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**TSG CONSULTING**  
 740 Broadway, New York, NY 10003  
 (1) 212.426.8724 (1) 212.426.4792

**TITLE: CELLAR AND FIRST FLOOR PLANS**

400 EAST 54TH STREET  
 NEW YORK, NY 10032

REAL ESTATE BOARD OF NEW YORK  
 RECOMMENDED METHOD OF FLOORS  
 MEASUREMENT FOR STORES.

EXCERPTS FROM THE "REAL ESTATE BOARD OF NEW YORK 2008 DIARY AND MANUAL."

EFFECTIVE JANUARY 1, 1987; REVISED DECEMBER, 2003

BELOW-GRADE, CELLAR AND SUB-CELLAR SPACE:  
 PAGE 867  
 TO DETERMINE THE USABLE AREA OF BELOW GRADE, CELLAR AND SUB-CELLAR AREAS, FOLLOW THE SAME PROCEDURES AS ARE APPROPRIATE FOR SINGLE OR MULTIPLE TENANT FLOORS EXCEPT THAT THE FOLLOWING ADDITIONAL AREAS SHOULD BE DEDUCTED FROM USABLE AREA:

- MACHINE ROOMS AND PUMP ROOMS AND THEIR ENCLOSING WALLS.
- ELECTRIC SWITCHGEARS ROOMS AND THEIR ENCLOSING WALLS.
- TELEPHONE EQUIPMENT ROOMS AND THEIR ENCLOSING WALLS.
- ALL SPACE DEVOTED TO SERVICING THE OPERATION OF THE BUILDING, I.E., CLEANING CONTRACTORS, STORAGE, BUILDING MAINTENANCE SHOP, BUILDING ENGINEER'S OFFICE, ETC.

RECOMMENDED METHOD OF FLOOR MEASUREMENT FOR STORES.  
 PAGE 867-868  
 1. THE RENTABLE AREA OF A STORE SHALL BE COMPUTED BY MEASURING FROM THE BUILDING LINE IN THE CASE OF STREET FRONTAGES, AND FROM THE INSIDE SURFACE OF THE OUTER BUILDING WALLS TO THE FINISHED SURFACE OF THE CORRIDOR SIDE OF THE CORRIDOR PARTITION AND FROM THE CENTER OF THE PARTITIONS THAT SEPARATE THE PREMISES FROM ADJOINING RENTABLE AREA.

3. RENTABLE AREA OF A STORE SHALL INCLUDE ALL AREA WITHIN THE OUTSIDE WALLS, LESS THE FOLLOWING, WITH THEIR ENCLOSING WALLS, IF SERVING MORE THAN ONE TENANT: BUILDING STAIRS, FIRE TOWERS, ELEVATOR SHAFTS, FLUES, VENTS, STACKS, PIPE SHAFTS AND VERTICAL DUCTS.