CONSTRUCTION

EXISTING WALLS TO REMAIN

EXISTING WALLS
(AND MISCELLANEOUS ARCHITECTURAL ELEMENTS)
TO BE REMOVED

NEW DOOR

EXISTING DOOR

1 HR RATED

2 HR RATED

3 HR RATED

WALL RATINGS FOR DOB DIAGRAMS

ELEVATION GRAPHIC SYMBOLS

IR — INFRARED EMITTING DEVICE

EXIT — EMERGENCY EXIT SIGN

WALL MOUNTED A.V. CAMERA

SHELF MOUNTED A.V. CAMERA

WALL MOUNTED SECURITY CAMERA

SHELF MOUNTED SECURITY CAMERA

F — CEILING MOUNTED FIRE ALARM HORN/STROBE

SP — CEILING MOUNTED SPEAKER

M — CEILING MOUNTED HANGING MICROPHONE

WALL MOUNTED A.V. CAMERA

SHELF MOUNTED A.V. CAMERA

IR — WALL MOUNTED INFRARED EMITTING DEVICE

IR — SHELF MOUNTED INFRARED EMITTING DEVICE

GRAPHIC SYMBOLS

A-101
SHEET No. SEQUENCE
SHEET TYPE
DISCIPLINE
SHEET No.

N
PROJECT NORTH ARROW

DETAIL NUMBER
SHEET NUMBER
00
00.00
DRAWING TITILE
SCALE
DETAIL TITLE ON DRAWING SHEET

FLOOR
FFE
DATUM/FLOOR ELEVATION

Y
WORKPOINT
X
WORK POINT

1
COLUMN GRID & TAG

NAME
000X
ROOM/SPACE NUMBER

XXXXX
DOOR IDENTICATION TAG

XXX
CPU
WINDOW TYPE

COLUMN IDENTICATION TAG

X
PARTITION KEY

UP
20R
STAIR | RAMP

CENTER LINE

DETAIL NUMBER
SHEET NUMBER
00
XX.XX
EXTERIOR ELEVATION KEY

DETAIL NUMBER
SHEET NUMBER
XXX
XXX
INTERIOR ELEVATION KEY

MATERIAL DESIGNATIONS

CONCRETE
STEEL
ALUMINUM
PLYWOOD (SMALL SCALE)
PLYWOOD (LARGE SCALE)
EXG STONE
WOOD (FINISH)
WOOD (ROUGH)
CONCRETE MASONRY UNIT
BRICK
BATT INSULATION
RIGID INSULATION
COMPACTED FILL
DISCONTINUOUS (W.D. BLOCKING OR SHIM)
WATERPROOFING SHEET MEMBRANE ROOFING
TILE

LINE TYPES

BREAK LINE
COLUMN LINE
CENTER LINE
LOT LINE
PROPERTY LINE
FEATURE ABOVE
OR BEHIND
FEATURE HIDDEN
BELOW OR IN FRONT
EQUIPMENT FURNISHED
BY OTHERS

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Graphic Symbols &
General Notes

Scale	NTS
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

G-002.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 G-001 General Notes.dwg Plotted on: 08/13/14 - 12:24pm

ACCESSIBLE ROUTES

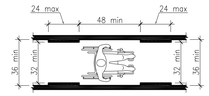
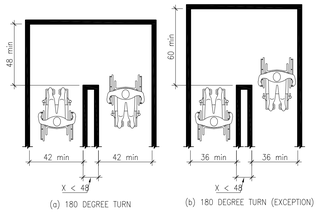
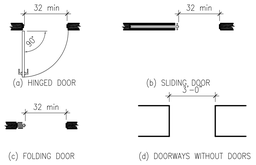


FIGURE 403.5 CLEAR WIDTH OF AN ACCESSIBLE ROUTE



(a) 180 DEGREE TURN (b) 180 DEGREE TURN (EXCEPTION)

FIGURE 403.5.1 CLEAR WIDTH AT TURN

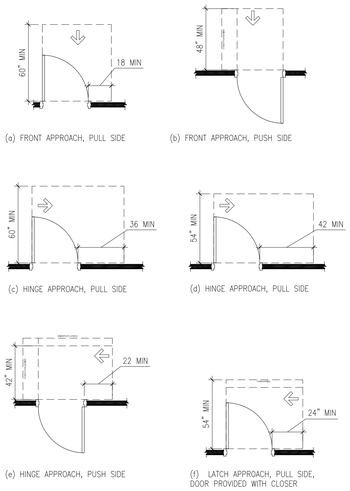


(a) HINGED DOOR (b) SLIDING DOOR (c) FOLDING DOOR (d) DOORWAYS WITHOUT DOORS

FIGURE 404.2.2 CLEAR WIDTH OF DOORWAYS

TABLE 404.2.3.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED)
FROM FRONT	PULL	60 INCHES	18 INCHES
FROM FRONT	PUSH	48 INCHES	0 INCHES
FROM HINGE SIDE	PULL	60 INCHES	36 INCHES
FROM HINGE SIDE	PULL	54 INCHES	42 INCHES
FROM HINGE SIDE	PUSH	42 INCHES	22 INCHES
FROM LATCH SIDE	PULL	48 INCHES	24 INCHES
FROM LATCH SIDE	PUSH	42 INCHES	24 INCHES



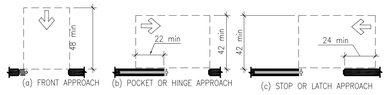
(a) FRONT APPROACH, PULL SIDE (b) FRONT APPROACH, PUSH SIDE (c) HINGE APPROACH, PULL SIDE (d) HINGE APPROACH, PULL SIDE (e) HINGE APPROACH, PUSH SIDE (f) LATCH APPROACH, PULL SIDE, DOOR PROVIDED WITH CLOSER

LATCH APPROACH, PUSH SIDE

FIGURE 404.2.3.1 MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

TABLE 404.2.3.2 MANEUVERING CLEARANCES AT SLIDING AND FOLDING DOORS

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCES	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOOR (BEYOND STOP OR LATCH SIDE UNLESS NOTED
FROM FRONT	48 INCHES	0 INCHES
FROM NONLATCH SIDE	42 INCHES	22 INCHES
FROM LATCH SIDE	42 INCHES	24 INCHES

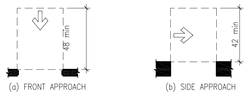


(a) FRONT APPROACH (b) POCKET OR HINGE APPROACH (c) STOP OR LATCH APPROACH

FIGURE 404.2.3.2 MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS

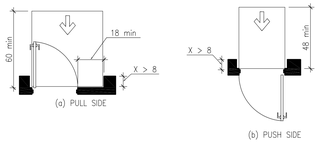
TABLE 404.2.3.3 MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCES	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOOR (BEYOND STOP OR LATCH SIDE UNLESS NOTED
FROM FRONT	48 INCHES	0 INCHES
FROM SIDE	42 INCHES	0 INCHES



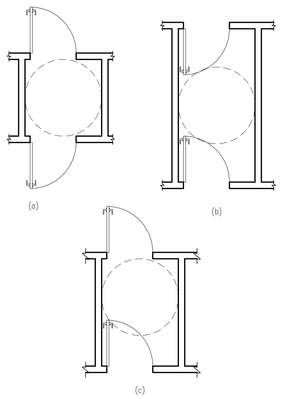
(a) FRONT APPROACH (b) SIDE APPROACH

FIGURE 404.2.3.3 MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS



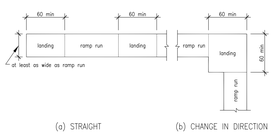
(a) PULL SIDE (b) PUSH SIDE

FIGURE 404.2.3.4 MANEUVERING CLEARANCE AT RECESSSED DOORS



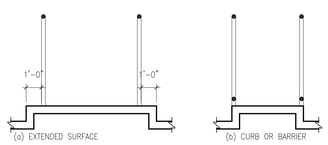
(a) (b) (c)

FIGURE 404.2.5 TWO DOORS IN A SERIES



(a) STRAIGHT (b) CHANGE IN DIRECTION

FIGURE 405.7 RAMP LANDINGS



(a) EXTENDED SURFACE (b) CURB OR BARRIER

FIGURE 405.9. RAMP EDGE PROTECTION

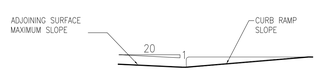


FIGURE 406.2 COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

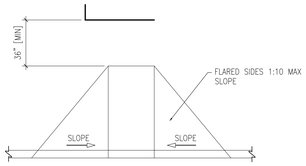


FIGURE 406.3 SIDES OF CURB RAMPS

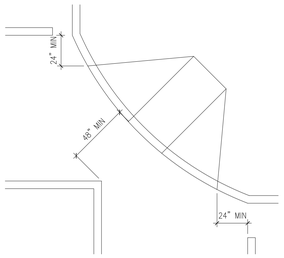
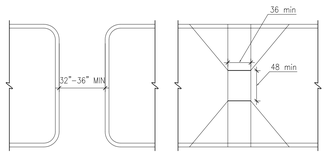


FIGURE 406.10 DIAGONAL CURB RAMPS



(a) CUT THROUGH AT ISLAND (b) CURB RAMP AT ISLAND

FIGURE 406.11 ISLANDS

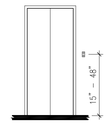
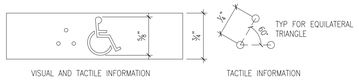
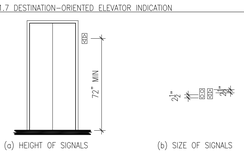


FIGURE 407.2.1.1 HEIGHT OF ELEVATOR CALL BUTTONS



VISUAL AND TACTILE INFORMATION TACTILE INFORMATION

FIGURE 407.2.1.7 DESTINATION–ORIENTED ELEVATOR INDICATION



(a) HEIGHT OF SIGNALS (b) SIZE OF SIGNALS

FIGURE 407.2.2.2 ELEVATOR VISIBLE SIGNALS

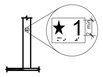


FIGURE 407.2.3.1 FLOOR DESIGNATION

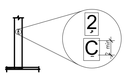
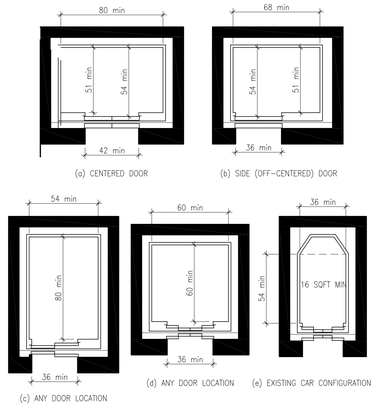


FIGURE 407.2.3.2 DESIGNATION–ORIENTED ELEVATOR CAR IDENTIFACTION

TABLE 407.4.1 MINIMUM DIMENSIONS OF ELEVATOR CARS

DOOR LOCATION	DOOR CLEAR OPENING WIDTH	INSIDE CAR, SIDE TO SIDE	INSIDE CAR, BACK WALL TO FRONT RETURN	INSIDE CAR, BACK WALL TO INSIDE FACE OF DOOR
CENTERED	42 INCHES	80 INCHES	18 INCHES	54 INCHES
SIDE [OFF CENTER]	36 INCHES	68 INCHES	0 INCHES	54 INCHES
ANY	36 INCHES	54 INCHES	36 INCHES	80 INCHES
ANY	36 INCHES	60 INCHES	42 INCHES	60 INCHES



(a) CENTERED DOOR (b) SIDE (OFF–CENTERED) DOOR (c) ANY DOOR LOCATION (d) ANY DOOR LOCATION (e) EXISTING CAR CONFIGURATION

FIGURE 407.4.1 INSIDE DIMENSIONS OF ELEVATOR CARS

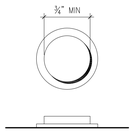
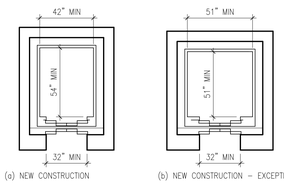
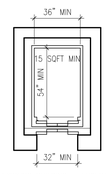


FIGURE 407.4.6.2 ELEVATOR CONTROL BUTTONS



(a) NEW CONSTRUCTION (b) NEW CONSTRUCTION – EXCEPTION 1



(c) EXISTING BUILDING – EXCEPTION 2

FIGURE 408.4.1 INSIDE DIMENSIONS OF LIMITED USE LIMITED APPLICATION [LULA] ELEVATOR CARS

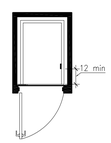


FIGURE 409.4.6.3 LOCATION OF CONTROLS IN PRIVATE RESIDENCE ELEVATORS

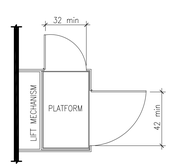


FIGURE 410.2.1 PLATFORM LIFT DOORS AND GATES

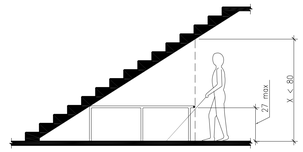


FIGURE 307.4 REDUCED VERTICAL CLEARANCE

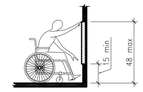
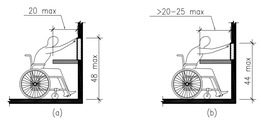


FIGURE 308.2.1 UNOBSTRUCTED FORWARD REACH



(a) (b)

FIGURE 308.2.2 OBSTRUCTED HIGH FORWARD REACH

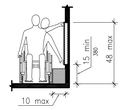
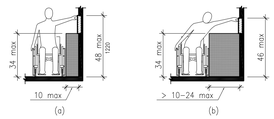


FIGURE 308.3.1 UNOBSTRUCTED SIDE REACH



(a) (b)

FIGURE 308.3.2 OBSTRUCTED HIGH SIDE REACH

BUILDING BLOCKS

FIGURE 302.2 CARPET ON FLOOR SURFACES

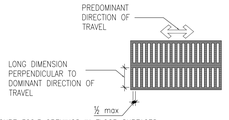
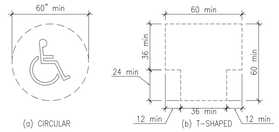


FIGURE 302.3 OPENINGS IN FLOOR SURFACES

FIGURE 303.2 CARPET ON FLOOR SURFACES

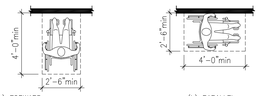
FIGURE 303.3 BEVELED CHANGE IN LEVEL



(a) CIRCULAR (b) T–SHAPED

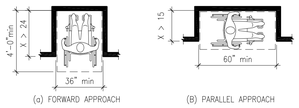
FIGURE 304.3 SIZE OF TURNING SPACE

FIGURE 305.3 SIZE OF CLEAR FLOOR SPACE



(a) FORWARD (b) PARALLEL

FIGURE 305.5 POSITION OF CLEAR FLOOR SPACE

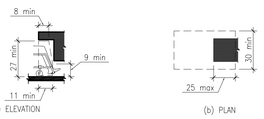


(a) FORWARD APPROACH (B) PARALLEL APPROACH

FIGURE 305.7 MANEUVERING CLEARANCE IN AN ALCOVE

(a) ELEVATION (b) PLAN

FIGURE 306.2 TOE CLEARANCE



(a) ELEVATION (b) PLAN

FIGURE 306.3 KNEE CLEARANCE

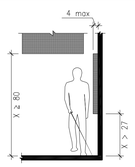
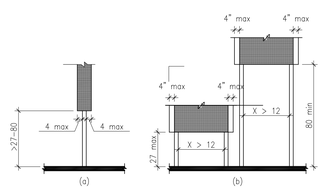


FIGURE 307.2 LIMITS OF PROTRUDING OBJECTS



(a) (b)

FIGURE 307.3 POST–MOUNTED PROTRUDING OBJECTS

SKY BOX

186-188 Eleventh Ave.
New York, New York

Owner:
Skybox, LLC
10 East 53rd St
New York, NY 10022
212.588.1786

Beyer Blinder Belle
Architects & Planners LLP

Executive Architect:
Beyer Blinder Belle
Architects & Planners LLP
120 Broadway, 20th Floor
New York, New York 10271
212.777.7800

Design Architect:
Skybox, LLC
10 East 53rd St
New York, NY 10022
212.588.1786

Structural Engineer:
DeSimone Consulting Engineers
18 West 18th Street -
New York, NY 10011
212.532.2211

MEP Engineer:
Cosentini & Associates, Inc.
Two Penn Plaza. 3rd Floor
New York, NY 10121
212.645.6060

Geotechnical Consultant:
Langan Engineering & Environmetal Services
21 Penn Plaza 360 West 31st St. 8th Floor
New York, NY 10001
212.479.5435

Vertical Transportation Consultant:
Jenkins & Huntington, Inc.
1251 Avenue of the Americas
New York, NY 10020
212.696.1818

Code Consultant:
JAM Consultants, INC
104 West 29th Street, 9th Floor
New York, NY 10001
212.244.4303

Acoustic Consultant:
Cerami & Associates, Inc.
404 Fifth Ave.
New York, NY 10018
212.370.1776

Exterior Envelope:
Gilsanz Murray Steficek LLP
129 West 27th Street 5th Floor
New York, NY 10001
212.254.0030

Facade Maintenance Consultant:
Entek Engineering, LLC
166 Ames St.
Hackensack, NJ 07601
201.820.2801

Pool Consultant:
Wallover Architects Incorporated
941 Wheatland Ave. Suite 304
Landcaster, PA 17603
717.295.7754

Landscape Architect
MPFP LLC / M. Paul Friedberg and Partners
41 East 11th St, New York, NY 10003
212.477.6366

Construction Manager:
Triton Construction
303 Fifth Avenue, 18th Floor
New York, NY 10016
212.685.4829

N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Accesibility Notes & diagrams

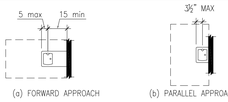
Scale	NTS
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

G-003.00

[AREA FOR DOB B-SCAN STICKER]

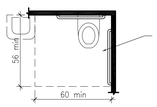
H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 G-001 General Notes.dwg Plotted on: 08/13/14 – 12:24pm

PLUMBING ELEMENTS AND FACILITIES

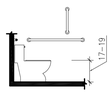


IGURE 602.5 DRINKING FOUNTAIN SPOUT LOCATION

IGURE 604.2 WATER CLOSET LOCATION

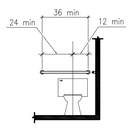


IGURE 604.3 SIZE OF CLEARANCE FOR WATER CLOSETS



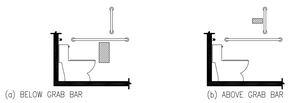
IGURE 604.4 WATER CLOSET HEIGHT

IGURE 604.5.1 SIDE WALL GRAB BAR FOR WATER CLOSET

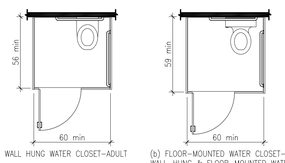


IGURE 604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

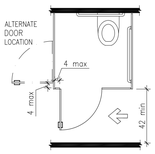
IGURE 604.5.3 SWING-UP GRAB BAR FOR WATER CLOSET



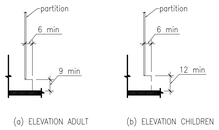
IGURE 604.7 DISPENSER LOCATION



IGURE 604.8.2 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS



IGURE 604.8.3 WHEELCHAIR ACCESSIBLE COMPARTMENT DOORS



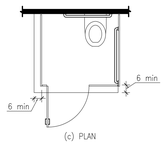


FIGURE 604.8.5 WHEELCHAIR ACCESSIBLE COMPARTMENT TOE CLEARANCE

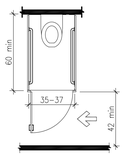


FIGURE 604.9 AMBULATORY ACCESSIBLE COMPARTMENT

FIGURE 605.2 HEIGHT OF URINALS

GENERAL SITE AND BUILDING ELEMENTS

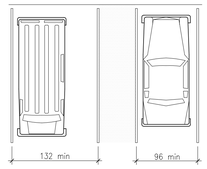


FIGURE 502.2 VEHICLE PARKING SPACE SIZE

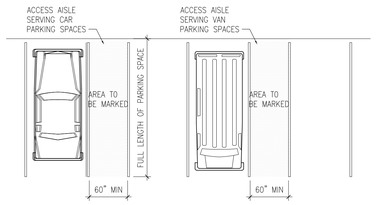


FIGURE 502.4 PARKING SPACE ACCESS AISLE

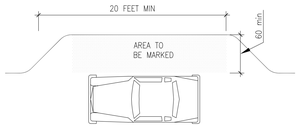


FIGURE 503.3 PASSENGER LOADING ZONE ACCESS AISLE

FIGURE 504.2 TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS

FIGURE 504.5 STAIR NOSINGS

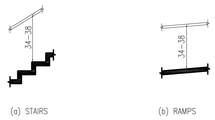


FIGURE 505.4 HANDRAIL HEIGHT

FIGURE 505.5 HANDRAIL CLEARANCE

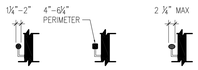


FIGURE 505.7 HANDRAIL CROSS SECTION

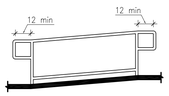


FIGURE 505.10.1 TOP AND BOTTOM HANDRAIL EXTENSIONS AT RAMPS

FIGURE 505.10.2 TOP HANDRAIL EXTENSIONS AT STAIRS

NOTE: X = TREAD DEPTH

FIGURE 505.10.3 BOTTOM HANDRAIL EXTENSIONS AT STAIRS

ACCESSIBILITY

PROPOSED WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANSI A117.1 AND CHAPTER 11 ACCESSIBILITY OF THE 2008 NEW YORK CITY BUILDING CODE.

404 DOORS AND DOORWAYS

404.1 GENERAL. DOORS AND DOORWAYS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 404.

404.2 MANUAL DOORS. MANUAL DOORS AND DOORWAYS, AND MANUAL GATES INCLUDING TICKET GATES. SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 404.2.

EXCEPTION: DOORS, DOORWAYS, AND GATES DESIGNED TO BE OPERATED ONLY BY SECURITY PERSONNEL SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS 404.2.6, 404.2.7, AND 404.2.8.

404.2.1 DOUBLE-LEAF DOORS AND GATES. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH SECTIONS 404.2.2 AND 404.2.3.

404.2.2 CLEAR WIDTH. DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32 INCHES MINIMUM. CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS, DOORS AND DOORWAYS WITHOUT DOORS MORE THAN 24 INCHES IN DEPTH SHALL PROVIDE A CLEAR OPENING WIDTH OF 36 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FLOOR. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FLOOR SHALL NOT EXCEED 4 INCHES.

EXCEPTIONS:
DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES MINIMUM ABOVE THE FLOOR. IN ALTERATIONS, A PROJECTION OF ⅝ INCH MAXIMUM INTO THE REQUIRED CLEAR OPENING WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.

404.2.3 MANEUVERING CLEARANCES AT DOORS. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH SECTION 404.2.3 AND SHALL INCLUDE THE FULL CLEAR OPENING WIDTH OF THE DOORWAY.

404.2.3.1 SWINGING DOORS. SWINGING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.3.1.

404.2.3.2 SLIDING AND FOLDING DOORS. SLIDING DOORS AND FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.3.2.

404.2.3.3 DOORWAYS WITHOUT DOORS. DOORWAYS WITHOUT DOORS THAT ARE LESS THAN 36 INCHES IN WIDTH SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 404.2.3.3.

404.2.3.4 RECESSED DOORS. WHERE ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR, MANUVERING CLEARANCES FOR A FORWARD APPROACH SHALL BE PROVIDED.

404.2.3.5 FLOOR SURFACE. FLOOR SURFACE WITHIN THE MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302.

404.2.4 THRESHOLDS AT DOORWAYS. IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE ½ INCH MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303.

EXCEPTION: SECTION 404.2.4 SHALL NOT APPLY TO EXISTING THRESHOLDS OF ALTERED THRESHOLDS ¾ INCH MAXIMUM IN HEIGHT THAT HAVE A BEVELED EDGE ON EACH SIDE WITH A MAXIMUM SLOPE OF 1:2 FOR THE HEIGHT EXCEEDING ¼ INCH.

405 RAMPS

405.1 GENERAL. RAMPS ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 405.

405.2 RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12

EXCEPTION: IN EXISTING BUILDING OR FACILITIES, RAMPS SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.

405.3 CROSS SLOPE. CROSS SLOPE RAMP RUNS SHALL NOT BE STEEPER THAN 1:48

405.4 FLOOR SURFACES. FLOOR SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 302.

405.5 CLEAR WIDTH. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36 INCHES MINIMUM. WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.

405.6 RISE. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM.

405.7 LANDINGS. RAMPS SHALL HAVE LANDINGS AT BOTTOM AND TOP OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 405.7

405.7.1 SLOPE. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THEN 1:48 AND SHALL COMPLY WITH SECTION 302.

405.7.2 WIDTH. CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

405.7.3 LENGTH. LANDINGS SHALL HAVE A CLEAR LENGTH OF 60 INCHES MINIMUM.

405.7.4 CHANGE IN DIRECTION. RAMPS THAT CHANGE DIRECTION AT THE RAMP LANDINGS SHALL BE SIZED TO PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.2.

405.7.5 DOORWAYS. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 404.2.3 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE LANDING AREA. WHERE DOORS THAT ARE SUBJECT TO LOCKING ARE ADJACENT TO A RAMP LANDING, LANDINGS SHALL BE SIZED TO PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.3.

405.8 HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505.

405.9 EDGE PROTECTION. EDGE PROTECTION COMPLYING WITH SECTION 405.9.1 OR 405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

EXCEPTIONS:
1. RAMPS NOT REQUIRED TO HAVE HANDRAILS WHERE CURB RAMP FLARES COMPLYING WITH SECTION 406.3 ARE PROVIDED
2. SIDES OF RAMP LANDINGS SERVING AND ADJOINING RAMP RUN OR STAIRWAY
3. SIDES OF RAMP LANDINGS HAVING A VERTICAL DROP-OFF OF ½ INCH MAXIMUM WITHIN 10 INCHES HORIZONTALLY OF THE MINIMUM LANDING AREA.

405.9.1 EXTENDED FLOOR SURFACE. THE FLOOR SURFACE OF THE RAMP RUN OR RAMP LANDING SHALL EXTEND 12 INCHES MINIMUM BEYOND THE INSIDE FACE OF A RAILING COMPLYING WITH SECTION 505.

405.9.2 CURB OR BARRIER. A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FLOOR.

405.10 WET CONDITIONS. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

§28.2–1107.2.3 TYPE B UNIT KITCHEN AND KITCHENETTE IN R–2 OCCUPANCY. WHERE KITCHENS AND KITCHENETTES ARE PROVIDED IN THE DWELLING UNIT OR SLEEPING UNIT, THE PRIMARY KITCHEN OR KITCHENETTE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE KITCHEN REQUIREMENTS OF SECTION 1003.12 (KITCHEN) OF ICC A117.1 AND SECTION 28.2–1107.2.3.1 THROUGH 28.2–1107.2.3.4. SECONDARY KITCHENS AND KITCHENETTES WITHIN THE SAME DWELLING UNIT OR SLEEPING UNIT SHALL BE REQUIRED TO COMPLY ONLY WITH SECTION 1004.12 (KITCHENS) OF ICC A117.1.

§28.2–1107.2.3.1 KITCHEN COUNTERS. A KITCHEN COUNTER THAT IS REQUIRED TO COMPLY WITH SECTION 1003.12.3.2 OR 1003.12.4.2 (HEIGHT) OF ICC A117.1 SHALL BE PERMITTED TO BE ADJUSTABLE OR DESIGNED TO BE REPLACEABLE AS A UNIT AT VARIABLE HEIGHTS BETWEEN 29 INCHES AND 36 INCHES IN (737 MM AND 914 MM), MEASURED FROM THE FLOOR TO THE TOP OF THE WORK SURFACE. THE OWNER SHALL ADJUST OR REPLACE SUCH COUNTERTOP AT THE TIME A PERSON WITH PHYSICAL DISABILITIES TAKES OCCUPANCY OF THE UNIT, OR WITHIN 10 DAYS OF THE DATE THE REQUEST IS MADE BY A PERSON WITH PHYSICAL DISABILITIES, WHICHEVER IS LATER, AT THE OWNER'S EXPENSE.

§28.2–1107.2.3.2 APPLIANCES IN KITCHEN AND KITCHENETTE. APPLIANCES SHALL COMPLY WITH SECTION 1003.12.6 (APPLIANCES) OF ICC A117.1.

EXCEPTION: WHERE APPLIANCES' CONTROLS ARE NOT IN COMPLIANCE WITH SECTION 309.4 (OPERATION) OF ICC A117.1, THE OWNER SHALL REPLACE SUCH APPLIANCES WITH APPLIANCES IN CONFORMANCE WITH SECTION 309.4 OF ICC A117.1 AT THE TIME A PERSON WITH PHYSICAL DISABILITIES TAKES OCCUPANCY OF THE UNIT, OR WITHIN 10 DAYS OF THE DATE THE REQUEST IS MADE BY A PERSON WITH PHYSICAL DISABILITIES, WHICHEVER IS LATER, AT THE OWNER'S EXPENSE. HOWEVER, THE OWNER SHALL NOT BE RESPONSIBLE TO PROVIDE A PARTICULAR MODEL OR TYPE OF APPLIANCES PROVIDED SUCH APPLIANCES AND CONTROLS COMPLIES WITH SECTIONS 1003.12.6 AND 309.4 OF ICC A117.1.

§28.2–1107.2.3.3 REFRIGERATOR/FREEZERS. COMBINATION REFRIGERATORS AND FREEZERS SHALL COMPLY WITH SECTION 1003.12.6.6 (REFRIGERATOR/FREEZERS) OF ICC A117.1. IN ADDITION, WHERE LESS THAN 100 PERCENT OF STORAGE VOLUME OF THE FREEZER IS LOCATED WITHIN 54 INCHES (1372 MM) MAXIMUM ABOVE THE FLOOR, SUCH FREEZER SHALL BE A SELF–DEFROSTING TYPE.

EXCEPTION: WHERE REFRIGERATORS AND FREEZERS ARE NOT IN COMPLIANCE WITH THIS SECTION, THE OWNER SHALL REPLACE SUCH APPLIANCES WITH COMPLYING APPLIANCES AT THE TIME A PERSON WITH PHYSICAL DISABILITIES TAKES OCCUPANCY OF THE UNIT, OR WITHIN 10 DAYS OF THE DATE THE REQUEST IS MADE BY A PERSON WITH PHYSICAL DISABILITIES, WHICHEVER IS LATER, AT THE OWNER'S EXPENSE. HOWEVER, THE OWNER SHALL NOT BE RESPONSIBLE TO PROVIDE A PARTICULAR MODEL OR TYPE OF APPLIANCES PROVIDED SUCH APPLIANCES COMPLY WITH THIS SECTION.

§28.2–1107.2.3.4 KITCHEN AND KITCHENETTE STORAGE. KITCHEN STORAGE, KITCHEN CABINETS, DRAWERS, AND SHELF STORAGE AREAS, WITHIN KITCHEN AND KITCHENETTE THAT ARE REQUIRED TO COMPLY WITH SECTION 1003.12 OF ICC A117.1 PURSUANT TO SECTION 28.2–1107.2.3, EXCEPT OVERHEAD CABINETS, SHALL COMPLY WITH SECTION 905 (STORAGE FACILITIES) OF ICC A117.1. IN ADDITION, AT LEAST ONE STORAGE SHELF OR CABINET, MOUNTED ABOVE WORK COUNTERS AT 48 INCHES (1219 MM) MAXIMUM ABOVE THE FLOOR, SHALL BE PROVIDED.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Accesibility
Notes & diagrams

Scale	NTS
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

G-004.00

[AREA FOR DOB B-SCAN STICKER]

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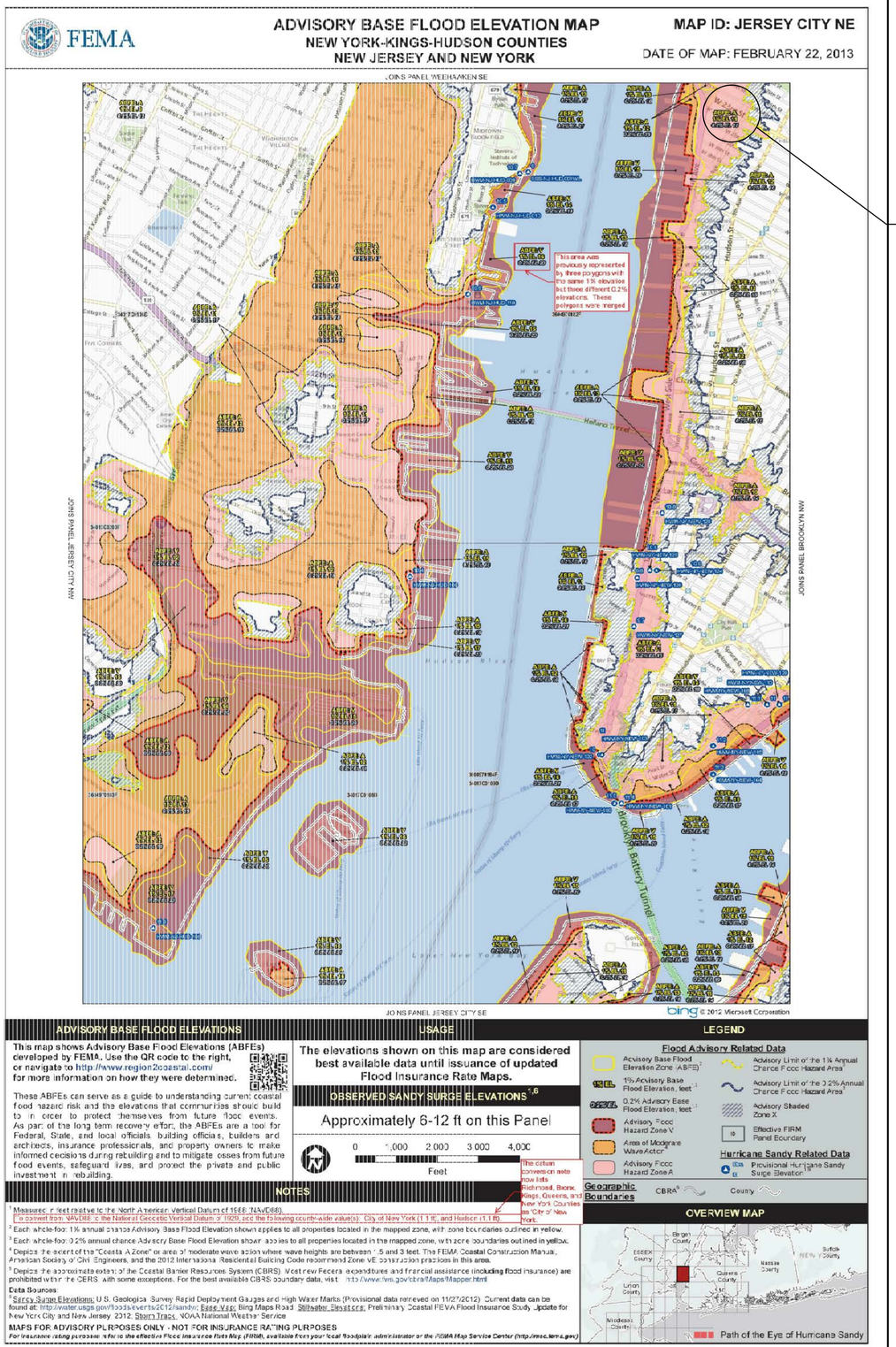
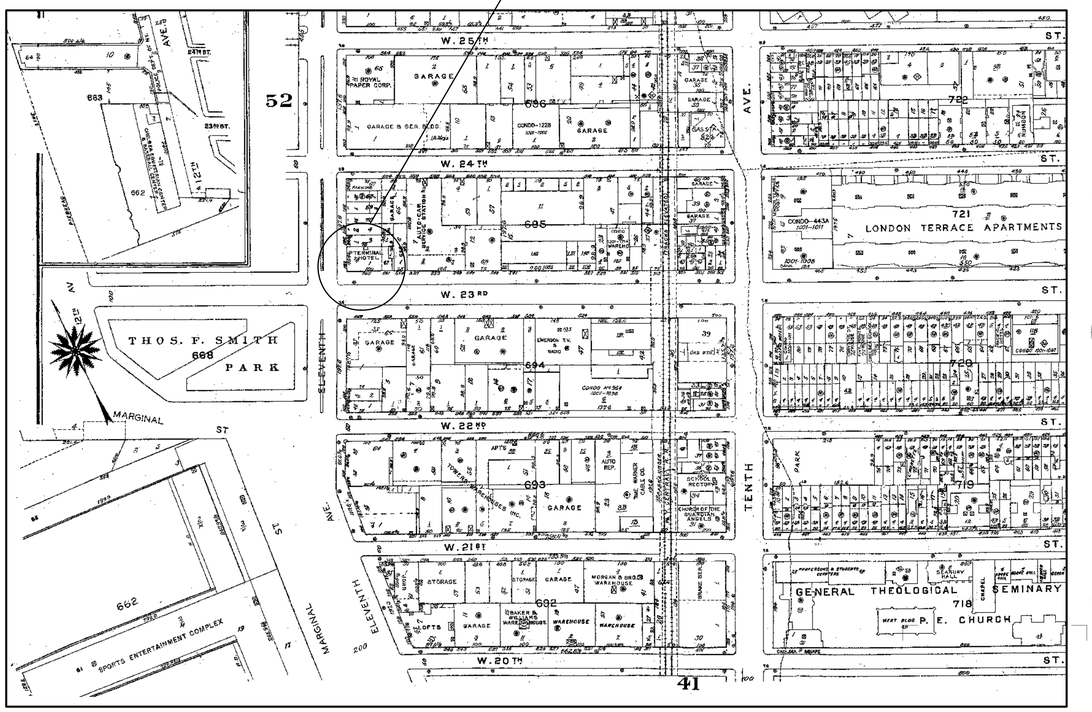


02 G-005 F.E.M.A. FLOOD MAP
NTS

SITE
ZONE A

03 G-005 ZONING MAP
NTS

SITE



01 G-005 LOCATION PLAN
NTS

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[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Zoning Map, Location Plan & F.E.M.A. Flood Map

Scale NTS
Issue Date 15 April 2014
Project No. 2307.00
Drawing No.

G-005.00

[AREA FOR DOB B-SCAN STICKER]

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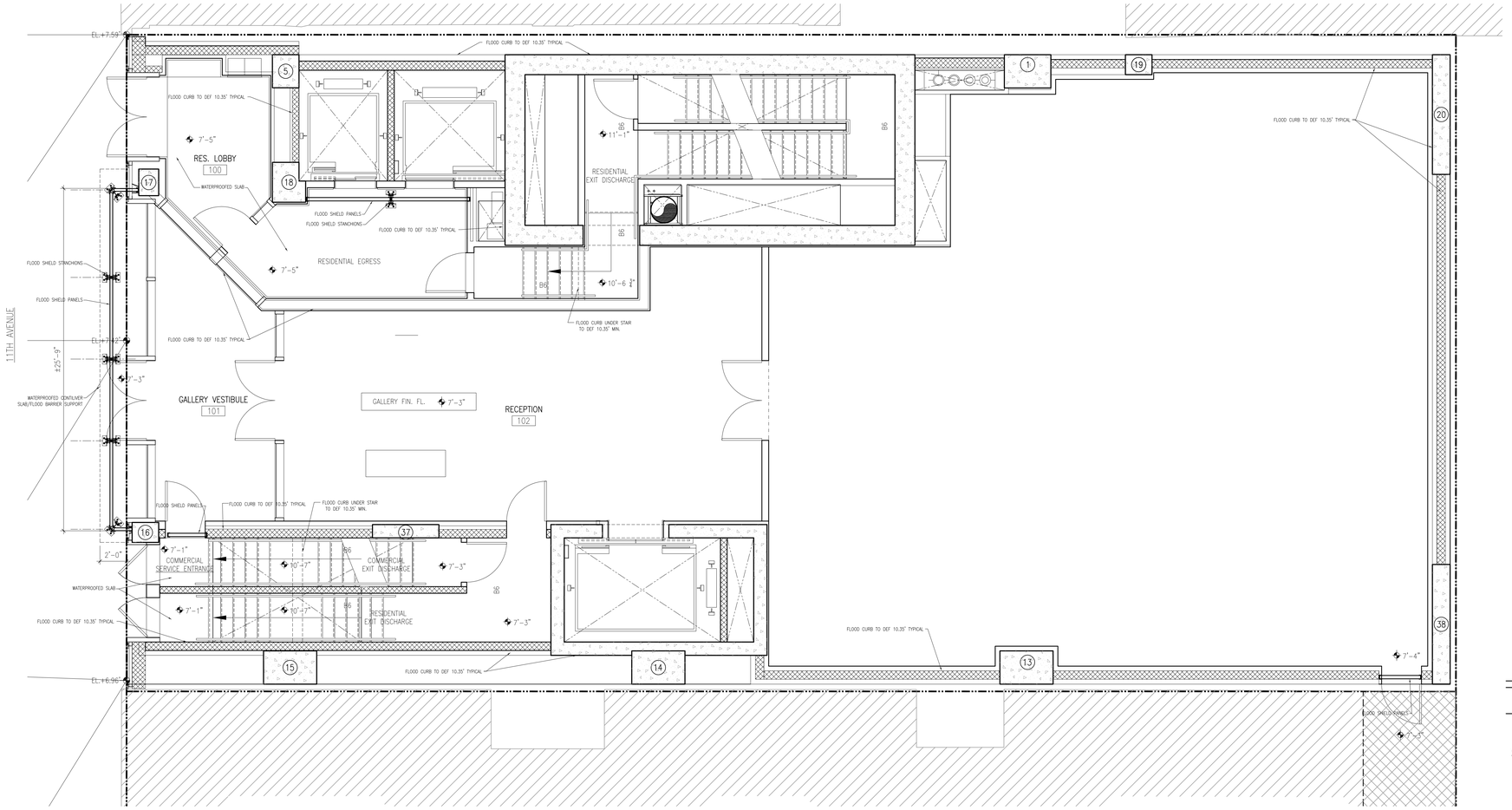
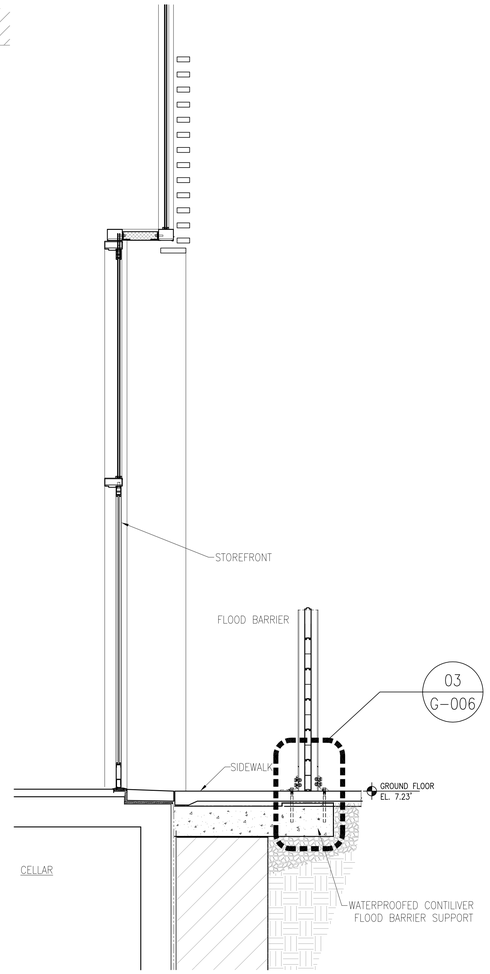
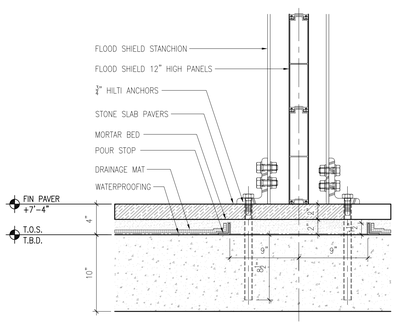


01 G-006 GROUND FLOOR PLAN
1/4"=1'-0"

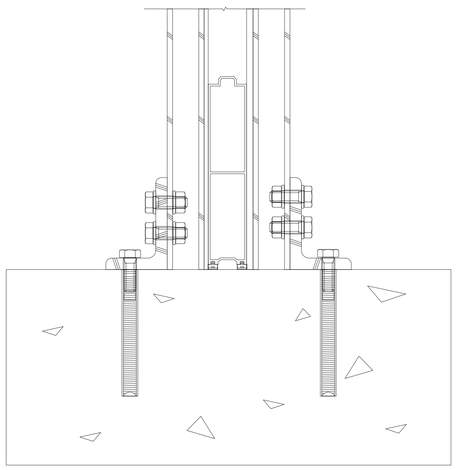
FLOOD ELEVATION NOTES:
1. FLOOD PROTECTION DATUM TAKEN TO FEMA ADVISORY BASE FLOOD ELEVATION (ABFE) MAP ID: JERSEY CITY NE FEB. 22, 2013 = 9.35'.
2. DESIGN FLOOD ELEVATION (DFE) ONE FEET ABOVE ABFE = 10.35'
3. TOP OF BARRIER TO BE 10.35' MINIMUM.



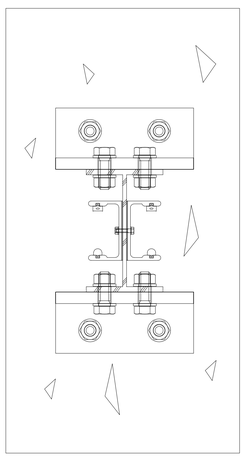
02 G-006 SECTION @ FLOOD SHIELD
1/16"=1'-0"



03 G-006 SECTION @ FLOOD SHIELD
1-1/2"=1'-0"



TRI-180 STANCHION POST
CROSS SECTION
epoxy fasteners
min. footer sizing



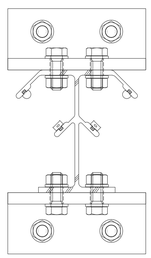
TRI-180 STANCHION POST
PLAN
epoxy fasteners
min. footer sizing

TRI-C
trap mount channel

TRI-7.7C
trap track for 180
stanchion connection

TRI-12SL
stoplog extrusion

TRI-7.7W
wall track for 180
stanchion connection



TRI-90 STANCHION POST
PLAN
90 degree corners

TRITON STOPLOG SYSTEM
STANCHION POST

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Flood Protection Plan and Details

Scale	NTS
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

G-006.00

[AREA FOR DOB B-SCAN STICKER]

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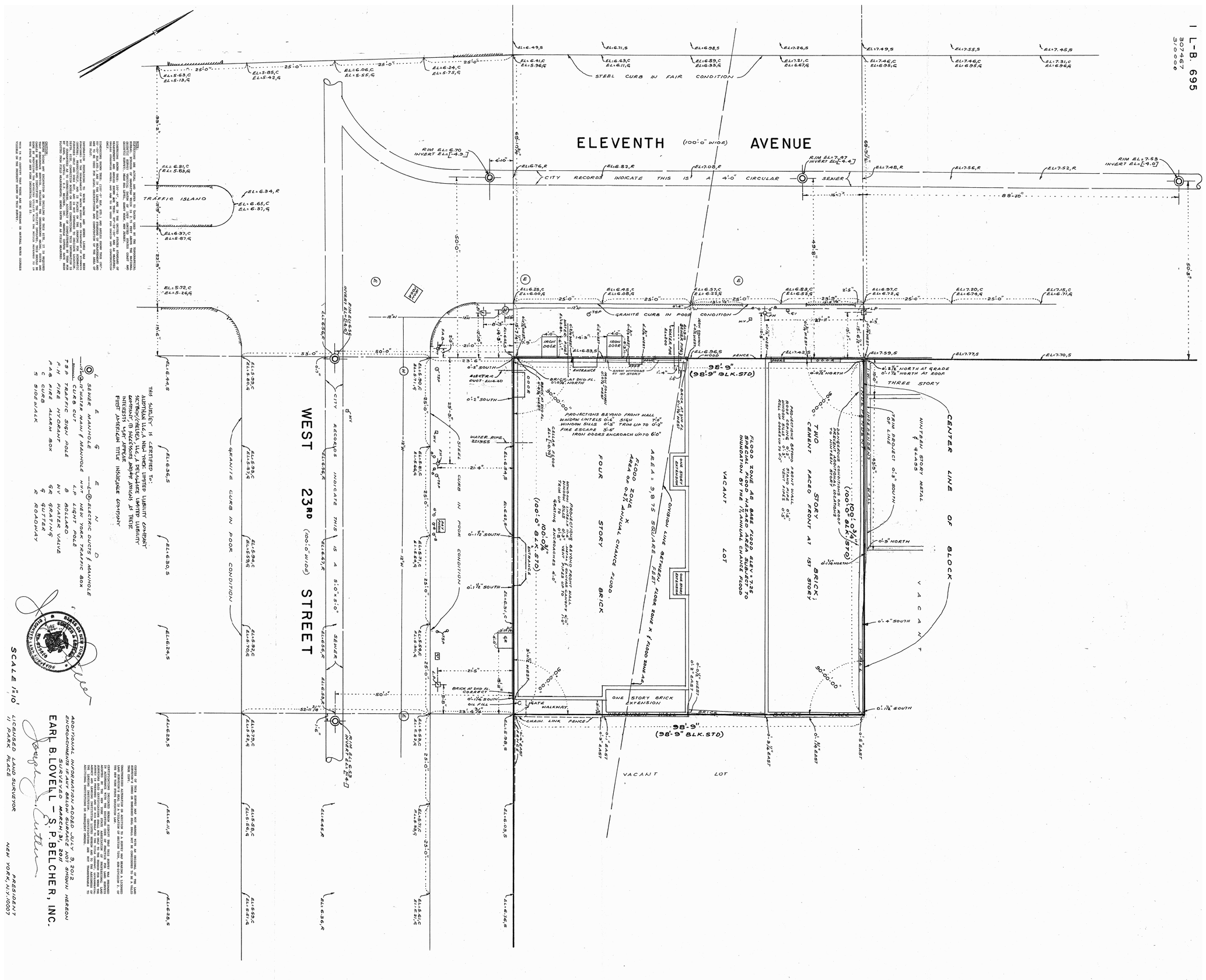

THIS SURVEY IS CERTIFIED TO:
AUSTRIAN U.L.A. REAL TREE LIMITED LIABILITY COMPANY
ZEIGLER & ZEIGLER, PC
SKYBOX, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

SEWER MANHOLE
CURB CUT
TSP TRAFFIC SIGN POLE
F.H. FIRE HYDRANT
F.A.B. FIRE ALARM BOX
C CURB
S SIDEWALK
E ELECTRIC OUTLET / MANHOLE
NYT NEW YORK TRAFFIC BOX
L.P. LIGHT POLE
B BOLLARD
WV WATER VALVE
GR GRATING
G GUTTER
R ROADWAY

ADDITIONAL INFORMATION ADDED JULY 9, 2012
EXCROACHMENTS IF ANY BELOW SURFACE NOT SHOWN HEREON
SURVEYED MARCH 31, 2011

EARL B. LOVELL - S.P. BELCHER, INC.

LICENSED LAND SURVEYOR
1/1 PARK PLACE
NEW YORK, N.Y. 10007
PRESIDENT

G-007.00

Property Survey

Scale	NTS
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

[AREA FOR DOB B-SCAN STICKER]

Design Development Set
[Not for Construction]

Drawing Title

No.	Date	Description
1	08.15.14	DESIGN DEVELOPMENT ADDENDUM #2
2	08.13.14	DESIGN DEVELOPMENT ADDENDUM #3

Revisions

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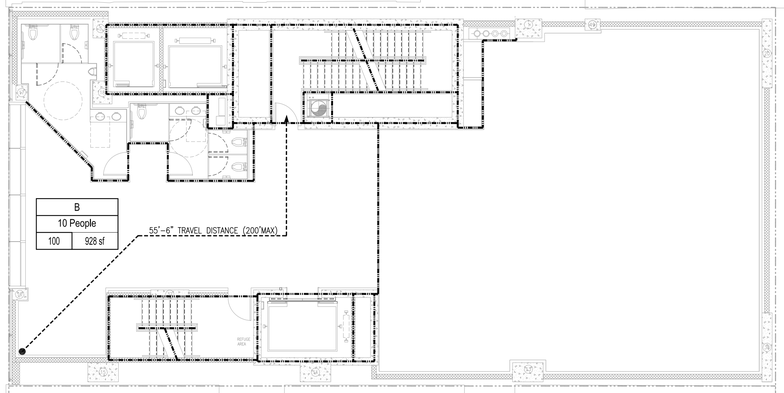
New York, NY 10016
212.685.4829

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 C-001 General Notes.dwg Plotted on: 08/13/14 – 11:25am

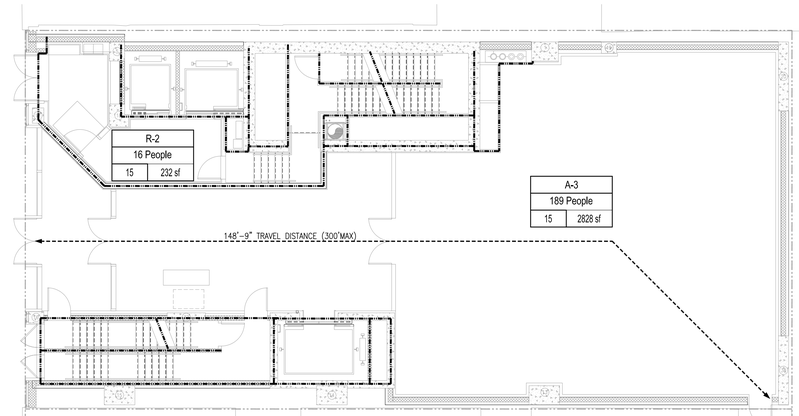


OCCUPANT LOAD: 2ND FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
B	OFFICE	928 SF	100	10
			TOTAL OCCUPANCY	10

EGRESS STAIR ANALYSIS: 2ND FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & C)	5	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 2ND FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	10

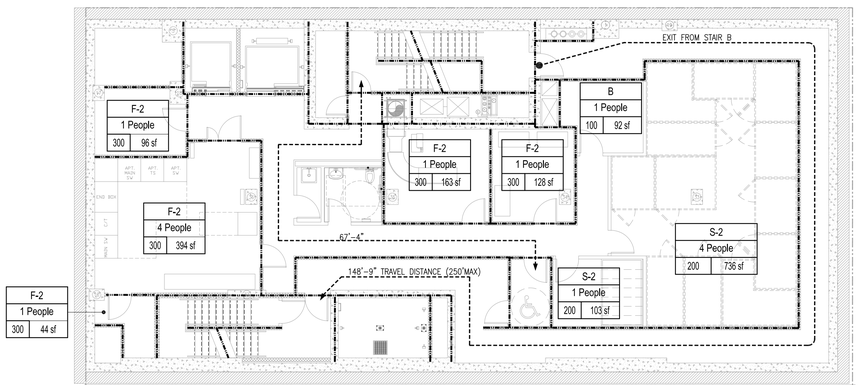
04 G-100 SECOND FLOOR EGRESS PLAN
1/8" = 1'-0"



OCCUPANT LOAD: 1ST FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
R-2	RESIDENTIAL LOBBY	232 SF	15	16
A-3	RETAIL/GALLERY	2828 SF	15	189
			TOTAL OCCUPANCY	205

EGRESS DOOR ANALYSIS: 1ST FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	108	540	205

03 G-100 FIRST FLOOR EGRESS PLAN
1/8" = 1'-0"

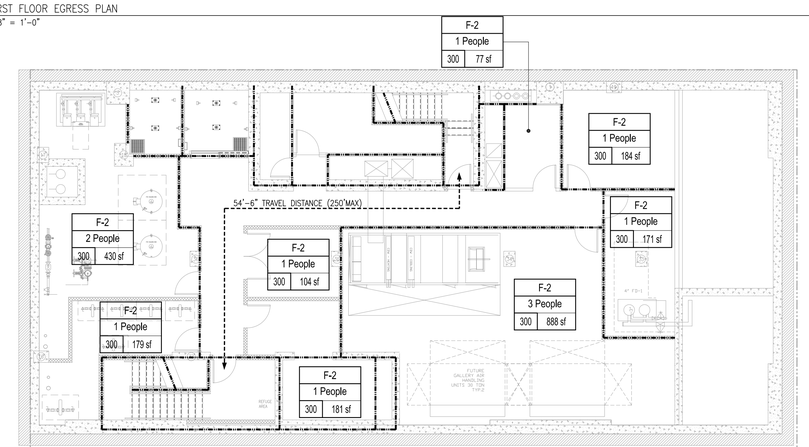


OCCUPANT LOAD: CELLAR FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
S-2	RESIDENTIAL STORAGE	736 SF	200	4
S-2	BIKE STORAGE	103 SF	200	1
B	OFFICE	92 SF	100	1
F-2	ELEV CONTROL RM	128 SF	300	1
F-2	REFUSE AREA	163 SF	300	1
F-2	SWITCHBOARD RM	394 SF	300	4
F-2	ATS RM	44 SF	300	1
F-2	TELECOM RM	96 SF	300	1
			TOTAL OCCUPANCY	14

EGRESS STAIR ANALYSIS: CELLAR FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	7	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: CELLAR FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	14

02 G-100 CELLAR EGRESS PLAN
1/8" = 1'-0"



OCCUPANT LOAD: SUB-CELLAR FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
F-2	FLOOD BARRIER EQUIPMENT	77 SF	300	1
F-2	FIRE PUMP RM	184 SF	300	1
F-2	PUMP RM	171 SF	300	1
F-2	AIR HANDLING UNITS RM	888 SF	300	3
F-2	WATER FEATURE PUMP RM	181 SF	300	1
F-2	WINDOW CLEANING EQUIPMENT	104 SF	300	1
F-2	GAS METER RM	179 SF	300	1
F-2	WATER SERVICE RM	430 SF	300	2
			TOTAL OCCUPANCY	11

EGRESS STAIR ANALYSIS: SUB-CELLAR FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	6	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: SUB-CELLAR FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	11

01 G-100 SUB CELLAR EGRESS PLAN
1/8" = 1'-0"

FIRE STRATEGY CODE SUMMARY

[TO BE READ IN CONJUNCTION WITH FIRE & LIFE SAFETY REPORT]

BUILDING SUMMARY

PROJECT LOCATED ON CORNER OF W23RD ST AND 11TH AVENUE IN MANHATTAN. COMPRISES 21 STOREYS ON NEW BUILD (SUB-CELLAR+CELLAR+LEVELS 1-19).

BUILDING CONTAINS OCCUPIED FLOORS GREATER THAN 75FT ABOVE FIRE DEPARTMENT VEHICLE ACCESS LEVEL, SUBSEQUENTLY IT WILL COMPLY WITH THE HIGH-RISE REQUIREMENTS OF THE BUILDING CODE.

GOVERNING CODES

THE FIRE SAFETY DESIGN WILL FOLLOW THE REQUIREMENTS OF THE 2008 EDITION OF THE NEW YORK CITY BUILDING CODE AND REFERENCED SUB-STANDARDS. REFER TO THE FIRE STRATEGY REPORT FOR A FULL LIST OF REFERENCED STANDARDS.

USE, OCCUPANCY & CLASSIFICATION

THE BUILDING WILL CONTAIN THE FOLLOWING USES/ OCCUPNACIES AND WILL BE DESIGNED AS A NON-SEPARATED MIXED USE BUILDING:

S2 (STORAGE- LOW HAZARD)
R2 (RESIDENTIAL DWELLING UNITS)
B (BUSINESS)
A3 (ASSEMBLY)

OCCUPANCY CALCULATED USING THE FOLLOWING LOAD FACTORS:

TRAVEL DISTANCES

TRAVEL DISTANCES DESIGNED TO MEET THE FOLLOWING:

S2 (STORAGE- LOW HAZARD)
DEAD END - 20FT
COMMON PATH - 100FT
TRAVEL DISTANCE - 250 FT

R2 (RESIDENTIAL DWELLING UNITS)
DEAD END - 40FT (80FT IN 2HR RATED CORRIDOR)
COMMON PATH - 75FT
TRAVEL DISTANCE - 200 FT

A3 (ASSEMBLY)
DEAD END - 20FT
COMMON PATH - 75FT
TRAVEL DISTANCE - 150 FT

EXTINGUISHING SYSTEMS

AS A HIGH-RISE STRUCTURE, SPRINKLER PROTECTION WILL BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH NFPA 13 (2002 ED) AS MODIFIED BY APPENDIX Q OF THE BUILDING CODE.

A CLASS I WET STANDPIPE SYSTEM, DESIGNED IN ACCORDANCE WITH NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (2007), WILL BE PROVIDED THROUGHOUT THE BUILDING.

EMERGENCY POWER SYSTEMS

AS AN R-2 OCCUPANCY OVER 125FT IN HEIGHT, AN EMERGENCY POWER SYSTEM (COMPLYING WITH SECTION 2702) SHALL BE PROVIDED TO SUPPORT THE FOLLOWING LOADS:

EXIST SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10;

AT LEAST ONE ELEVATOR SERVING ALL FLOORS, OR ONE ELEVATOR PER BANK WHERE DIFFERENT BANKS SERVE DIFFERENT PORTIONS OF THE BUILDING;

EMERGENCY VOICE COMMUNICATIONS SYSTEMS;

ELECTRICALLY POWERED FIRE PUMPS

FIRE COMMAND CENTER

AS A HIGH-RISE BUILDING, A FIRE COMMAND CENTER (FCC) WILL BE PROVIDED WITHIN THE MAIN ENTRANCE LOBBY AT LEVEL 01. THE FCC WILL BE PART OF THE FIRE ALARM CONTROL PANEL, ELEVATOR CONTROL PANEL OR IMMEDIATELY ADJACENT TO THESE.

THE FCC SHALL COMPLY WITH NFPA72.

FIRE STRATEGY LEGEND

	1 HR RATED WALL ASSEMBLY
	2HR RATED WALL ASSEMBLY
	3HR RATED WALL ASSEMBLY
TRAVEL DISTANCE-'X'-'X'	TRAVEL DISTANCE
P L=135 SF V=11.5 SF	LIGHT PROVIDED / VENTILATION PROVIDED (P-PROVIDED/R-REQUIRED)

SKY BOX

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Architects & Planners LLP

Executive Architect:
Beyer Blinder Belle
Architects & Planners LLP
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212.777.7800

Design Architect:
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212.588.1786

Structural Engineer:
DeSimone Consulting Engineers
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New York, NY 10011
212.532.2211

MEP Engineer:
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Two Penn Plaza. 3rd Floor
New York, NY 10121
212.645.6060

Geotechnical Consultant:
Langan Engineering & Environmetal Services
21 Penn Plaza 360 West 31st St. 8th Floor
New York, NY 10001
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Vertical Transportation Consultant:
Jenkins & Huntington, Inc.
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Code Consultant:
JAM Consultants, INC
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Exterior Envelope:
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201.820.2801

Pool Consultant:
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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Cellar, 1st Floor, 2nd Floor & 3rd Floor Egress Diagram Plan

Scale	1/8" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

G-100.00

[AREA FOR DOB B-SCAN STICKER]

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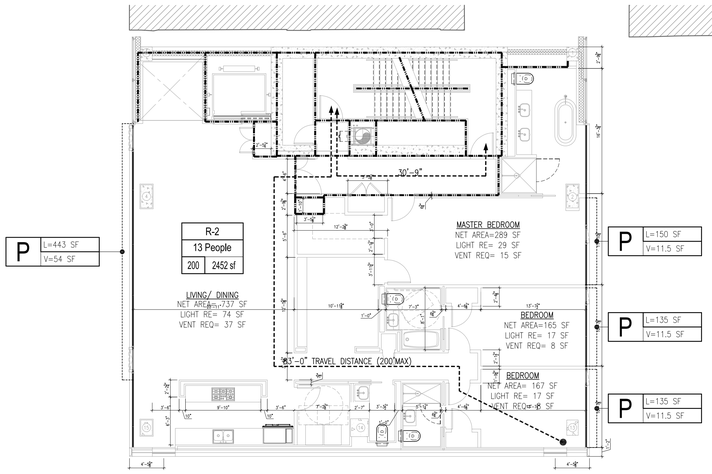
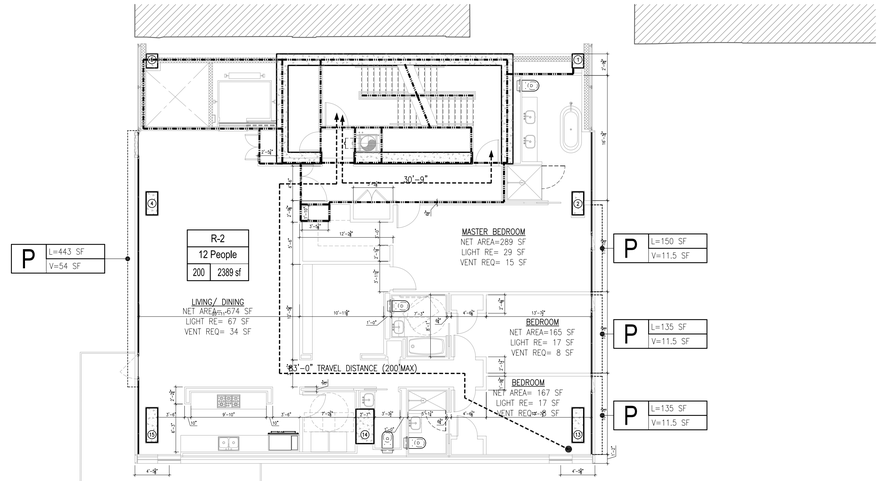


OCCUPANT LOAD: 6TH FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
R-2	APARTMENT	2452 SF	200	13
			TOTAL OCCUPANCY	13

EGRESS STAIR ANALYSIS: 6TH FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	7	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 6TH FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	13

04 G-101 SIXTH FLOOR EGRESS PLANS
1/8" = 1'-0"

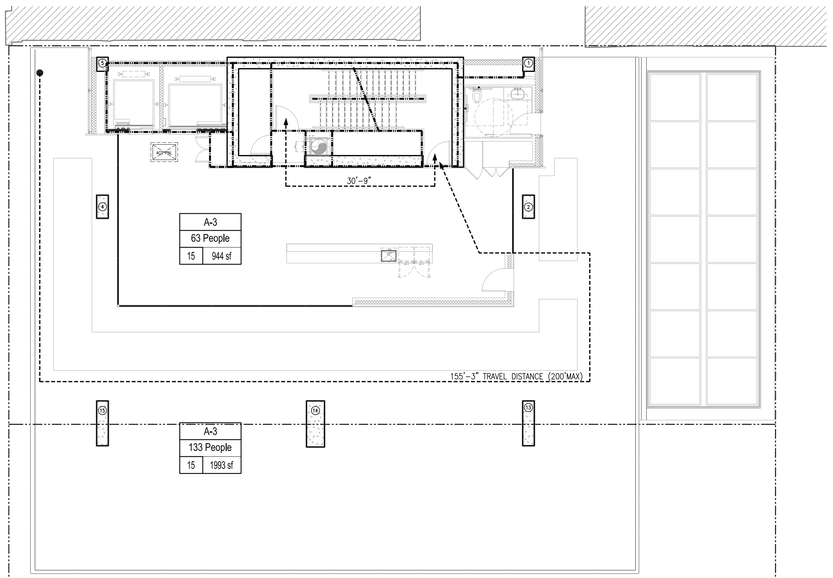


OCCUPANT LOAD: 5TH FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
R-2	APARTMENT	2389 SF	200	12
			TOTAL OCCUPANCY	12

EGRESS STAIR ANALYSIS: 5TH FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	6	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 5TH FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	12

03 G-101 FIFTH FLOOR EGRESS PLANS
1/8" = 1'-0"

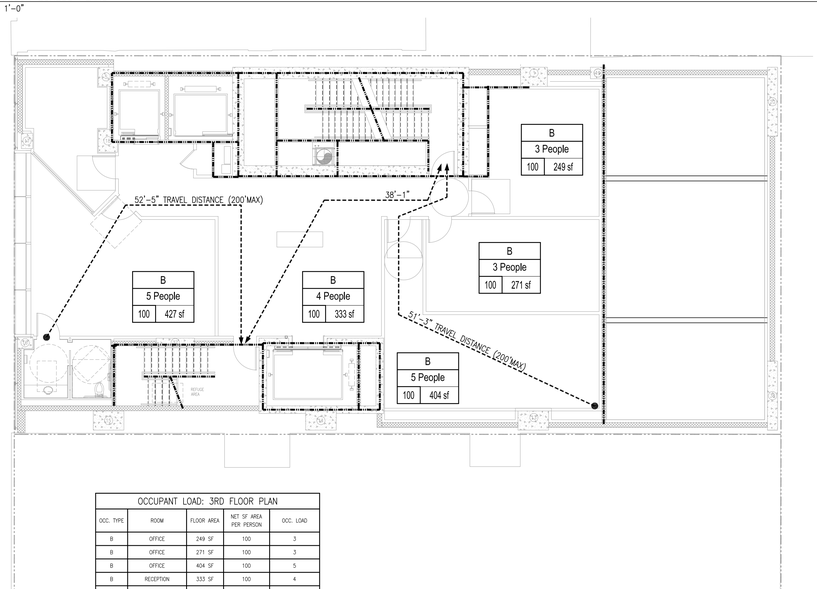


OCCUPANT LOAD: 4TH FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
A-3	SKY LOBBY	944 SF	15	63
A-3	SKY TERRACE	1993 SF	15	133
			TOTAL OCCUPANCY	196

EGRESS STAIR ANALYSIS: 4TH FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	98	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 4TH FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	196

02 G-101 FOURTH FLOOR EGRESS PLANS
1/8" = 1'-0"



OCCUPANT LOAD: 3RD FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
B	OFFICE	249 SF	100	3
B	OFFICE	271 SF	100	3
B	OFFICE	404 SF	100	5
B	RECEPTION	333 SF	100	4
B	OFFICE	427 SF	100	5
			TOTAL OCCUPANCY	20

EGRESS STAIR ANALYSIS: 3RD FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & C)	10	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 3RD FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	20

01 G-101 THIRD FLOOR EGRESS PLANS
1/8" = 1'-0"

FIRE STRATEGY CODE SUMMARY

[TO BE READ IN CONJUNCTION WITH FIRE & LIFE SAFETY REPORT]

BUILDING SUMMARY

PROJECT LOCATED ON CORNER OF W23RD ST AND 11TH AVENUE IN MANHATTAN. COMPRISES 21 STOREYS ON NEW BUILD (SUB-CELLAR+CELLAR+LEVELS 1-19).

BUILDING CONTAINS OCCUPIED FLOORS GREATER THAN 75FT ABOVE FIRE DEPARTMENT VEHICLE ACCESS LEVEL, SUBSEQUENTLY IT WILL COMPLY WITH THE HIGH-RISE REQUIREMENTS OF THE BUILDING CODE.

GOVERNING CODES

THE FIRE SAFETY DESIGN WILL FOLLOW THE REQUIREMENTS OF THE 2008 EDITION OF THE NEW YORK CITY BUILDING CODE AND REFERENCED SUB-STANDARDS. REFER TO THE FIRE STRATEGY REPORT FOR A FULL LIST OF REFERENCED STANDARDS.

USE, OCCUPANCY & CLASSIFICATION

THE BUILDING WILL CONTAIN THE FOLLOWING USES/ OCCUPNACIES AND WILL BE DESIGNED AS A NON-SEPARATED MIXED USE BUILDING:

S2 (STORAGE- LOW HAZARD)
R2 (RESIDENTIAL DWELLING UNITS)
B (BUSINESS)
A3 (ASSEMBLY)

OCCUPANCY CALCULATED USING THE FOLLOWING LOAD FACTORS:

TRAVEL DISTANCES

TRAVEL DISTANCES DESIGNED TO MEET THE FOLLOWING:

S2 (STORAGE- LOW HAZARD)
DEAD END – 20FT
COMMON PATH – 100FT
TRAVEL DISTANCE – 250 FT

R2 (RESIDENTIAL DWELLING UNITS)
DEAD END – 40FT (80FT IN 2HR RATED CORRIDOR)
COMMON PATH – 75FT
TRAVEL DISTANCE – 200 FT

A3 (ASSEMBLY)
DEAD END – 20FT
COMMON PATH – 75FT
TRAVEL DISTANCE – 150 FT

EXTINGUISHING SYSTEMS

AS A HIGH-RISE STRUCTURE, SPRINKLER PROTECTION WILL BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH NFPA 13 (2002 ED) AS MODIFIED BY APPENDIX Q OF THE BUILDING CODE.

A CLASS I WET STANDPIPE SYSTEM, DESIGNED IN ACCORDANCE WITH NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (2007), WILL BE PROVIDED THROUGHOUT THE BUILDING.

EMERGENCY POWER SYSTEMS

AS AN R-2 OCCUPANCY OVER 125FT IN HEIGHT, AN EMERGENCY POWER SYSTEM (COMPLYING WITH SECTION 2702) SHALL BE PROVIDED TO SUPPORT THE FOLLOWING LOADS:

EXIST SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10;

AT LEAST ONE ELEVATOR SERVING ALL FLOORS, OR ONE ELEVATOR PER BANK WHERE DIFFERENT BANKS SERVE DIFFERENT PORTIONS OF THE BUILDING;

EMERGENCY VOICE COMMUNICATIONS SYSTEMS;

ELECTRICALLY POWERED FIRE PUMPS

FIRE COMMAND CENTER

AS A HIGH-RISE BUILDING, A FIRE COMMAND CENTER (FCC) WILL BE PROVIDED WITHIN THE MAIN ENTRANCE LOBBY AT LEVEL 01. THE FCC WILL BE PART OF THE FIRE ALARM CONTROL PANEL, ELEVATOR CONTROL PANEL OR IMMEDIATELY ADJACENT TO THESE.

THE FCC SHALL COMPLY WITH NFPA72.

FIRE STRATEGY LEGEND

1 HR RATED WALL ASSEMBLY
2HR RATED WALL ASSEMBLY
3HR RATED WALL ASSEMBLY
TRAVEL DISTANCE-'X'-'X' — TRAVEL DISTANCE
P L=135 SF V=11.5 SF — LIGHT PROVIDED / VENTILATION PROVIDED (P-PROVIDED/R-REQUIRED)

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Vertical Transportation Consultant:
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Hackensack, NJ 07601
201.820.2801

Pool Consultant:
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New York, NY 10016
212.685.4829

N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

4rth Floor, 5th Floor, 6th Floor & 7th Floor Egress Diagram Plan

Scale	1/8" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

G-101.00

[AREA FOR DOB B-SCAN STICKER]

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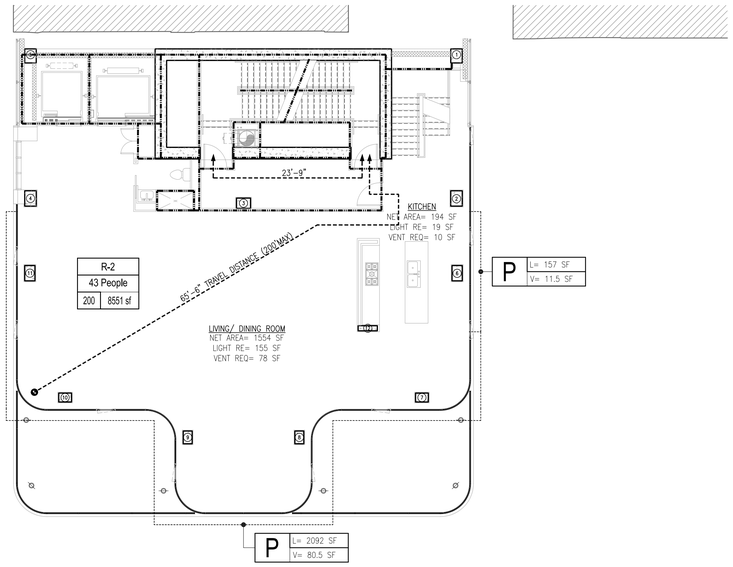
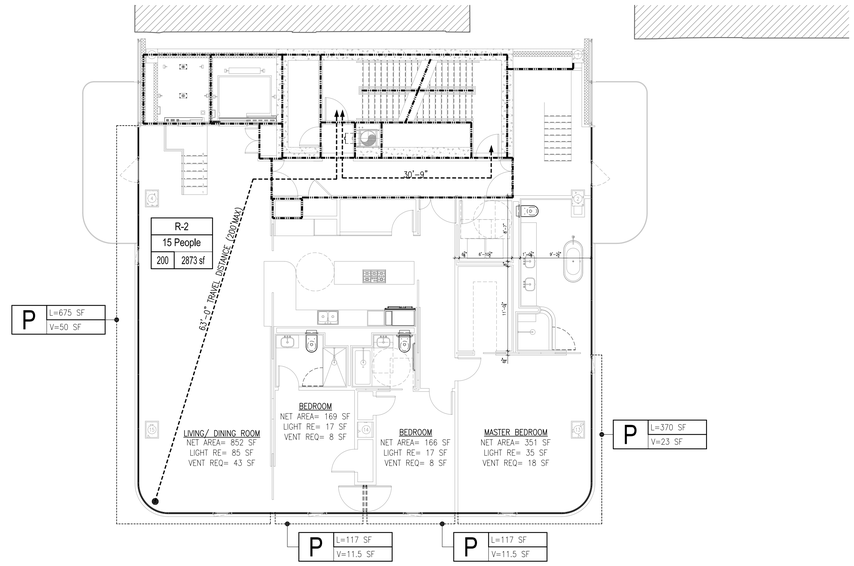


OCCUPANT LOAD: 16TH – 19TH FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
R-2	APARTMENT	8551 SF	200	43
F-2	HOT WATER HEATER RM	138 SF	300	1
			TOTAL OCCUPANCY	44

EGRESS STAIR ANALYSIS: 16TH – 19TH FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	22	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 16TH – 19TH FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	44

04 G102 SIXTEENTH FLOOR MEZZANINE EGRESS PLAN
1/8" = 1'-0"

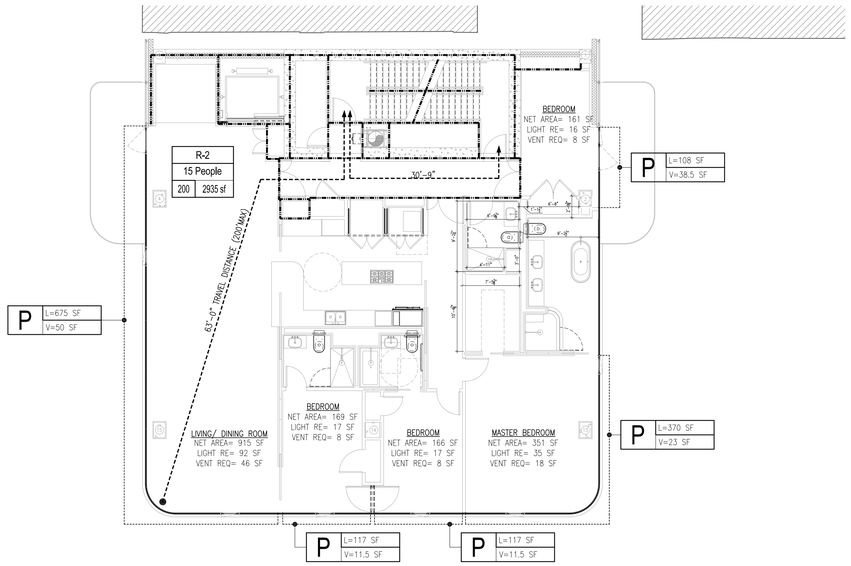


OCCUPANT LOAD: 15TH FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
R-2	APARTMENT	2873 SF	200	15
			TOTAL OCCUPANCY	15

EGRESS STAIR ANALYSIS: 15TH FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	8	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 15TH FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	15

03 G102 FIFTEENTH FLOOR EGRESS PLAN
1/8" = 1'-0"

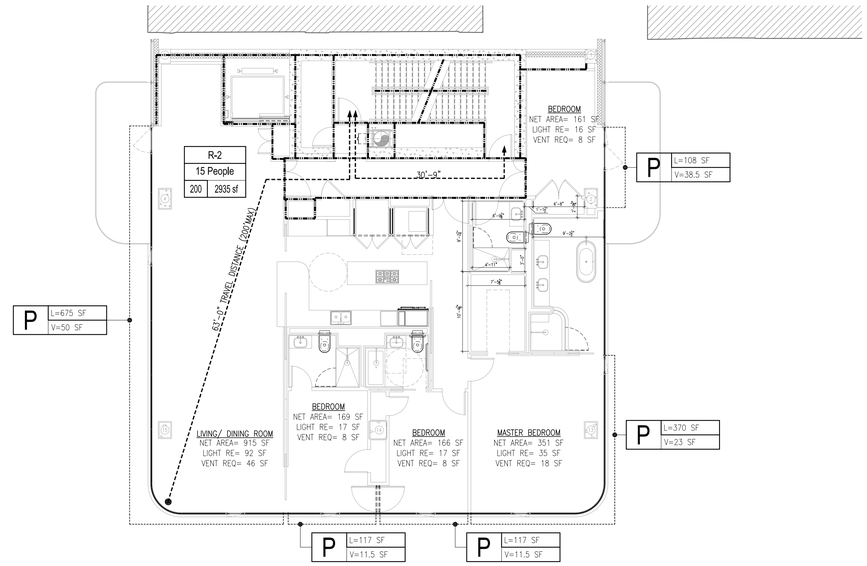


OCCUPANT LOAD: 14TH FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
R-2	APARTMENT	2935 SF	200	15
			TOTAL OCCUPANCY	15

EGRESS STAIR ANALYSIS: 14TH FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	8	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 14TH FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	15

02 G102 FOURTEENTH FLOOR EGRESS PLAN
1/8" = 1'-0"



OCCUPANT LOAD: 7TH – 13TH FLOOR PLAN				
OCC. TYPE	ROOM	FLOOR AREA	NET SF AREA PER PERSON	OCC. LOAD
R-2	APARTMENT	2935 SF	200	15
			TOTAL OCCUPANCY	15

EGRESS STAIR ANALYSIS: 7TH – 13TH FLOOR PLAN					
# OF EGRESS STAIRS PROVIDED	NUMBER OF PEOPLE PER STAIR	EGRESS WIDTH PER OCCUPANT SERVED	MIN. WIDTH OF EGRESS STAIR REQUIRED BY CODE (INCHES)	MIN. WIDTH OF EGRESS STAIR PROVIDED (INCHES)	STAIR CAPACITY
2 (STAIR A & B)	8	.3"/PERSON	44	44	147

EGRESS DOOR ANALYSIS: 7TH – 13TH FLOOR PLAN			
# OF EGRESS DOORS PROVIDED ON LEVEL	CUMULATIVE WIDTH OF EGRESS DOORS PROVIDED (INCHES)	# OF OCCUPANTS ABLE TO BE SERVED (AT 0.2"/PERSON)	TOTAL OCCUPANCY OF LEVEL
2	72	360	15

01 G102 SEVENTEENTH–THIRTEENTH FLOOR EGRESS PLAN
1/8" = 1'-0"

FIRE STRATEGY CODE SUMMARY

[TO BE READ IN CONJUNCTION WITH FIRE & LIFE SAFETY REPORT]

BUILDING SUMMARY

PROJECT LOCATED ON CORNER OF W23RD ST AND 11TH AVENUE IN MANHATTAN. COMPRISES 21 STOREYS ON NEW BUILD (SUB-CELLAR+CELLAR+LEVELS 1–19).

BUILDING CONTAINS OCCUPIED FLOORS GREATER THAN 75FT ABOVE FIRE DEPARTMENT VEHICLE ACCESS LEVEL, SUBSEQUENTLY IT WILL COMPLY WITH THE HIGH-RISE REQUIREMENTS OF THE BUILDING CODE.

GOVERNING CODES

THE FIRE SAFETY DESIGN WILL FOLLOW THE REQUIREMENTS OF THE 2008 EDITION OF THE NEW YORK CITY BUILDING CODE AND REFERENCED SUB-STANDARDS. REFER TO THE FIRE STRATEGY REPORT FOR A FULL LIST OF REFERENCED STANDARDS.

USE, OCCUPANCY & CLASSIFICATION

THE BUILDING WILL CONTAIN THE FOLLOWING USES/ OCCUPNACIES AND WILL BE DESIGNED AS A NON-SEPARATED MIXED USE BUILDING:

S2 (STORAGE- LOW HAZARD)
R2 (RESIDENTIAL DWELLING UNITS)
B (BUSINESS)
A3 (ASSEMBLY)

OCCUPANCY CALCULATED USING THE FOLLOWING LOAD FACTORS:

TRAVEL DISTANCES

TRAVEL DISTANCES DESIGNED TO MEET THE FOLLOWING:

S2 (STORAGE- LOW HAZARD)
DEAD END – 20FT
COMMON PATH – 100FT
TRAVEL DISTANCE – 250 FT

R2 (RESIDENTIAL DWELLING UNITS)
DEAD END – 40FT (80FT IN 2HR RATED CORRIDOR)
COMMON PATH – 75FT
TRAVEL DISTANCE – 200 FT

A3 (ASSEMBLY)
DEAD END – 20FT
COMMON PATH – 75FT
TRAVEL DISTANCE – 150 FT

EXTINGUISHING SYSTEMS

AS A HIGH-RISE STRUCTURE, SPRINKLER PROTECTION WILL BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH NFPA 13 (2002 ED) AS MODIFIED BY APPENDIX Q OF THE BUILDING CODE.

A CLASS I WET STANDPIPE SYSTEM, DESIGNED IN ACCORDANCE WITH NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (2007), WILL BE PROVIDED THROUGHOUT THE BUILDING.

EMERGENCY POWER SYSTEMS

AS AN R-2 OCCUPANCY OVER 125FT IN HEIGHT, AN EMERGENCY POWER SYSTEM (COMPLYING WITH SECTION 2702) SHALL BE PROVIDED TO SUPPORT THE FOLLOWING LOADS:

EXIST SIGNS AND MEANS OF EGRESS ILLUMINATION REQUIRED BY CHAPTER 10;

AT LEAST ONE ELEVATOR SERVING ALL FLOORS, OR ONE ELEVATOR PER BANK WHERE DIFFERENT BANKS SERVE DIFFERENT PORTIONS OF THE BUILDING;

EMERGENCY VOICE COMMUNICATIONS SYSTEMS;

ELECTRICALLY POWERED FIRE PUMPS

FIRE COMMAND CENTER

AS A HIGH-RISE BUILDING, A FIRE COMMAND CENTER (FCC) WILL BE PROVIDED WITHIN THE MAIN ENTRANCE LOBBY AT LEVEL 01. THE FCC WILL BE PART OF THE FIRE ALARM CONTROL PANEL, ELEVATOR CONTROL PANEL OR IMMEDIATELY ADJACENT TO THESE.

THE FCC SHALL COMPLY WITH NFPA72.

FIRE STRATEGY LEGEND

1 HR RATED WALL ASSEMBLY
2HR RATED WALL ASSEMBLY
3HR RATED WALL ASSEMBLY
TRAVEL DISTANCE-'X'-'X' — TRAVEL DISTANCE
P L=135 SF V=11.5 SF — LIGHT PROVIDED / VENTILATION PROVIDED
(P-PROVIDED/R-REQUIRED)

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Design Development Set
[Not for Construction]

No.	Date	Description
1	08.15.14	DESIGN DEVELOPMENT ADDENDUM #2
		DESIGN DEVELOPMENT ADDENDUM #3

Revisions

Drawing Title

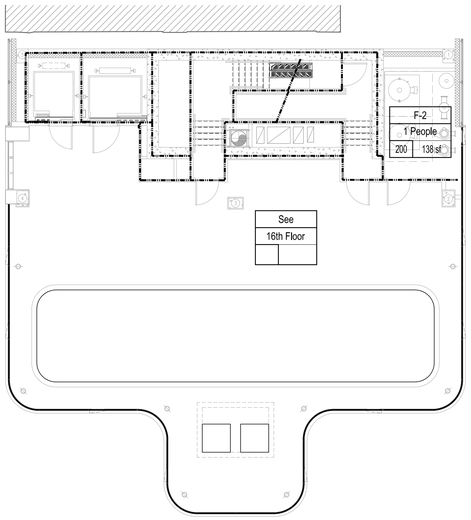
8th Floor, 9th Floor, 16th floor & 17th Floor Egress Diagram Plan

Scale	1/8" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

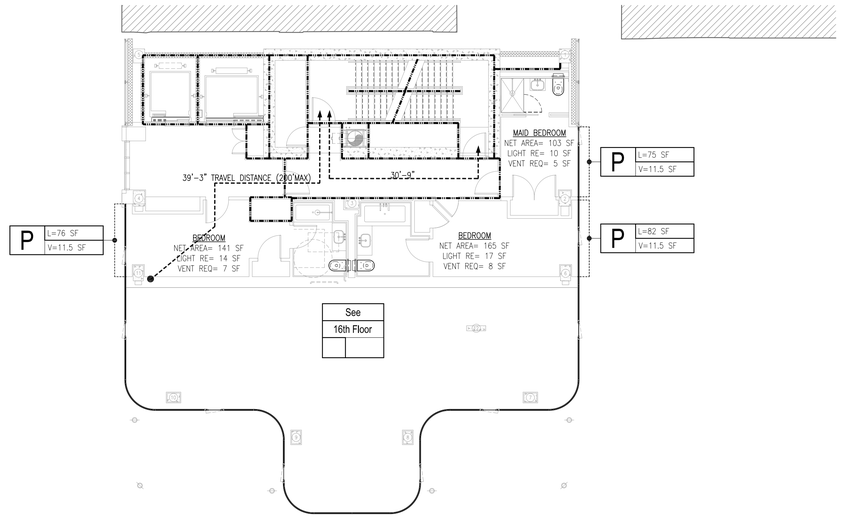
G-102.00

[AREA FOR DOB B-SCAN STICKER]

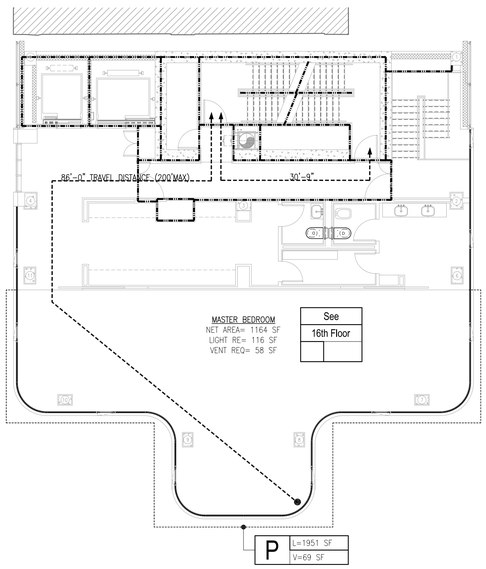
H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 G-100 Floor Egress Plan.dwg Plotted on: 08/13/14 - 11:48am



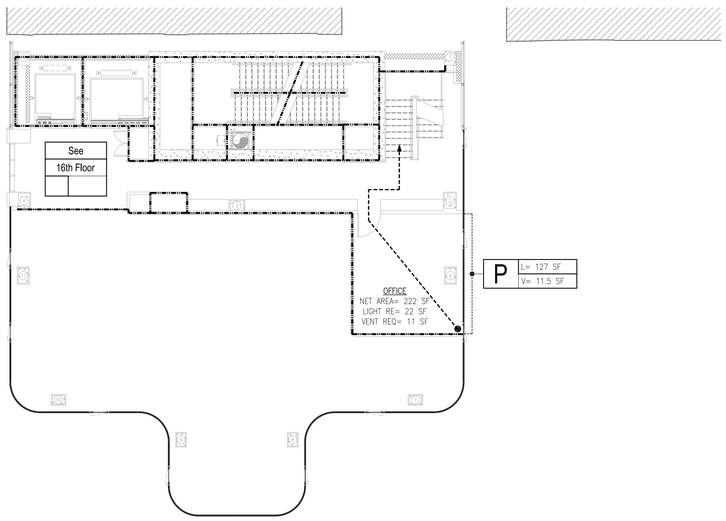
04 G-103 NINETEENTH FLOOR EGRESS PLANS
1/8" = 1'-0"



03 G-103 EIGHTEENTH FLOOR EGRESS PLANS
1/8" = 1'-0"



02 G-103 SEVENTEENTH FLOOR EGRESS PLANS
1/8" = 1'-0"



01 G-103 SIXTEENTH MEZANINE FLOOR EGRESS PLANS
1/8" = 1'-0"

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[TO BE READ IN CONJUNCTION WITH FIRE & LIFE SAFETY REPORT]

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TRAVEL DISTANCE – 250 FT

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THE FCC SHALL COMPLY WITH NFPA72.

FIRE STRATEGY LEGEND

	1 HR RATED WALL ASSEMBLY
	2HR RATED WALL ASSEMBLY
	3HR RATED WALL ASSEMBLY
TRAVEL DISTANCE-'X'-'X'	TRAVEL DISTANCE
P L=135 SF V=11.5 SF	LIGHT PROVIDED / VENTILATION PROVIDED (P-PROVIDED/R-REQUIRED)

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

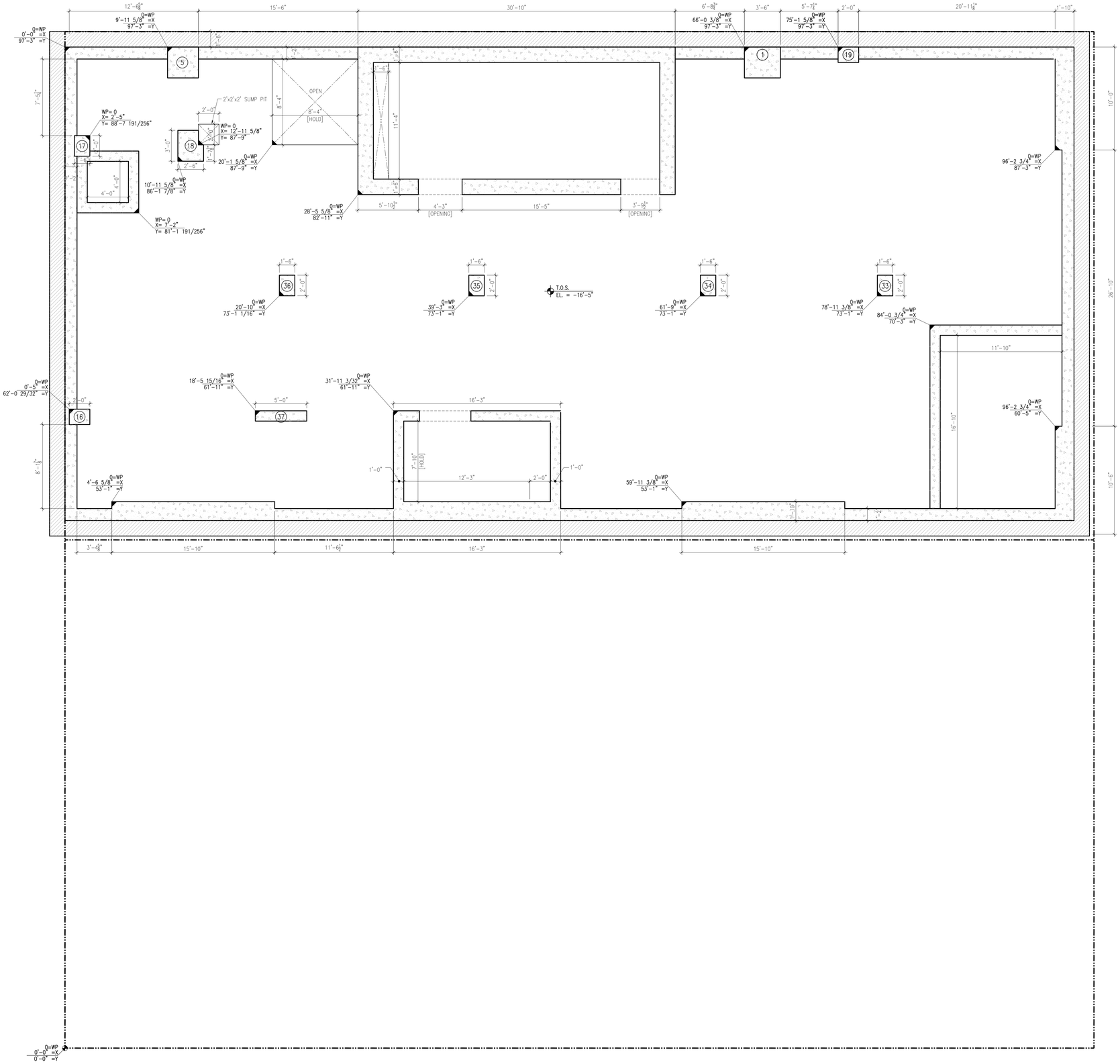
18th Floor, 18th Mezzanine, 19th Floor & 20th Floor Egress Diagram Plan

Scale	1/8" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

G-103.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 G-100 Floor Egress Plan.dwg Plotted on: 08/13/14 - 11:47am



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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Sub-Cellar Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-0S0.00

[AREA FOR DOB B-SCAN STICKER]

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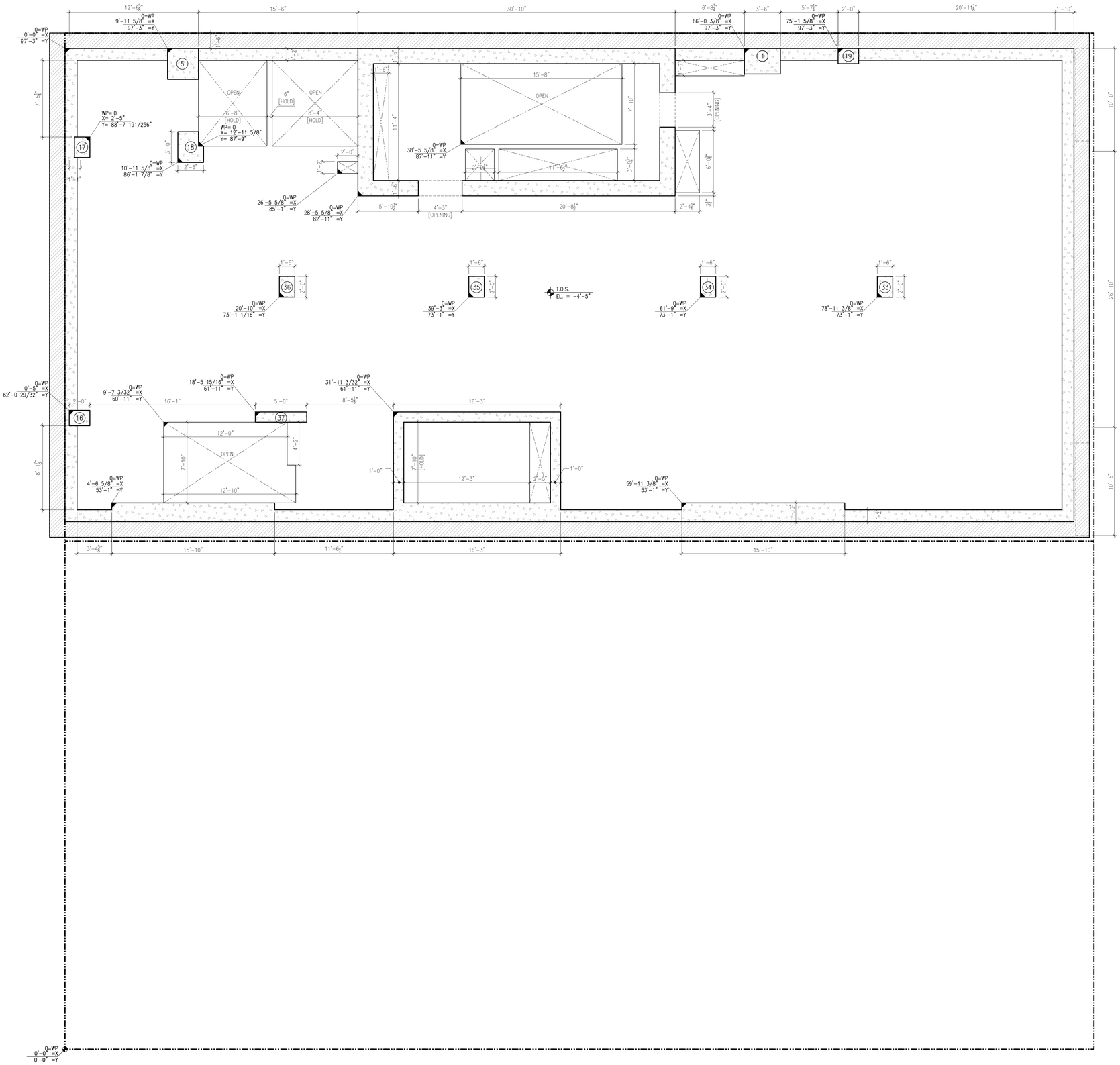

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

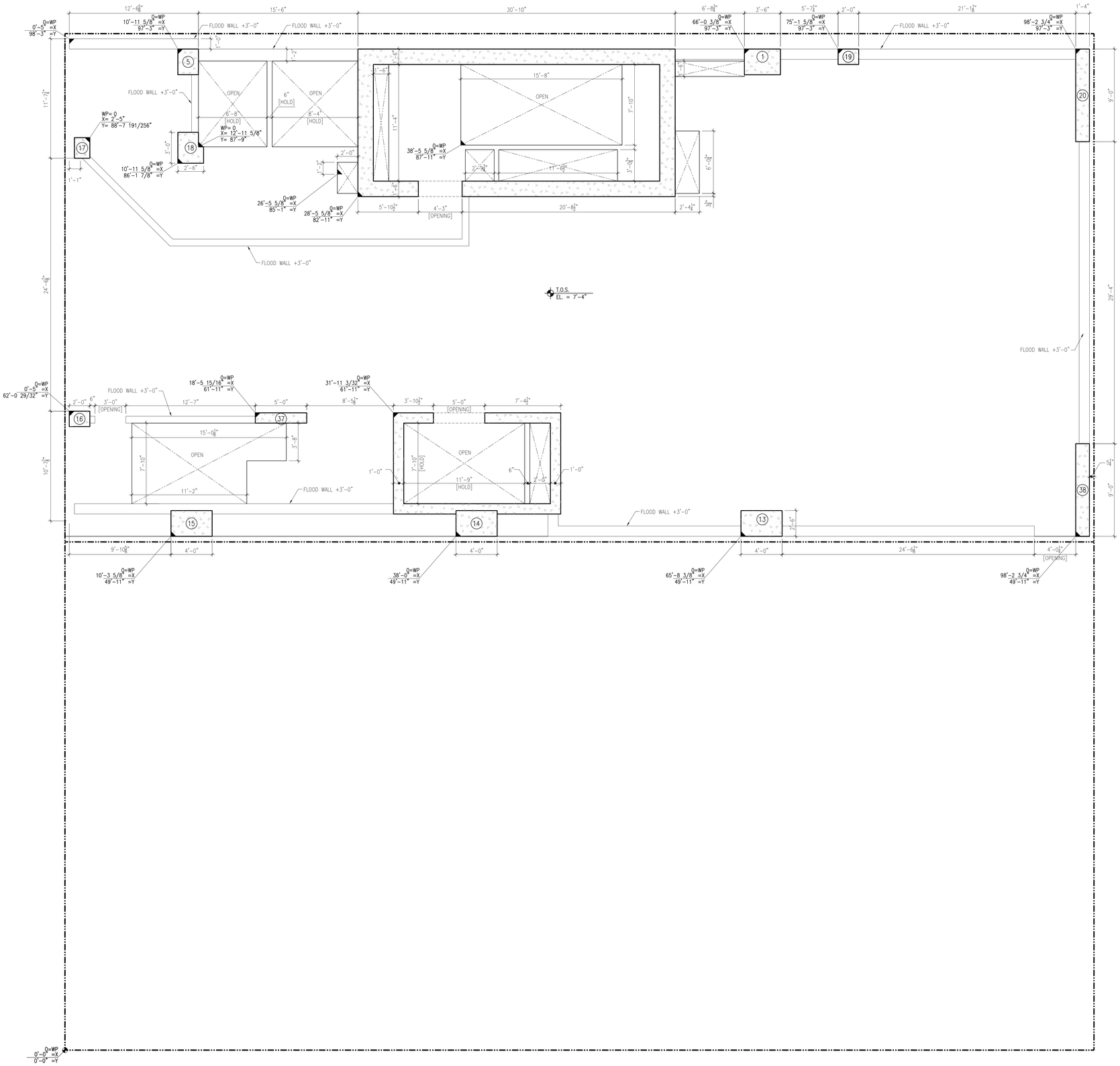
Drawing Title

Slab Edge Plan
Cellar Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-000.00

[AREA FOR DOB B-SCAN STICKER]



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Construction Manager:
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212.685.4829

N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.14.15	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
First Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-001.00

[AREA FOR DOB BI-SCAN STICKER]

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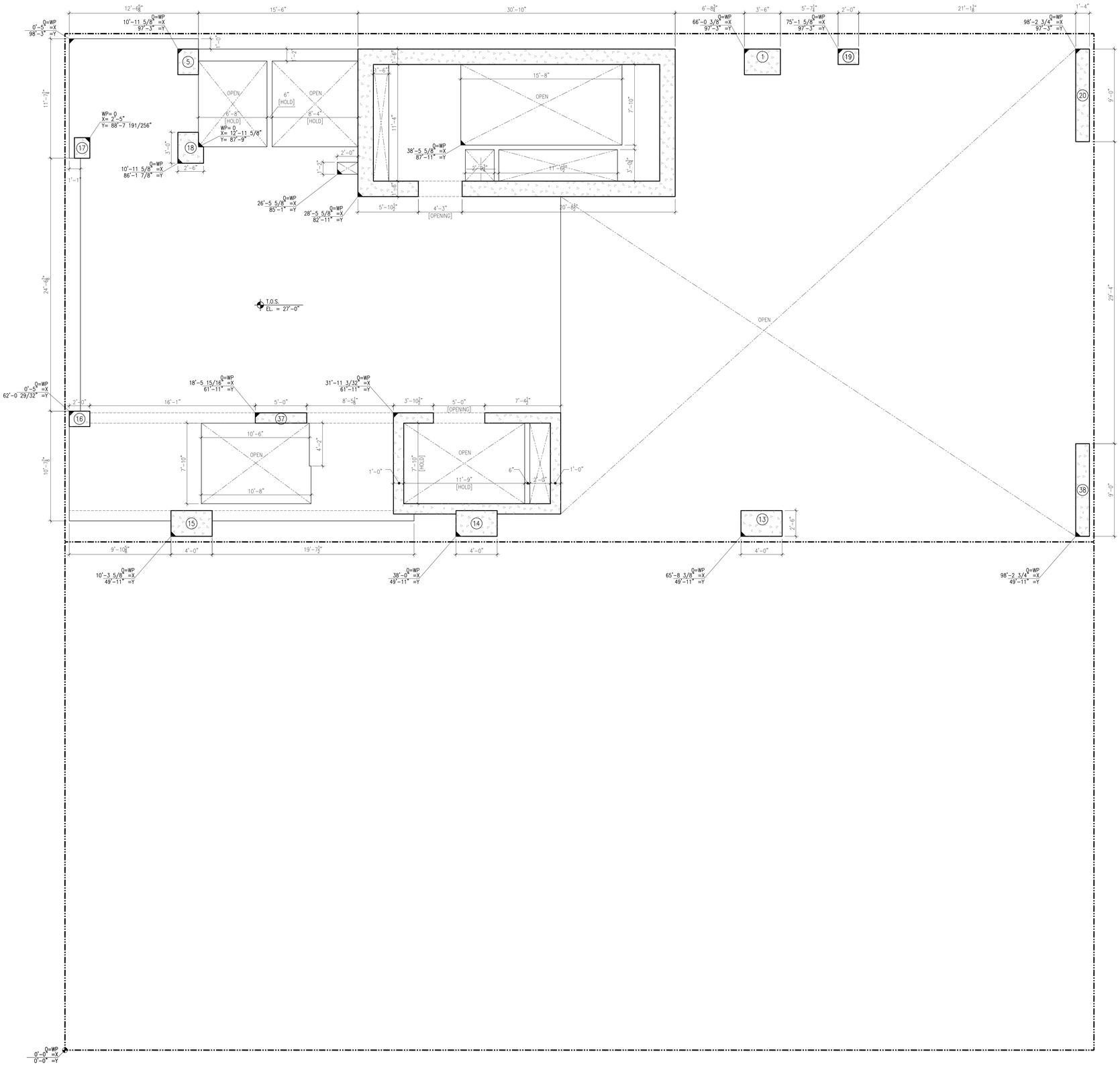

SKY BOX

186-188 Eleventh Ave.
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Owner:
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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Second Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-002.00

[AREA FOR DOB BI-SCAN STICKER]

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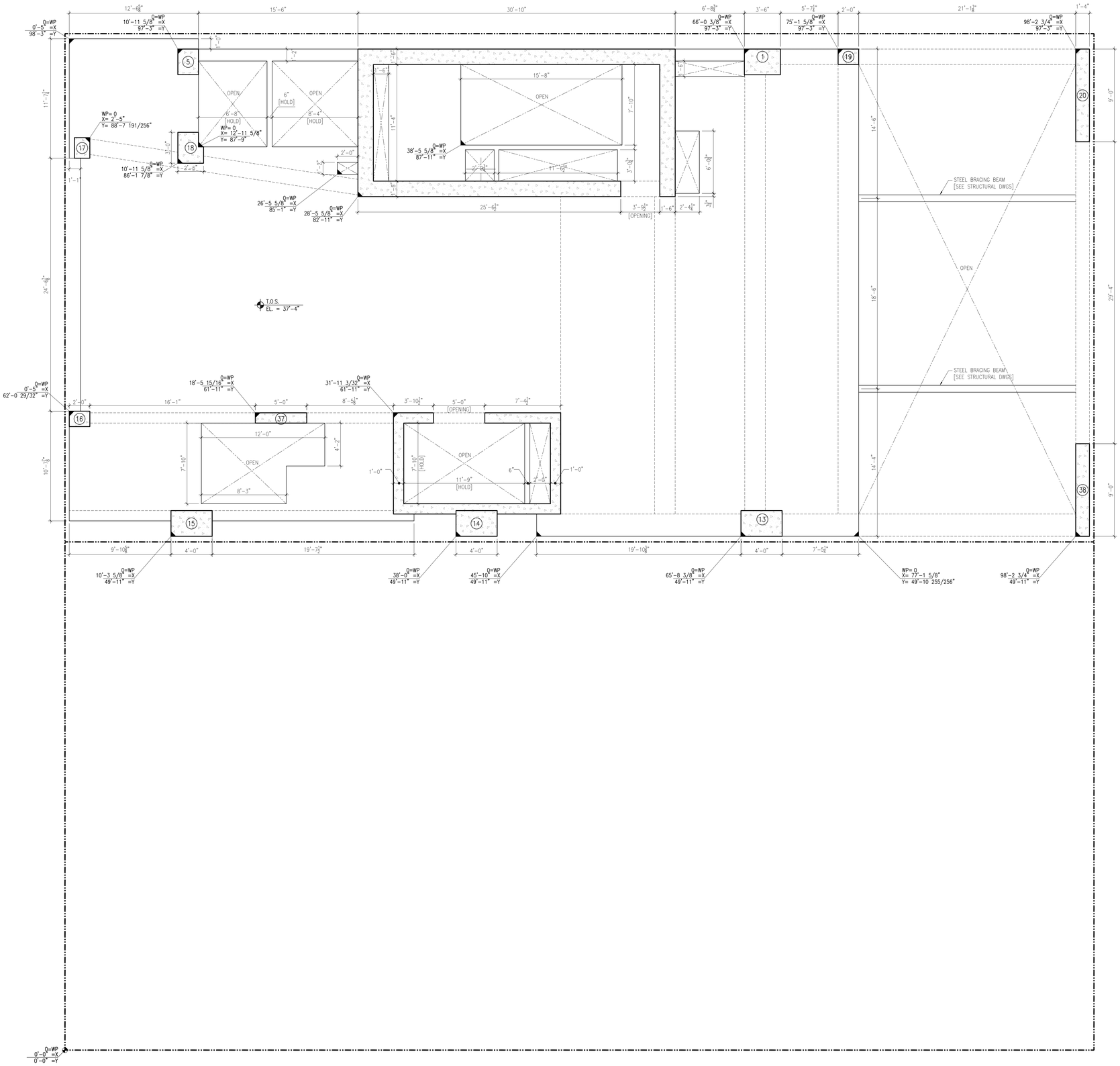

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Third Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-003.00

[AREA FOR DOB BI-SCAN STICKER]

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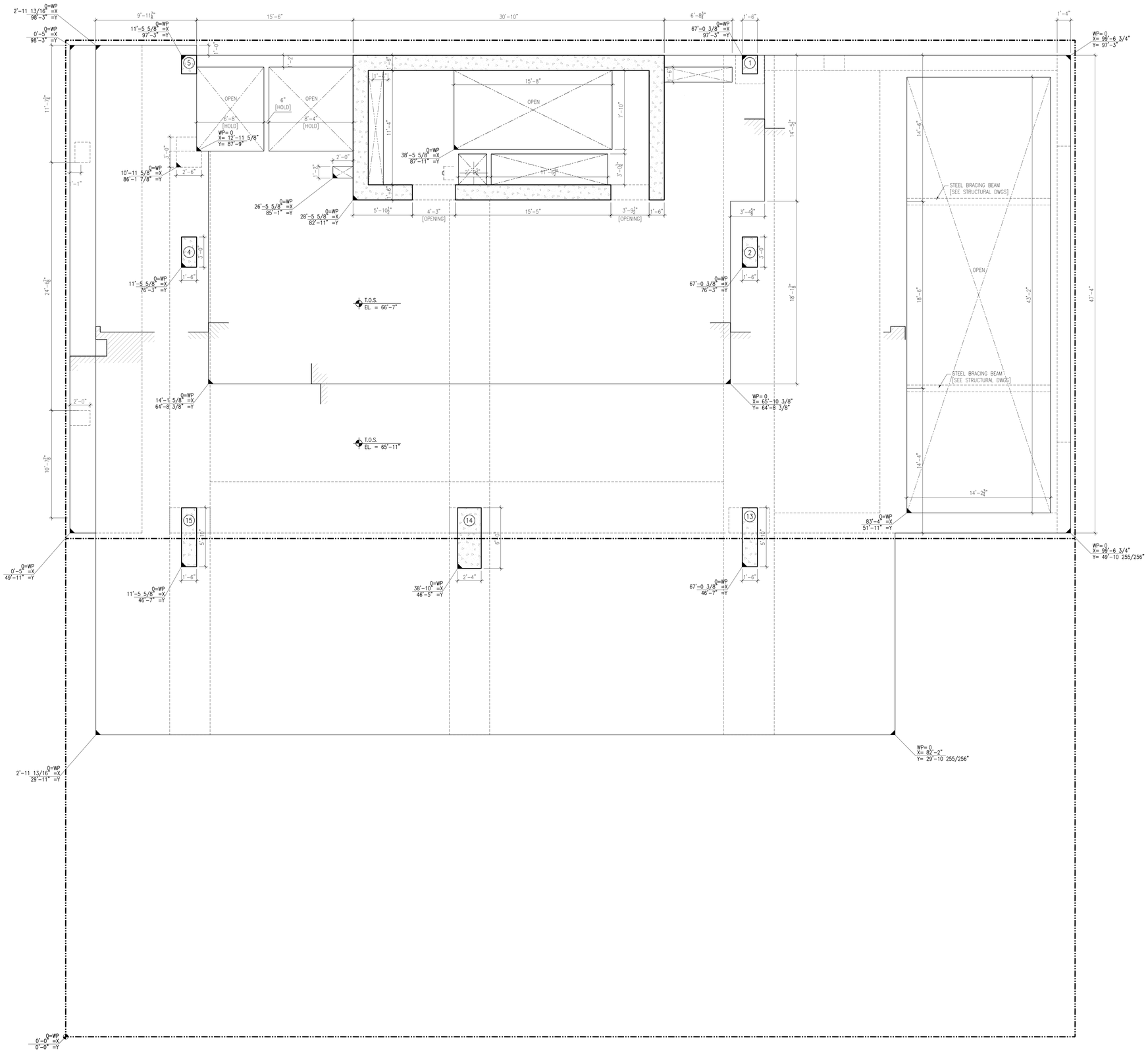

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.14.15	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Fourth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-004.00

[AREA FOR DOB BI-SCAN STICKER]

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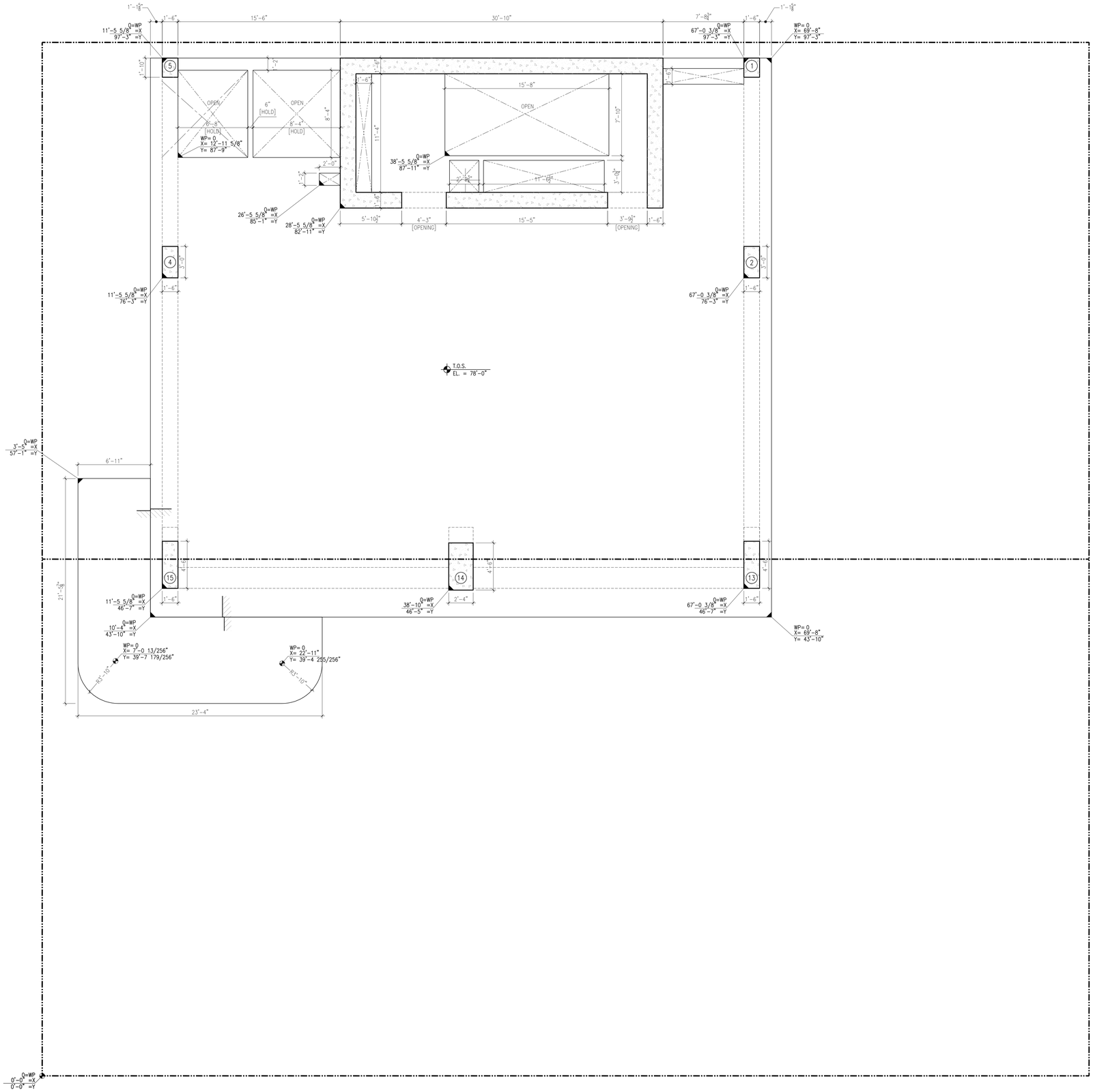

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Fifth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-005.00

[AREA FOR DOB B-SCAN STICKER]

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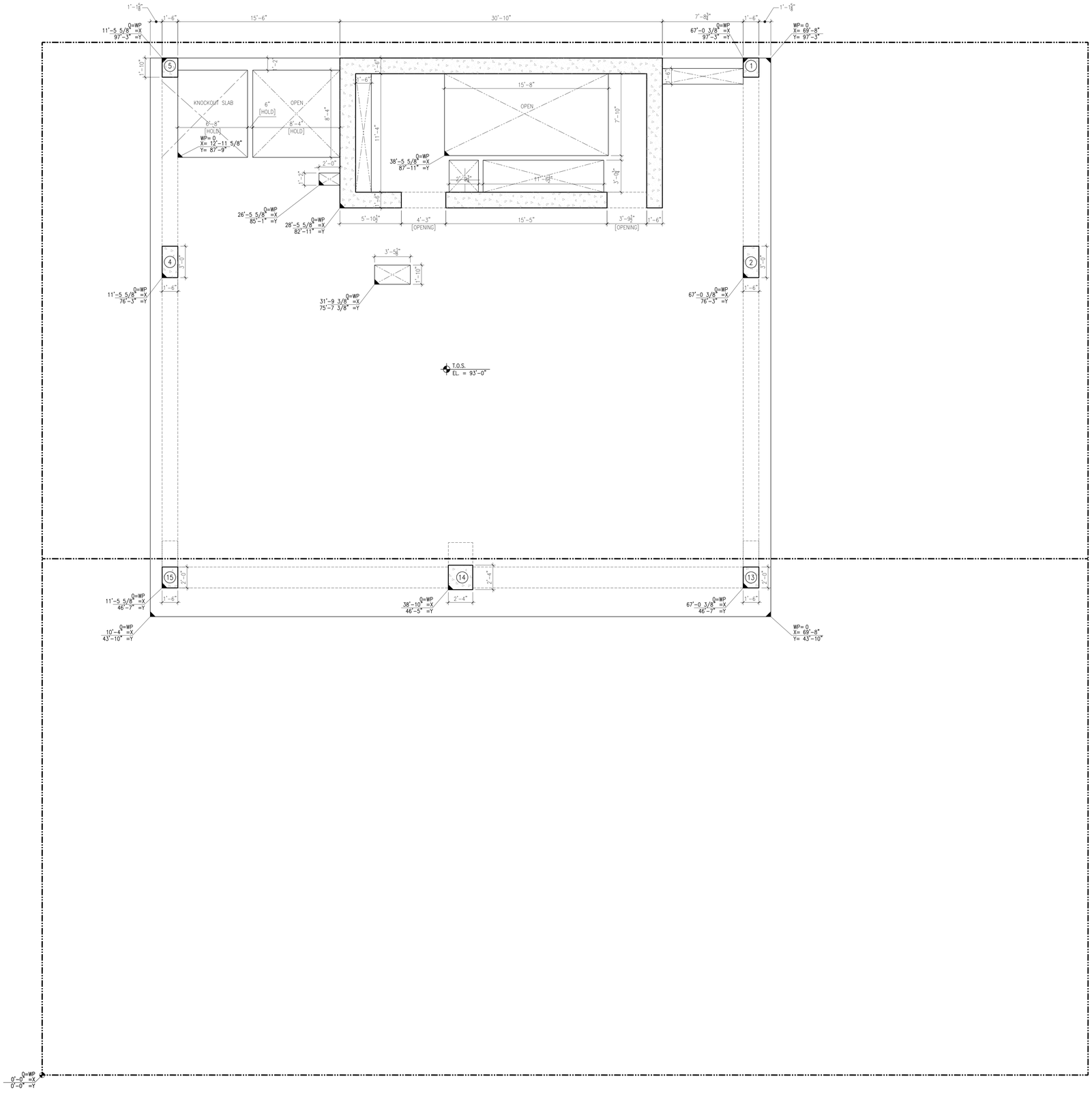

SKY BOX

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Sixth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-006.00

[AREA FOR DOB B-SCAN STICKER]

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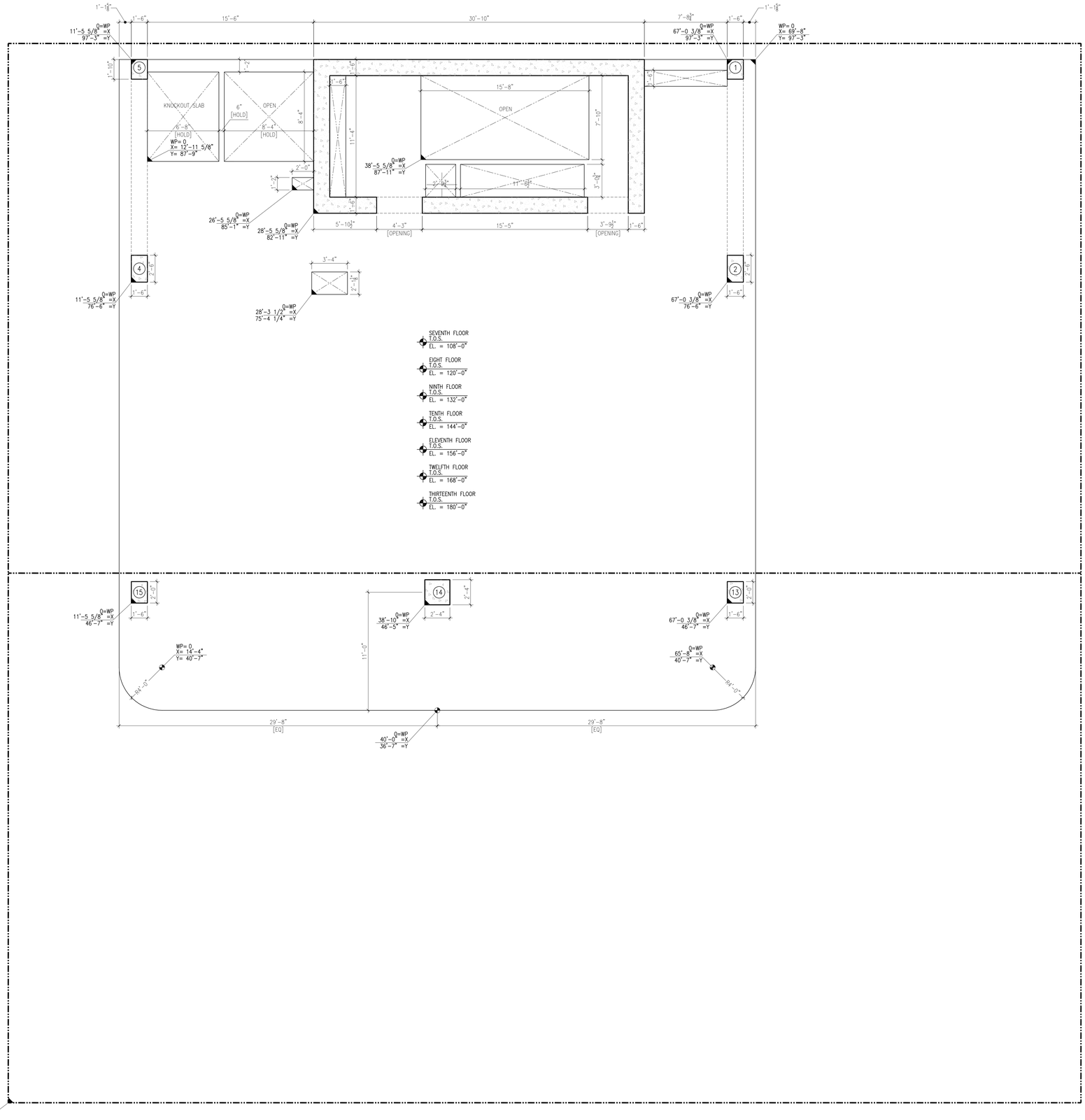

186-188 Eleventh Ave.
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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.13	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Seventh to Thirteenth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-007.00

[AREA FOR DOB B-SCAN STICKER]

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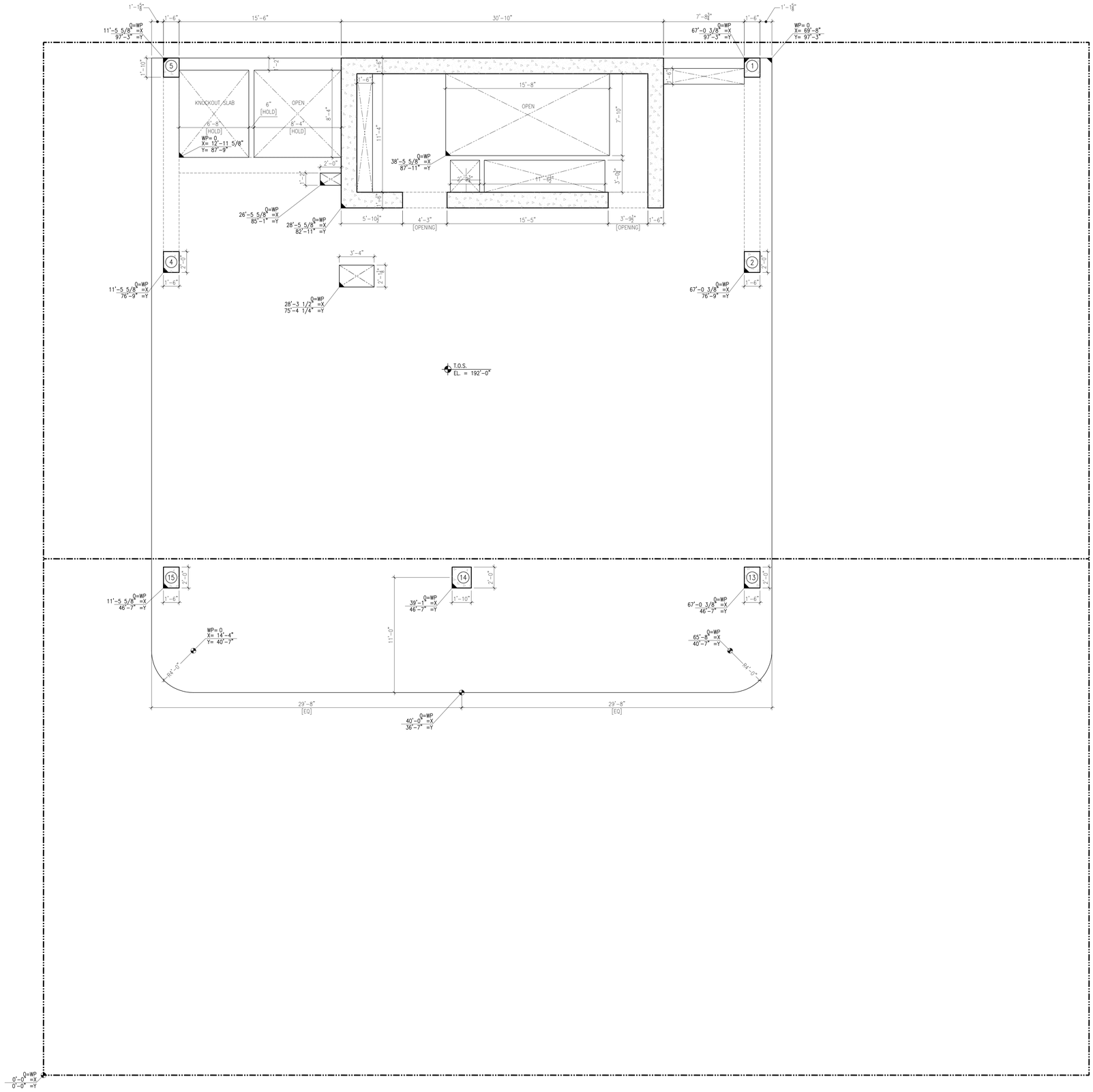

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

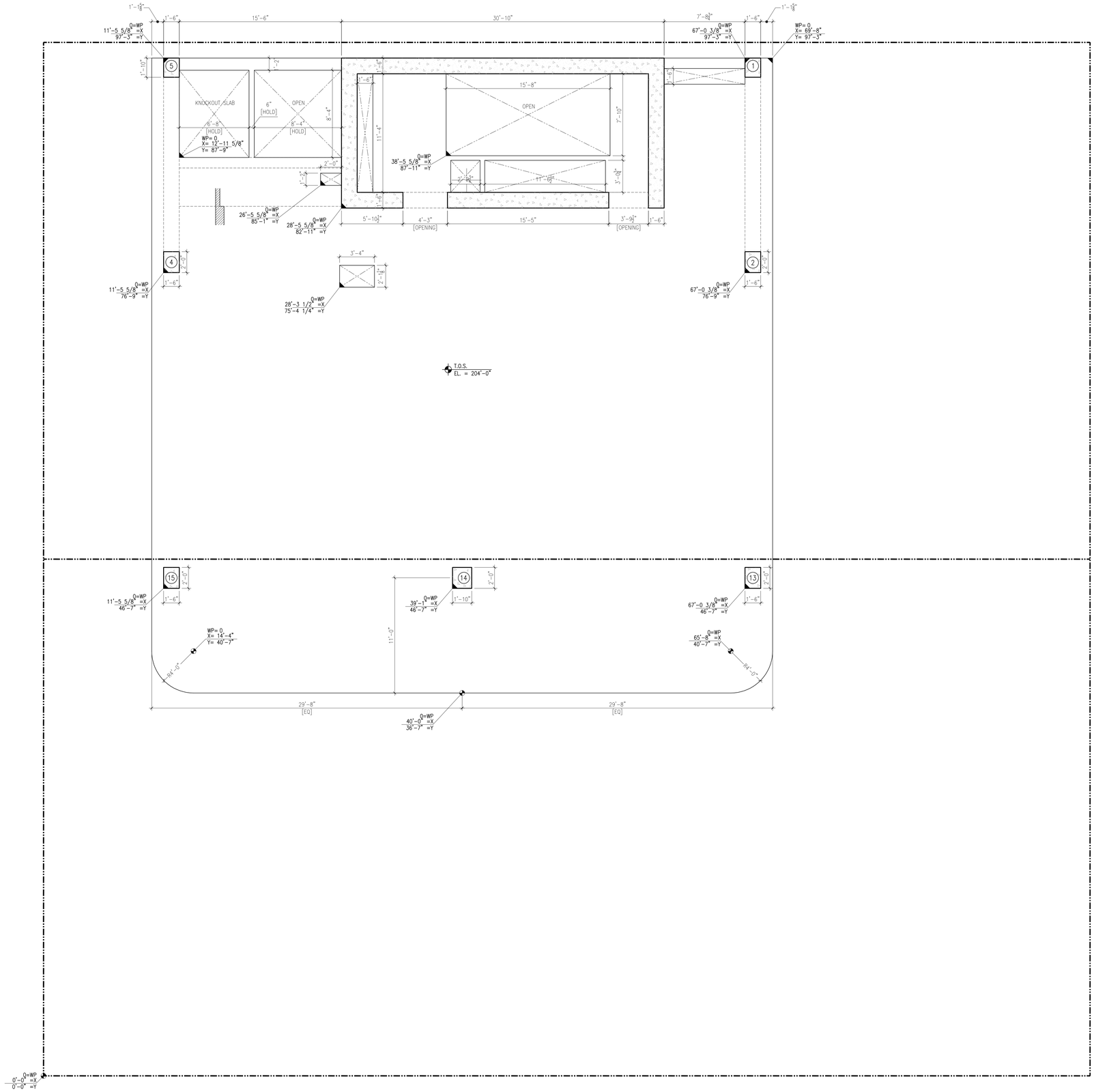
Slab Edge Plan
Fourteenth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-014.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-114 Floor 14.dwg Plotted on: 08/13/14 - 9:18am



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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.14.15	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

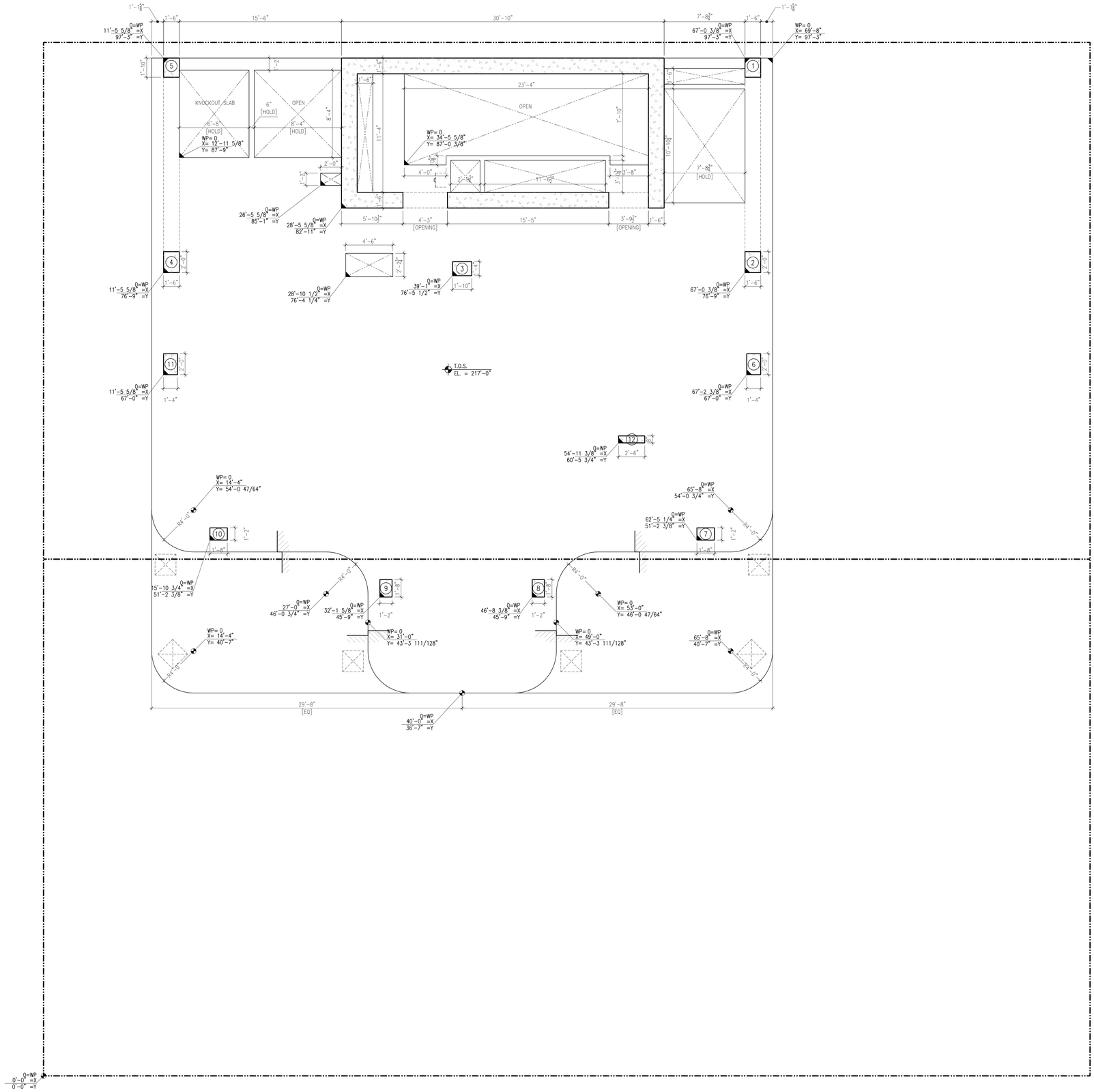
Slab Edge Plan
Fifteenth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-015.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-115 Floor 15.dwg Plotted on: 08/13/14 - 9:19am



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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

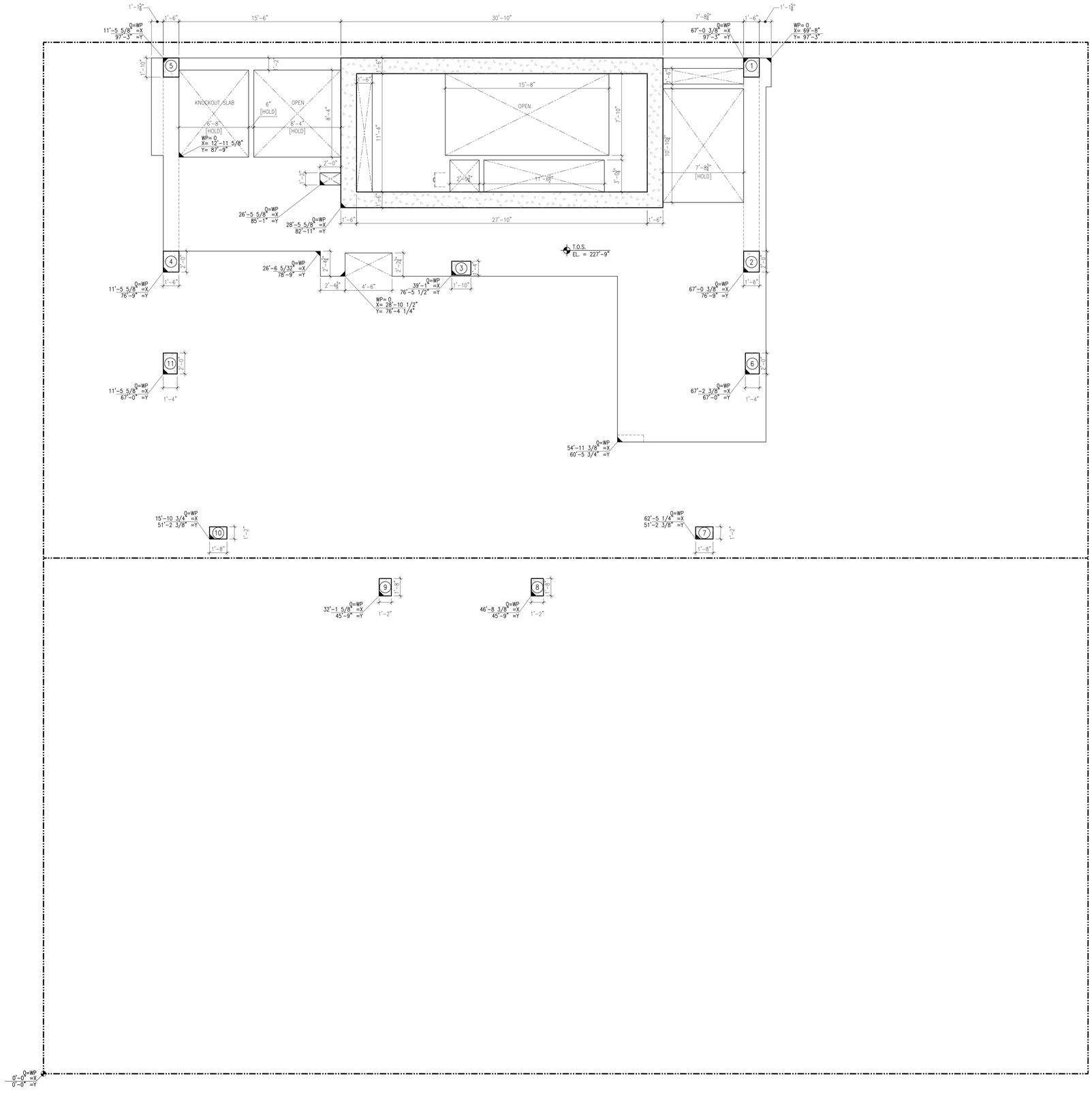
Slab Edge Plan
Sixteenth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-016.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-116 Floor 16.dwg Plotted on: 08/13/14 - 9:31am



SKY BOX

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

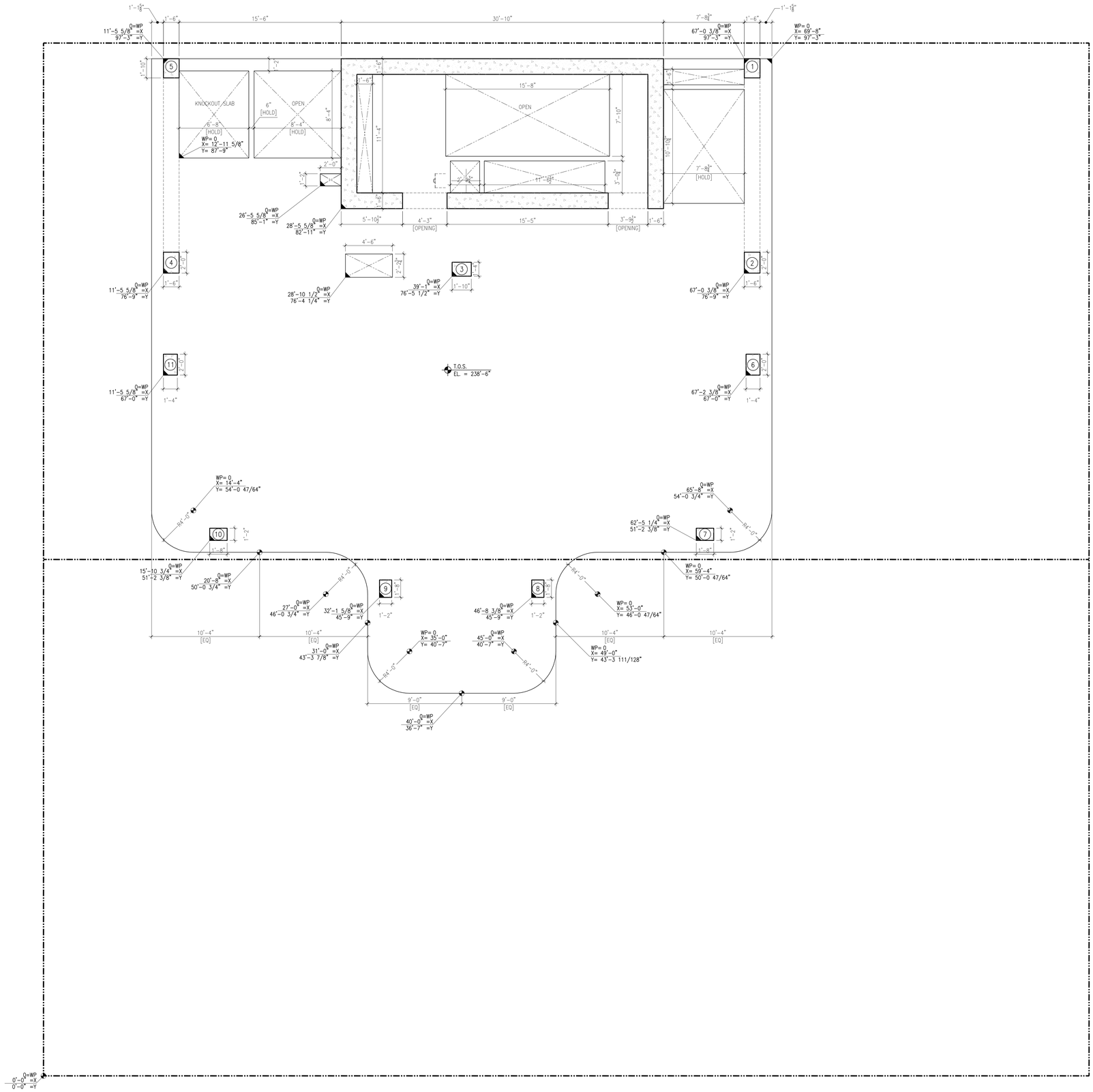
Slab Edge Plan
Sixteenth Floor
Mezzanine

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-016M.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-116M Floor 16M.dwg Plotted on: 08/15/14 - 9:37am



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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
01	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Seventeenth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-017.00

[AREA FOR DOB BI-SCAN STICKER]

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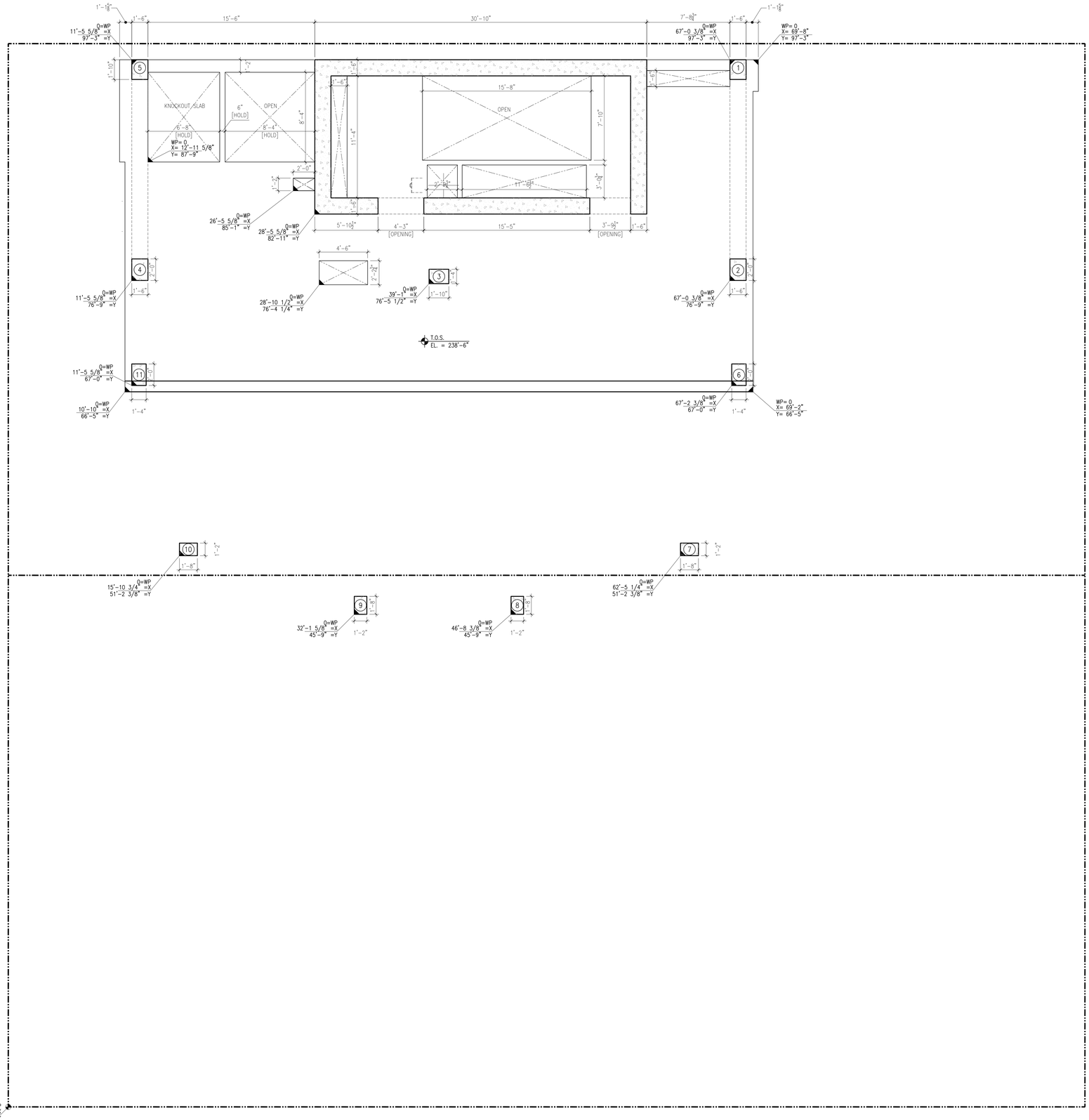

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Eighteenth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-018.00

[AREA FOR DOB B-SCAN STICKER]

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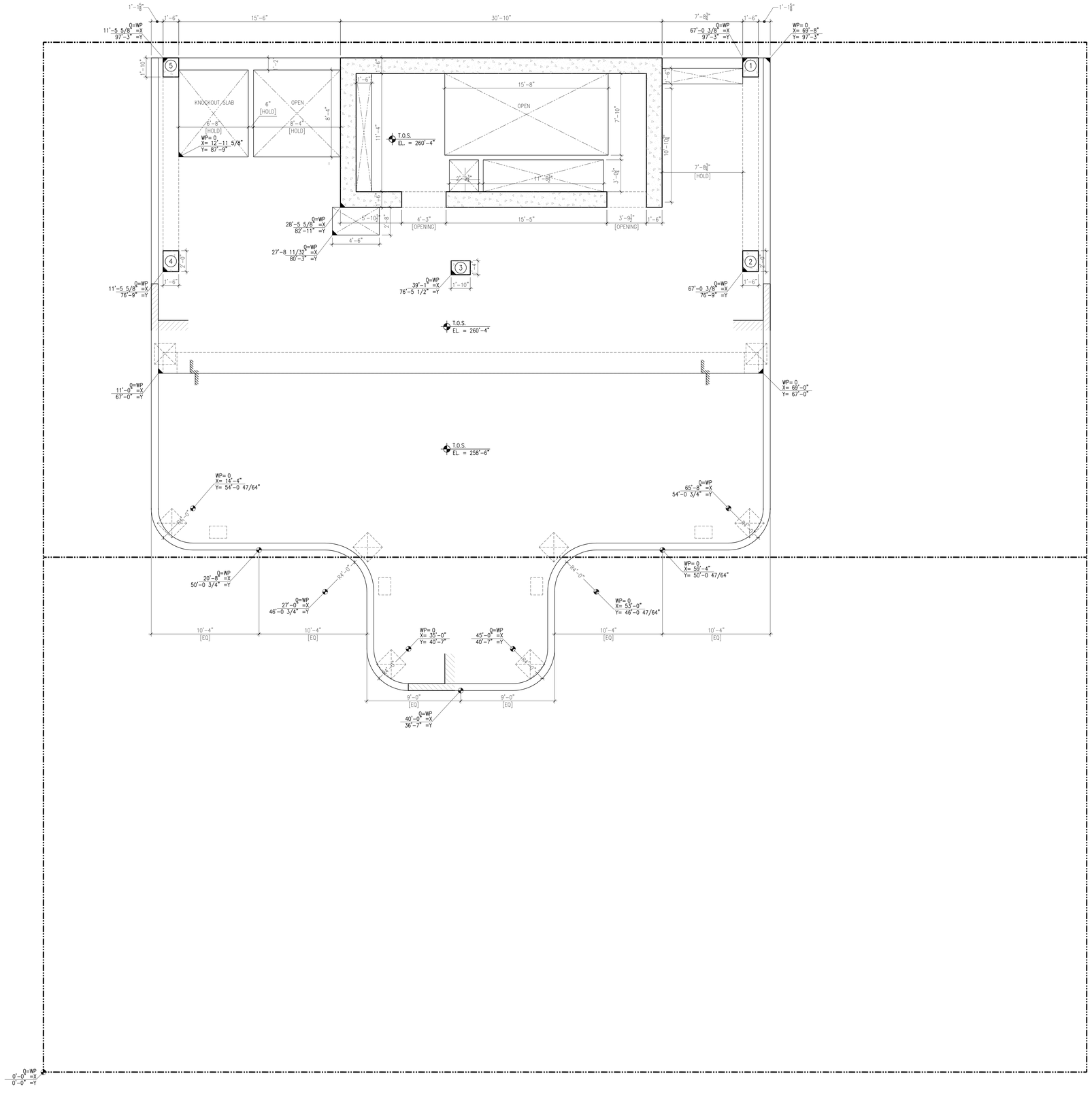

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Slab Edge Plan
Nineteenth Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-019.00

[AREA FOR DOB B-SCAN STICKER]

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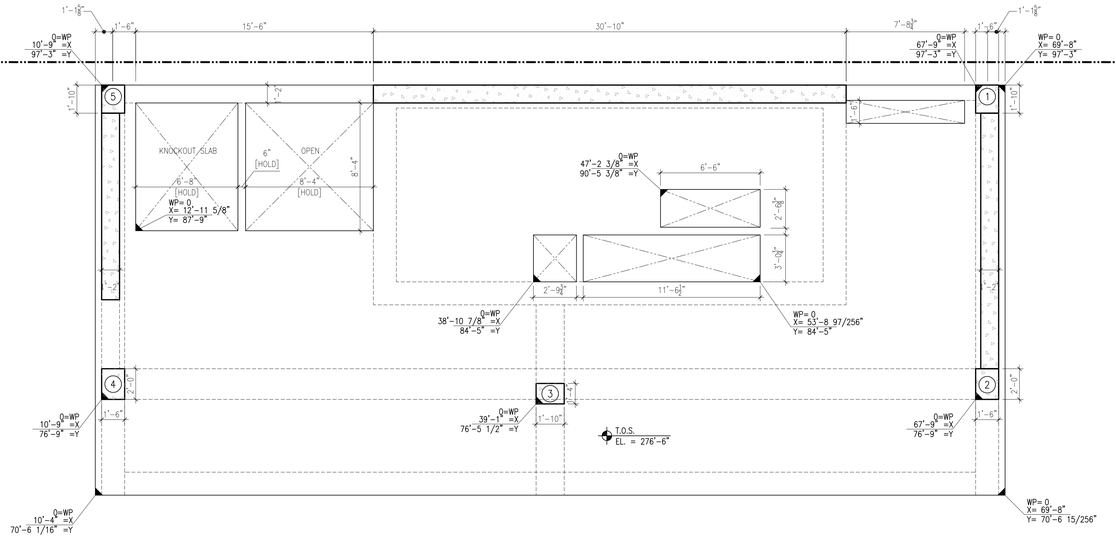

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

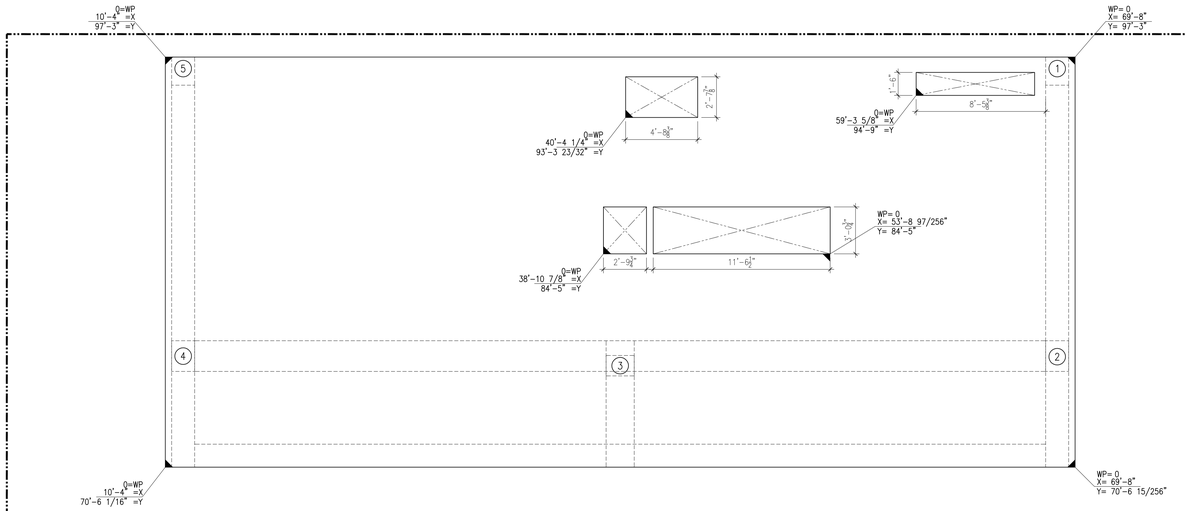
Slab Edge Plan
Twenty Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-020.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-120 Floor (Bulkhead 1).dwg Plotted on: 08/13/14 - 10:07am



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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

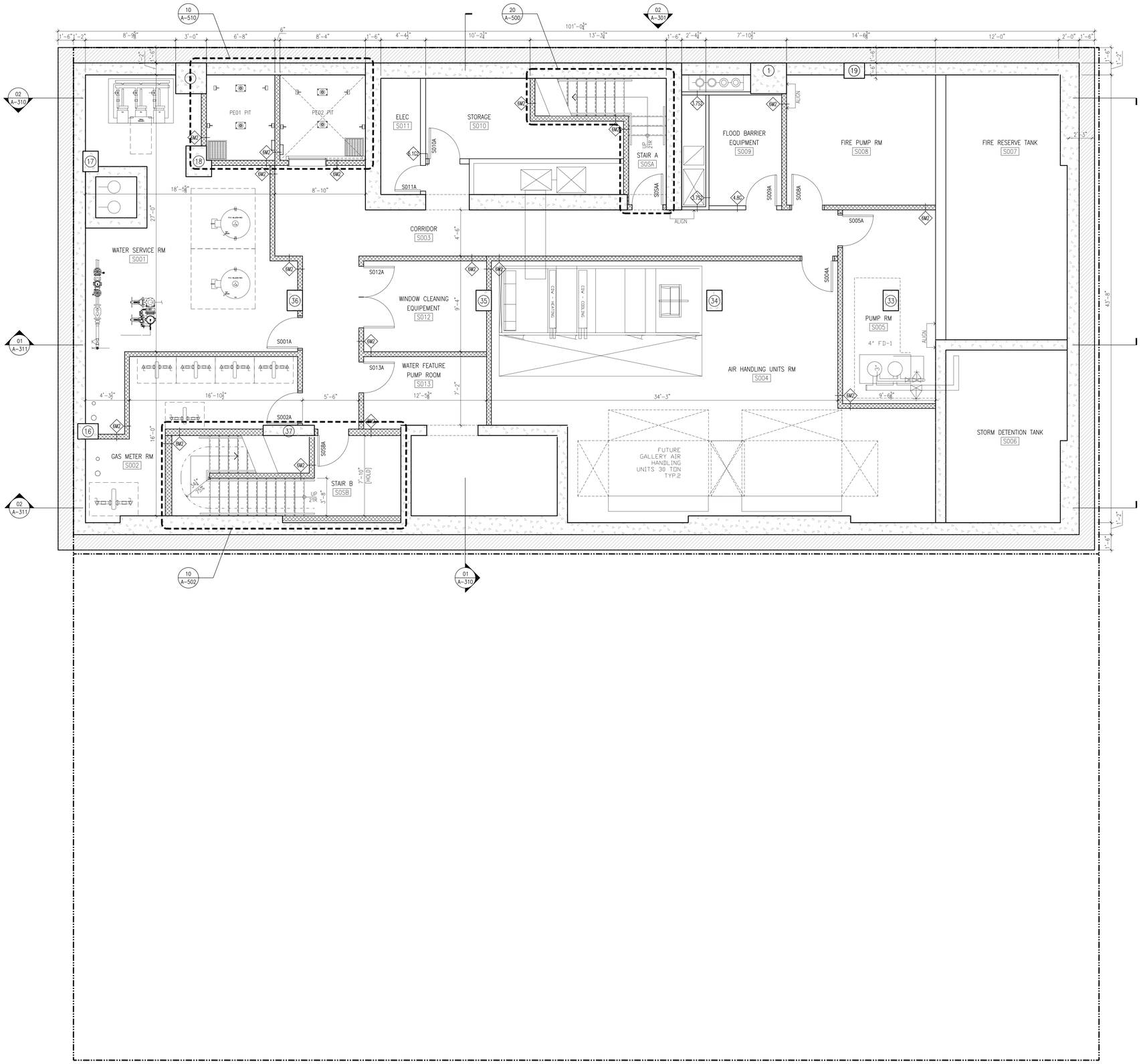
Slab Edge Plan
Twenty First Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-021.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-121 Floor (Bulkhead 2).dwg Plotted on: 08/13/14 - 10:09am



GENERAL FLOOR PLAN NOTES

1. DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE USED. UNLESS OTHERWISE NOTED, THE FOLLOWING DIMENSIONING CRITERIA SHALL BE USED:
   A. FOR GYPSUM BOARD AND METAL STUD WALL CONSTRUCTION, ALL DIMENSIONS ARE TO FACE OF GYPSUM WALL BOARD (GWB). REFER TO THE BATHROOM & KITCHEN DRAWINGS FOR FINISH ASSEMBLIES APPLIED TO THE FACE OF GWB ASSEMBLIES.
   B. REFER TO SPECIFIC PARTITION TYPE ON PROJECT PARTITION SCHEDULE FOR ACTUAL DIMENSIONS. IN SOME CASES NOMINAL DIMENSIONS ARE LISTED IN FLOOR PLANS TO SIMPLIFY INFORMATION PROVIDED. SEE PARTITION SCHEDULE FOR ALL UL ASSEMBLY NUMBERS.
   C. DOOR FRAME HINGES ARE LOCATED 4" NOMINALLY OFF OF THE ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED. ALL FINAL DOOR LOCATIONS SHALL BE CONFIRMED WITH ARCHITECT.
   D. DIMENSIONS STRINGS LISTED WITH A +/-, INDICATING THAT THESE DIMENSIONS ARE TO BE WITHIN TOLERANCE WHILE DIMENSIONS OF OTHER ITEMS WITHOUT +/- SHALL BE HELD.
2. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, TELECOMUNICATION FOR ADDITIONAL INFORMATION.
3. IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS OR BETWEEN THESE DOCUMENTS AND THAT OF OTHER DESIGN TEAM CONSULTANTS, PLEASE NOTIFY THE ARCHITECT IN WRITING, IDENTIFYING THE AREAS IN QUESTION PRIOR TO INSTALLATION OR CONSTRUCTION.
4. CM SHALL BE RESPONSIBLE FOR REVIEWING ALL PARTITION TAGS AND COORDINATING FINISH REQUIREMENTS, HOLLOW METAL AND WOOD FRAMES, ETC.
5. ALL HORIZONTAL AND VERTICAL EXHAUST AND SUPPLY DUCTWORK SHALL BE ENCLOSED IN 2 HOUR FIRE RATED SHAFT CONSTRUCTION. SEE PARTITION SCHEDULE FOR DETAILS. REFER TO MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS.
6. CONTRACTOR SHALL COORDINATE ALL SLAB OPENING SIZES AND LOCATIONS WITH THE STRUCTURAL, MECHANICAL, AND EQUIPMENT SHOP DRAWINGS.
7. FOR ALL PARTITION, DOORS AND WINDOW TYPES, REFER TO ARCHITECTURAL SCHEDULE SHEETS AND DETAILS.
8. CM SHALL COORDINATE ALL CONCRETE HOUSEKEEPING PAD QUANTITIES, SIZES AND LOCATIONS WITH MEP EQUIPMENT REQUIREMENTS AND FINAL APPROVED EQUIPMENT SHOP.
9. FOR SPECIFIC STAIR RISER AND THREADS DIMENSIONS REFER TO STAIR DRAWINGS ON THE 500'S SERIES.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Sub-Cellar Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-1S0.00

[AREA FOR DOB B-SCAN STICKER]

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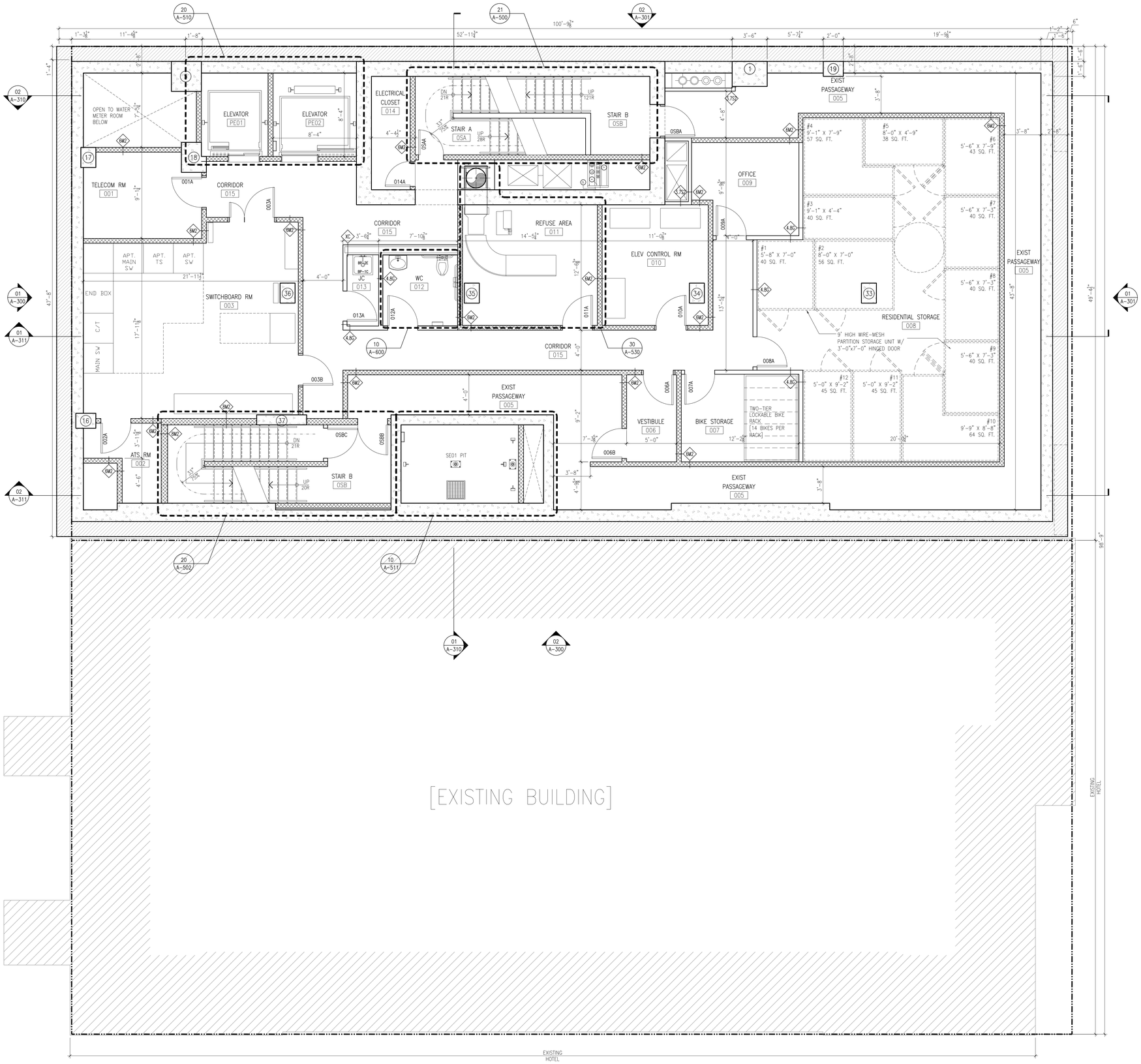

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Cellar Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-100.00

[AREA FOR DOB B-SCAN STICKER]

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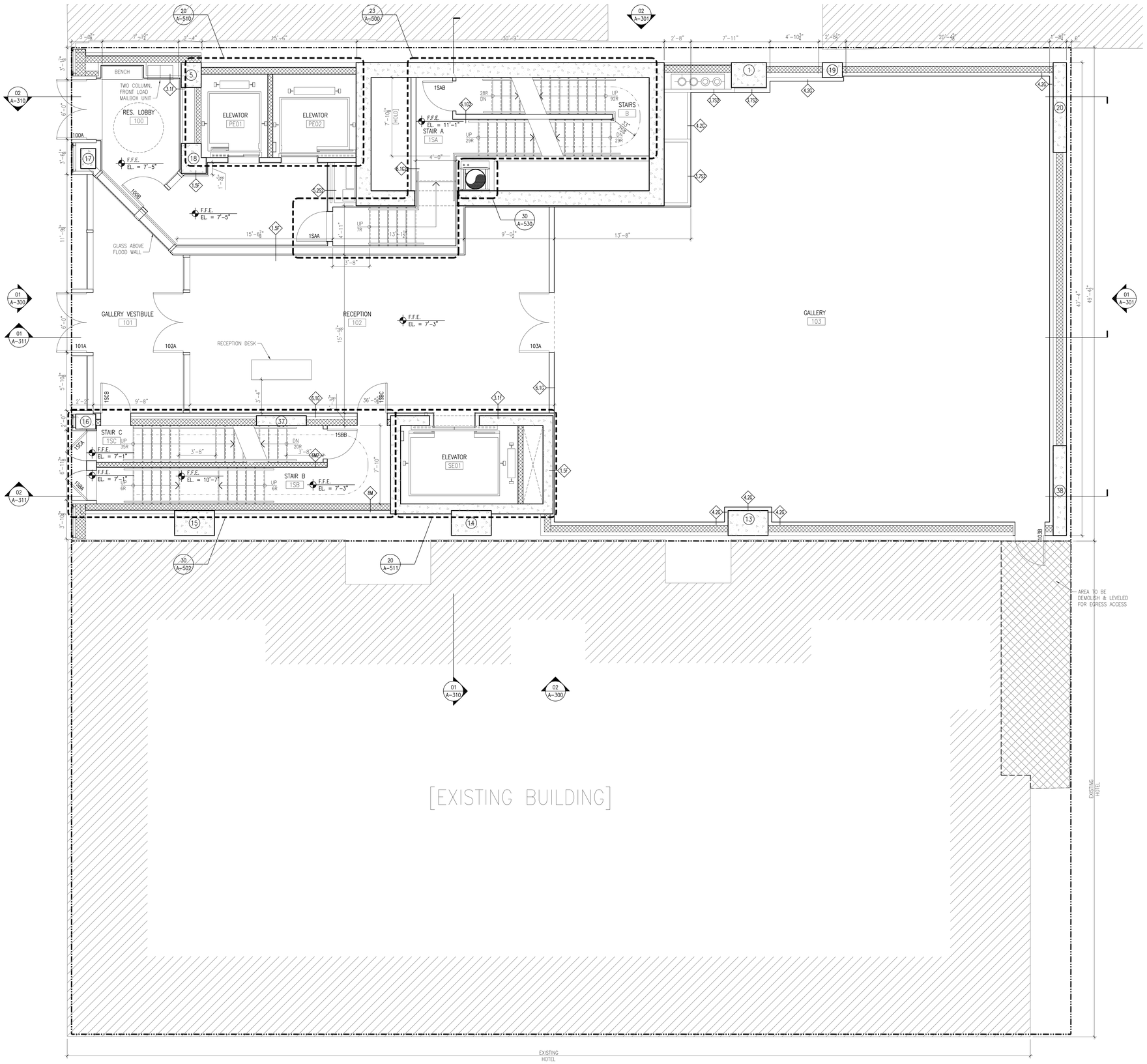

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

First Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-101.00

[AREA FOR DOB B-SCAN STICKER]

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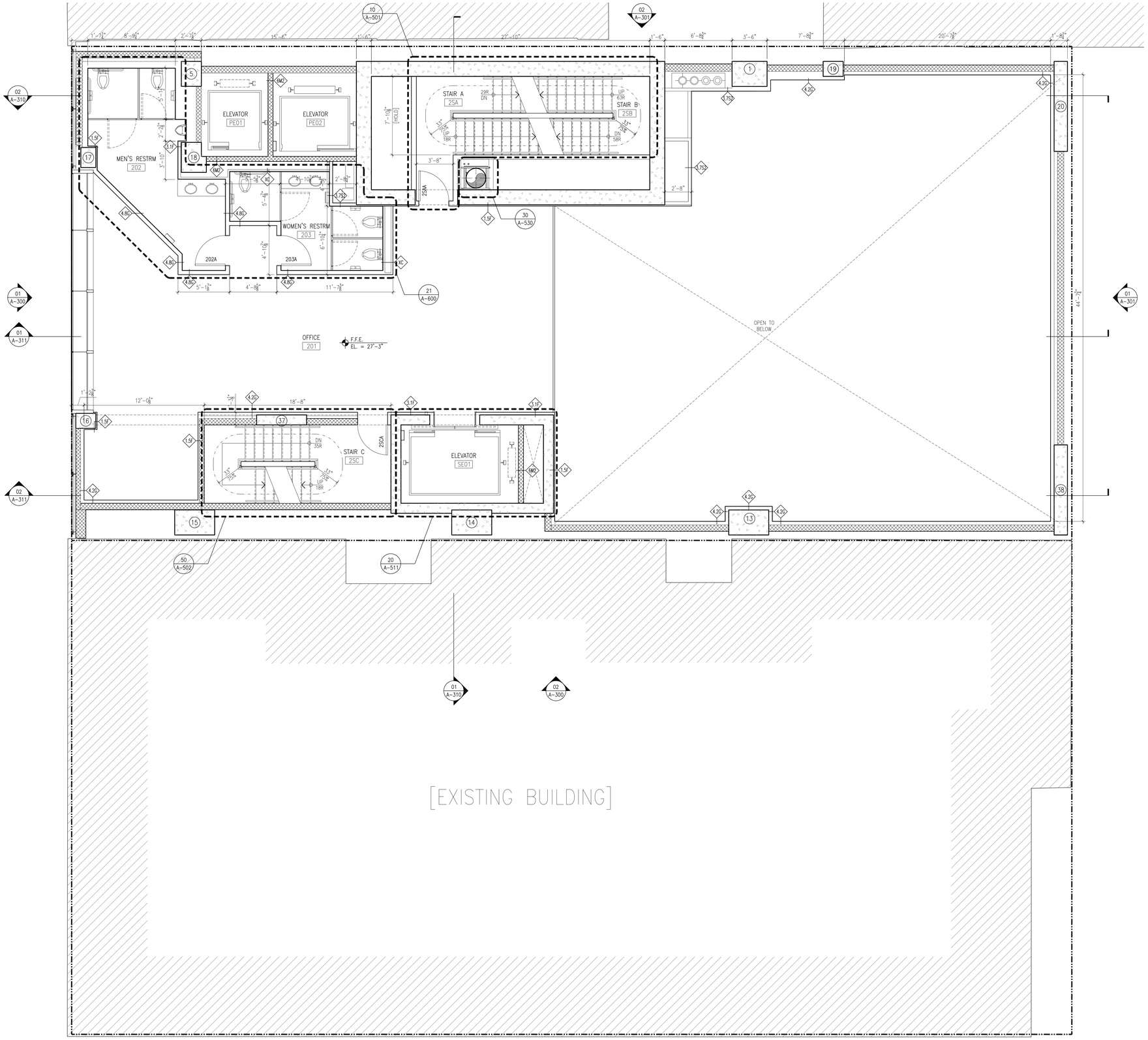

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

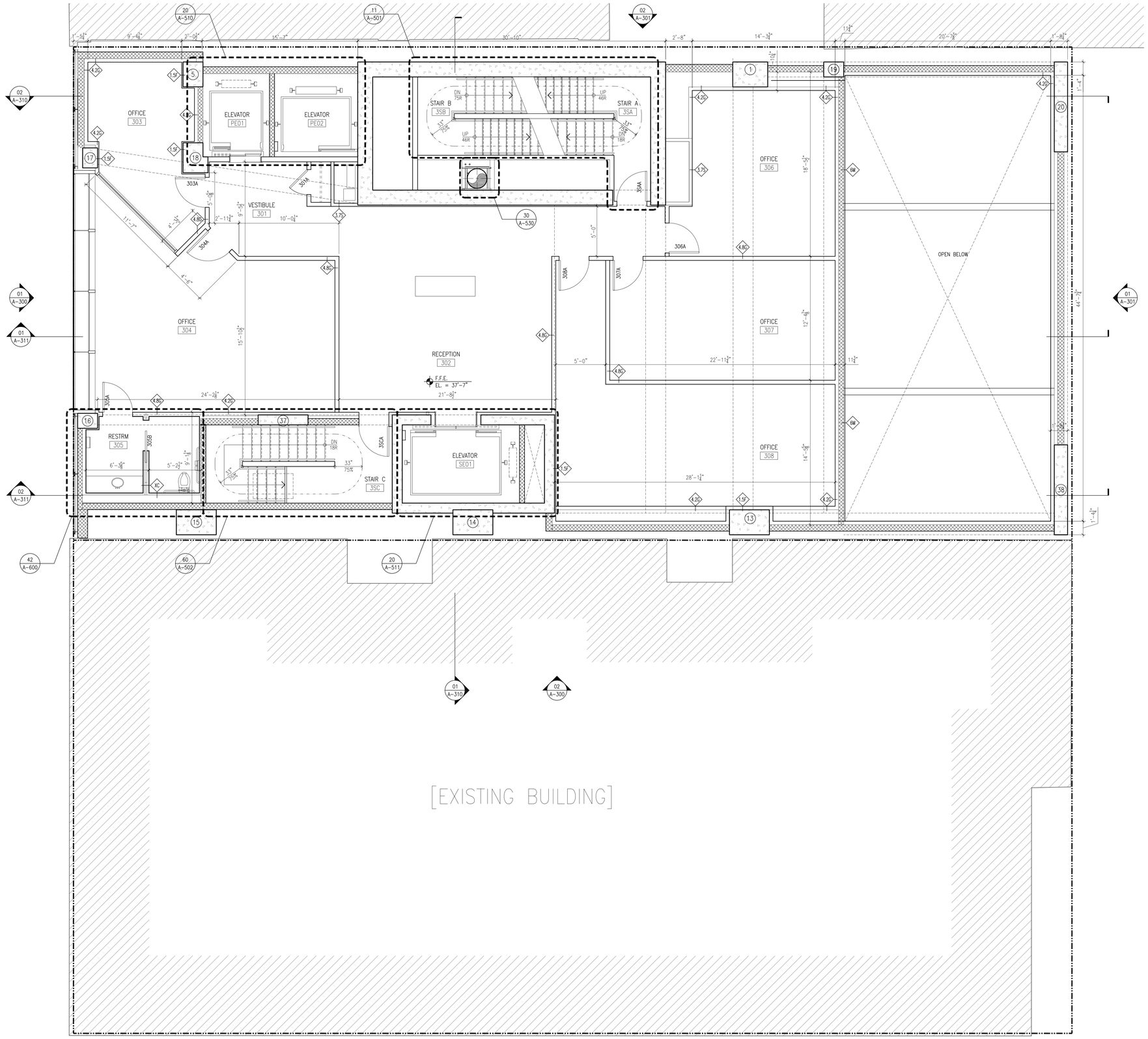
Second Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-102.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-102 Floor 02 (Gallery).dwg Plotted on: 08/13/14 - 5:31pm



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Design Development Set
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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Third Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-103.00

[AREA FOR DOB B-SCAN STICKER]

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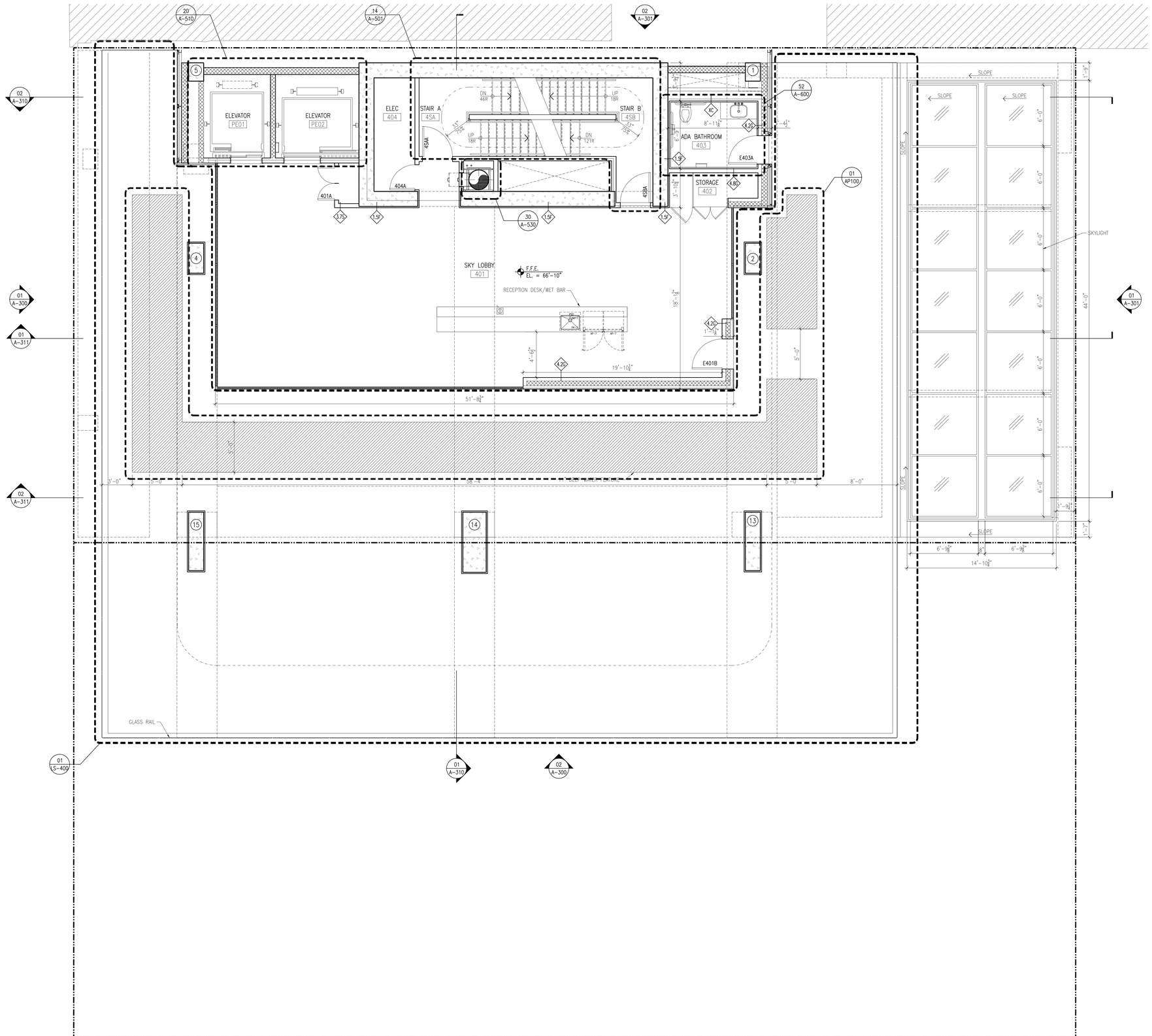

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Design Development Set
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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Fourth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-104.00

[AREA FOR DOB B-SCAN STICKER]

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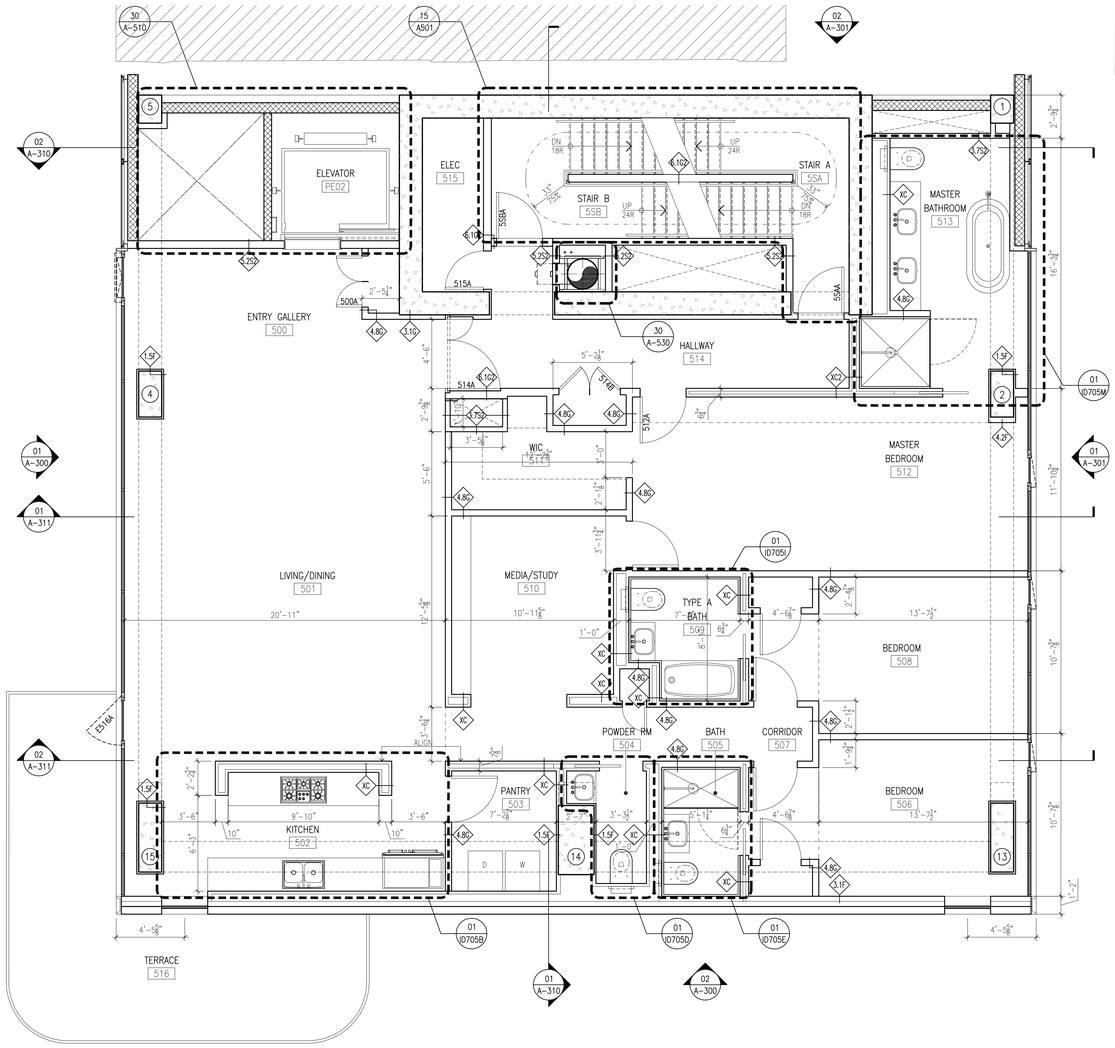

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Fifth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-105.00

[AREA FOR DOB B-SCAN STICKER]

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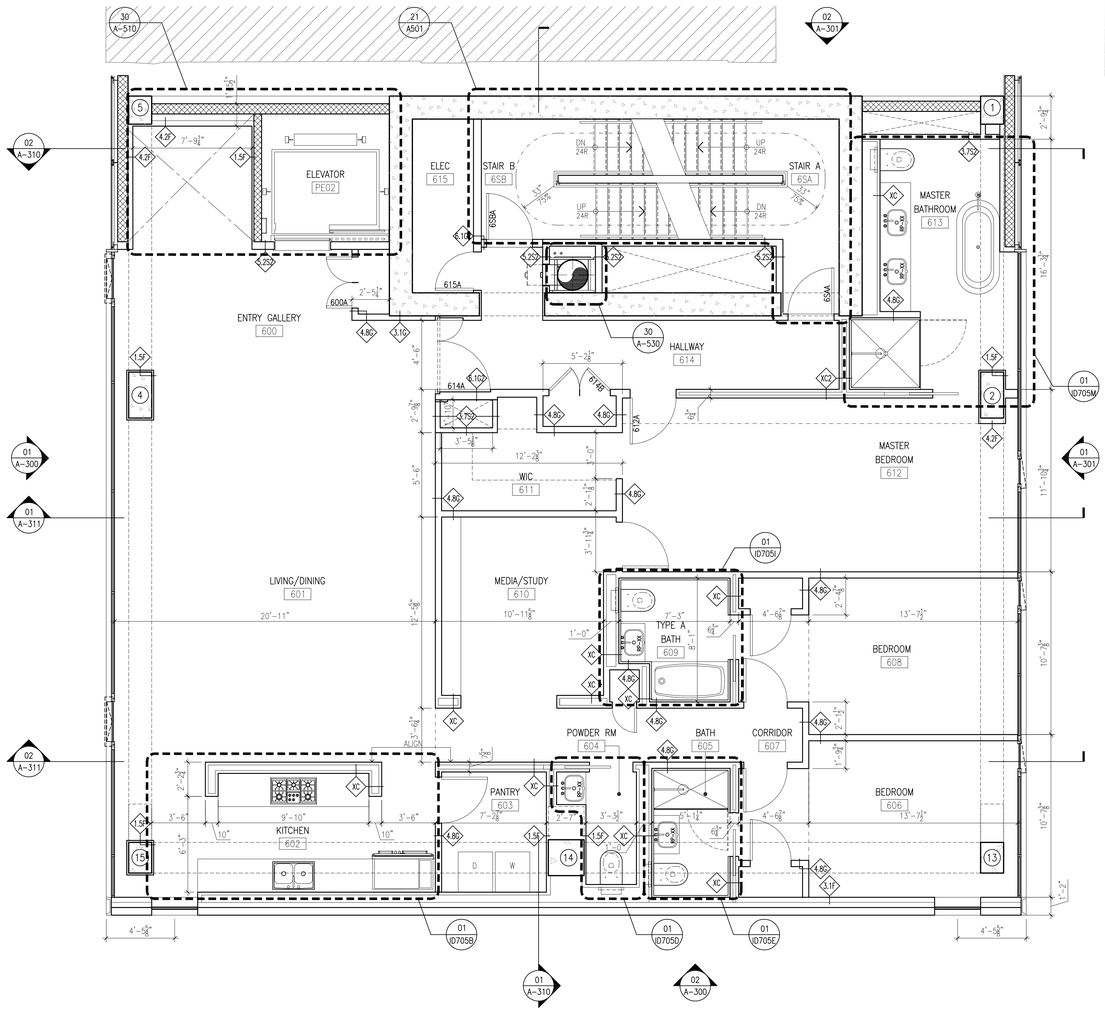

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Sixth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-106.00

[AREA FOR DOB B-SCAN STICKER]

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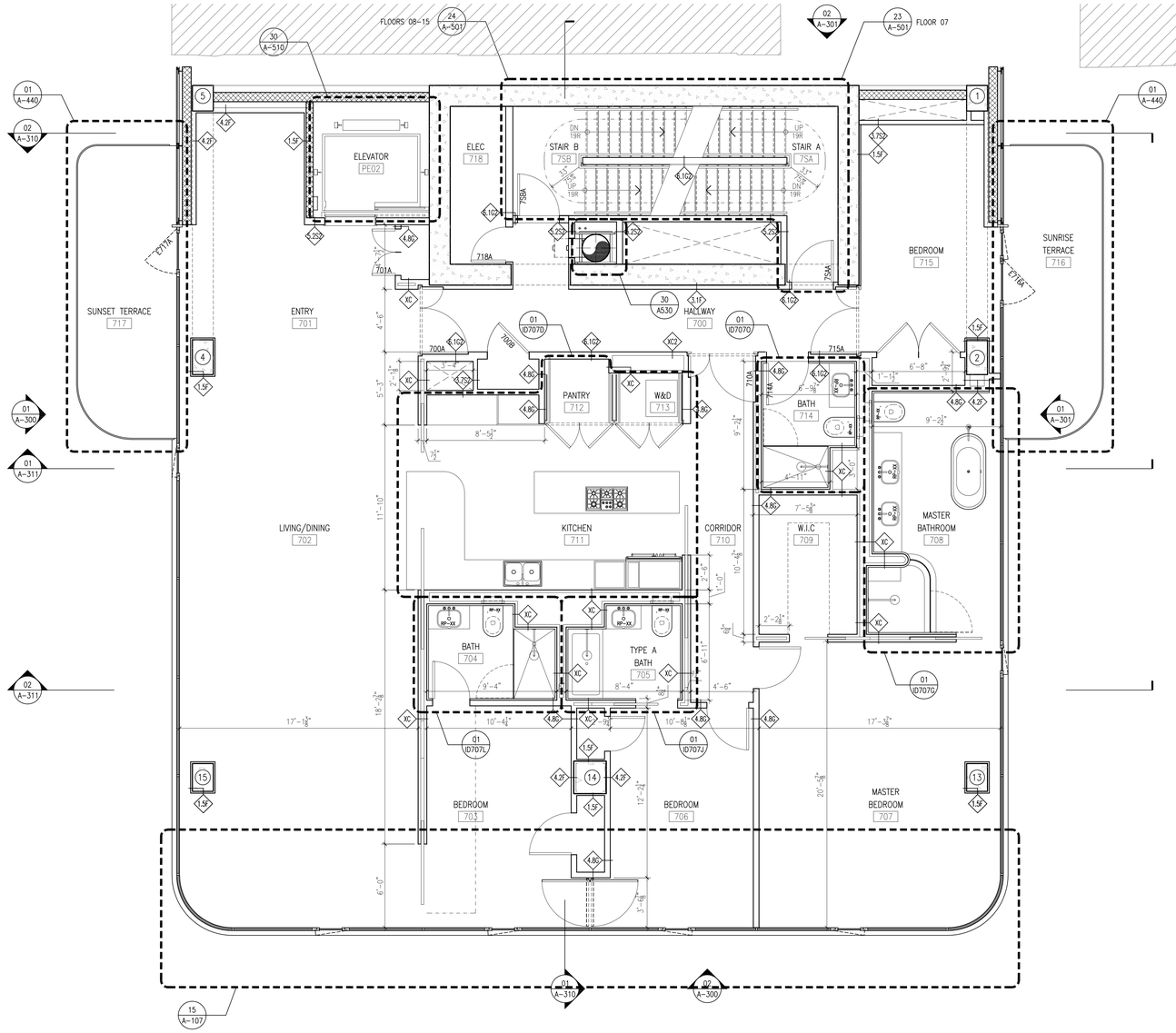

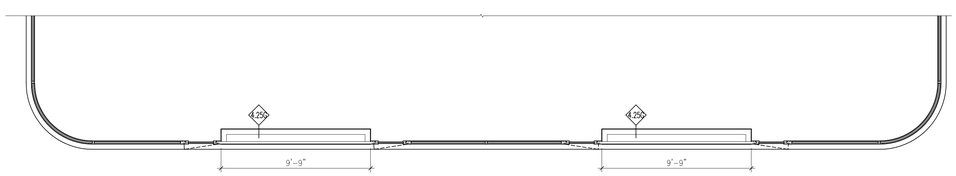

15 A-107 CURTAIN WALL AT FLOORS 07 AND 08
1/4"=1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Seventh to Thirteenth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-107.00

[AREA FOR DOB BI-SCAN STICKER]

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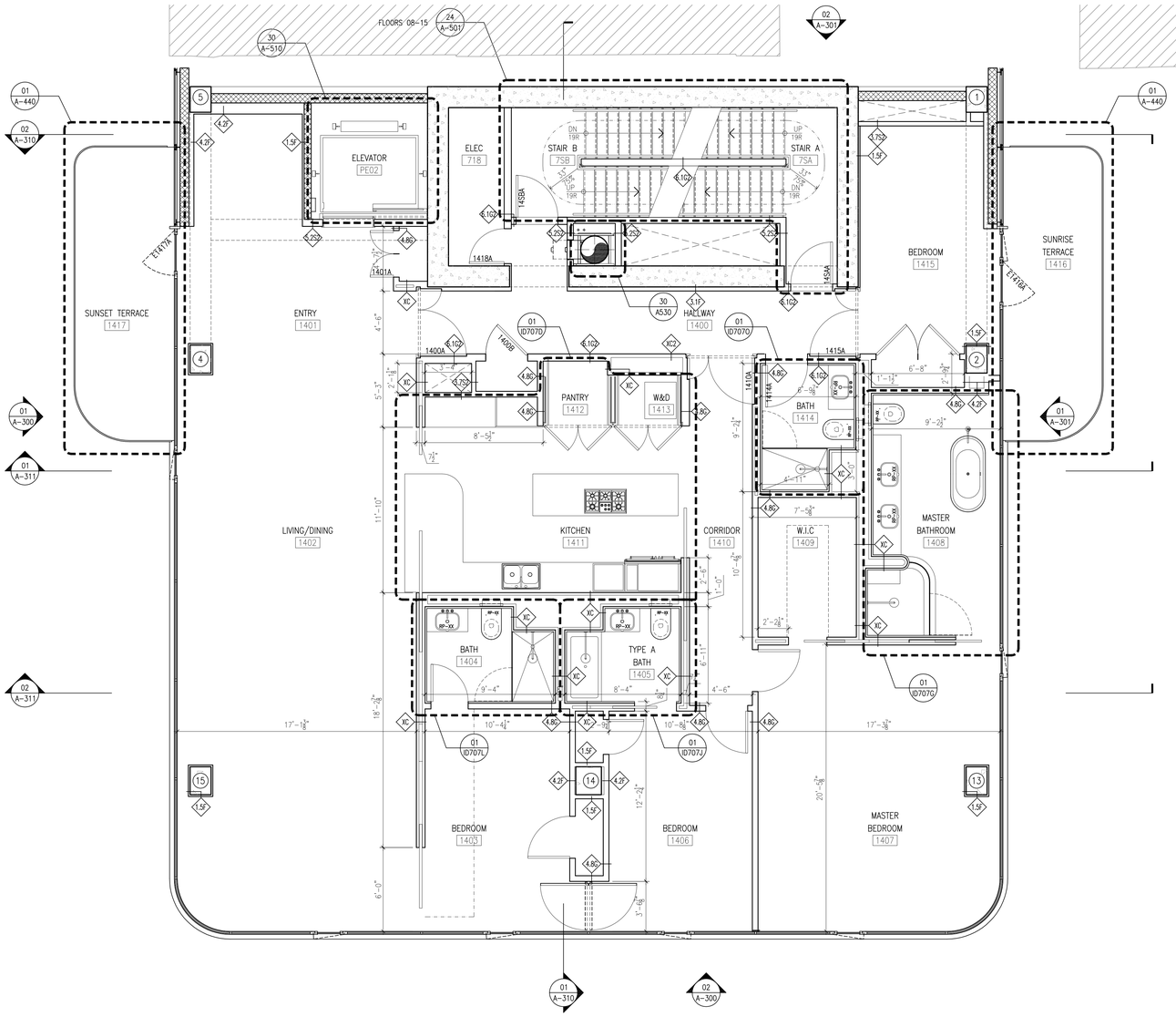

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Fourteenth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-114.00

[AREA FOR DOB B-SCAN STICKER]

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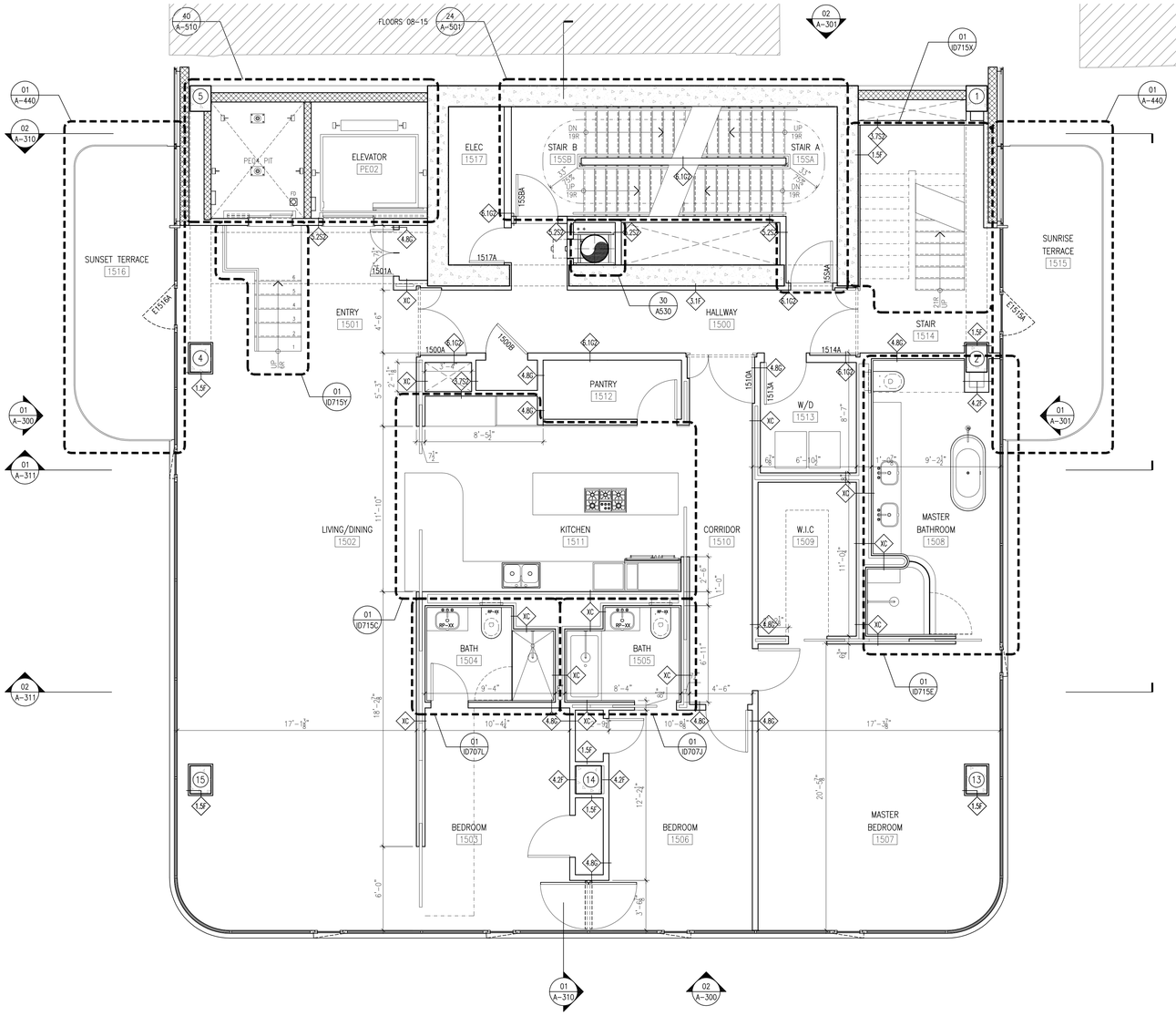

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Design Development Set
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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Fifteenth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-115.00

[AREA FOR DOB B-SCAN STICKER]

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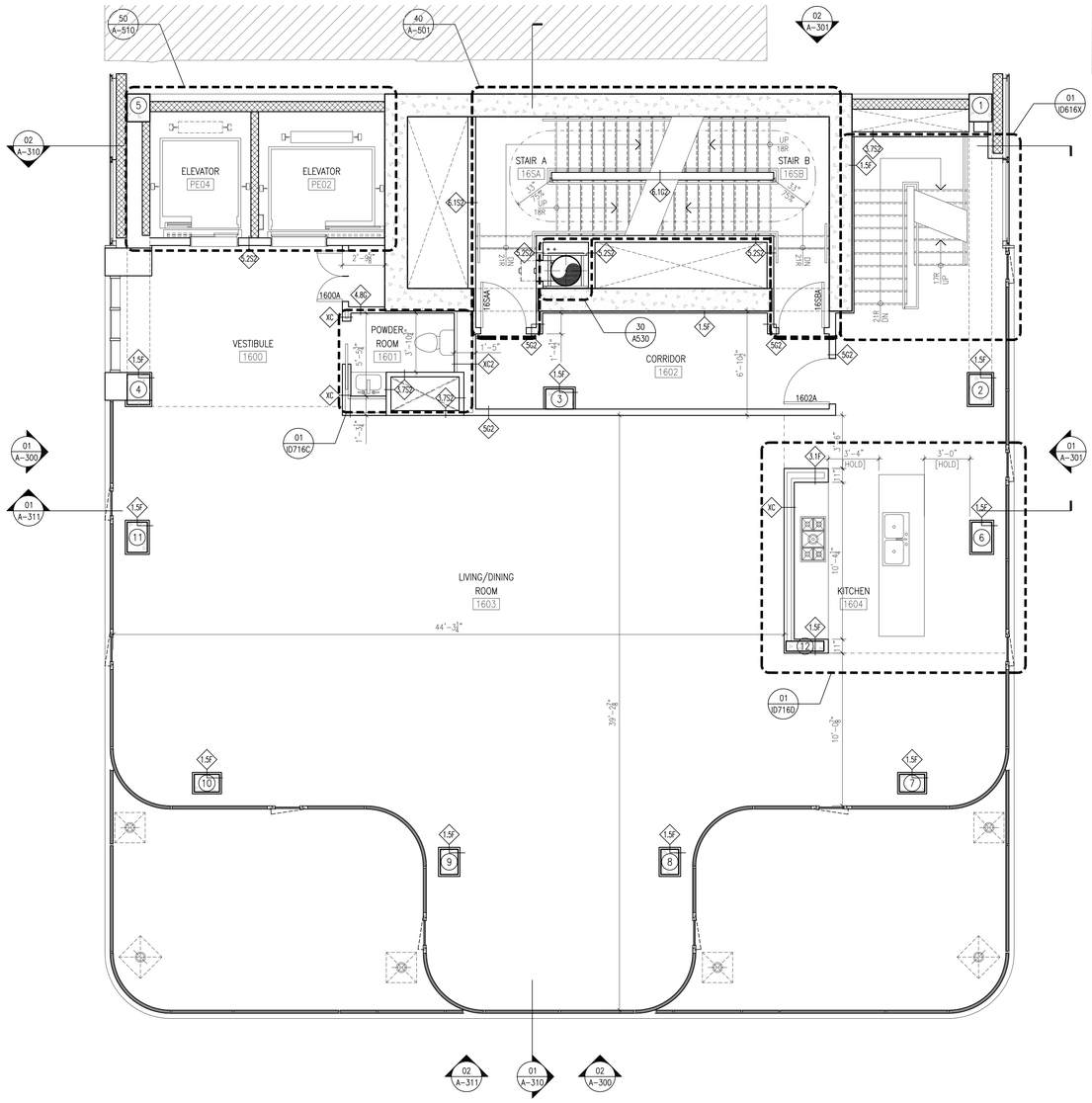

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Sixteenth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-116.00

[AREA FOR DOB BI-SCAN STICKER]

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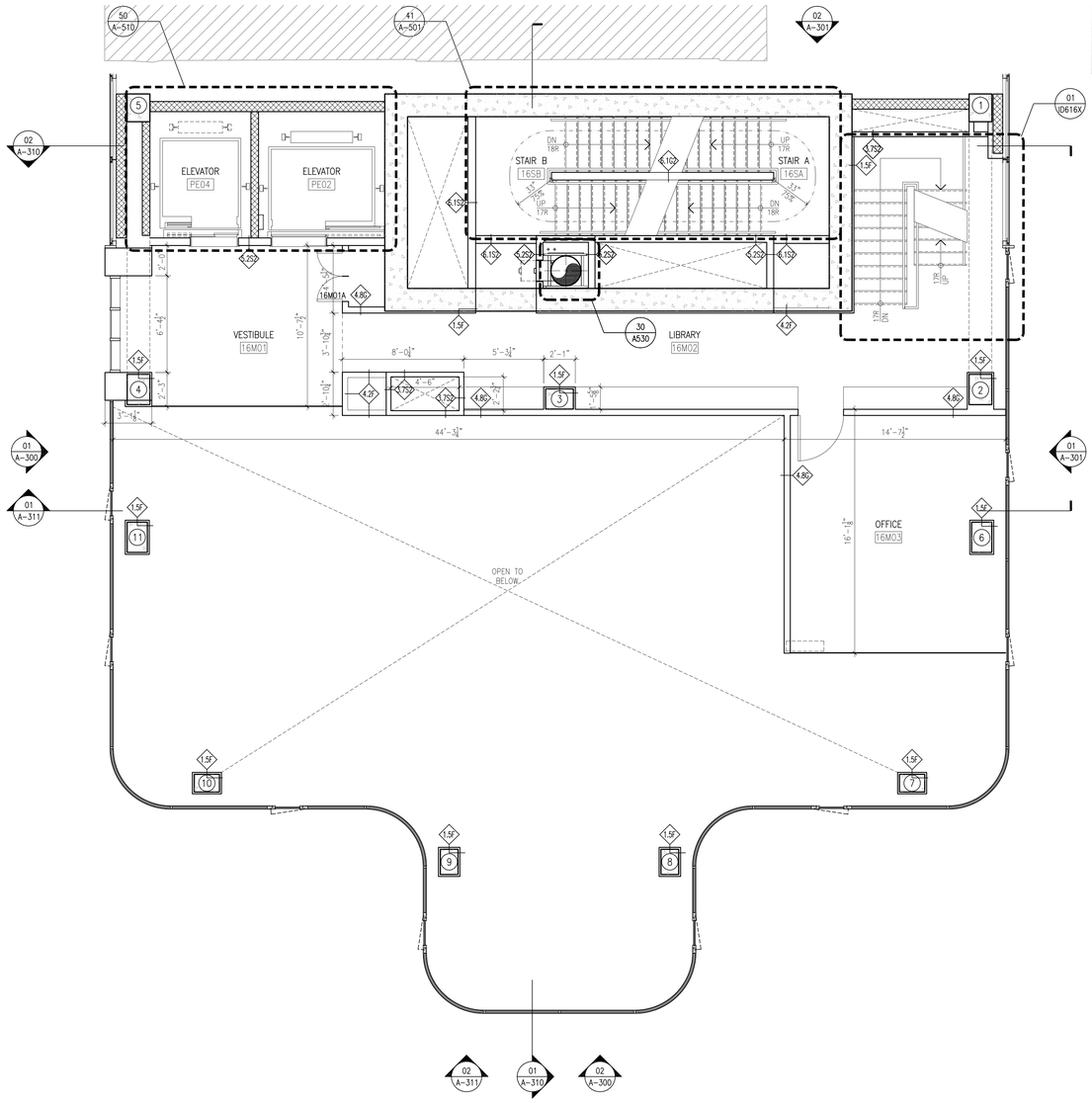

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Sixteenth Floor Plan Mezzanine

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-116M.00

[AREA FOR DOB BI-SCAN STICKER]

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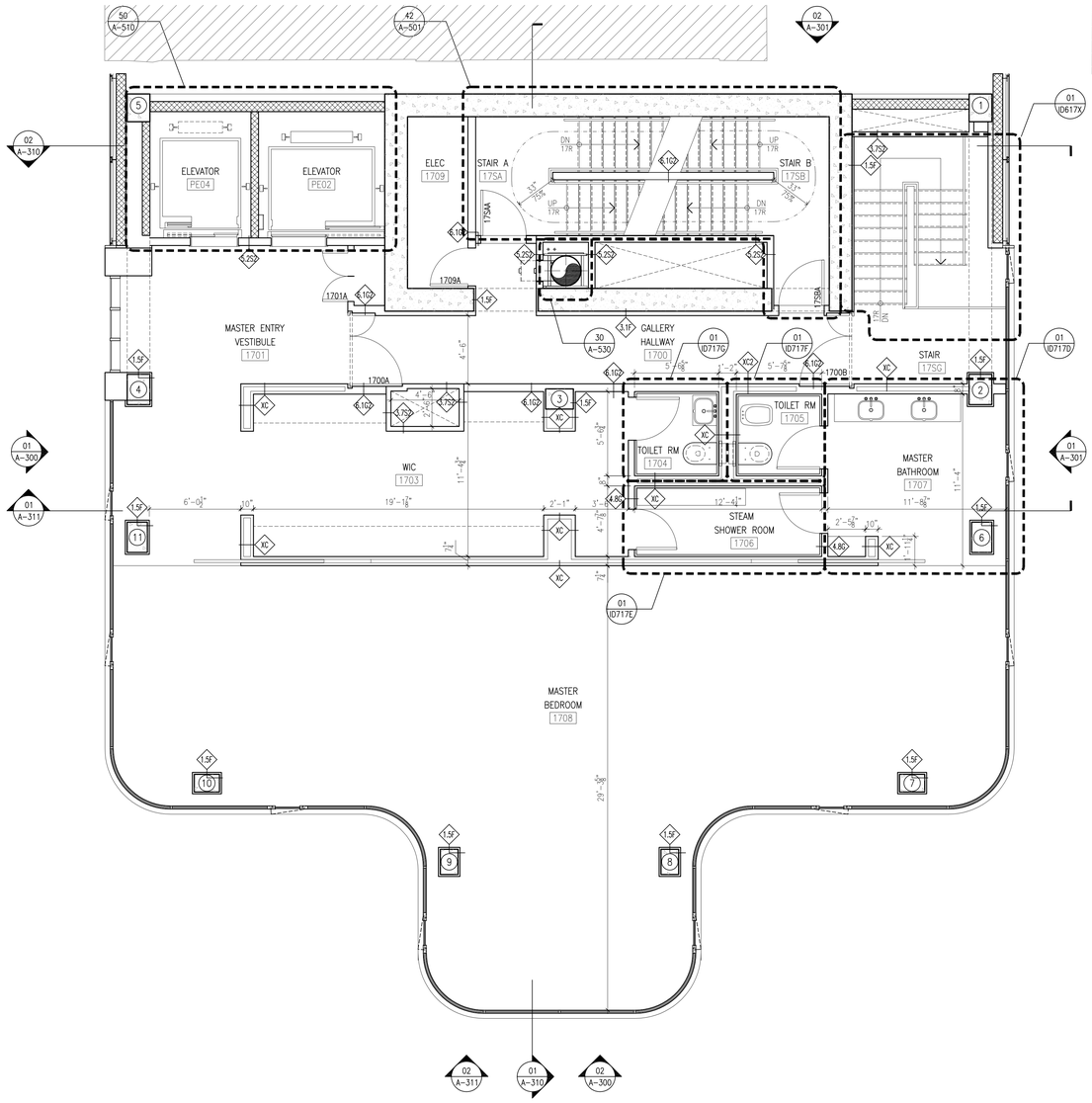

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Design Development Set
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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Seventeenth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-117.00

[AREA FOR DOB BI-SCAN STICKER]

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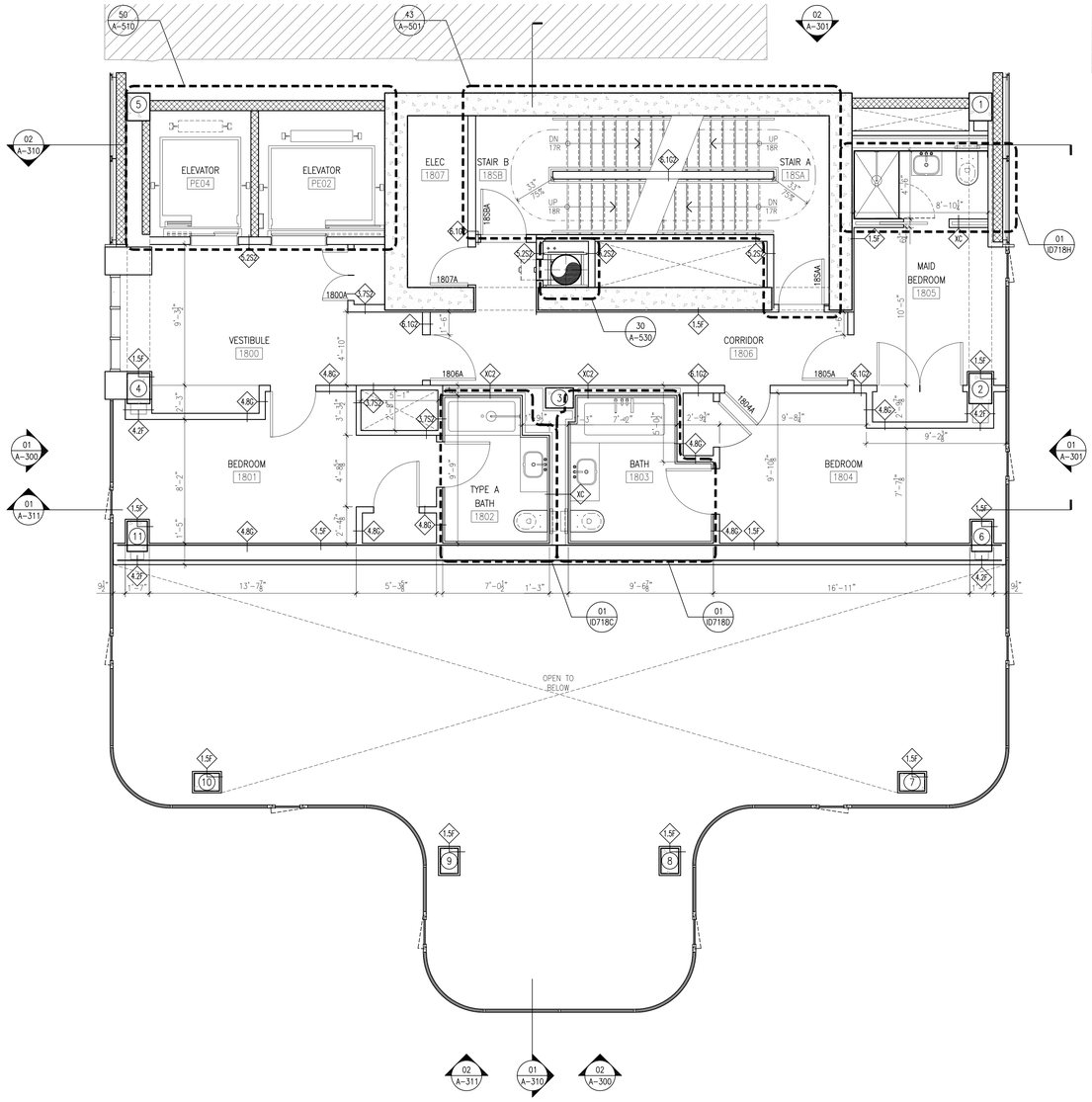

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No.	Date	Description
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1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Eighteenth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-118.00

[AREA FOR DOB BI-SCAN STICKER]

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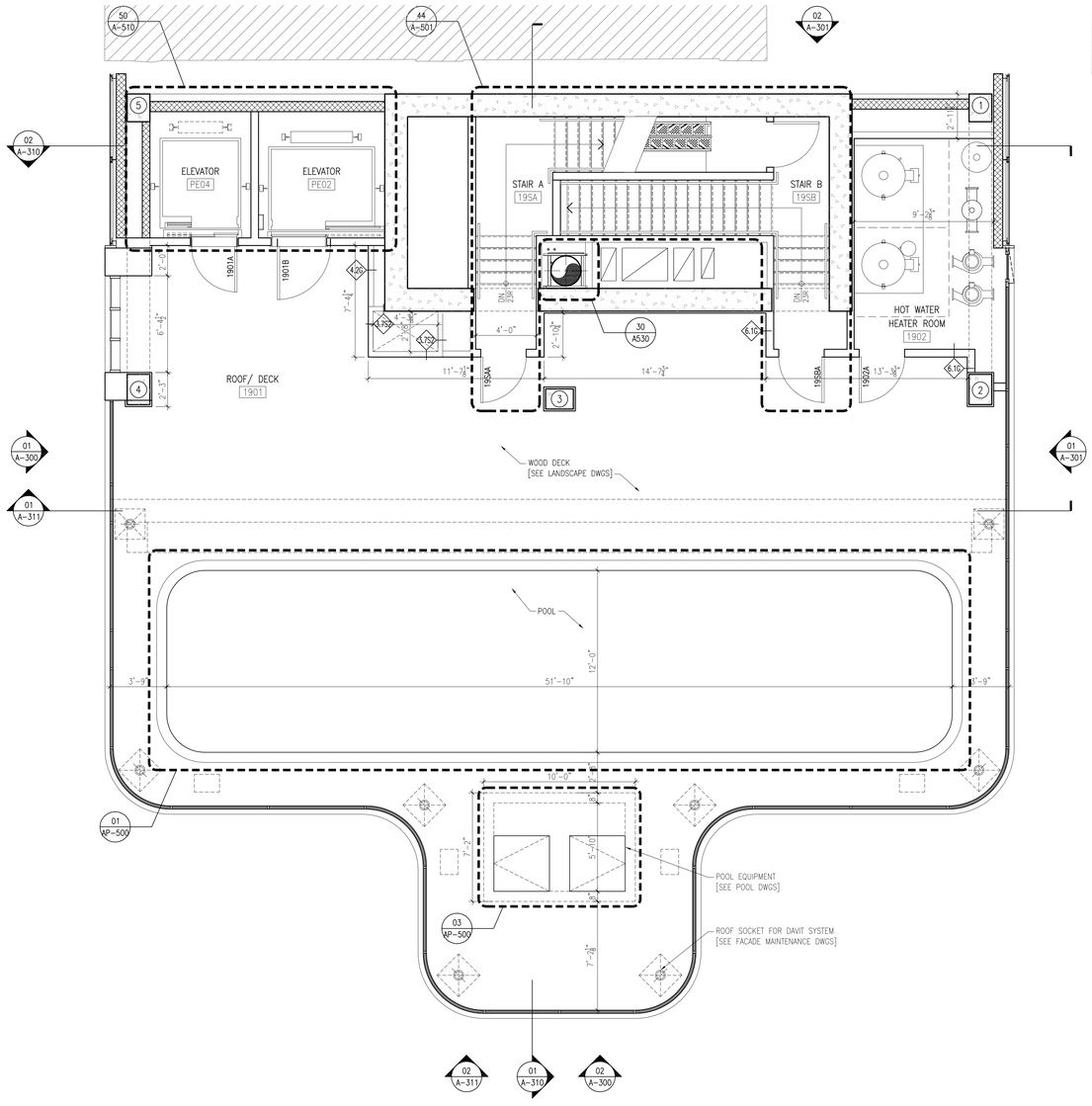

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Nineteenth Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-119.00

[AREA FOR DOB B-SCAN STICKER]

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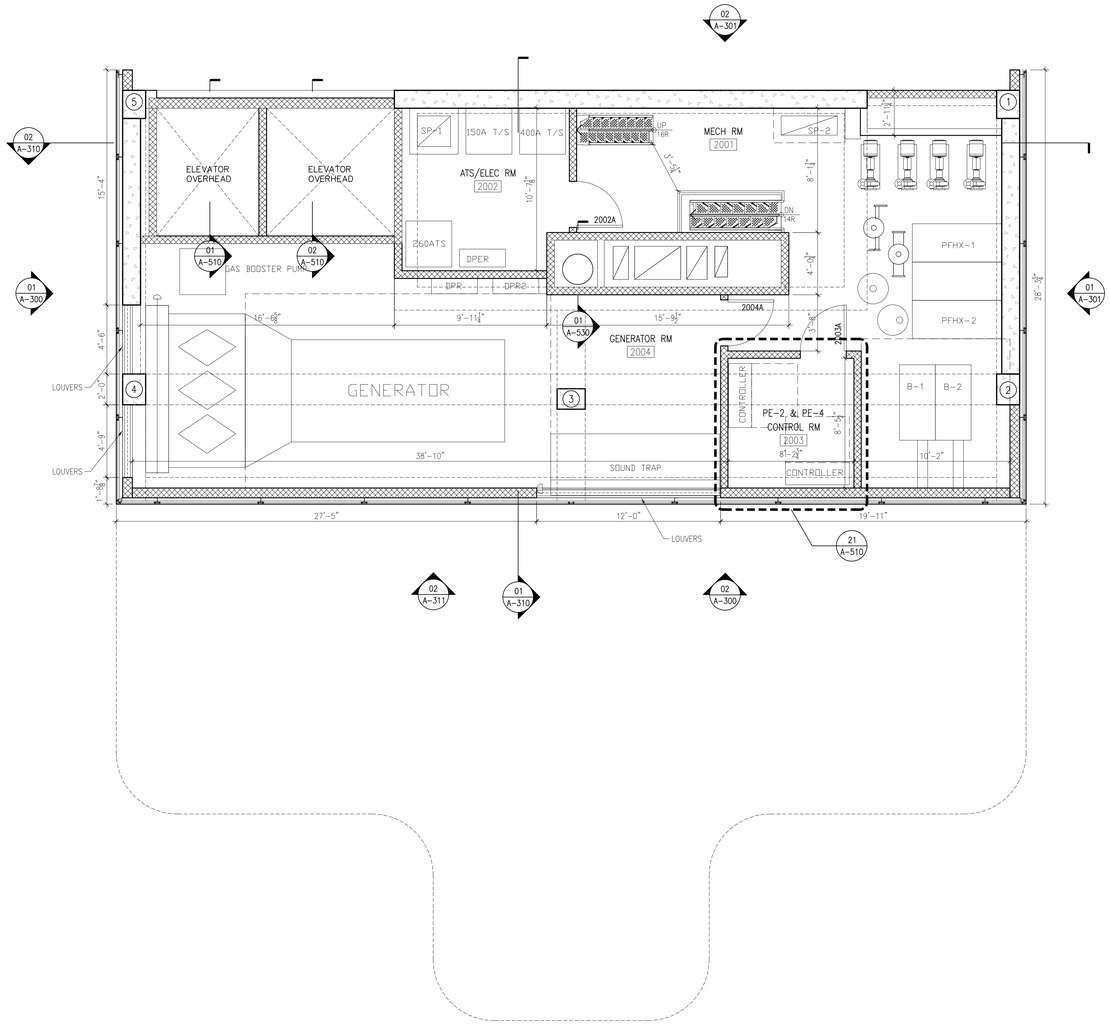

GENERAL FLOOR PLAN NOTES

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   B. REFER TO SPECIFIC PARTITION TYPE ON PROJECT PARTITION SCHEDULE FOR ACTUAL DIMENSIONS. IN SOME CASES NOMINAL DIMENSIONS ARE LISTED IN FLOOR PLANS TO SIMPLIFY INFORMATION PROVIDED. SEE PARTITION SCHEDULE FOR ALL UL ASSEMBLY NUMBERS.
   C. DOOR FRAME HINGES ARE LOCATED 4" NOMINALLY OFF OF THE ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED. ALL FINAL DOOR LOCATIONS SHALL BE CONFIRMED WITH ARCHITECT.
   D. DIMENSIONS STRINGS LISTED WITH A +/-, INDICATING THAT THESE DIMENSIONS ARE TO BE WITHIN TOLERANCE WHILE DIMENSIONS OF OTHER ITEMS WITHOUT +/- SHALL BE HELD.
2. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, FIRE ALARM, TELECOMUNICATION FOR ADDITIONAL INFORMATION.
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4. CM SHALL BE RESPONSIBLE FOR REVIEWING ALL PARTITION TAGS AND COORDINATING FINISH REQUIREMENTS, HOLLOW METAL AND WOOD FRAMES, ETC.
5. ALL HORIZONTAL AND VERTICAL EXHAUST AND SUPPLY DUCTWORK SHALL BE ENCLOSED IN 2 HOUR FIRE RATED SHAFT CONSTRUCTION. SEE PARTITION SCHEDULE FOR DETAILS. REFER TO MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS.
6. CONTRACTOR SHALL COORDINATE ALL SLAB OPENING SIZES AND LOCATIONS WITH THE STRUCTURAL, MECHANICAL, AND EQUIPMENT SHOP DRAWINGS.
7. FOR ALL PARTITION, DOORS AND WINDOW TYPES, REFER TO ARCHITECTURAL SCHEDULE SHEETS AND DETAILS.
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9. FOR SPECIFIC STAIR RISER AND THREADS DIMENSIONS REFER TO STAIR DRAWINGS ON THE 500'S SERIES.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Twenty Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-120.00

[AREA FOR DOB B-SCAN STICKER]

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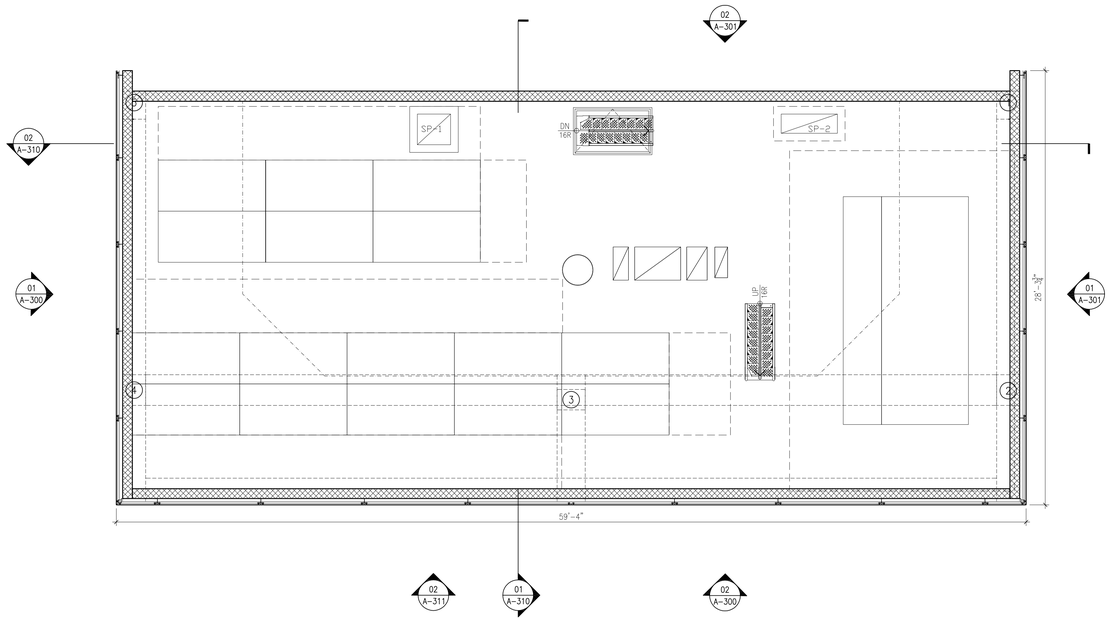

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2.

Revisions

Drawing Title

Twenty First Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-121.00

[AREA FOR DOB B-SCAN STICKER]

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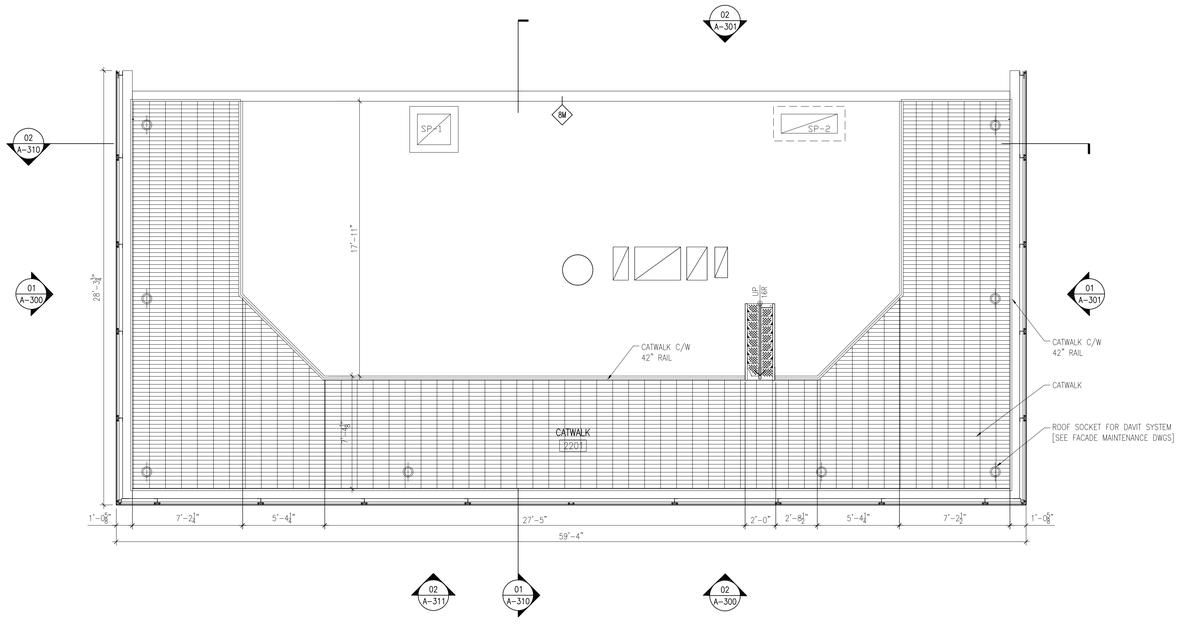

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2.

Revisions

Drawing Title

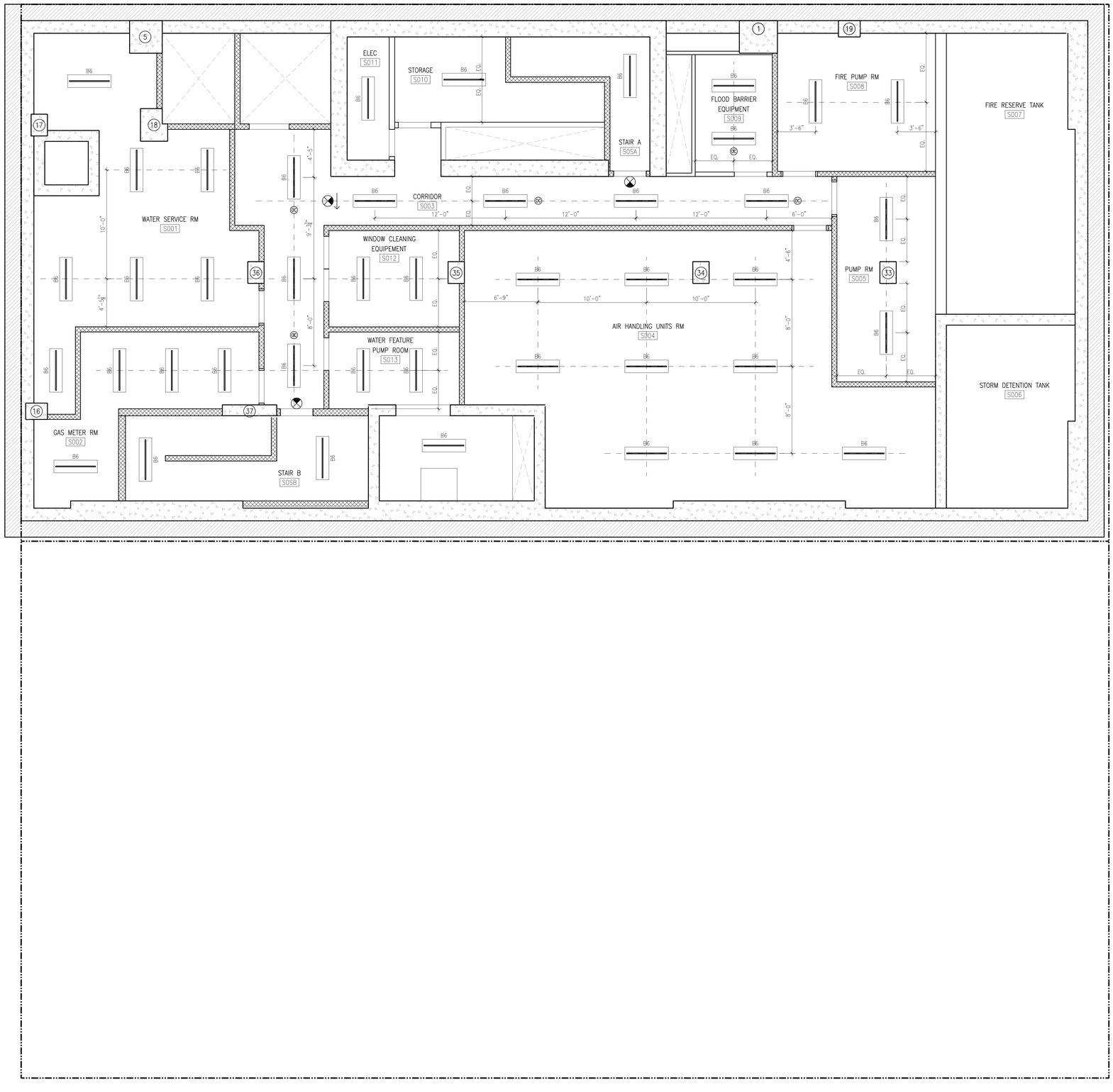
Twenty Second Floor Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-122.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-122 Floor (Catwalk).dwg Plotted on: 08/13/14 - 10:11am



GENERAL REFLECTED CEILING PLAN LEGEND

- GWB CEILING SYSTEM
- ACOUSTICAL TILE CEILING SYSTEM
- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
- WOOD PANEL CEILING SYSTEM
- STAINLESS STEEL CEILING SYSTEM
- [X'-X" AFF] CEILING HEIGHT ABOVE FINISHED FLOOR
- CEILING MOUNTED EXIT SIGN
- SP CONCEALED CEILING SPRINKLER HEAD
- SP EXPOSED CEILING SPRINKLER HEAD
- SP CONCEALED WALL SPRINKLER HEAD
- ACS_PNL ACCESS PANEL
- LDW WALL-MOUNTED LINEAR DIFFUSER
- LDC CEILING-MOUNTED LINEAR DIFFUSER
- RETURN/EXHAUST DUCT
- SUPPLY DUCT
- FIRE ALARM SPEAKER/STROBE
- S SMOKE DETECTOR
- WAP CEILING MOUNTED EXPOSED WIRELESS ACCESS POINT
- WAP ABOVE CEILING MOUNTED WIRELESS ACCESS POINT

REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 2" X 2" LIGHT FIXTURE
- B5 RECESSED DOWNLIGHT [WET LOCATION]
- B6 PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
- L01 ADJUSTABLE RECESSED LIGHT
- L02 FIXED RECESSED LIGHT
- L03 FIXED RECESSED LIGHT- WET LOCATION
- L04 SPOTLIGHT FIXTURE
- L05 POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
- L06 RECESSED CEILING CASING CANAL
- L07 RECESSED LINEAR LED FLANGED EXTRUSION
- L08 LED NEON FLEXBRITE SINGLE COLOR
- L11 AUTOMATED ELLIPSOIDAL REFLECTOR SPOTLIGHT
- PP PROVIDE POWER

GENERAL REFLECTED CEILING PLAN NOTES

1. DIFFUSERS, SPRINKLERS AND OTHER CEILING ELEMENTS ARE SHOWN ON ARCHITECTURAL RCP'S FOR LOCATION ONLY. SEE MEP & FP DRAWINGS FOR ADDITIONAL INFORMATION.
2. AT THE RESIDENTIAL FLOORS [19-25] ANY ROOM WITHOUT A CEILING HATCH SHALL RECEIVE A VINYL-BASE SMOOTHING COMPOUND & PAINT OVER THE CONCRETE STRUCTURE, UNLESS NOTED OTHERWISE. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3. TYPICAL EXPOSED CONCRETE STRUCTURE IN THE BACK-OF-HOUSE SPACES SHALL BE PAINTED, REFER TO THE FINISH SCHEDULE.
4. REFER TO SPECIFICATION SECTION 265100 INTERIOR LIGHTING FOR ADDITIONAL FIXTURE INFORMATION.
5. ALL ACCESS PANELS SHOWN FOR ILLUSTRATIVE PURPOSES. PROVIDE ACCESS DOORS IN GWB CEILINGS WHERE REQUIRED TO ACCESS ALL FAN COIL UNITS, FIRE DAMPERS, BOX DAMPERS, AND PIPE RISER VALVES. SEE MEP & FP DRAWINGS FOR ADDITIONAL INFORMATION.
6. ACCESS PANELS WILL BE GFRG ROUNDED CORNER PANELS, FINISHED & PAINTED TO MATCH GWB CEILING.

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Design Development Set
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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Sub-Cellar Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-2S0.00

[AREA FOR DOB BI-SCAN STICKER]

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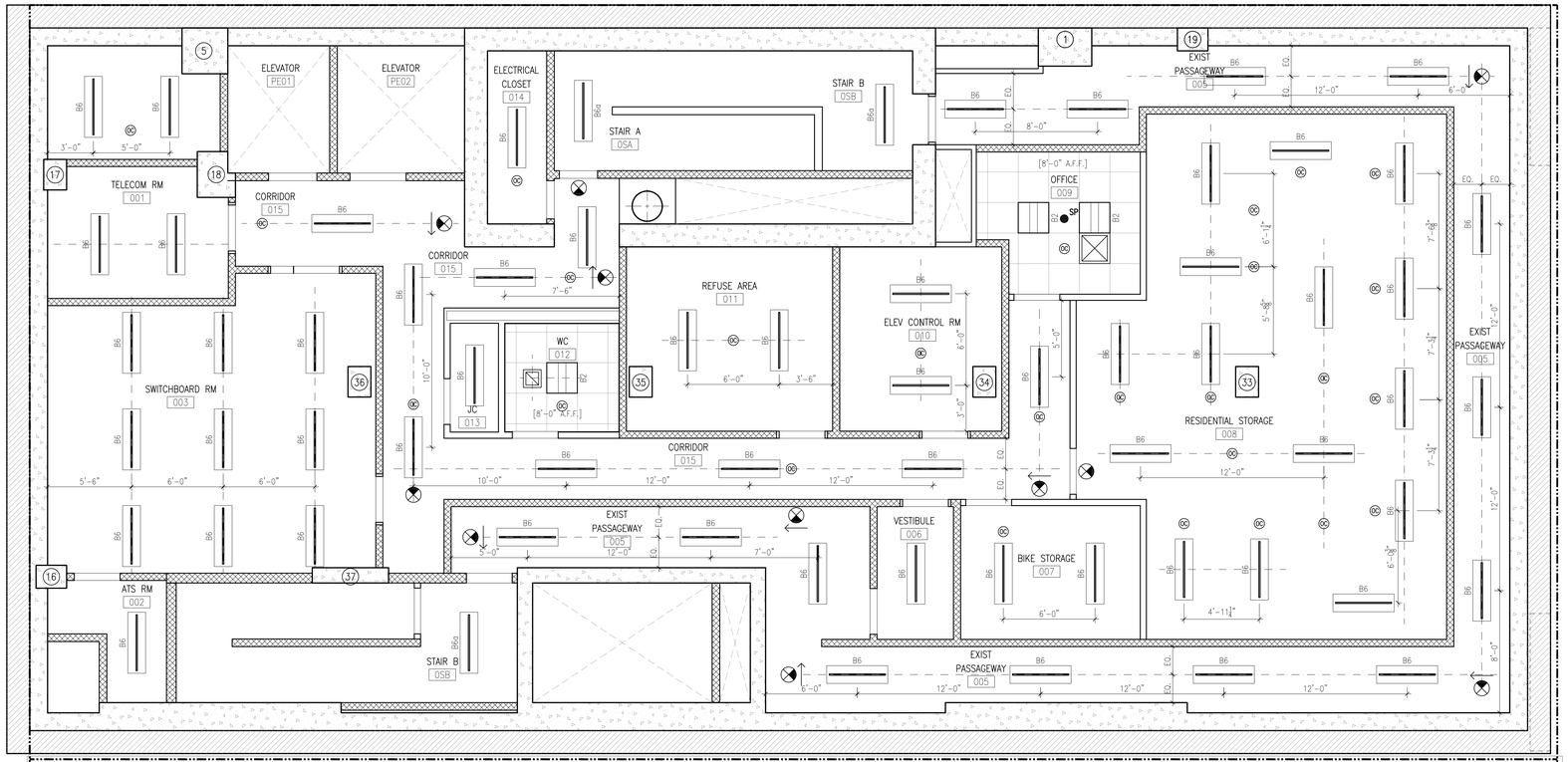

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2. AT THE RESIDENTIAL FLOORS [19-25] ANY ROOM WITHOUT A CEILING HATCH SHALL RECEIVE A VINYL-BASE SMOOTHING COMPOUND & PAINT OVER THE CONCRETE STRUCTURE, UNLESS NOTED OTHERWISE. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3. TYPICAL EXPOSED CONCRETE STRUCTURE IN THE BACK-OF-HOUSE SPACES SHALL BE PAINTED, REFER TO THE FINISH SCHEDULE.
4. REFER TO SPECIFICATION SECTION 265100 INTERIOR LIGHTING FOR ADDITIONAL FIXTURE INFORMATION.
5. ALL ACCESS PANELS SHOWN FOR ILLUSTRATIVE PURPOSES. PROVIDE ACCESS DOORS IN GWB CEILINGS WHERE REQUIRED TO ACCESS ALL FAN COIL UNITS, FIRE DAMPERS, BOX DAMPERS, AND PIPE RISER VALVES. SEE MEP & FP DRAWINGS FOR ADDITIONAL INFORMATION.
6. ACCESS PANELS WILL BE GFRG ROUNDED CORNER PANELS, FINISHED & PAINTED TO MATCH GWB CEILING.

N

Design Development Set
[Not for Construction]

SKY BOX

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New York, NY 10016
212.685.4829

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

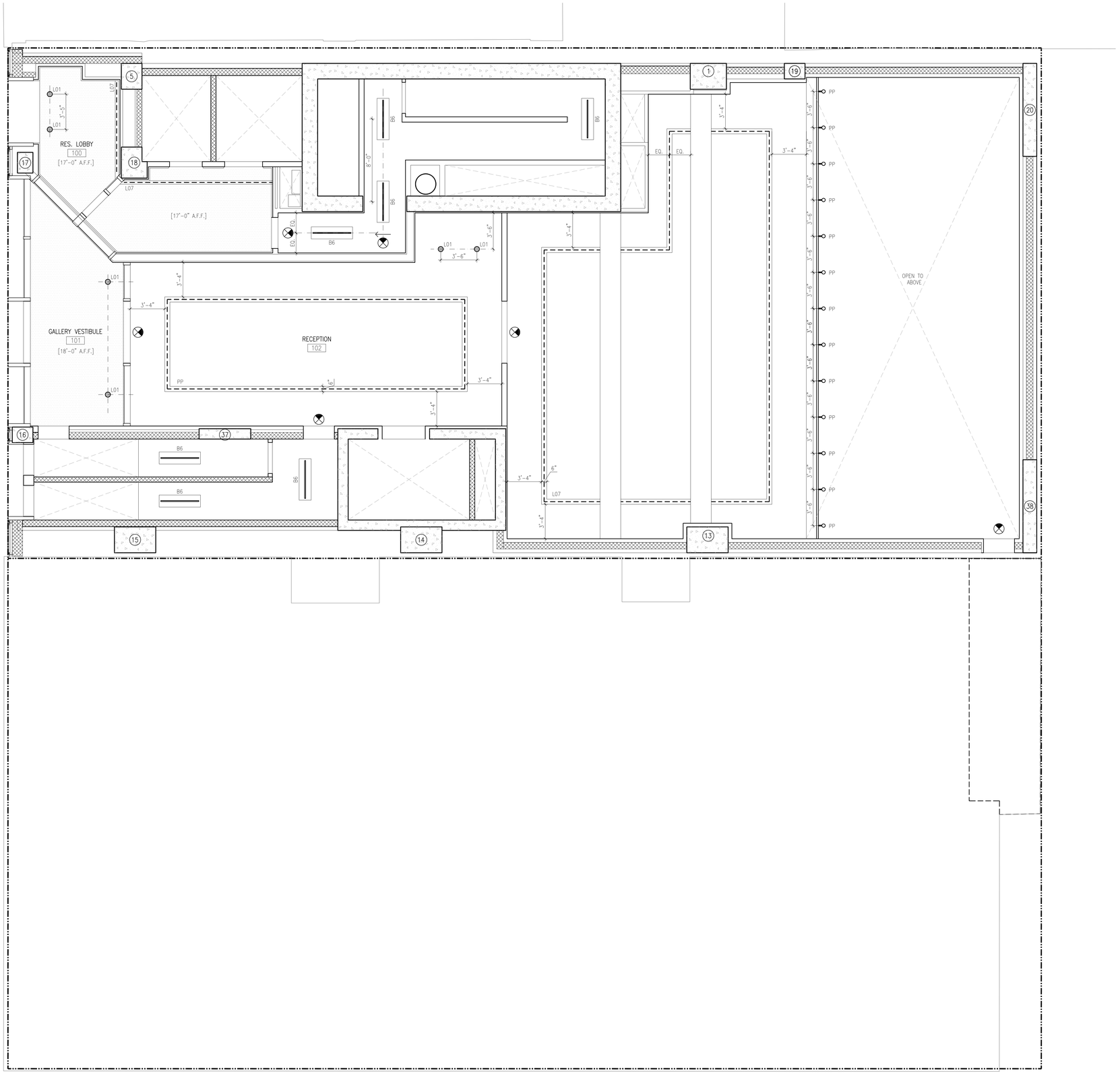
Cellar Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-200.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-100 Floor 00 (Cellar).dwg Plotted on: 08/13/14 - 8:53am



GENERAL REFLECTED CEILING PLAN LEGEND

- GWB CEILING SYSTEM
- ACOUSTICAL TILE CEILING SYSTEM
- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
- WOOD PANEL CEILING SYSTEM
- STAINLESS STEEL CEILING SYSTEM
- [X'-X" AFF] — CEILING HEIGHT ABOVE FINISHED FLOOR
- CEILING MOUNTED EXIT SIGN
- SP — CONCEALED CEILING SPRINKLER HEAD
- SP — EXPOSED CEILING SPRINKLER HEAD
- SP — CONCEALED WALL SPRINKLER HEAD
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- LDW — WALL-MOUNTED LINEAR DIFFUSER
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- WAP — CEILING MOUNTED EXPOSED WIRELESS ACCESS POINT
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REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 — 2" X 2" LIGHT FIXTURE
- B5 — RECESSED DOWNLIGHT [WET LOCATION]
- B6 — PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
- L01 — ADJUSTABLE RECESSED LIGHT
- L02 — FIXED RECESSED LIGHT
- L03 — FIXED RECESSED LIGHT- WET LOCATION
- L04 — SPOTLIGHT FIXTURE
- L05 — POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
- L06 — RECESSED CEILING CASING CANAL
- L07 — RECESSED LINEAR LED FLANGED EXTRUSION
- L08 — LED NEON FLEXBRITE SINGLE COLOR
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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

First Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-201.00

[AREA FOR DOB BI-SCAN STICKER]

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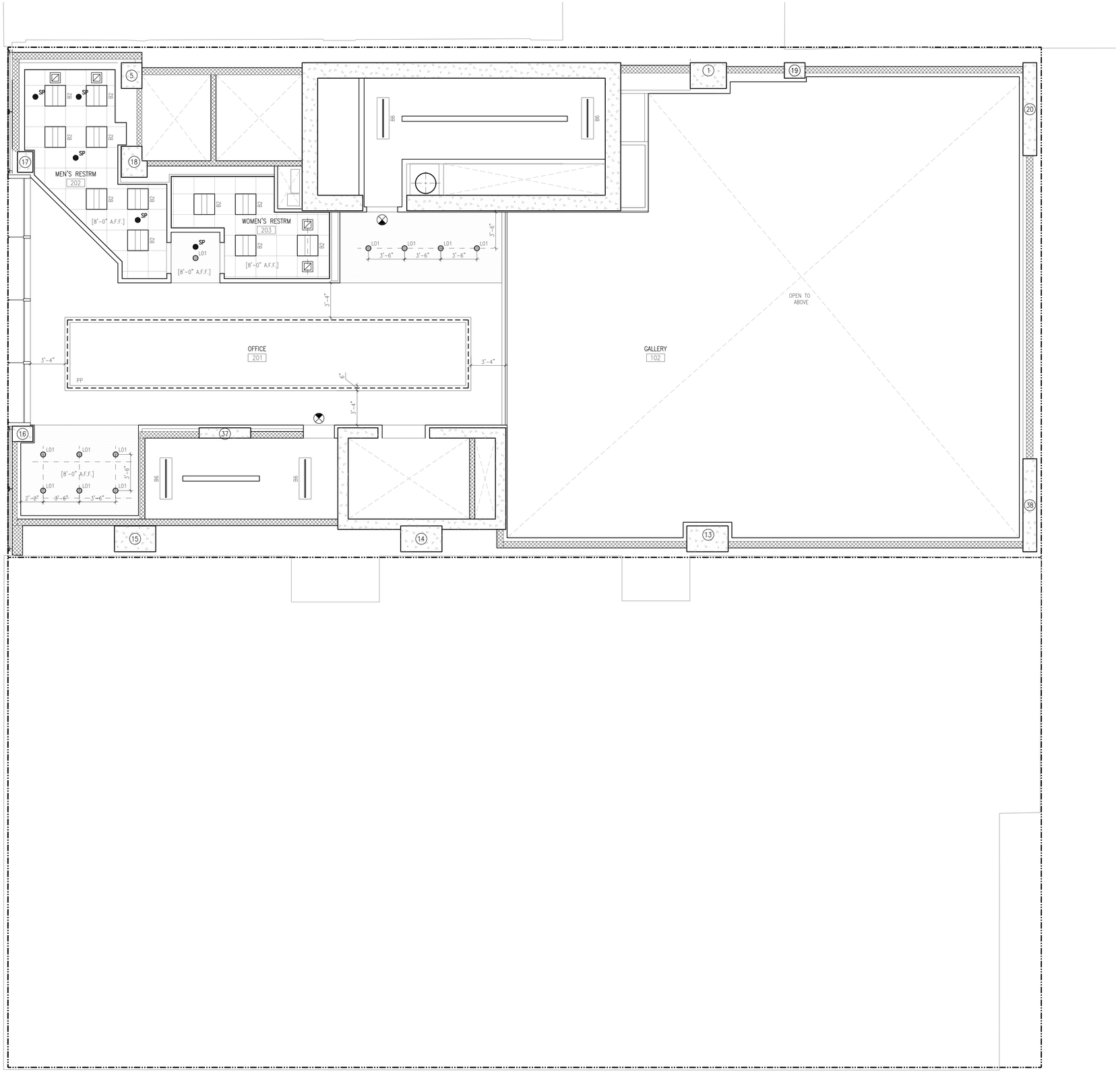

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Second Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-202.00

[AREA FOR DOB BI-SCAN STICKER]

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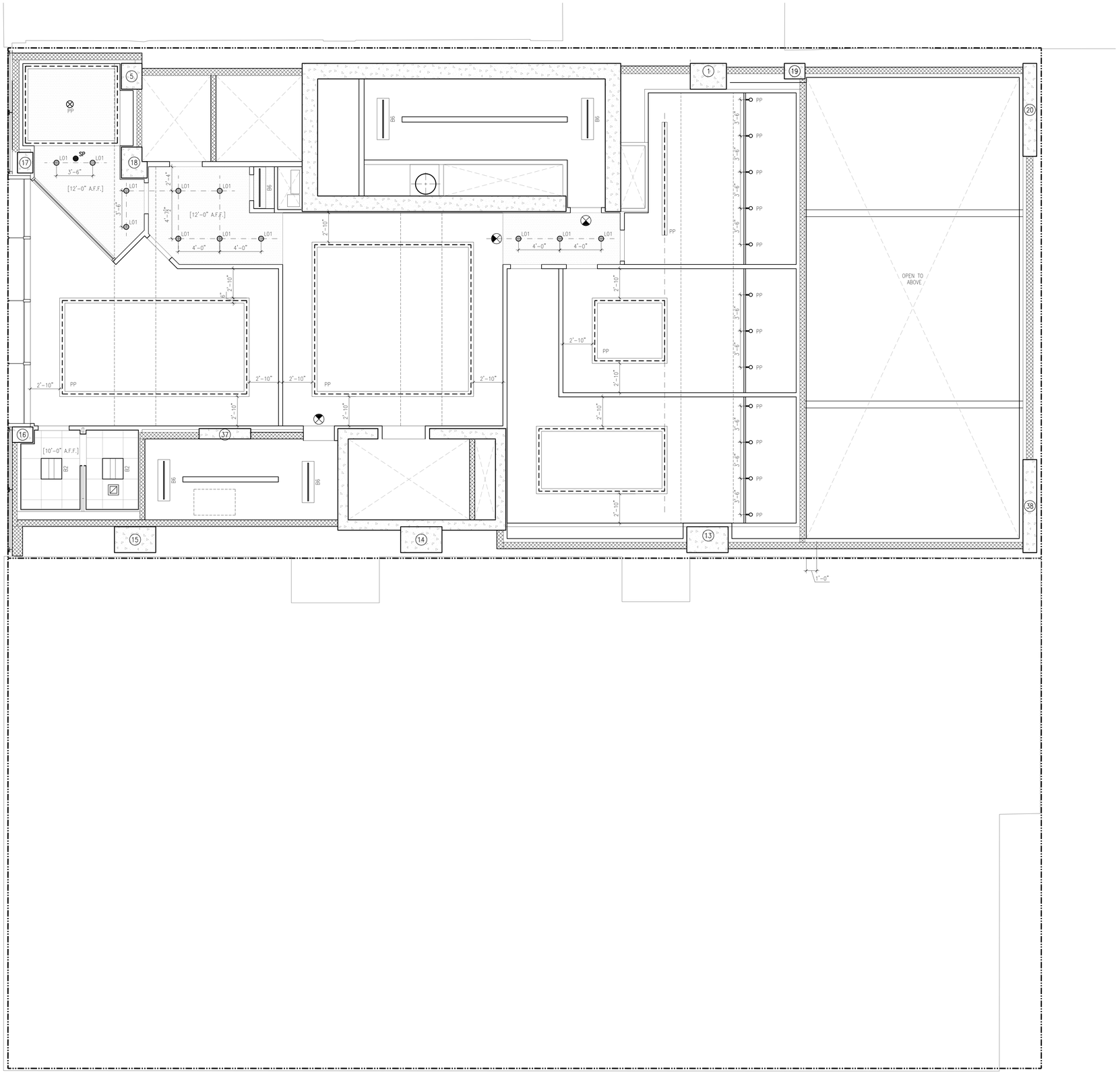

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B2	2" X 2" LIGHT FIXTURE
B5	RECESSED DOWNLIGHT [WET LOCATION]
B6	PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
L01	ADJUSTABLE RECESSED LIGHT
L02	FIXED RECESSED LIGHT
L03	FIXED RECESSED LIGHT- WET LOCATION
L04	SPOTLIGHT FIXTURE
L05	POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
L06	RECESSED CEILING CASING CANAL
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Design Development Set
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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

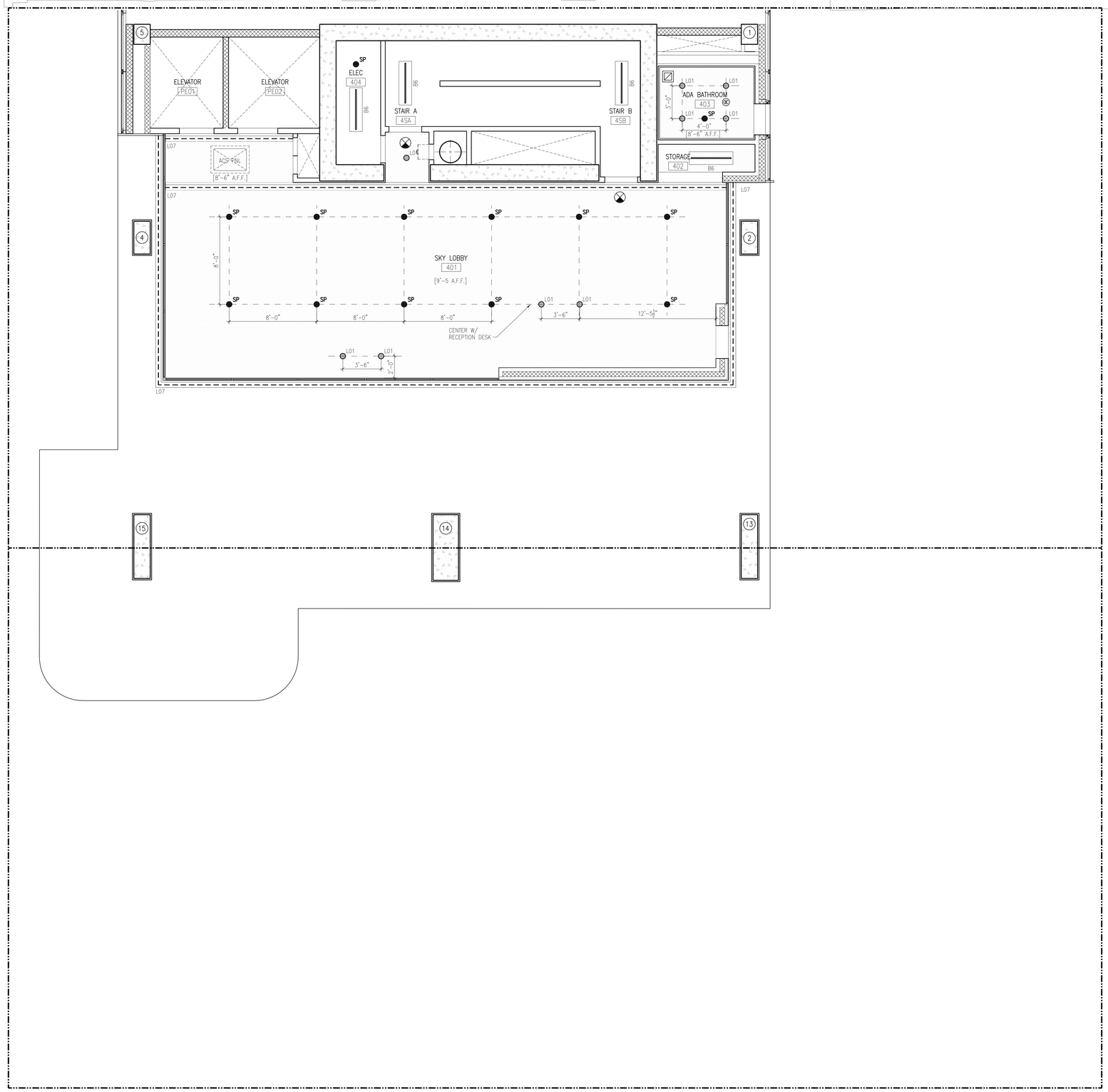
Third Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-203.00

[AREA FOR DOB BI-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-103 Floor 03 (Gallery).dwg Plotted on: 08/13/14 - 9:08am



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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

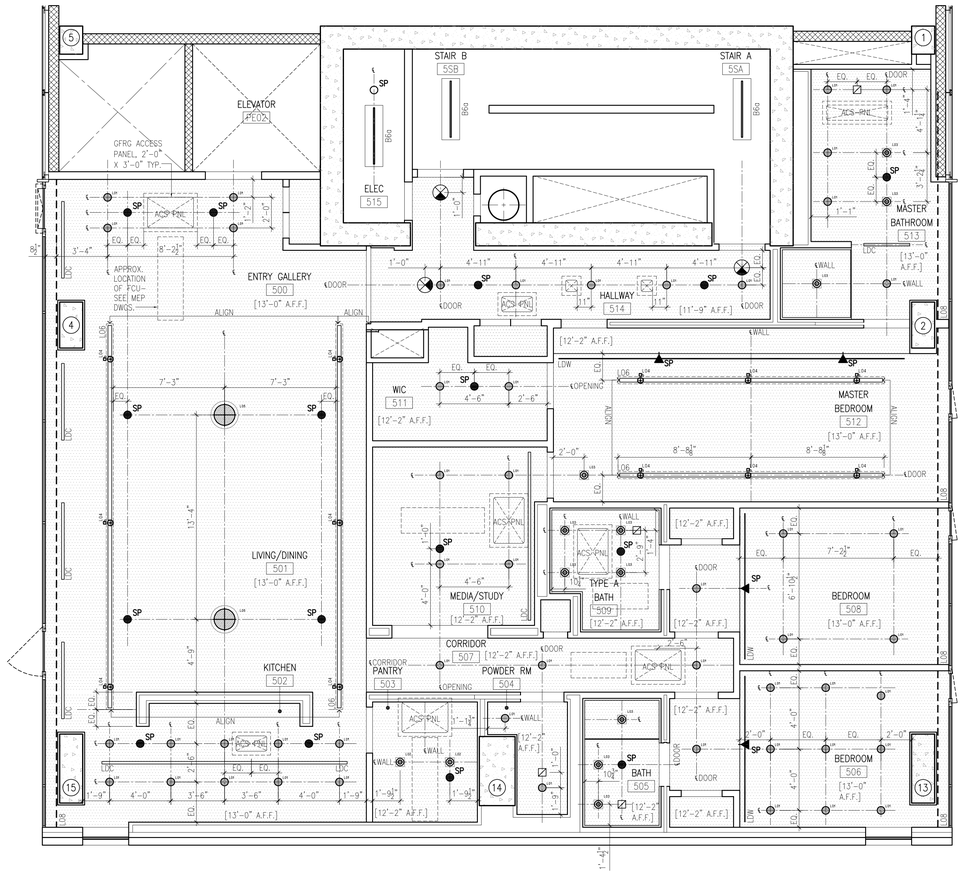
Fourth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-204.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-104 Floor 04 (Skybloby).dwg Plotted on: 08/13/14 - 9:10am



GENERAL REFLECTED CEILING PLAN LEGEND

- GWB CEILING SYSTEM
- ACOUSTICAL TILE CEILING SYSTEM
- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
- WOOD PANEL CEILING SYSTEM
- STAINLESS STEEL CEILING SYSTEM
- [X'-X" AFF] — CEILING HEIGHT ABOVE FINISHED FLOOR
- CEILING MOUNTED EXIT SIGN
- SP — CONCEALED CEILING SPRINKLER HEAD
- SP — EXPOSED CEILING SPRINKLER HEAD
- SP — CONCEALED WALL SPRINKLER HEAD
- ACS PNL — ACCESS PANEL
- LDW — WALL-MOUNTED LINEAR DIFFUSER
- LDC — CEILING-MOUNTED LINEAR DIFFUSER
- RETURN/EXHAUST DUCT
- SUPPLY DUCT
- FIRE ALARM SPEAKER/STROBE
- S — SMOKE DETECTOR
- WAP — CEILING MOUNTED EXPOSED WIRELESS ACCESS POINT
- WAP — ABOVE CEILING MOUNTED WIRELESS ACCESS POINT

REFLECTED CEILING PLAN LIGHTING LEGEND

B2	2" X 2" LIGHT FIXTURE
B5	RECESSED DOWNLIGHT [WET LOCATION]
B6	PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
L01	ADJUSTABLE RECESSED LIGHT
L02	FIXED RECESSED LIGHT
L03	FIXED RECESSED LIGHT- WET LOCATION
L04	SPOTLIGHT FIXTURE
L05	POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
L06	RECESSED CEILING CASING CANAL
L07	RECESSED LINEAR LED FLANGED EXTRUSION
L08	LED NEON FLEXBRITE SINGLE COLOR
L11	AUTOMATED ELLIPSOIDAL REFLECTOR SPOTLIGHT
PP	PROVIDE POWER

GENERAL REFLECTED CEILING PLAN NOTES

1. DIFFUSERS, SPRINKLERS AND OTHER CEILING ELEMENTS ARE SHOWN ON ARCHITECTURAL RCP'S FOR LOCATION ONLY. SEE MEP & FP DRAWINGS FOR ADDITIONAL INFORMATION.
2. AT THE RESIDENTIAL FLOORS [19-25] ANY ROOM WITHOUT A CEILING HATCH SHALL RECEIVE A VINYL-BASE SMOOTHING COMPOUND & PAINT OVER THE CONCRETE STRUCTURE, UNLESS NOTED OTHERWISE. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3. TYPICAL EXPOSED CONCRETE STRUCTURE IN THE BACK-OF-HOUSE SPACES SHALL BE PAINTED, REFER TO THE FINISH SCHEDULE.
4. REFER TO SPECIFICATION SECTION 265100 INTERIOR LIGHTING FOR ADDITIONAL FIXTURE INFORMATION.
5. ALL ACCESS PANELS SHOWN FOR ILLUSTRATIVE PURPOSES. PROVIDE ACCESS DOORS IN GWB CEILINGS WHERE REQUIRED TO ACCESS ALL FAN COIL UNITS, FIRE DAMPERS, BOX DAMPERS, AND PIPE RISER VALVES. SEE MEP & FP DRAWINGS FOR ADDITIONAL INFORMATION.
6. ACCESS PANELS WILL BE GFRG ROUNDED CORNER PANELS, FINISHED & PAINTED TO MATCH GWB CEILING.

N

Design Development Set
[Not for Construction]

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

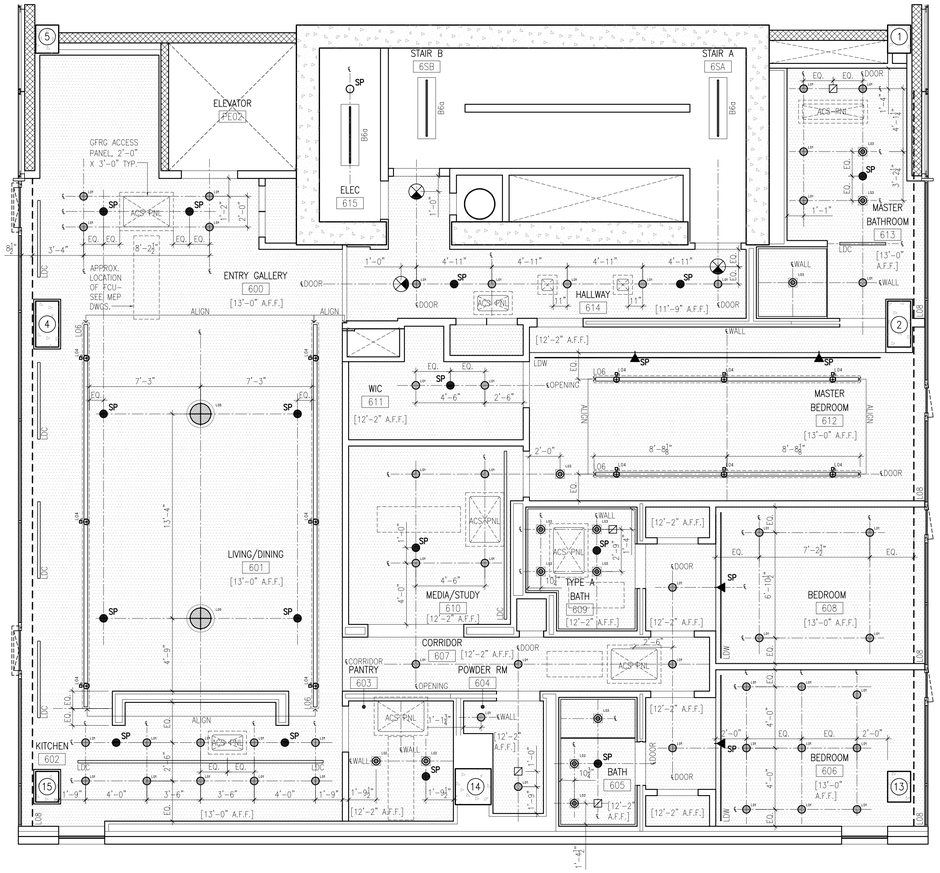
Fifth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-205.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-105 Floor 05.dwg Plotted on: 08/13/14 - 9:15am



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- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
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- SP EXPOSED CEILING SPRINKLER HEAD
- SP CONCEALED WALL SPRINKLER HEAD
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- LDC CEILING-MOUNTED LINEAR DIFFUSER
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- SUPPLY DUCT
- FIRE ALARM SPEAKER/STROBE
- S SMOKE DETECTOR
- WAP CEILING MOUNTED EXPOSED WIRELESS ACCESS POINT
- WAP ABOVE CEILING MOUNTED WIRELESS ACCESS POINT

REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 2" X 2" LIGHT FIXTURE
- B5 RECESSED DOWNLIGHT [WET LOCATION]
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- L01 ADJUSTABLE RECESSED LIGHT
- L02 FIXED RECESSED LIGHT
- L03 FIXED RECESSED LIGHT- WET LOCATION
- L04 SPOTLIGHT FIXTURE
- L05 POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
- L06 RECESSED CEILING CASING CANAL
- L07 RECESSED LINEAR LED FLANGED EXTRUSION
- L08 LED NEON FLEXBRITE SINGLE COLOR
- L11 AUTOMATED ELLIPSOIDAL REFLECTOR SPOTLIGHT
- PP PROVIDE POWER

GENERAL REFLECTED CEILING PLAN NOTES

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Sixth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-206.00

[AREA FOR DOB B-SCAN STICKER]

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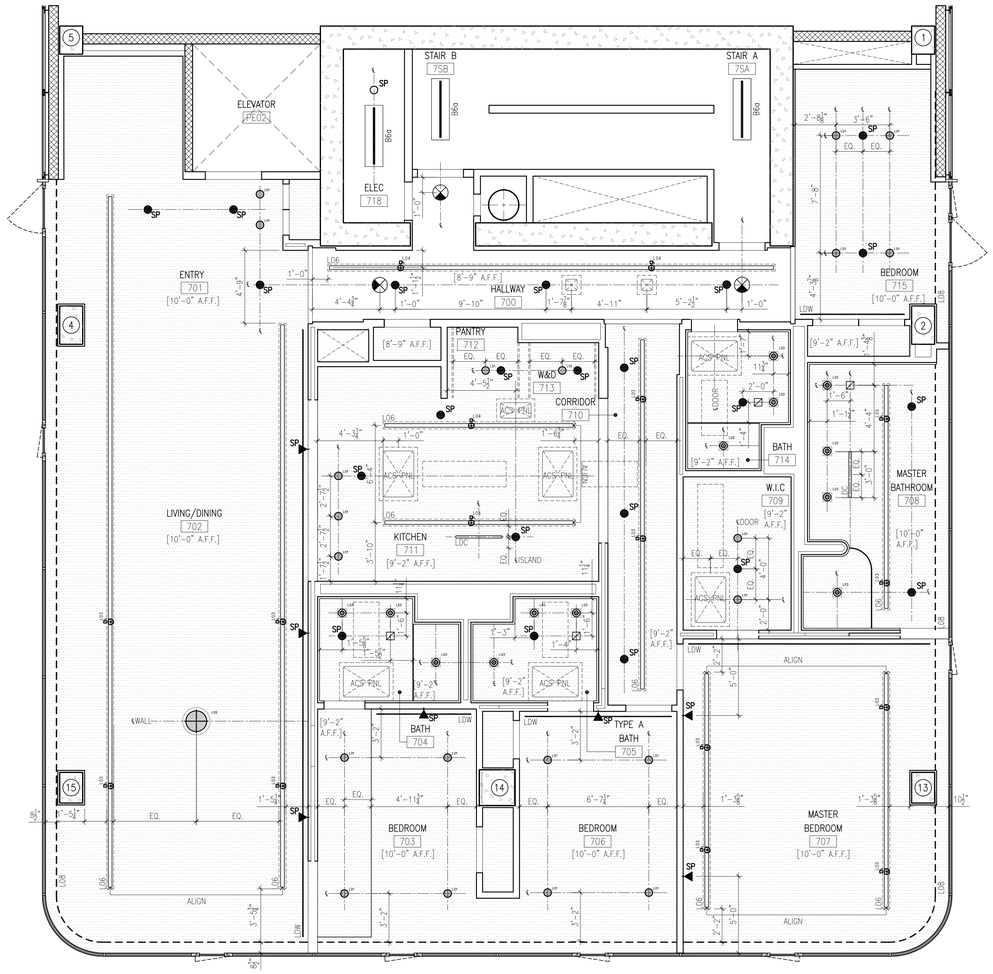

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REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 2" X 2" LIGHT FIXTURE
- B5 RECESSED DOWNLIGHT [WET LOCATION]
- B6 PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
- L01 ADJUSTABLE RECESSED LIGHT
- L02 FIXED RECESSED LIGHT
- L03 FIXED RECESSED LIGHT- WET LOCATION
- L04 SPOTLIGHT FIXTURE
- L05 POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
- L06 RECESSED CEILING CASING CANAL
- L07 RECESSED LINEAR LED FLANGED EXTRUSION
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- L11 AUTOMATED ELLIPSOIDAL REFLECTOR SPOTLIGHT
- PP PROVIDE POWER

GENERAL REFLECTED CEILING PLAN NOTES

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

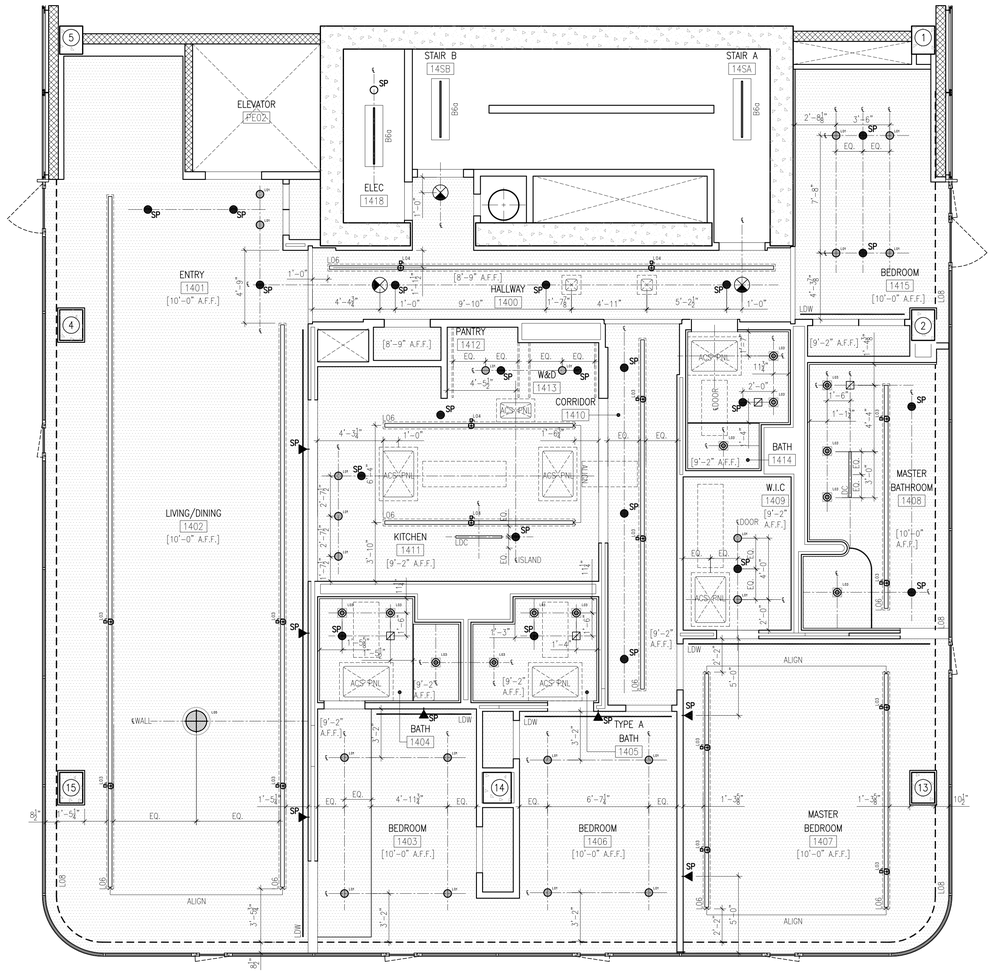
Seventh to Thirteenth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-207.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-107 Floor 07-13.dwg Plotted on: 08/13/14 - 9:17am



GENERAL REFLECTED CEILING PLAN LEGEND

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- ACOUSTICAL TILE CEILING SYSTEM
- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
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- STAINLESS STEEL CEILING SYSTEM
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- CEILING MOUNTED EXIT SIGN
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REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 — 2" X 2" LIGHT FIXTURE
- B5 — RECESSED DOWNLIGHT [WET LOCATION]
- B6 — PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
- L01 — ADJUSTABLE RECESSED LIGHT
- L02 — FIXED RECESSED LIGHT
- L03 — FIXED RECESSED LIGHT- WET LOCATION
- L04 — SPOTLIGHT FIXTURE
- L05 — POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
- L06 — RECESSED CEILING CASING CANAL
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GENERAL REFLECTED CEILING PLAN NOTES

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2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

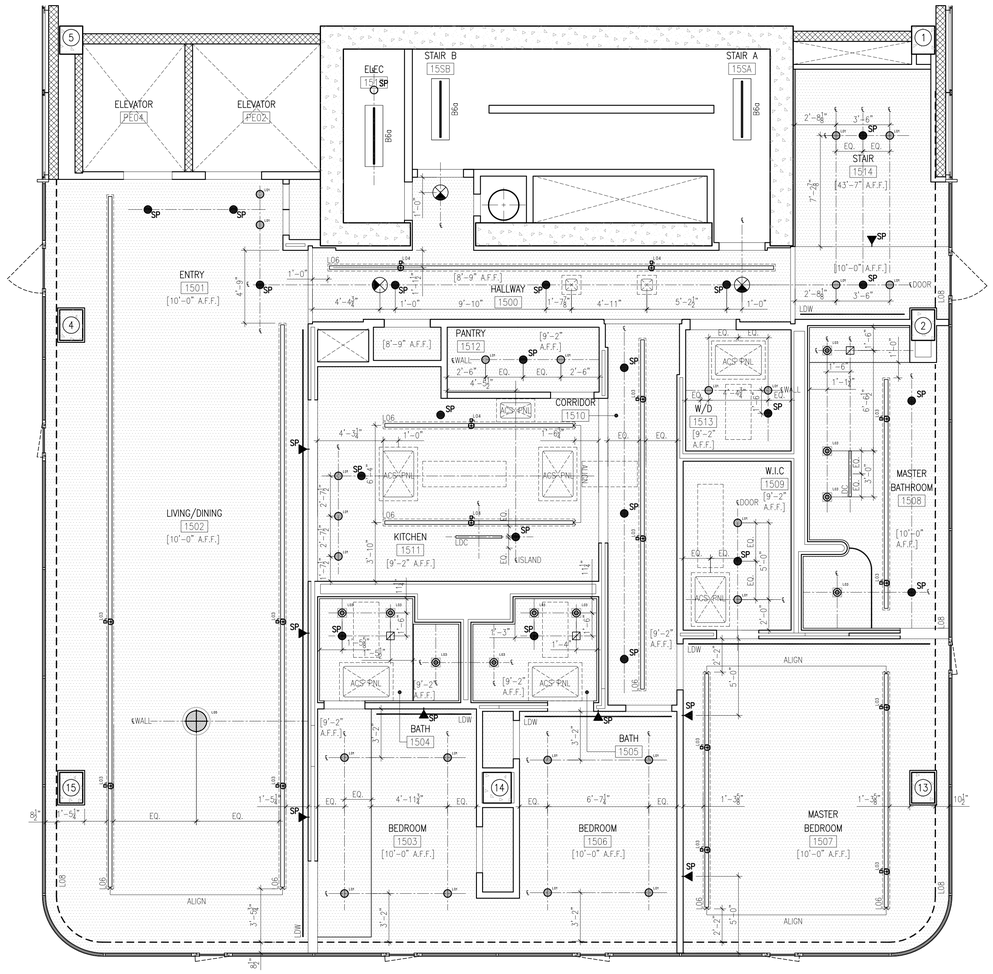
Fourteenth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-214.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-114 Floor 14.dwg Plotted on: 08/13/14 - 9:18am



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3. TYPICAL EXPOSED CONCRETE STRUCTURE IN THE BACK-OF-HOUSE SPACES SHALL BE PAINTED, REFER TO THE FINISH SCHEDULE.
4. REFER TO SPECIFICATION SECTION 265100 INTERIOR LIGHTING FOR ADDITIONAL FIXTURE INFORMATION.
5. ALL ACCESS PANELS SHOWN FOR ILLUSTRATIVE PURPOSES. PROVIDE ACCESS DOORS IN GWB CEILINGS WHERE REQUIRED TO ACCESS ALL FAN COIL UNITS, FIRE DAMPERS, BOX DAMPERS, AND PIPE RISER VALVES. SEE MEP & FP DRAWINGS FOR ADDITIONAL INFORMATION.
6. ACCESS PANELS WILL BE GFRG ROUNDED CORNER PANELS, FINISHED & PAINTED TO MATCH GWB CEILING.

N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Fifteenth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-215.00

[AREA FOR DOB B-SCAN STICKER]

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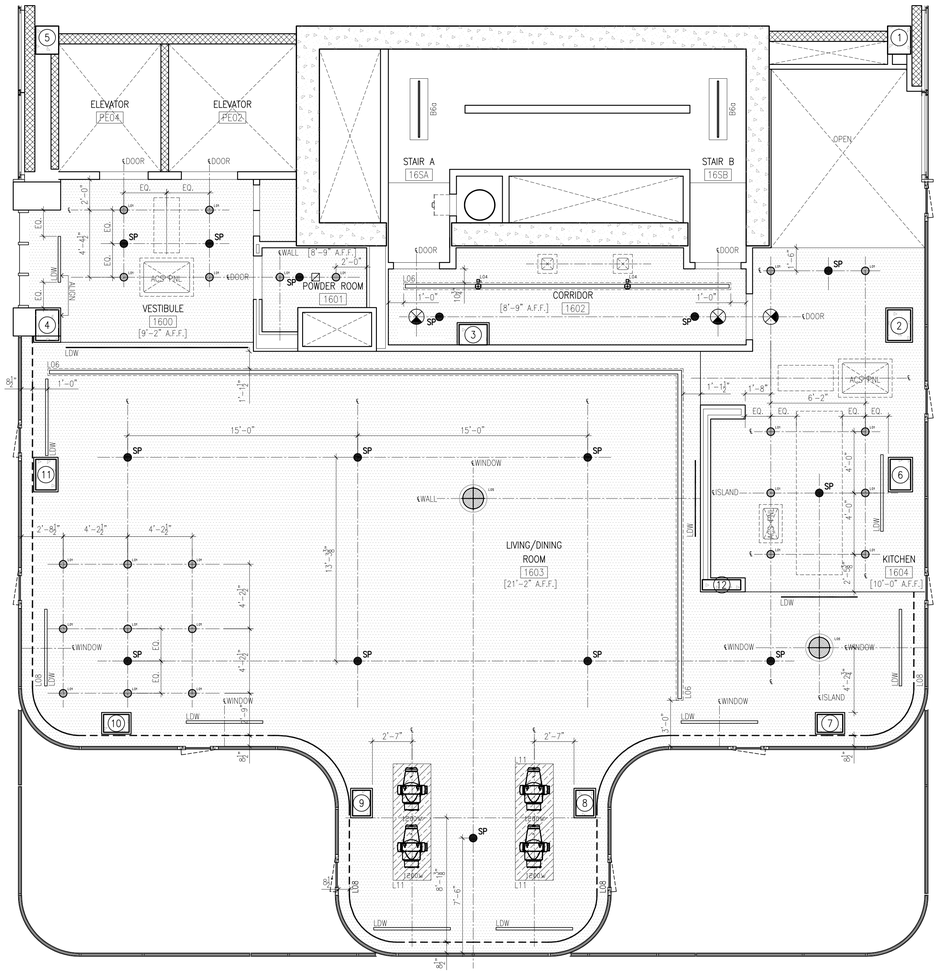
H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-115 Floor 15.dwg Plotted on: 08/13/14 - 9:26am



GENERAL REFLECTED CEILING PLAN LEGEND

- GWB CEILING SYSTEM
- ACOUSTICAL TILE CEILING SYSTEM
- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
- WOOD PANEL CEILING SYSTEM
- STAINLESS STEEL CEILING SYSTEM
- [X'-X" AFF] — CEILING HEIGHT ABOVE FINISHED FLOOR
- CEILING MOUNTED EXIT SIGN
- SP — CONCEALED CEILING SPRINKLER HEAD
- SP — EXPOSED CEILING SPRINKLER HEAD
- SP — CONCEALED WALL SPRINKLER HEAD
- ACS PNL — ACCESS PANEL
- LDW — WALL-MOUNTED LINEAR DIFFUSER
- LDC — CEILING-MOUNTED LINEAR DIFFUSER
- RETURN/EXHAUST DUCT
- SUPPLY DUCT
- FIRE ALARM SPEAKER/STROBE
- S — SMOKE DETECTOR
- WAP — CEILING MOUNTED EXPOSED WIRELESS ACCESS POINT
- WAP — ABOVE CEILING MOUNTED WIRELESS ACCESS POINT

REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 — 2" X 2" LIGHT FIXTURE
- B5 — RECESSED DOWNLIGHT [WET LOCATION]
- B6 — PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
- L01 — ADJUSTABLE RECESSED LIGHT
- L02 — FIXED RECESSED LIGHT
- L03 — FIXED RECESSED LIGHT- WET LOCATION
- L04 — SPOTLIGHT FIXTURE
- L05 — POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
- L06 — RECESSED CEILING CASING CANAL
- L07 — RECESSED LINEAR LED FLANGED EXTRUSION
- L08 — LED NEON FLEXBRITE SINGLE COLOR
- L11 — AUTOMATED ELLIPSOIDAL REFLECTOR SPOTLIGHT
- PP — PROVIDE POWER

GENERAL REFLECTED CEILING PLAN NOTES

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

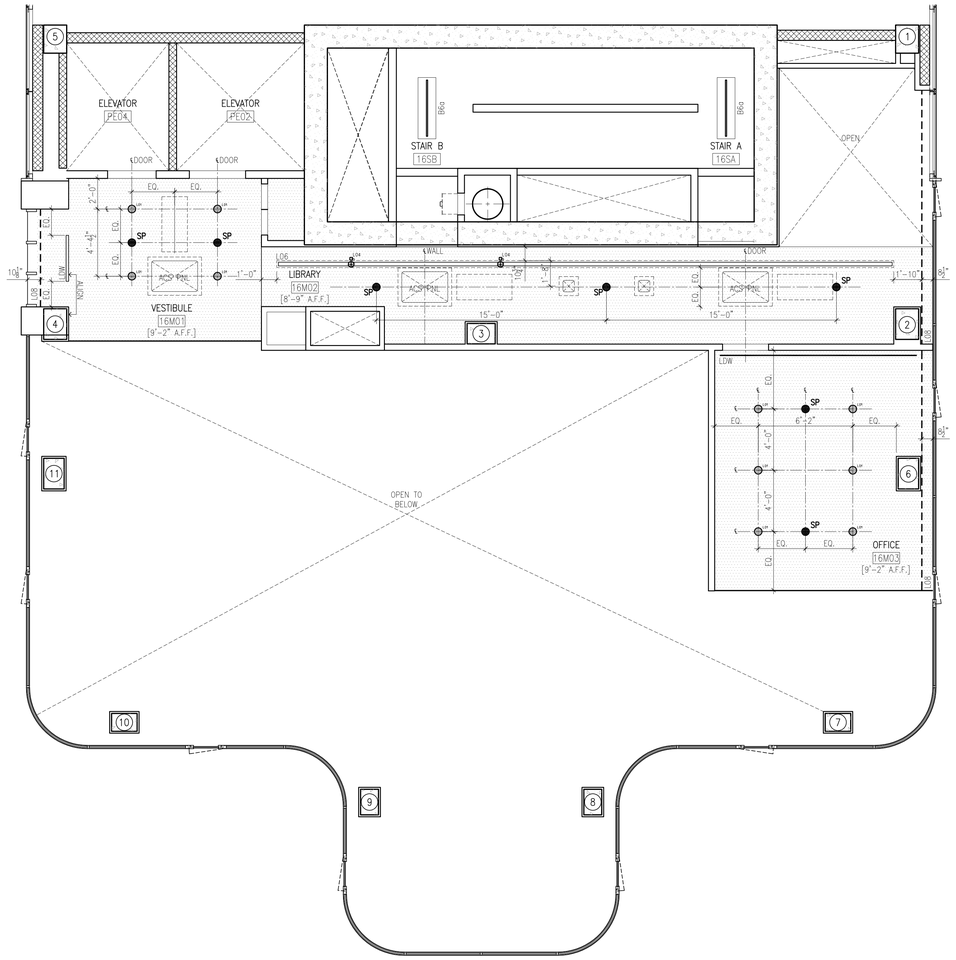
Sixteenth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-216.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-116 Floor 16.dwg Plotted on: 08/13/14 - 9:32am



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- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
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- B2 — 2" X 2" LIGHT FIXTURE
- B5 — RECESSED DOWNLIGHT [WET LOCATION]
- B6 — PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
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GENERAL REFLECTED CEILING PLAN NOTES

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Sixteenth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-216M.00

[AREA FOR DOB B-SCAN STICKER]

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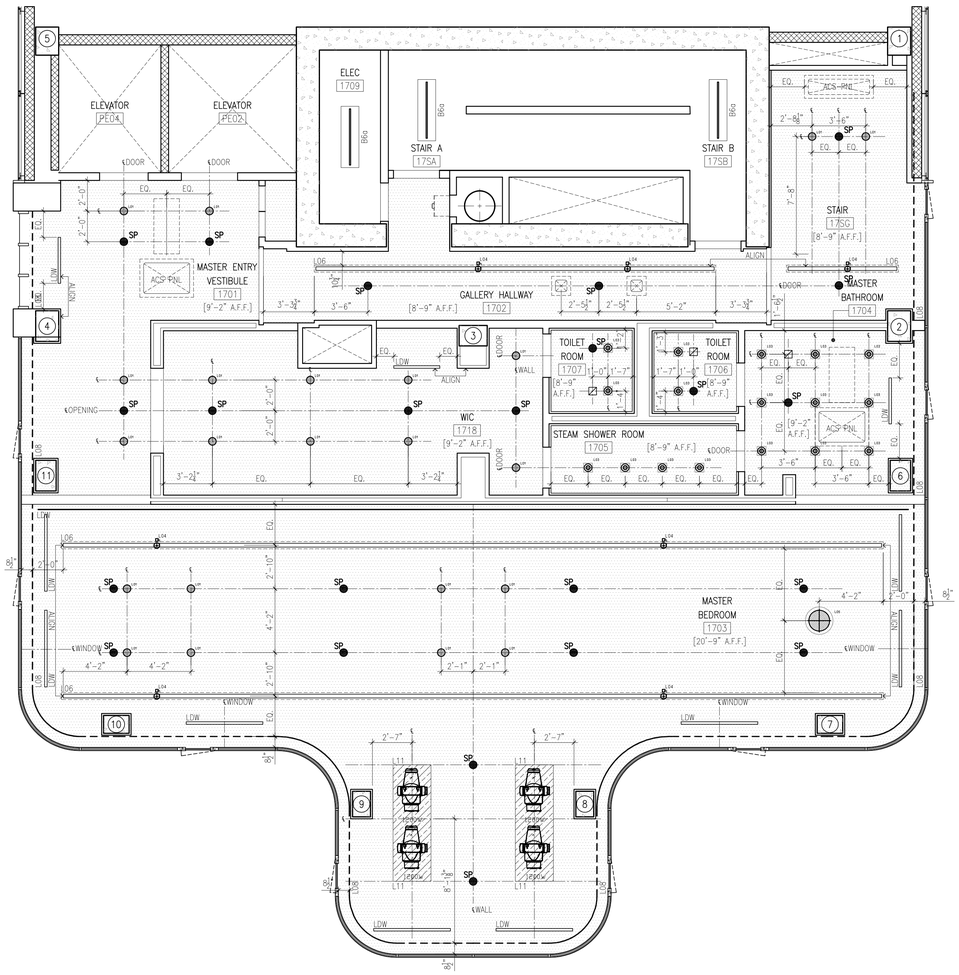

GENERAL REFLECTED CEILING PLAN LEGEND

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- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
- WOOD PANEL CEILING SYSTEM
- STAINLESS STEEL CEILING SYSTEM
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REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 2" X 2" LIGHT FIXTURE
- B5 RECESSED DOWNLIGHT [WET LOCATION]
- B6 PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
- L01 ADJUSTABLE RECESSED LIGHT
- L02 FIXED RECESSED LIGHT
- L03 FIXED RECESSED LIGHT- WET LOCATION
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GENERAL REFLECTED CEILING PLAN NOTES

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Seventeenth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-217.00

[AREA FOR DOB B-SCAN STICKER]

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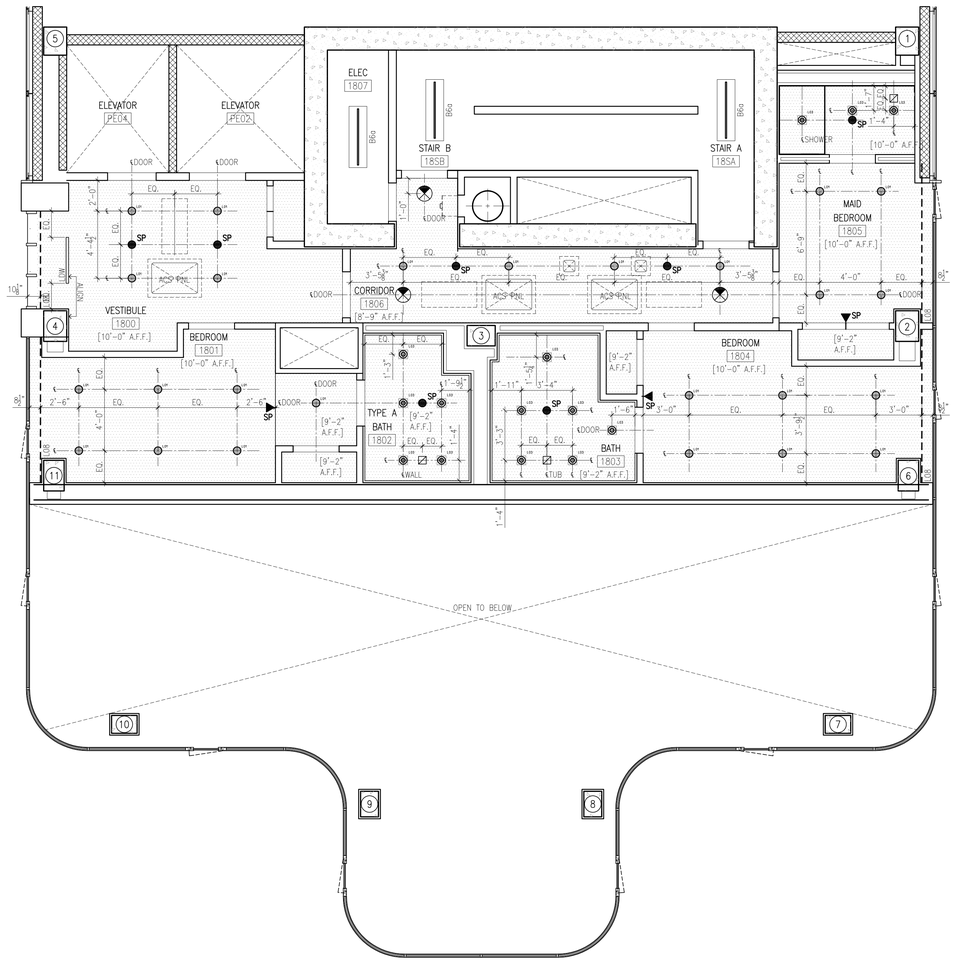

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

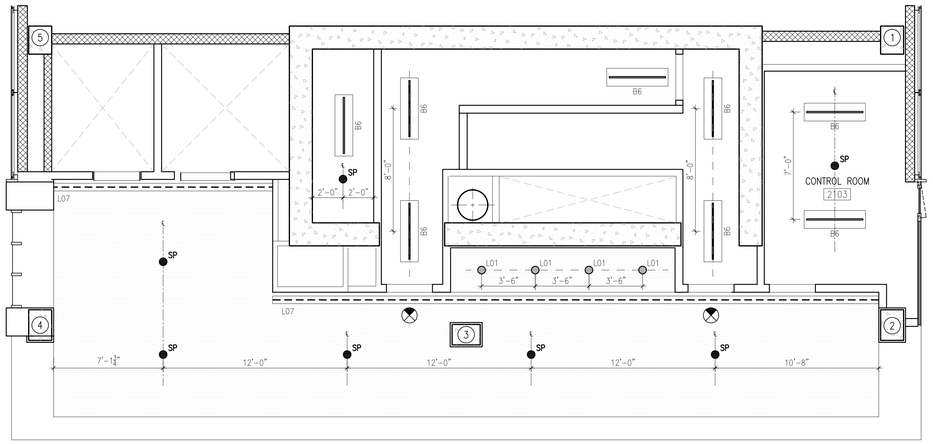
Eighteenth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-218.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-118 Floor 18.dwg Plotted on: 08/13/14 - 10:04am



GENERAL REFLECTED CEILING PLAN LEGEND

- GWB CEILING SYSTEM
- ACOUSTICAL TILE CEILING SYSTEM
- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
- WOOD PANEL CEILING SYSTEM
- STAINLESS STEEL CEILING SYSTEM
- [X'-X" AFF] CEILING HEIGHT ABOVE FINISHED FLOOR
- CEILING MOUNTED EXIT SIGN
- SP CONCEALED CEILING SPRINKLER HEAD
- SP EXPOSED CEILING SPRINKLER HEAD
- SP CONCEALED WALL SPRINKLER HEAD
- ACS_PNL ACCESS PANEL
- LDW WALL-MOUNTED LINEAR DIFFUSER
- LDC CEILING-MOUNTED LINEAR DIFFUSER
- RETURN/EXHAUST DUCT
- SUPPLY DUCT
- FIRE ALARM SPEAKER/STROBE
- S SMOKE DETECTOR
- WAP CEILING MOUNTED EXPOSED WIRELESS ACCESS POINT
- WAP ABOVE CEILING MOUNTED WIRELESS ACCESS POINT

REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 2" X 2" LIGHT FIXTURE
- B5 RECESSED DOWNLIGHT [WET LOCATION]
- B6 PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
- L01 ADJUSTABLE RECESSED LIGHT
- L02 FIXED RECESSED LIGHT
- L03 FIXED RECESSED LIGHT- WET LOCATION
- L04 SPOTLIGHT FIXTURE
- L05 POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
- L06 RECESSED CEILING CASING CANAL
- L07 RECESSED LINEAR LED FLANGED EXTRUSION
- L08 LED NEON FLEXBRITE SINGLE COLOR
- L11 AUTOMATED ELLIPSOIDAL REFLECTOR SPOTLIGHT
- PP PROVIDE POWER

GENERAL REFLECTED CEILING PLAN NOTES

1. DIFFUSERS, SPRINKLERS AND OTHER CEILING ELEMENTS ARE SHOWN ON ARCHITECTURAL RCP'S FOR LOCATION ONLY. SEE MEP & FP DRAWINGS FOR ADDITIONAL INFORMATION.
2. AT THE RESIDENTIAL FLOORS [19-25] ANY ROOM WITHOUT A CEILING HATCH SHALL RECEIVE A VINYL-BASE SMOOTHING COMPOUND & PAINT OVER THE CONCRETE STRUCTURE, UNLESS NOTED OTHERWISE. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
3. TYPICAL EXPOSED CONCRETE STRUCTURE IN THE BACK-OF-HOUSE SPACES SHALL BE PAINTED, REFER TO THE FINISH SCHEDULE.
4. REFER TO SPECIFICATION SECTION 265100 INTERIOR LIGHTING FOR ADDITIONAL FIXTURE INFORMATION.
5. ALL ACCESS PANELS SHOWN FOR ILLUSTRATIVE PURPOSES. PROVIDE ACCESS DOORS IN GWB CEILINGS WHERE REQUIRED TO ACCESS ALL FAN COIL UNITS, FIRE DAMPERS, BOX DAMPERS, AND PIPE RISER VALVES. SEE MEP & FP DRAWINGS FOR ADDITIONAL INFORMATION.
6. ACCESS PANELS WILL BE GFRG ROUNDED CORNER PANELS, FINISHED & PAINTED TO MATCH GWB CEILING.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Nineteenth Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-219.00

[AREA FOR DOB BI-SCAN STICKER]

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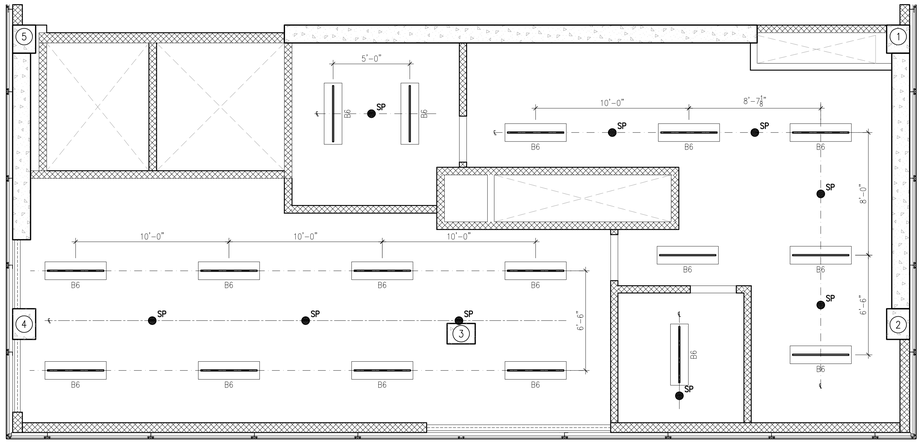

GENERAL REFLECTED CEILING PLAN LEGEND

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- ACOUSTICAL TILE CEILING SYSTEM
- 2" X 4" STAINLESS STEEL PANEL CEILING SYSTEM
- WOOD PANEL CEILING SYSTEM
- STAINLESS STEEL CEILING SYSTEM
- [X'-X" AFF] — CEILING HEIGHT ABOVE FINISHED FLOOR
- CEILING MOUNTED EXIT SIGN
- SP — CONCEALED CEILING SPRINKLER HEAD
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- S — SMOKE DETECTOR
- WAP — CEILING MOUNTED EXPOSED WIRELESS ACCESS POINT
- WAP — ABOVE CEILING MOUNTED WIRELESS ACCESS POINT

REFLECTED CEILING PLAN LIGHTING LEGEND

- B2 — 2" X 2" LIGHT FIXTURE
- B5 — RECESSED DOWNLIGHT [WET LOCATION]
- B6 — PENDANT MOUNTED STRIP/INDUSTRIAL FIXTURE
- L01 — ADJUSTABLE RECESSED LIGHT
- L02 — FIXED RECESSED LIGHT
- L03 — FIXED RECESSED LIGHT- WET LOCATION
- L04 — SPOTLIGHT FIXTURE
- L05 — POWER PROVISION (LIGHT FIXTURE PROVIDED BY OWNER)
- L06 — RECESSED CEILING CASING CANAL
- L07 — RECESSED LINEAR LED FLANGED EXTRUSION
- L08 — LED NEON FLEXBRITE SINGLE COLOR
- L11 — AUTOMATED ELLIPSOIDAL REFLECTOR SPOTLIGHT
- PP — PROVIDE POWER

GENERAL REFLECTED CEILING PLAN NOTES

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Twenty Floor Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-220.00

[AREA FOR DOB BI-SCAN STICKER]

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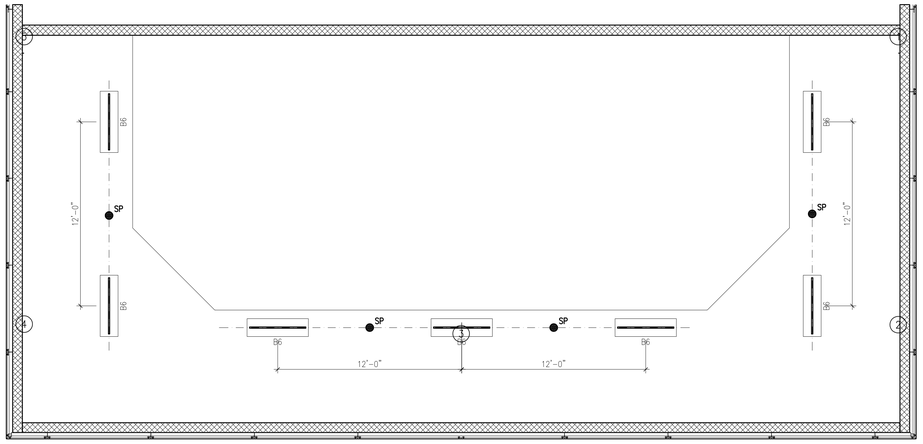

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Twenty First Floor
Reflected Ceiling Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-221.00

[AREA FOR DOB BI-SCAN STICKER]

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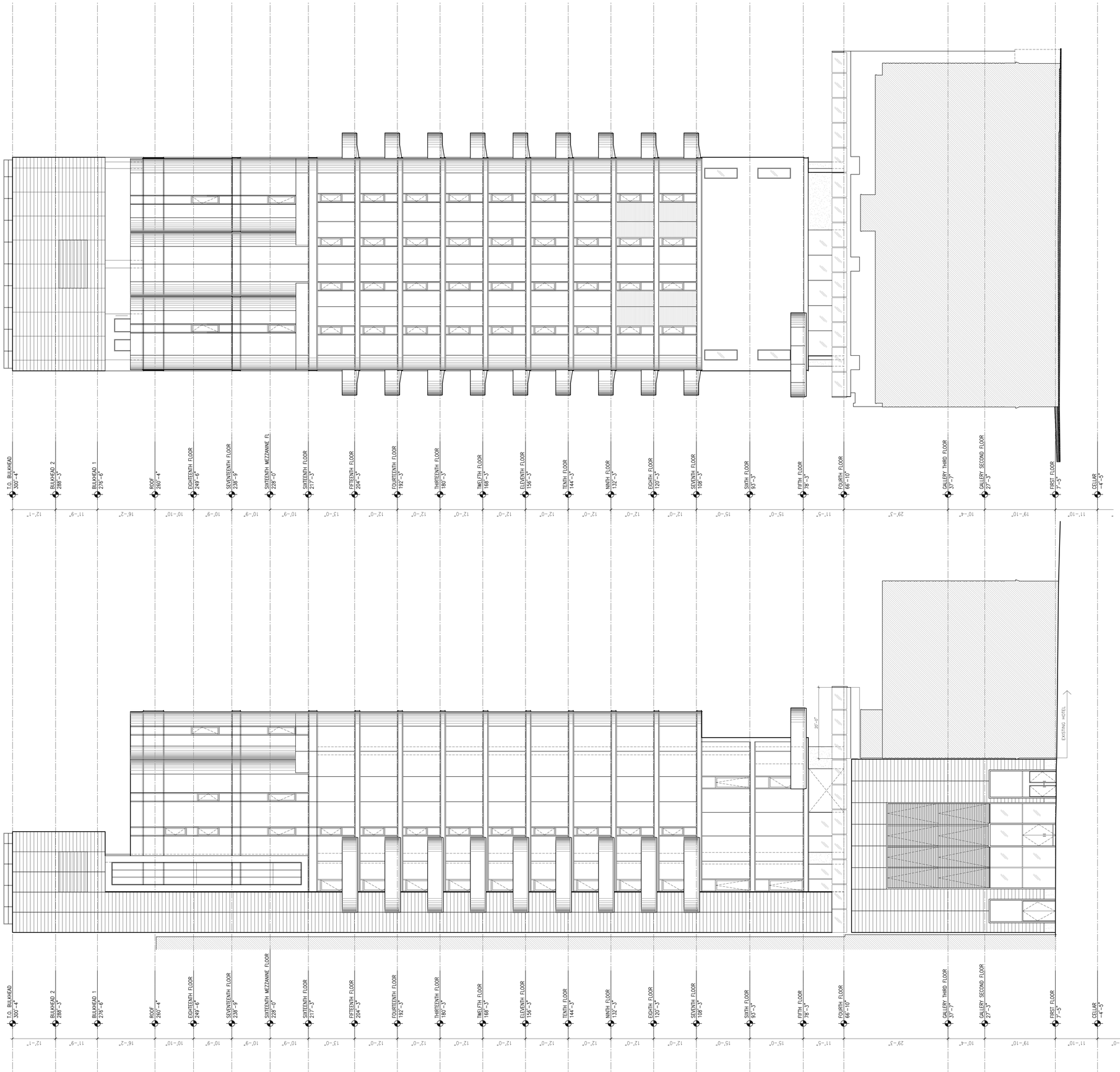

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Building Elevations

Scale	3/32" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-300.00

[AREA FOR DOB B-SCAN STICKER]

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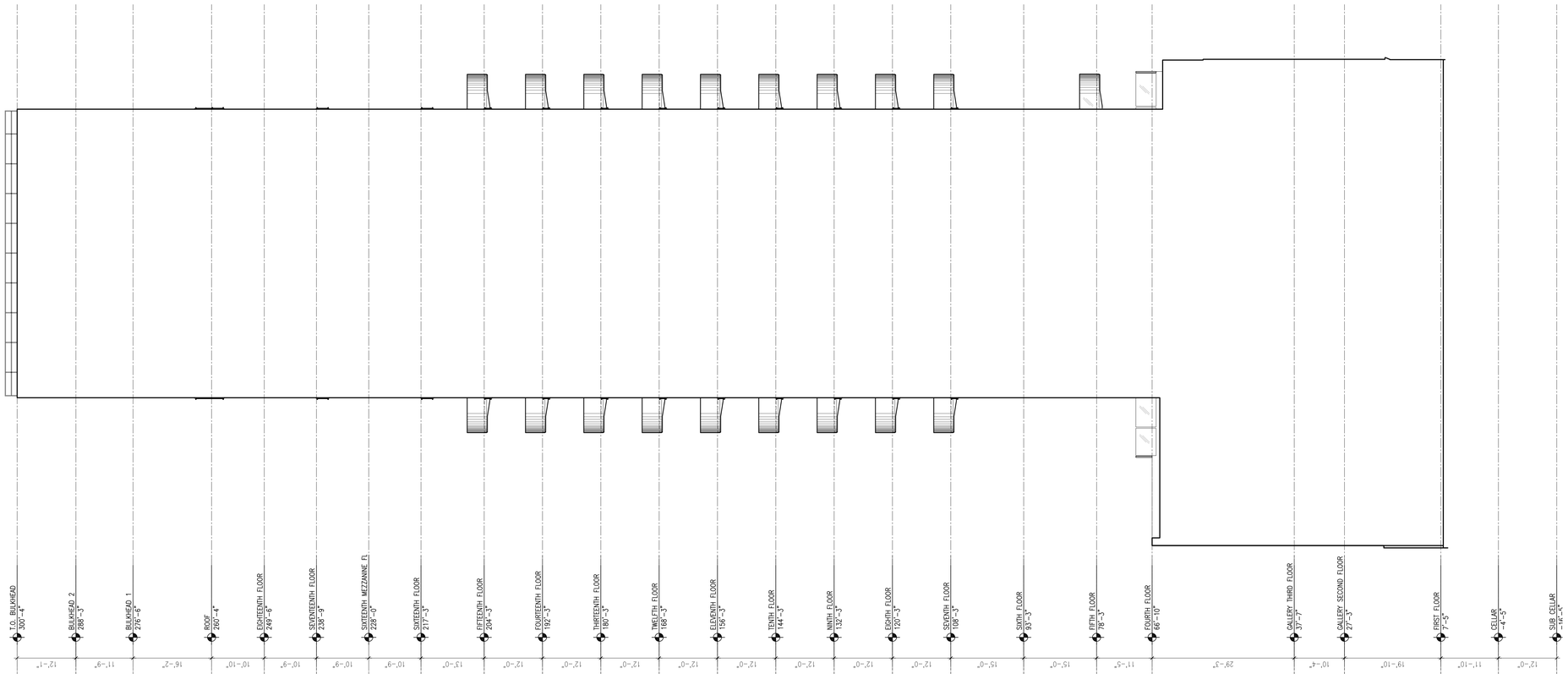
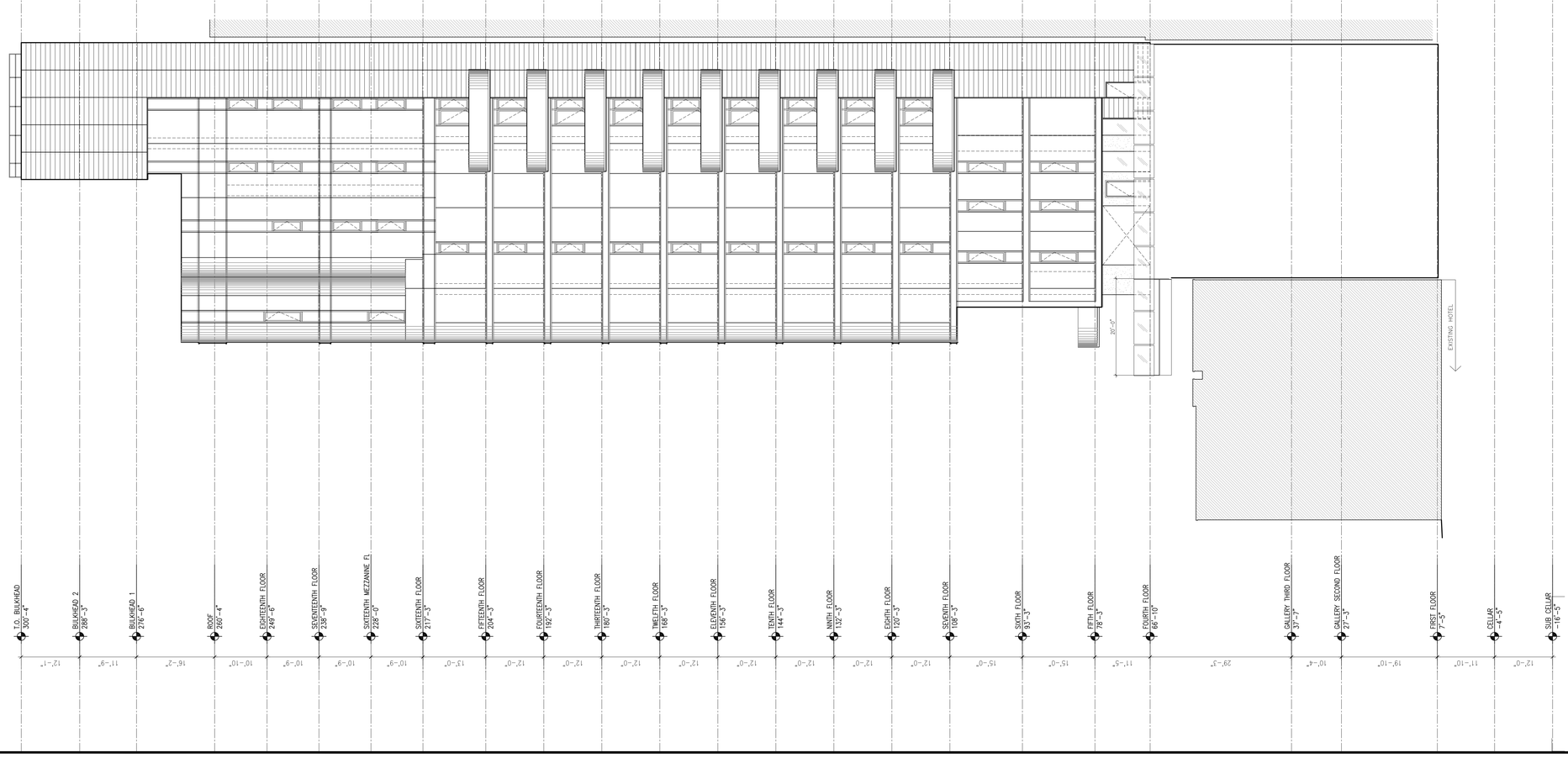


02 A-301 NORTH ELEVATION 3/32"=1'-0"



01 A-301 EAST ELEVATION 3/32"=1'-0"

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Building Elevations

Scale	3/32" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-301.00

[AREA FOR DOB B-SCAN STICKER]

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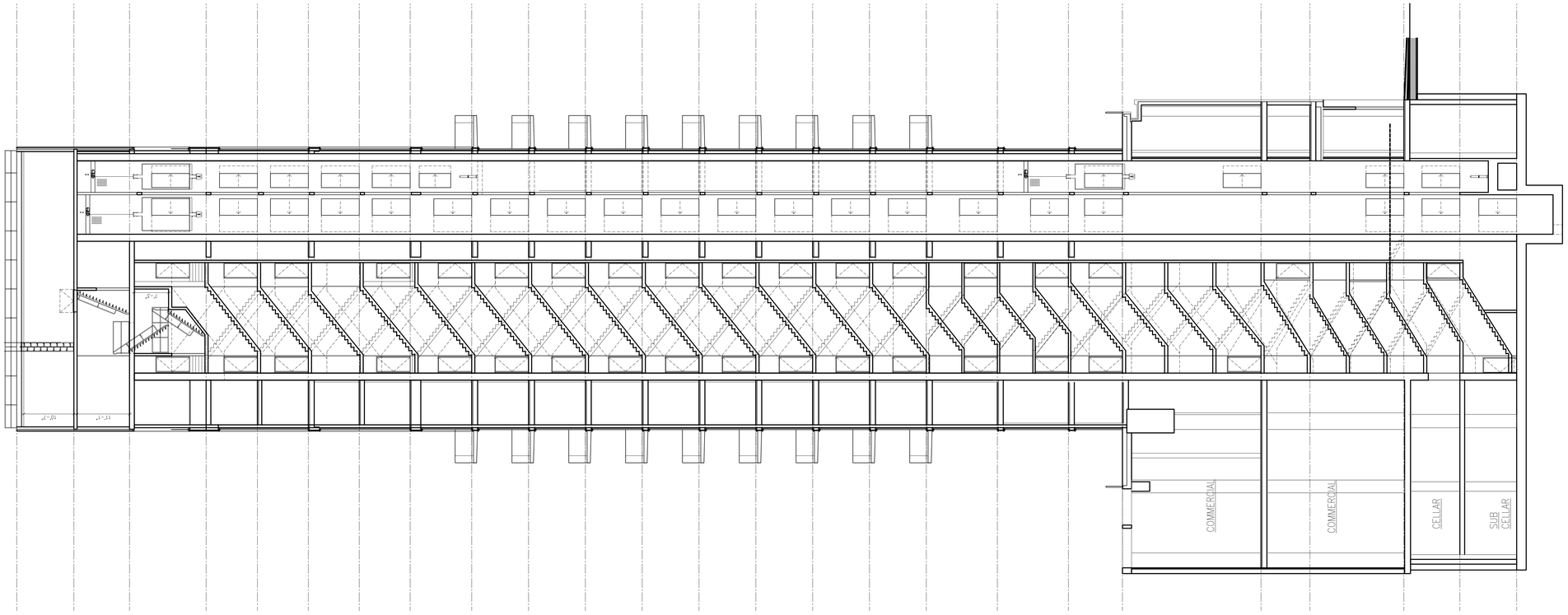
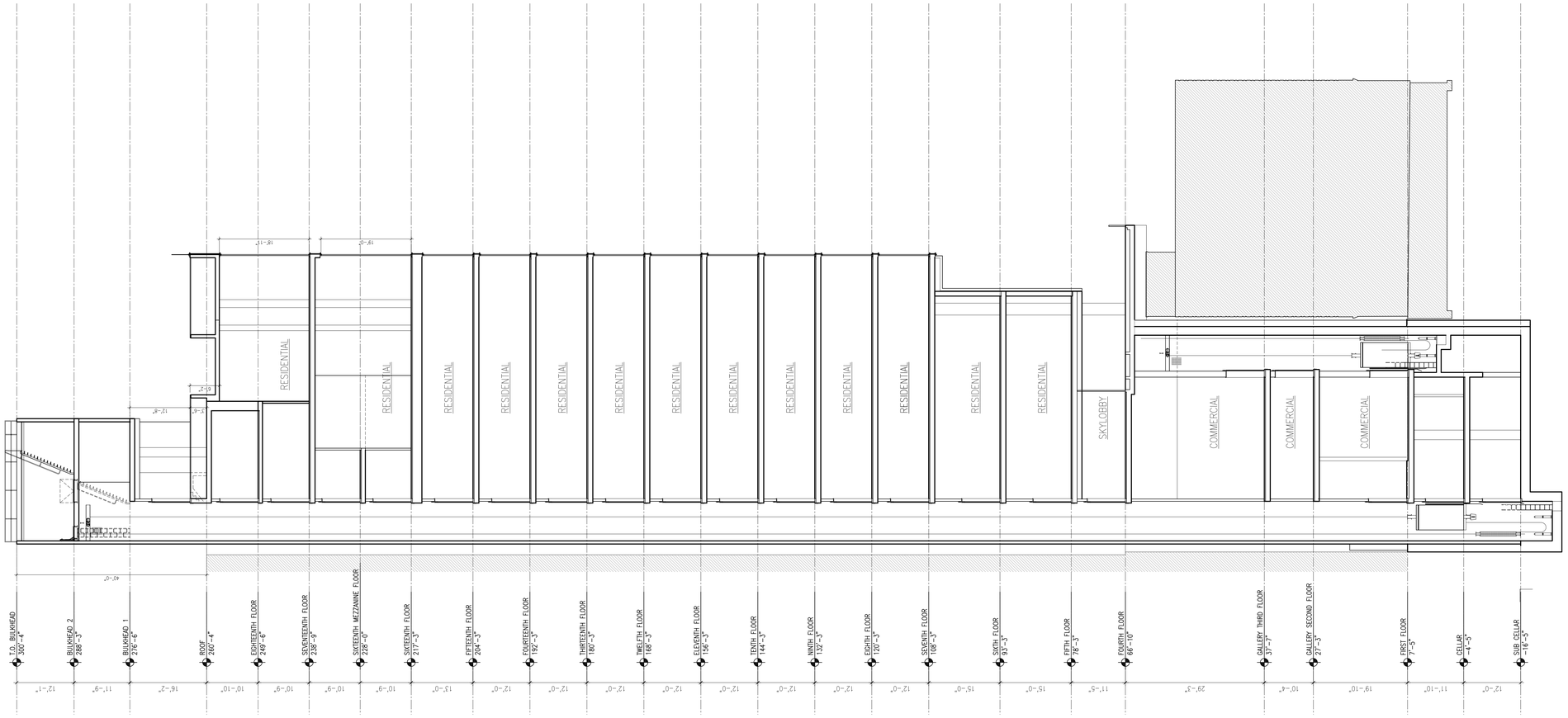


02 A-310 SECTION N/S 3/32" = 1'-0"



01 A-310 SECTION E/W 3/32" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Building Sections

Scale	3/32" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-310.00

[AREA FOR DOB B-SCAN STICKER]

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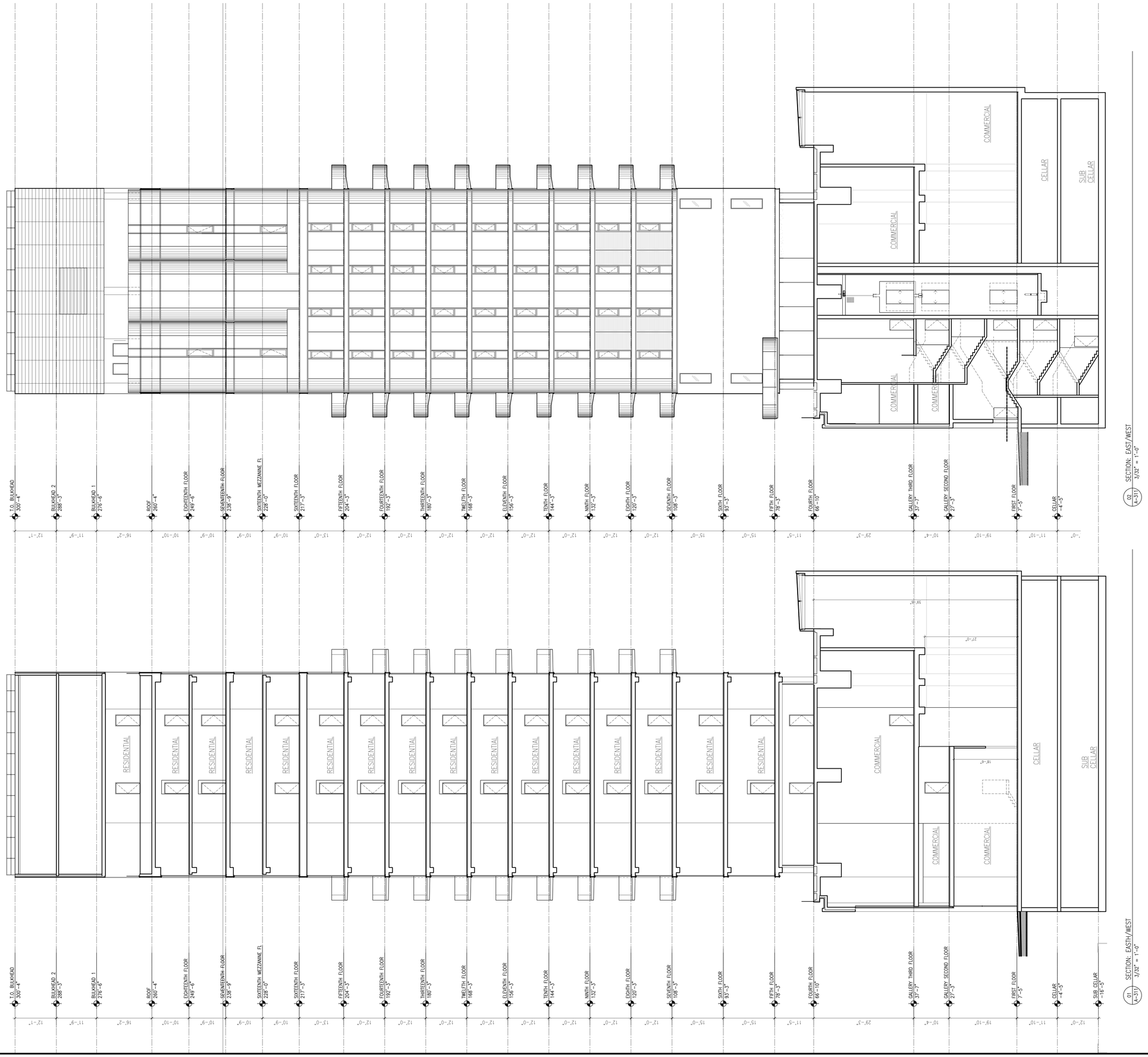

SKY BOX

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Building Sections

Scale	3/32" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-311.00

[AREA FOR DOB B-SCAN STICKER]

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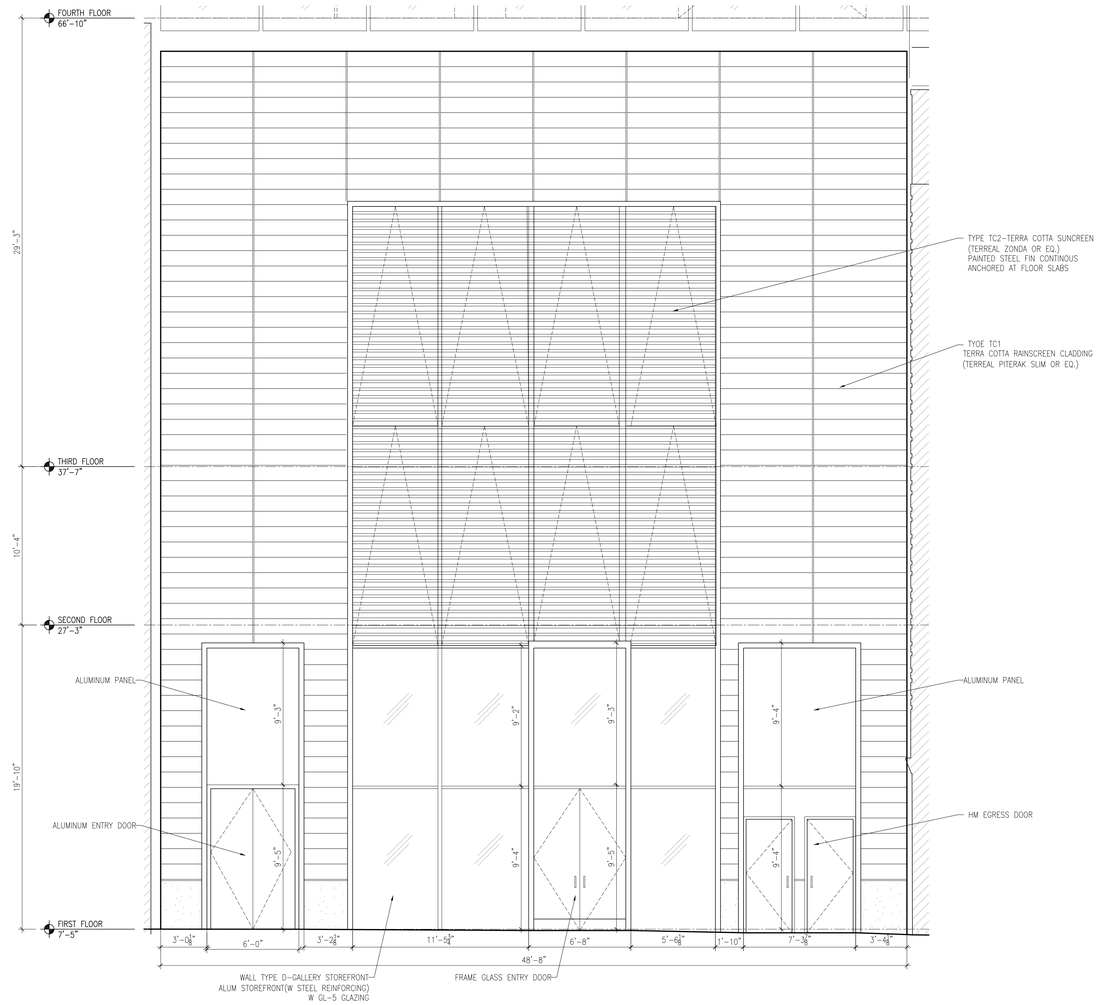
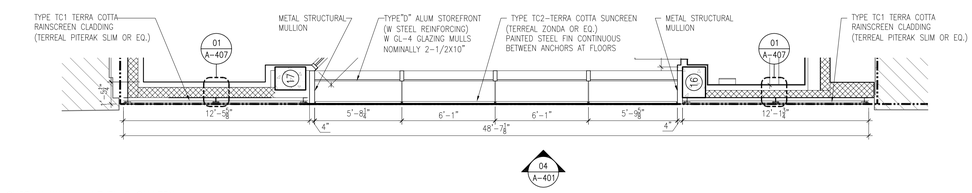
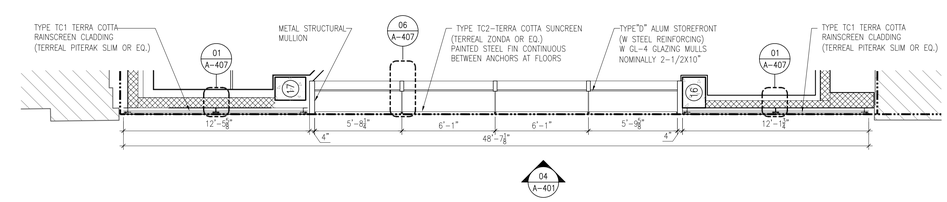


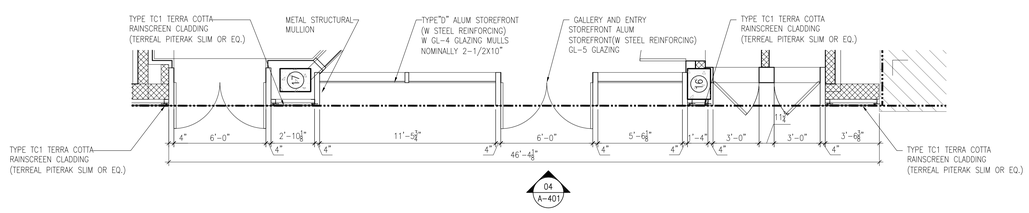
04 A-401 GALLERY & 4TH FLOOR WEST ELEVATION
1/4" = 1'-0"



03 A-401 CURTAIN WALL – LEVEL 3 GALLERY
1/4" = 1'-0"



02 A-401 CURTAIN WALL – LEVEL 2 GALLERY
1/4" = 1'-0"



01 A-401 CURTAIN WALL – LEVEL 1 GALLERY
1/4" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Gallery & Sky Lobby
Curtain Wall Partial Plans

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-40100

[AREA FOR DOB B-SCAN STICKER]

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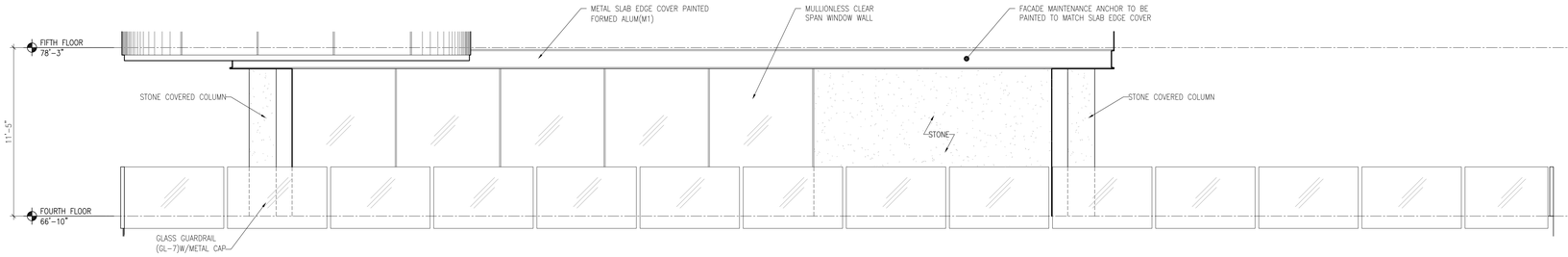
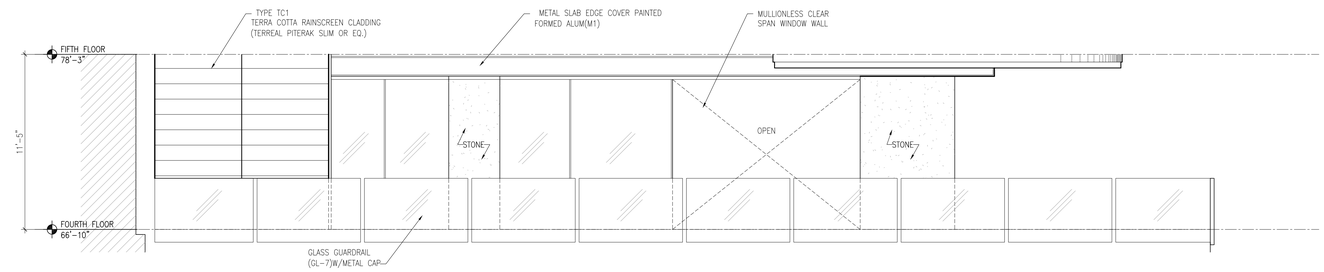
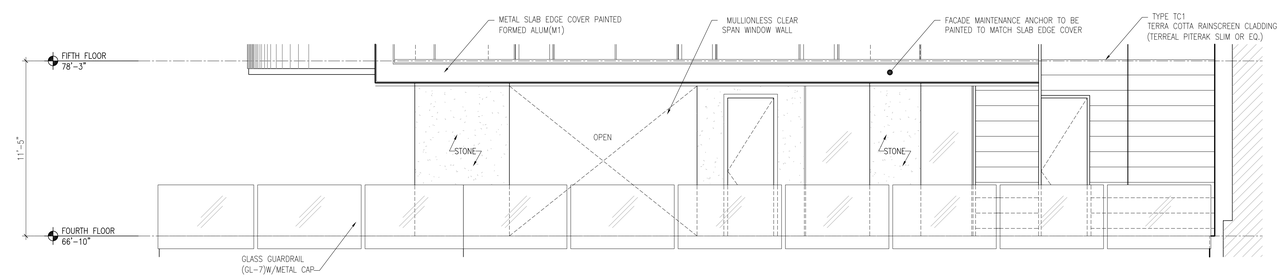


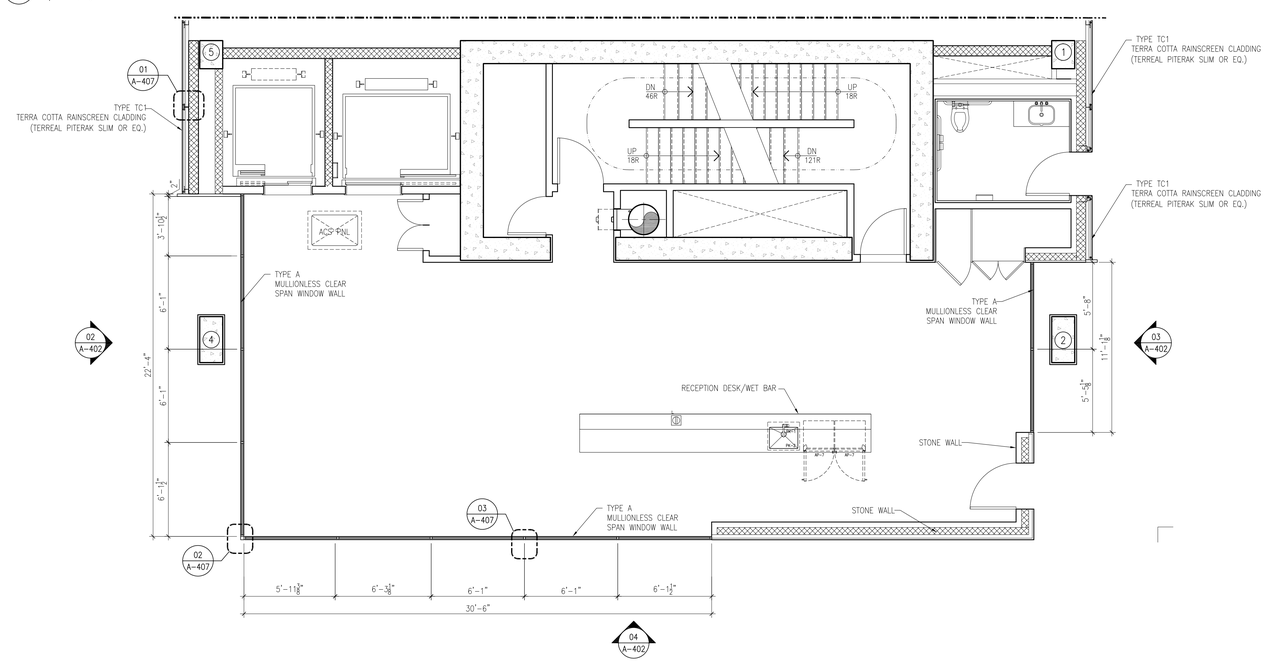
01 A-402 4TH FLOOR SOUTH ELEVATION
1/4" = 1'-0"



01 A-402 4TH FLOOR WEST ELEVATION
1/4" = 1'-0"



01 A-402 4TH FLOOR EAST ELEVATION
1/4" = 1'-0"



01 A-402 CURTAIN WALL-LEVEL 4 GALLERY-SKY LOBBY
1/4" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Gallery Curtain Wall
Partial Elevations

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-402.00

[AREA FOR DOB B-SCAN STICKER]

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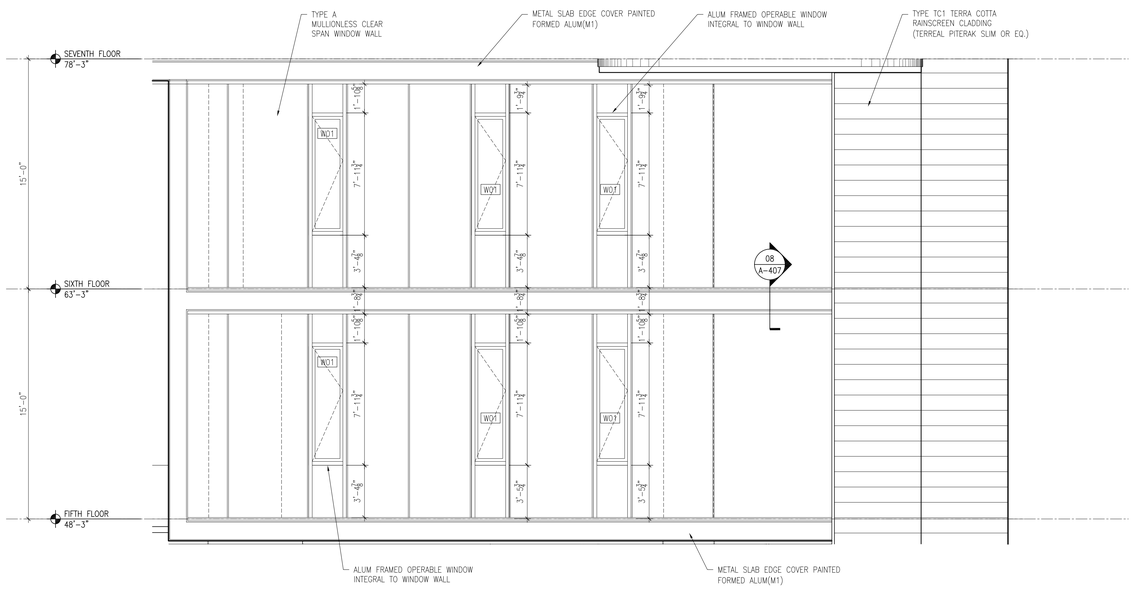
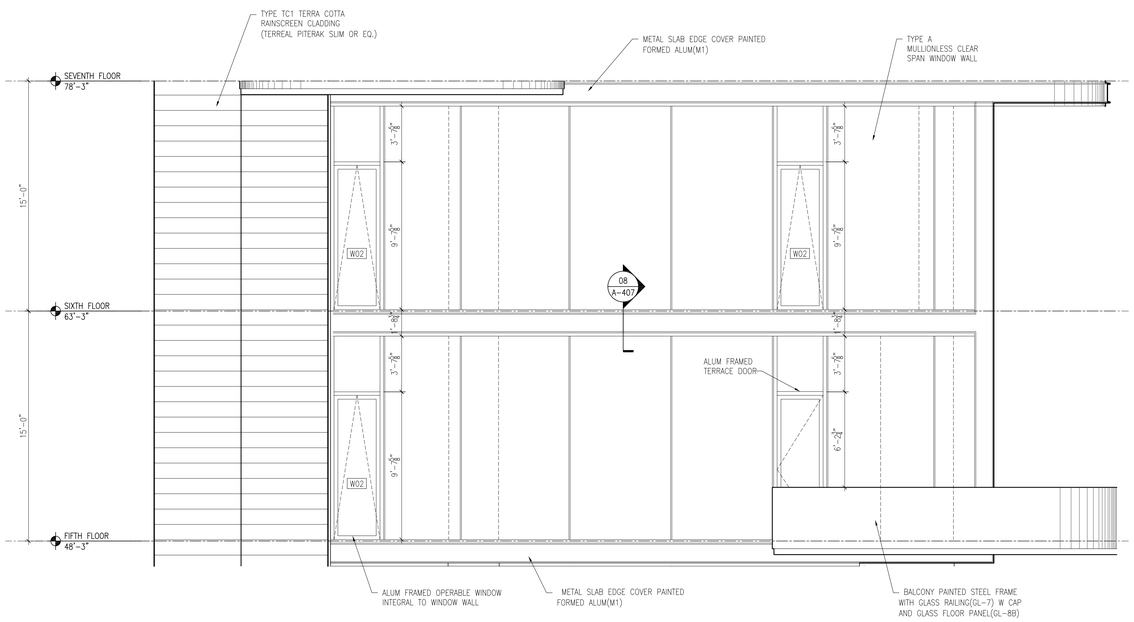
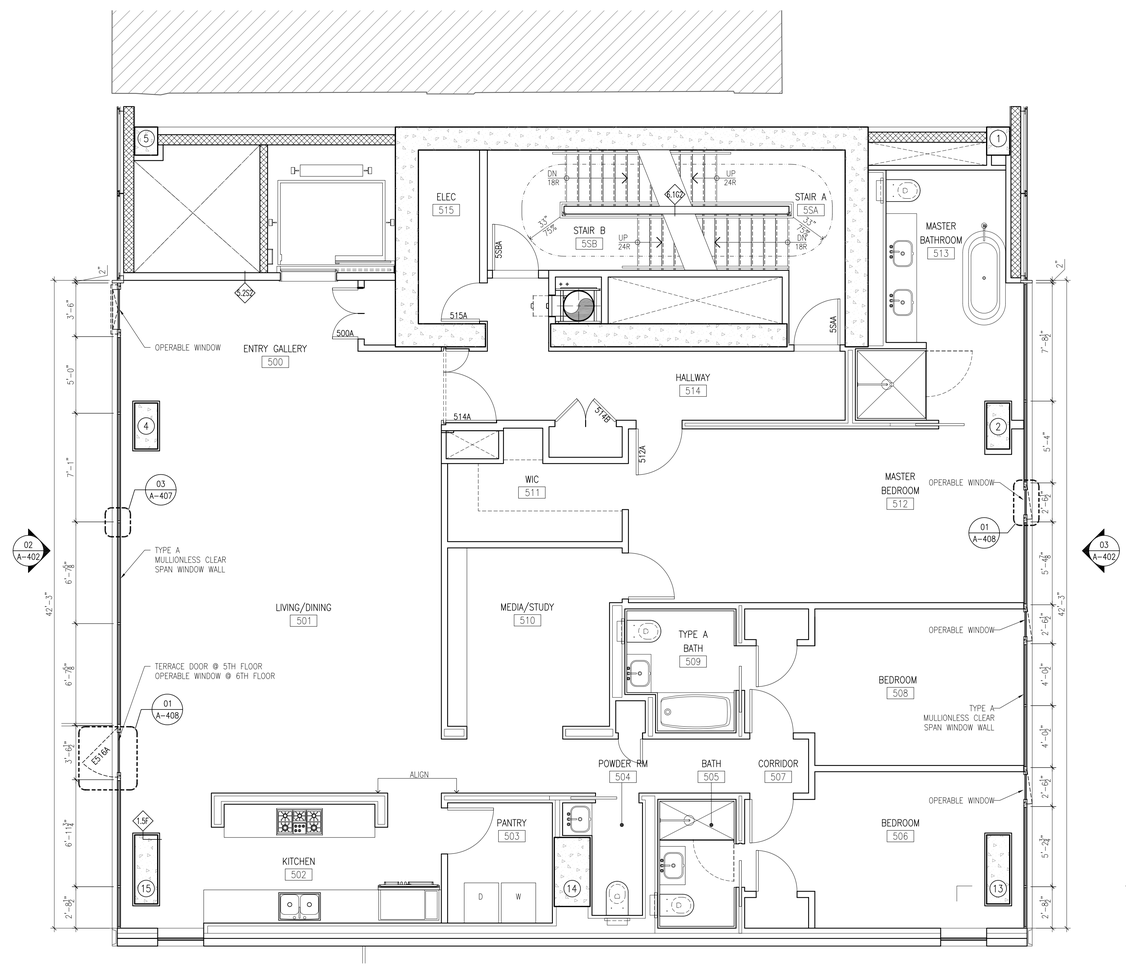


03 A-403 CURTAIN WALL – LEVEL 4 GALLERY – EAST SKY LOBBY
1/4" = 1'-0"



02 A-403 CURTAIN WALL – LEVEL 4 GALLERY – WEST SKY LOBBY
1/4" = 1'-0"



01 A-403 CURTAIN WALL – LEVEL 1 GALLERY
1/4" = 1'-0"

SKY BOX

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

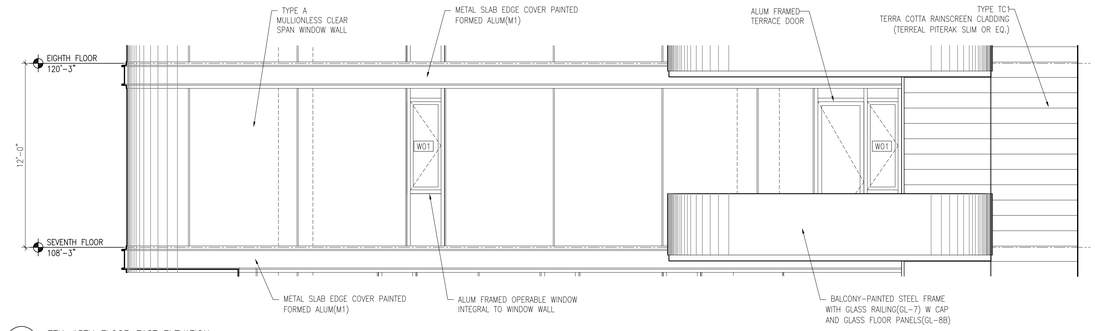
Residential Unit Plan &
Elevations 5th-6th Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

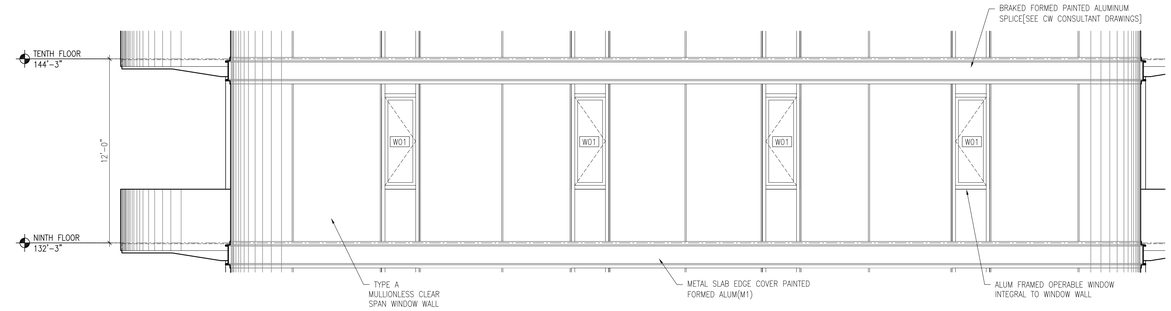
A-403.00

[AREA FOR DOB B-SCAN STICKER]

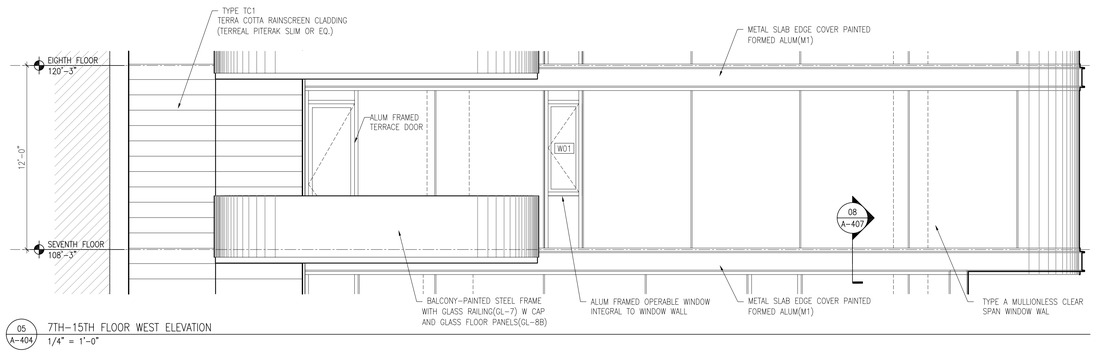
H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-403 CW Plans & Elevations-.dwg Plotted on: 08/13/14 - 4:32pm



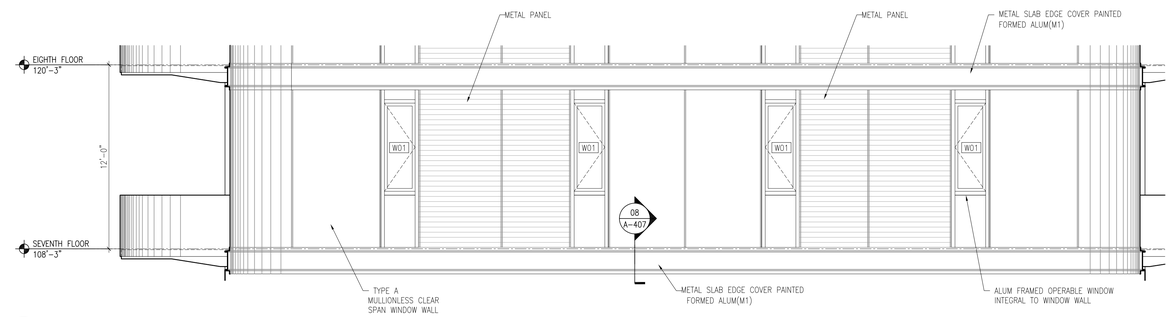
06 A-404 7TH–15TH FLOOR EAST ELEVATION
1/4" = 1'-0"



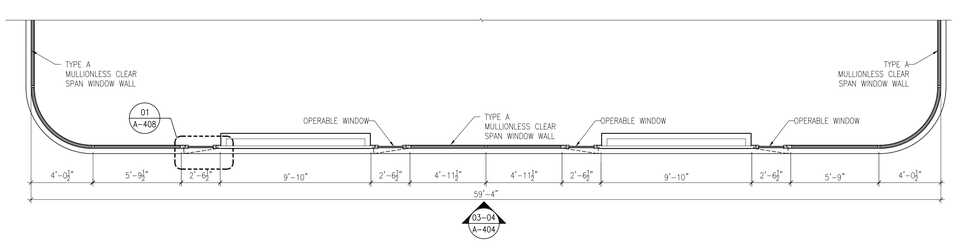
04 A-404 9TH–15TH FLOOR SOUTH ELEVATION
1/4" = 1'-0"



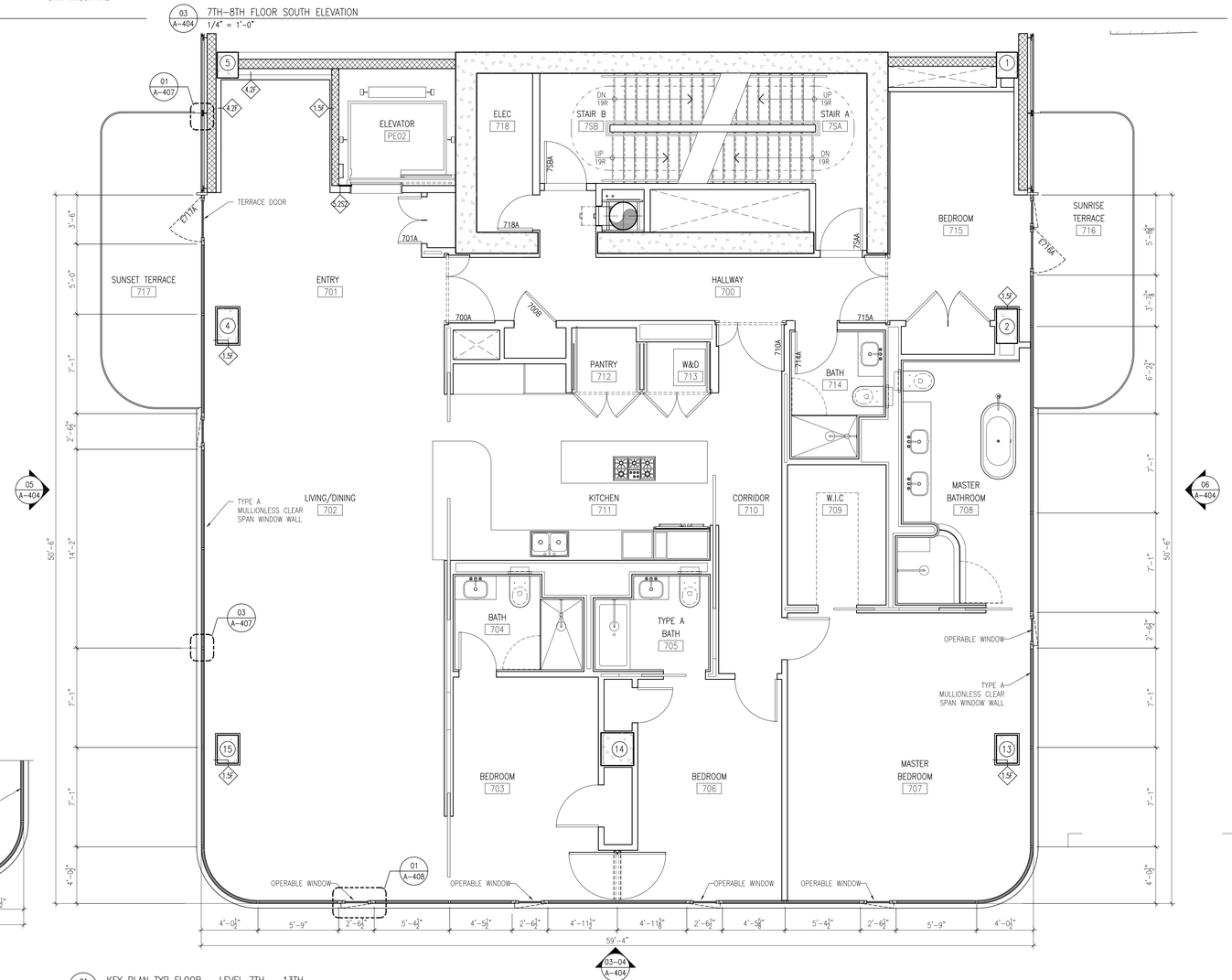
05 A-404 7TH–15TH FLOOR WEST ELEVATION
1/4" = 1'-0"



03 A-404 7TH–8TH FLOOR SOUTH ELEVATION
1/4" = 1'-0"



02 A-404 KEY PLAN TYP FLOOR – LEVEL 14TH – 15TH
1/4" = 1'-0"



01 A-404 KEY PLAN TYP FLOOR – LEVEL 7TH – 13TH
1/4" = 1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Residential Unit Plan
TYP 7th-15th Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-404.00

[AREA FOR DOB B-SCAN STICKER]

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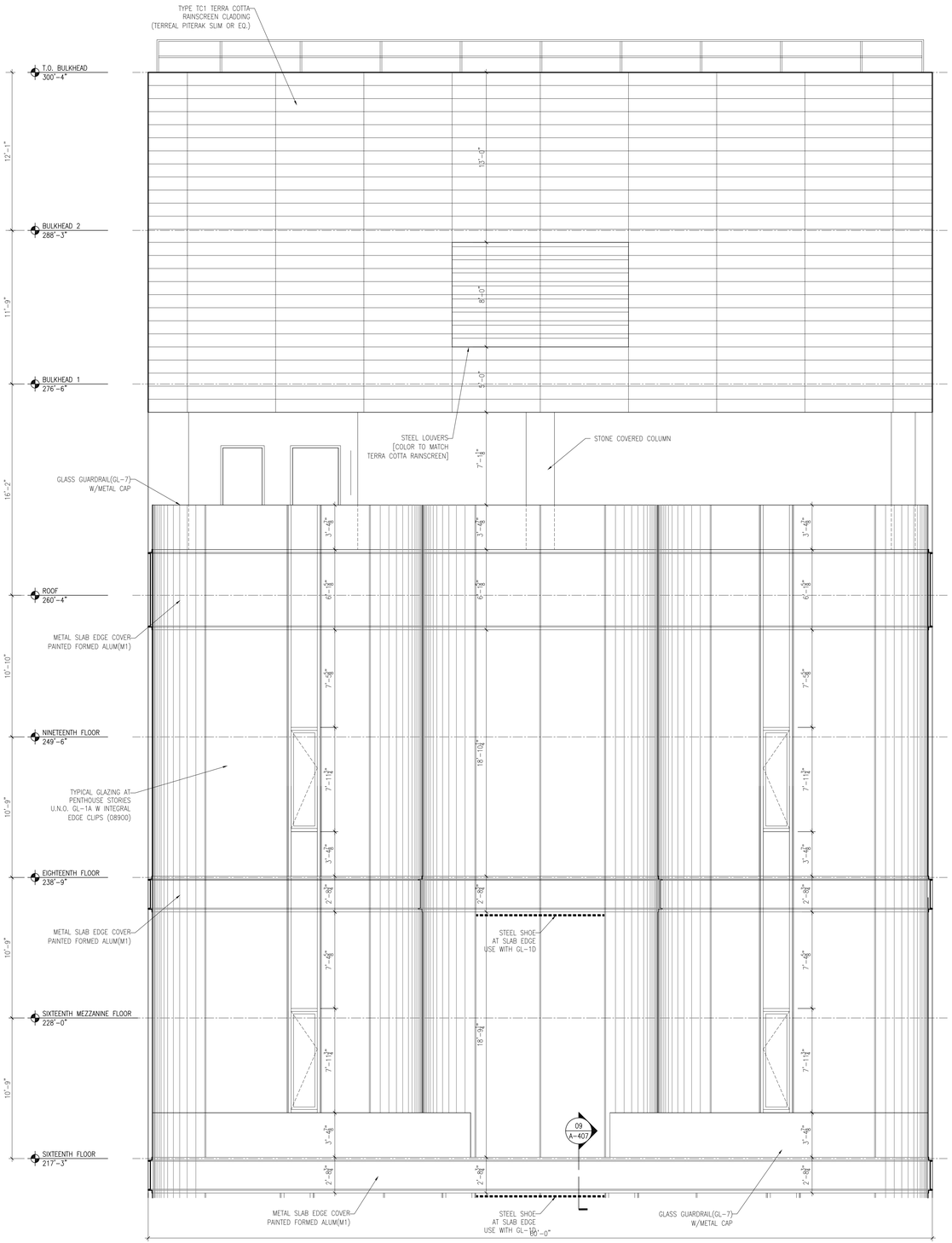
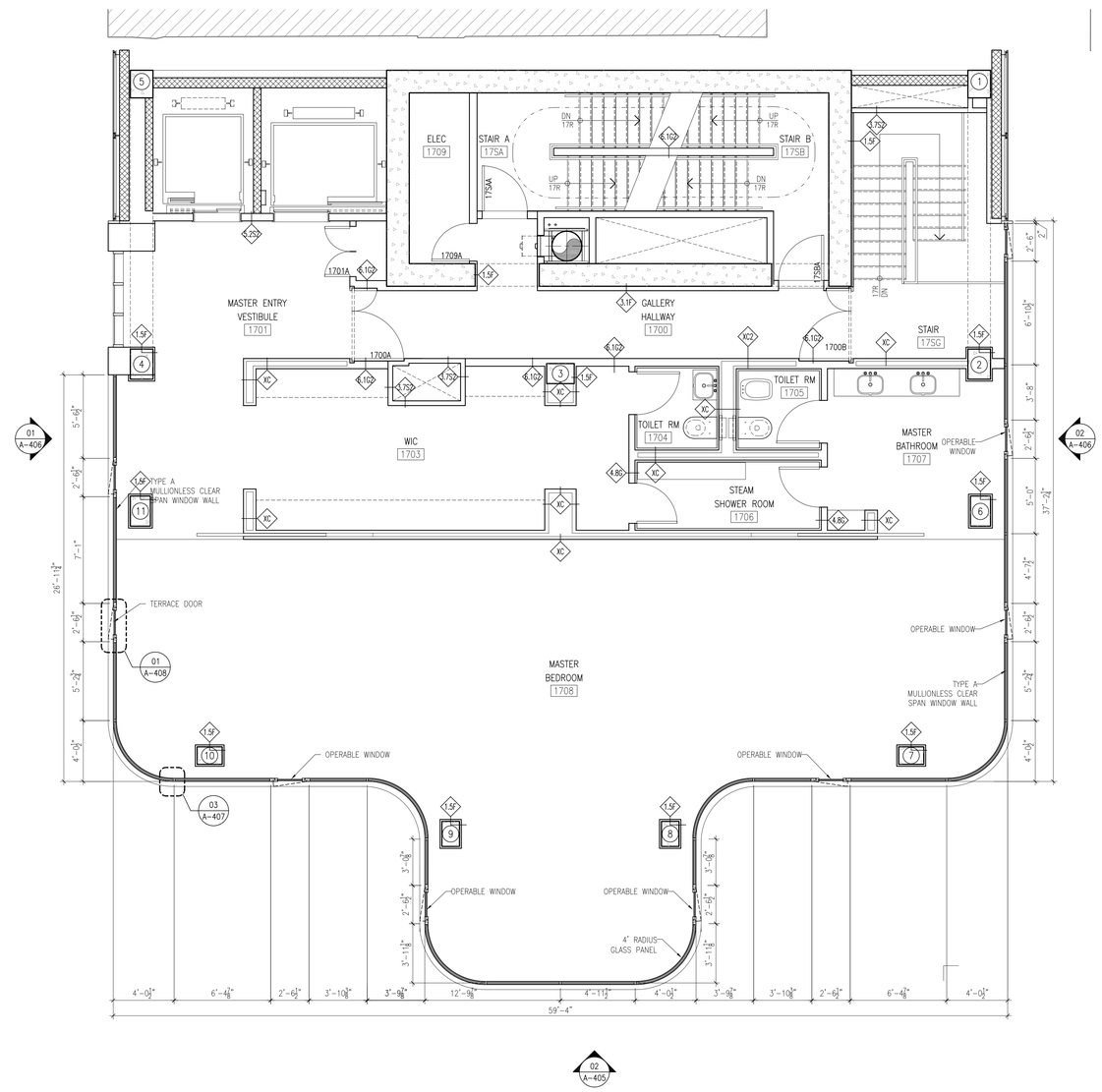


02 A-405 PENTHOUSE SOUTH ELEVATION
1/4" = 1'-0"



02 A-405 CURTAIN WALL-LEVEL 17TH-18TH RESIDENTIAL PENTHOUSE
1/4" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

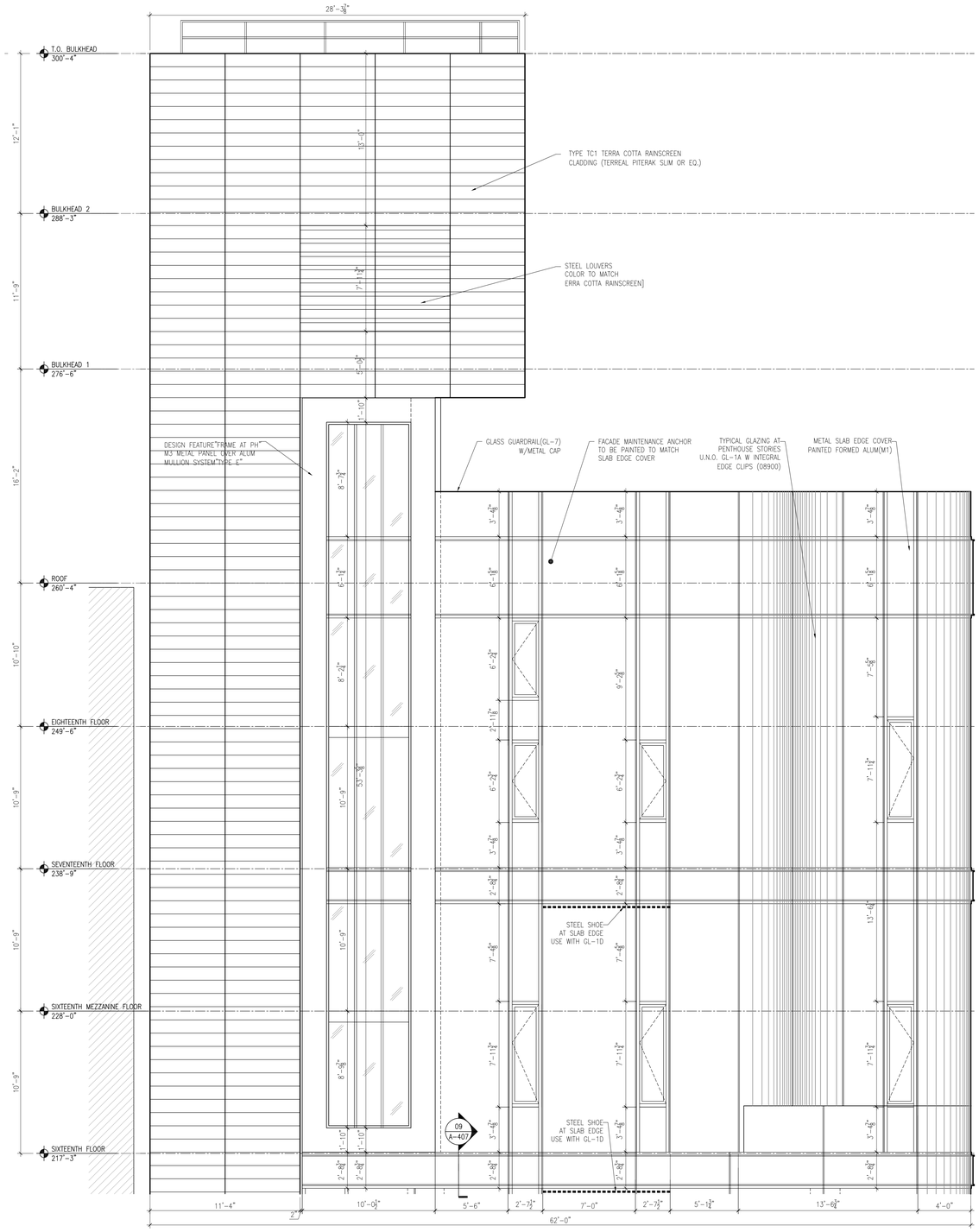
Residential Penthouse
Key Plan

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

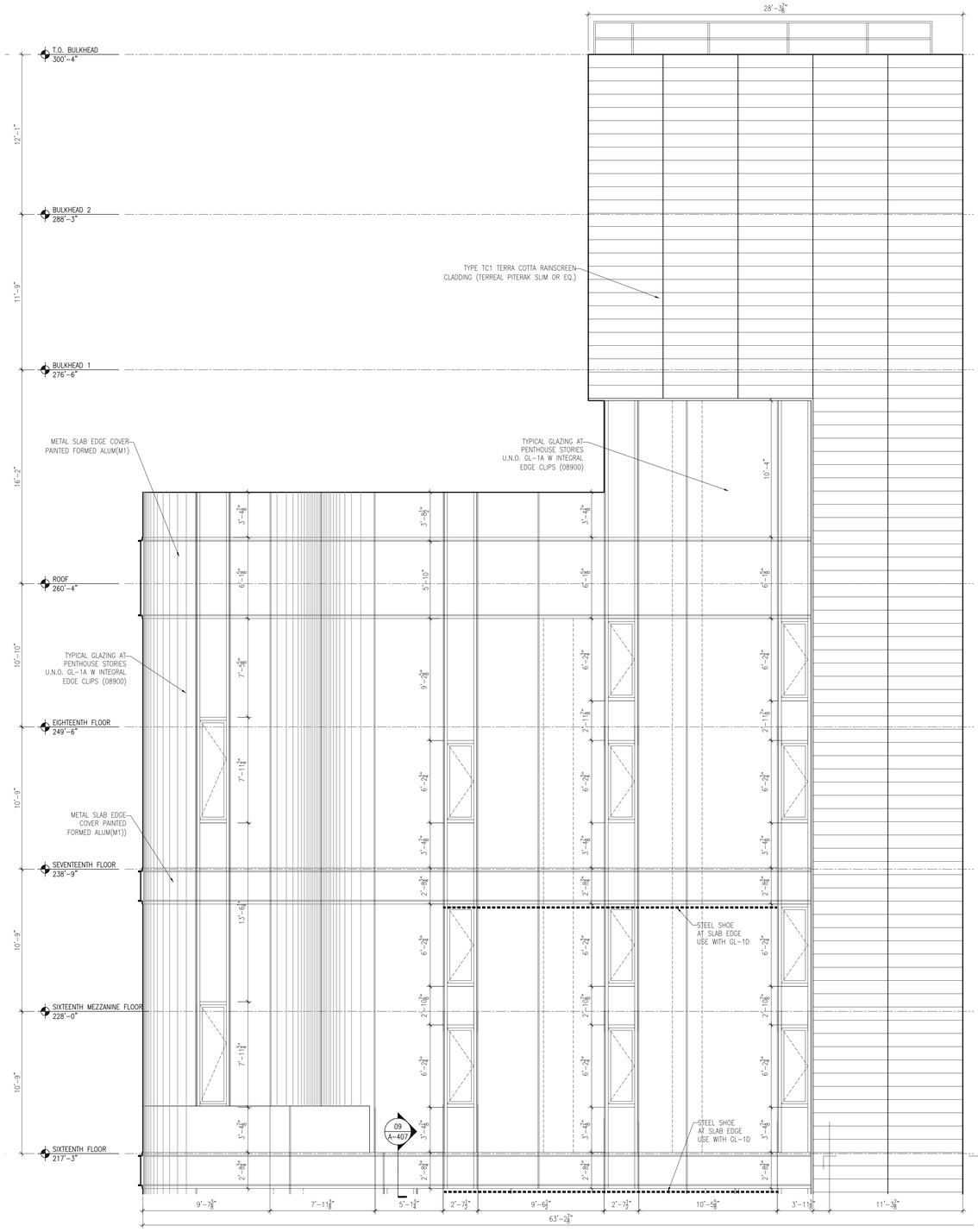
A-405.00

[AREA FOR DOB B-SCAN STICKER]

I:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-405 CW Plans & Elevations-.dwg Plotted on: 08/13/14 - 4:28pm



02 A-406 PENTHOUSE WEST ELEVATION
1/4" = 1'-0"



01 A-406 PENTHOUSE EAST ELEVATION
1/4" = 1'-0"

SKY BOX

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Residential Penthouse
Elevations 16th-18th Floor

Scale	1/4" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-406.00

[AREA FOR DOB B-SCAN STICKER]

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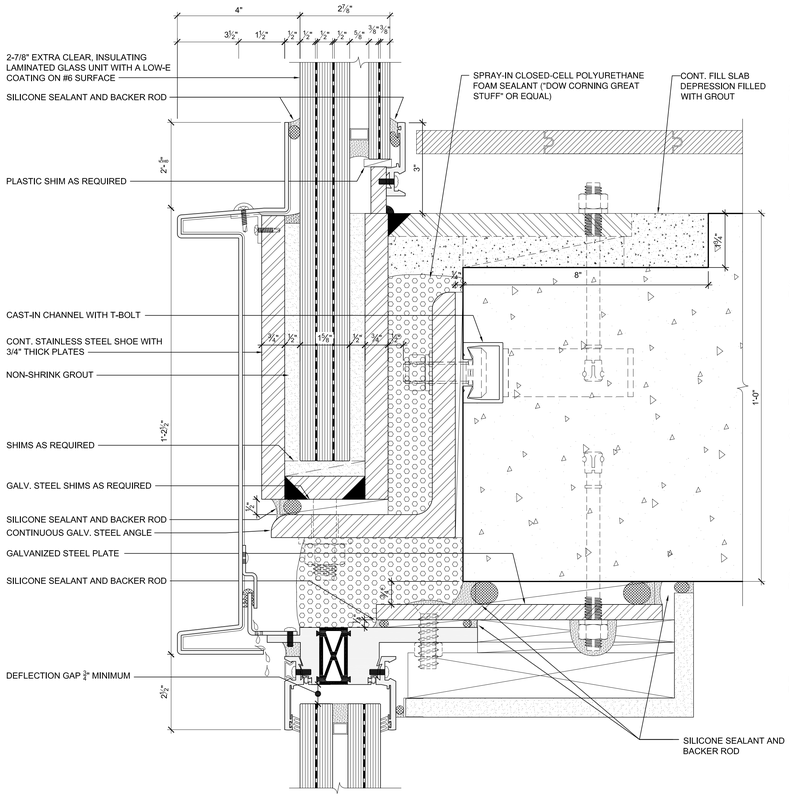
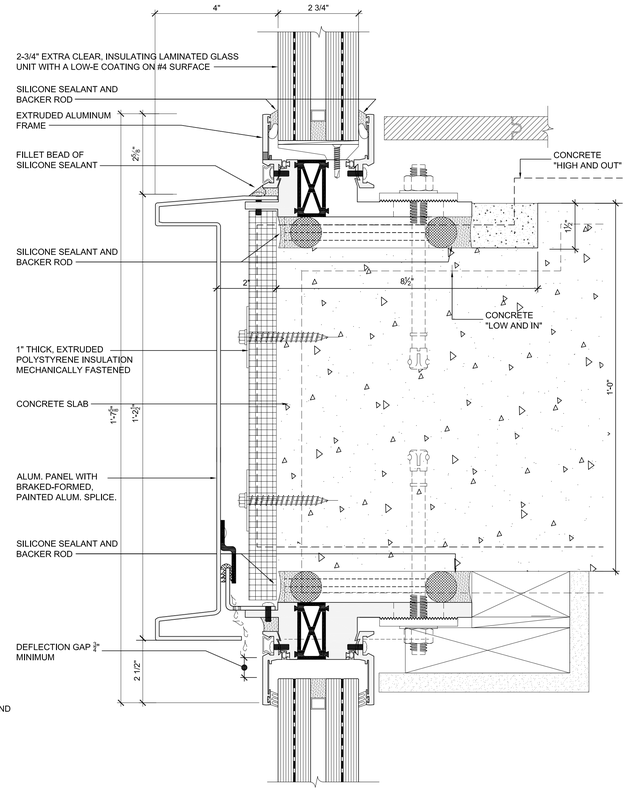
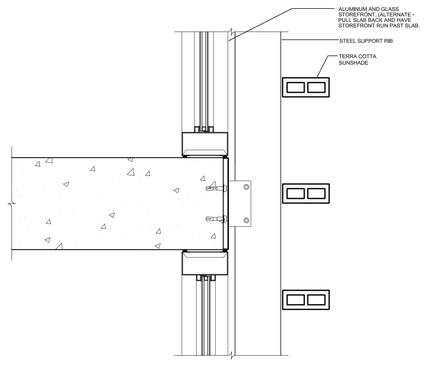


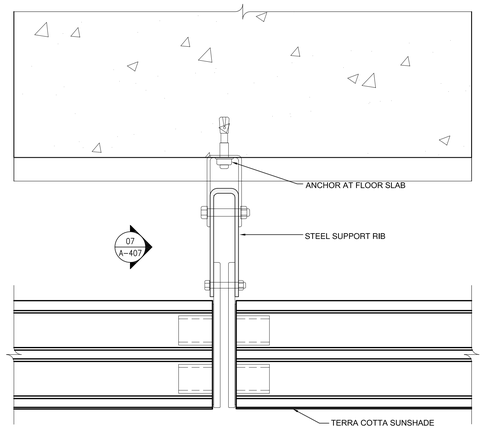
09 A-407 SLAB EDGE DETAIL AT PENTHAOUSE GLAZING (FACADE TYPE B2)
6" = 1'-0"



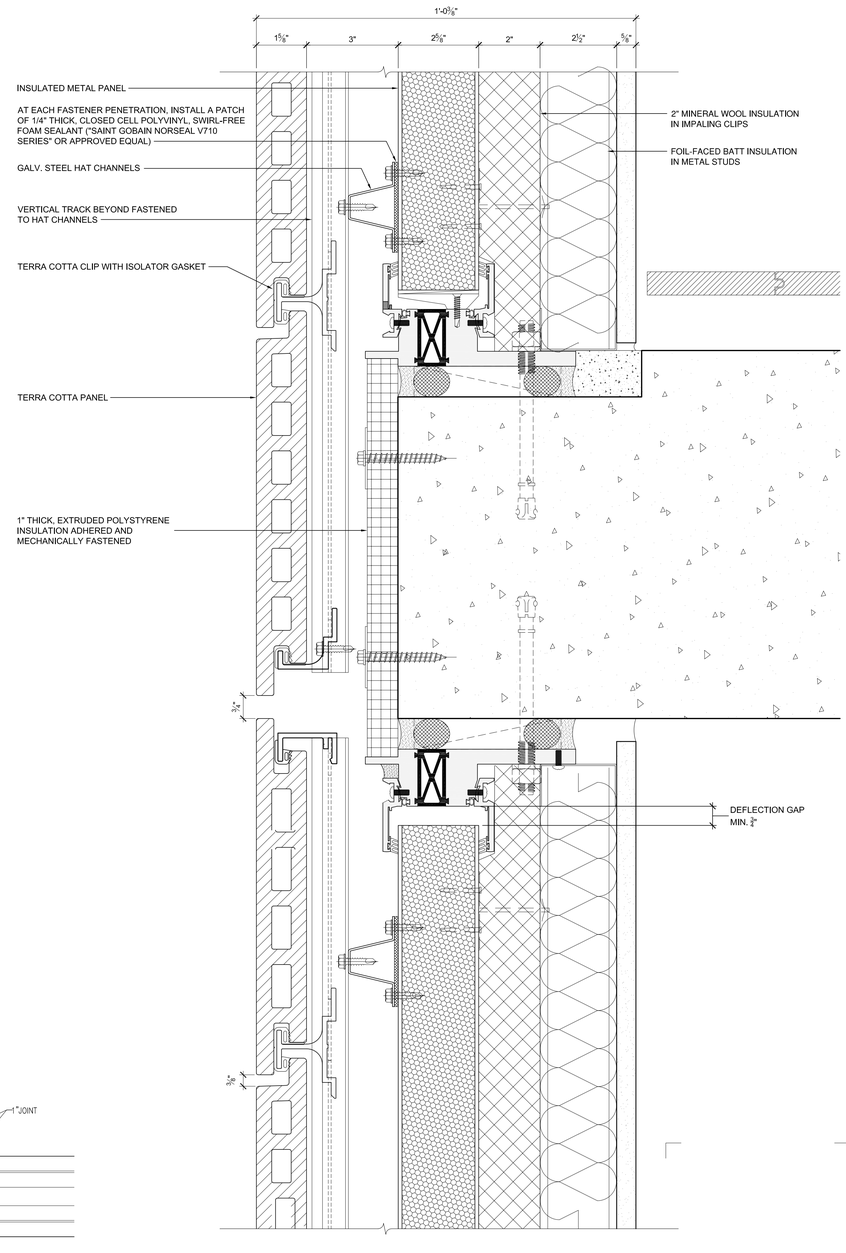
08 A-407 TYPICAL SLAB EDGE DETAIL(FACADE TYPE A)
6" = 1'-0"



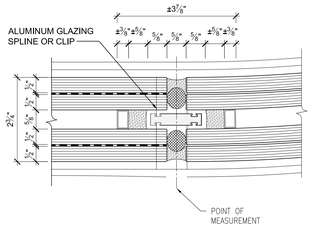
07 A-407 TERRA COTTA SYSTEM TC-2 SECTION DETAIL
1-1/2" = 1'-0"



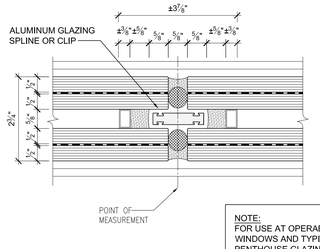
06 A-407 TERRA COTTA SISTEM TC-2 PLAN DETAIL
3" = 1'-0"



01 A-407 SECTION AT TERRACOTTA CLADDING TC-1 POINT OF MEASUREMENT DETAIL
6" = 1'-0"

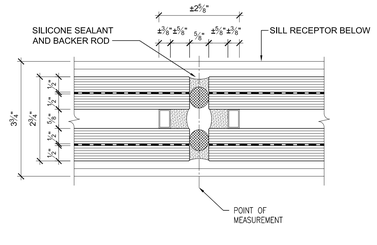


05 A-407 TYPE VERTICAL GLASS JOINT WITH FLAT TO CURVE CLIP
6" = 1'-0"

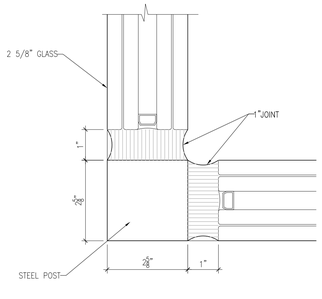


NOTE:
FOR USE AT OPERABLE WINDOWS AND TYPICAL PENTHOUSE GLAZING.

04 A-407 TYPE VERTICAL GLASS JOINT WITH GLAZING SPLINE OR CLIP
6" = 1'-0"



03 A-407 TYPE VERTICAL GLASS JOINT
6" = 1'-0"



02 A-407 CURTAIN WALL STEEL POST & JOINT DETAIL
6" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Details

Scale	As noted
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-407.00

[AREA FOR DOB B-SCAN STICKER]

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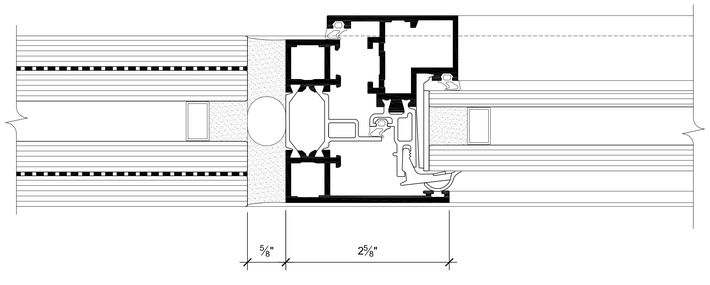
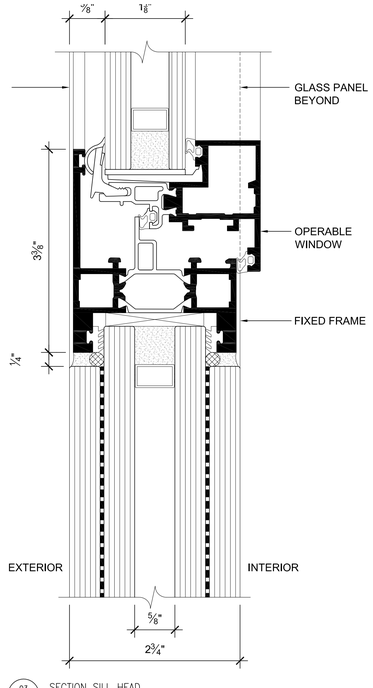
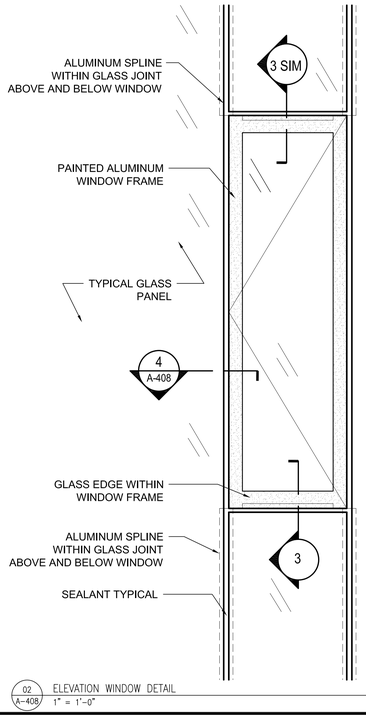


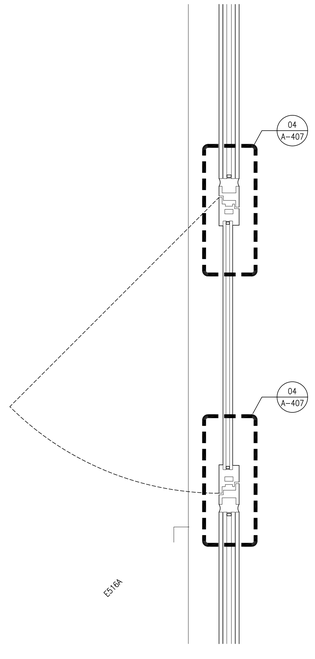
04 A-408 SECTION JAMB
1" = 1'-0"



03 A-408 SECTION SILL HEAD
1" = 1'-0"



02 A-408 ELEVATION WINDOW DETAIL
1" = 1'-0"



01 A-408 PLAN WINDOW DETAIL
1-1/2" = 1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Details

Scale	As noted
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-408.00

[AREA FOR DOB B-SCAN STICKER]

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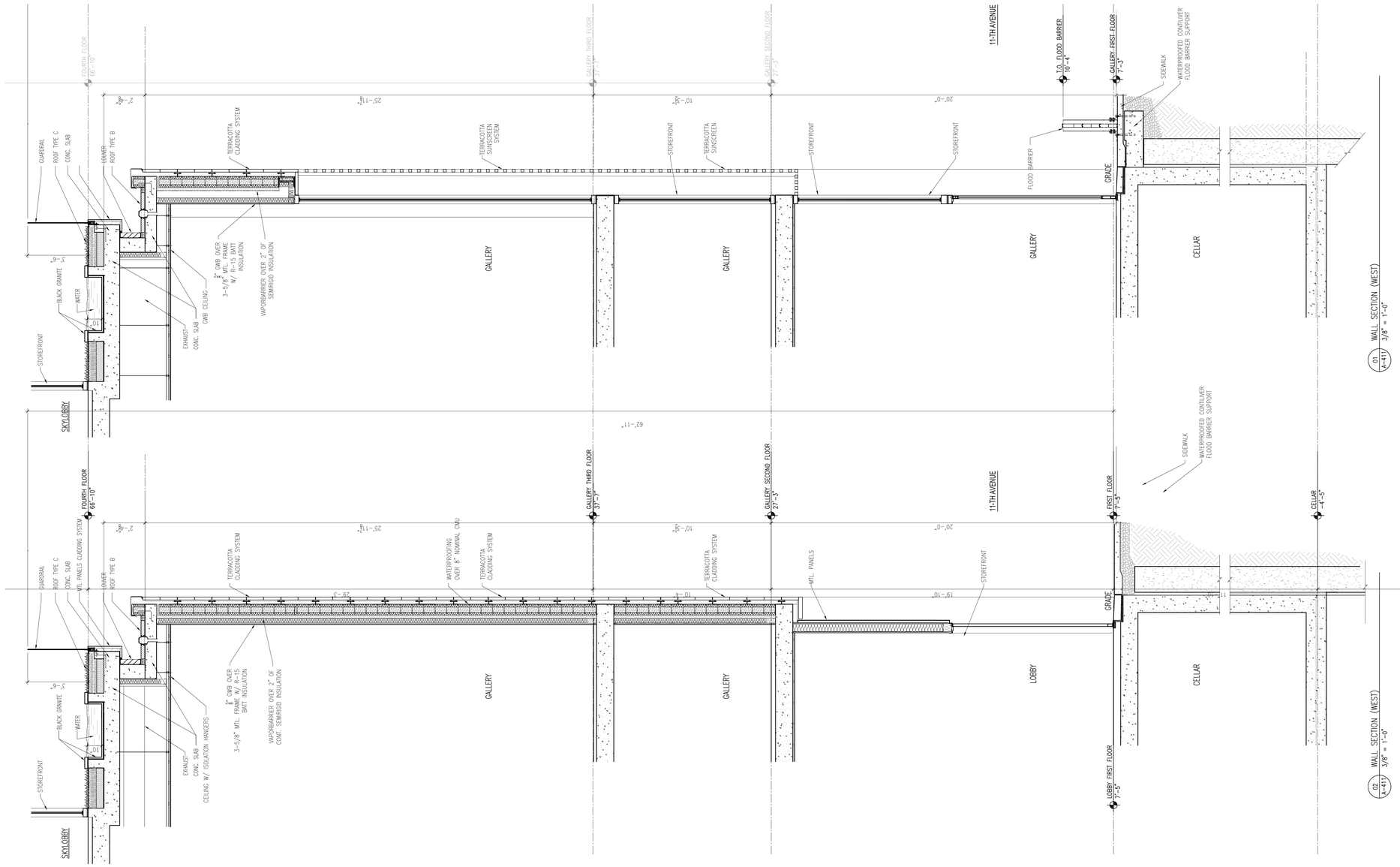

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Gallery
Wall Sections

Scale	3/8" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-411.00

[AREA FOR DOB B-SCAN STICKER]

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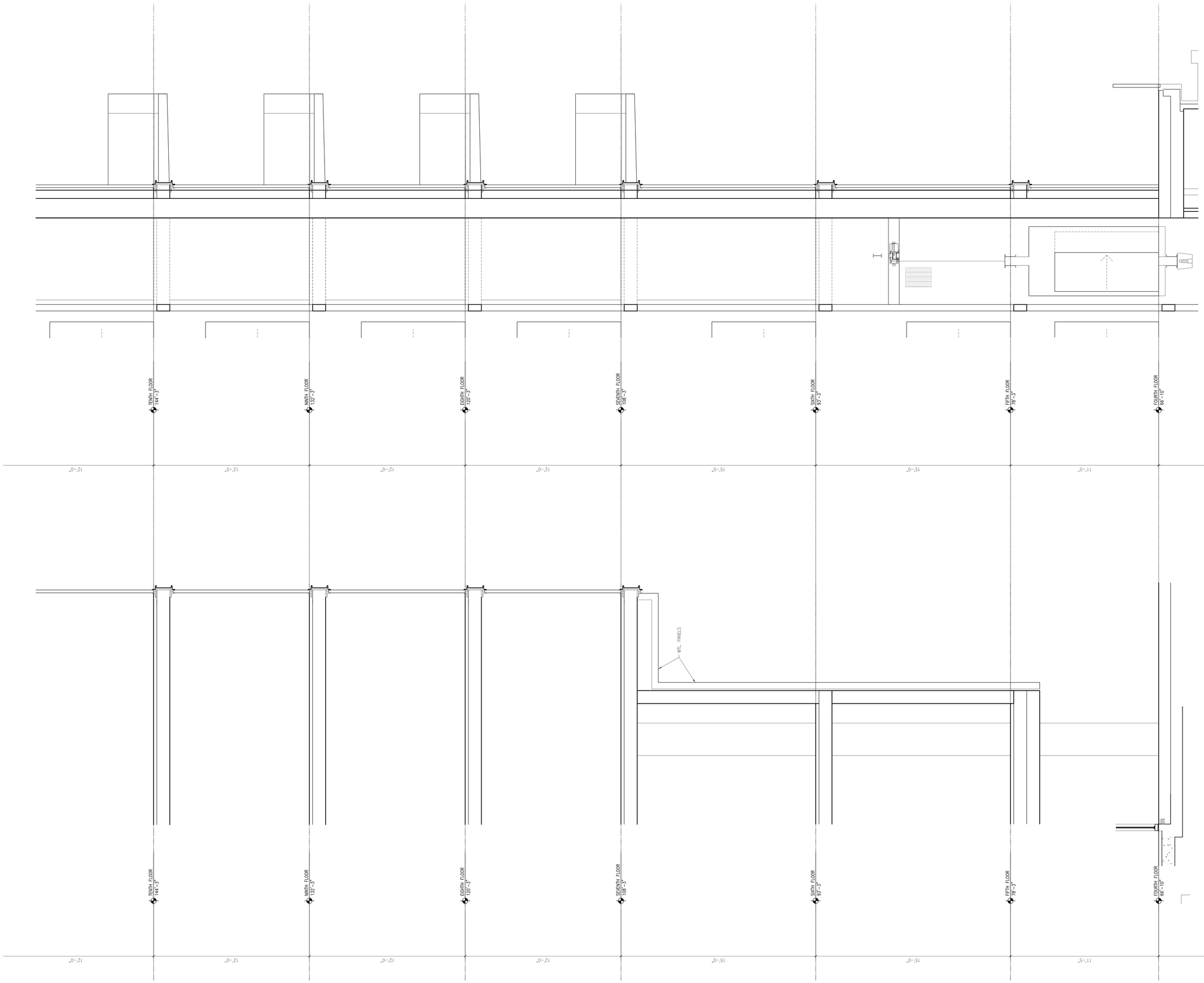

01 A-412 WALL SECTION – SKYLOBBY, 6TH–10TH LEVELS (EAST) 3/8" = 1'-0"

02 A-412 WALL SECTION – SKYLOBBY, 6TH–10TH LEVELS (SOUTH) 3/8" = 1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Skylobby, 6th-10th Levels Wall Sections

Scale	3/8" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-412.00

[AREA FOR DOB B-SCAN STICKER]

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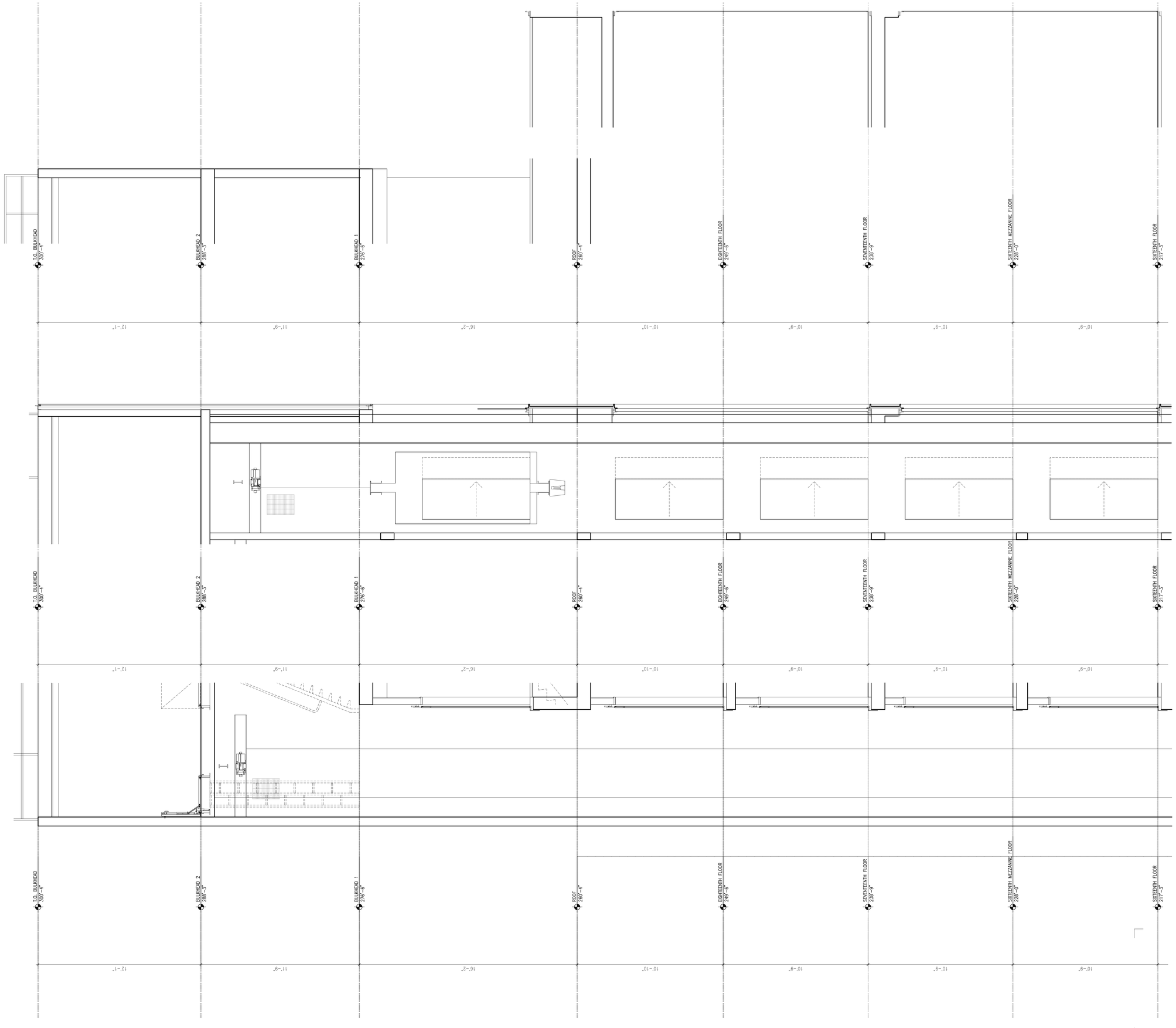

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No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

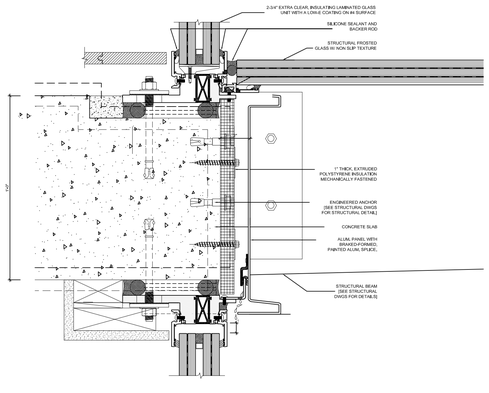
Penthouse Unit Wall Sections

Scale	3/8" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

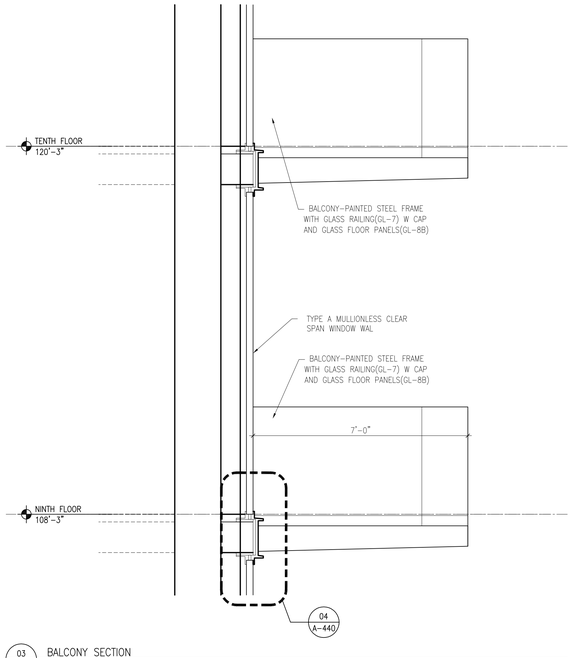
A-413.00

[AREA FOR DOB BI-SCAN STICKER]

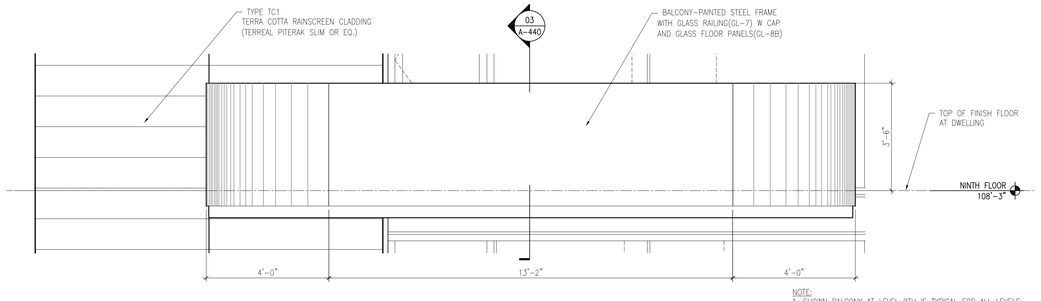
H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-411 Wall Sections.dwg Plotted on: 08/13/14 - 6:48pm



04 A-440 BALCONY – DETAIL
3" = 1'-0"

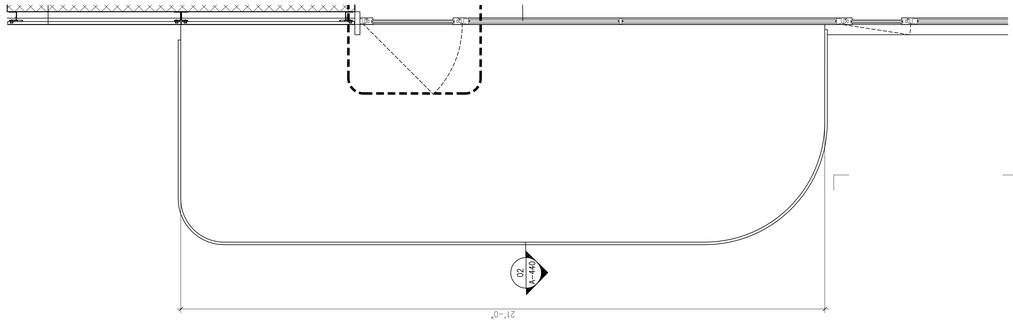


03 A-440 BALCONY SECTION
1/2" = 1'-0"



NOTE:
1. SHOWN BALCONY AT LEVEL 9TH IS TYPICAL FOR ALL LEVELS.
2. SHOWN ELEVATION REPRESENTING FINISH FLOOR OF DWELLING WITH TOP OF SLAB 3" BELLOW SHOW F.F. ELEVATION

02 A-440 BALCONY ELEVATION
1/2" = 1'-0"



01 A-440 CALLOUT OF BALCONY
1/2" = 1'-0"

SKY BOX

186-188 Eleventh Ave.
New York, New York

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10 East 53rd St
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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Balconies Details

Scale	1/2" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-440.00

[AREA FOR DOB B-SCAN STICKER]

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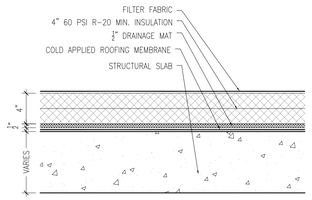
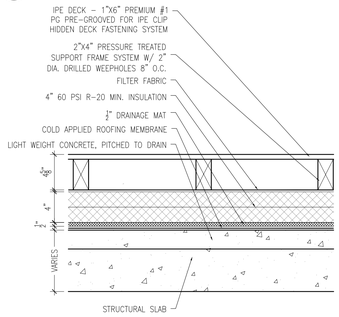
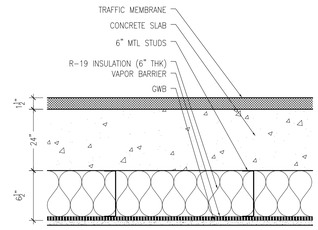


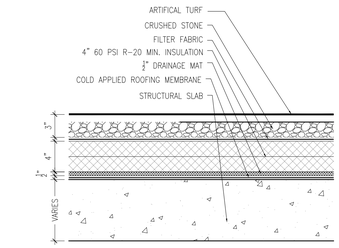
06 A-450 ROOF TYPE E



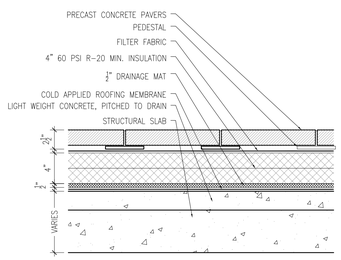
05 A-450 ROOF TYPE D



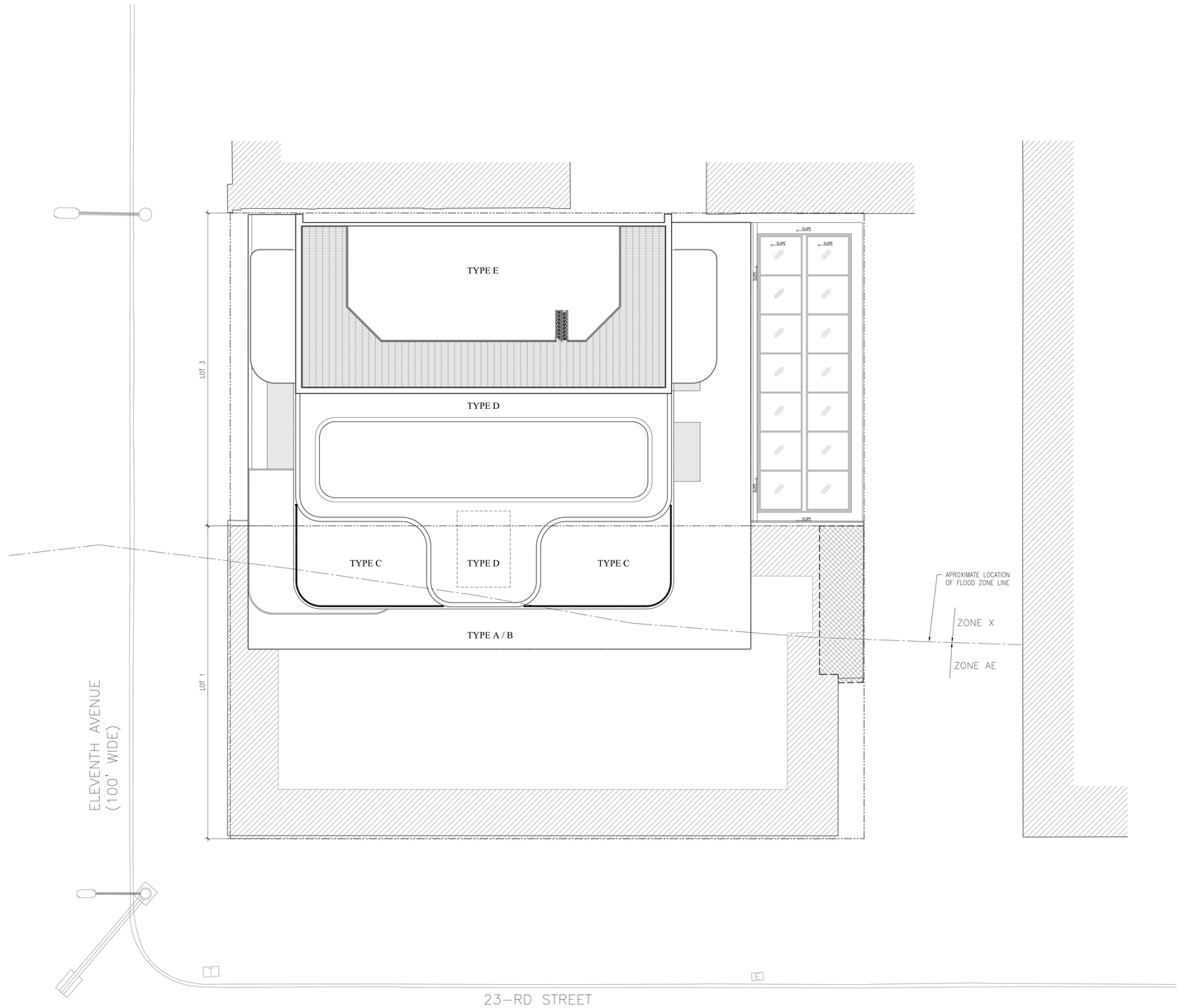
04 A-450 ROOF TYPE C



03 A-450 ROOF TYPE B



02 A-450 ROOF TYPE A
1-1/2" = 1'-0"



01 A-450 KEY ROOF TYPE
1/8" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Roof Types & Details

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-450.00

[AREA FOR DOB B-SCAN STICKER]

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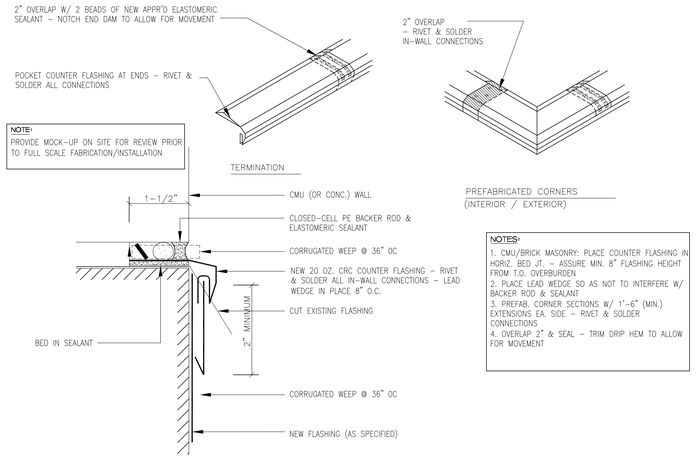
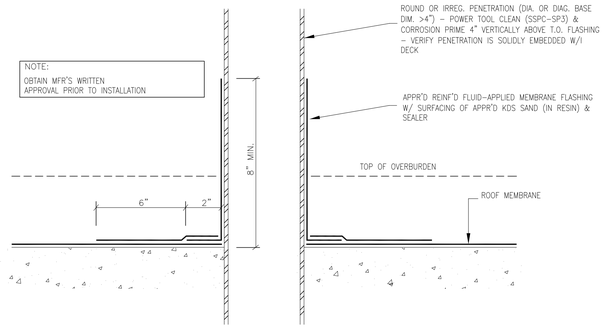
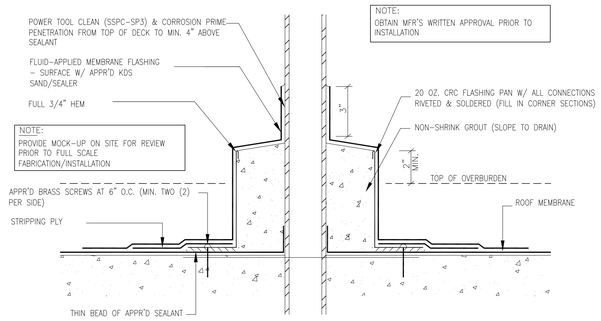


09 A-451 REGLETED 2 PIECE COUNTER FLASHING
NTS



08 A-451 FLASHING AT PENETRATION <4"
NTS



07 A-451 REGLETED 2 PIECE COUNTER FLASHING
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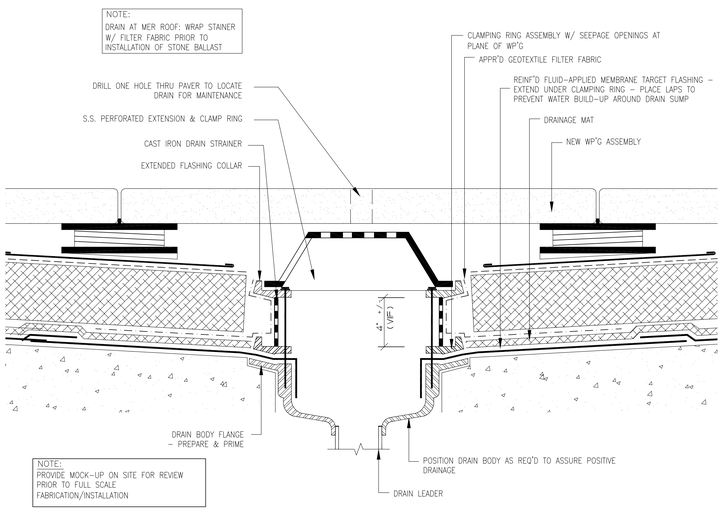
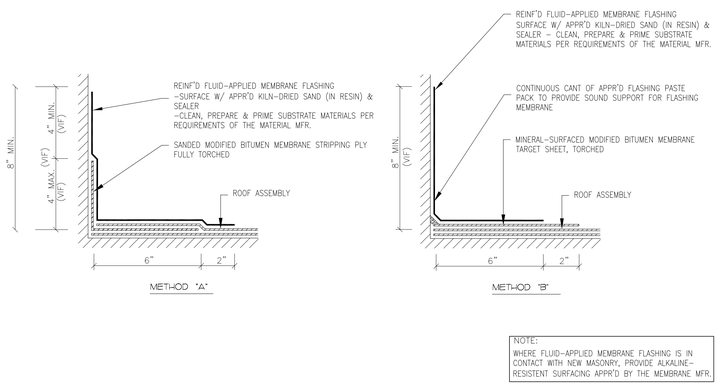
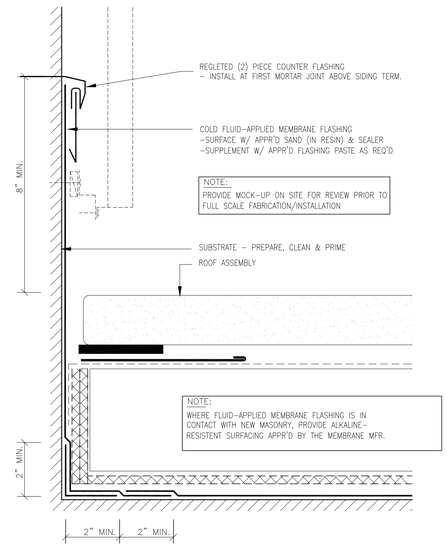


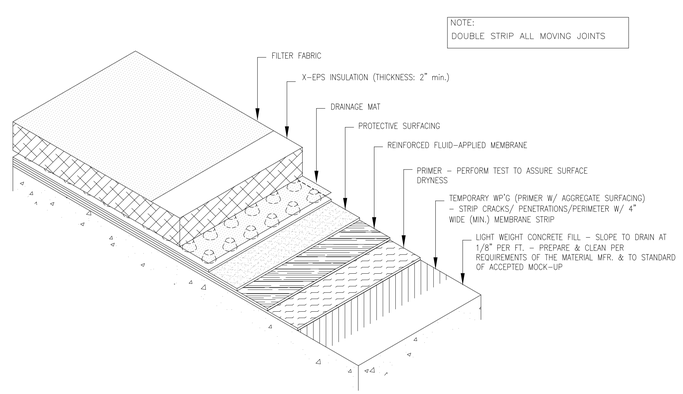
06 A-451 FLASHING AT ROOF DRAIN
NTS



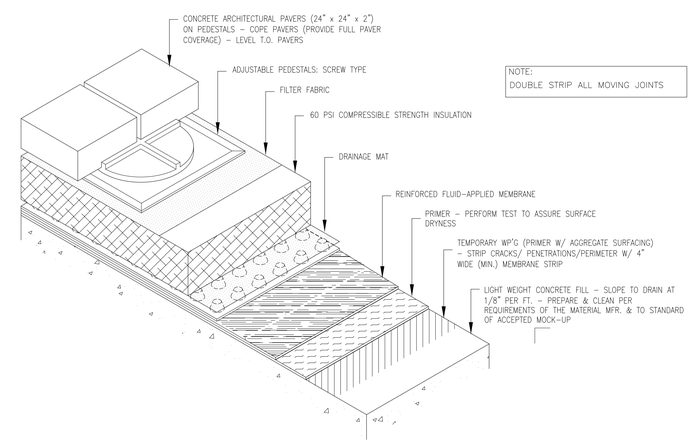
05 A-451 BASE FLASHING TIE-IN
NTS



04 A-451 COLD FLUID APPLIED MEMBRANE BASE FLASHING
NTS



02 A-451 MER ROOFING ASSEMBLY (ROOF TYPE E)
NTS



01 A-451 ROOF TYPE A
NTS

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Roof Details

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-451.00

[AREA FOR DOB B-SCAN STICKER]

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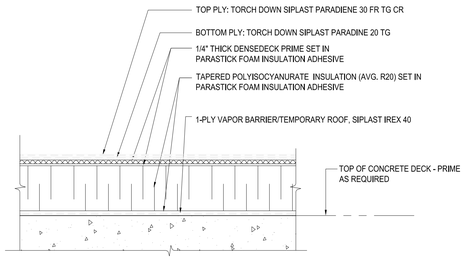
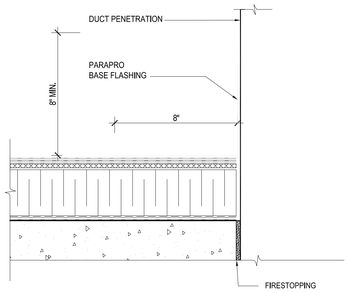
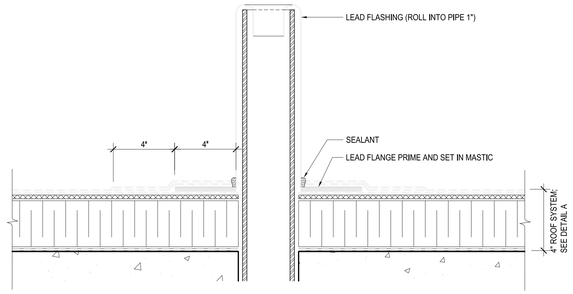


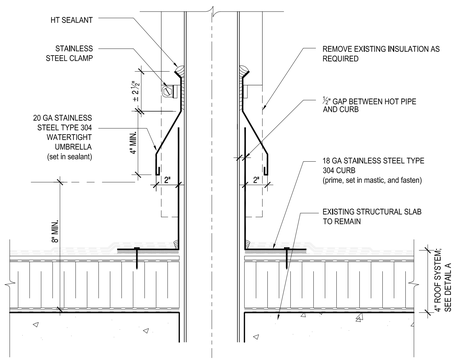
32 A-451 TYPICAL DETAIL OF NEW ROOFING SYSTEM
3" = 1'-0"



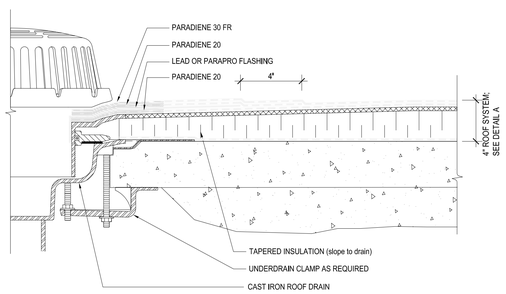
31 A-451 DUCT PENETRATION DETAIL
3" = 1'-0"



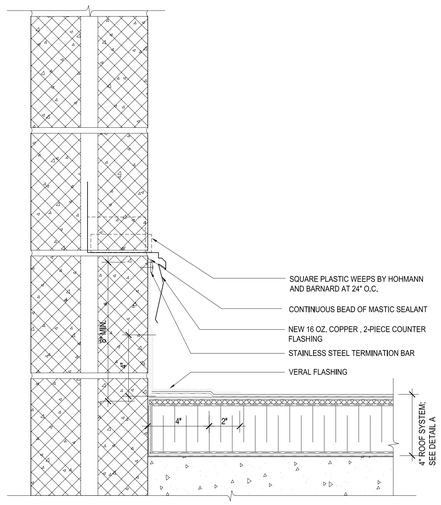
30 A-451 FLASHING DETAIL AT VENT
3" = 1'-0"



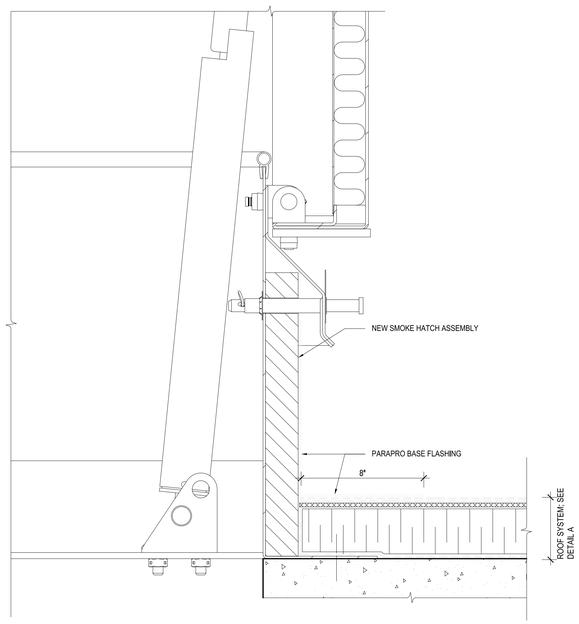
23 A-451 INSULATED PIPE DETAIL
3" = 1'-0"



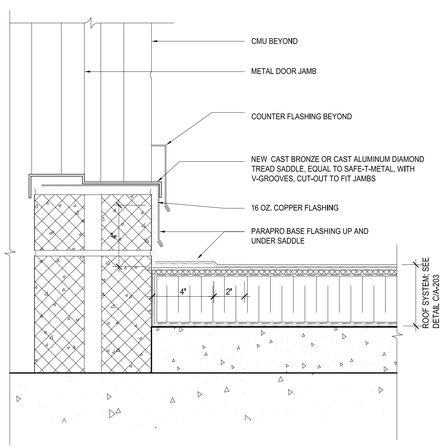
22 A-451 ROOF DRAIN DETAIL
3" = 1'-0"



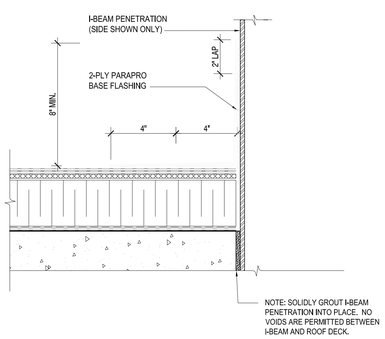
21 A-451 TYPICAL DETAIL AT MASONRY PARAPET/ ADJ. WALL
3" = 1'-0"



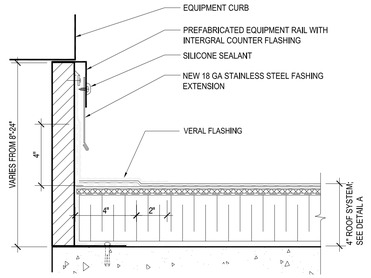
20 A-451 FLASHING DETAIL AT HATCH CURB
3" = 1'-0"



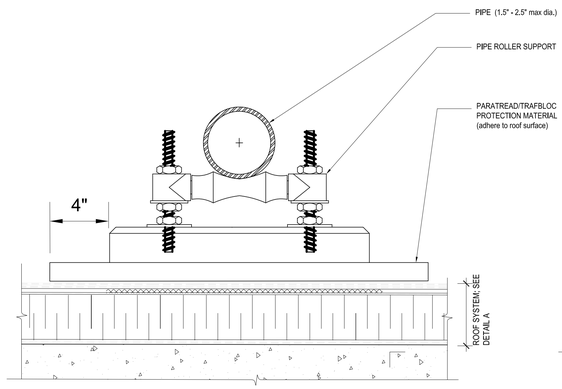
13 A-451 BASE FLASHING DETAIL AT DOOR THRESHOLD
3" = 1'-0"



12 A-451 I-BEAM PENETRATION DETAIL AT SIGN SUPPORT
3" = 1'-0"



11 A-451 FLASHING DETAIL AT PREFABRICATED EQUIP. RAIL
3" = 1'-0"



10 A-451 PIPE SUPPORT DETAIL
3" = 1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
1	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3

Revisions

Drawing Title

Roof Details

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-452.00

[AREA FOR DOB B-SCAN STICKER]

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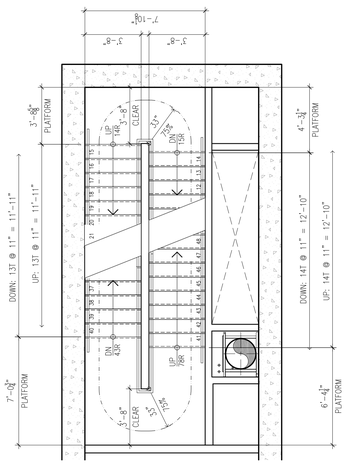
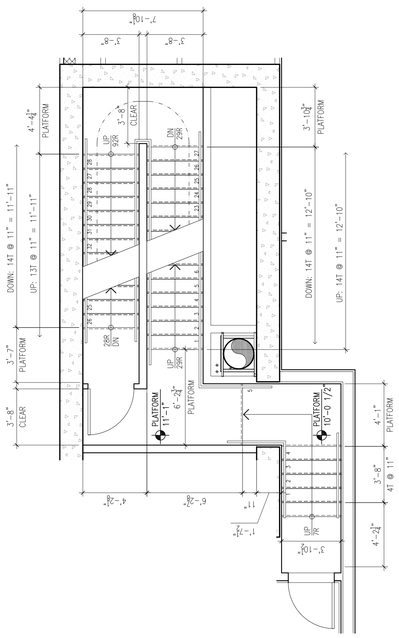
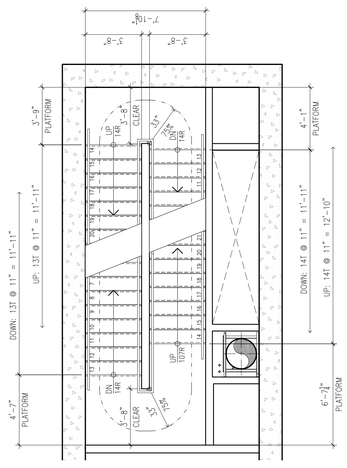


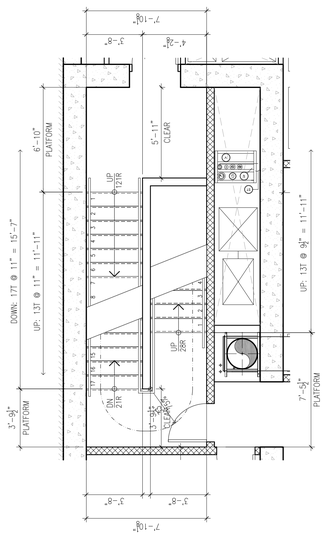
24 A-500 STAIR A & B INTERMEDIATE PLATFORM
1/4" = 1'-0"



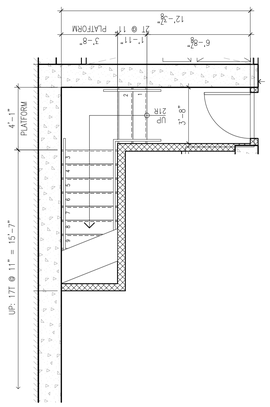
23 A-500 STAIR A & B FIRST FLOOR PLAN
1/4" = 1'-0"



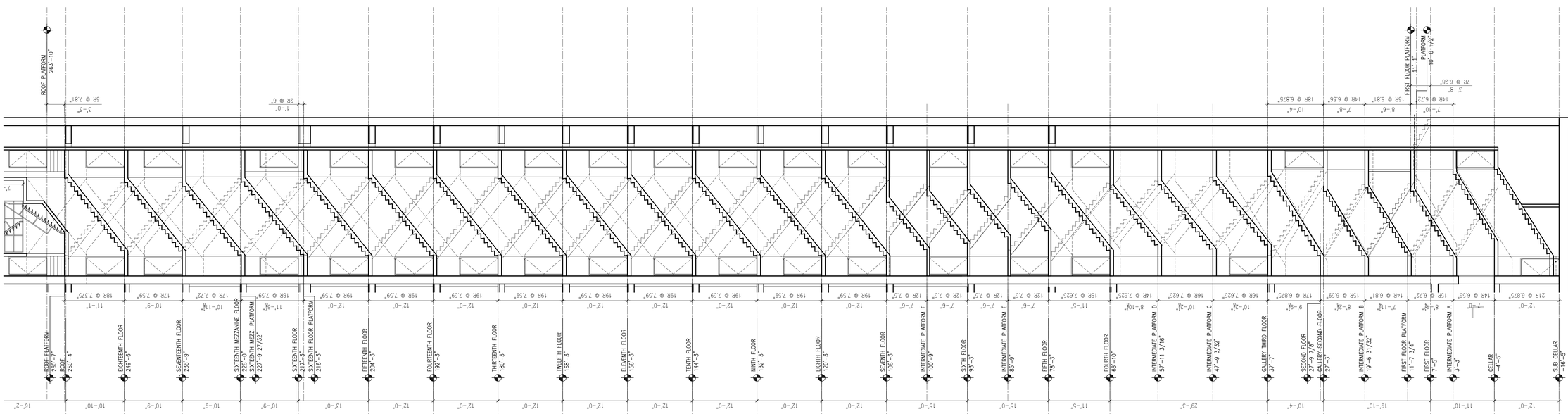
22 A-500 STAIR A & B INTERMEDIATE PLATFORM
1/4" = 1'-0"



21 A-500 STAIR A & B CELLAR FLOOR PLAN
1/4" = 1'-0"



20 A-500 STAIR A SUB-CELLAR FLOOR PLAN
1/4" = 1'-0"



19 A-500 STAIR A & B SECTION
1/8" = 1'-0"

186-188 Eleventh Ave.
New York, New York

Owner:
Skybox, LLC
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Architects & Planners LLP

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Design Architect:
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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Stair A & B Plans & Sections

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-500.00

[AREA FOR DOB B-SCAN STICKER]

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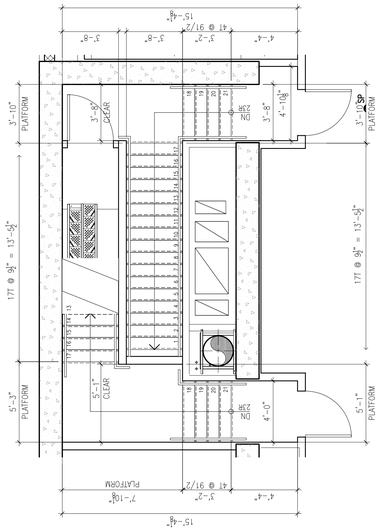
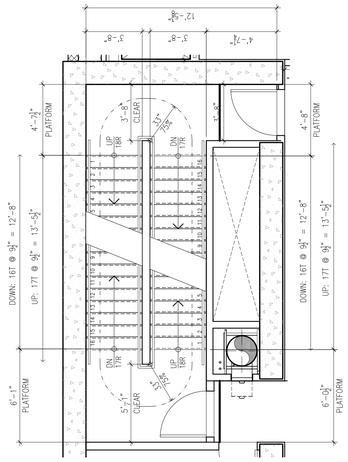
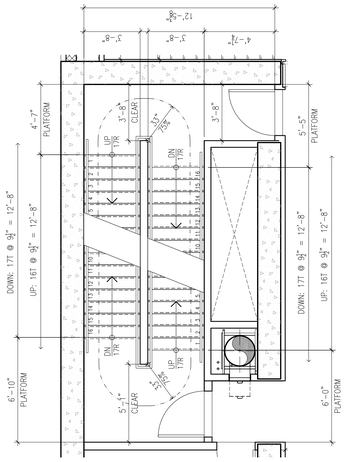


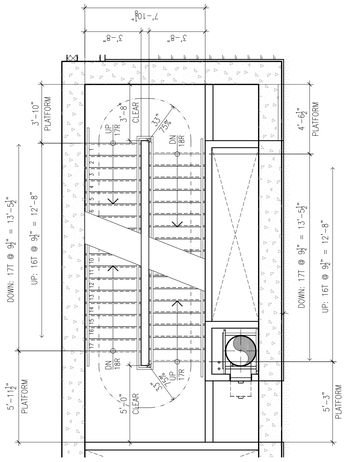
44 A-501 STAIR A & B ROOF PLAN 1/4" = 1'-0"



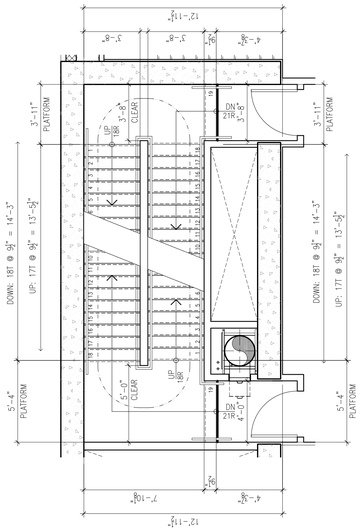
43 A-501 STAIR A & B EIGHTEENTH FLOOR PLAN 1/4" = 1'-0"



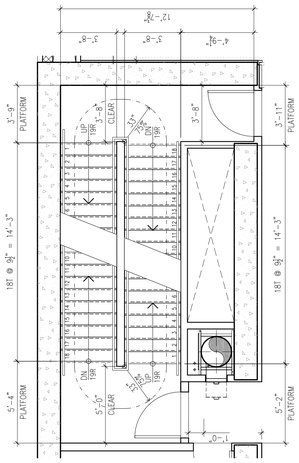
42 A-501 STAIR A & B SEVENTEENTH FLOOR PLAN 1/4" = 1'-0"



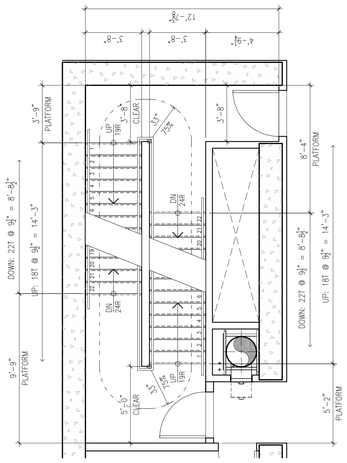
41 A-501 STAIR A & B SIXTEENTH MEZZANINE PLAN 1/4" = 1'-0"



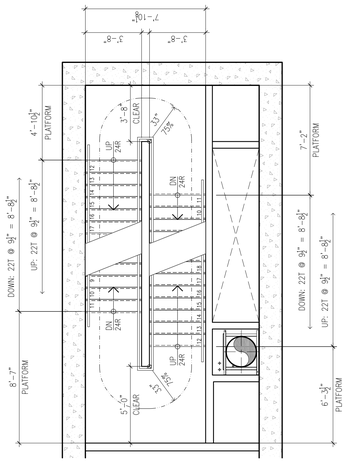
40 A-501 STAIR A & B SIXTEENTH FLOOR PLAN 1/4" = 1'-0"



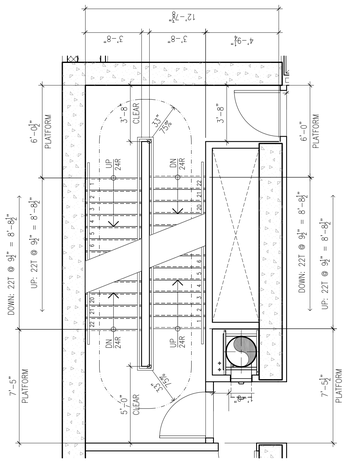
24 A-501 STAIR A & B EIGHTH TO FIFTEENTH FLOOR PLAN 1/4" = 1'-0"



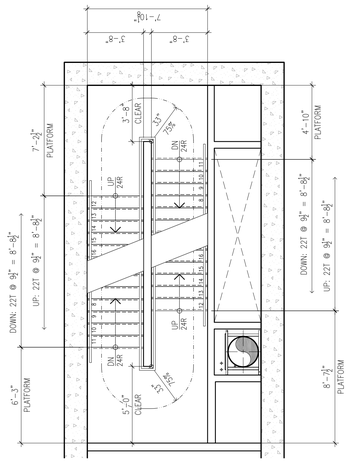
23 A-501 STAIR A & B SEVENTH FLOOR PLAN 1/4" = 1'-0"



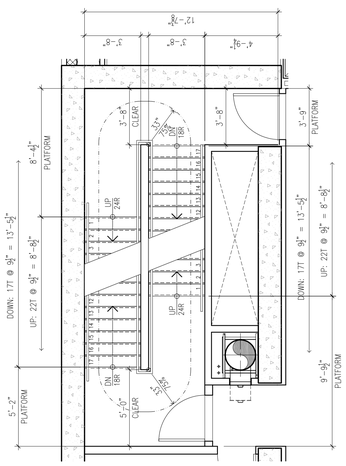
22 A-501 STAIR A & B INTERMEDIATE PLATFORM 1/4" = 1'-0"



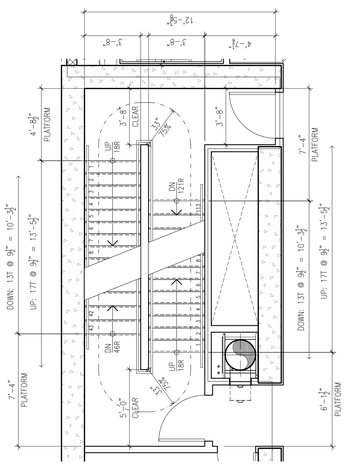
21 A-501 STAIR A & B SIXTH FLOOR PLAN 1/4" = 1'-0"



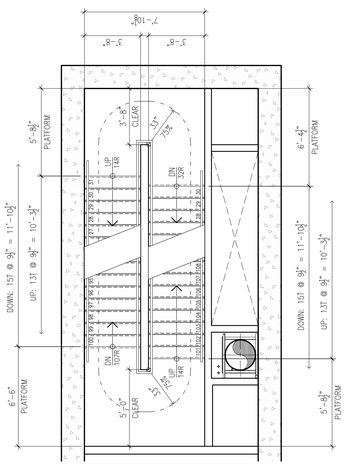
20 A-501 STAIR A & B INTERMEDIATE PLATFORM 1/4" = 1'-0"



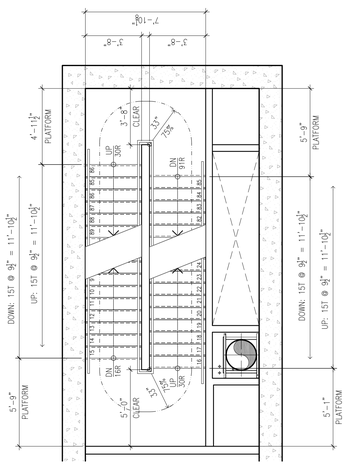
15 A-501 STAIR A & B FIFTH FLOOR PLAN 1/4" = 1'-0"



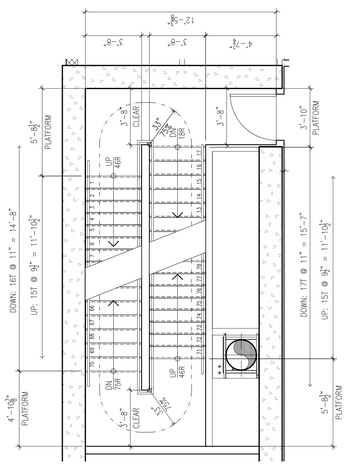
14 A-501 STAIR A & B FOURTH FLOOR PLAN 1/4" = 1'-0"



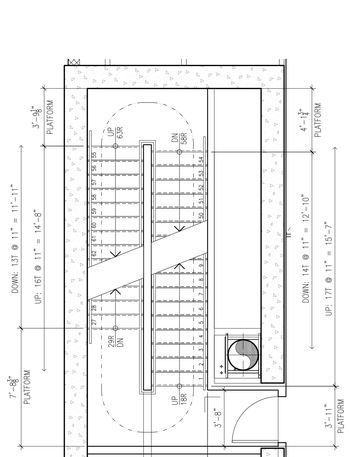
13 A-501 STAIR A & B INTERMEDIATE PLATFORM 1/4" = 1'-0"



12 A-501 STAIR A & B INTERMEDIATE PLATFORM 1/4" = 1'-0"



11 A-501 STAIR A & B THIRD FLOOR PLAN 1/4" = 1'-0"



10 A-501 STAIR A & B SECOND FLOOR PLAN 1/4" = 1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Stairs A & B
Plans & Sections

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-501.00

[AREA FOR DOB B-SCAN STICKER]

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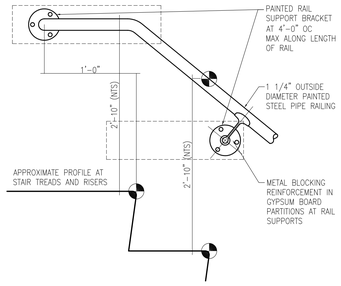
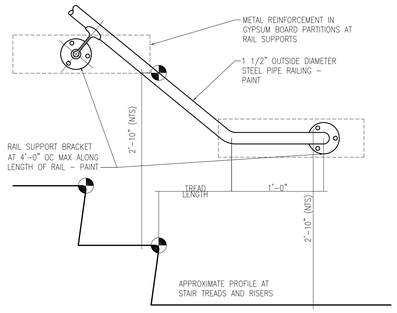
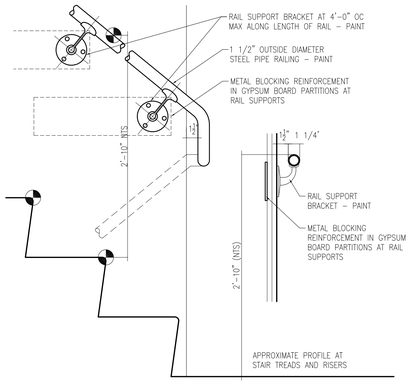


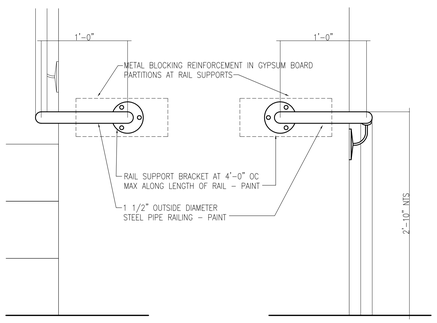
43 / A-502 TYPICAL HANDRAIL SUPPORTS AT TOP RAILING TERMINUS
1-1/2" = 1'-0"



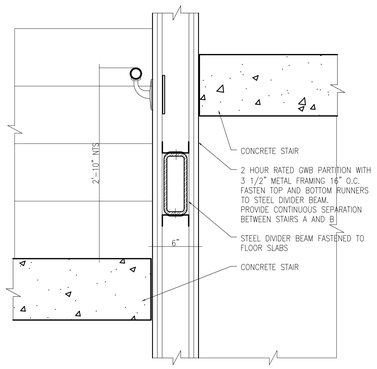
23 / A-502 TYPICAL HANDRAIL SUPPORTS AT BOTTOM RAILING TERMINUS
1-1/2" = 1'-0"



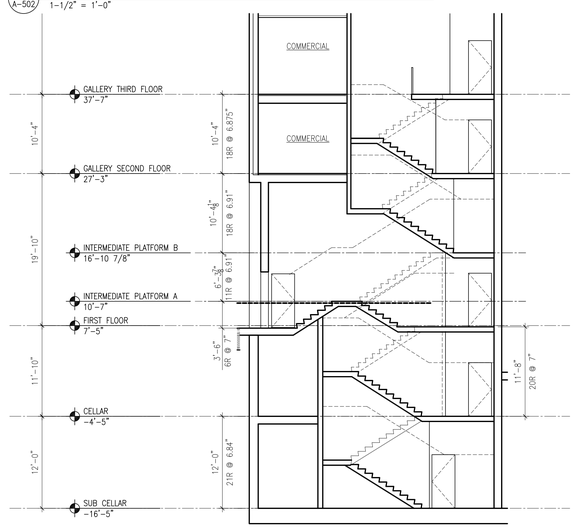
23 / A-502 TYPICAL HANDRAIL SUPPORTS AT LANDINGS
1-1/2" = 1'-0"



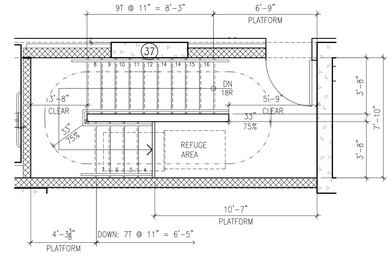
13 / A-502 TYPICAL HANDRAIL SUPPORTS AT BOTTOM/ TOP RAILING TERMINUS
1-1/2" = 1'-0"



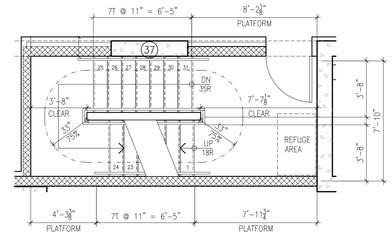
32 / A-502 SECTION AT CENTER PARTITION OF STAIR AND DIVIDER BEAM
1-1/2" = 1'-0"



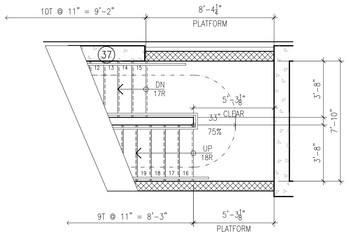
12 / A-502 STAIR C & B SECTION
1/8" = 1'-0"



60 / A-502 STAIR C & B THIRD FLOOR PLAN
1/4" = 1'-0"



50 / A-502 STAIR C & B SECOND FLOOR PLAN
1/4" = 1'-0"



40 / A-502 STAIR C & B INTERMEDIATE PLATFORM B
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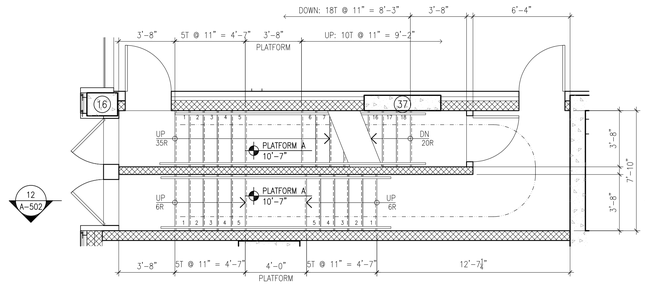
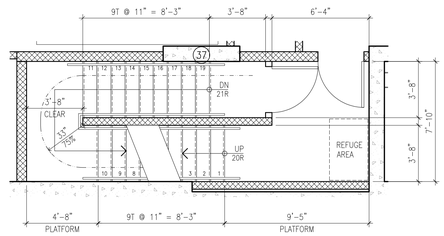
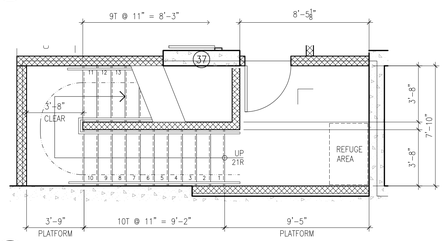


30 / A-502 STAIR C & B FIRST FLOOR PLAN
1/4" = 1'-0"



20 / A-502 STAIR C & B CELLAR FLOOR PLAN
1/4" = 1'-0"



10 / A-502 STAIR C & B SUB-CELLAR FLOOR PLAN
1/4" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
1	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3

Revisions

Drawing Title

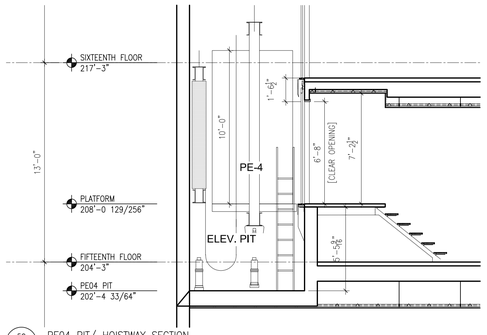
Stair C & B
Plans & Sections

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

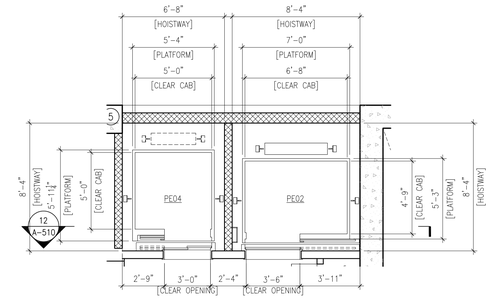
A-502.00

[AREA FOR DOB B-SCAN STICKER]

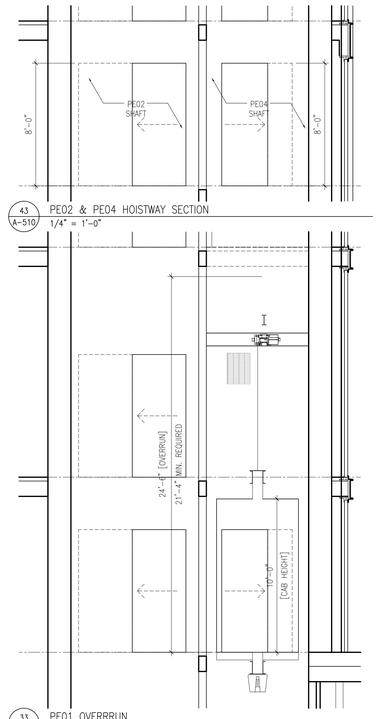
H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-502 Stairs C&B Plans Sections.dwg Plotted on: 08/13/14 - 12:04pm



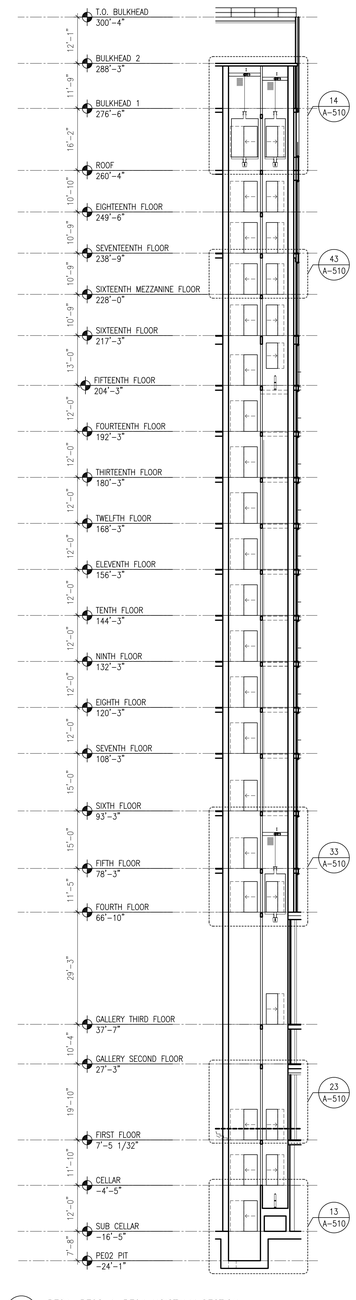
52 A-510 PE04 PIT/ HOISTWAY SECTION
1/4" = 1'-0"

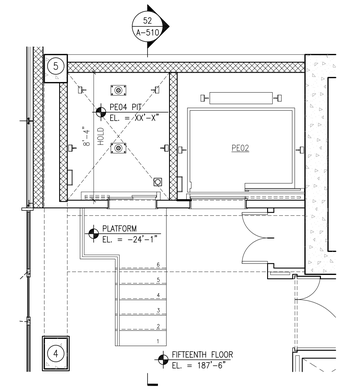


50 A-510 PE04 HOISTWAY PLAN – TYPICAL SIXTEENTH FLOOR TO ROOF
1/4" = 1'-0"



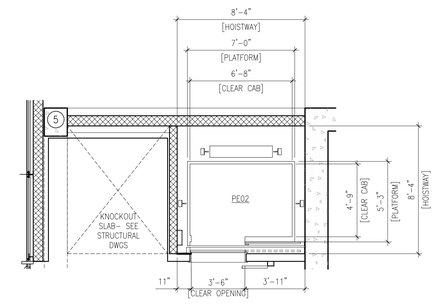
43 A-510 PE02 & PE04 HOISTWAY SECTION
1/4" = 1'-0"



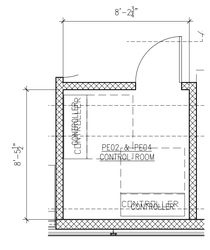


40 A-510 PE04 PIT PLAN – FIFTEENTH FLOOR
1/4" = 1'-0"

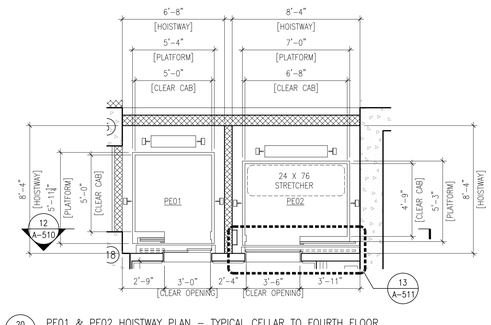
23 A-510 PE01 & PE02 HOISTWAY SECTION
1/4" = 1'-0"



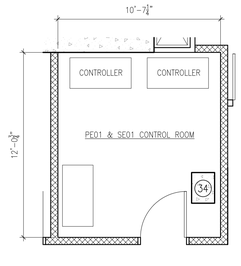
30 A-510 PE02 HOISTWAY PLAN – TYPICAL SIXTH TO FOURTEENTH FLOOR
1/4" = 1'-0"



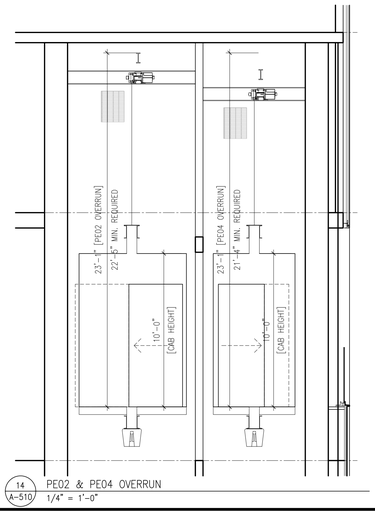
21 A-510 PE02 & PE04 CONTROL ROOM – BULKHEAD 1
1/4" = 1'-0"



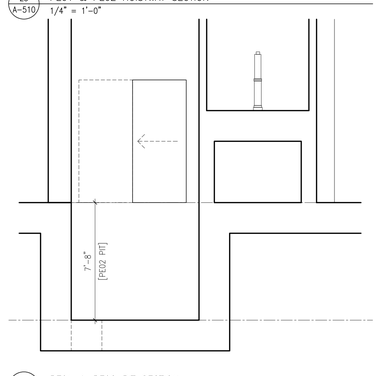
20 A-510 PE01 & PE02 HOISTWAY PLAN – TYPICAL CELLAR TO FOURTH FLOOR
1/4" = 1'-0"



11 A-510 PE01 & SE02 CONTROL ROOM – CELLAR
1/4" = 1'-0"

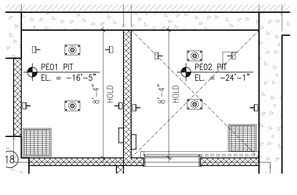


14 A-510 PE02 & PE04 OVERRUN
1/4" = 1'-0"



13 A-510 PE01 & PE02 PIT SECTION
1/4" = 1'-0"

12 A-510 PE01, PE02 & PE04 HOISTWAY SECTION
1/16" = 1'-0"



10 A-510 PE01 & PE02 PIT PLAN – SUB-CELLAR
1/4" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Elevator Plans
Sections & Details

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-510.00

[AREA FOR DOB B-SCAN STICKER]

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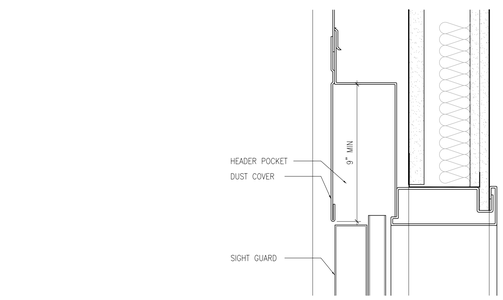
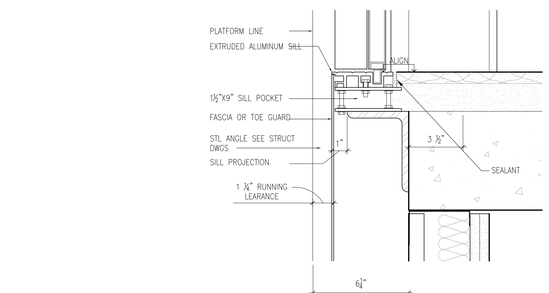
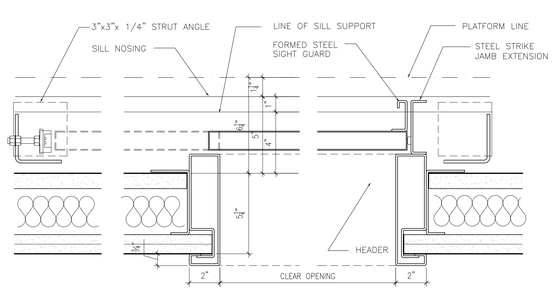


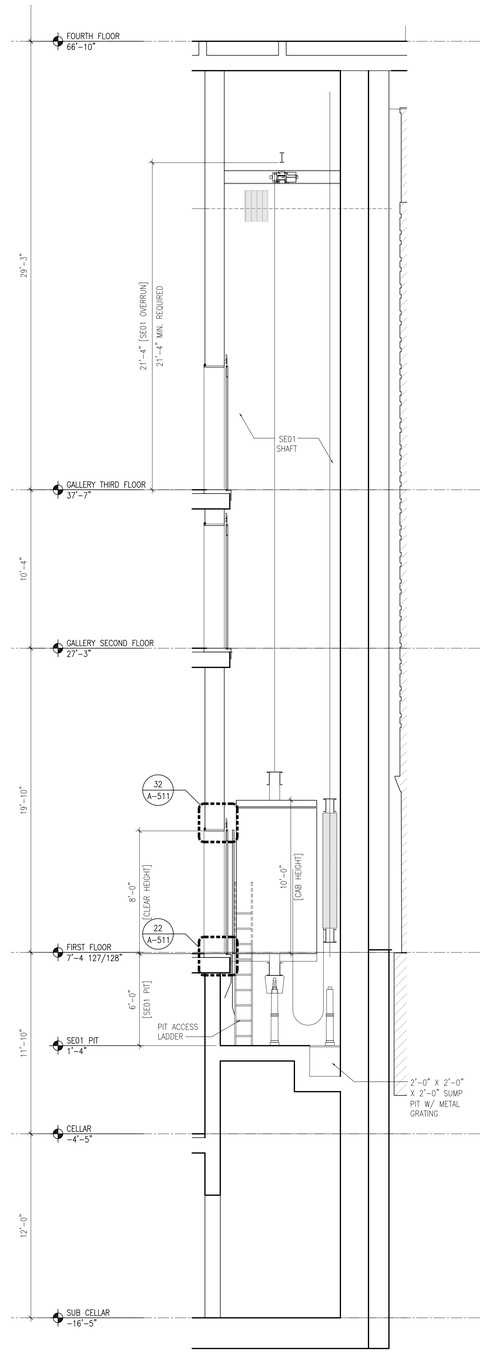
32 A-511 HEAD DETAIL
3" = 1'-0"



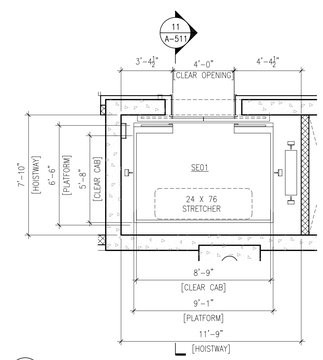
22 A-511 SILL DETAIL
3" = 1'-0"



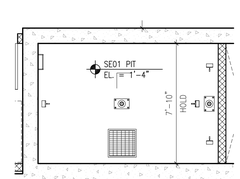
13 A-511 DOOR DETAIL
3" = 1'-0"



11 A-511 SE01 HOISTWAY SECTION
1/4" = 1'-0"



20 A-511 SE01 HOISTWAY PLAN – TYPICAL FIRST TO THIRD FLOOR
1/4" = 1'-0"



10 A-511 SE01 PIT PLAN – CELLAR
1/4" = 1'-0"

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Elevator Plans
Sections & Details

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-511.00

[AREA FOR DOB B-SCAN STICKER]

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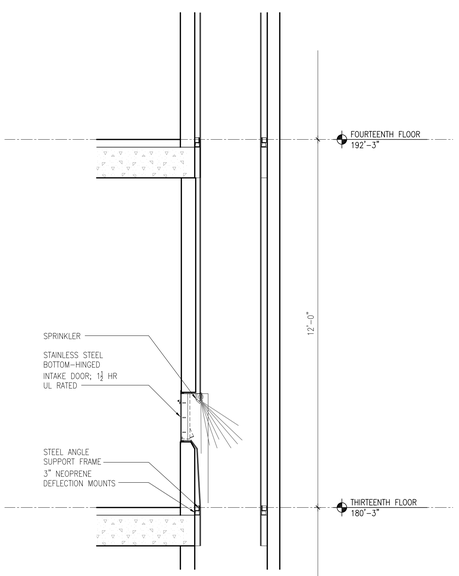
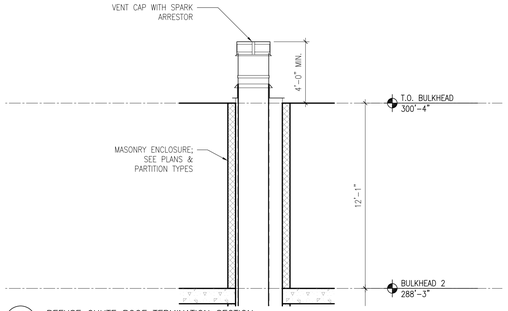
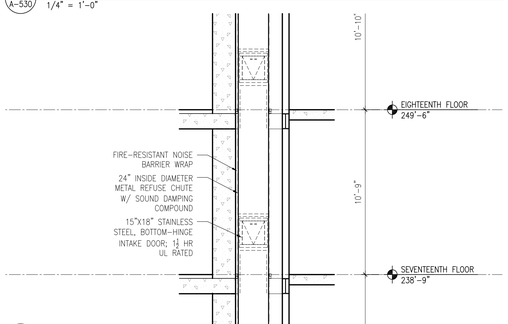


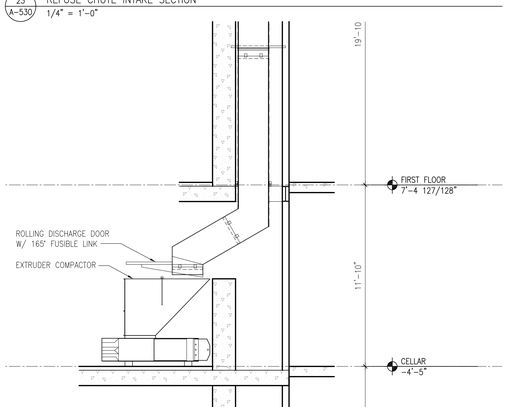
14 A-530 REFUSE CHUTE TRANSVERSE SECTION
1/2" = 1'-0"



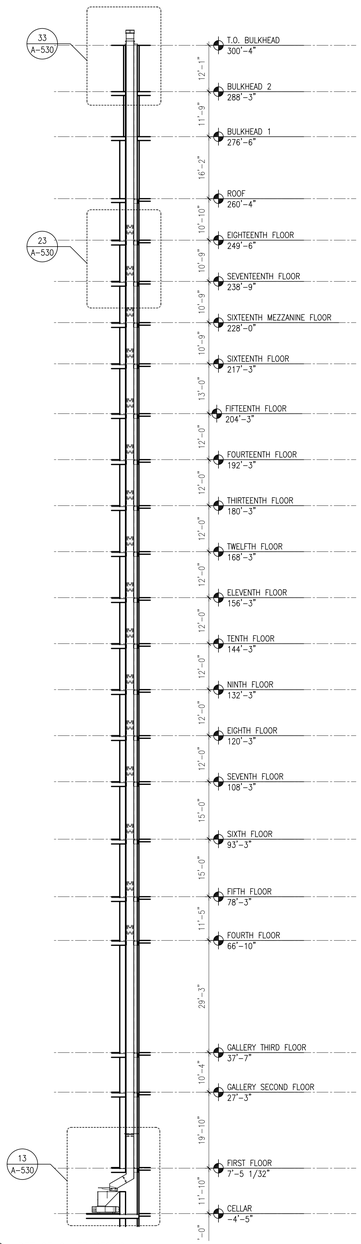
33 A-530 REFUSE CHUTE ROOF TERMINATION SECTION
1/4" = 1'-0"



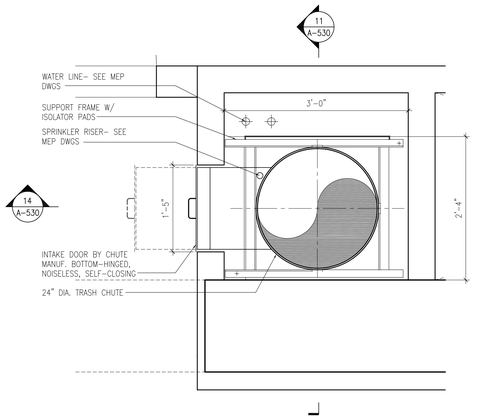
23 A-530 REFUSE CHUTE INTAKE SECTION
1/4" = 1'-0"



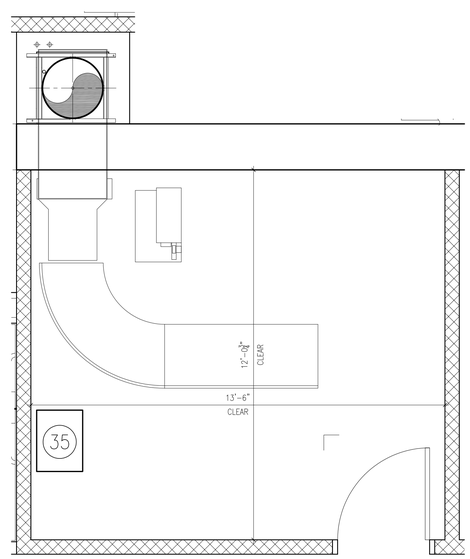
13 A-530 REFUSE CHUTE TERMINATION SECTION
1/4" = 1'-0"



11 A-530 REFUSE CHUTE SECTION
1/2" = 1'-0"



30 A-530 REFUSE CHUTE PLAN
1" = 1'-0"



10 A-530 REFUSE CHUTE TERMINATION ROOM PLAN
1/2" = 1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Refuse Chute Plans & Elevations

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-530.00

[AREA FOR DOB B-SCAN STICKER]

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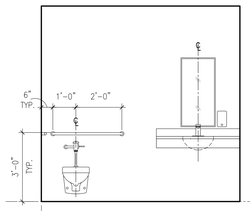
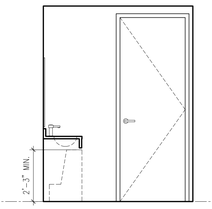


56 A-600 UNISEX WC ELEVATION
3/8" = 1'-0"



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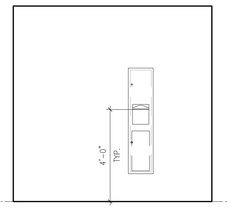
3/8" = 1'-0"



54 A-600 UNISEX WC ELEVATION
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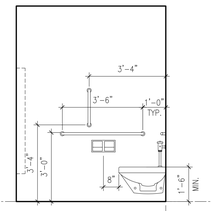

53 A-600 UNISEX WC ELEVATION
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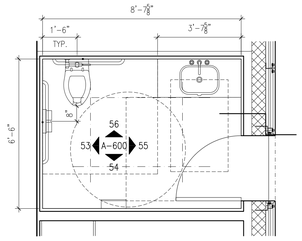
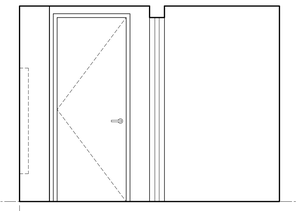


52 A-600 UNISEX WC PLAN
3/8" = 1'-0"



51 A-600 UNISEX WC ELEVATION
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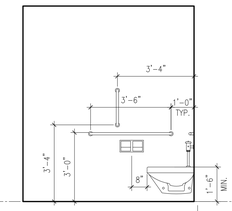
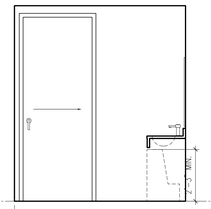


50 A-600 UNISEX WC ELEVATION
3/8" = 1'-0"

REFER TO ID DRAWINGS FOR ALL FINISHES, PLUMBING FIXTURES, APPLIANCES, AND HARDWARE



45 A-600 UNISEX WC ELEVATION
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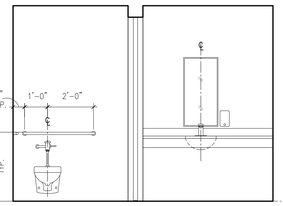

44 A-600 UNISEX WC ELEVATION
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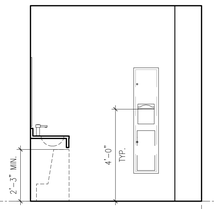

43 A-600 UNISEX WC ELEVATION
3/8" = 1'-0"

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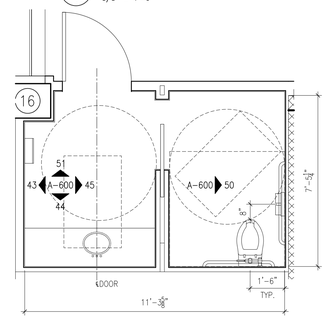
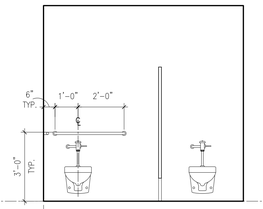
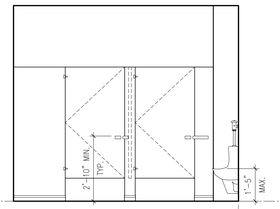


42 A-600 UNISEX WC PLAN
3/8" = 1'-0"

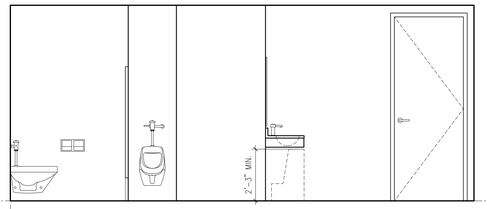


41 A-600 MEN'S RESTROOM ELEVATION
3/8" = 1'-0"

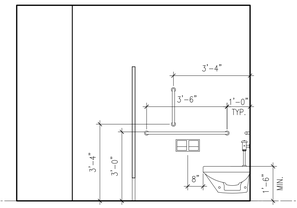


40 A-600 MEN'S RESTROOM ELEVATION
3/8" = 1'-0"

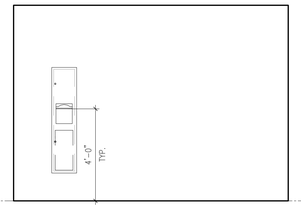
REFER TO ID DRAWINGS FOR ALL FINISHES, PLUMBING FIXTURES, APPLIANCES, AND HARDWARE



35 A-600 MEN'S RESTROOM ELEVATION
3/8" = 1'-0"



34 A-600 MEN'S RESTROOM ELEVATION
3/8" = 1'-0"



33 A-600 MEN'S RESTROOM ELEVATION
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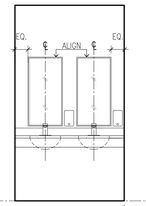
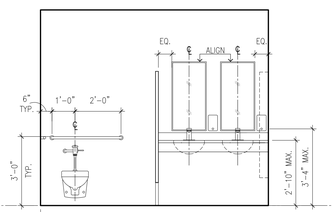
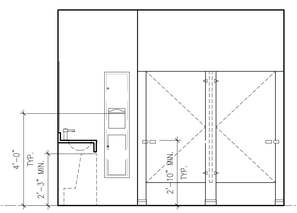


32 A-600 MEN'S RESTROOM ELEV
3/8" = 1'-0"

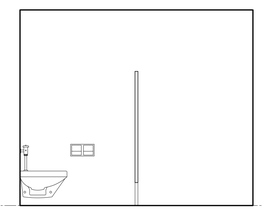
REFER TO ID DRAWINGS FOR ALL FINISHES, PLUMBING FIXTURES, APPLIANCES, AND HARDWARE



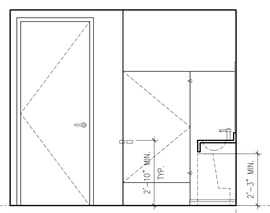
25 A-600 WOMEN'S RESTROOM ELEVATION
3/8" = 1'-0"



24 A-600 WOMEN'S RESTROOM ELEVATION
3/8" = 1'-0"

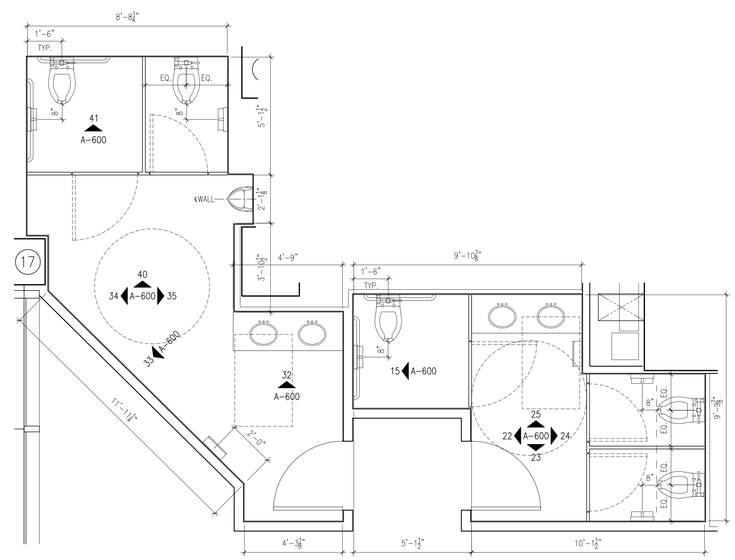


23 A-600 WOMEN'S RESTROOM ELEVATION
3/8" = 1'-0"

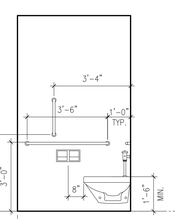


22 A-600 WOMEN'S RESTROOM ELEVATION
3/8" = 1'-0"

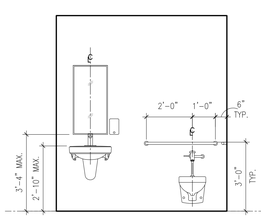
REFER TO ID DRAWINGS FOR ALL FINISHES, PLUMBING FIXTURES, APPLIANCES, AND HARDWARE



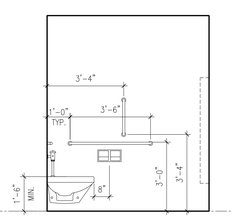
21 A-600 RESTROOMS ENALRGED PLAN
3/8" = 1'-0"



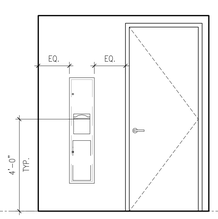
15 A-600 WOMEN'S RESTROOM ELEVATION
3/8" = 1'-0"



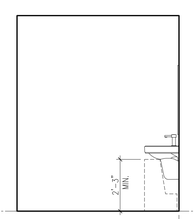
14 A-600 UNISEX WC ELEVATION
3/8" = 1'-0"



13 A-600 UNISEX WC ELEVATION
3/8" = 1'-0"

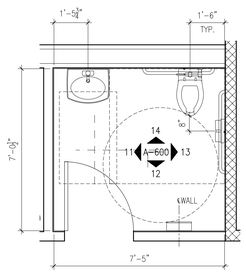


12 A-600 UNISEX WC ELEVATION
3/8" = 1'-0"



11 A-600 UNISEX WC ELEVATION
3/8" = 1'-0"

REFER TO ID DRAWINGS FOR ALL FINISHES, PLUMBING FIXTURES, APPLIANCES, AND HARDWARE



10 A-600 UNISEX WC PLAN
3/8" = 1'-0"

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-600 PA Bathroom Enlarged Plans & Elevations.dwg Plotted on: 08/13/14 - 4:25pm

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Design Development Set
[Not for Construction]

No.	Date	Description
1	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3

Revisions

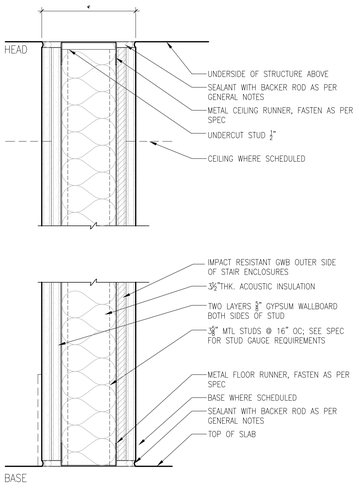
Drawing Title

BOH & PA
Restroom Enlarged
Plans & Elevations

Scale	3/8" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

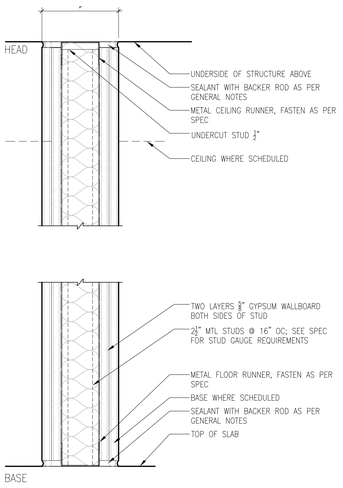
A-600.00

[AREA FOR DOB B-SCAN STICKER]



6.1G1 1-HR RATED GYPSUM WALLBOARD ASSEMBLY

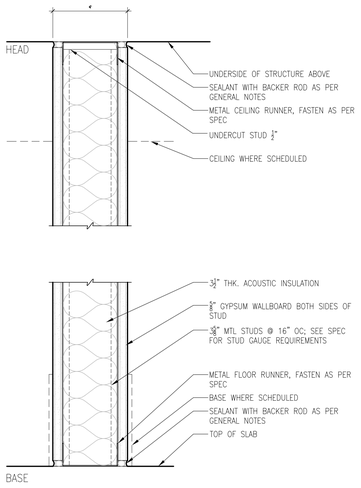
6.1G2 2-HR RATED GYPSUM WALLBOARD ASSEMBLY



5G UN-RATED GYPSUM WALLBOARD ASSEMBLY

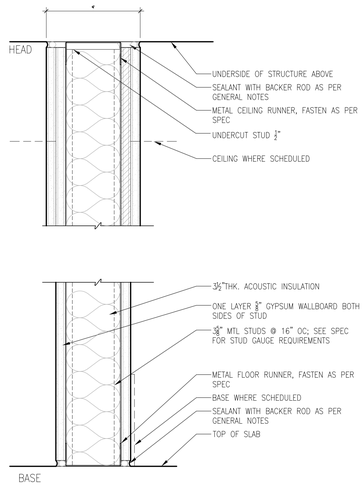
5G1 1-HR RATED GYPSUM WALLBOARD ASSEMBLY
UL LABEL #U465

5G2 2-HR RATED GYPSUM WALLBOARD ASSEMBLY
UL LABEL #U411

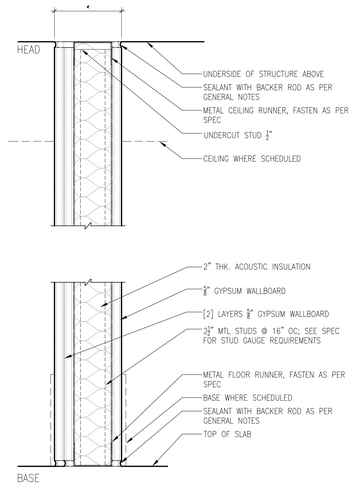


4.8G UN-RATED GYPSUM WALLBOARD ASSEMBLY

4.8G1 1-HR RATED GYPSUM WALLBOARD ASSEMBLY

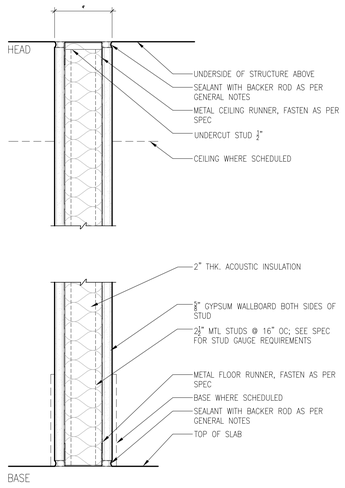


4.8G UN-RATED GYPSUM WALLBOARD ASSEMBLY



4.4G UNRATED GYPSUM WALLBOARD ASSEMBLY

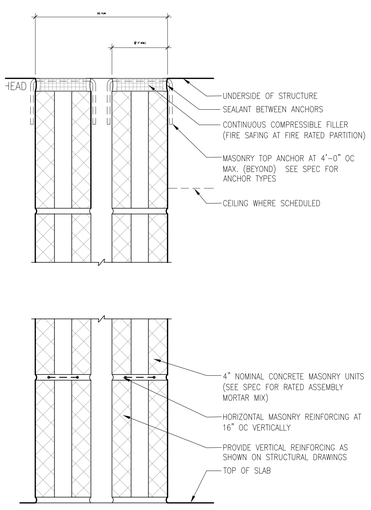
4.4G1 1-HR RATED GYPSUM WALLBOARD ASSEMBLY
UL LABEL #U465



3.7G UNRATED GYPSUM WALLBOARD ASSEMBLY

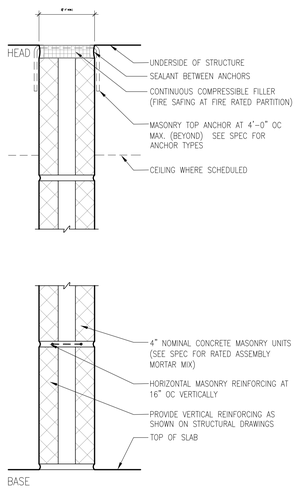
3.7G1 1-HR RATED GYPSUM WALLBOARD ASSEMBLY
UL LABEL #U465

02 A-700 GYPSUM BOARD PARTITION TYPES
3" = 1'-0"

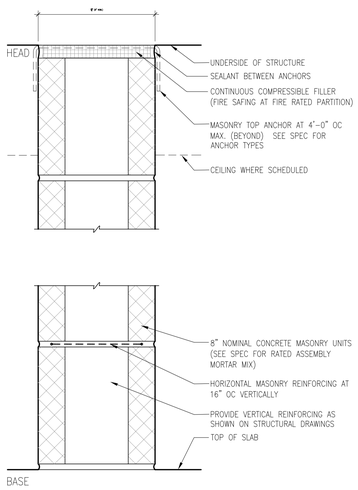


XMC UN-RATED CMU CHASEWALL ASSEMBLY

XMC2 2-HR RATED CMU CHASEWALL ASSEMBLY

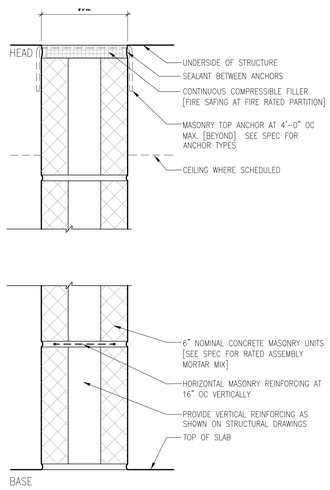


4M UN-RATED CMU ASSEMBLY



8M2 2-HR RATED CMU ASSEMBLY
UL LABEL #U905

8M3 3-HR RATED CMU ASSEMBLY
UL LABEL #U904



6M UN-RATED CMU ASSEMBLY

6M1 1-HR RATED CMU ASSEMBLY
UL LABEL #U906

6M2 2-HR RATED CMU ASSEMBLY
UL LABEL #U906

01 A-700 MASONRY PARTITION TYPES
3" = 1'-0"

GENERAL NOTES:

1. PROVIDE FIRE-RESISTANT GYPSUM WALLBOARD AT ALL RATED ASSEMBLIES.
2. ALL RATED ASSEMBLIES SHALL BE SEALED FULLY ALONG TOP AND BOTTOM JOINTS WITH A FIRE-STOPPING SEALANT IN ACCORDANCE WITH THE REQUIREMENTS AS PER SPEC AND CONSISTENT WITH APPLICABLE UNDERWRITER'S LABORATORY STANDARDS OR MEA & BSA NUMBERS IN JURISDICTIONS WHERE APPLICABLE.
3. UN-RATED PARTITION ASSEMBLIES DO NOT REQUIRE EITHER FIRE-STOPPING SEALANT NOR THERMAL BLANKETS, UNLESS OTHERWISE NOTED. EXTEND GYPSUM WALLBOARD 6" ABOVE SCHEDULED CEILING UNLESS OTHERWISE NOTED.
4. CEMENTITIOUS BACKER UNITS TO BE PROVIDED IN LIEU OF GYPSUM WALLBOARD WHERE TILE FINISHES ARE INDICATED ON THE FINISH SCHEDULE.
5. WHEN FURRED PARTITION ASSEMBLIES ARE PART OF A RATED ASSEMBLY, THE FURRING SHALL MAINTAIN THE HIGHEST RATING OF THE ADJACENT PARTITION.
6. FURRED CMU PARTITIONS SHALL BE SHIMMED SO THE TOTAL ASSEMBLY THICKNESS EQUALS THE ACTUAL FURRING DIMENSIONS PLUS THE NOMINAL BLOCK DIMENSION (6" NOMINAL CMU PLUS 3/8" CHANNEL & 5/8" GWB WOULD BE SHIMMED APPROXIMATELY 7/8" TO MEASURE 7 1/2")
7. PROVIDE IMPACT RESISTANT GWB AT ALL ELEVATOR AND STAIR SHAFT ENCLOSURES.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

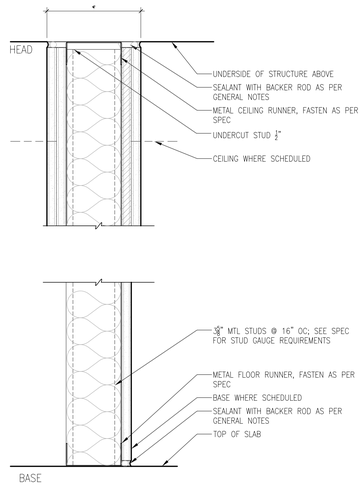
Partition Types

Scale	3" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

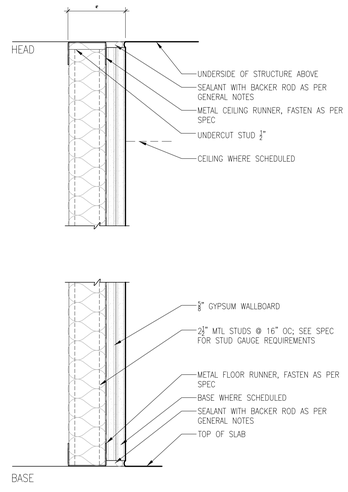
A-700.00

[AREA FOR DOB B-SCAN STICKER]

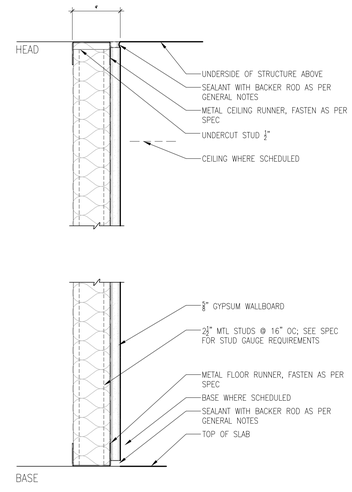
H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-700 Partition Types.dwg Plotted on: 08/13/14 - 1:48pm



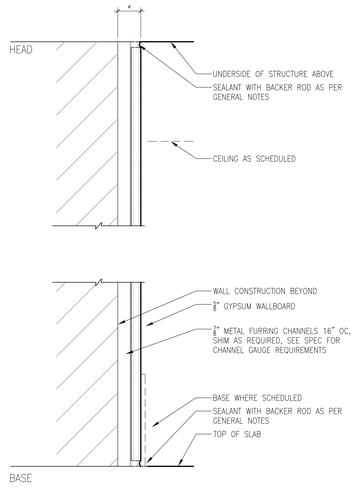
4.2F UN-RATED GYPSUM WALLBOARD ASSEMBLY



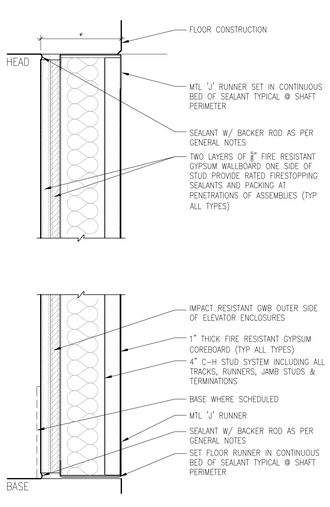
3.7F UN-RATED GYPSUM WALLBOARD ASSEMBLY



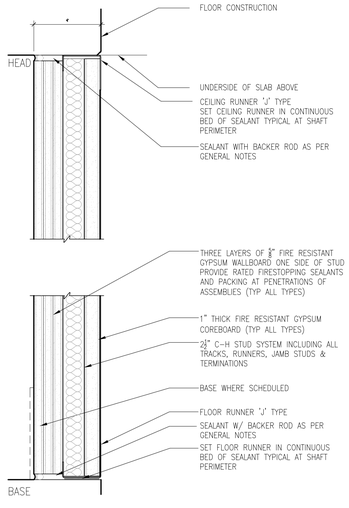
3.1F UN-RATED GYPSUM WALLBOARD ASSEMBLY



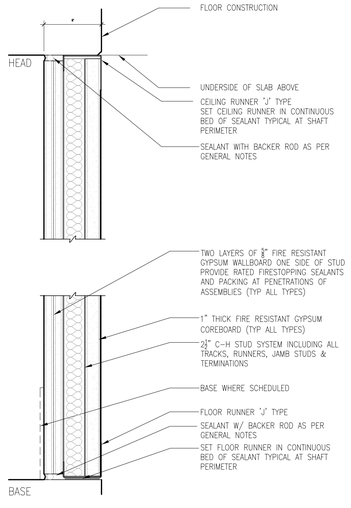
1.5F UN-RATED GYPSUM WALLBOARD FURRING ASSEMBLY



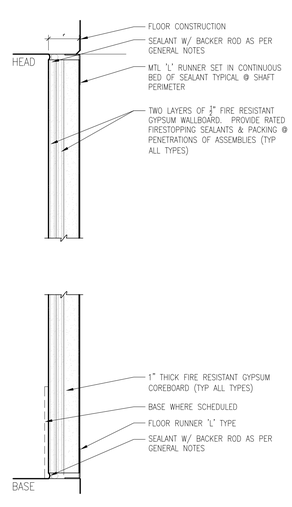
5.2S2 2-HR RATED GYPSUM WALLBOARD SHAFT ASSEMBLY
UL LABEL #437



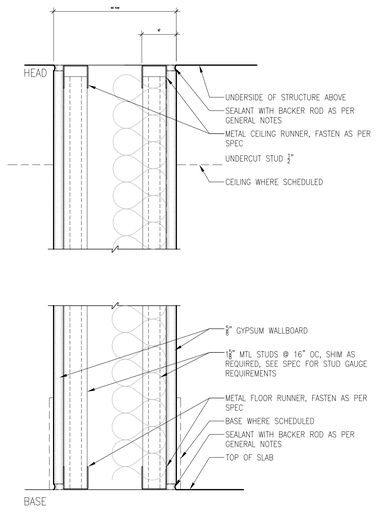
4.4S2 2-HR RATED GYPSUM WALLBOARD SHAFT ASSEMBLY
UL LABEL #U415, SYSTEM B



3.7S2 2-HR RATED GYPSUM WALLBOARD SHAFT ASSEMBLY
UL LABEL #U415, SYSTEM B

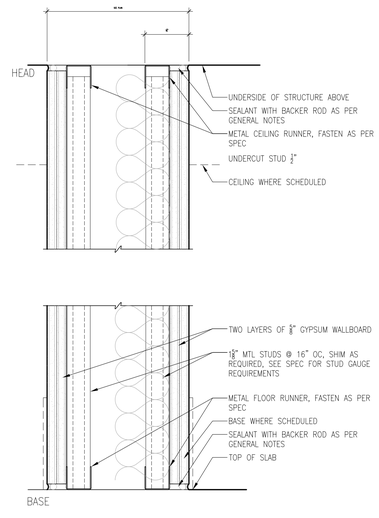


2S2 2-HR RATED GYPSUM WALLBOARD SHAFT ASSEMBLY
UL LABEL #U529



XC GYPSUM WALLBOARD CHASE ASSEMBLY

XC1 1-HR RATED GYPSUM WALLBOARD CHASE ASSEMBLY
UL LABEL #U420



XC2 2-HR RATED GYPSUM WALLBOARD CHASE ASSEMBLY
UL LABEL #U420

01 A-701 GYPSUM BOARD PARTITION TYPES
3" = 1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

Partition Types

Scale	3" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-701.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Sybox 186-188 11th Ave\2307_Drawings\2307 A-700 Partition Types.dwg Plotted on: 06/13/14 - 1:49pm

SEVENTH TO THIRTEENTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
700A	HALLWAY	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
700B	HALLWAY	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
701A	ENTRY	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
710A	CORRIDOR	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
714A	BATHROOM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
715A	BEDROOM	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
E716A	SUNRISE TERRACE	3'-6"	9'-0"	-	-	-	-	-	-	-	-	-	-					14	SEE EXTERIOR ELEVATIONS
E717A	SUNSET TERRACE	3'-6"	9'-0"	-	-	-	-	-	-	-	-	-	-					14	SEE EXTERIOR ELEVATIONS
718A	ELEC	2'-6"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
7SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
7SAB	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

FOURTEENTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
1400A	HALLWAY	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
1400B	HALLWAY	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
1401A	ENTRY	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
1410A	CORRIDOR	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
1414A	BATHROOM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
1415A	BEDROOM	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
E1416A	SUNRISE TERRACE	3'-6"	9'-0"	-	-	-	-	-	-	-	-	-	-					14	SEE EXTERIOR ELEVATIONS
E1417A	SUNSET TERRACE	3'-6"	9'-0"	-	-	-	-	-	-	-	-	-	-					14	SEE EXTERIOR ELEVATIONS
1418A	ELEC	2'-6"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
14SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
14SAB	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

FIFTEENTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
1500A	HALLWAY	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
1500B	HALLWAY	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
1501A	ENTRY	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
1510A	CORRIDOR	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
1513A	W/D	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
1514A	STAIR	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
E1515A	SUNRISE TERRACE	3'-6"	9'-0"	-	-	-	-	-	-	-	-	-	-					14	SEE EXTERIOR ELEVATIONS
E1516A	SUNSET TERRACE	3'-6"	9'-0"	-	-	-	-	-	-	-	-	-	-					14	SEE EXTERIOR ELEVATIONS
1517A	ELEC	2'-6"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
15SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
15SAB	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

SIXTEENTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
1600A	VESTIBULE	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
1602A	CORRIDOR	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
16SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
16SBA	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

SIXTEENTH FLOOR MEZZANINE OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
16M01A	VESTIBULE	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	

SEVENTEENTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
1700A	GALLERY HALLWAY	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
1700B	GALLERY HALLWAY	4'-6"	8'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
1701A	MASTER ENTRY VETSIBULE	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
1709A	ELEC	2'-6"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
17SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
17SBA	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

EIGHTEENTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
1800A	VESTIBULE	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
1804A	BEDROOM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
1805A	MAID BEDROOM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
1806A	CORRIDOR	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
1807A	ELEC	2'-6"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
18SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
18SBA	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

NINETEENTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
1901A	ROOF/DECK	3'-0"	7'-0"	A	HM	PTD			-	1-3/4"	1	HM	PTD				1 1/2 H		
1901B	ROOF/DECK	3'-6"	7'-0"	A	HM	PTD			-	1-3/4"	1	HM	PTD				1 1/2 H		
1902A	HOT WATER HEATER ROOM	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
19SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
19SBA	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

BULKHEAD 01 FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
2002A	ATS/ ELC RM	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
2003A	PE-2 & PE-4 CONTROL RM	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
2004A	GENERATOR RM	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	

SUB-CELLAR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
S001A	WATER SERVICE RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	6	
S002A	GAS METER RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	6	
S004A	AIR HANDLING UNITS RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	6	
S005A	PUMP RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	6	
S008A	FIRE PUMP RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	6	
S009A	FLOORD BARRIER EQUIPMENT	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	6	
S010A	STORAGE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
S011A	ELECTRICAL CLOSET	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
S012A	WINDOW CLEANING EQUIPMENT	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	6	
S013A	STORAGE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
S0SAA	STAIR A	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
S0SBA	STAIR B	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	

CELLAR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
001A	TELECOM RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	3	
002A	ATS RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	4	
003A	SWITCHBOARD RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	5	
003B	SWITCHBOARD RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	6	
006A	VESTIBULE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	7	
006B	VESTIBULE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	7	
007A	BIKE STORAGE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
008A	RESIDENTIAL STORAGE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
009A	OFFICE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	8	
010A	ELEVATOR CONTROL RM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
011A	REFUSE AREA	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
012A	WC	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	9	
013A	JC	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
014A	ELECTRICAL CLOSET	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
0SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
0SBA	STAIR B	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
0SBB	STAIR B	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
0SBC	STAIR B	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	

FIRST FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
100A	RES. LOBBY	6'-0"	9'-0"	-	-	-	-	-	-	-	-	-	-					tbd	SEE EXTERIOR ELEVATIONS
100B	RES. LOBBY	3'-0"	9'-0"	-	-	-	-	-	-	-	-	-	-					tbd	
101A	GALLERY LOBBY	6'-0"	9'-0"	-	-	-	-	-	-	-	-	-	-					tbd	SEE EXTERIOR ELEVATIONS
102A	RECEPTION	6'-0"	9'-0"	-	-	-	-	-	-	-	-	-	-					tbd	
103A	GALLERY	6'-0"	9'-0"	-	-	-	-	-	-	-	-	-	-					tbd	
103B	GALLERY	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	tbd	SEE EXTERIOR ELEVATIONS
1SAA	STAIR A	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
1SAB	STAIR A	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
1SBA	STAIR B	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	tbd	SEE EXTERIOR ELEVATIONS
1SBB	STAIR B	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
1SBC	STAIR B	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
1SCA	STAIR C	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	tbd	SEE EXTERIOR ELEVATIONS
1SCB	STAIR C	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	

SECOND FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
202A	MEN'S RESTROOM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	7	
203A	WOMEN'S RESTROOM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	7	
2SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
2SCA	STAIR C	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	

THIRD FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
301A	VESTIBULE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
303A	OFFICE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	8	
304A	OFFICE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	8	
305A	RESTRM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	8	
305B	RESTRM	3'-0"	8'-0"	A	HM	PTD	MH7	MJ7	-	1-3/4"	4	HM	PTD				1 1/2 H	tbd	
306A	OFFICE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	8	
307A	OFFICE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	8	
308A	OFFICE	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	8	
3SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
3SCA	STAIR C	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	

FOURTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
401A	LOBBY	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
E401B	LOBBY	3'-0"	9'-0"	-	-	-	-	-	-	-	-	-	-					tbd	SEE EXTERIOR ELEVATIONS
E403A	ADA BATHROOM	3'-0"	9'-0"	-	-	-	-	-	-	-	-	-	-					tbd	SEE EXTERIOR ELEVATIONS
404A	ELEC	2'-6"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	1	
4SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	
4SBA	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	2	

FIFTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
500A	ENTRY GALLERY	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
512A	MASTER BEDROOM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
514A	HALLWAY	4'-6"	11'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
514B	HALLWAY	4'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD				1 1/2 H	12	
515A	ELEC	2'-6"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
E516A	TERRACE	3'-6"	9'-0"	-	-	-	-	-	-	-	-	-	-					14	SEE EXTERIOR ELEVATIONS
5SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
5SBA	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

SIXTH FLOOR OPENING SCHEDULE

OPENING #	OPENING LOCATION	FRAME OPENING SIZE W	FRAME OPENING SIZE H	FRAME TYPE	FRAME MAT.	FRAME FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS SILL	DOOR THICK	DOOR TYPE	DOOR MAT.	DOOR FINISH	LOUVER W	LOUVER H	GLAZING TYPE	FIRE RATING [HOURS]	HDWR SET	REMARKS
600A	ENTRY GALLERY	3'-4"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD					10	
612A	MASTER BEDROOM	3'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
614A	HALLWAY	4'-6"	11'-9"	B	HM	PTD	MH6	MJ6	-	1-3/4"	3	HM	PTD				1 1/2 H	11	
614B	HALLWAY	4'-0"	8'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	2	HM	PTD				1 1/2 H	12	
615A	ELEC	2'-6"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	13	
6SAA	STAIR A	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	
6SBA	STAIR B	3'-0"	7'-0"	A	HM	PTD	MH1	MJ1	-	1-3/4"	1	HM	PTD				1 1/2 H	15	

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3
1	04.15.14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

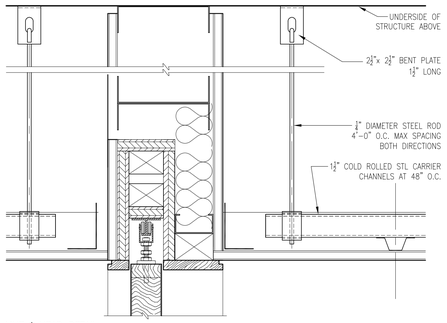
Opening Schedule

Scale: NTS
Issue Date: 15 April 2014
Project No.: 2307.00
Drawing No.: X of X

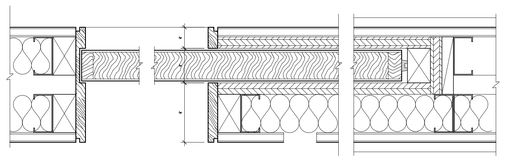
A-720.00

[AREA FOR DOB B-SCAN STICKER]

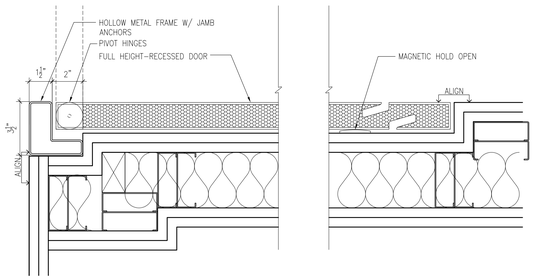
H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-720 Opening Schedule.dwg Plotted on: 08/13/14 - 10:48am



MH7 | HEAD DETAIL

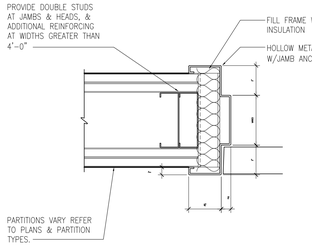


MJ7 | JAMB DETAIL



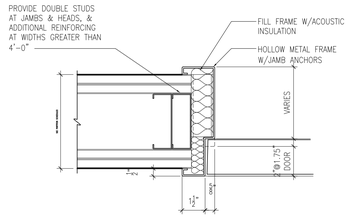
MJ6 | JAMB DETAIL

MH6 | HEAD DETAIL – SIMILAR



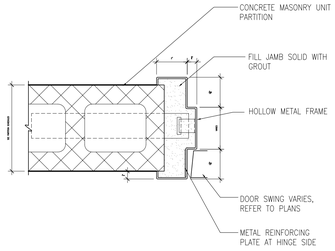
MJ5 | JAMB DETAIL

MH5 | HEAD DETAIL – SIMILAR



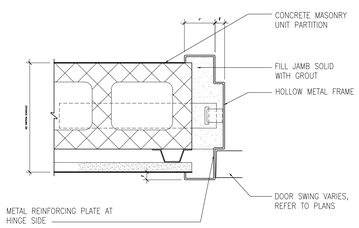
MJ4 | JAMB DETAIL

MH4 | HEAD DETAIL – SIMILAR



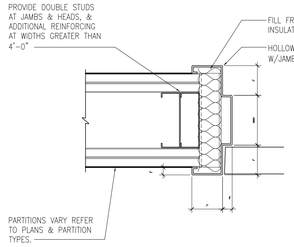
MJ3 | JAMB DETAIL

MH3 | HEAD DETAIL – SIMILAR



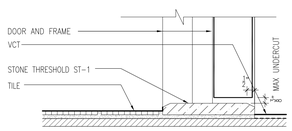
MJ2 | JAMB DETAIL

MH2 | HEAD DETAIL – SIMILAR

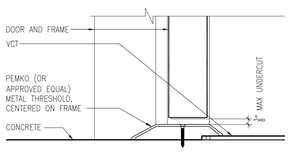


MJ1 | JAMB DETAIL

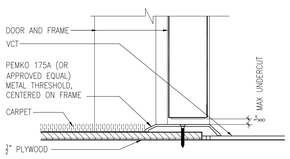
MH1 | HEAD DETAIL – SIMILAR



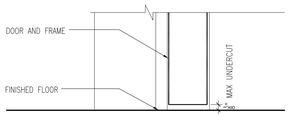
S6 | SILL DETAIL



S5 | SILL DETAIL

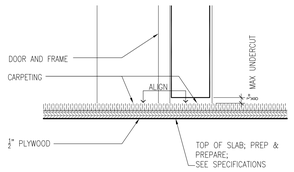


S4 | SILL DETAIL

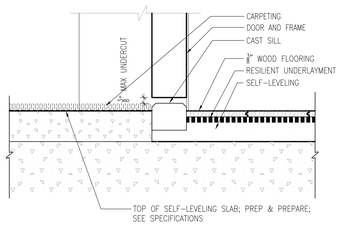


OR : VCT/ VCT
OR : TILE/TILE
OR : WOOD/WOOD

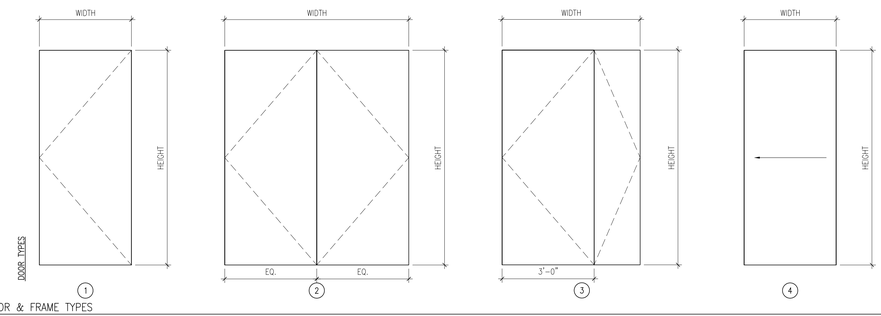
S3 | SILL DETAIL



S2 | SILL DETAIL



S1 | SILL DETAIL



12 A-730 DOOR & FRAME TYPES
1/2" = 1'-0"

SKY BOX

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N

Design Development Set
[Not for Construction]

No.	Date	Description
1	08.15.14	DESIGN DEVELOPMENT ADDENDUM #3

Revisions

Drawing Title

Typical Door Details

Scale	3" = 1'-0"
Issue Date	15 April 2014
Project No.	2307.00
Drawing No.	X of X

A-730.00

[AREA FOR DOB B-SCAN STICKER]

H:\2307 Skybox 186-188 11th Ave\2307_Drawings\2307 A-730 Typical Door Details.dwg Plotted on: 08/13/14 – 10:20am

GENERAL NOTES:

I - CODES

1. 2008 BUILDING CODE OF THE CITY OF NEW YORK. INCLUDING LATEST AMENDMENTS (N.Y.C. CODE").
2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 360-05 ("AISC") AS MODIFIED BY CHAPTER 22 OF THE N.Y.C. BUILDING CODE.
3. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318-02 ("ACI") AS MODIFIED BY CHAPTER 19 OF THE N.Y.C. BUILDING CODE.
4. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530-02 ("ACI 530") AS MODIFIED BY CHAPTER 21 OF THE N.Y.C. BUILDING CODE.
5. AMERICAN IRON AND STEEL INSTITUTE "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS INCLUDING 2004 SUPPLEMENT", NAS-01 ("AISI") AS MODIFIED BY CHAPTER 22 OF THE N.Y.C. BUILDING CODE.

II - MATERIALS

UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS:

1. STRUCTURAL STEEL:
   ALL ROLLED SHAPES: ASTM A572 OR A992, GRADE 50
   ALL PLATES AND CONNECTION MATERIAL: ASTM A36
   ALL TUBULAR SECTIONS: ASTM A500, GRADE B
   ALL PIPE SECTIONS: ASTM A53, GRADE B
   ANCHOR BOLTS, U.O.N.: ASTM F1554
2. METAL DECK:
   FABRICATE FROM ASTM A611 OR ASTM A653 STEEL WITH ASTM A653 G60 GALVANIZING. SIZE AND GRADE AS NOTED ON DRAWINGS.
   U.O.N., FLOOR DECKING SHALL BE COMPOSITE DECK WITH CONFIGURATION THAT PERMITS FULL AISC SHEAR CONNECTOR VALUE.
3. SHEAR CONNECTIONS:
   ¾" DIAMETER X 4" HEADED STUDS, U.O.N.
4. CAST-IN-PLACE CONCRETE:
   FOUNDATIONS: AS NOTED ON DRAWINGS
   FOUNDATION WALLS: 6 KSI N.W.
   SLABS ON GROUND: AS NOTED ON DRAWINGS
   FORMED SLABS: AS NOTED ON DRAWINGS
   SLABS ON METAL DECK: 3 KSI LT. WT. 115 PCF
   COLUMNS AND WALLS: AS NOTED ON DRAWINGS
5. REINFORCEMENT:
   DEFORMED BARS: ASTM A615, GRADE 60.
   WELDED WIRE FABRIC: ASTM A185.
   WELDED DEFORMED WIRE FABRIC: ASTM A467, GRADE 60.
6. WELDING ELECTRODES: E70XX LOW HYDROGEN.
7. BOLTING MATERIALS: ASTM A325 OR F1852 (TWIST-OFF TYPE). OR A490. U.O.N.
8. LIGHT GAGE FRAMING: ASTM ASTM A653; GRADE 50 FOR 16 GAGE AND HEAVIER, GRADE 33 FOR 18 GAGE AND LIGHTER: WITH G60 GALVANIZING.

III - GENERAL

1. NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWINGS FOR REVIEW.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO PERFORMING WORK.
3. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
4. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR WATER/DAMPROOFING AND FIREPROOFING DETAILS AND REQUIREMENTS.
5. TOP OF CONCRETE SLABS ARE AT FLOOR REFERENCE ELEVATIONS EXCEPT AS NOTED. FOR FLOOR REFERENCE ELEVATIONS SEE COLUMN SCHEDULE.
6. THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTS. SEE CONSTRUCTION MANAGER'S [or CONTRACT if no CM] DOCUMENTS.
7. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S OR ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.
8. SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STREETS, BUILDINGS AND STRUCTURES.
9. ALL EXISTING DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY FIELD MEASUREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
10. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON DRAWINGS, ENGINEER SHALL BE NOTIFIED.

IV - FOUNDATION NOTES

1. HYDROSTATIC LOADS, PILE DESIGN AND SEISMIC SITE CLASSIFICATION ARE PER LANGAN ENGINEERING AND ENVIRONMENTAL REPORT DATED DECEMEBER 19, 2012.
2. NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNLESS SUPPORTING SLABS ARE IN PLACE AND SET OR THE WALLS ARE ADEQUATELY BRACED.
3. UNDERPINNING OF EXISTING ADJACENT FOUNDATIONS MAY BE REQUIRED. ALL ENGINEERING, DESIGNS AND MEANS AND METHODS OF CONSTRUCTION RELATED TO UNDERPINNING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. DEWATERING OF THE SITE DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR NOT TO UNDERMINE EXISTING FOUNDATIONS. METHOD OF DEWATERING AND CALCULATIONS FOR THE APPROPRIATE SYSTEM ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PILES AND PIERS ARE TO BE CENTERED ON COLUMNS ABOVE, U.O.N.
6. PROVIDE DOWELS IN FOUNDATIONS FOR ALL WALLS, COLUMNS, AND SHEAR WALLS OF SAME NUMBER AND SIZE AS THE VERTICAL REINFORCEMENT ABOVE, U.O.N.
7. PROVIDE WATERSTOPS IN ALL VERTICAL CONSTRUCTION JOINTS IN BASEMENT WALLS.
8. SLABS ON GROUND SHALL BE PLACED ON SELECT FILL COMPACTED TO 95 PERCENT MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
9. PIER ELEVATIONS SHOWN ON THE DRAWINGS HAVE BEEN ESTIMATED USING THE GEOTECHINICAL REPORT. ACTUAL ELEVATIONS OF PIER BOTTOMS WILL BE DETERMINED BY FIELD CONDITIONS.

V - UNDERPINNING NOTES

1. UNDERPINNING OF EXISTING ADJACENT FOUNDATIONS MAY BE REQUIRED. ALL ENGINEERING, DESIGNS AND MEANS AND METHODS OF CONSTRUCTION RELATED TO UNDERPINNING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL RETAIN THE SERVICE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW YORK TO PREPARE SIGNED AND SEALED DESIGN DRAWINGS AND CALCULATIONS FOR ALL REQUIRED UNDERPINNING OF ADJACENT STRUCTURES. THE CONTRACTOR SHALL FILE THE DRAWINGS WITH THE BUILDING DEPARTMENT.
3. SUBMIT COPY OF FILED DRAWINGS TO DESIMONE FOR INFORMATION ONLY. ALL UNDERPINNING WORK SHALL BE SUBJECT TO SPECIAL INSPECTION IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
4. THE FULL SCOPE OF THIS WORK IS TO BE DETERMINED BY THE CONTRACTOR BY THE REVIEW OF ALL AVAILABLE DOCUMENTATION SUCH AS SURVEYS, GEOTECHNICAL REPORTS AND THE LIKE AND BY SITE REVIEW PRIOR TO BIDDING.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF ALL EXISTING ADJACENT BUILDINGS, STRUCTURES, SIDEWALKS, VAULTS AND THE LIKE DURING AND AS A RESULT OF UNDERPINNING OPERATIONS.

VI - CONCRETE NOTES

1. REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS, U.O.N. IN DRAWINGS:

   CONCRETE POURED AGAINST EARTH .... 3"

   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #5 OR SMALLER .... 1½"
   #6 OR LARGER .... 2"

   CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
   COLUMNS (TIES AND MAIN REINFORCING) .... 1½"
   SLABS, WALLS, JOISTS #14 OR #18 BARS .... 1½"
   #11 OR SMALLER .... ¾"
   BEAMS (STIRRUPS AND MAIN REINF) .... 1½"

   CLEAR COVER SHALL BE CLEARLY SHOWN ON ALL REBAR DETAIL DRAWINGS.
2. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING CONCRETE. IF NECESSARY, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.
3. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES, BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AS WELL AS THE STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER, AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER IS OBTAINED.
4. LOCATION OF ALL CONSTRUCTION JOINTS NOT SHOWN IN DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO DETAILING OF REINFORCING. ALL CONSTRUCTION JOINTS TO BE CLEARLY SHOWN IN REBAR DETAIL DRAWINGS. ENGINEER MAY REQUIRE ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS.
5. DIMENSIONS "Ld" AS NOTED ON DRAWINGS SHALL BE AS FOLLOWS:

BEAMS

BAR SIZE	BOTTOM BARS	OTHER BARS
#3	13	17
#4	17	23
#5	22	28
#6	26	34
#7	38	49
#8	43	56
#9	48	63
#10	54	71
#11	60	78

COLUMNS

BAR SIZE	Ld
#3	13
#4	17
#5	22
#6	26
#7	38
#8	43
#9	48
#10	54
#11	60

TABLE ASSUMPTIONS:

1. f 'c = 5 ksi
2. A MINIMUM CLEAR COVER AS SHOWN IN NOTE 1 ABOVE
3. A MINIMUM CLEAR SPACING OF 3" BETWEEN ANY BARS
4. fy = 60 ksi
5. NORMAL WEIGHT CONCRETE
6. FOR WALLS:
   CASE 1 = CLEAR SPACING ≥ 2db AND CLEAR COVER ≥ db
   CASE 2 = OTHER THAN CASE 1

WALLS

BAR SIZE	VERTICAL BARS		HORIZONTAL BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	13	20	17	25
#4	17	26	23	34
#5	22	32	28	42
#6	26	39	34	50
#7	38	56	49	73
#8	43	64	56	83
#9	48	72	63	94
#10	54	81	70	106
#11	60	90	78	117

SLABS / MATS

BAR SIZE	THICKNESS 12" OR LESS	THICKNESS GREATER THEN 12"	
	ALL BARS	BOTTOM BARS	OTHER BARS
#3	13	13	17
#4	17	17	23
#5	22	22	28
#6	26	26	34
#7	56	56	73
#8	64	64	83
#9	72	72	94
#10	81	81	106
#11	90	90	117

FOR:

f'c = 3 ksi	Ld = 1.29 x TABLE VALUE
f'c = 4 ksi	Ld = 1.12 x TABLE VALUE
f'c = 6 ksi	Ld = 0.91 x TABLE VALUE
f'c = 7 ksi	Ld = 0.85 x TABLE VALUE
f'c = 8 ksi	Ld = 0.79 x TABLE VALUE
f'c = 10 ksi	Ld = 0.71 x TABLE VALUE
f'c = 12 ksi	Ld = 0.64 x TABLE VALUE

6. ALL LAP SPLICES SHALL BE 1.3Ld UNLESS NOTED OTHERWISE ON DRAWINGS.
7. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.
8. FOR EPOXY-COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.5.
9. COMBINATIONS OF EFFECTS DUE TO CONCRETE STRENGTH, CONCRETE WEIGHT, AND EPOXY BARS ARE CUMULATIVE. Ld SHALL BE MULTIPLIED BY EACH FACTOR TO FIND THE CORRECT VALUE.
10. ACI DOES NOT PERMIT LAP SPLICES OF #14 OR #18 BARS. BARS OF THIS SIZE SHALL BE COUPLED BY ACCEPTABLE MECHANICAL MEANS.
11. DOWEL BAR SUBSTITUTIONS SHALL BE PERMITTED PROVIDED THAT MANUFACTURER'S DATA SUPPORTS FULL TENSION SPLICES.
12. ALL SLEEVES AND PENETRATIONS SHALL BE PROVIDED BY THE SUB-CONTRACTOR REQUIRING THE OPENING.
13. CONCRETE COLUMN LENGTH ADJUSTMENT FOR ELASTIC SHORTENING, SHRINKAGE AND CREEP EFFECTS SHALL BE DISCUSSED WITH THE CONCRETE CONTRACTOR.
14. CONDUIT PLACED IN CONCRETE SLABS MUST BE PLACED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
    a. CONTRACTOR SHALL NOT INSTALL CONDUIT THAT IS NOT SHOWN ON MECHANICAL DRAWINGS.
    b. DO NOT CROSS MORE THAN ONE LAYER OF CONDUIT OVER ANOTHER IN ANY GIVEN AREA.
    c. PLACE CENTROID OF CONDUIT OR CONDUIT GROUP AT THE MID-HEIGHT OF THE SLAB.
    d. CONDUIT OR CONDUIT GROUP CAN NOT EXTEND OUTSIDE THE MIDDLE ⅓ OF THE SLAB.
    e. MAINTAIN A MINIMUM CLEAR SPACING BETWEEN THE CONDUIT OF 3 DIAMETERS. THIS REQUIREMENT APPLIES EXCEPT WHERE CONDUITS ACCUMULATE AT "TURN DOWNS". THE CONDITIONS AT "TURN DOWN" LOCATIONS MUST BE EVALUATED AT EACH LOCATION BY THE STRUCTURAL ENGINEER. "TURN DOWNS" CAN NOT OCCUR AT COLUMN OR BUTTRESS LOCATIONS.
    f. DO NOT PLACE ANY CONDUIT IN THE SLAB WITHIN 36" FROM THE EDGE OF ANY COLUMN OR WALL ABOVE OR BELOW THE SLAB.
    g. SLAB REINFORCEMENT MUST NOT BE MOVED, CUT, OR BENT TO ACCOMMODATE CONDUIT PLACEMENT.
    h. CONDUIT IS NOT TO RUN THROUGH OR WITHIN A COLUMN OR WALL.
    i. ALUMINUM CONDUIT SHALL NOT BE EMBEDDED IN A SLAB UNLESS IT IS EFFECTIVELY COATED.

    IF THE ABOVE REQUIREMENTS ARE ALL MET, CONDUIT LOCATIONS NEED NOT BE REVIEWED BY THE STRUCTURAL ENGINEER. ANY DEVIATIONS MUST BE SUBMITTED ON A SHOP DRAWING FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO CONDUIT PLACEMENT.

    THE FOLLOWING CASES MUST BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER:

    a. LOCATIONS OF ANY CONDUIT LARGER THAN 2" IN OUTSIDE DIAMETER.
    b. LOCATIONS OF ANY BUNDLED CONDUITS.

VII - STEEL NOTES

1. BOLTED CONNECTIONS: BOLTS ARE TO BE A325 OR A490 SLIP CRITICAL. CLASS A. FLOOR BEAM CONNECTIONS TO OTHER BEAMS OR GIRDERS CAN BE MADE WITH BEARING CONNECTIONS. MINIMUM DIAMETER OF ALL BOLTS SHALL BE ¾", MAX. DIA. 1⅛". PROVIDE AT LEAST 2 BOLTS PER CONNECTION.

   UNLESS OTHERWISE NOTED IN PLAN, DETAIL FLOOR MEMBER CONNECTIONS FOR THE FOLLOWING VERTICAL REACTIONS:

SHAPE	MINIMUM REACTIONS (KIPS) TO GIRDERS	TO COLUMNS	MINIMUM NUMBER OF ROWS
W8,C8	12	17	2
W10,C10	15	20	2
W12,C12	20	25	2
W14	25	30	3
W16	30	38	3
W18	36	46	3
W21	46	58	4
W24	57	72	4
W27	70	85	5
W30	85	100	6
W33	100	120	7
W36	115	135	8

2. END CONNECTIONS OF FLOOR MEMBERS SHALL ACCOMMODATE END ROTATIONS OF SIMPLE, UNRESTRAINED BEAMS. FOR THIS PURPOSE, INELASTIC ACTION IN THE CONNECTION IS PERMITTED.
3. COPED OR CUT ENDS OF MEMBERS SHALL BE REINFORCED WHERE REQUIRED TO SUSTAIN THE SPECIFIED REACTIONS.
4. FABRICATE AND ERECT FLOOR MEMBERS WITH NATURAL CAMBER UP.
5. SHORING OF FLOOR MEMBERS TO CONTROL SLAB THICKNESS, FLOOR LEVEL AND OTHER TOLERENCES, AND CONCRETE PONDING IS THE CONTRACTOR'S OPTION. FLOORS TO BE POURED SO AS TO MAINTAIN UNIFORM SLAB THICKNESS ACROSS TOP OF STEEL MEMBERS.
6. STRUCTURAL STEEL CONTRACTOR TO PROVIDE DECK SUPPORT ANGLES AS REQUIRED.
7. UNLESS OTHERWISE SHOWN ON DRAWINGS, SIZE OF WELDS SHALL NOT BE SMALLER THAN ¼".
8. FABRICATION AND ERECTION CONSIDERATIONS - THE FOLLOWING ITEMS WILL BE DEFINED AT A PRE-DETAILING CONFERENCE WITH THE STEEL CONTRACTOR:
   a) STEEL COLUMN LENGTH ADJUSTMENT FOR ELASTIC SHORTENING EFFECTS.
   ii) STEEL TRUSS CAMBERING.
   iii) ELEMENTS AFFECTED BY STEEL ERECTION PROCEDURE, SUCH AS MEMBER SIZES, CONNECTIONS, SPLICES, BASE PLATES, ANCHOR BOLTS, ROCK ANCHORS, ETC.
   iv) ERECTION PROCEDURES AND SEQUENCES WITH REGARD TO TEMPERATURE EFFECTS.
9. THE CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST, ALL ADDITIONAL STEEL, CONNECTIONS, GUYING, ETC. REQUIRED FOR ERECTION.
10. UNLESS SPECIFICALLY NOTED, STEEL DETAILS SHOWN ON THE DRAWINGS ARE FOR CONCEPT ONLY AND DO NOT INDICATE REQUIRED NUMBER OF BOLTS, SIZE OF WELDS, ETC.
11. MEMBERS MAY ONLY BE SPLICED WHERE SPECIFICALLY DETAILED ON ACCEPTED SHOP DRAWINGS.
12. FIELD CUTTING OF STRUCTURAL STEEL IS NOT PERMITTED EXCEPT WITH THE PRIOR APPROVAL OF THE ENGINEER.
13. BOLTS, NUTS AND WASHERS FOR STEEL PERMANENTLY EXPOSED TO WEATHER SHALL BE GALVANIZED, SEE SPECIFICATIONS.

VIII - SURVEYING

[USER NOTE: PRIMARILY FOR CONCRETE SLAB DEFLECTIONS, SEE RESHORES]

1. PRIOR TO REMOVING RESHORES THE UNDERSIDE OF THE SLAB SHALL BE SURVEYED TO DETERMINE THE RELATIVE ELEVATION OF THE SLAB. AT A MINIMUM, SURVEY POINTS ARE TO BE LOCATED NEXT TO COLUMNS AND AT CENTER OF COLUMN STRIPS AND MIDDLE STRIPS. SLAB EDGES AND CANTILEVERS ARE TO BE SURVEYED AT POINTS OF THEORETICAL MAXIMUM AND MINIMUM DEFLECTIONS WITHIN EACH SPAN. SURVEYOR IS TO SUBMIT A GENERAL LAYOUT OF POINTS TO ENGINEER FOR APPROVAL PRIOR TO SURVEYING THE SLABS. ADDITIONAL POINTS MAY BE REQUIRED AT ENGINEER'S DISCRETION. THE C.M. IS TO CONTRACT OUT THE SURVEYING SERVICE TO A SURVEYOR NOT AFFILIATED WITH THE CONCRETE CONTRACTOR. THE COST OF THIS SURVEY IS TO BE INCLUDED IN THE CONSTRUCTION COST.

IX - MASONRY NOTES

1. STRUCTURAL CONCRETE MASONRY, AS SHOWN ON THESE DRAWINGS, SHALL HAVE A COMPRESSIVE STRENGTH (F'M) OF 1500 PSI.
2. MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE II, NORMAL WEIGHT, HOLLOW UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, WITH A UNIT STRENGTH AS REQUIRED TO ACHIEVE COMPRESSIVE STRENGTH SPECIFIED ABOVE.
3. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S FOR ABOVE GRADE, TYPE M FOR BELOW GRADE.
4. GROUT FOR FILLED CELLS SHALL CONFORM TO ASTM C476 WITH 3000 PSI STRENGTH AT 28 DAYS. CELLS SHALL BE GROUTED IN INCREMENTS NOT EXCEEDING 5 FEET VERTICALLY. FILL ALL CELLS BELOW GRADE.
5. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. MINIMUM LAP SPLICES SHALL BE AS FOLLOWS:

   # 3 BARS - 1'-6"
   # 4 BARS - 2'-0"
   # 5 BARS - 2'-6"
   # 6 BARS - 3'-0"
6. HORIZONTAL REINFORCING SHALL BE NO. 9 GAGE "DUROWALL" OR EQUIVALENT AND SHALL BE PLACED EVERY OTHER COURSE U.O.N.
7. ALL BLOCK SHALL BE PLACED IN RUNNING BOND.

X - SPECIAL INSPECTIONS

OWNER WILL ENGAGE AND PAY FOR A SPECIAL INSPECTOR AND AN INDEPENDENT TESTING AGENCY TO PERFORM THE FOLLOWING SPECIAL INSPECTION AND TESTING AS SPECIFIED ON THE APPLICABLE SECTIONS OF THE NEW YORK CITY BUILDING CODE, CHAPTER 17, SECTION 1704. TECHNICAL REPORT STATEMENT OF RESPONSIBILITY TR-1 FORM SHALL BE FILLED WITH THE BUILDING DEPARTMENT FOR APPROVAL OF SPECIAL INSPECTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE PRIOR NOTICE FOR COMPLETION OF INSPECTIONS.

1. CONCRETE:
   ALL CONCRETE WORK SHALL BE SUBJECT TO SPECIAL INSPECTION BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER AS REQUIRED BY SUBCHAPTERS 1704.4 AND 1905.3 AND TABLE 1704.4 OF THE N.Y.C. BUILDING CODE.
   A. THE OWNER SHALL ENGAGE A LICENSED PROFESSIONAL ENGINEER, APPROVED BY THE ENGINEER OF RECORD, TO SUPERVISE THE TESTING OF THE MATERIALS AND THE INSPECTION OF CONCRETE CONSTRUCTION.
   B. THE PRELIMINARY TEST FOR CONTROLLED CONCRETE SHALL BE MADE IN ACCORDANCE WITH SUBCHAPTER 1905.3 OF SECTION 1905 OF THE N.Y.C. BUILDING CODE AND THE APPROVED DESIGN MIXES FILED ON TECHNICAL REPORT TR-3. NO CONCRETE SHALL BE PLACED BEFORE ACCEPTANCE BY ENGINEER.
   C. QUALITY CONTROL AND INSPECTION OF MATERIALS AND OF BATCHING SHALL BE MADE IN ACCORDANCE WITH SUBCHAPTER 1905.3 OF SECTION 1905 OF THE N.Y.C. BUILDING CODE.
   D. ALL FIELD TESTS AND INSPECTIONS SHALL BE PERFORMED AS REQUIRED BY SUBCHAPTER 1905.6 OF SECTION 1905 OF THE N.Y.C. BUILDING CODE. CONCRETE TEST CYLINDER RESULTS SHALL BE FILED ON TECHNICAL REPORT TR-2.
   E. PRIOR TO PERMIT OWNER TO ENGAGE CONCRETE TESTING AGENCY FOR TR-2 AND TR-3 FORMS.
2. SOILS:
   INSPECT SUBGRADE FOR FOUNDATIONS, PIERS AND WALLS PER SECTION 1704.7.1 OF THE N.Y.C. BUILDING CODE.
3. STEEL:
   INSPECT WELDING OPERATIONS AND TENSIONING OF HIGH STRENGTH BOLTS PER SECTIONS 1704.3.1 THROUGH 1704.3.3 AND SECTION 1715 OF THE N.Y.C. BUILDING CODE.
4. PILING:
   INSPECT PILE DRIVING AND TESTING OPERATIONS PER SUBCHAPTER 1704.8 OF THE N.Y.C. BUILDING CODE.
5. STRUCTURAL MASONRY:
   INSPECT MASONRY CONSTRUCTION PER SECTION 1704.5 AND TABLES 1704.5.1 AND 1704.5.3 OF THE N.Y.C. BUILDING CODE. TESTING SHALL COMPLY WITH REQUIREMENTS OF ACI 530/ASCE 5/TMS 402 AS CITED BY REFERENCE STANDARD RS 10.

XI - SYMBOLS USED ON DRAWINGS

1.	U.O.N.	DENOTES "UNLESS OTHERWISE NOTED".
2.	F | F	DENOTES FINISHED (MILLED) SURFACES.
3.	(C =)	DENOTES CAMBER OF FLOOR MEMBERS.
4.	T	DENOTES TENSION.
	C	DENOTES COMPRESSION.
	T/C	DENOTES TENSION OR COMPRESSION.
5.	(.......)	DENOTES MEMBER ELEVATION IF OTHER THAN BASELINE ESTABLISHED ON DRAWING OR TOP OF PILE CAP ELEVATION.
6.	[..]	DENOTES NUMBER OF SHEAR STUDS, EQUALLY SPACED.
7.	V	DENOTES SHEAR FORCE (KIPS).
	F	DENOTES AXIAL FORCE (KIPS).
	M	DENOTES MOMENT (KIP-FT).
8.	LD	DENOTES LENGTH AS PREVIOUSLY DEFINED IN CONCRETE NOTES.
9.	BP	DENOTES BEAM PENETRATION. SEE DWG. S-___ FOR TYPICAL DETAIL AND SCHEDULE.
10.	(span arrow)	DENOTES SPAN DIRECTION OF METAL DECK.
11.	CP	DENOTES COMPLETE PENETRATION WELD.
12.	PP	DENOTES PARTIAL PENETRATION WELD. PROPORTIONED TO RESIST THE SPECIFIED FORCE.
13.	OR	DENOTES MOMENT CONNECTION U.O.N. DETAIL CONNECTION FOR FULL MOMENT CAPACITY OF BEAM.
14.	FB	DENOTES W8x10 FILLER BEAM.
15.	LB	DENOTES LATERAL BRACE.
16.	EG	DENOTES TS6x4x¼ ELEVATOR GUIDE RAIL DIVIDER BEAM. TOP OF STEEL IS 2" BELOW TOP OF SUPPORTING STEEL MEMBERS. SEE TYPICAL DETAIL WHEN SUPPORTED BY CONCRETE ELEMENTS. PAINT PER SPECIFICATIONS. 4" DIMENSION IS PLAN DIMENSION.
17.	T.O.STL.	DENOTES 'TOP OF STEEL'.
18.	T.O.SL.	DENOTES 'TOP OF SLAB'.

DESIGN CRITERIA:

WIND DESIGN CRITERIA

BASIC WIND SPEED = 98 MPH
OCCUPANCY CATEGORY = II
WIND IMPORTANCE FACTOR = 1.00
WIND EXPOSURE CATEGORY = C
INTERNAL PRESSURE COEFFICIENT - ENCLOSED BUILDING = ± 0.18

SEISMIC DESIGN CRITERIA

OCCUPANCY CATEGORY = II
SEISMIC DESIGN CATEGORY = C
SITE CLASS = E
SDs = 0.415g SD1 = 0.133g (FROM SITE-SPECIFIC SEISMIC STUDY BY LANGAN)
IMPORTANCE FACTOR = 1.00
R=4.0
ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE
BASE SHEAR, Vx = CsW; Vy = CsW W = BUILDING WEIGHT, KIPS

FLOOD DESIGN CRITERIA

FIRM (FLOOD INSURANCE RATE MAP) ZONE	VE11
BASE FLOOD ELEVATION (BFE)	10.6'
DATUM USED	BPMD
ASSUMED WEIGHT OF WATERBORNE DEBRIS	1000 #

ALL STRUCTURAL ELEMENTS BELOW BASE FLOOD ELEVATION TO BE DESIGNED PER ASCE-7.

DRAWING INDEX

S-000 - GENERAL NOTES
- S-001 GENERAL NOTES AND DRAWING INDEX

FO-100 - FOUNDATION PLANS, SECTIONS AND DETAILS
- FO-100 SUB-CELLAR / FOUNDATION PLAN
- FO-101 CELLAR PLAN
- FO-102 TYPICAL FOUNDATION DETAILS
- FO-103 TYPICAL FOUNDATION DETAILS
- FO-104 TYPICAL FOUNDATION DETAILS

S-200 - COLUMN SCHEDULE AND SHEAR WALL PLANS, DETAILS & BEAM SCHEDULES
- S-201 COLUMN SCHEDULE AND DETAILS

S-300 - SUPERSTRUCTURE PLANS
- S-301 FIRST FLOOR PLAN
- S-302 SECOND FLOOR PLAN
- S-303 THIRD FLOOR PLAN
- S-304 FOURTH FLOOR PLAN
- S-305 FIFTH FLOOR PLAN
- S-306 SIXTH FLOOR PLAN
- S-307 SEVENTH TO THIRTEENTH FLOOR PLAN
- S-314 FOURTEENTH FLOOR PLAN
- S-315 FIFTEENTH FLOOR PLAN
- S-316 SIXTEENTH FLOOR PLAN
- S-316M SIXTEENTH FLOOR MEZZANINE PLAN
- S-317 SEVENTEENTH FLOOR PLAN
- S-318 EIGHTEENTH FLOOR PLAN
- S-319 NINETEENTH FLOOR PLAN / ROOF PLAN
- S-320 TWENTIETH FLOOR PLAN / BULKHEAD LEVEL 1 PLAN
- S-321 TWENTY-FIRST FLOOR PLAN / BULKHEAD LEVEL 2 PLAN

S-400 - SUPERSTRUCTURE SECTIONS AND DETAILS
- S-401 TYPICAL CONCRETE SECTIONS AND DETAILS
- S-402 TYPICAL CONCRETE SECTIONS AND DETAILS
- S-403 TYPICAL CONCRETE DETAILS

BUILDING LOADING SCHEDULE (PSF)

LOCATION	DL	SDL	LL	TOTAL
SUB-CELLAR	325	20	100	445
CELLAR	150	20	100	270
GROUND FLOOR (GALLERY SPACE)	150	40	250	440
3RD-5TH FL (GALLERY SPACE)	SEE PLAN	40	150	-
4TH FL	150	40	150	340
5TH-15TH FL	150	20	40	210
5TH (BALCONY)	150	20	100	270
7TH-15TH FL (BALCONY)	50	-	100	150
16TH FL	300	20	40	360
16TH FL (TERRACE)	300	40	100	440
16TH FL MEZZANINE	125	20	40	185
17TH FL	150	20	40	210
18TH FL	100	20	40	160
19TH FL / ROOF	150	40	100	290
POOL	125	50	250	425
20TH / BULKHEAD LEVEL 1	113	40	150	303
21ST / BULKHEAD LEVEL 2	113	40	150	303

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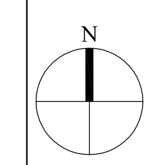

Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title
GENERAL NOTES, DRAWING INDEX

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	00 of 000

S-001.00

14045-001-S-001.dwg

DeSimone Consulting Engineers – Yoandi Interian./CT-D1TMFX1 – Drawing:=\\CT-QUICKSILVER1\DATA\ADEPT-WORKAREA\YOANDI INTERIAN\14045- SKYBOX\14045-001-S-001.dwg [Drawing-30x42] – Date:= August 13, 2014 – 5:48PM
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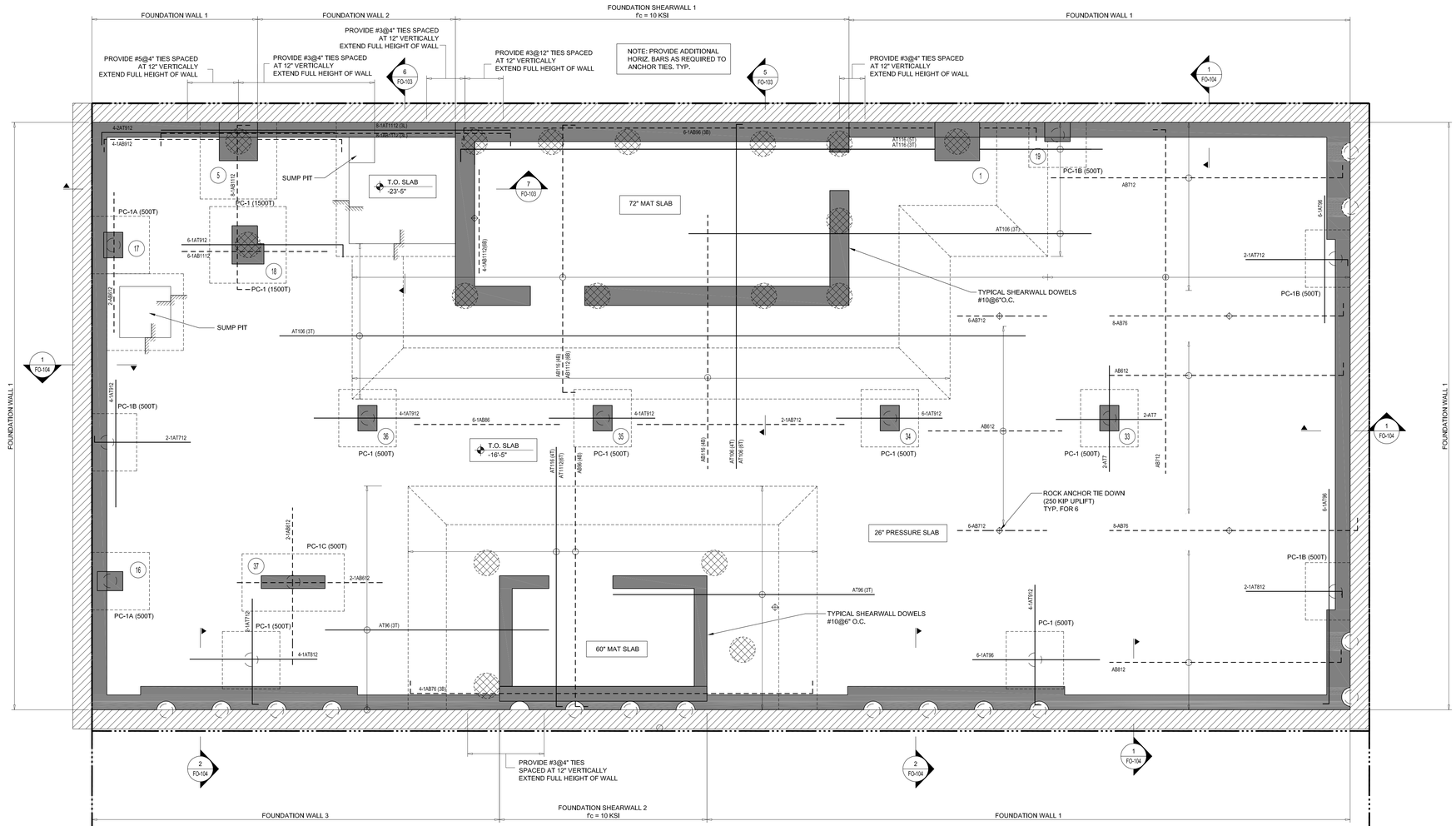

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001.
2. SEE PLAN FOR T.O. MAT/SLAB ELEVATION AND MAT/SLAB THICKNESS.
3. FOR FOUNDATION SCHEDULES, SECTIONS, AND DETAILS, SEE DRAWING FO-10X SERIES.
4. FOR COLUMN SCHEDULE AND DETAILS SEE DRAWING S-20X SERIES.
5. FOR SHEAR WALL SCHEDULE AND DETAILS SEE DRAWING S-21X SERIES.
6. FOR TYPICAL CONCRETE DETAILS AND SECTIONS SEE DRAWING S-400 SERIES.
7. PROVIDE CONTINUOUS TOP AND BOTTOM BARS E.W. IN MAT AND SLAB AS FOLLOWS. "AB" INDICATES ADDITIONAL BOTTOM BARS. "AT" INDICATES ADDITIONAL TOP BARS.
   A) 26" SLAB: #7@12"
   B) 60" MAT: #8@6"
   C) 72" MAT: #9@6"
8. OUTERMOST REINFORCING IN MAT RUNS EAST-WEST.
9. CONCRETE STRENGTH SHALL BE:
   A) SLAB/MAT: 7000 PSI, U.O.N.
   B) PILE CAPS AND GRADE BEAMS: 7000 PSI, U.O.N.
   C) COLUMNS AND SHEAR WALLS AT CELLAR: 10,000 PSI, U.O.N.
10. PILE CAPS DESIGNED TO BE POURED INTEGRALLY WITH PRESSURE SLAB, U.O.N. [EL.-X'-XX"] INDICATES TOP OF MAT/PILE CAP ELEVATION.
11. INDICATES 13" DIAMETER PILE: 500T COMPRESSION, 170 TON TENSION, 4 TON LATERAL CAPACITY. (ALL LOADS LISTED ARE SERVICE LOADS.)
12. INDICATES 24" DIAMETER PILE: 1500T COMPRESSION, 200 TON TENSION, 12.25 TON LATERAL CAPACITY. (ALL LOADS LISTED ARE SERVICE LOADS.)
13. SEE ARCHITECTURAL AND MEP DRAWINGS FOR ALL SLAB OPENINGS.
14. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL WATERPROOFING AND DAMP-PROOFING REQUIREMENTS.
15. REFER TO PROJECT GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.
16. DEWATERING TO REMAIN ON UNTIL THE 1ST FLOOR SLAB IS POURED.

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Acoustic Consultant:
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Exterior Envelope:
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Construction Manager:
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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

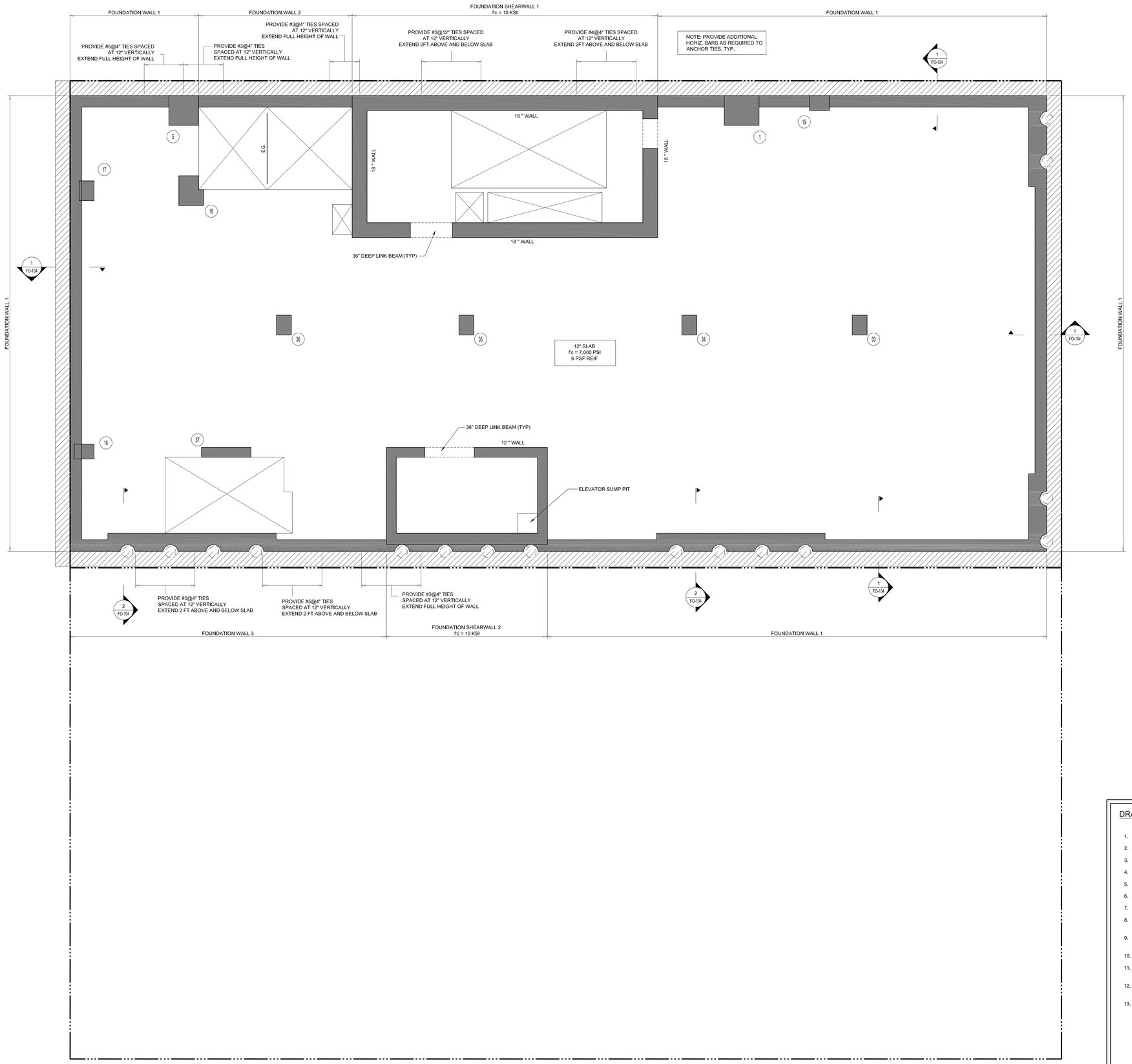
Drawing Title

SUB-CELLAR/ FOUNDATION PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	10 of 000

FO-100.00

14045-100-FO-100.dwg



DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001.
2. SEE PLAN FOR T.O. MAT/SLAB ELEVATION AND MAT/SLAB THICKNESS.
3. FOR FOUNDATION SCHEDULES, SECTIONS, AND DETAILS, SEE DRAWING FO-10X SERIES.
4. FOR COLUMN SCHEDULE AND DETAILS SEE DRAWING S-20X SERIES.
5. FOR SHEAR WALL SCHEDULE AND DETAILS SEE DRAWING S-21X SERIES.
6. FOR TYPICAL CONCRETE DETAILS AND SECTIONS SEE DRAWING S-400 SERIES.
7. OUTERMOST REINFORCING IN MAT RUNS EAST-WEST.
8. INDICATES 13" DIAMETER PILE: 500T COMPRESSION, 170 TON TENSION, 4 TON LATERAL CAPACITY. (ALL LOADS LISTED ARE SERVICE LOADS.)
9. INDICATES 24" DIAMETER PILE: 1500T COMPRESSION, 200 TON TENSION, 12.25 TON LATERAL CAPACITY. (ALL LOADS LISTED ARE SERVICE LOADS.)
10. SEE ARCHITECTURAL AND MEP DRAWINGS FOR ALL SLAB OPENINGS.
11. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL WATERPROOFING AND DAMP-PROOFING REQUIREMENTS.
12. REFER TO PROJECT GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.
13. DEWATERING TO REMAIN ON UNTIL THE 1ST FLOOR SLAB IS POURED.

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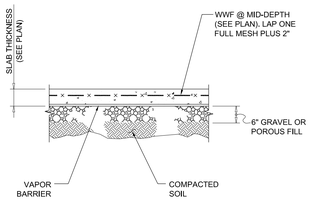
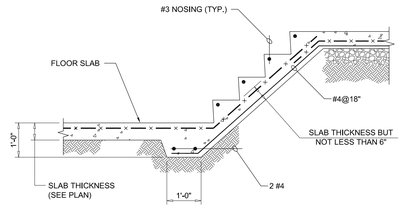
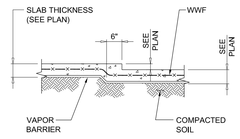


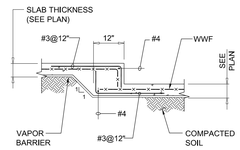
5 TYPICAL SLAB ON GROUND DETAIL



4 TYPICAL DETAIL OF STEPS IN SLAB ON GROUND

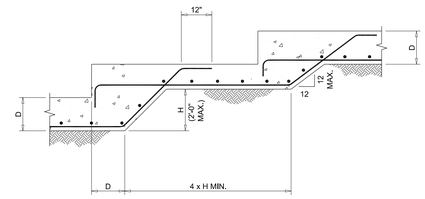


(6" OR LESS)

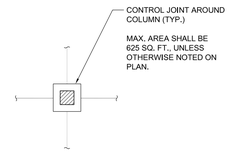


(MORE THAN 6" BUT LESS THAN 12")

3 TYPICAL SLAB ON GROUND DEPRESSIONS



2 TYPICAL REINFORCEMENT AT STEPPED FOOTING

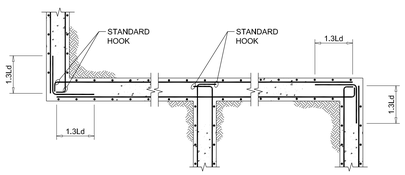


1. PREMOLDED JOINT FILLER: BITUMINUS TYPE PERFORMED EXPANSION JOINT FILLER CONFORMING TO ASTM D994.
2. SAW CUTS ¼" x SLAB DEPTH/4 OR INSERTS ¼" x SLAB DEPTH/4, UNLESS OTHERWISE INDICATED.

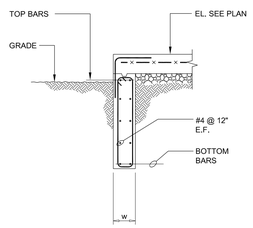
NOTES: A. INSERTS SHALL BE LAYED INTO FRESH CONCRETE UNTIL TOP SURFACE OF STRIP IS FLUSH WITH SLAB SURFACE. TOOL SLAB EDGES ROUND ON EACH SIDE OF INSERTS. AFTER CONCRETE IS CURED, REMOVE INSERTS AND CLEAN GROOVE OF LOOSE DEBRIS.

B. SAW CUTS SHALL BE MADE AS SOON AS POSSIBLE AFTER SLAB FINISHING AS MAY BE DONE WITHOUT DISLODGING AGGREGATE.

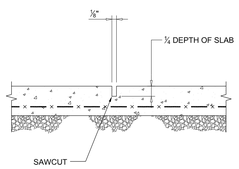
1 CONTROL JOINTS FOR SLAB-ON-GRADE



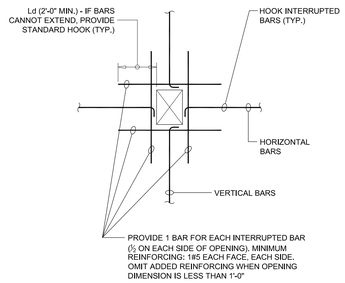
10 TYPICAL REINFORCING DETAIL AT FOUNDATION WALL CORNERS



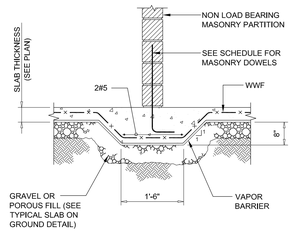
9 TYPICAL GRADE BEAM DETAIL



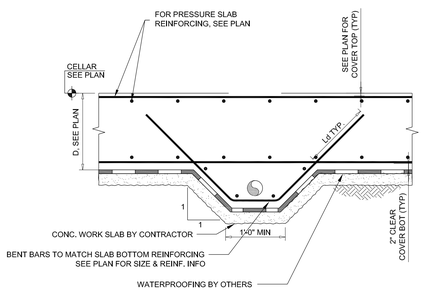
8 TYPICAL SAW JOINT DETAIL FOR SLABS ON GROUND



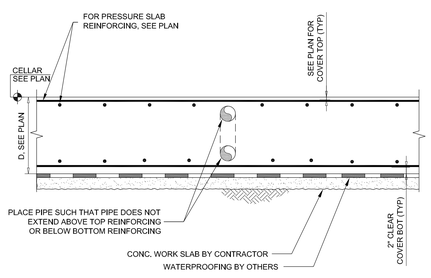
7 TYPICAL REINFORCING DETAIL AT FOUNDATION WALL OPENING



6 TYPICAL THICKENED SLAB UNDER MASONRY PARTITION



CASE B: PIPE EXTENDS BELOW BOTTOM REINFORCEMENT



CASE A: PIPE WITHIN PRESSURE SLAB

13 PIPE DRAIN THRU PRESSURE SLAB TYPICAL DETAIL

SCALE: 3/4"=1'-0"

FOUNDATION WALL REINFORCEMENT SCHEDULE

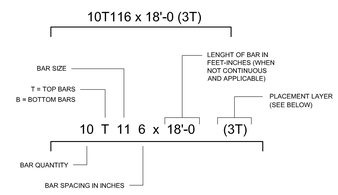
MARK	WALL THICKNESS	VERTICAL REINFORCING		HORIZONTAL REINFORCING
		INSIDE FACE	OUTSIDE FACE	
FOUNDATION WALL 1	14"	#6@6"	#6@6"	#5@12" E.F.
FOUNDATION WALL 2	14"	#5@6"	#6@4"	#7@4" O.F.* #6@6" I.F.*
FOUNDATION WALL 3	14"	#7@6"	#8@4"	#7@4" O.F.* #6@6" I.F.*
FOUNDATION SHEARWALL 1	18"	#11@6" (TYP) ADD #8@12" MIDDLE OF WALL	#11@6"	#7@4" O.F.* #7@6" I.F.*
FOUNDATION SHEARWALL 2	14"	#10@6"	#10@6"	#7@6" O.F.* #6@6" I.F.*

NOTE:

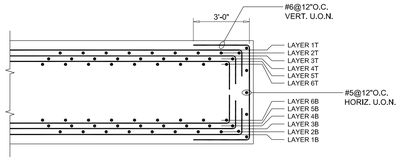
1) ALL SPLICES TO BE 1.3LD

2) HORIZONTAL BARS MARKED WITH ASTERISK (*) TO EXTEND 1.3LD INTO ADJACENT WALLS

12 FOUNDATION REINFORCING SCHEDULE



PLAN DESIGNATION



11 TYPICAL MULTI-LAYER MAT REINFORCEMENT PLACEMENT DETAIL

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TYPICAL FOUNDATION DETAILS

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
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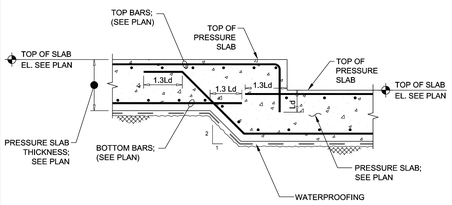
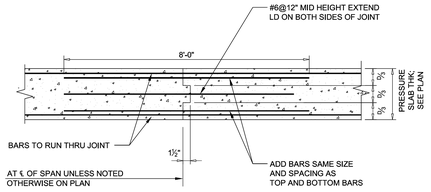
FO-102.00

14045-102-FO-102.dwg



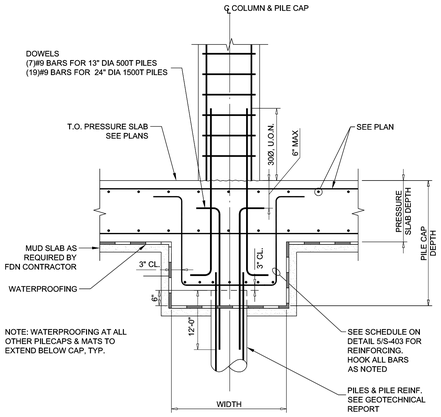
4 SLAB DROP AT PRESSURE SLAB

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



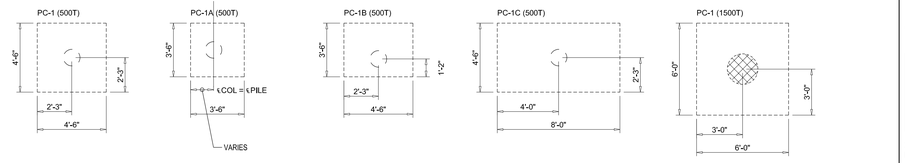
3 PRESSURE SLAB CONSTRUCTION JOINT

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

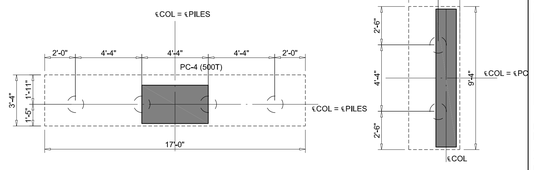


2 TYPICAL PILE CAP DETAIL

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

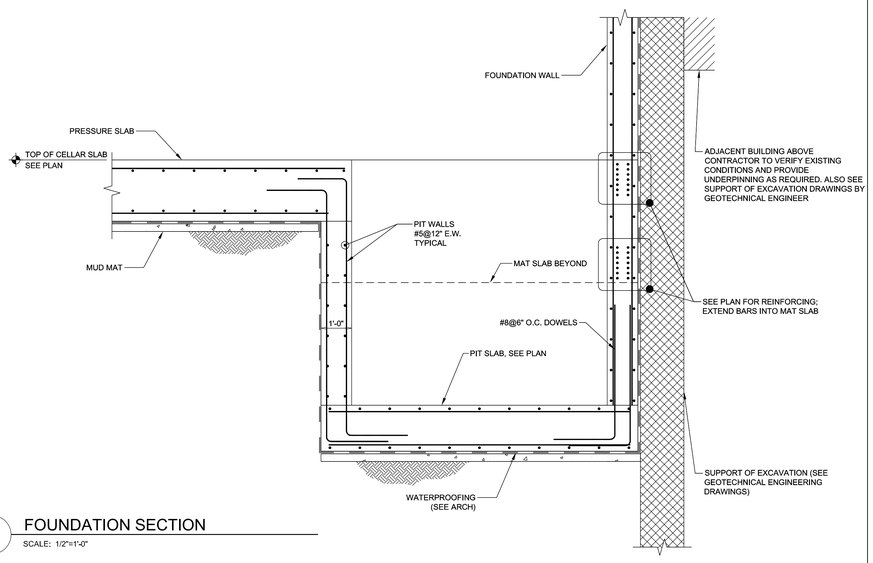


PILE CAP SCHEDULE				
MARK	DEPTH	BOTTOM REINFORCING		REMARKS
		LONG BARS	SHORT BARS	
PC-1 (500T)	3'-6"	5#9	5#9	
PC-1A (500T)	3'-0"	5#9	5#9	
PC-1B (500T)	3'-0"	5#9	5#9	
PC-1C (500T)	3'-6"	5#9	9#9	
PC-1 (1500T)	4'-0"	7#9	7#9	
PC-2 (500T)	7'-0"	6#9 T&B	#9@6"	
PC-4 (500T)	8'-6"	16#11 T&B (2 L)*		#6@6" (SL) STIRRUPS #7@6" E.F. SIDE BARS



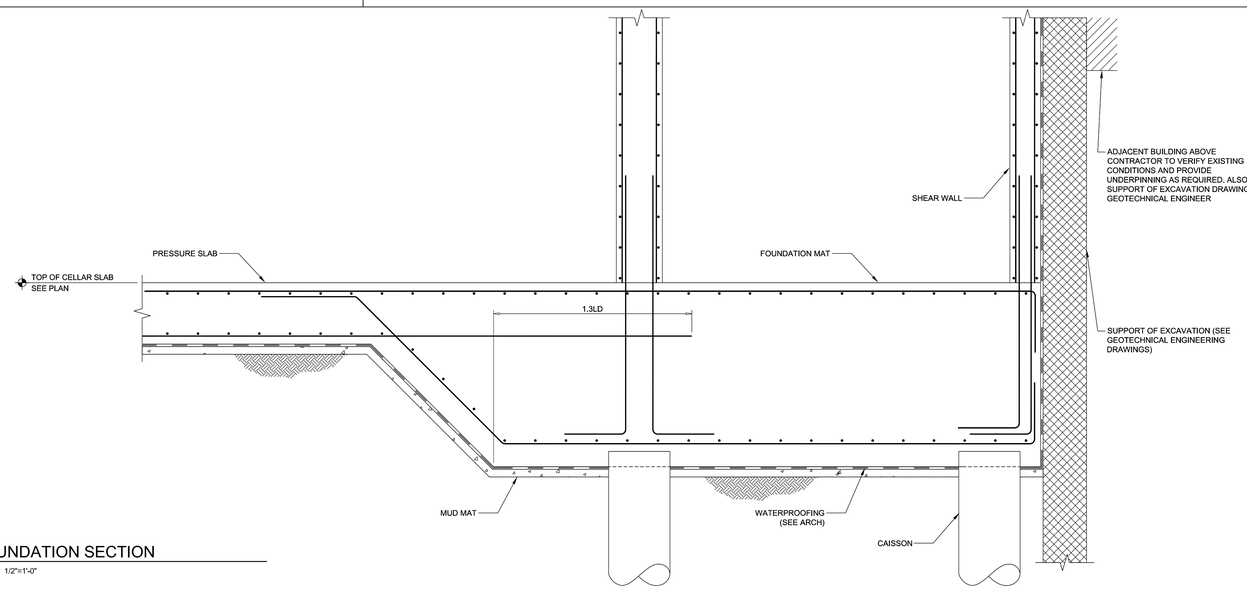
1 PILE CAP SCHEDULE AND DETAILS

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



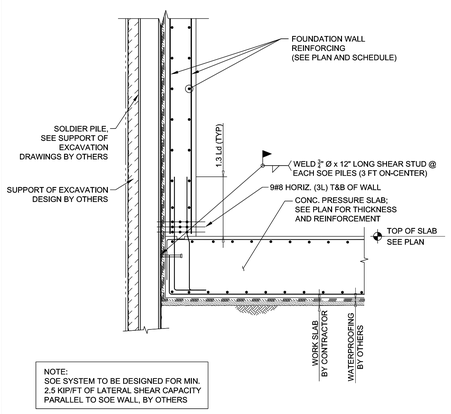
6 FOUNDATION SECTION

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



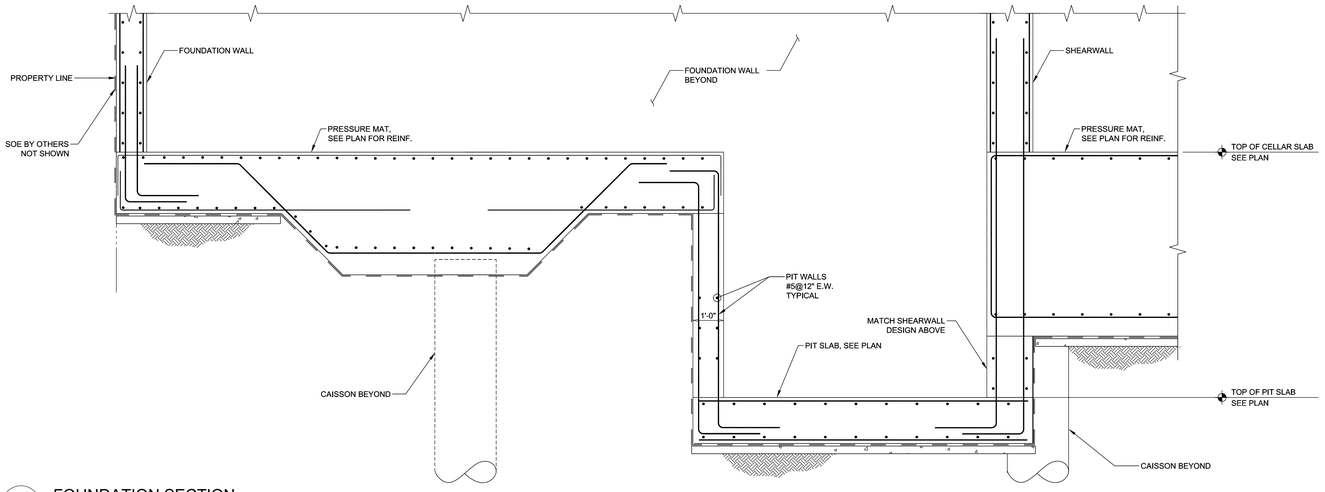
5 FOUNDATION SECTION

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



8 TYPICAL LATERAL SHEAR CONNECTION AT FOUNDATION MAT AND SOE

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



7 FOUNDATION SECTION

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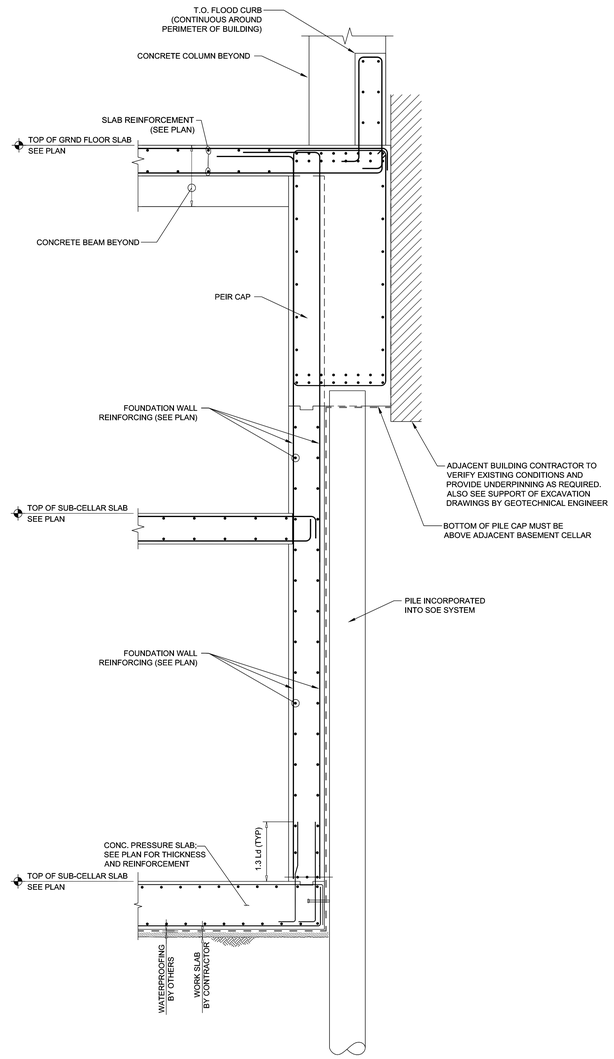
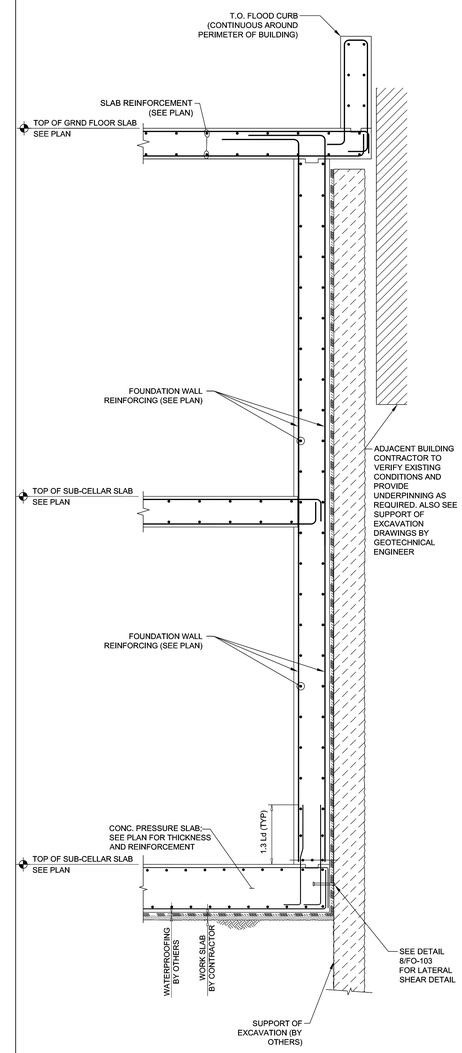


2 TYPICAL FOUNDATION WALL SECTION

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



1 TYPICAL FOUNDATION WALL SECTION

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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

TYPICAL
FOUNDATION
SECTIONS

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	10 of 000

FO-104.00

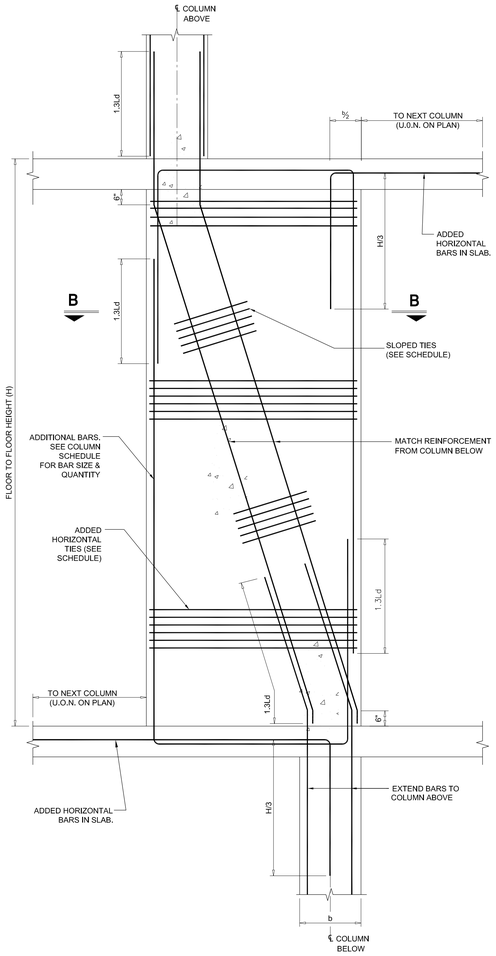
14045-100-FO-104.dwg

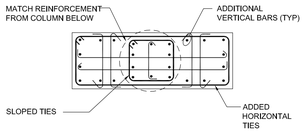
LEVEL \ COLUMN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	33	34	35	36	37	38
21ST FLOOR																										
EL. +	18x22 2.50% STEEL TIES	18x24 2.50% STEEL TIES	20x18 1.25% STEEL TIES	18x24 2.50% STEEL TIES	18x22 2.50% STEEL TIES																					
20TH FLOOR																										
EL. +																										
19TH FLOOR																										
EL. +						18x24 1.50% STEEL TIES																				
18TH FLOOR							20x14 1.25% STEEL TIES	14x20 1.25% STEEL TIES	14x20 1.25% STEEL TIES	20x14 1.25% STEEL TIES	18x24 1.25% STEEL TIES															
EL. +																										
17TH FLOOR																										
EL. +																										
16TH FLOOR MEZZANINE																										
EL. +	18x22 2.50% STEEL TIES	18x24 2.50% STEEL TIES	20x18 1.25% STEEL TIES	18x24 2.50% STEEL TIES	18x22 2.50% STEEL TIES	18x24 2.50% STEEL TIES	20x14 1.25% STEEL TIES	14x20 1.25% STEEL TIES	14x20 1.25% STEEL TIES	20x14 1.25% STEEL TIES	18x24 1.25% STEEL TIES	8x24 1.25% STEEL TIES														
16TH FLOOR																										
EL. +	18x22 2.50% STEEL TIES	18x24 2.50% STEEL TIES		18x24 1.25% STEEL TIES	18x22 2.50% STEEL TIES								18x24 2.50% STEEL TIES	20x24 1.25% STEEL TIES	18x24 1.25% STEEL TIES											
15TH FLOOR																										
EL. +		18x24 2.50% STEEL TIES		18x24 1.25% STEEL TIES										20x24 1.25% STEEL TIES												
14TH FLOOR																										
EL. +		18x30 1.25% STEEL TIES		18x30 1.25% STEEL TIES										20x26 1.25% STEEL TIES												
13TH FLOOR																										
EL. +																										
12TH FLOOR																										
EL. +																										
11TH FLOOR																										
EL. +																										
10TH FLOOR																										
EL. +																										
9TH FLOOR																										
EL. +																										
8TH FLOOR																										
EL. +		18x30 2.50% STEEL TIES		18x30 1.25% STEEL TIES									18x24 2.50% STEEL TIES	20x26 1.25% STEEL TIES	18x24 1.25% STEEL TIES											
7TH FLOOR																										
EL. +		18x36 2.50% STEEL TIES		18x36 2.00% STEEL TIES									18x24 2.50% STEEL TIES	20x26 2.5% STEEL TIES	18x24 2.5% STEEL TIES											
6TH FLOOR																										
EL. +													18x24 2.50% STEEL TIES	20x24 1.25% STEEL TIES	18x24 1.25% STEEL TIES											
5TH FLOOR																										
EL. +	18x22 2.50% STEEL TIES	18x36 2.50% STEEL TIES		18x36 2.00% STEEL TIES	18x22 2.50% STEEL TIES								18x70 1.25% STEEL TIES	20x72 1.25% STEEL TIES	18x70 1.25% STEEL TIES											
4TH FLOOR																										
EL. +	42x30 2.50% STEEL TIES				24x30 2.50% STEEL TIES								52x30 2.00% STEEL TIES	52x30 2.00% STEEL TIES	52x30 2.00% STEEL TIES	24x18 2.00% STEEL TIES	18x24 2.00% STEEL TIES	30x36 (SEE PLAN) 2.00% STEEL TIES	24x18 2.50% STEEL TIES	16x108 1.50% STEEL TIES					60x72 2.00% STEEL TIES	16x108 1.50% STEEL TIES
3RD FLOOR																										
EL. +																										
2ND FLOOR																										
EL. +	42x30 2.50% STEEL TIES				24x30 2.50% STEEL TIES								52x30 2.00% STEEL TIES	52x30 2.00% STEEL TIES	52x30 2.00% STEEL TIES	24x18 2.00% STEEL TIES	18x24 2.00% STEEL TIES		24x18 2.50% STEEL TIES	16x108 1.50% STEEL TIES						16x108 1.50% STEEL TIES
GROUND																										
EL. +	B-42x36 2.50% STEEL TIES				B-36x36 2.50% STEEL #5@8" TIES											B-28x18 2.00% STEEL TIES	B-28x24 2.00% STEEL TIES		B-24x18 2.50% STEEL TIES							
CELLAR																										
EL. +	B-42x36 2.50% STEEL TIES				B-36x36 2.50% STEEL #5@8" TIES											B-28x18 2.00% STEEL TIES	B-28x24 2.00% STEEL TIES	30x36 (SEE PLAN) 2.00% STEEL TIES	B-24x18 2.50% STEEL TIES		18x24 1.25% STEEL TIES	18x24 1.25% STEEL TIES	18x24 1.25% STEEL TIES	18x24 1.25% STEEL TIES	60x72 2.00% STEEL TIES	
SUB CELLAR																										
EL. +																										
LEVEL \ COLUMN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	33	34	35	36	37	38

f'_c = 10 ksi U.O.N.

6 COLUMN SCHEDULE

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

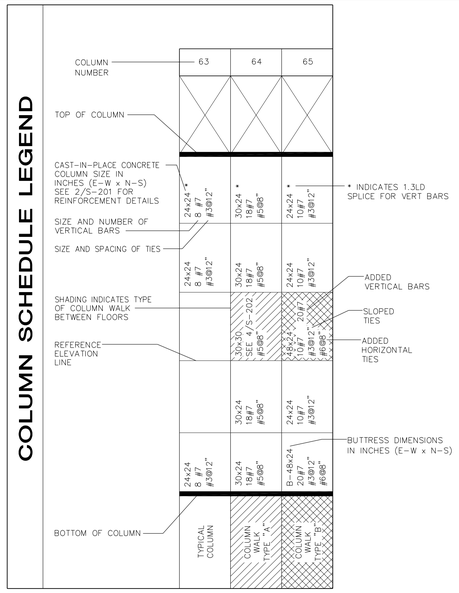




SECTION B-B

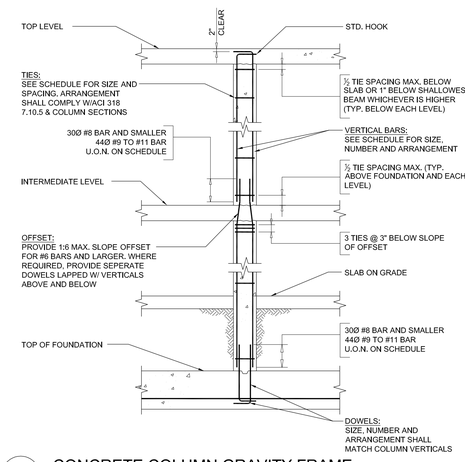
4 COLUMN WALK DETAIL 'B'

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



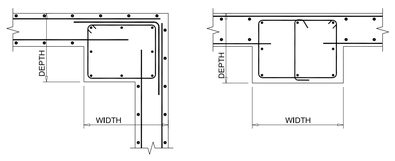
1 COLUMN SCHEDULE LEGEND

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



2 CONCRETE COLUMN GRAVITY FRAME

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



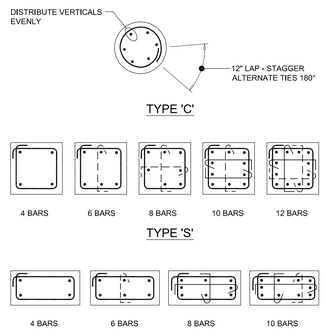
CORNER INTERIOR

NOTES:

1. CONCRETE STRENGTH f'c = 5 ksi FOR ALL EXTERIOR FOUNDATION WALLS AND BUTTRESSES.

5 TYPICAL BUTTRESS DETAIL

SCALE: XX=1'-0"



NOTES:

1. DASHED TIES MAY BE OMITTED IF CLEAR DISTANCE BETWEEN ADJACENT VERTICALS < 6".
2. ALTERNATE POSITION OF 90° HOOKS ON SINGLE TIES.

3 TYPICAL CONCRETE COLUMN SECTIONS

SCALE: XX=1'-0"

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

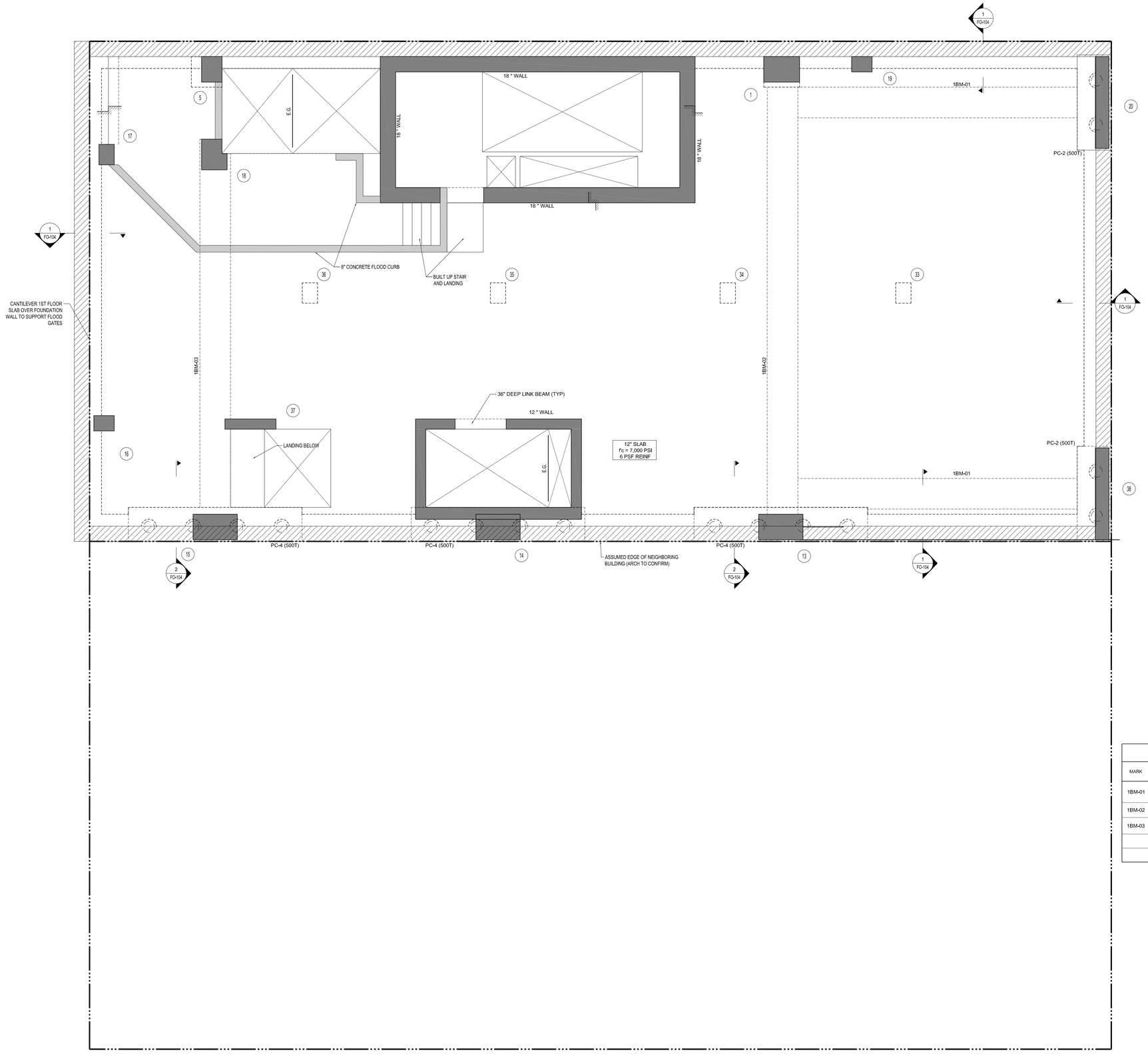
Drawing Title

COLUMN SCHEDULE AND DETAILS

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	20 of 000

S-201.00

14045-200-S-201.dwg



CONCRETE BEAM SCHEDULE

MARK	SIZE (w x h)	BOTTOM BARS	CONT. TOP BARS	STIRRUPS		REMARKS
				SIZE	SPACING	
1BM-01	36x24	6 #9	12 #9	#4	6"	INCREASE STIRRUPS TO #5@6" (3L) IN PILE CAP. DEPTH OF STIRRUPS SIZED FOR PILE CAP DEPTH
1BM-02	36x24					
1BM-03	36x24					

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 400 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 300 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE fc=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

FIRST FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-301.00

14045-300-S-301.dwg

DeSimone Consulting Engineers - Michael Schwarz//CT-27JUN14 - Drawing of: \\dcpgis-Workgroup\Michael Schwarz\14045-300-S-301.dwg [Drawing:30x42] - Date: August 13, 2014 - 5:01PM

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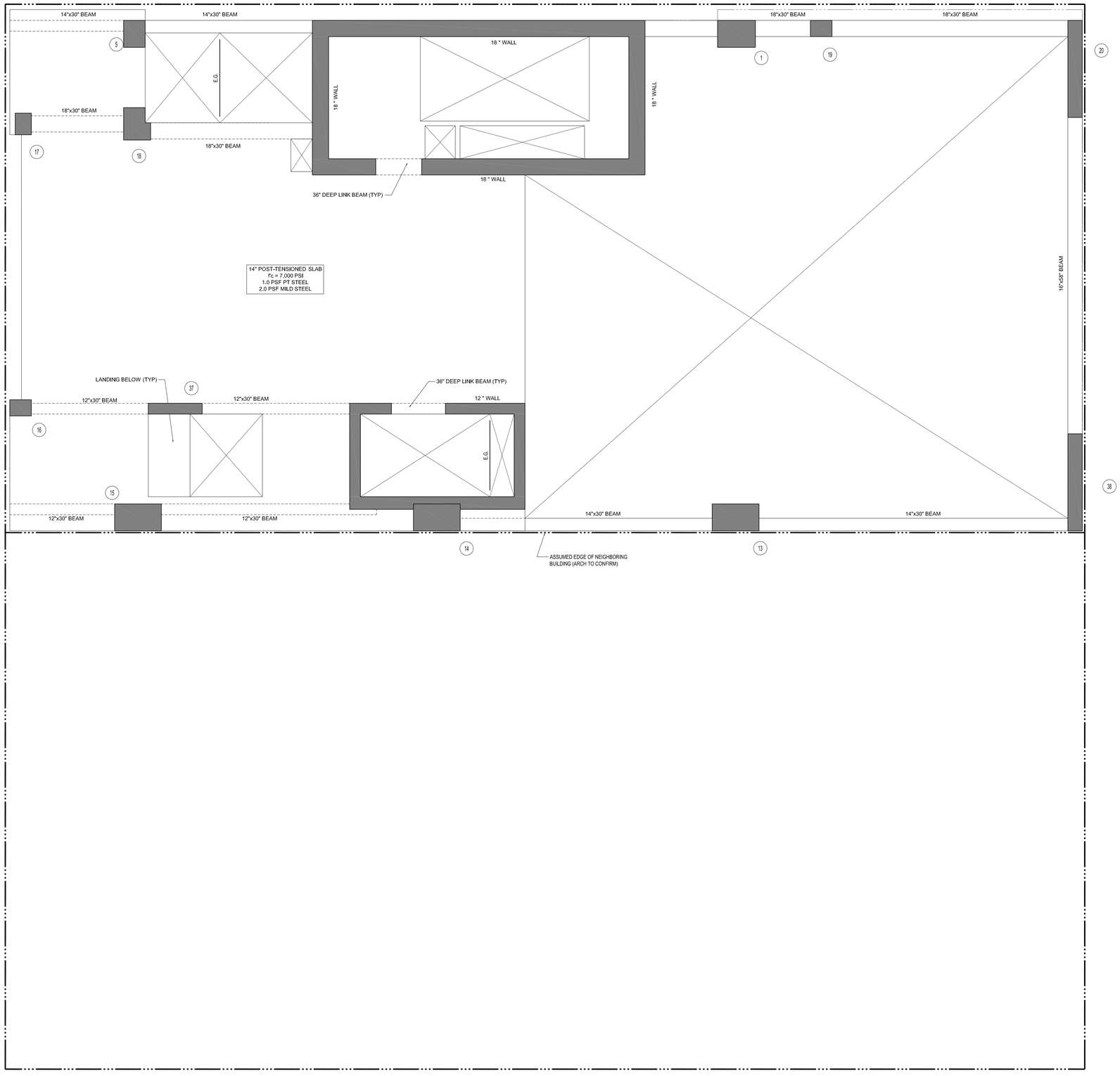

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 350 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 400 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL HAVE f'c=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

SECOND FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-302.00

14045-300-S-302.dwg

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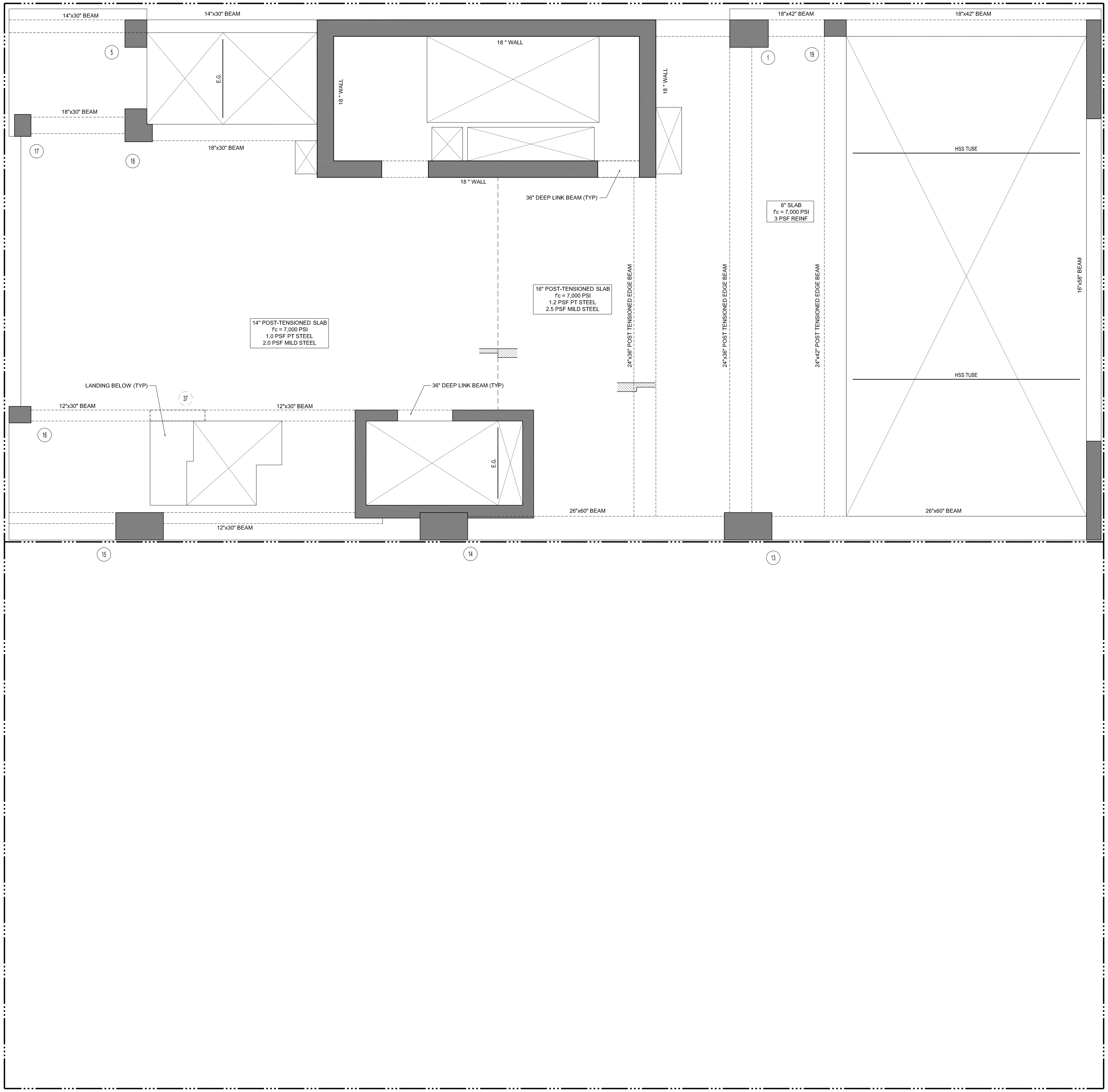

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 400 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL NON PT BEAMS ASSUME 400 PCY

4) FOR PT BEAMS ASSUME 30 PCY PT STEEL AND 150 PCY MILD STEEL

5) SHEAR WALL AND COLUMN CONCRETE SHALLBE f'c=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

THIRD FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-303.00

14045-300-S-303.dwg

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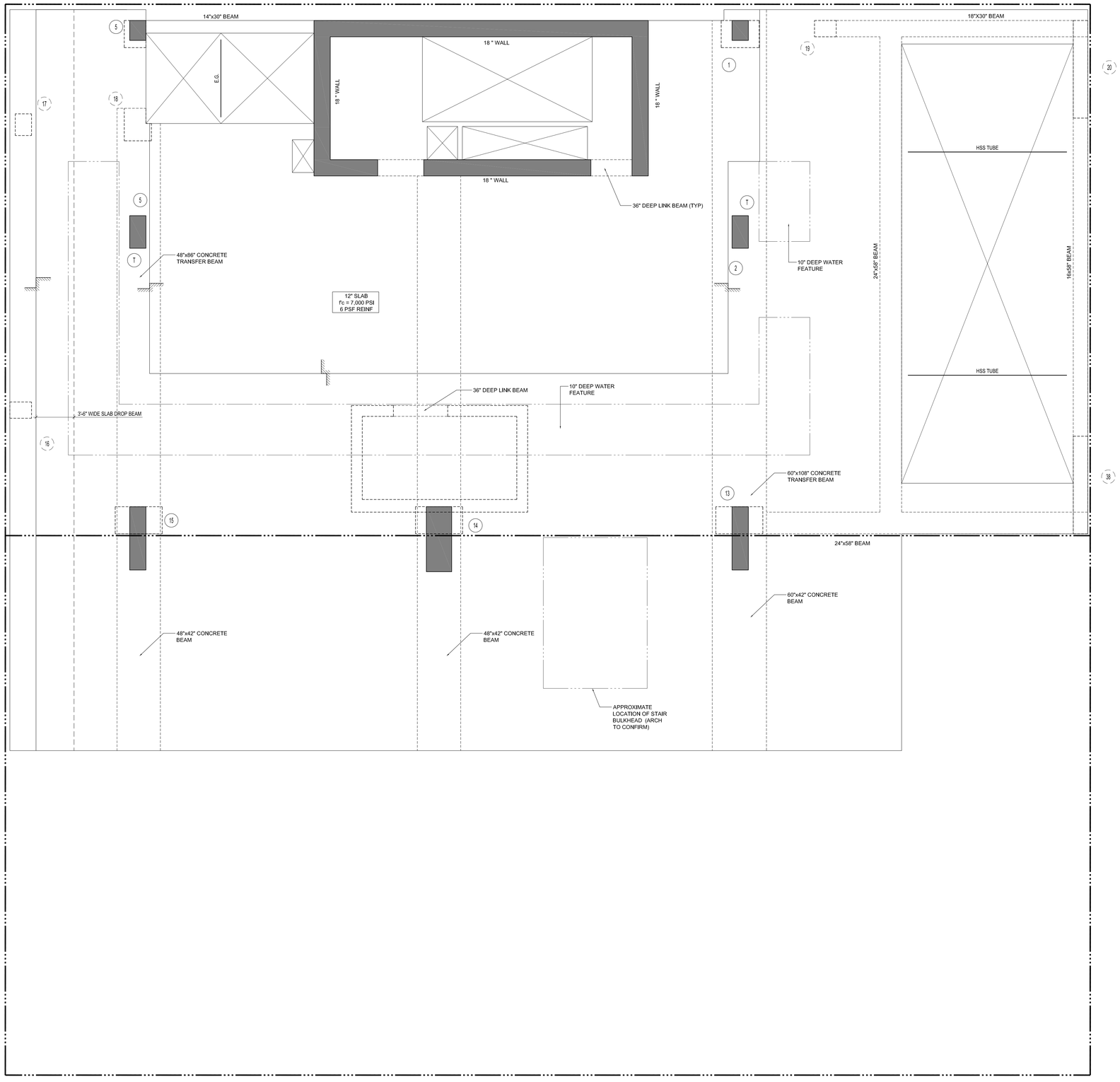

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 400 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL NON PT BEAMS ASSUME 400 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALLBE f'c=10 KSI.

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Acoustic Consultant:
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N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

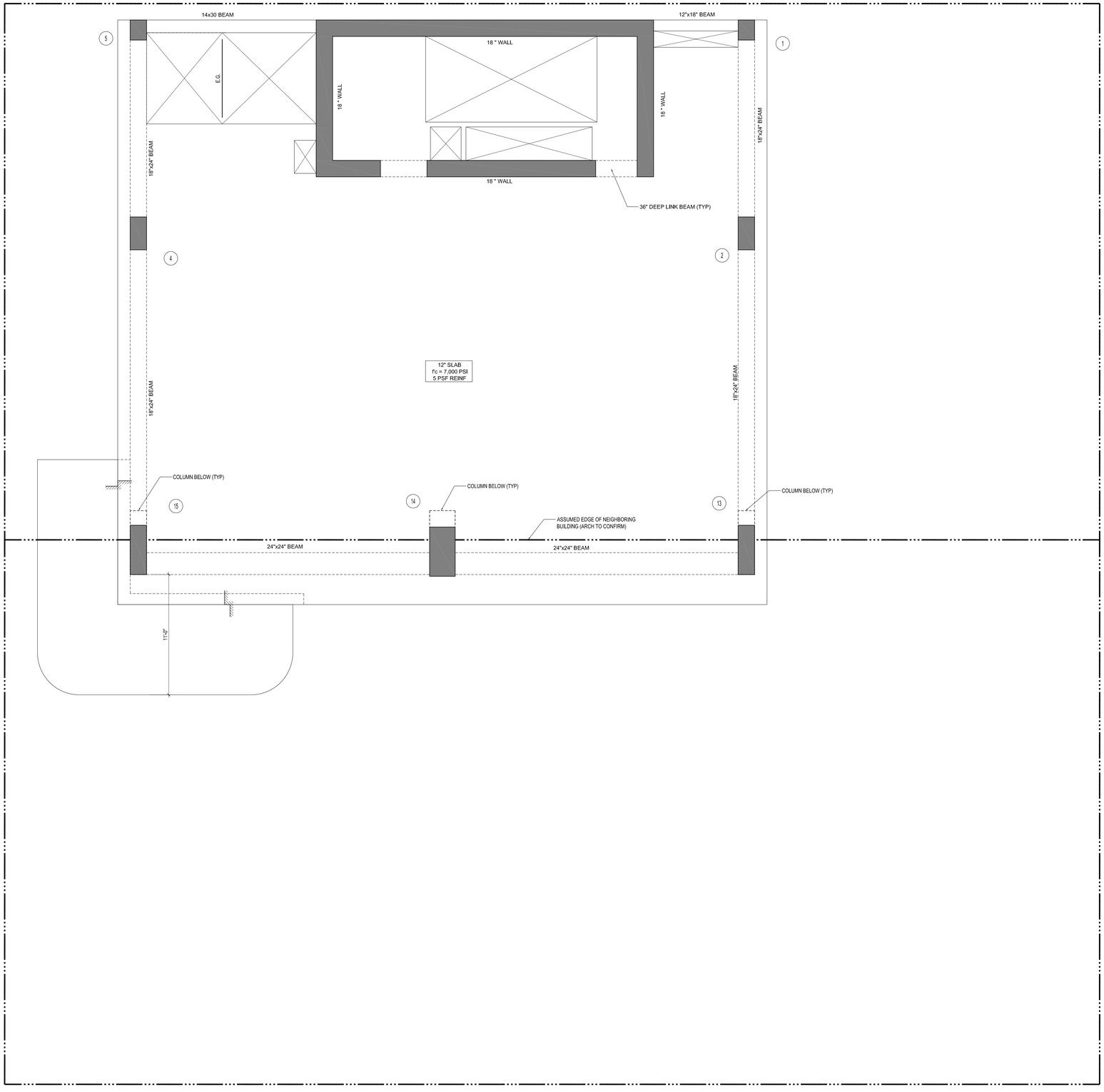
FOURTH FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-304.00

14045-300-S-304.dwg

DeSimone Consulting Engineers - Michael Schwartz/CT-27206V1 - Drawing: xf: \Adept-Workarea\Michael Schwartz\14245-300-S-304.dwg [Drawing-30x42] - Date: August 13, 2014 - 4:58PM



DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 250 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 375 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE fc=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

FIFTH FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-305.00

14045-300-S-305.dwg

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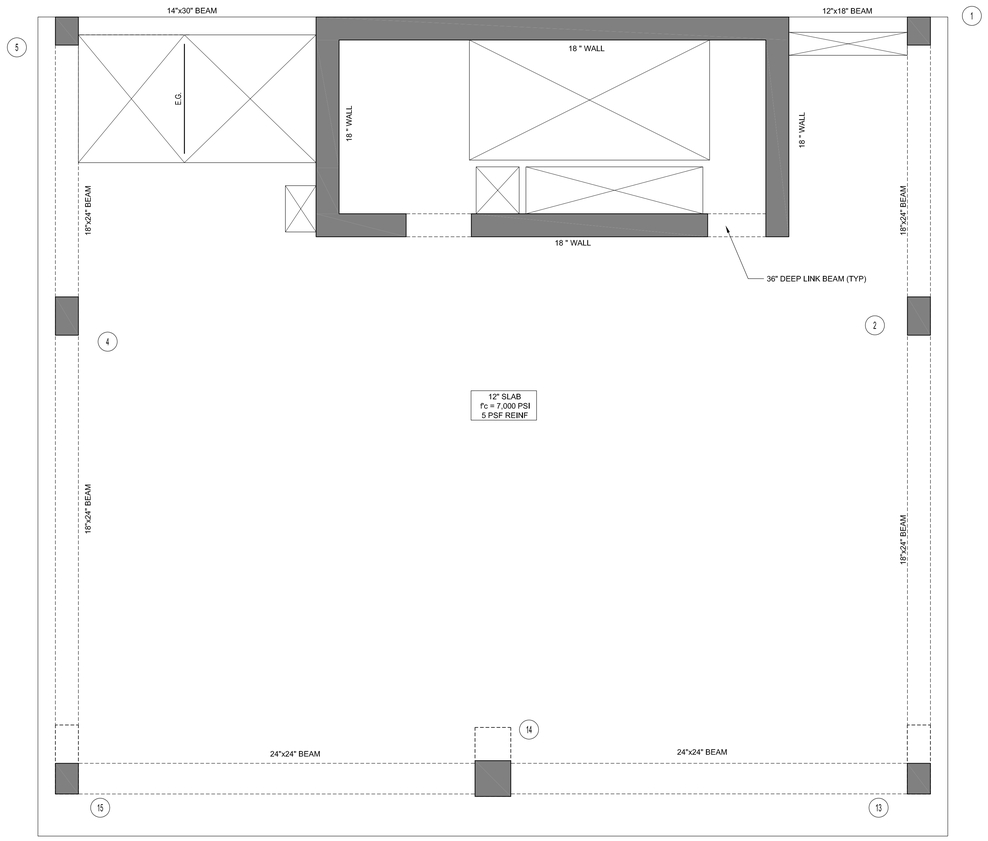

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 250 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 375 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE fc=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

SIXTH FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-306.00

14045-300-S-306.dwg

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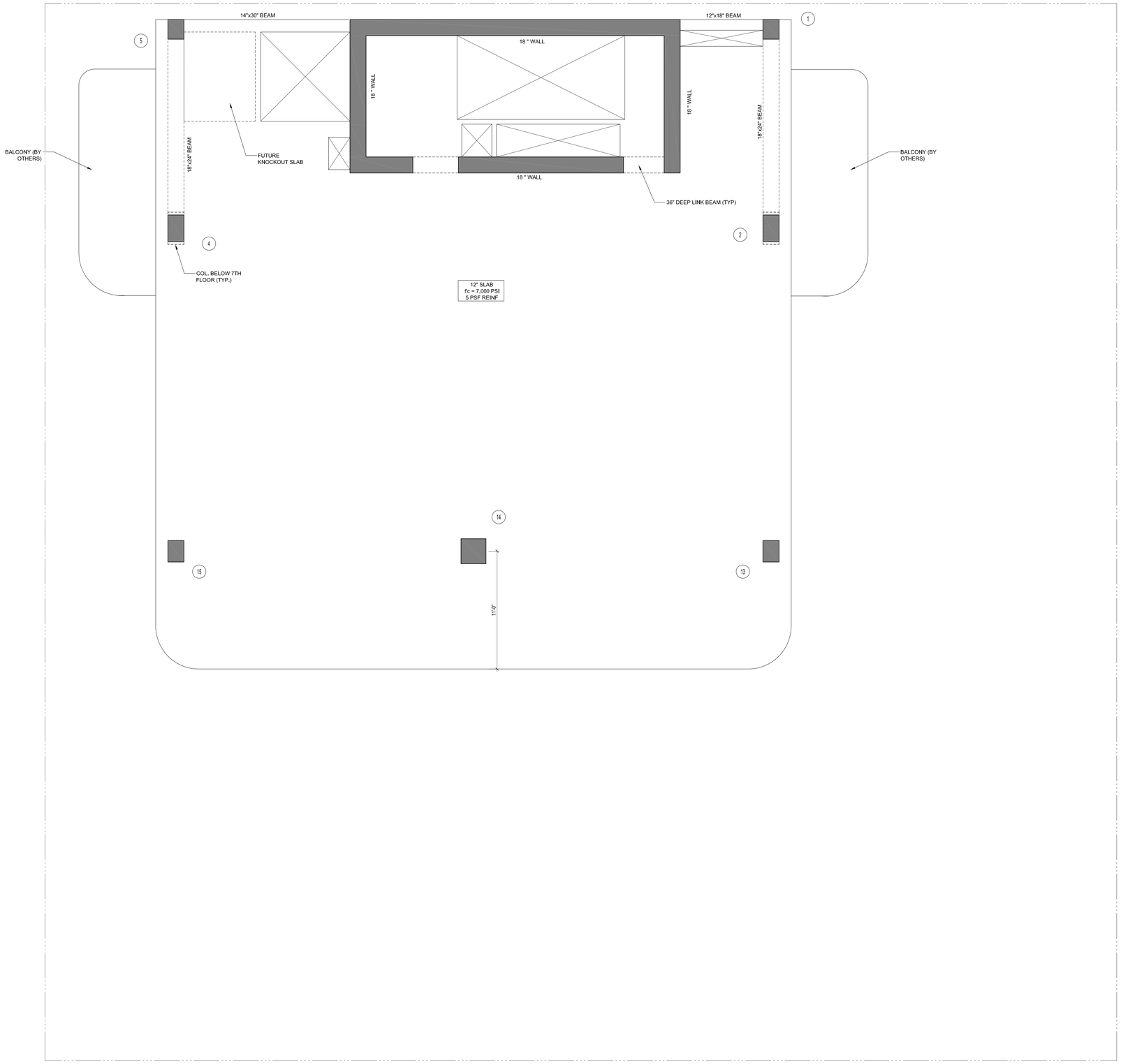

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME
   - 250 PCY REINF 9TH-12TH
   - 200 PCY REINF 13TH-15TH

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 275 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE fc=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

SEVENTH TO THIRTEENTH PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-307.00

14045-300-S-307.dwg

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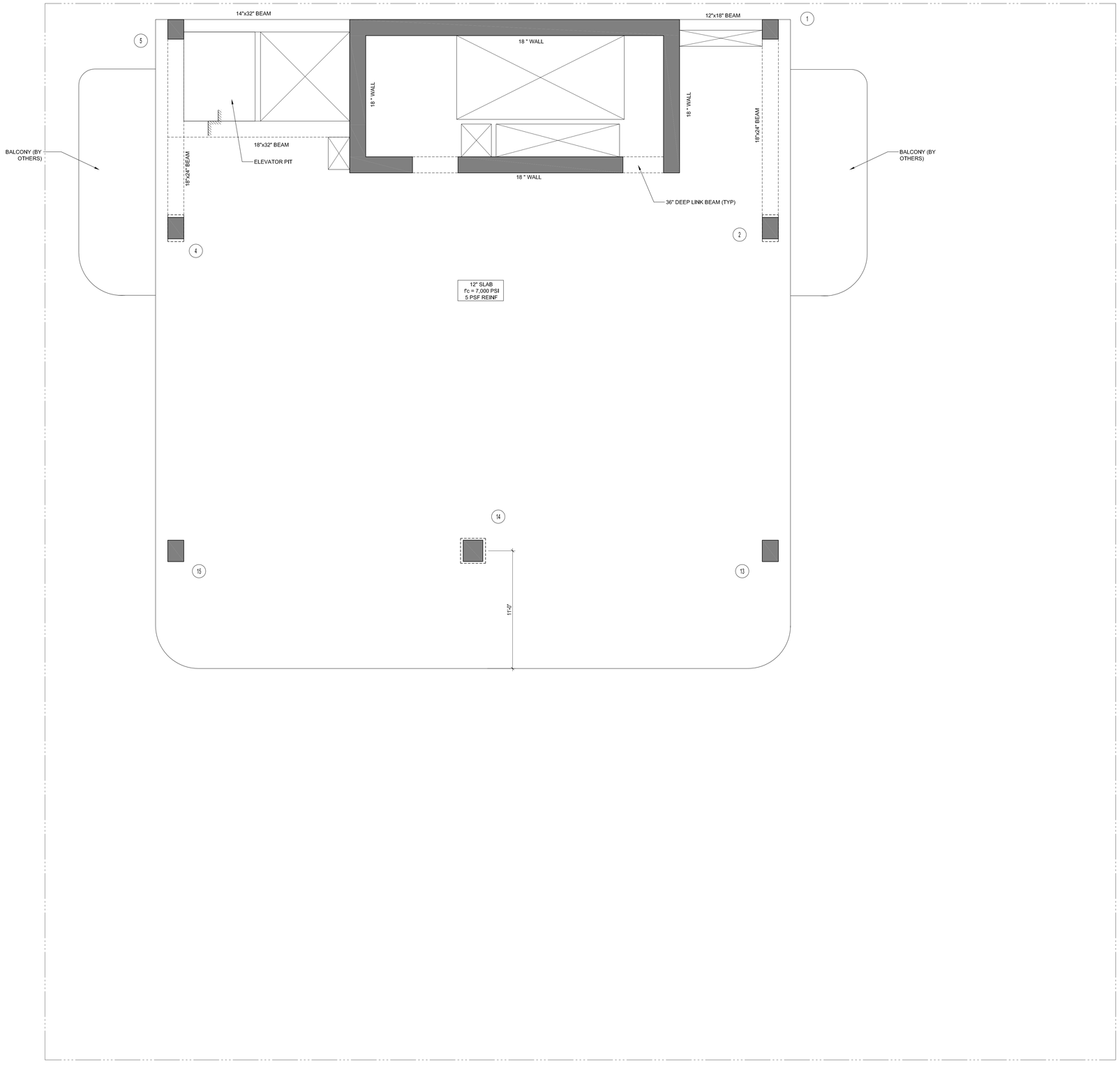

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 200 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 275 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE f'c=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title
FOURTEENTH FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-314.00

14045-300-S-314.dwg

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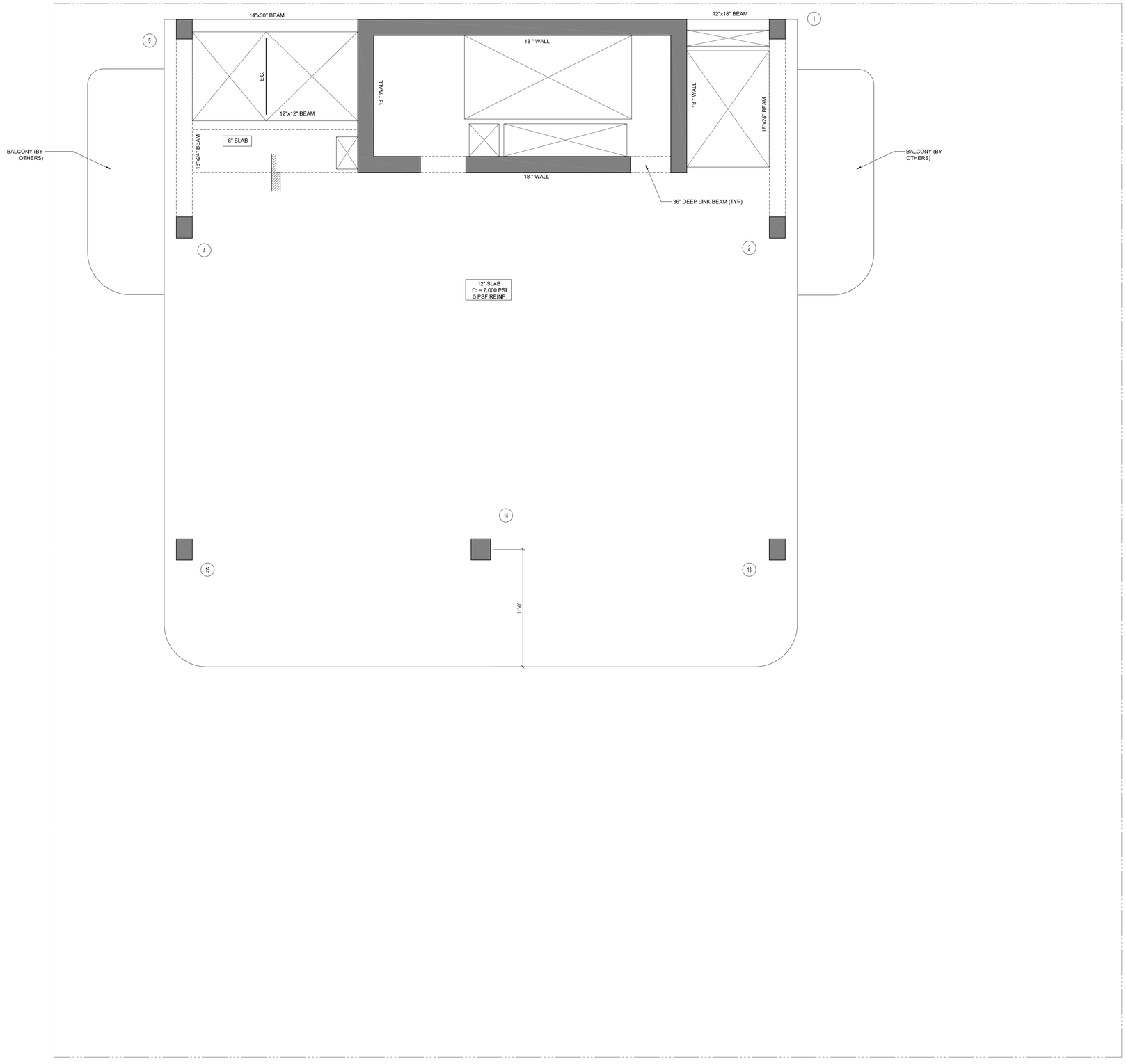

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 200 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 275 PCY REINF

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Design Development Set
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No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

FIFTEENTH FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-315.00

14045-300-S-315.dwg

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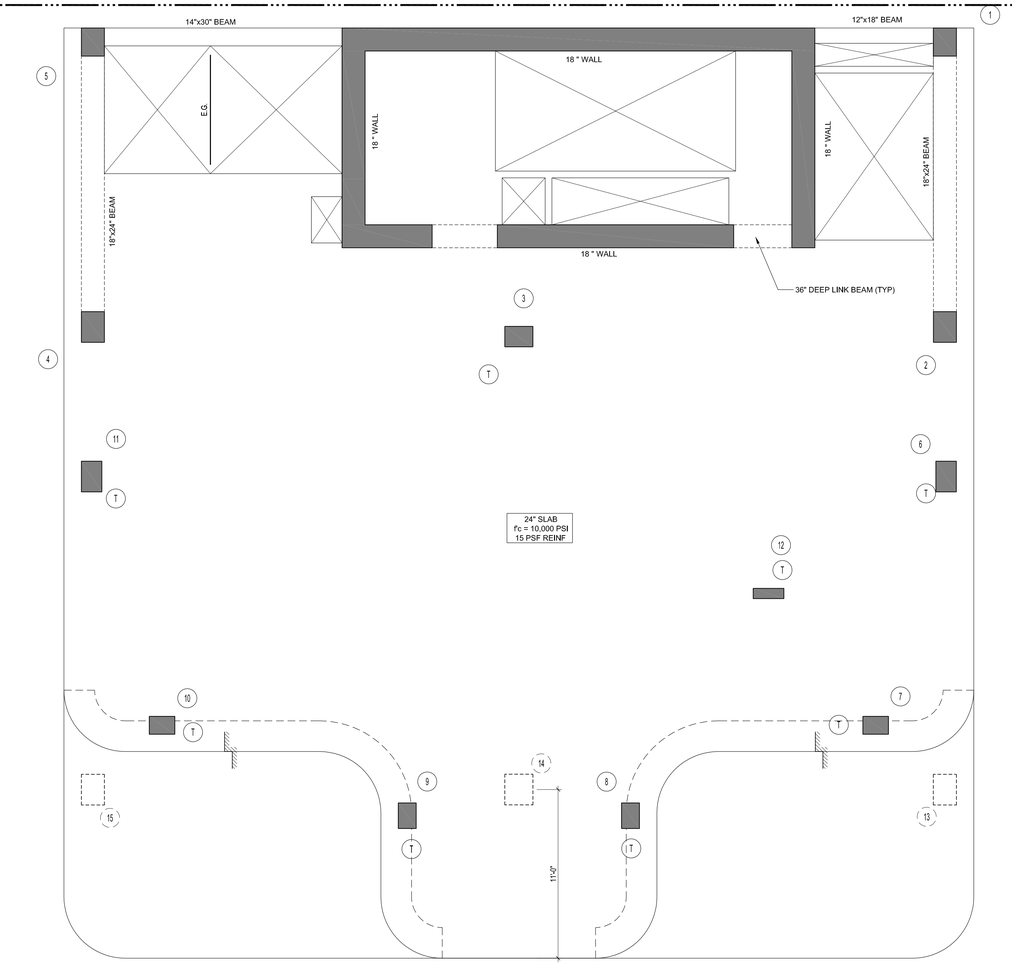

DRAWING NOTES:

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Design Development Set
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No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title:

SIXTEENTH FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-316.00

14045-300-S-316.dwg

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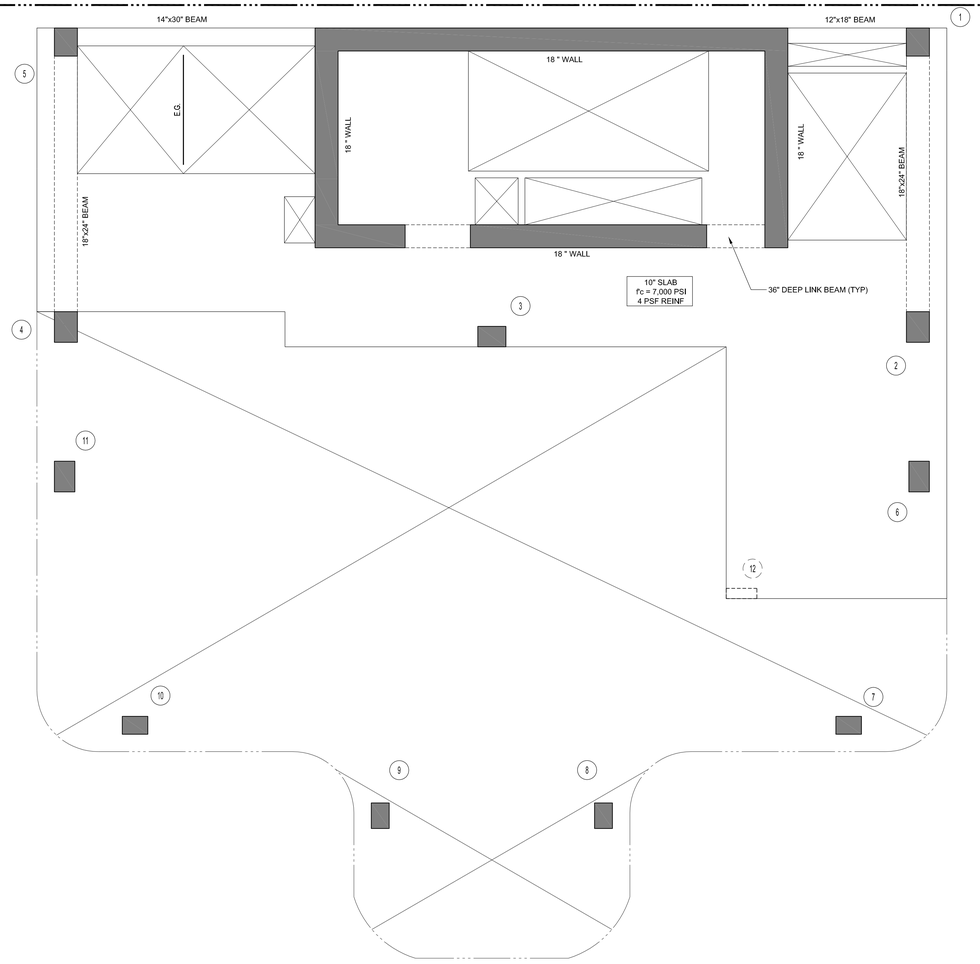

DRAWING NOTES:

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212.685.4829

N

Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

SIXTEENTH FLOOR MEZZANINE PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-316M.00

14045-300-S-316M.dwg

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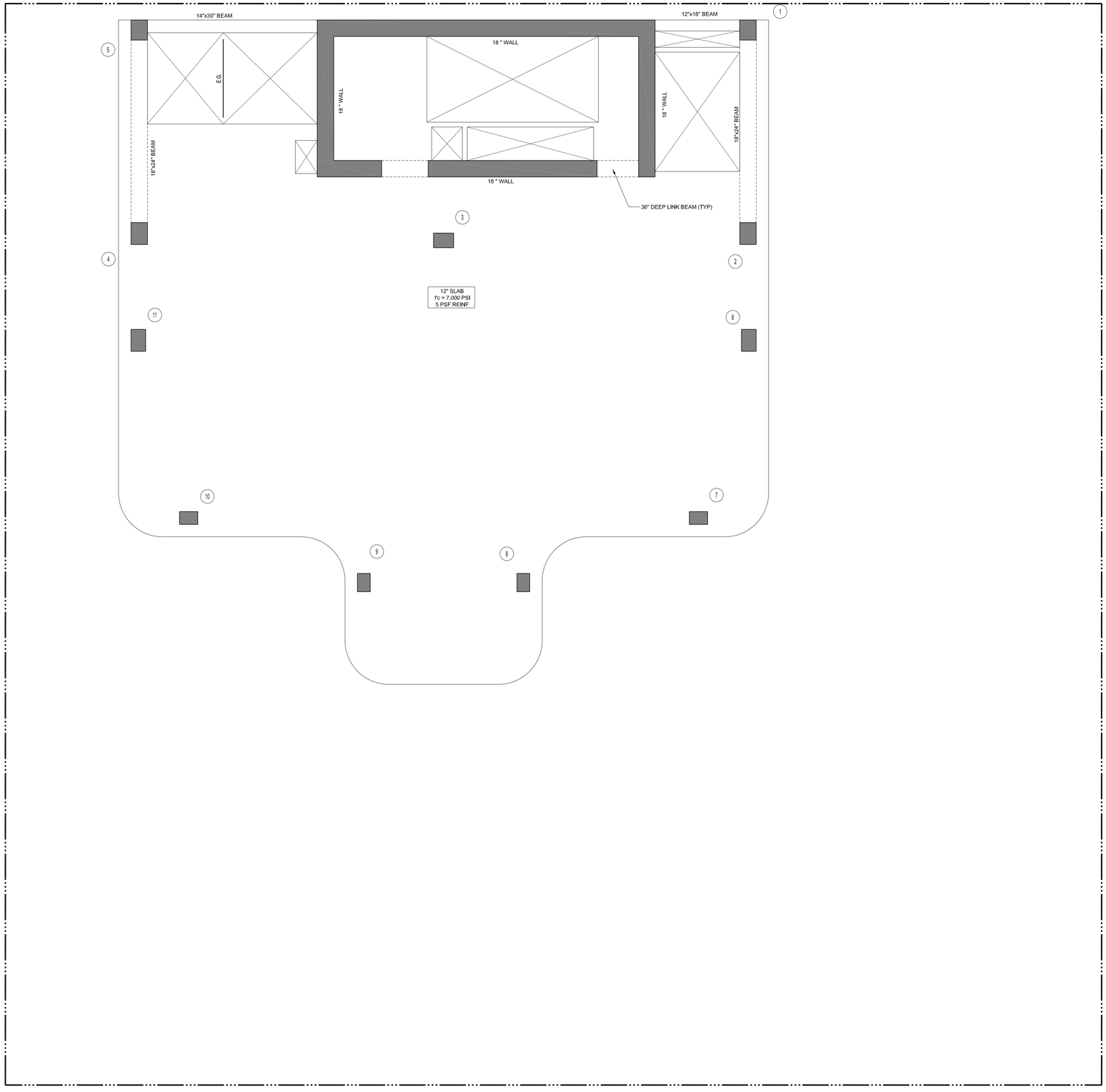

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 200 PCY REINF

2) FOR LINK BEAMS ASSUME 650 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 275 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE fc=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title
SEVENTEENTH FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-317.00

14045-300-S-317.dwg

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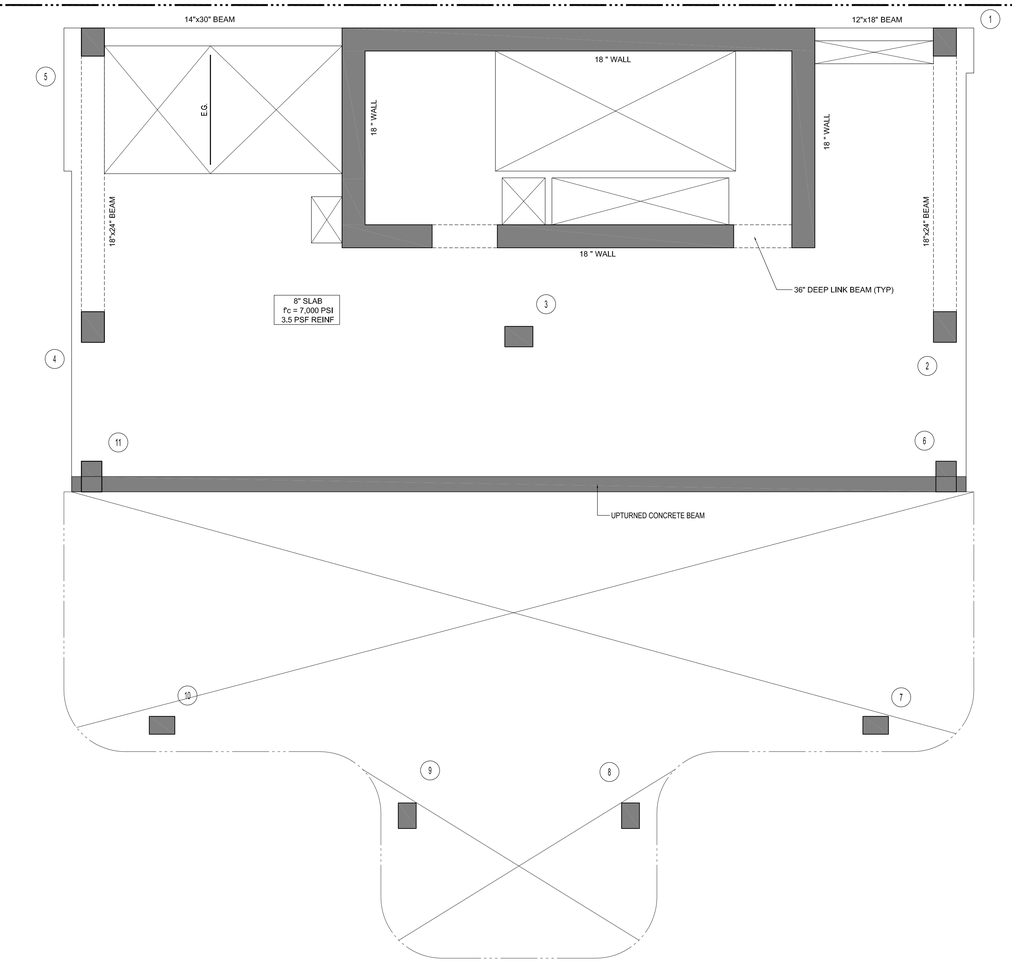

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 150 PCY REINF

2) FOR LINK BEAMS ASSUME 500 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 325 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE f'c=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

EIGHTEENTH FLOOR PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-318.00

14045-300-S-318.dwg

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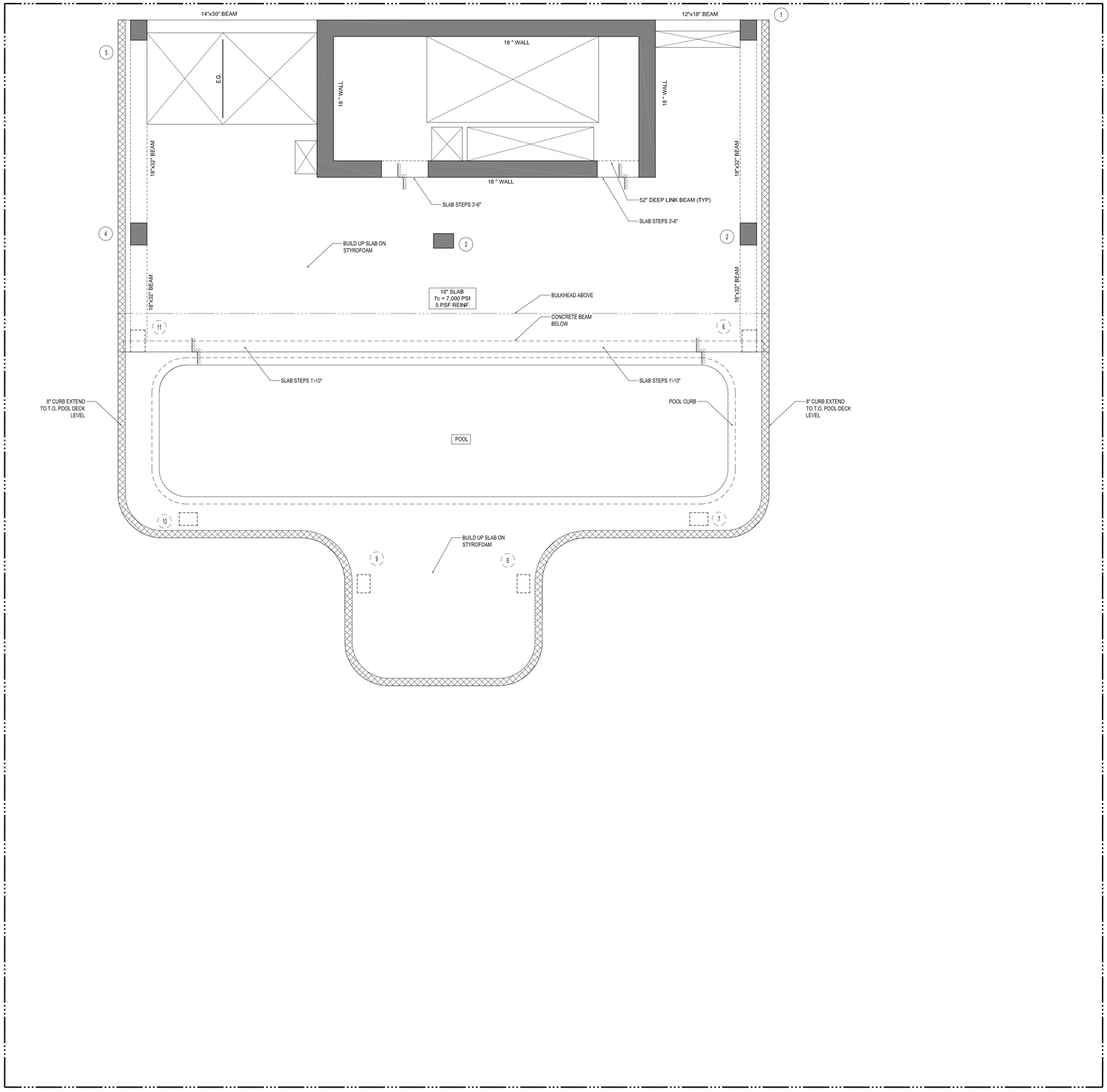

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 125 PCY REINF

2) FOR LINK BEAMS ASSUME 500 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 275 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE f'c=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

NINETEENTH FLOOR PLAN / ROOF PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-319.00

14045-300-S-319.dwg

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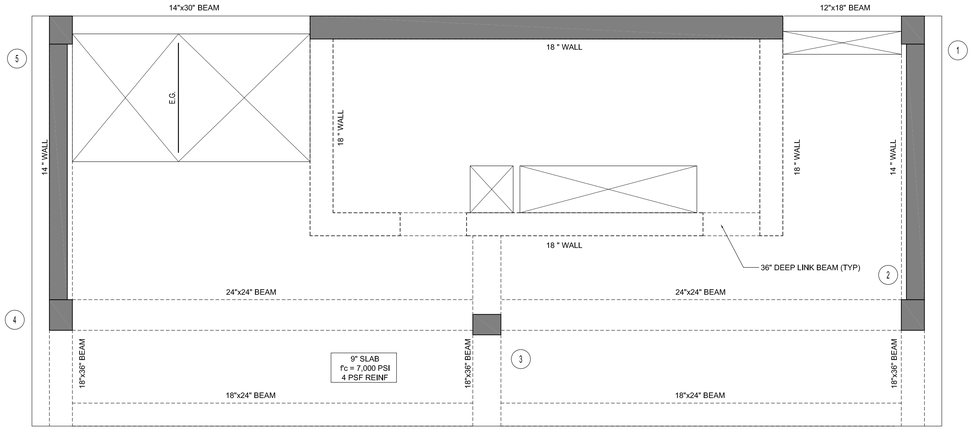

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 150 PCY REINF

2) FOR LINK BEAMS ASSUME 500 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 275 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE f'c=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

TWENTIETH FLOOR PLAN / BULKHEAD LEVEL 1 PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-320.00

14045-300-S-320.dwg

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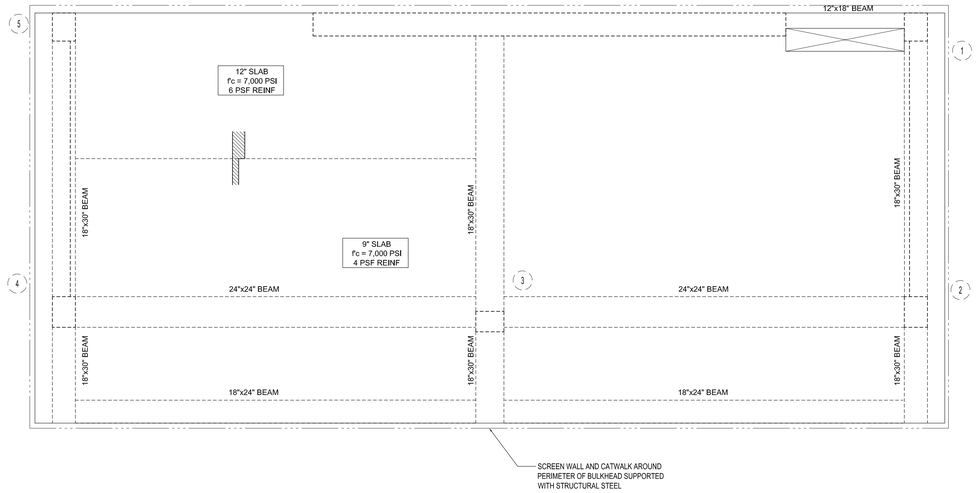

DRAWING NOTES:

1) FOR SHEAR WALLS ASSUME 150 PCY REINF

2) FOR LINK BEAMS ASSUME 500 PCY REINF

3) FOR TYPICAL BEAMS ASSUME 275 PCY REINF

4) SHEAR WALL AND COLUMN CONCRETE SHALL BE f'c=10 KSI.

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Design Development Set
[Not for Construction]

No.	Date	Description
2	08-15-14	DESIGN DEVELOPMENT ADDENDUM #3
1	04-15-14	DESIGN DEVELOPMENT ADDENDUM #2

Revisions

Drawing Title

TWENTY-FIRST FLOOR PLAN / BULKHEAD LEVEL 2 PLAN

Scale	AS NOTED
Issue Date	15 April 2014
Project No.	14045.00
Drawing No.	30 of 000

S-321.00

14045-300-S-321.dwg

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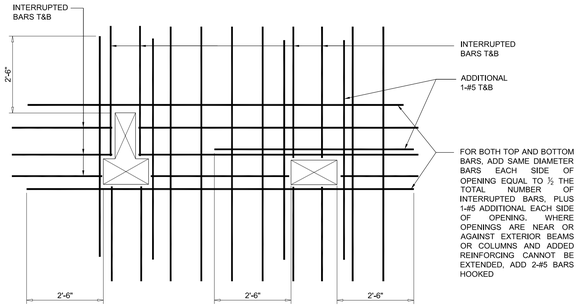
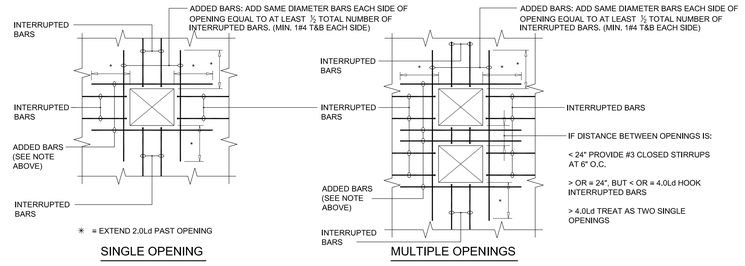


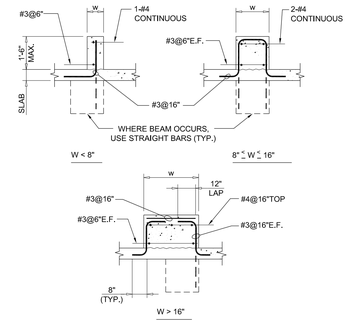
3 TYPICAL BATHROOM OPENING DETAIL



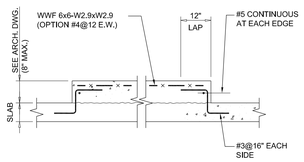
NOTES:

1. HOOK ALL INTERRUPTED BARS.
2. OMIT ADDED BARS IF STANDARD BAR SPACING CAN BE PLACED ON EITHER SIDE OF THE OPENING.
3. WHERE OPENINGS ARE NEAR OR AGAINST EXTERIOR BEAMS OR COLUMNS AND ADDED REINFORCEMENT CANNOT BE EXTENDED 2.0Ld, HOOK ADDED BARS.

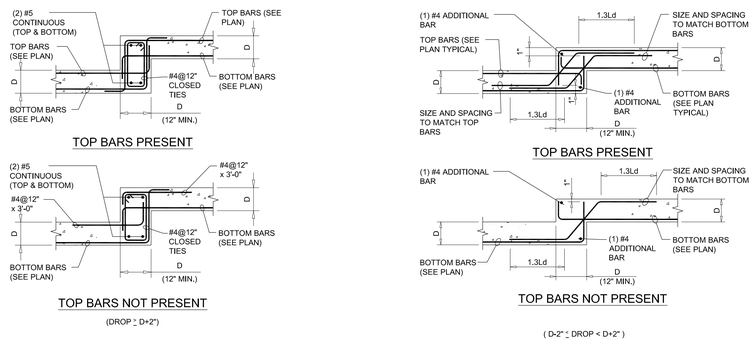
2 TYPICAL DETAIL OF REINFORCEMENT AT OPENING IN SLAB
TYPICAL UNLESS SHOWN OTHERWISE OTHERWISE ON PLANS



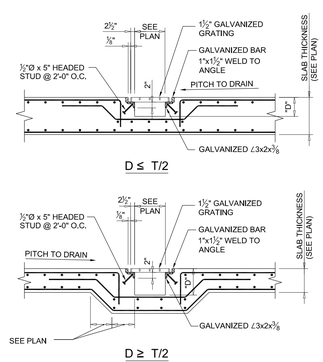
1 TYPICAL CONCRETE CURB DETAILS



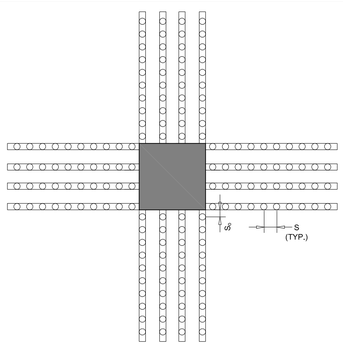
5 TYPICAL HOUSEKEEPING PAD DETAIL



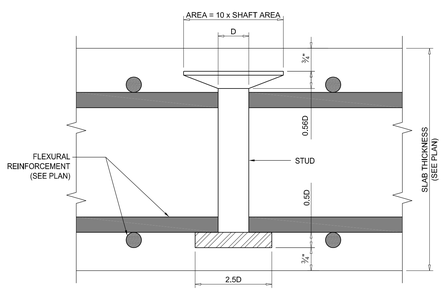
4 TYPICAL SLAB DROP DETAILS



9 TYPICAL SECTION AT TRENCH DRAIN



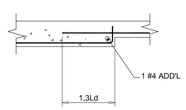
INTERIOR COLUMN



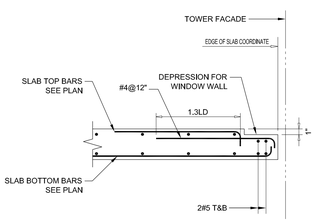
NOTES:

1. "S_o" INDICATES DISTANCE MEASURED FROM FACE OF COLUMN TO THE FIRST STUD.
2. "S" INDICATES THE TYPICAL DISTANCE BETWEEN STUDS.
3. ANY AND ALL SLAB OPENINGS AND SLEEVE PENTRATIONS MUST BE COORDINATED WITH STRUCTURAL ENGINEER AT ALL COLUMNS.
4. FOR PRICING PURPOSES ASSUME THAT THE STUDRAIL DETAIL ABOVE IS REQUIRED AT 15 COLUMNS

8 TYPICAL STUDRAIL DETAIL



7 TYPICAL DETAIL OF CHANGE IN SLAB THICKNESS



6 DETAIL AT PERIMETER SLAB DEPRESSION FOR FACADE

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Revisions

Drawing Title
TYPICAL CONCRETE SECTIONS AND DETAILS

Scale	AS NOTED
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Drawing No.	40 of 000

S-401.00

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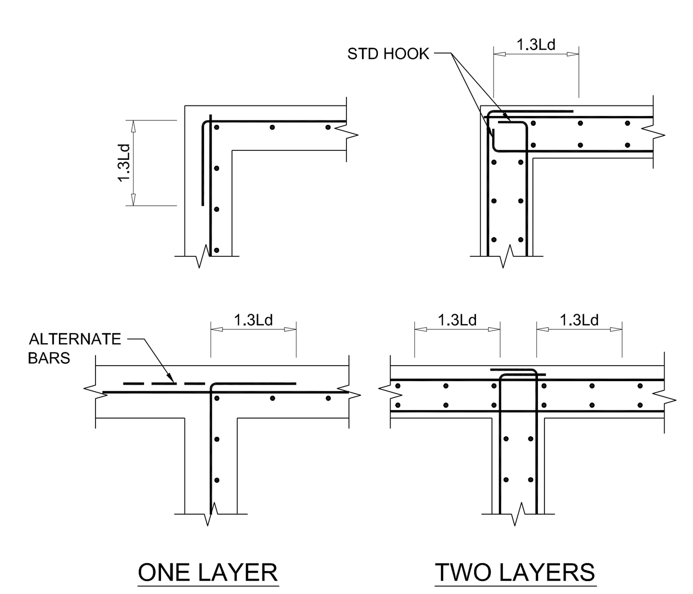
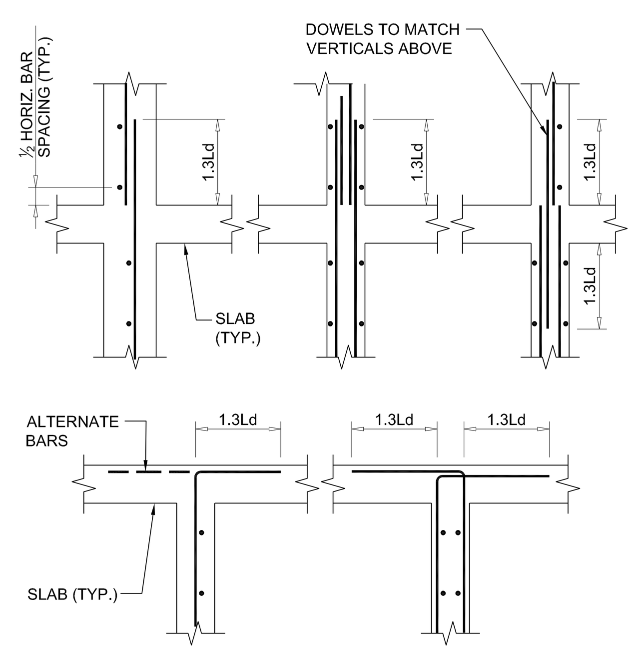
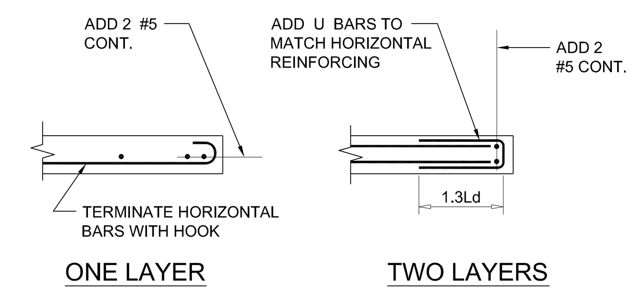


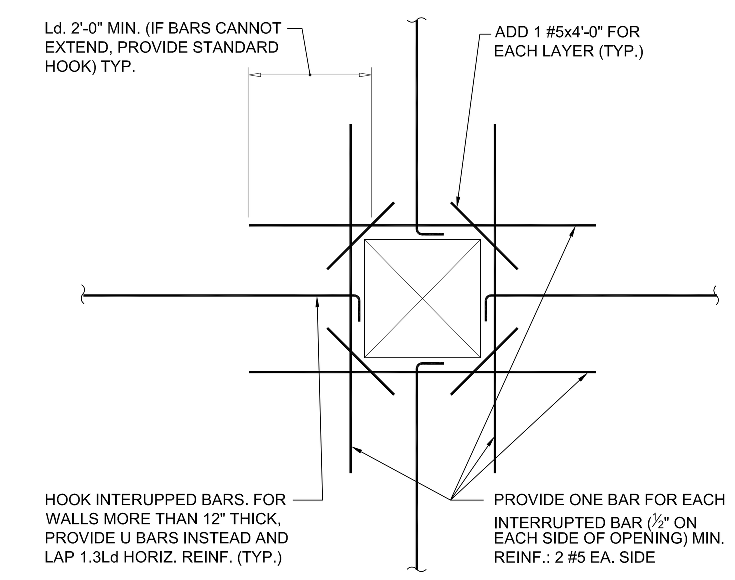
5 TYPICAL WALL INTERSECTION DETAILS



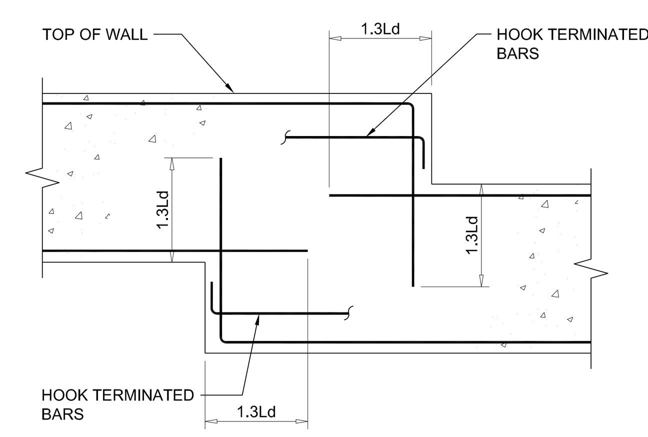
4 TYPICAL WALL-SLAB INTERSECTION DETAILS



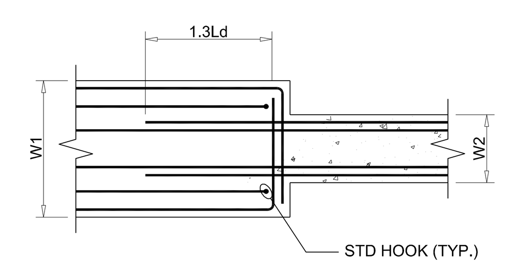
3 TYPICAL WALL END DETAILS



2 TYPICAL REINFORCEMENT AT WALL OPENING

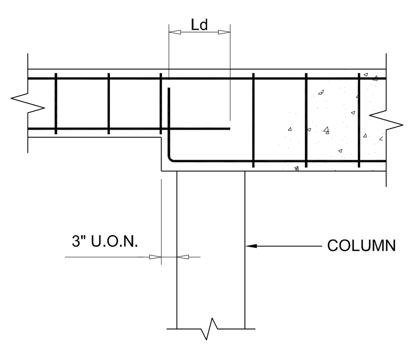


1 TYPICAL REINFORCEMENT DETAILS AT STEPS IN TOP OR BOTTOM OF WALL

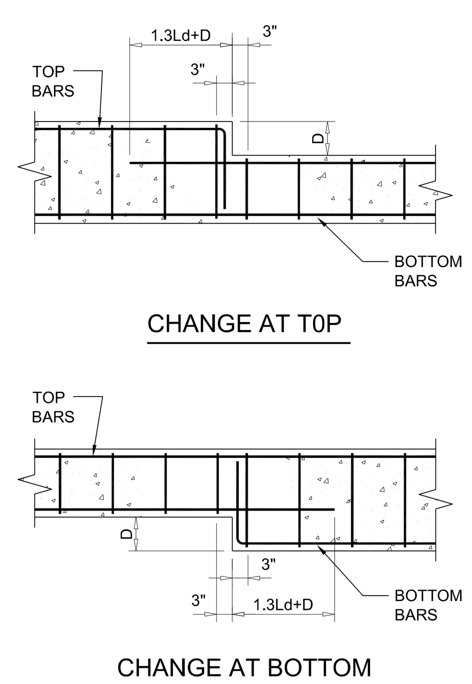


PLAN AT TOP OR BOTTOM BARS

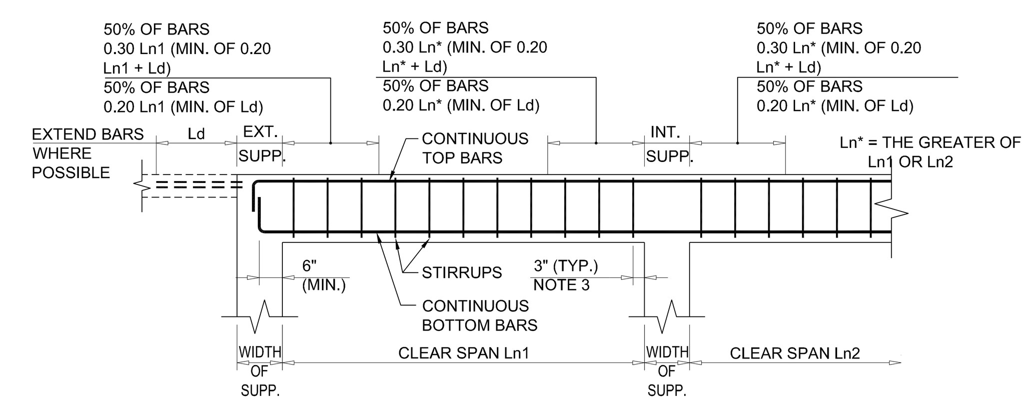
9 TYPICAL DETAIL OF CHANGE OF BEAM WIDTH



8 TYPICAL DETAIL OF CHANGE IN BEAM DEPTH AT COLUMN



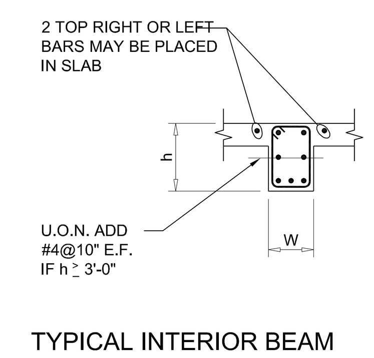
7 TYPICAL DETAIL OF CHANGE IN BEAM DEPTH BETWEEN SUPPORTS



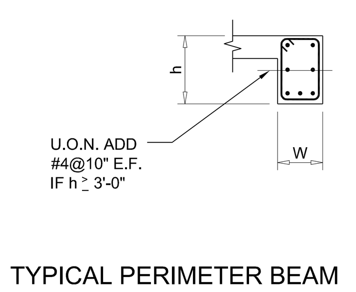
NOTES:

1. Ld = DEVELOPMENT LENGTH - SEE GENERAL NOTES.
2. SEE BEAM SCHEDULE FOR SIZE AND NUMBER OF TOP BARS, BOTTOM BARS AND STIRRUPS.
3. IF STIRRUP SPACING IS LESS THAN 6", PLACE FIRST STIRRUP ½ SPACING FROM FACE OF SUPPORT. IF BEAM IS MORE THAN 6" WIDER THAN COLUMN ON EITHER SIDE, PROVIDE STIRRUPS OVER COLUMN.
4. NOT MORE THAN 50% OF BOTTOM BARS MAY BE TERMINATED 0.125L FROM FACE OF EACH SUPPORT. PROVIDE MINIMUM OF 2 BARS OR 25% CONTINUOUS.
5. LONGITUDINAL BARS MAY ONLY BE PLACED IN MULTIPLE LAYERS IF NOTED IN SCHEDULE. PROVIDE 1" CLEAR BETWEEN LAYERS.
6. ⅙ OF THE GREATER OF THE TOP LEFT OR TOP RIGHT BARS, BUT A MINIMUM OF2 BARS, MUST BE CONTINUOUS.
7. CONTINUOUS TOP BARS MAY HAVE A CLASS A LAP SPLICE AT MID SPAN OF BEAM. CONTINUOUS BOTTOM BARS MAY HAVE A CLASS A LAP SPLICE AT OR NEAR THE SUPPORT.

(NOT PART OF LATERAL FRAME)

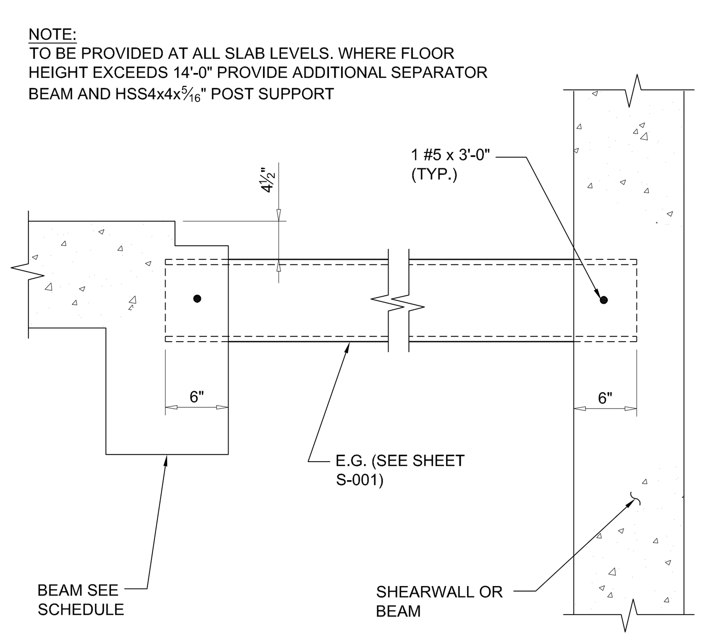


TYPICAL INTERIOR BEAM

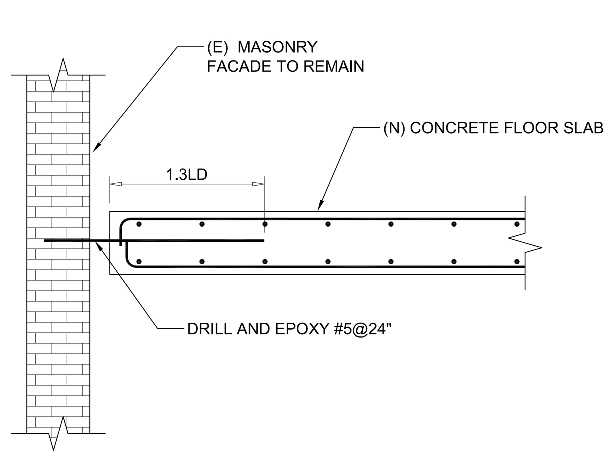


TYPICAL PERIMETER BEAM

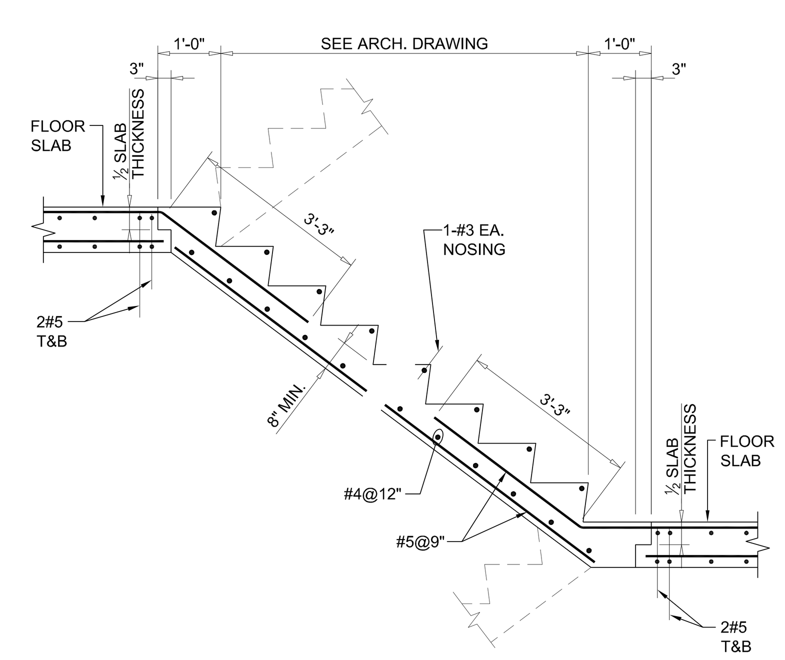
6 TYPICAL CONCRETE BEAM DETAIL



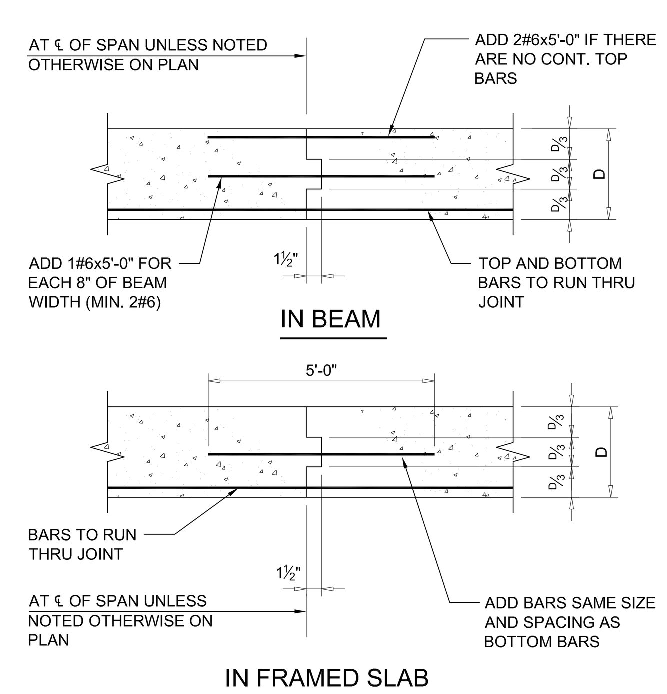
14 TYPICAL ELEVATOR SEPARATOR BEAM DETAIL



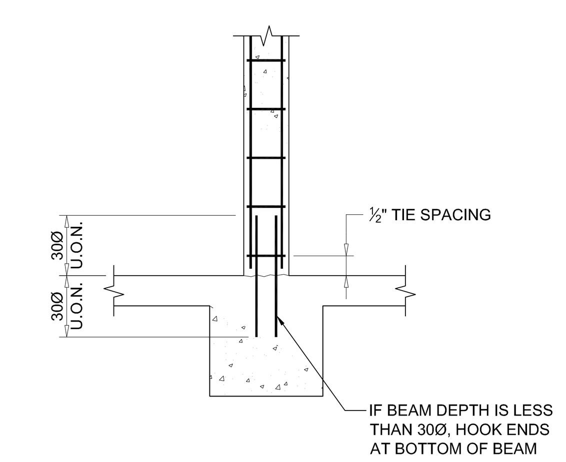
13 DETAIL AT EXISTING FACADE



12 TYPICAL STAIR DETAIL



11 TYPICAL CONSTRUCTION JOINT DETAILS



NOTE:
SEE TYPICAL COLUMN DETAIL FOR ADDITIONAL INFORMATION.

10 TYPICAL DETAIL COLUMN SUPPORTED BY CONCRETE BEAM

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S-402.00

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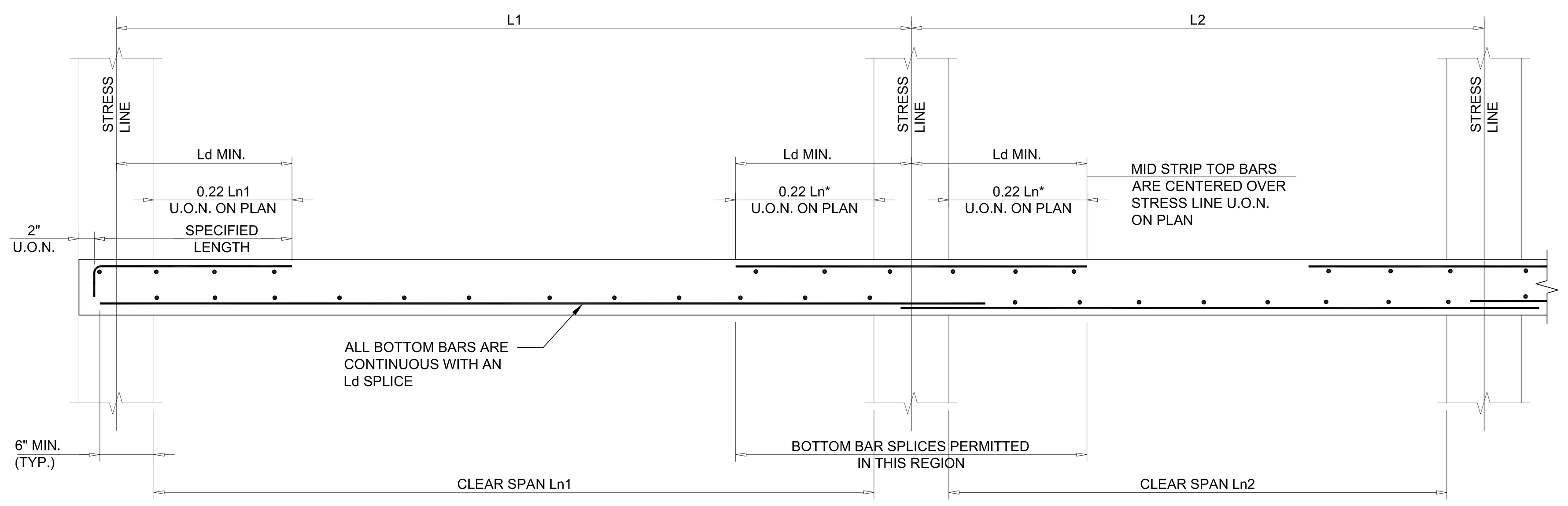
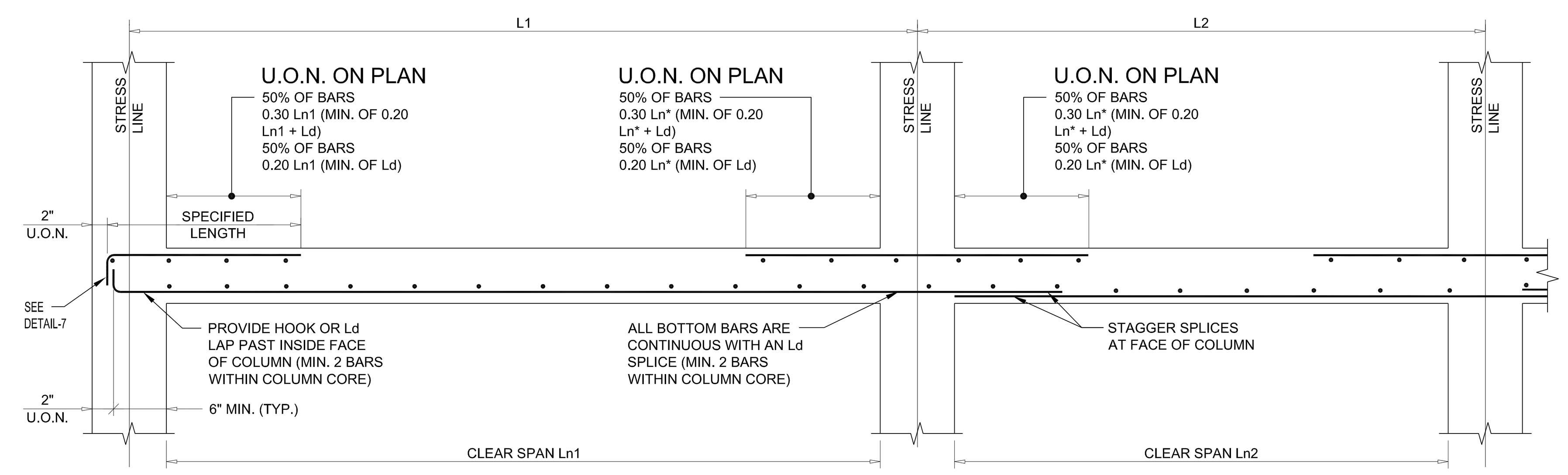


MIDDLE STRIP

Ln* = THE GREATER OF Ln1 OR Ln2

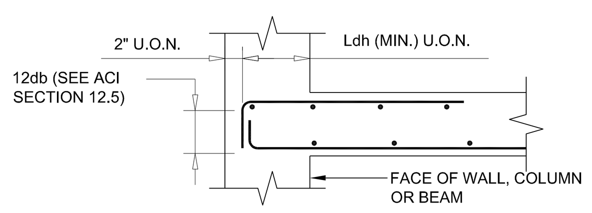
2 TYPICAL CONCRETE FLAT SLAB DETAIL



COLUMN STRIP

Ln* = THE GREATER OF Ln1 OR Ln2

1 TYPICAL CONCRETE FLAT SLAB DETAIL



Ldh (IN INCHES)

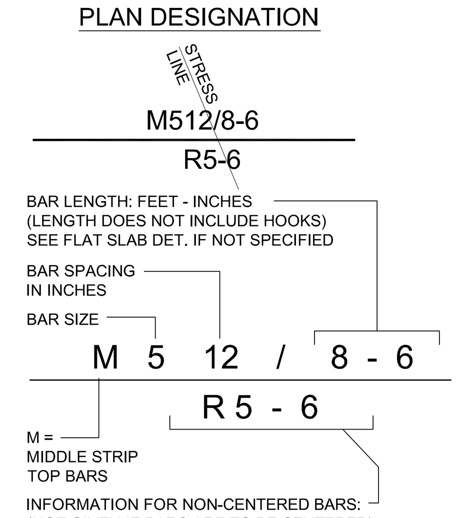
BAR #	f'c 4000 psi	5000 psi	6000 psi	7000 psi	8000 psi	10000 psi	12000 psi
3	7	6	6	6	6	6	6
4	7	6	6	6	6	6	6
5	10	8	7	7	6	6	6
6	11	9	8	8	7	6	6
7	13	11	10	9	9	8	7
8	14	12	11	10	10	8	8
9	17	14	13	12	11	10	9
10	19	16	15	14	13	11	10
11	20	17	16	15	14	12	11

* ASSUMES Fy = 60 ksi

NOTES:
FOR LIGHT WEIGHT AGGREGATE MULTIPLY TABLE VALUES BY 1.3
FOR EPOXY COATED REBAR MULTIPLY TABLE VALUES BY 1.2
FOR Fy = 75 ksi MULTIPLY TABLE VALUES BY 1.25
COMBINATIONS OF EFFECTS DUE TO CONCRETE DENSITY AND EPOXY COATING ARE CUMULATIVE

5 HOOK LENGTHS FOR CONNECTIONS

PLAN DESIGNATION



R = LENGTH RIGHT OF STRESS LINE
L = LENGTH LEFT OF STRESS LINE
(THE REMAINING UNDESIGNATED DIMENSION IS FOUND BY SUBTRACTING THIS LENGTH FROM THE LONG BAR LENGTH)

NOTE:
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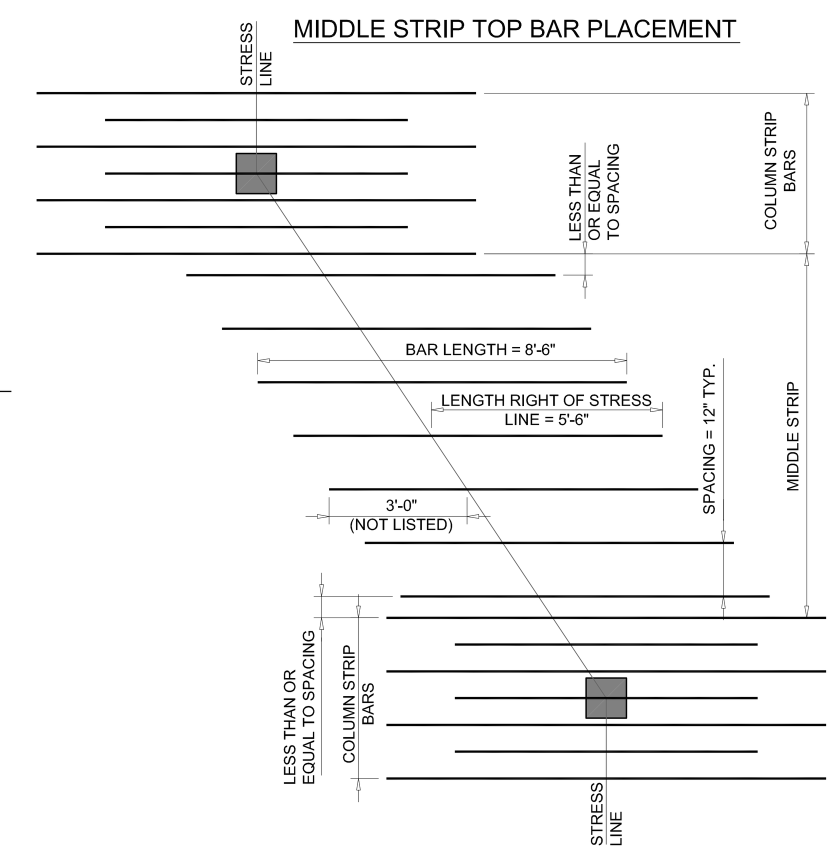
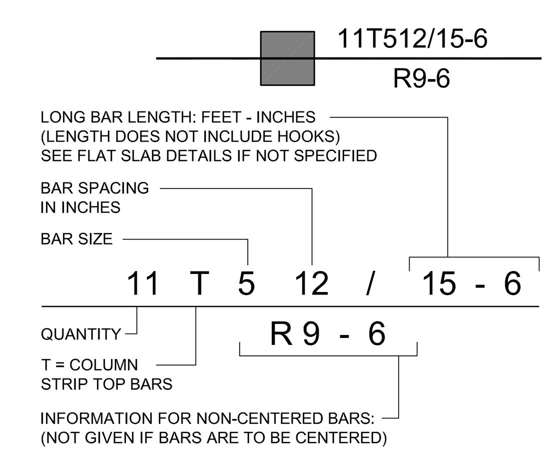
MIDDLE STRIP TOP BAR PLACEMENT



4 MIDDLE STRIP TOP BAR PLACEMENT

PLAN DESIGNATION



R = LENGTH RIGHT OF COLUMN CENTERLINE
L = LENGTH LEFT OF COLUMN CENTERLINE
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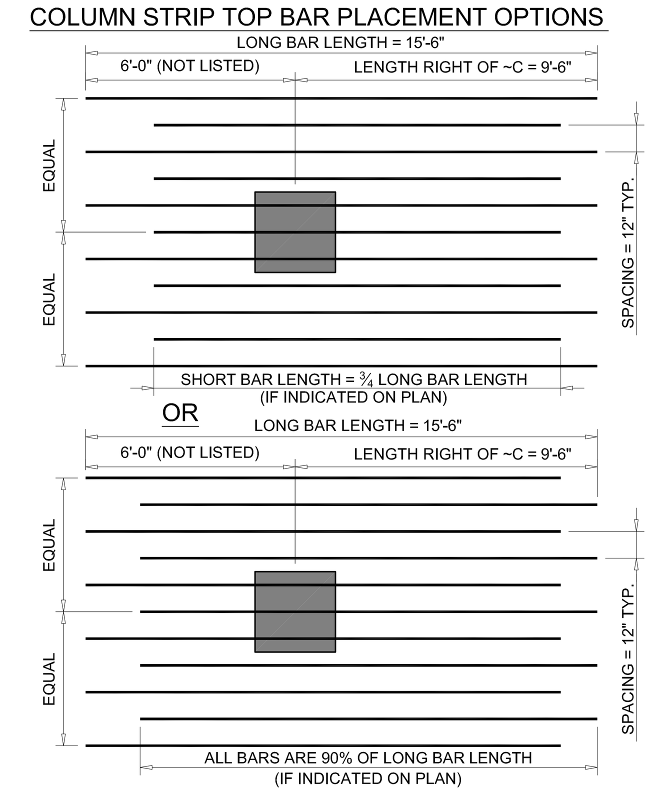
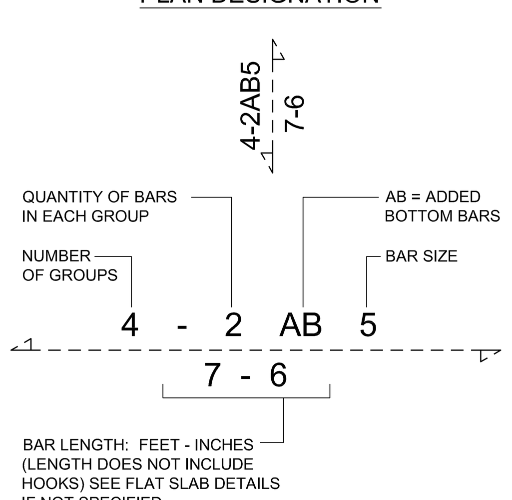
COLUMN STRIP TOP BAR PLACEMENT OPTIONS



3 COLUMN STRIP TOP BAR PLACEMENT

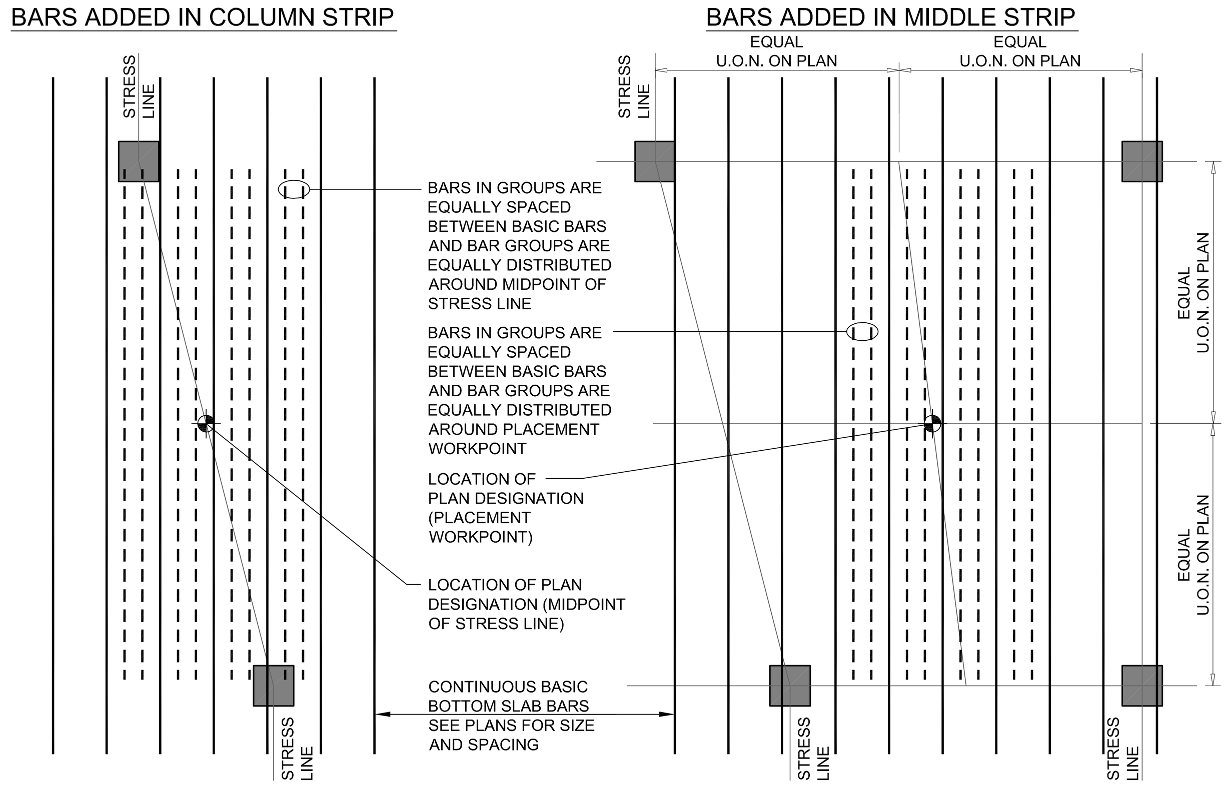
PLAN DESIGNATION



NOTE:
IF NUMBER OF ADDED BAR GROUPS IS NOT SPECIFIED, ADDED BARS SHOULD BE EVENLY DISTRIBUTED ACROSS THE ENTIRE COLUMN OR MIDDLE STRIP WIDTH.

BARS ADDED IN COLUMN STRIP

BARS ADDED IN MIDDLE STRIP



7 ADDED BOTTOM BAR PLACEMENT

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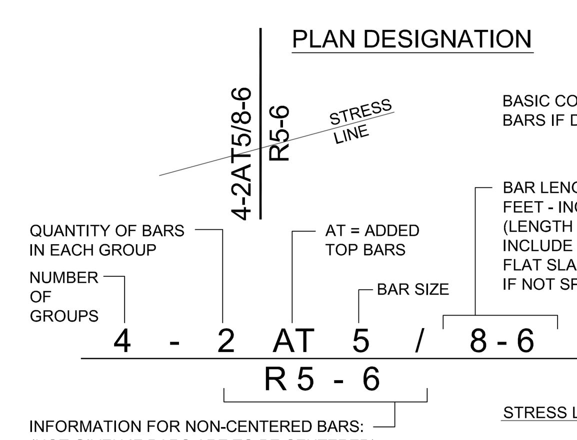

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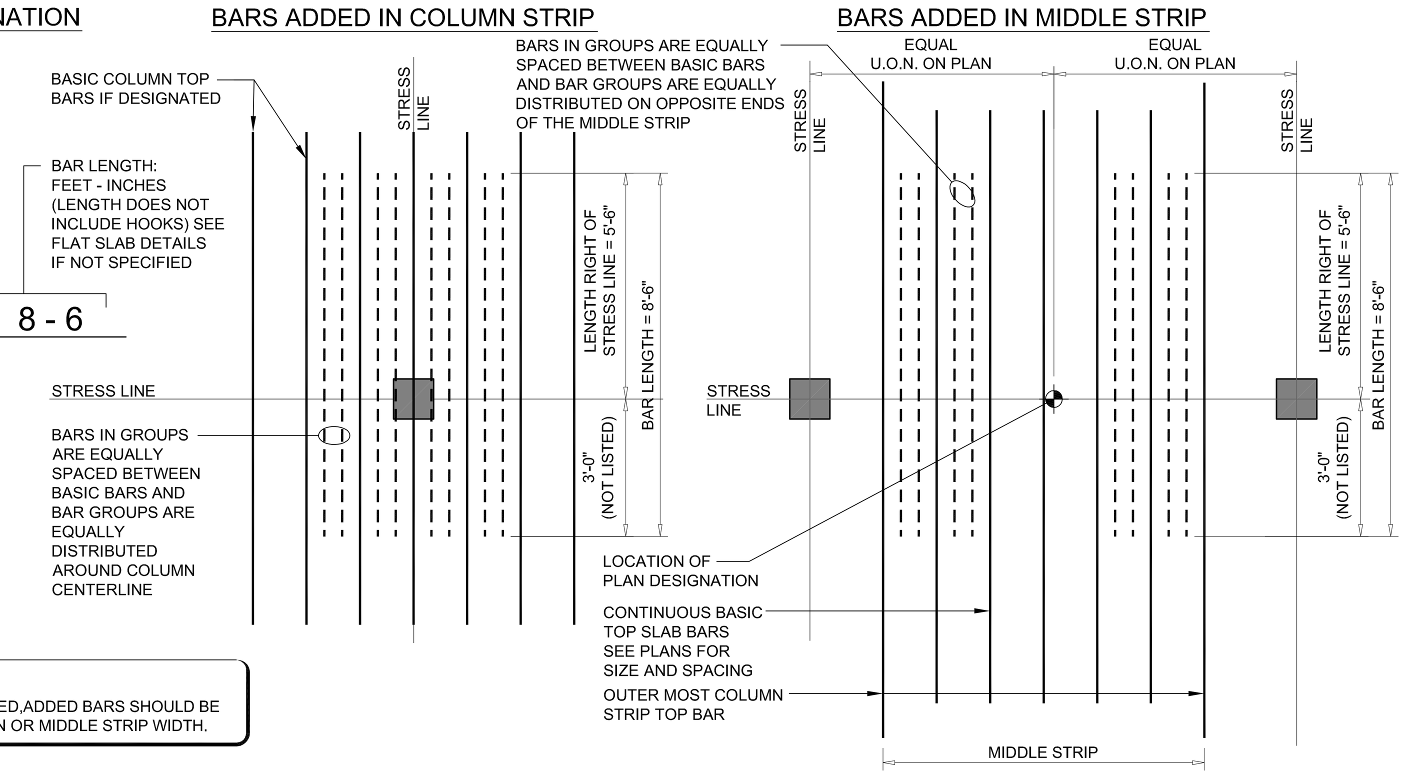
BARS ADDED IN COLUMN STRIP

BARS ADDED IN MIDDLE STRIP



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