

PROPOSED COURTYARD AND CELLAR RECREATION SPACE AT
220 & 224 SULLIVAN STREET, NEW YORK, NY 10012



DRAWING NO.	DRAWING TITLE	ISSUED		
ARCHITECTURAL				
T-001.00	Cover Sheet	25 MAY 2018		
T-002.00	General Notes & Site Plan	25 MAY 2018		
Z-001.00	Property Information, Floor Area Calculations & Zoning Analysis	25 MAY 2018		
Z-002.00	Zoning Resolution Determination Form (ZRD1)	25 MAY 2018		
A-001.00	Building Code Compliance & Means of Egress Analysis	25 MAY 2018		
A-002.00	Door & Hardware Schedule, Legends, & Construction Assembly Types	25 MAY 2018		
A-003.00	ANSI Diagrams	25 MAY 2018		
A-004.00	Existing Exterior Photos	25 MAY 2018		
A-005.00	Renderings & Finishes	25 MAY 2018		
DM-101.00	Demolition Plan - Cellar	25 MAY 2018		
DM-102.00	Demolition Plan - First Floor (Courtyard)	25 MAY 2018		
DM-103.00	Demolition Plan - Roof	25 MAY 2018		
A-101.00	Construction Plan - Cellar	25 MAY 2018		
A-102.00	Construction Plan - First Floor (Courtyard)	25 MAY 2018		
A-103.00	Construction Plan - Roof	25 MAY 2018		
A-201.00	Reflected Ceiling Plan - Cellar	25 MAY 2018		
A-202.00	Reflected Ceiling Plan - First Floor (Courtyard)	25 MAY 2018		
A-301.00	Building Sections / Elevations	25 MAY 2018		
A-302.00	Building Sections / Elevations	25 MAY 2018		
A-303.00	Building Sections / Elevations	25 MAY 2018		
A-401.00	Sections - Recreation Room / Courtyard	25 MAY 2018		
A-402.00	Sections - Recreation Room / Courtyard	25 MAY 2018		
A-403.00	Sections - Recreation Room / Courtyard	25 MAY 2018		
A-404.00	Sections - Recreation Room / Courtyard	25 MAY 2018		
A-405.00	Sections - Recreation Room / Courtyard	25 MAY 2018		
A-406.00	Sections - Lift / Courtyard	25 MAY 2018		
STRUCTURAL				
FO-101.00	Foundation Plan	25 MAY 2018		
FO-102.00	Structural Notes, Sections and Details	25 MAY 2018		
FO-103.00	Structural Notes, Sections and Details	25 MAY 2018		
S-101.00	Framing Plan - Ground Floor	25 MAY 2018		
S-102.00	Framing Plan - Dunnage	25 MAY 2018		
S-103.00	Structural Notes, Sections and Details	25 MAY 2018		
S-104.00	Sections and Details	25 MAY 2018		
S-105.00	Sections and Details	25 MAY 2018		
S-106.00	Sections and Details	25 MAY 2018		
SOE-101.00	Foundation Shoring Plan	25 MAY 2018		
SOE-102.00	Shoring Plan - Ground Floor	25 MAY 2018		
SOE-103.00	Shoring Sections and Details	25 MAY 2018		
SOE-104.00	Shoring Sections and Details	25 MAY 2018		
TPPN-101.00	TPPN Monitoring Plan	25 MAY 2018		
TPPN-102.00	TPPN Monitoring Plan - Adjacent Structures	25 MAY 2018		
TPPN-103.00	TPPN Monitoring Elevations	25 MAY 2018		
TPPN-104.00	TPPN Monitoring Elevations	25 MAY 2018		
MECHANICAL				
M-001.00	Mechanical - Specifications	25 MAY 2018		
M-002.00	Mechanical - Specifications Continued	25 MAY 2018		
DM-001.00	Mechanical - Cellar Steam & Condensate Piping Removal Plan	25 MAY 2018		
M-101.00	Mechanical - Cellar Floor Plan	25 MAY 2018		
M-102.00	Mechanical - First Floor Plan and Snow Melting System	25 MAY 2018		
M-103.00	Mechanical - Roof Plan	25 MAY 2018		
M-104.00	Mechanical - Cellar Steam and Condensate Piping Plan	25 MAY 2018		
M-105.00	Mechanical - First Floor Snow Melting System Plan	25 MAY 2018		
M-201.00	Mechanical - Schedules	25 MAY 2018		
M-202.00	Mechanical - Schedules and Glycol Make Up Diagram	25 MAY 2018		
M-301.00	Mechanical - Details	25 MAY 2018		
M-302.00	Mechanical - Snow Melting System Details	25 MAY 2018		
M-401.00	Mechanical - Dryer Exhaust Riser Diagram	25 MAY 2018		
PLUMBING				
P-001.00	Plumbing - Notes, Abbrev., Symbol List, and Equipment Sched.	25 MAY 2018		
D-001.00	Plumbing - Cellar Removal Plan	25 MAY 2018		
P-101.00	Plumbing - Cellar Waste Floor Plan	25 MAY 2018		
P-102.00	Plumbing - Cellar Domestic Water and Gas Floor Plan	25 MAY 2018		
P-103.00	Plumbing - First Floor Plan	25 MAY 2018		
P-201.00	Plumbing - Sanitary Riser Diagrams	25 MAY 2018		
P-202.00	Plumbing - Storm Riser Diagrams	25 MAY 2018		
P-203.00	Plumbing - Domestic Water and Gas Riser Diagrams	25 MAY 2018		
P-301.00	Plumbing - Details	25 MAY 2018		
P-801.00	Plumbing - Specifications Pt.1	25 MAY 2018		
P-802.00	Plumbing - Specifications Pt. 2	25 MAY 2018		
P-803.00	Plumbing - Specifications Pt. 3	25 MAY 2018		
ENERGY ANALYSIS				
EN-001.00	Energy Analysis - Comcheck	25 MAY 2018		
EN-002.00	Energy Analysis - Comcheck Continued	25 MAY 2018		
EN-003.00	Energy Analysis - HVAC Load Calculation	25 MAY 2018		
ELECTRICAL (FOR REFERENCE ONLY)				
E-001.00	Electrical - Specifications	25 MAY 2018		
DM-101.00	Demolition - Existing Cellar Plan	25 MAY 2018		
E-101.00	Electrical - Cellar Lighting Plan	25 MAY 2018		
E-102.00	Electrical - Cellar Power Plan	25 MAY 2018		
E-103.00	Electrical - Cellar Equipment Plan	25 MAY 2018		
E-104.00	Electrical - First Floor Lighting Plan	25 MAY 2018		
E-105.00	Electrical - First Floor Power Plan	25 MAY 2018		
E-106.00	Electrical - First Floor Equipment Plan	25 MAY 2018		
E-107.00	Electrical - Roof Equipment Plan	25 MAY 2018		
E-201.00	Electrical - Panel Schedules	25 MAY 2018		
E-202.00	Electrical - One Line Diagrams	25 MAY 2018		
E-301.00	Electrical - Details	25 MAY 2018		
E-401.00	Electrical - Lighting Control Schedule	25 MAY 2018		

REVISIONS:
 ISSUED FOR CONSTRUCTION
 25 MAY 2018

CONSULTANTS:

STRUCTURAL:



MECHANICAL / ELECTRICAL / PLUMBING:



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PROJECT:
**Proposed Courtyard & Cellar
 Recreation Space at
 220-224 Sullivan Street
 New York, NY 10012**

DRAWING TITLE:
Cover Sheet

PROJECT FILE NAME:
1520 Sullivan Street

NYC DOB NO:

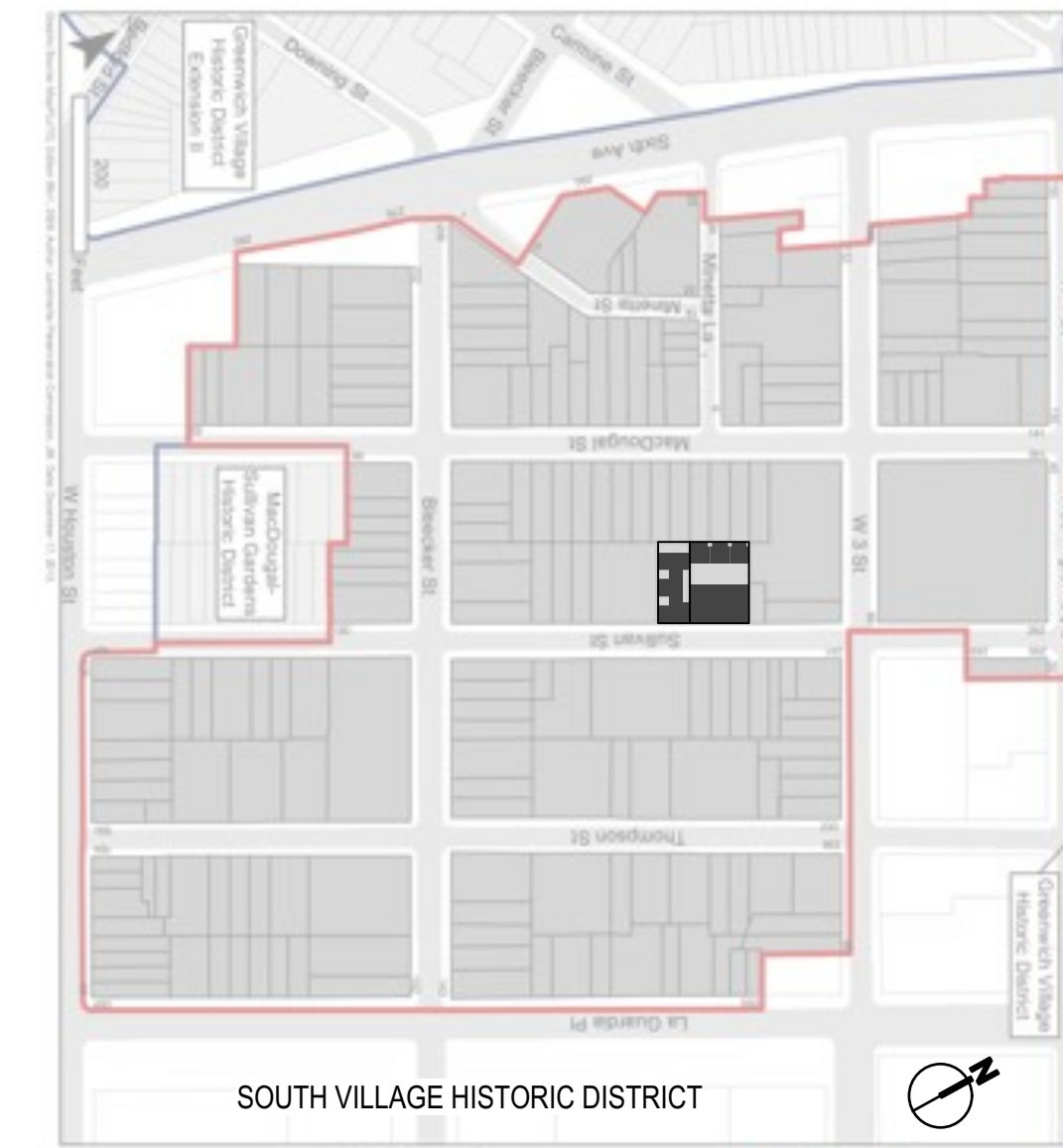
SEAL: DATE: 25 May 2018
 PROJECT NO: 1520
 DRAWN BY: AN
 CHECKED BY: MG
 DRAWING NO:
T-001.00
 Sheet 1 of 26



1 EXISTING STREET VIEW FROM SOUTH



2 EXISTING STREET VIEW FROM NORTH



7 LOCATION MAP
NO SCALE



3 EXISTING VIEW OF FRONT GATE TO EXIT PASSAGEWAY



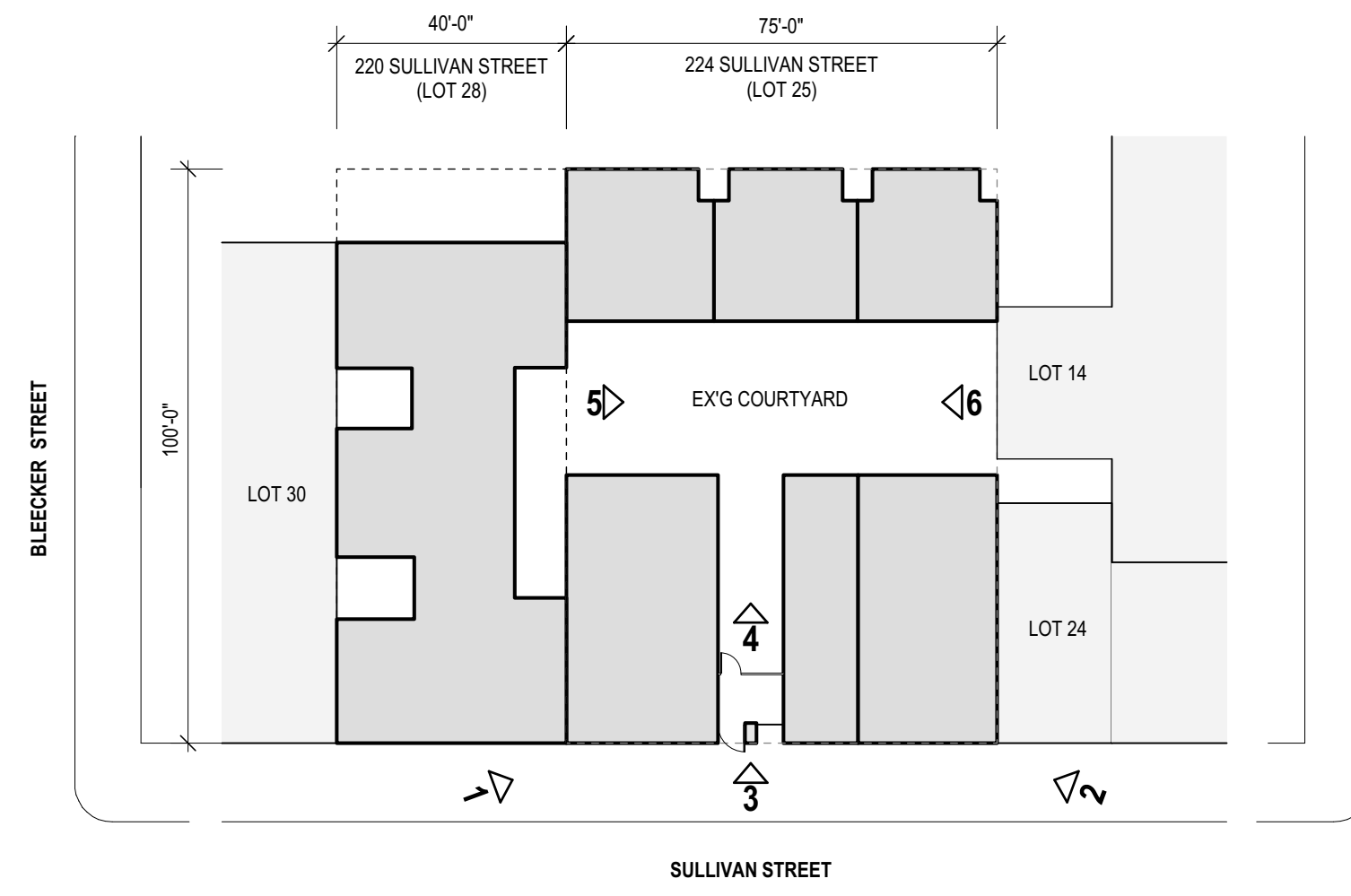
4 EXISTING VIEW OF EXIT PASSAGEWAY



5 EXISTING VIEW OF COURTYARD LOOKING NORTH



6 EXISTING VIEW OF COURTYARD LOOKING SOUTH



8 KEY PLAN
SCALE: 1" = 30'-0"

REVISIONS:
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25 MAY 2018

CONSULTANTS:

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New York, NY 10012

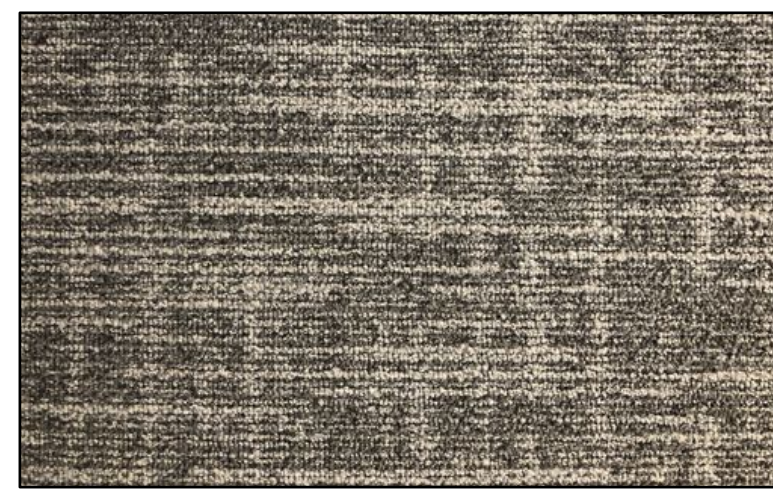
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Existing Exterior Photos

PROJECT FILE NAME:
1520 Sullivan Street

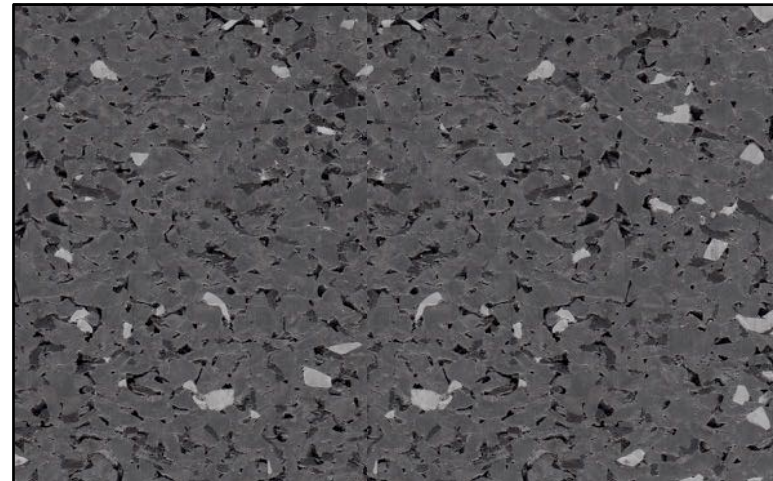
NYC DOB NO:

SEAL: DATE: 25 May 2018
PROJECT NO: 1520
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DRAWING NO:
A-004.00
Sheet 8 of 26

INTERIOR FINISHES



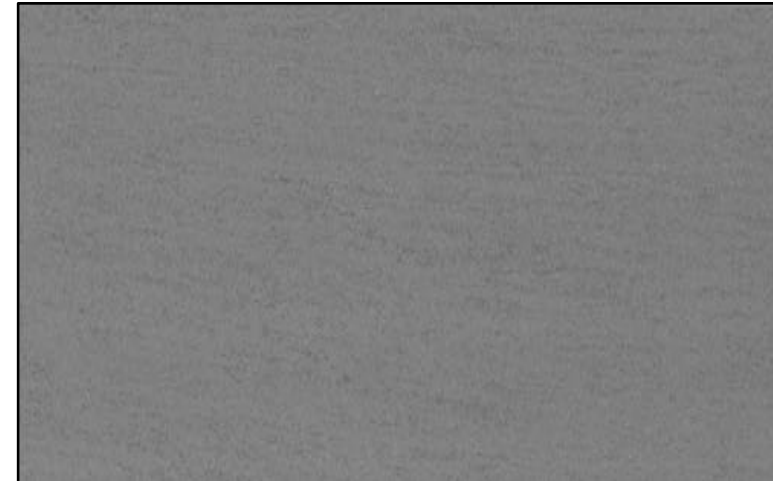
MEETING ROOM: MILLIKEN NORDIC STORIES - AMERICAS "TECTONIC" TTC171-67 ORESUND BRIDGE



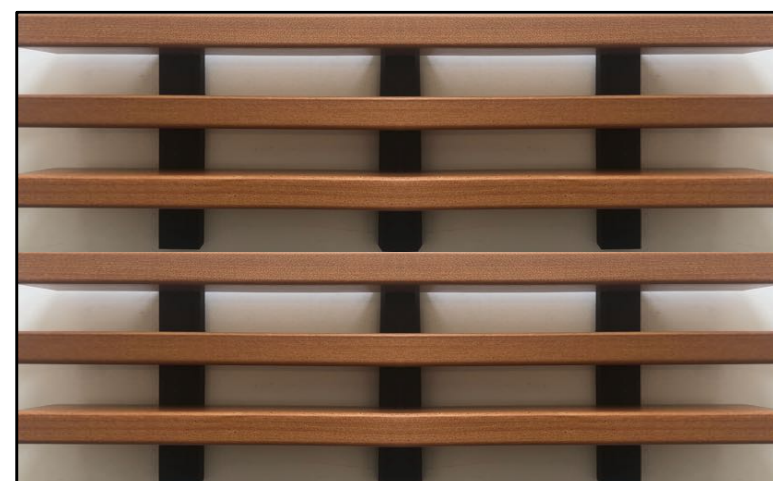
EXERCISE ROOM: ALLSTATE RUBBER "GROUND CONTROL SURFACES - RHYTHM" #44105 / DRAG RUFF



PANTRY / LOUNGE FLOORING: PORCELANOSA "OXFORD ACERO" #P17800011, 6" X 36"(A) PORCELAIN TILE



RECREATION ROOM FLOORING: PORCELANOSA "MAX GREY NATURE", #C 220400371, 12" X 23" (A) PORCELAIN TILE



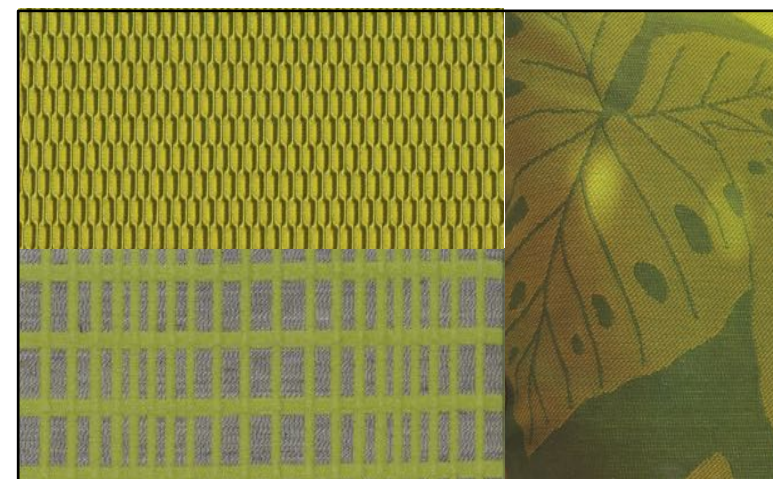
CEILING: ARMSTRONG "WOODWORKS GRILLE" 1 3/8" X 5/8" WOOD SLATS, LIGHT CHERRY



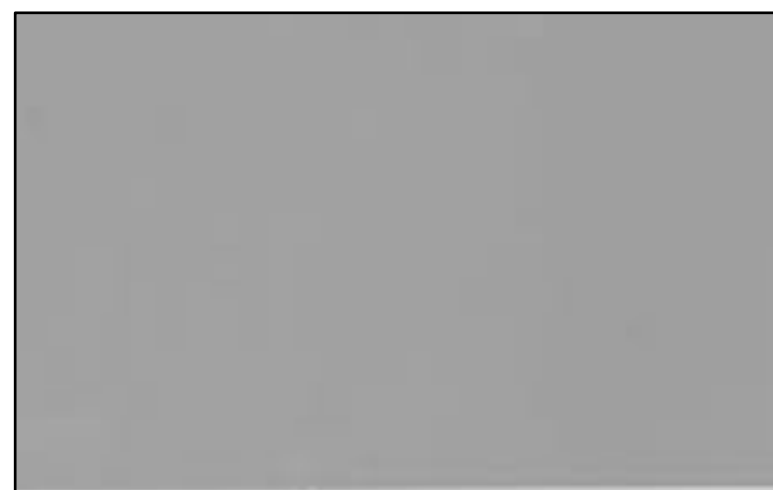
PANTRY / MISC MILLWORK: PLASTIC LAMINATE WHITE, HIGH GLOSS FINISH



PANTRY COUNTER: CAESARSTONE "HAZE" #2030



FURNITURE FABRICS: SUNBRELLA, CARNEGIE "RELAY" 6222 64, CARNEGIE "PIVOT" 6228 90



ACCENT WALL: BENJAMIN MOORE - "BRIARWOOD" INTERIOR READY-MIXED



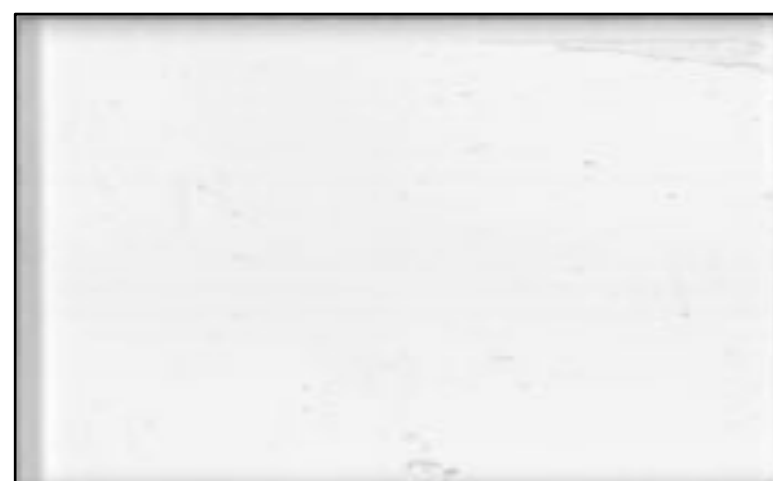
TYPICAL WALL: BENJAMIN MOORE - "REVERE PEWTER", HC-172



TYPICAL CEILING: BENJAMIN MOORE - "WHITE" INTERIOR READY-MIXED



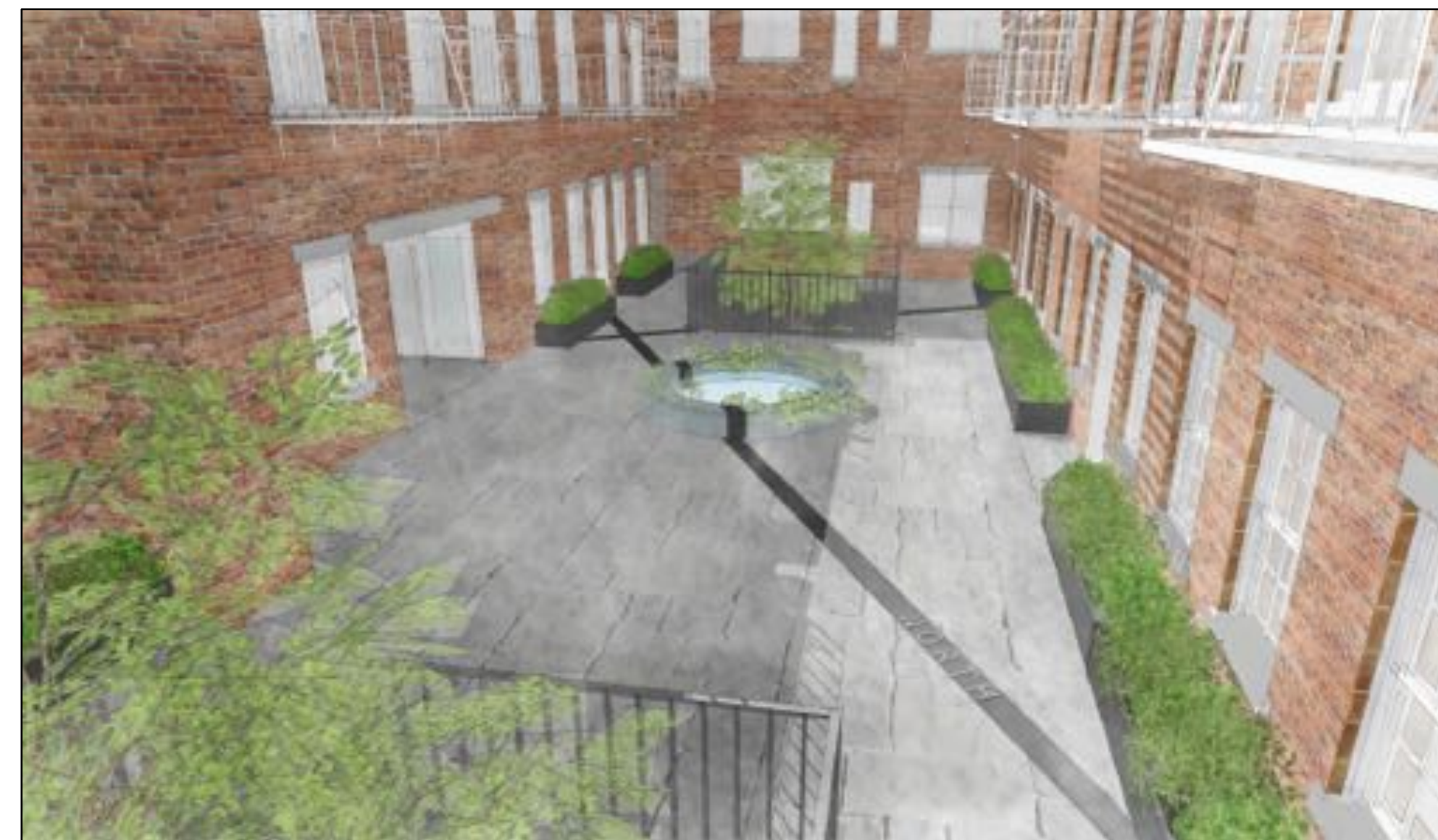
WINDOW MULLIONS: BLACKENED, LACQUERED STEEL



GLAZING: CLEAR LAMINATED GLASS



BRICKS (AT NORTH & SOUTH ENDS OF RECREATION ROOM): TO MATCH EXISTING



1 PROPOSED COURTYARD LOOKING SOUTH

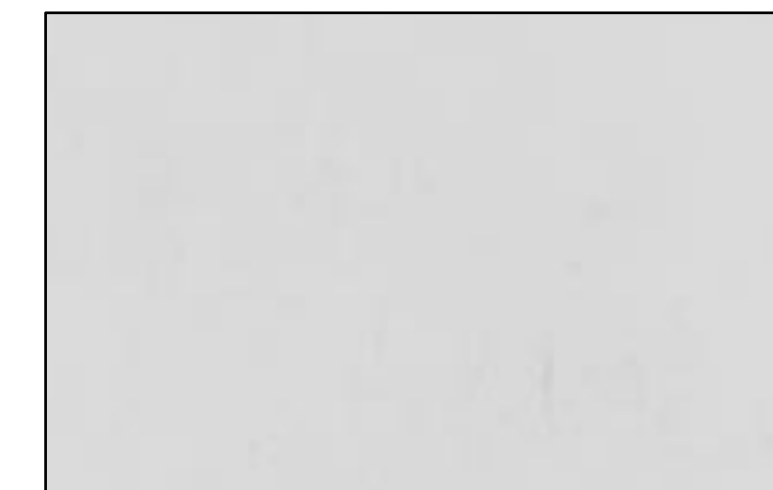


2 PROPOSED RECREATION ROOM LOOKING SOUTH

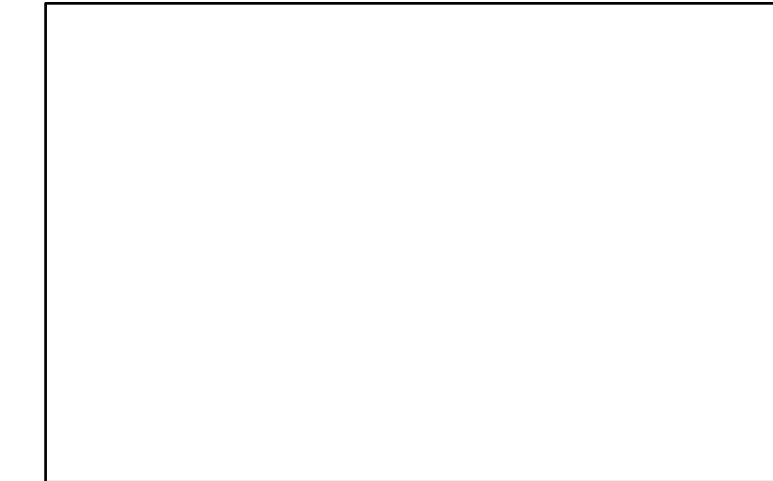


3 PROPOSED RECREATION ROOM LOOKING NORTH

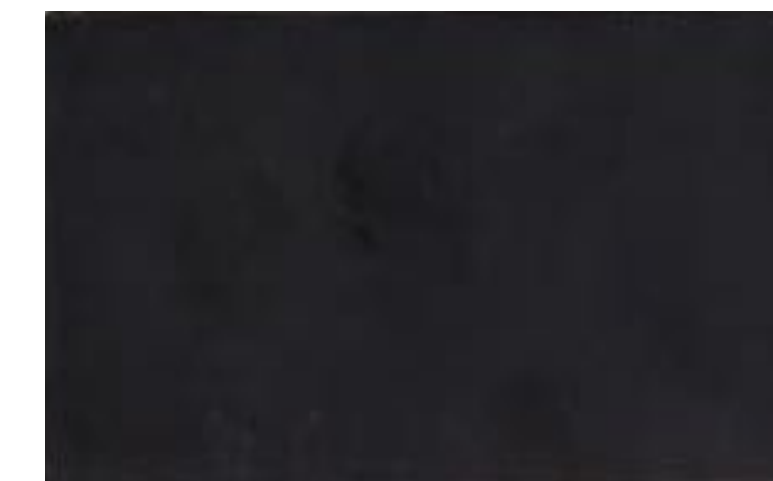
EXTERIOR FINISHES



PASSAGE WALLS: BENJAMIN MOORE - "REVERE PEWTER", HC-172



PASSAGE CEILING: BENJAMIN MOORE - "WHITE" EXTERIOR READY-MIXED



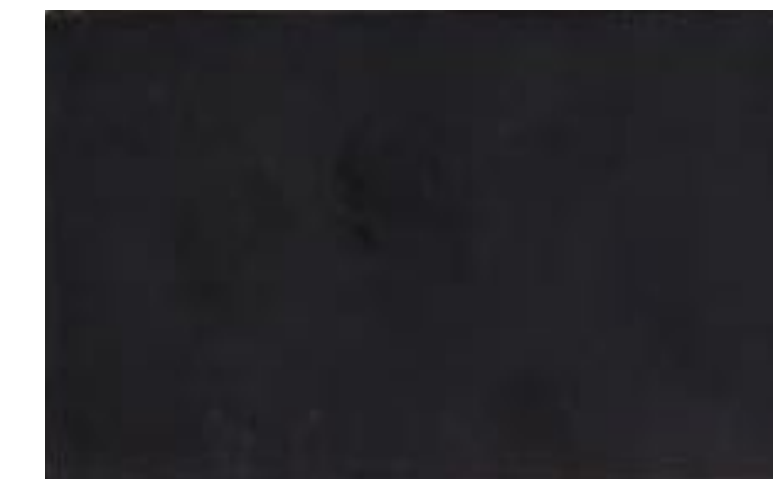
RAILINGS: BLACKENED, LACQUERED STEEL



PAVERS: RANDOM BLUESTONE



BRICKS: EXISTING TO REMAIN



PAVER ACCENT STONE: FLAMED BLACK ABSOLUTE GRANITE

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PROJECT:
Proposed Courtyard & Cellar
Recreation Space at
220-224 Sullivan Street
New York, NY 10012

DRAWING TITLE:
Renderings & Finishes

PROJECT FILE NAME:
1520 Sullivan Street

NYC DOB NO:

SEAL:

DATE: 25 May 2018

PROJECT NO: 1520

DRAWN BY: AN

CHECKED BY: MG

DRAWING NO:

A-005.00

Sheet 9 of 26

REVISIONS:
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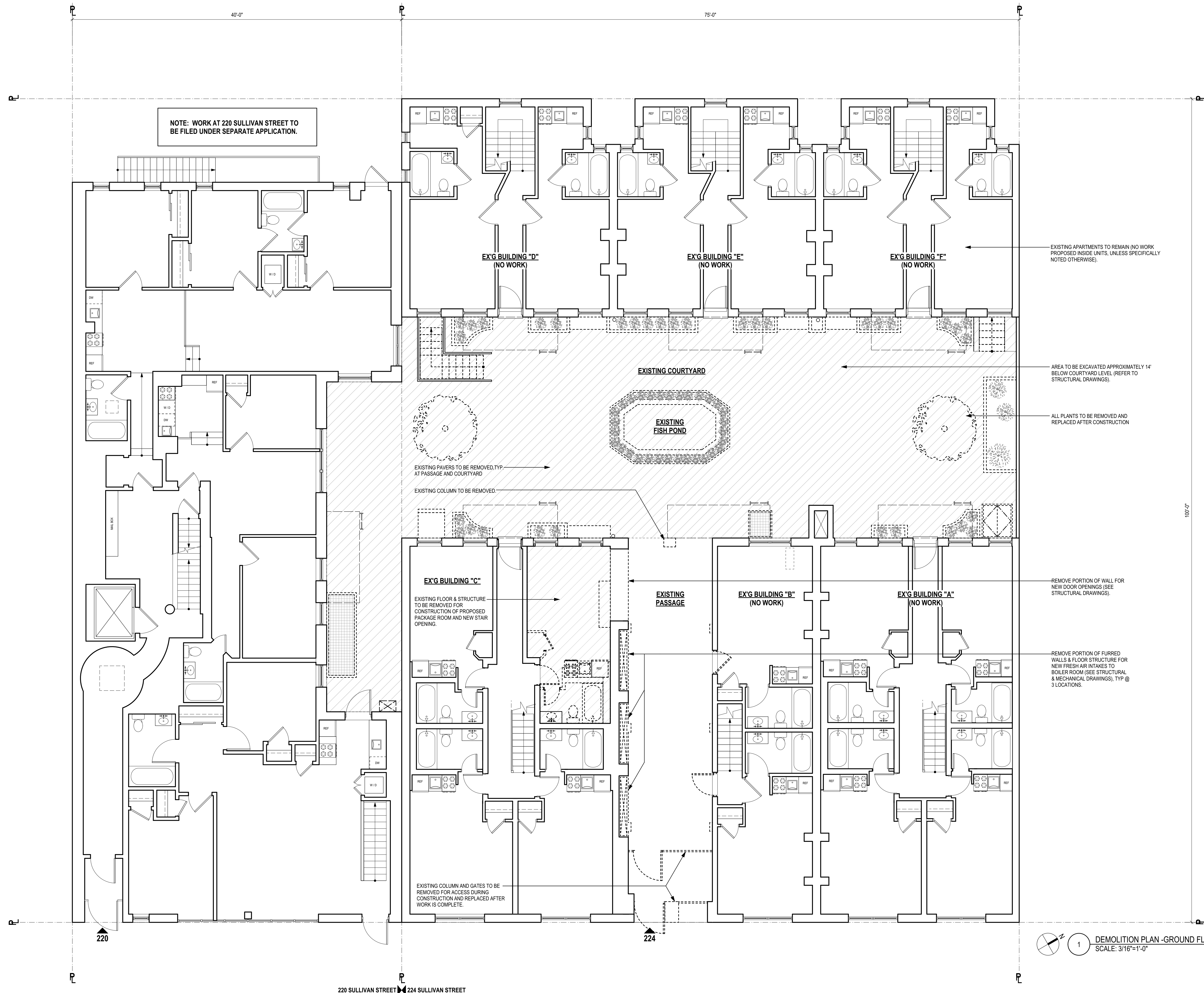
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1 DEMOLITION PLAN - GROUND FLOOR
SCALE: 3/16"=1'-0"

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PROJECT:
Proposed Courtyard & Cellar
Recreation Space at
220-224 Sullivan Street
New York, NY 10012

DRAWING TITLE:
Demolition Plan -
First Floor (Courtyard)

PROJECT FILE NAME:
1520 Sullivan Street

NYC DOB NO:

SEAL:	DATE: 25 May 2018
	PROJECT NO: 1520
	DRAWN BY: AN
	CHECKED BY: MG
	DRAWING NO:
	DM-102.00
	Sheet 11 of 26

REVISIONS:
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25 MAY 2018

CONSULTANTS:

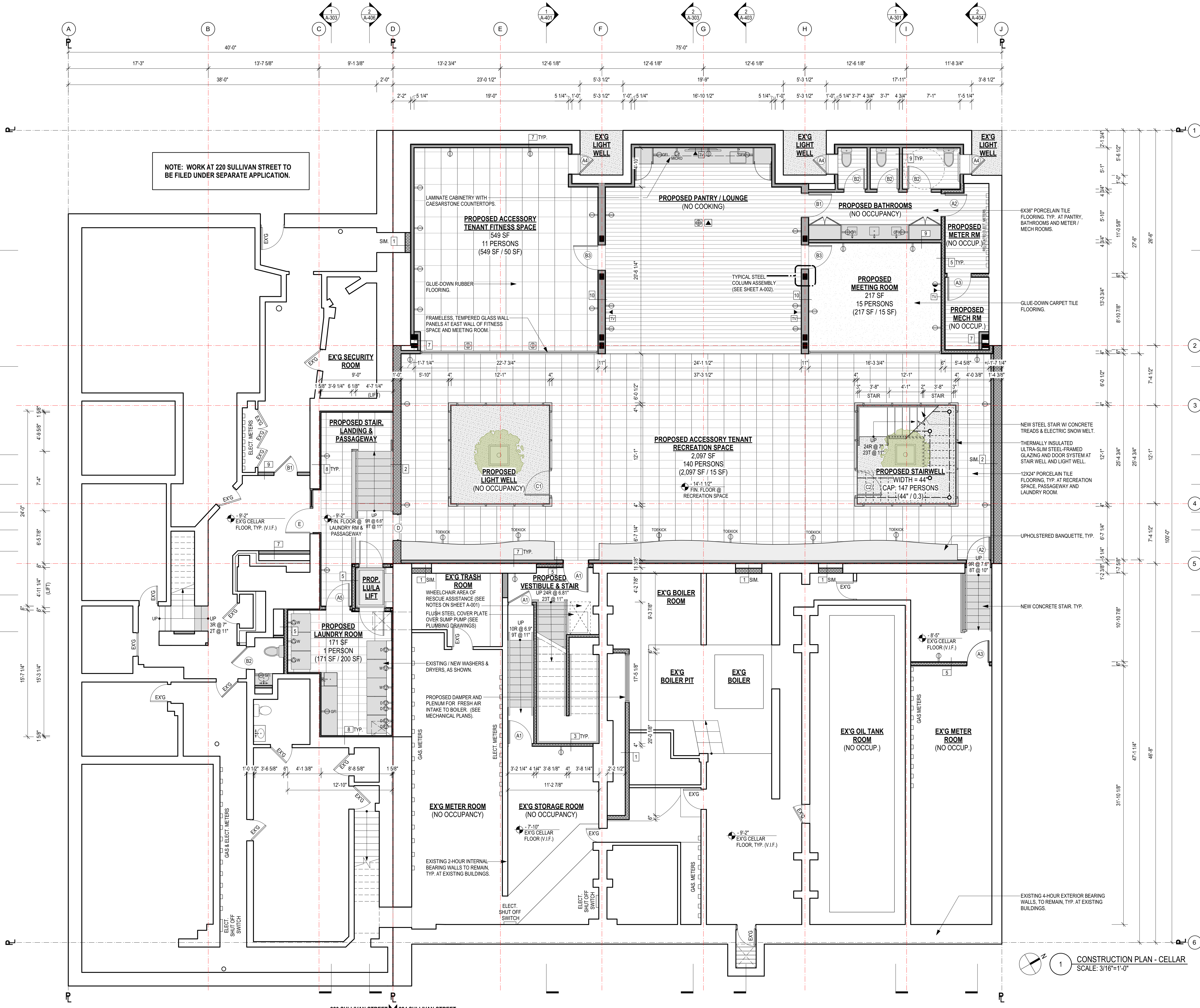
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NOTES:
1. ALL DIMENSIONS TO BE VERIFIED IN FIELD. REPORT ANY DISCREPANCIES TO ARCHITECT.
2. FOR MORE INFORMATION ON INTERIOR AND EXTERIOR FINISHES, SEE SHEET A-005.



NOTE: WORK AT 220 SULLIVAN STREET TO BE FILED UNDER SEPARATE APPLICATION.

1 CONSTRUCTION PLAN - CELLAR
SCALE: 3/16"=1'-0"

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PROJECT:
**Proposed Courtyard & Cellar
Recreation Space at
220-224 Sullivan Street
New York, NY 10012**

DRAWING TITLE:
**Construction Plan -
Cellar**

PROJECT FILE NAME:
1520 Sullivan Street

NYC DOB NO:

SEAL: DATE: 25 May 2018
PROJECT NO: 1520
DRAWN BY: AN
CHECKED BY: MG
DRAWING NO:
A-101.00
Sheet 13 of 26

REVISIONS:
ISSUED FOR CONSTRUCTION
25 MAY 2018

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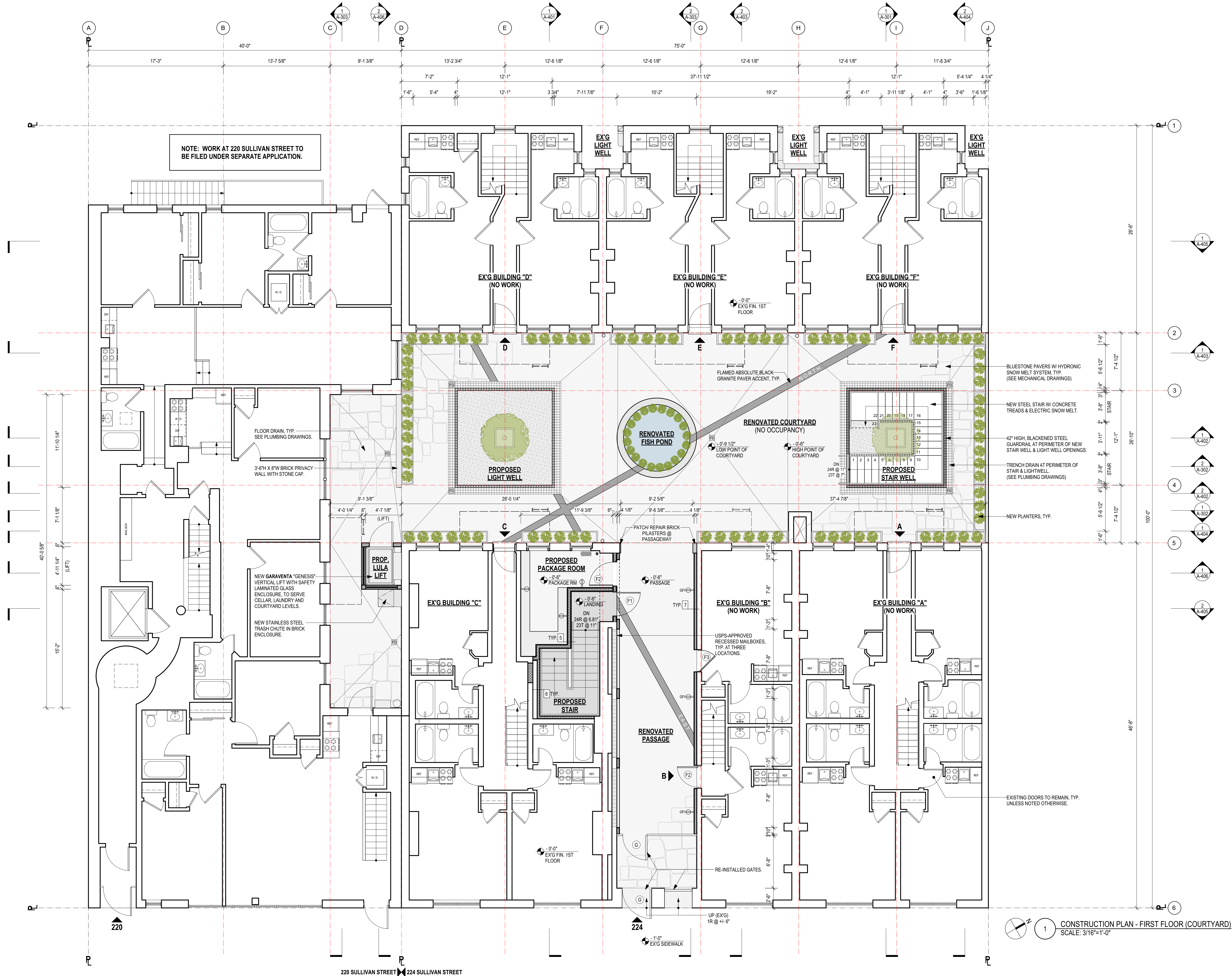
PROJECT:
Proposed Courtyard & Cellar
Recreation Space at
220-224 Sullivan Street
New York, NY 10012

DRAWING TITLE:
Construction Plan -
First Floor (Courtyard)

PROJECT FILE NAME:
1520 Sullivan Street

NYC DOB NO:

SEAL: DATE: 25 May 2018
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CHECKED BY: MG
DRAWING NO:
A-102.00
Sheet 14 of 26



1 CONSTRUCTION PLAN - FIRST FLOOR (COURTYARD)
SCALE: 3/16"=1'-0"

NOTE: WORK AT 220 SULLIVAN STREET TO BE FILED UNDER SEPARATE APPLICATION.

FLOOR DRAIN, TYP. SEE PLUMBING DRAWINGS.
3'-6" H X 8" W BRICK PRIVACY WALL WITH STONE CAP.

NEW GARAVENTA "GENESIS" VERTICAL LIFT WITH SAFETY LAMINATED GLASS ENCLOSURE TO SERVE CELLAR, LAUNDRY AND COURTYARD LEVELS.
NEW STAINLESS STEEL TRASH CHUTE IN BRICK ENCLOSURE.

BLUESTONE PAVERS W HYDRONIC SNOW MELT SYSTEM, TYP. (SEE MECHANICAL DRAWINGS)

NEW STEEL STAIR W CONCRETE TREADS & ELECTRIC SNOW MELT.

42" HIGH BLACKENED STEEL GUARDRAIL AT PERIMETER OF NEW STAIR WELL & LIGHT WELL OPENINGS.

TRENCH DRAIN AT PERIMETER OF STAIR & LIGHTWELL. (SEE PLUMBING DRAWINGS)

NEW PLANTERS, TYP.

PATCH/ REPAIR BRICK PILASTERS @ PASSAGEWAY

EXISTING DOORS TO REMAIN, TYP. UNLESS NOTED OTHERWISE.

220 SULLIVAN STREET 224 SULLIVAN STREET

REVISIONS:
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25 MAY 2018

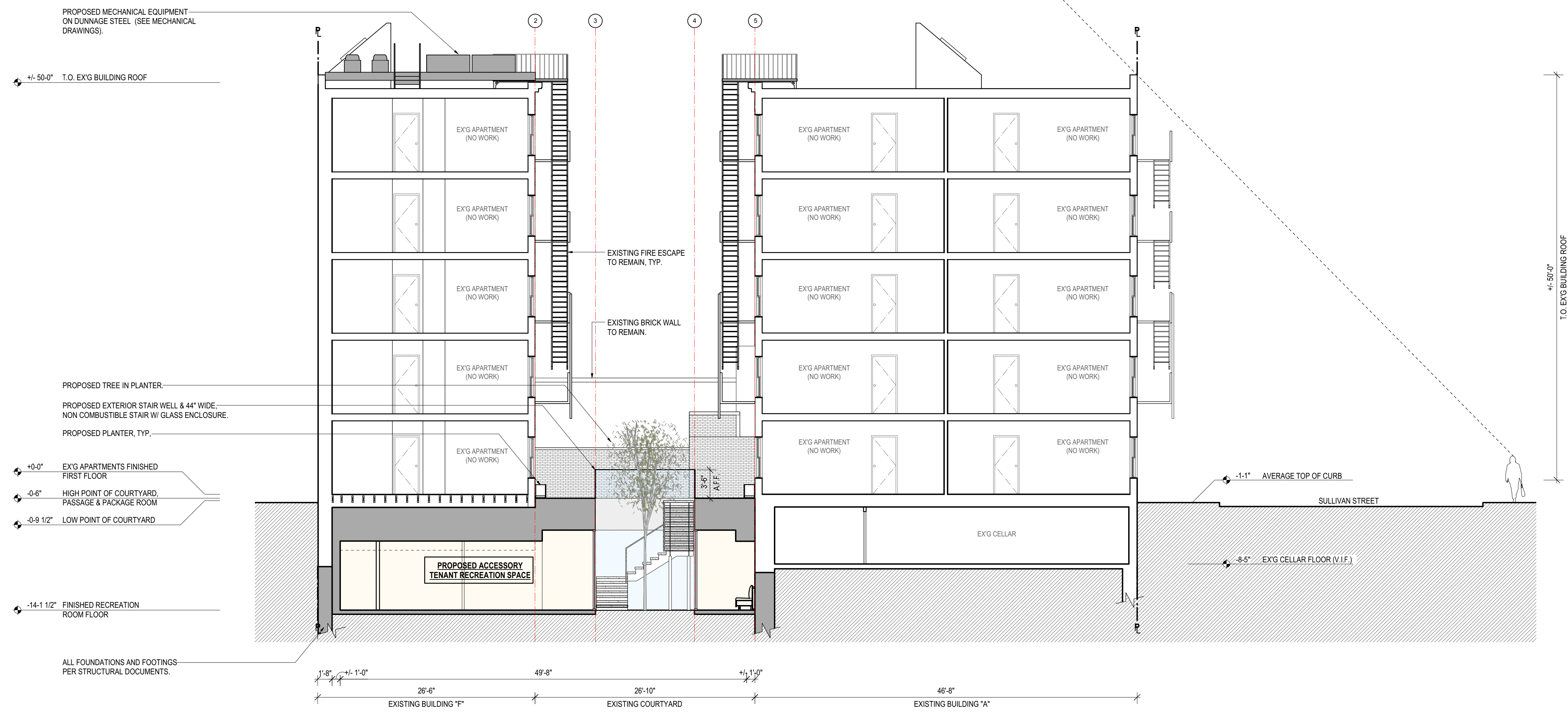
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1 BUILDING SECTION / ELEVATION (FACING NORTH)
SCALE: 1/8" = 1'-0"

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New York, NY 10012

DRAWING TITLE:
Building Sections / Elevations

PROJECT FILE NAME:
1520 Sullivan Street

NYC DOB NO:

SEAL:	DATE: 25 May 2018
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	A-301.00
	Sheet 18 of 26

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TYPICAL SCOPE OF WORK AT EXISTING COURTYARD FACADES:
(REFER TO SEPARATE FACADE REPORT / SCOPE OF WORK)

CORNICE:	REPAIR WOOD CORNICE, AS REQ'D.
BRICK:	REPLACE BROKEN BRICK & RE-PAINT, AS REQ'D. (REFER TO FACADE REPORT FOR MORTAR MIX & ADD'L DETAILS).
LINTEL:	REPLACE CRACKED STONE LINTELS AND / OR REPAIR, AS REQ'D.
SILL:	REPLACE CRACKED STONE SILLS AND / OR REPAIR, AS REQ'D.
FIRE ESCAPE:	REPAIR SCRAPE & RE-PAINT, AS REQ'D.

+/- 50'-0" T.O. EX'G BUILDING ROOF

PATCH / REPAIR BRICK PILASTERS & STONE LINTEL AT PASSAGE OPENING.

+0'-0" EX'G APARTMENTS FINISHED FIRST FLOOR

-0'-6" HIGH POINT OF COURTYARD, PASSAGE & PACKAGE ROOM

-0'-9 1/2" LOW POINT OF COURTYARD

-14'-1 1/2" FINISHED RECREATION ROOM FLOOR



1 BUILDING SECTION / ELEVATION (FACING EAST)
SCALE: 1/8" = 1'-0"

PROPOSED LU / LA LIFT

-9'-2" EX'G CELLAR FLOOR (220 SULLIVAN STREET)

+/- 50'-0" T.O. EX'G BUILDING ROOF

3'-6" H X 6" W BRICK PRIVACY WALL WITH STONE CAP.

+0'-0" EX'G APARTMENTS FINISHED FIRST FLOOR

-0'-6" HIGH POINT OF COURTYARD, PASSAGE & PACKAGE ROOM

-0'-9 1/2" LOW POINT OF COURTYARD

LINE OF PROPOSED LU / LA LIFT.

-14'-1 1/2" FINISHED RECREATION ROOM FLOOR



2 BUILDING SECTION / ELEVATION (FACING WEST)
SCALE: 1/8" = 1'-0"

NEW LIGHTING, TYP. (SEE SHEETS A-002 AND A-202 FOR ADDITIONAL INFORMATION).

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Proposed Courtyard & Cellar Recreation Space at 220-224 Sullivan Street
New York, NY 10012

DRAWING TITLE:
Building Sections / Elevations

PROJECT FILE NAME:
1520 Sullivan Street

NYC DOB NO:

SEAL: DATE: 25 May 2018
PROJECT NO: 1520
DRAWN BY: AN
CHECKED BY: MG
DRAWING NO:
A-302.00
Sheet 19 of 26

REVISIONS:
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25 MAY 2018

CONSULTANTS:

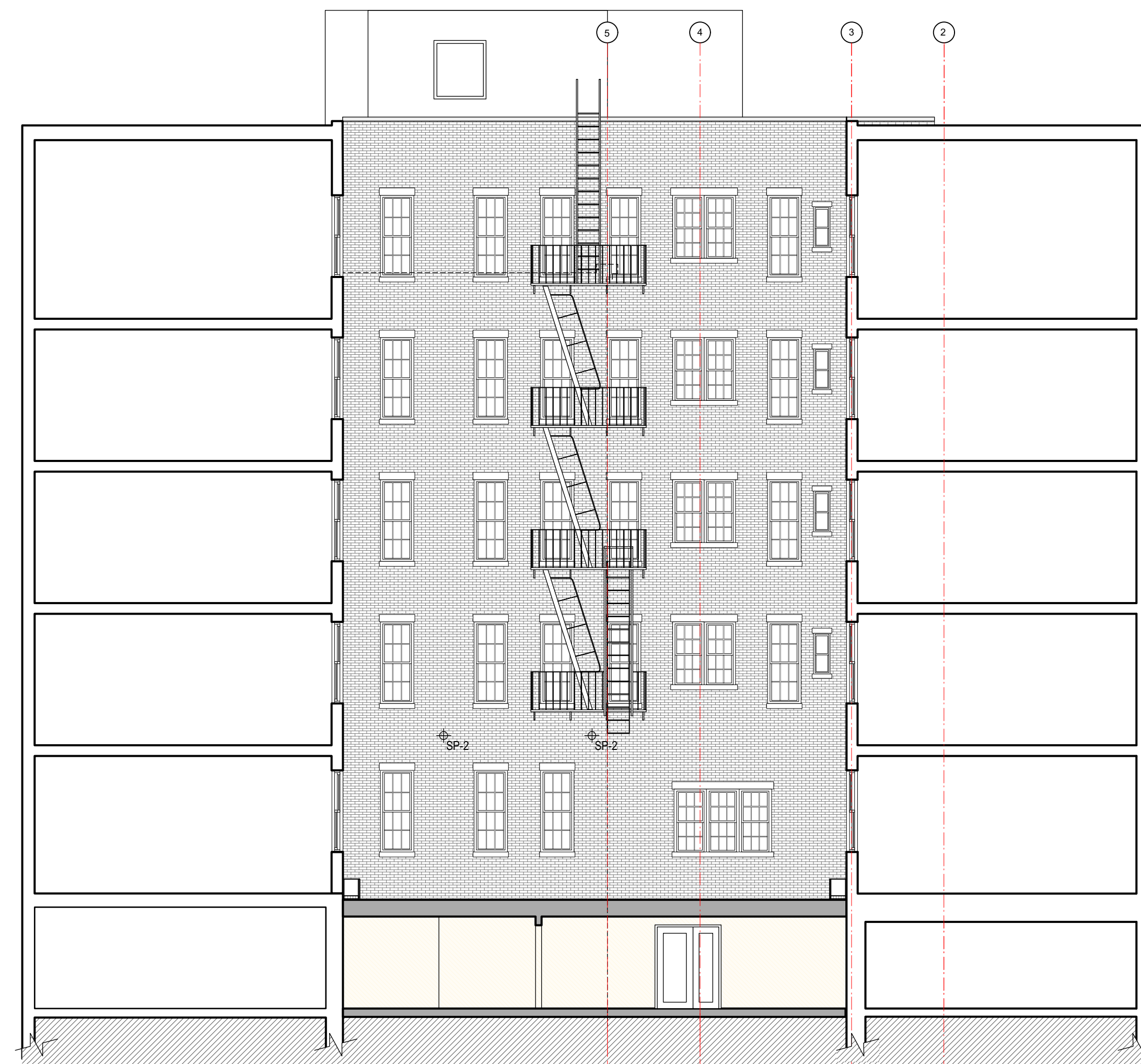
STRUCTURAL:

Blue Sky Design, Inc.
Consulting Engineers
121 West 27th Street, Suite 904
New York, NY 10001
Tel. 646-230-9900
Fax 646-230-7400

MECHANICAL / ELECTRICAL / PLUMBING:

HRM HRM ENGINEERING SERVICES, P.C.
ENGINEERING CONSULTANTS
110 Jericho Turnpike, Suite 203
Forest Park, New York 11001
Tel No. 516-348-0750
Email: hrme@hrmengineering.com

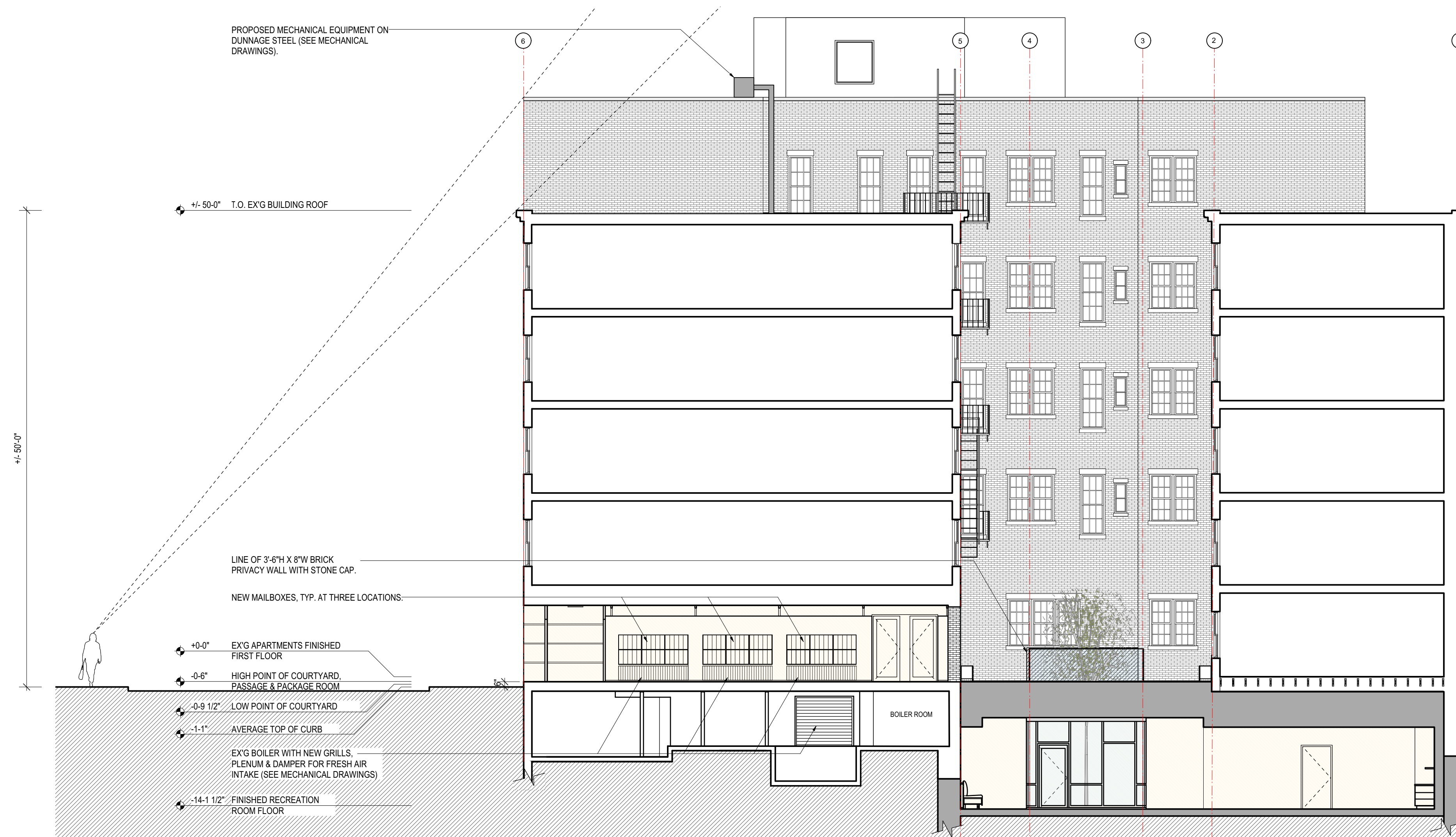
- ↕ +0.0' EX'G APARTMENTS FINISHED FIRST FLOOR
- ↕ -0.6' HIGH POINT OF COURTYARD, PASSAGE & PACKAGE ROOM
- ↕ -0.9 1/2' LOW POINT OF COURTYARD
- ↕ -9'-2" EX'G CELLAR FLOOR, NEW LAUNDRY ROOM



1 BUILDING SECTION / ELEVATION (FACING SOUTH)
SCALE: 1/8" = 1'-0"

PROPOSED MECHANICAL EQUIPMENT ON DUNNAGE STEEL (SEE MECHANICAL DRAWINGS).

- ↕ +1-50'-0" T.O. EX'G BUILDING ROOF

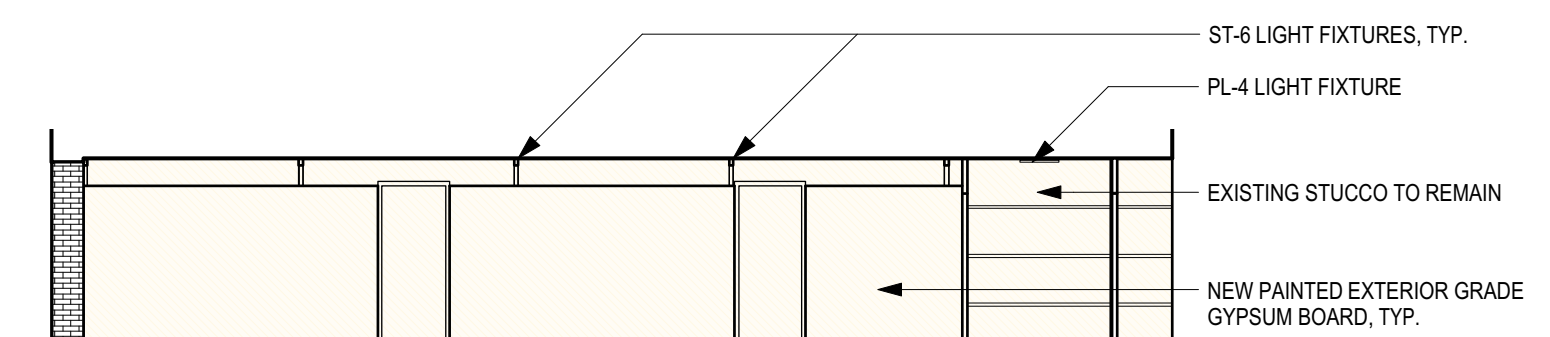


- LINE OF 3'-6" X 8" W BRICK PRIVACY WALL WITH STONE CAP.
- NEW MAILBOXES, TYP. AT THREE LOCATIONS.
- ↕ +0.0' EX'G APARTMENTS FINISHED FIRST FLOOR
- ↕ -0.6' HIGH POINT OF COURTYARD, PASSAGE & PACKAGE ROOM
- ↕ -0.9 1/2' LOW POINT OF COURTYARD
- ↕ -1.1' AVERAGE TOP OF CURB
- EX'G BOILER WITH NEW GRILLS, PLENUM & DAMPER FOR FRESH AIR INTAKE (SEE MECHANICAL DRAWINGS)
- ↕ -14-1 1/2" FINISHED RECREATION ROOM FLOOR

2 BUILDING SECTION / ELEVATION (FACING SOUTH)
SCALE: 1/8" = 1'-0"



4 VIEW FACING WEST AT RENOVATED PASSAGEWAY



5 PARTIAL ELEVATION OF RENOVATED PASSAGEWAY (FACING NORTH)
SCALE: 1/8" = 1'-0"

MGA
MARK GOULD ARCHITECT

174 FIFTH AVENUE # 503 NY, NY 10010
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PROJECT:
Proposed Courtyard & Cellar
Recreation Space at
220-224 Sullivan Street
New York, NY 10012

DRAWING TITLE:
Building Sections / Elevations

PROJECT FILE NAME:
1520 Sullivan Street

NYC DOB NO:

SEAL:	DATE: 25 May 2018
	PROJECT NO: 1520
	DRAWN BY: AN
	CHECKED BY: MG
	DRAWING NO:
	A-303.00
	Sheet 20 of 26