

RES. BUILDING

GF55

225 WEST 39TH STREET
NEW YORK, NY 10018
212 352 3099
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OPUS Tenant Fitout
1761-1763 Park Ave,
New York, NY 10035
Block 1771 | Lot 1&2

PROJECT # 1816.00

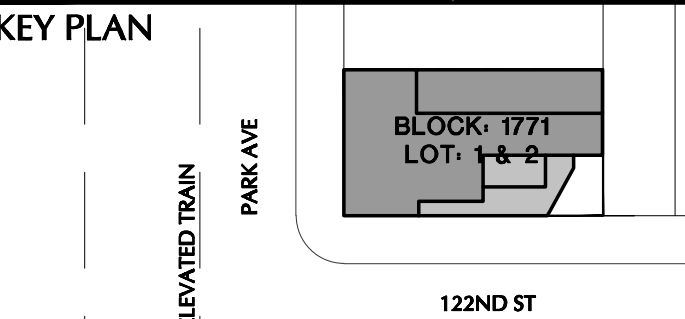
OWNER
MDG NY

DESIGN ARCHITECT
GF55 Partners, LLP

MECHANICAL ENGINEER
Dagher Engineering

STRUCTURAL ENGINEER
De Nardis Engineering, LLC

ISSUE
02/06/2024



SCALE

DRAWING
FIRST FLOOR PLAN

SEAL AND SIGNATURE

DATE: 8/28/2020

PROJECT NO: 1816.00

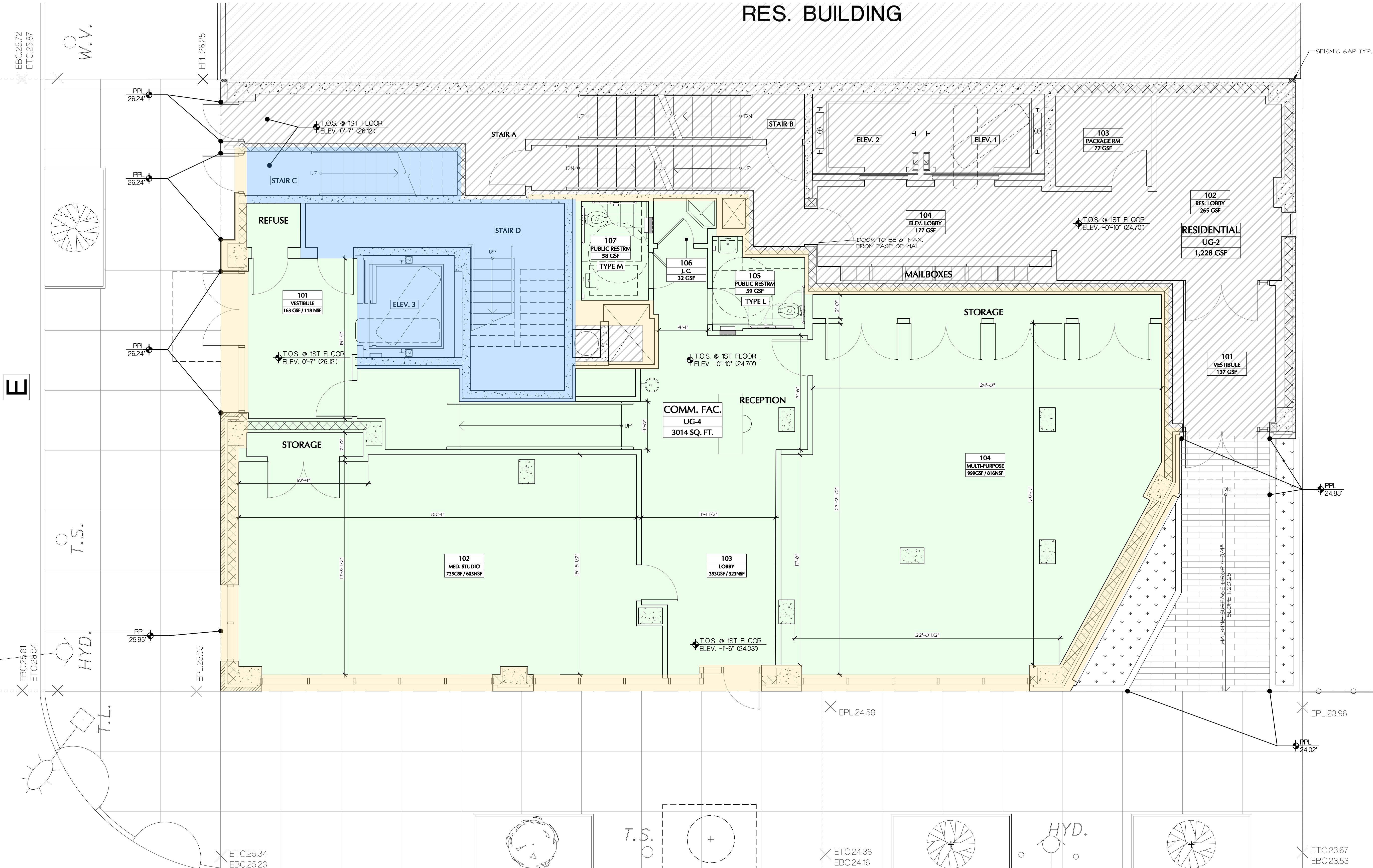
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DWG NO:

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FIRST FLOOR PLAN

1ST FLOOR		
COMMUNITY FACILITY - AREA BREAKDOWNS		
CATEGORY	AREA SF	PERCENTAGE
NET USABLE AREA	2,319	76.95%
VERTICAL CIRCULATION CORE	384.15	12.75%
EXTERIOR & DEMISING WALLS	310.65	10.31%
TOTAL GROSS AREA	3013.8	100.00%

1ST FLOOR					
OCCUPANTS & LOAD REQUIREMENTS					
ROOM NUMBER	ROOM NAME	OCCUPANCY GROUP	NET AREA (SF)	SF/PERSON	TABLE 1004.1.1 # OF OCCUPANTS
101	VESTIBULE	B	118		
102	MEDIUM STUDIO	B	605	50	12
103	LOBBY	B	323	100	3
104	MULTI PURPOSE	B	216	50	16
105	RESTROOM	B	54		
106	JANITOR'S CL.	B	32		
107	RESTROOM	B	58		
TOTAL			2011		32

8" WATER MAIN

MIN. NUMBER OF REQ. PLUMBING FIXTURES					
CLASSIFICATION	# OF OCCUPANTS	REQUIRED	REQUIRED	REQUIRED	REQUIRED
		WATER CLOSETS	LAVATORIES	WATER FOUNTAIN	OTHER
		OCC. PER SEX / NO. FIXTURES	OCC. PER SEX / NO. FIXTURES		
BUSINESS REQ		1-20/1, 21-45/2, 46-100/3, 101-100/4	1-25/1, 26-50/2, 51-75/3, 76-115/4	1 PER 100	1 SERVICE SINK
1ST FL - BUSINESS	32				
2ND FL - BUSINESS	56				
3RD FL - BUSINESS	31				
TOTAL # OF OCC.	125	3 MALE, 3 FEMALE PROVIDED	3 MALE, 3 FEMALE	2	1
TOTAL # OF OCC.	125	3 MALE, 3 FEMALE	3 MALE, 3 FEMALE	3	1

- CONSTRUCTION NOTES
- ALL DIMENSIONS FINISH TO FINISH
 - REFER TO STAIR DETAIL DRAWINGS FOR STAIR DIMENSIONS AND DETAILS
 - BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE / ASHRAE
 - FOR KITCHEN AND BATHROOM DETAILS AND DIMENSIONS SEE DETAIL DRAWINGS
 - FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS
 - ALL CORRIDOR WALLS TO BE MIN. 2HR RATED
 - GAS RISERS IN DEMISING WALLS TO BE SEPARATED BY A 2 HR RATED INDEPENDENT ENCLOSURE. GAS RISERS MAY NOT BE LOCATED IN CONCEALED SPACES WITHIN RATED WALLS BETWEEN APARTMENTS AND APARTMENTS, AND APARTMENTS AND CORRIDORS
 - MAINTAIN SEISMIC GAPS AS PER STRUCTURAL DRAWINGS
 - PAVERS - SPECIFY LIGHT-COLORED, HIGH-ALBEDO MATERIALS WITH AN INITIAL MINIMUM SOLAR REFLECTANCE OF 0.33 AND/OR AN OPEN-GRID PAVEMENT SYSTEM OVER AT LEAST 50% OF THE SITE'S HARDCAPED AREA.
 - IF ANY ROOF AREA WILL NOT BE COVERED BY EITHER SOLAR PV OR A GREEN ROOF, SPECIFY IN DRAWINGS A COOL ROOF MEMBRANE PRODUCT FOR 100% OF THE ROOF AREA WITH A SOLAR REFLECTANCE INDEX: NOT LESS THAN 0.65 INITIAL SRI, AND AT LEAST 0.50 SRI AFTER 3 YEARS, WHEN CALCULATED ACCORDING TO ASTM E 1890.

LEGEND

WALL ASSEMBLY

- CONCRETE WALL
- 8" CMU
- 4" BRICK
- 3" EIFS

ROOM / SPACE TAGS

- APT #
- RM NAME
- AREA
- NAME
- AREA
- TYPE
- MIH UNITS

PLAN TAGS

- WINDOW TYPE
- DOOR #
- PARTITION TYPE
- SECTION
- ELEVATION
- DETAIL REF.

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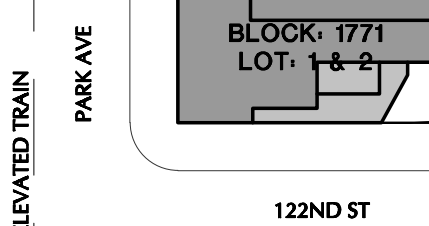
STRUCTURAL ENGINEER

De Nardis Engineering, LLC

ISSUE

02/06/2024

KEY PLAN



SCALE

DRAWING
SECOND FLOOR PLAN

SEAL AND SIGNATURE

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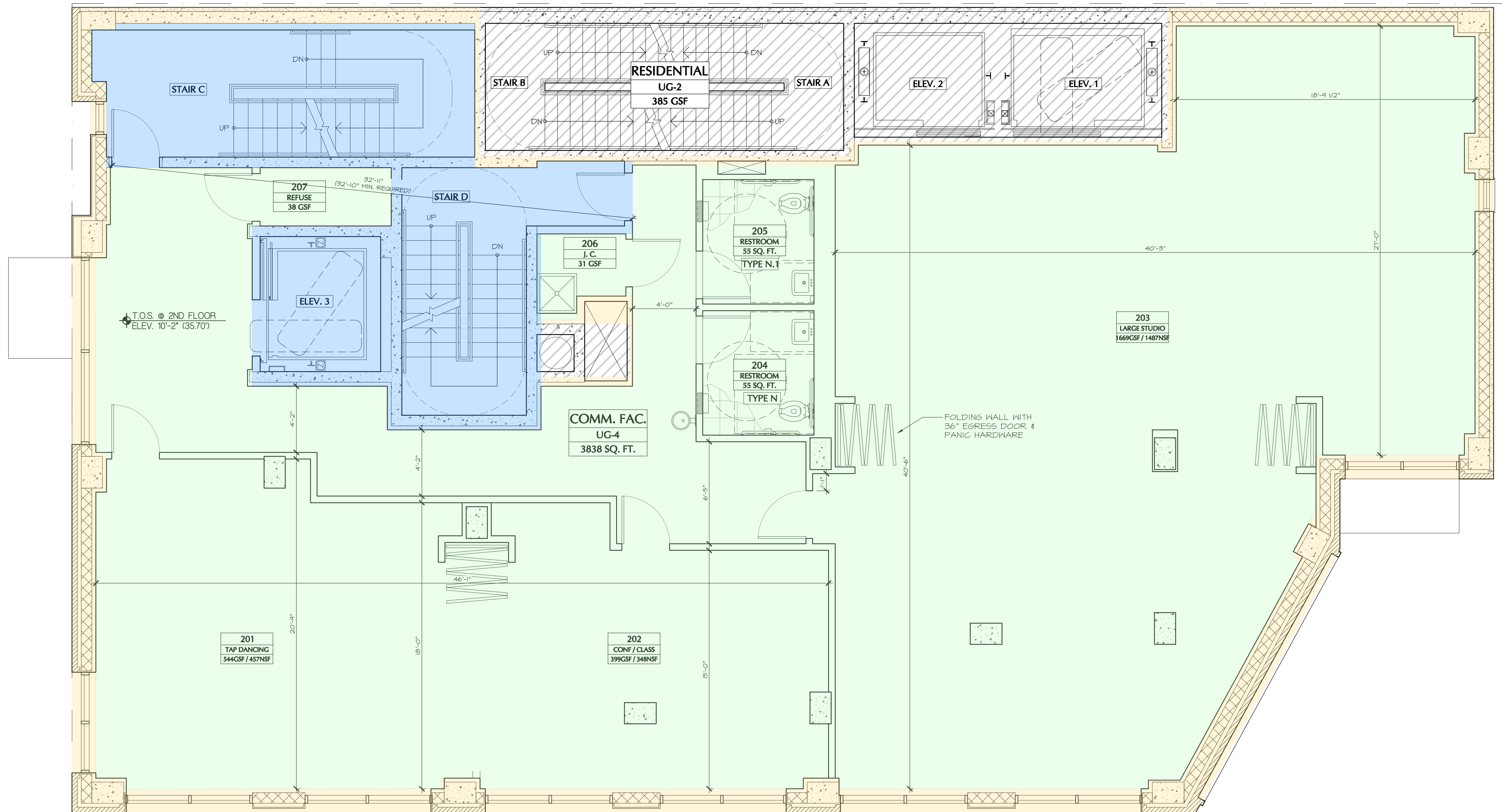
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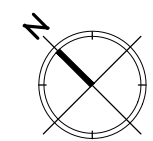
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A SECOND FLOOR PLAN

1/4" = 1'-0"

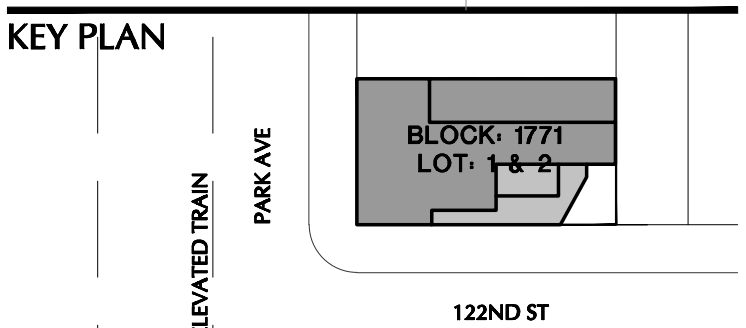


2ND FLOOR COMMUNITY FACILITY - AREA BREAKDOWN		
CATEGORY	AREA SF	PERCENTAGE
NET USABLE AREA	2,443	71.88%
VERTICAL CIRCULATION CORE	483.5	12.60%
EXTERIOR & DEMISING WALLS	362	9.42%
TOTAL GROSS AREA	3,888.4	100.00%

2ND FLOOR OCCUPANTS & LOAD REQUIREMENTS					TABLE 1004.1.1 # OF OCCUPANTS
ROOM NUMBER	ROOM NAME	OCCUPANCY GROUP	NET AREA	SF/PERSON	
201	TAP DANCING	B	451	50	9
202	CONF/CLASS	B	348	20	17
203	LARGE STUDIO	B	1487	50	30
204	RESTROOM	B	55		
205	RESTROOM	B	55		
206	JANITORS	B	31		
207	STORAGE	B	38		
TOTAL			2471		56

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SCALE

DRAWING
THIRD FLOOR PLAN

SEAL AND SIGNATURE

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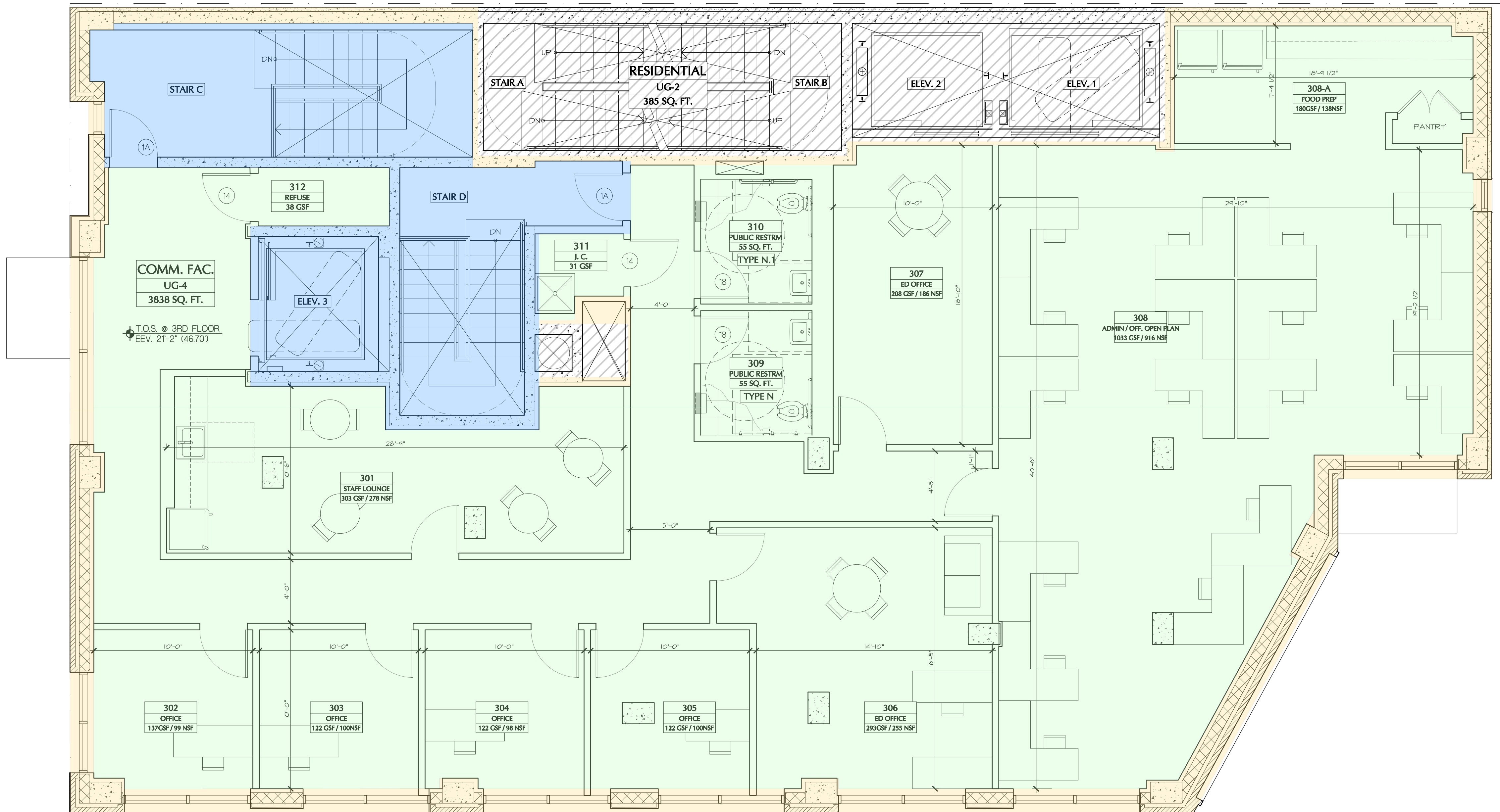
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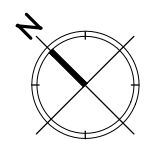
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A THIRD FLOOR PLAN

1/4" = 1'-0"



3RD FLOOR COMMUNITY FACILITY - AREA BREAKDOWNS		
CATEGORY	AREA SF	PERCENTAGE
NET USABLE AREA	2,493	77.98%
VERTICAL CIRCULATION CORE	483.8	12.60%
EXTERIOR & DEMISING WALLS	362	9.42%
TOTAL GROSS AREA	3,338.4	100.00%

3RD FLOOR OCCUPANTS & LOAD REQUIREMENTS					TABLE 1004.1.1 # OF OCCUPANTS
OCCUPANCY	ROOM NAME	OCCUPANCY GROUP	NET AREA	SF/PERSON	
301	STAFF LOUNGE	B	278	15	19
302	OFFICE	B	99	100	1
303	OFFICE	B	100	100	1
304	OFFICE	B	98	100	1
305	OFFICE	B	100	100	1
306	ED OFFICE	B	255	100	3
307	ED OFFICE	B	186	100	2
308	ADMIN. / OFFICE	B	916	100	9
308-A	FOOD PREP	B	138	100	1
309	RESTROOM	B	55		
310	RESTROOM	B	55		
311	JANITORS CL	B	31		
312	STORAGE	B	38		
TOTAL			2349		37