APPENDIX B

PROPOSED DEVELOPMENT PLANS
## 4650 BROADWAY

### Unit Mix

#### FLOORS

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**TOTAL UNIT AREA** 115445 40506
**TOTAL UNITS** 67

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© HANDEL ARCHITECTS LLP 2021
ALL CLOSET SHELVING TO BE 3/4" MELAMINE UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE.

ST-I

SCALE

796 SQ. FT.

702 SQ. FT.

702 SQ. FT.

702 SQ. FT.

700 SQ. FT.

DN

ST-H

FLOOR DRAIN

969 SQ. FT.

DONGAN PL

579 SQ. FT.

SCIENCE

COUNSELOR OFFICE

MIDDLE SCHOOL

MIDDLE SCHOOL

M.CLASS

M.CLASS

6,990 SF

DN

ST-G

ROOM

ROOM

M.CLASS

7000

DN

APT. ELECTRICAL PANEL,

DOOR TAGS

1 HOUR RATED WALL

CAST-IN-PLACE CONCRETE COMPONENTS AT SCHOOL TENANT SHAFT WALL LOADS ONLY. ALL INTERNAL DEMISING REFERENCE AND TO ESTABLISH OCCUPANT PROPERTY LINE THE SCOPE OF BASE BUILDING DESIGNS.

MECHANICAL EQUIPMENT.

STORM PROOF LOUVERS FOR

VERTICAL TRANSPORTATION

ELEVATOR CONSULTANTS

21 PENN PLAZA, 8TH FLOOR

NEW YORK, NY 10001

T: 212.479.5479

FORTUNE SHEPLER SAILING, INC.

LANGAN ENGINEERING

CIVIL ENGINEER

NEW YORK, NY 10007

T: 212.929.5656

ELEVATOR ENGINEERS

DELANCEY MILLER CONSULTANTS

NEW YORK, NY 10271

T: 212.151-5294

FORDHAM UNIVERSITY

CIVIL ENGINEER

DESIMONE CONSULTING ENGINEERS

NEW YORK, NY 10018

T: 212.773.8750

LANDSCAPE ARCHITECTS

SILVERSTEIN PROPERTIES

1913 BROADWAY

NEW YORK, NY 10023

T: 212.995.9000

REVIEW ENGINEERS, INC.

23. PROVIDE WATER AND MOLD GWB IN ALL AREAS HAVING A WATER SOURCE INCLUDING BUT NOT SPACES.

22. PROVIDE 16 GA. METAL GROUNDS FOR ATTACHMENT OF MILLWORK, GRAB BARS, BATHROOM ACCORDANCE WITH THE BUILDING CODE AND THE PROJECT SPECIFICATIONS. FIRE STOPPING, PUTTY PACKS AND FIRE SEALANTS ARE TO BE APPLIED AROUND ALL PIPING, ELECTRICAL PENETRATIONS WITHIN FIRE RATED WALL PARTITIONS AND FIRE RATED FLOOR PARTITION SCHEDULE FOR MORE INFORMATION.

21. ALL WALLS ENCLOSING TRASH ROOMS AND TRASH CHUTES AT RESIDENTIAL APARTMENT CONSTRUCTION UNLESS OTHERWISE NOTED. ALL PARTITIONS SURROUNDING BEDROOMS SHALL OTHERWISE NOTED. REFER TO WALL PARTITION SCHEDULE FOR MORE INFORMATION.

20. REFER TO WALL PARTITION SCHEDULE FOR ACCEPTABLE WALL TYPES.

19. THE HINGED EDGE OF ALL DOORS CONTAINED WITHIN GWB WALL PARTITIONS ARE TO BE ACCESS TO FIRE DAMPERS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS AS NEEDED FOR.

18. ALL ELEVATOR HOISTWAY AND STAIR ENCLOSURES TO BE CONSTRUCTED OF IMPACT NEW YORK, NY 10001

17. PROVIDE WATER AND MOLD GWB IN ALL AREAS HAVING A WATER SOURCE INCLUDING BUT NOT SPACES.

16. PROVIDE 16 GA. METAL GROUNDS FOR ATTACHMENT OF MILLWORK, GRAB BARS, BATHROOM ACCORDANCE WITH THE BUILDING CODE AND THE PROJECT SPECIFICATIONS. FIRE STOPPING, PUTTY PACKS AND FIRE SEALANTS ARE TO BE APPLIED AROUND ALL PIPING, ELECTRICAL PENETRATIONS WITHIN FIRE RATED WALL PARTITIONS AND FIRE RATED FLOOR PARTITION SCHEDULE FOR MORE INFORMATION.

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12. ALL ELEVATOR HOISTWAY AND STAIR ENCLOSURES TO BE CONSTRUCTED OF IMPACT NEW YORK, NY 10001

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2. REFER TO WALL PARTITION SCHEDULE FOR ACCEPTABLE WALL TYPES.

1. THE HINGED EDGE OF ALL DOORS CONTAINED WITHIN GWB WALL PARTITIONS ARE TO BE ACCESS TO FIRE DAMPERS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS AS NEEDED FOR.
ALL CLOSET SHELVING TO BE 3/4" MELAMINE UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE.
ALL CLOSET SHELVING TO BE 3/4" MELAMINE UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE.

EMR AND BULKHEAD ROOF PLAN

DRAWING NO: 1465

PROJECT NO: 52'-4"

SCALE

SHERMAN AVENUE

ARDEN STREET

8 RD

1 FD

TRICKLE VENT

DONGAN PL

APT. CABLE/DATA/VOICE BOX,

NID

EP

101

1 HOUR RATED WALL

2 HOUR RATED WALL

3 HOUR RATED WALL

CAST-IN-PLACE CONCRETE

SHAFT WALL

MATCH LINE

PROPERTY LINE

(REFER TO G-003 FOR ADDITIONAL SYMBOLS)

4

4

16'-1"

1968

132'-2"

15'-6"

20'-8"

250 GREENWICH STREET

T: 212.689.5389

NEW YORK, NY 10010

29'.

REFER TO LIGHTING FIXTURE SCHEDULE FOR ALL FIXTURE TYPES AND PRODUCT INFORMATION.

ELEVATIONS FOR ADDITIONAL INFORMATION.

83'-3"

25'-10"

28'-4"

28'-6"
SOUTH ELEVATION

CONSULTANT'S DRAWINGS

DRAWING NO:

STO MOISTURE DRAINABLE EIFS ASSEMBLY

MECHANICAL

2" STONE SILL BELOW STOREFRONT

SOUTH ELEVATION -

TOP MOUNTED INSULATED METAL ROLL-DOWN DOOR

CURTAIN WALL

INTEGRAL GUTTER SYSTM AT TOP

STEEL FRAME CANOPY: PAINT METAL CLADDING AT

MTL-5

FACADE

DATUM 0'-0"

METAL SLAB COVER - RESIDENTIAL BALCONY

HYBRIDWALL

SEAL & SIGNATURE

MTL-2

ARTICULATED CURVED METAL SLAB COVER WITH UP TO 1

EL. +

ALT: METAL OR GLASS SPANDREL PANEL GLAZED

CELLAR FLOOR

NAVD88

33'-0"

CELLAR EGRESS

SCHOOL LOBBY

SCHOOL EGRESS

GROCER ENTRY

ARDEN STREET

T.O. F.F. 1ST FLOOR RESIDENTIAL (+0'-0"

M-3

CMU AND/OR CONCRETE SHEAR WALL WITH INSULATION

T.O. PARAPET @ EMR BULKHEAD (+

M-1

CMU BACKUP WALL.

MASONRY TYPE 01 - BRICK VENEER OVER REINFORCED

MUL-5

SYSTEM AT TH FLOOR RESIDENTIAL AMENITIES AND

MUL-4

OBLIQUE VIEW

WINDOW WALL SYSTEM OR UNITIZED SSG CURTAINWALL

MUL-4

SYSTEM AT 5TH FLOOR

5TH FLOOR

PARAPET

CLEAR TEMPERED GLASS - GUARDRAIL

1" INSULATED LOW IRON SPANDREL GLASS - STOREFRONT

123'-8" (+

13TH FLOOR (+

153'-8"

113'-8"

120'-8"

130'-8"

110'-0"

10'-0"

70'-8"

57'-8"

54'-6"

50'-0"

47'-8"

43'-4"

41'-10"

39'-6"

35'-0"

33'-6"

33'-0"

29'-6"

27'-0"

25'-0"

23'-0"

20'-0"

17'-0"

15'-6"

13'-0"

11'-0"

9'-0"

7'-0"

5'-0"

3'-0"

1'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

7'-0"

1'-0"

2'-0"

4'-0"
ARCHITECTURAL WALL SECTION DETAILS, SPECS. AND WALL DETAILS

ALL FACADE AND ROOF ASSEMBLIES ARE TO BE INSULATED AND COMPLY WITH CONSULTANT'S DRAWINGS.

1. DATUM 0'-0"
2. BUILDING FACADE TO BE CONFIRMED BY FIELD SURVEY
3. REFER TO EXTERIOR FINISHES SCHEDULE AND SPECIFICATIONS
4. REFER TO STRUCTURAL AND MEPFP DRAWINGS FOR FURTHER DETAILS
5. ALL DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. WHERE NOTED
6. STRUCTURAL LOAD TRANSFER ELEMENTS SHOWN IN THE STRUCTURAL DRAWINGS. NO GRAVITY CONNECTIONS ARE SHOWN ON THE DRAWINGS OR APPROVED BY THE ARCHITECT.
7. FASTENING DETAILS, CONNECTIONS, ANGLES, SHAPES AND MATERIAL THICKNESS AND ACCESSORIES AS REQUIRED FOR A WEATHER TIGHT INSTALLATION.
8. ALL EXTERIOR WALL FLASHING SHALL BE EPDM OR STAINLESS GALVANIZED AND PAINTED.
9. ALL EXTERIOR SIGNAGE WILL BE FILED UNDER SEPARATE PERMIT ISSUANCE.
10. ALL ALUMINUM COMPONENTS (WINDOW MULLIONS, METAL PANELS, DOORS, FASTENERS, REINFORCEMENT, INSULATION, FLASHINGS, WALL COMPONENTS (HANDRAILS, LADDERS, ETC.) SHALL BE GALVANIZED AND PAINTED. STRUCTURAL LOAD TRANSFER ELEMENTS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
11. REQUIRED BY APPLICABLE BUILDING CODES. COORDINATE LOCATION OF WINDOW ANCHORS, SEALANT POSITION OF WINDOW FRAMES & STRUCTURAL SLABS ABOVE AND BELOW.
12. COMPONENT SYSTEMS SHOWN IN THE ARCHITECTURAL DRAWINGS SHALL BE ERECTED BY THE CONTRACTOR.
13. REFER TO STRUCTURAL AND MEPFP DRAWINGS FOR FURTHER DETAILS.
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40. FASTENING DETAILS, CONNECTIONS, ANGLES, SHAPES AND MATERIAL THICKNESS AND ACCESSORIES AS REQUIRED FOR A WEATHER TIGHT INSTALLATION.
41. ALL EXTERIOR WALL FLASHING SHALL BE EPDM OR STAINLESS GALVANIZED AND PAINTED.
42. ALL EXTERIOR SIGNAGE WILL BE FILED UNDER SEPARATE PERMIT ISSUANCE.
43. ALL ALUMINUM COMPONENTS (WINDOW MULLIONS, METAL PANELS, DOORS, FASTENERS, REINFORCEMENT, INSULATION, FLASHINGS, WALL COMPONENTS (HANDRAILS, LADDERS, ETC.) SHALL BE GALVANIZED AND PAINTED. STRUCTURAL LOAD TRANSFER ELEMENTS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
44. REQUIRED BY APPLICABLE BUILDING CODES. COORDINATE LOCATION OF WINDOW ANCHORS, SEALANT POSITION OF WINDOW FRAMES & STRUCTURAL SLABS ABOVE AND BELOW.
45. COMPONENT SYSTEMS SHOWN IN THE ARCHITECTURAL DRAWINGS SHALL BE ERECTED BY THE CONTRACTOR.
46. REFER TO STRUCTURAL AND MEPFP DRAWINGS FOR FURTHER DETAILS.
47. ALL EXTERIOR SIGNAGE WILL BE FILED UNDER SEPARATE PERMIT ISSUANCE.