PROPOSED NEW DEVELOPMENT

285 HUDSON STREET.

MANHATTAN , NY 10013

VIEW FROM 285 HUDSON STREET

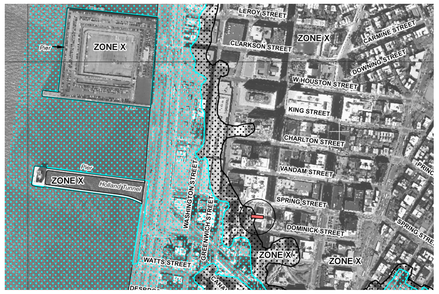
DRAWING SCHEDULE:

T-001	COVER SHEET
C-001	SURVEY
C-002	SITE PLAN
Z-001	ZONING ANALYSIS
Z-002	ZONING ANALYSIS

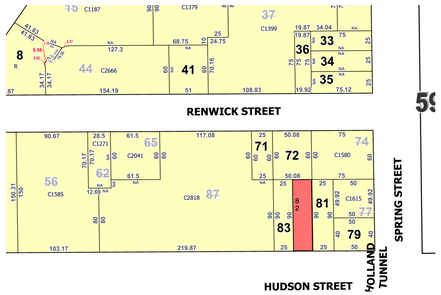
ARCHITECTURE:

A-100	CELLAR
A-101	GROUND FLOOR
A-102	2ND - 7TH FLOOR
A-103	8TH -10TH FLOOR
A-104	ROOF PLAN
A-500	ENLARGED APARTMENT PLAN

AERIAL_MAP.
N.T.S.



FLOOD_MAP.
N.T.S.



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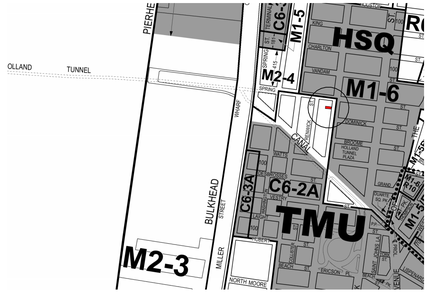

ZONING_MAP.
N.T.S.

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET, 10013

BLOCK: 594 LOT: 82

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301
Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer
285 Hudson Street Owner LLC
28 Clinton Street, Newark, NJ 07102
973-622-8888

Structural Engineer
STRUCTURAL COMPANY:
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Address Line 2
New York, NY 10018
Phone

MEP Engineer
MEP COMPANY:
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Civil Engineer
CIVIL COMPANY:
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Interior Designer
INTERIOR DESIGNER:
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Address Line 2
New York, NY 10018
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DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

TITTLE SHEET

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SEAL & SIGNATURE

ISSUE DATE: 02/20/20

PROJECT NO: 0

DRAWN BY: Author

CHECKED BY: Checker

SCALE: 3" = 1'-0"

SHEET NO: 1 OF

DRAWING NO: T-100.0

NYC DOB NUMBER:

GENERAL NOTES:

1. ALL FILL USED BELOW SLABS UNDER BUILDINGS AND IN PAVED AREAS SHALL BE QUALITY SANDY MATERIAL AND SHALL BE COMPACTED IN 12" LAYERS TO 95% DENSITY TO PREVENT SETTLEMENT AS PER ASTM D1557, METHOD C.
2. CONTRACTOR MUST ALSO FOLLOW ALL REQUIREMENTS FOR PREPARATION, CLEARING, PROOF ROLLING, FILL REPLACEMENT RECOMMENDED BY A REPORT ON SOIL AND FOUNDATION INVESTIGATION.
3. ALL FILL SHALL BE COMPACTED WITH SOIL COMPACTION EQUIPMENT RATHER THAN BY HAND TAMPING (EXCEPT AROUND PIPES, ETC.)
4. THE THICKNESS OF FILL LAYERS PLACED SHALL BE COMPATIBLE WITH THE TYPE OF COMPACTION EQUIPMENT USED.
5. THE ATTAINMENT OF SPECIFIED DENSITIES SHALL BE VERIFIED BY FIELD DENSITY TESTS MADE BY AN INDEPENDENT TESTING LABORATORY ON EACH LAYER OF MATERIAL COMPACTED. ONE TEST PER 5,000 SQ. FT. OF SURFACE AREA SHALL BE MADE ON EACH LAYER WITHIN THE BUILDING.

EROSION & SEDIMENT CONTROL PLAN CONSTRUCTION SEQUENCE:

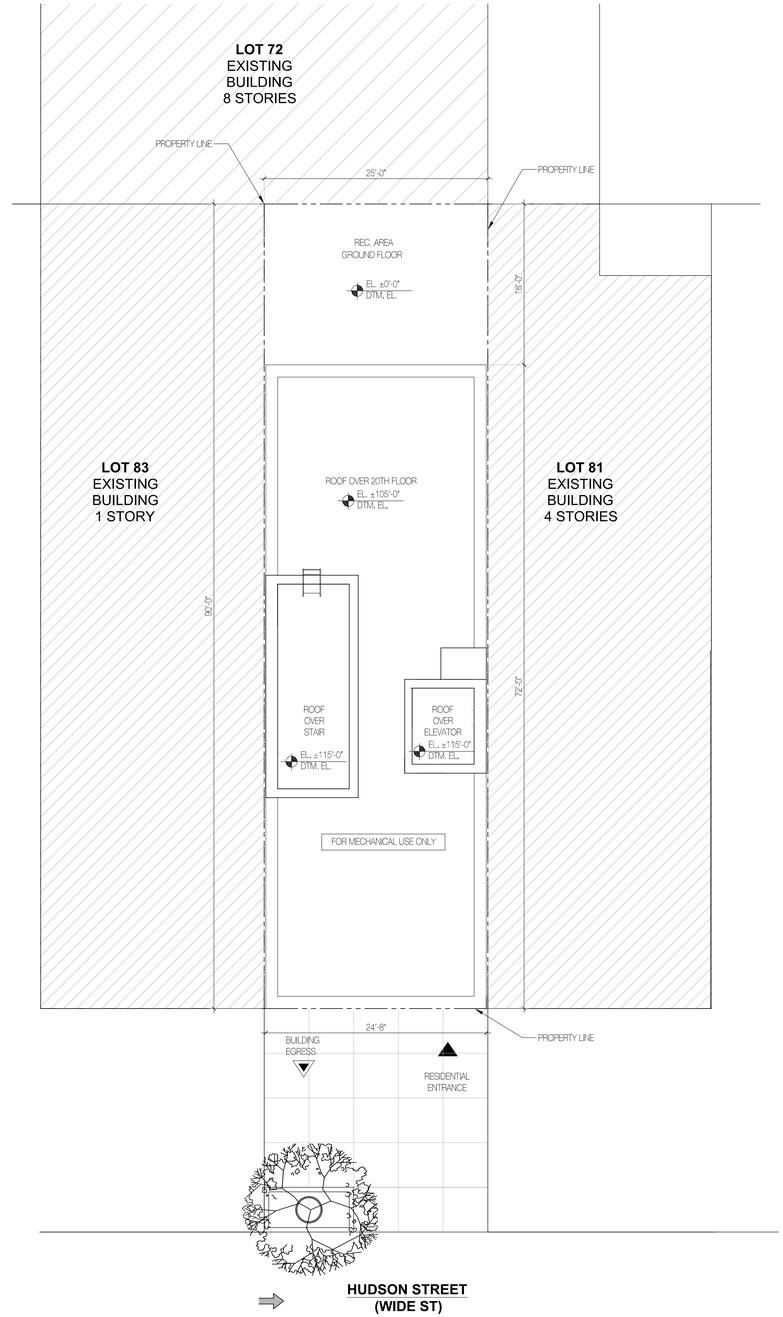
1. ALL EROSION AND SEDIMENT CONTROL MEASURES, EXCLUDING CATCH-BASIN MEASURES, SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE AND/OR HAY BALE BARRIERS DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SWALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDED WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL HAY BALE RINGS AROUND ALL CURB AND FIELD INLETS EXCEPT FOR THE BASINS LOCATED AT THE ANTI TRACKING PAD. BASINS AT THE PAD SHALL BE TREATED WITH THE CATCH BASIN-FILTER FABRIC DETAIL.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE FINE GRADING.
12. RAISE GRATES OF CURB AND FIELD INLETS TO FINAL ELEVATIONS. INSTALL SURFACE COURSE OF PAVEMENT.
13. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE SEEDED. REFER TO LANDSCAPING PLAN FOR PERMANENT SEEDING SPECIFICATIONS. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

STANDARD EROSION CONTROL NOTES:

1. ALL CONTROL MEASURES FOR EROSION AND SEDIMENTATION SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
   - A) INSPECTIONS OF ALL CONTROL MEASURES PER THE SWPPP.
   - B) WEEKLY INSPECTIONS AND DOCUMENTATION OF EROSION CONTROL PRACTICES.
   - C) INSPECTIONS OF ALL CONTROL MEASURES BEFORE FORECASTED AND AFTER PERIODS OF HEAVY OR PROLONGED RAIN RESULTING IN MORE THAN 0.5-INCHES.
   - D) WEEKLY INSPECTIONS OF ON AND OFF-SITE AREAS DOWNSTREAM FROM CONSTRUCTION ACTIVITIES.
2. THE INSPECTIONS SHALL BE CONDUCTED BY THE APPLICANT AND/OR HIS REPRESENTATIVE, I.E. THE SITE ENGINEER, OR THE CONTRACTOR, TO DETERMINE THE FOLLOWING:
   - A) THE CONDITIONS OF THE CONTROL MEASURES AND THE NEED FOR REPAIR OR REPLACEMENT
   - B) THE NEED FOR MAINTENANCE, E.G. REMOVAL OF SEDIMENT FROM BARRIERS, TRAPS, AND BASINS.
   - C) THE NEED FOR ADDITIONAL CONTROL MEASURES.
   - D) THE NEED FOR REAPPLICATION OF SEEDING, NETTING AND/OR MULCHING.
   - E) THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN.
3. ALL TEMPORARY AND PERMANENT CONTROL DEVICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
4. THESE PLANS INDICATE THE CONTROL MEASURES TO BE PUT IN PLACE. ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED AS SITE CONDITIONS CHANGE AND UNFORSEEN PROBLEMS OCCUR. IMPLEMENTATION OF THE ADDITIONAL CONTROL MEASURES SHALL BE AT THE ISCRETION OF THE SITE INSPECTOR.
5. AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:
   - A) TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
   - B) ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTABLE BY THE INSTALLATION OF THE BASE COURSE.
   - C) SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.

LEGEND:

- BUILDING ENTRANCE
- COMMUNITY FACILITY ENTRANCE
- BUILDING EGRESS
- PARKING ENTRANCE
- TRAFFIC DIRECTIONS
- EXISTING TRAFFIC SIGN
- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING BUS STOP
- E — EXISTING ELECTRIC BOX
- G — GAS
- G.V. — EXISTING GAS VALVE
- EXISTING TREE TO REMAIN
- PROPOSED LONDON PLANE W/TREE PIT
- EXISTING TRAFFIC LIGHTS POST
- EXISTING LIGHT POST
- BENCH
- STORM DRAIN
- EXTERIOR LIGHTING
- LAWN
- CONCRETE BLOCK PAVERS
- SAND
- RUBBER TILE SURFACE
- T.C. = TOP CURB
- B.C. = BOTTOM CURB
- S — SEWER MANHOLE
- D — DRAIN MANHOLE
- W — WATER MANHOLE



BLOCK: 594
LOT: 82
NUMBER OF STORIES: 10
CONST. CLASSIFICATIONS: X
OCCUP. CLASSIFICATION: X
ZONING: XXX
BUILDING HEIGHT: 105'-0"

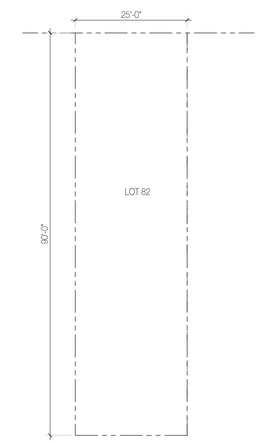
NOTE:
IF THESE SPECIFICATIONS CONFLICT WITH CIVIL ENGINEERS DRAWINGS, FOLLOW SPECS ON CIVIL ENGINEERS DRAWINGS.
STREET TREES NOTE:
FINAL LOCATION AND NUMBER OF TREES UPON SUBMISSIONS OF BPP + STREET TREE DRAWINGS TO D.O.B.

STREET TREE CHECKLIST

BUILDING	STREET FRONTAGE IN FT.	STREET TREES REQUIRED (ST.FR./25 FT/TREE)	PROPOSED TREES		TOTAL PROVIDED
			EXISTING	NEW	
285 HUDSON STREET	25'-0"	1	0	1	1

* PROPOSED TREE SPECIES:
SILVER LINDEN OR APPROVED EQUAL AS SPECIFIED BY THE LANDSCAPE ARCHITECT AND IN COMPLIANCE WITH THE NYC DEPARTMENT OF PARK AND RECREATIONS "STREET TREE COMPATIBILITY LIST"

ZR-26-41: IN ACCORDANCE WITH APPLICABILITY REQUIREMENTS OF UNDERLYING DISTRICT REGULATIONS, ONE STREET TREE, PRE-EXISTING OR NEWLY OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT.



PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET, 10013

BLOCK: 594 LOT: 82

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MEP Engineer
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Civil Engineer
CIVIL COMPANY:
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Interior Designer
INTERIOR DESIGNER:
Address Line 1
Address Line 2
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DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

SCHEMATIC SITE PLAN

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SEAL & SIGNATURE

ISSUE DATE:	07/09/2025	PROJECT NO:	25024
DRAWN BY:	MA	CHECKED BY:	MB
SCALE:		SHEET NO:	

DRAWING NO: C-002

NYC DOB NUMBER:

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY

SITE DATA		LIST OF REQUIRED ACTIONS	BUILDING CODE	NOTES
Block:	594		CONST. CLASS 1-B 2HR RATED	
Lots:	82		BUILDING CODE OCCUPANCY GROUP R-2	
Street Address:	285 Hudson St, 10013		BUILDING TO BE FULLY SPRINKLERED	
Existing Zoning:	C6-2A		BUILDING TO BE DESIGNED	
Community District:	2, Manhattan		PER 2022 NYC BUILDING CODE	
Zoning Section Map:	12-a		PER NYC ENERGY CODE	
Zoning Lot Area	2,250.00			

ZR - Section	Title	Description	Permitted	Ex.to Remain	Proposed	Total	Compliance / Notes
22-10, 32-00	USES						
		USE GROUP I, II, III, IV,V,VI, VII, VIII, IX			II, III	II, III	OK
23-12	MIN LOT AREA	1,700					
		WIDE ST 2,250.00 SQ. FT.			YES		OK
		INTERIOR LOT 2,250.00 SQ. FT.			YES		OK
	FAR	C6-2A (EQUIV. R9A)					
34-112, 23-22		RESIDENTIAL QUALIFYING AFFORDABLE	7.20		7.19	7.19	OK
33-123		COMMUNITY FACILITY	6.00		0.00	0.00	OK
	FLOOR AREA	C6-2A (EQUIV. R9A)					
34-112, 23-22		RESIDENTIAL QUALIFYING AFFORDABLE 2,250.00 X 7.20 =	16,200.00		16,183.25	16,183.25	OK
33-123		COMMUNITY FACILITY 2,250.00 X 6.00 =	13,500.00		0.00	0.00	OK
35-31		TOTAL DEVELOPMENT 2,250.00 X 7.20 =	16,200.00		16,183.25	16,183.25	OK
	LOT COVERAGE						
23-362(a)		INTERIOR LOT 80% =	1,800.00		1,776.00	1,776.00	OK
	YARD REGULATION						
35-50, 23-322		FRONT YARD	NONE		N/A		OK
35-50, 23-335(b)		SIDE YARD	NONE / 5'-0" MIN		N/A		OK
35-50, 23-344(a)		REAR YARD - WITHIN 100' OF CORNER	N/A		N/A		OK
23-351	PERMITTED OBS IN COURTS	FENCE, OPEN TERRACES, SOLAR ENERGY SYSTEMS, ETC.	YES		YES		OK
	STREET WALL LOCATION						
35-631(a)(1)		THE STREET WALL SHALL BE LOCATED ON THE STREET LINE AND EXTEND ALONG THE ENTIRE STREET FRONTAGE OF THE ZONING LOT UP TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTION 23-432, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS. TO ALLOW ARTICULATION OF STREET WALLS AT THE INTERSECTION OF TWO STREET LINES, THE STREET WALL MAY BE LOCATED ANYWHERE WITHIN AN AREA BOUNDED BY THE TWO STREET LINES AND A LINE CONNECTING SUCH STREET LINES AT POINTS 15 FEET FROM THEIR INTERSECTION OR, FOR CORNER LOTS WITH AN ANGLE OF 75 DEGREES OR LESS, AT POINTS 30 FEET FROM THEIR INTERSECTION.					OK
35-631(a)(2)		ABOVE A HEIGHT OF 15 FEET ABOVE THE BASE PLANE, OR THE HEIGHT OF THE FIRST STORY, WHICHEVER IS LOWER, UP TO 30 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND THE STREET LINE, PROVIDED ANY SUCH RECESSES DEEPER THAN 10 FEET ON THE GROUND FLOOR LEVEL ARE LOCATED WITHIN A CORNER OR ARE LOCATED WITHIN AN OUTER COURT. FURTHERMORE, NO RECESSES SHALL BE REPEATED WITHIN 30 FEET OF THE INTERSECTION OF TWO STREET LINES EXCEPT TO ARTICULATE THE STREET WALLS AS SET FORTH IN PARAGRAPH (A)(1) OF THIS SECTION.					OK
	HEIGHT & SETBACKS						
35-632, 23-432		MIN BASE	60'-0"		89'-9"	89'-9"	OK
35-632, 23-432		MAX . BASE HEIGHT	105'-0"		89'-9"	89'-9"	OK
35-632, 23-432		MAX BUILDING	145'-0"		89'-9"	89'-9"	OK
23-41	PERMITTED OBS						
23-413(b)(1)(i)		DORMERS NOT MORE THAN 40% OF STREET WALL	YES		N/A	N/A	OK
	SETBACKS						
35-631(a)(2)		SETBACK @ WIDE STREETS	10'-0"		N/A	N/A	OK
35-631(a)(2)		SETBACK @ NARROW STREETS	15'-0"		N/A	N/A	OK
	STREETSCAPE REGULATIONS						
32-301		FRONTAGE TYPE: TIER B					OK
32-301		MINIMUM QUALIFYING DEPTH	30'-0"		COMPLIES		OK
32-3218(b)		TRANSPARENCY REQUIREMENT	50%		COMPLIES		OK
32-3228(b)		FRONTAGE TYPE: TIER B - ALTERNATIVE PROVISION					
32-3228(b)(2)		BLANK WALLS	70%		COMPLIES		OK
23-52(a)(1)	DENSITY						
		C6-2A (EQUIV. R9A) N/A	N/A		12	12	OK- MANHATTAN CORE
	ACCESSORY OFF-STREET PARKING						
13-10	THE MANHATTAN CORE	COMMERCIAL/ RESIDENTIAL NONE REQUIRED	N/A		0	0	OK
	BICYCLE PARKING						
25-811		RESIDENTIAL 50%	6		6	6	OK
36-711		COMMUNITY FACILITY 1 PER 10,000	0		0		OK

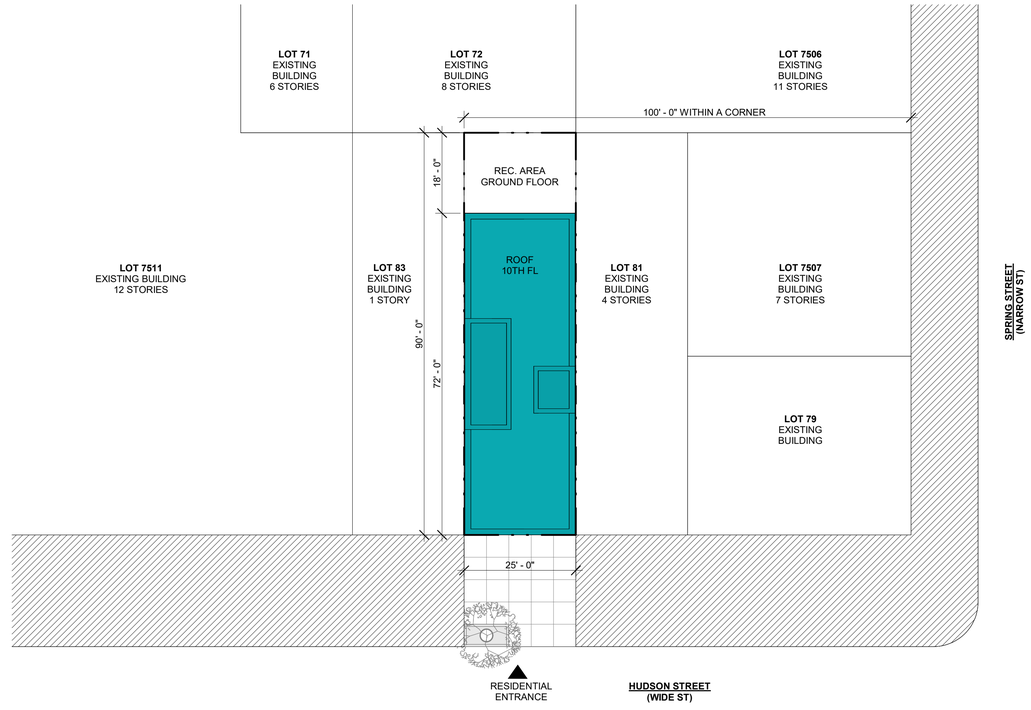
SQUARE FOOTAGE BREAKDOWN

FLOOR	GROSS SQ. FT.	REFUSE SQ. FT.	LOW-ENERGY SQ. FT.	MECH SQ. FT.	AMENITY SPACE SQ. FT.	ZONING FLOOR AREA TOTAL
C	1,973.33			1,091.00		
1	1,776.00	0.00	63.35	0.00	509.00	1,203.65
2	1,776.00	3.00	87.65	20.00		1,665.35
3	1,776.00	3.00	87.65	20.00		1,665.35
4	1,776.00	3.00	87.65	20.00		1,665.35
5	1,776.00	3.00	87.65	20.00		1,665.35
6	1,776.00	3.00	87.65	20.00		1,665.35
7	1,776.00	3.00	87.65	20.00		1,665.35
8	1,776.00	6.00	87.50	20.00		1,662.50
9	1,776.00	6.00	87.50	20.00		1,662.50
10	1,776.00	6.00	87.50	20.00		1,662.50
TOTAL	19,733.33	36.00	851.75	1,271.00	509.00	16,183.25

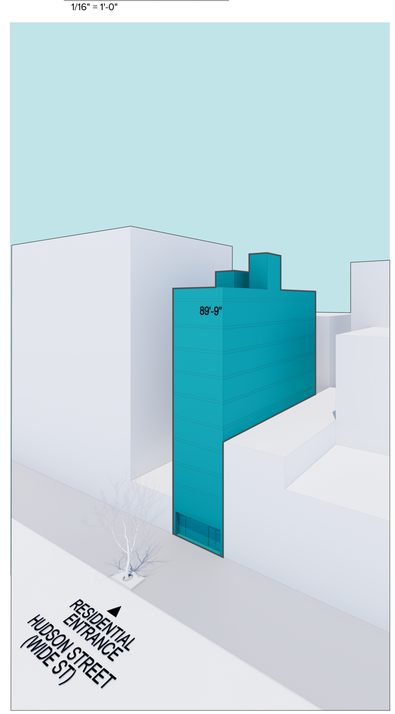
#FL	1 BR	2 BR	TOTAL
1	0	0	0
2	0	1	1
3	0	1	1
4	0	1	1
5	0	1	1
6	0	1	1
7	0	1	1
8	2	0	2
9	2	0	2
10	2	0	2
TOTAL	6	6	12
%	50.00%	50.00%	100%
UFAS		**1**	**1**
			8.3%
HVI	**1**		**1**
			8.3%

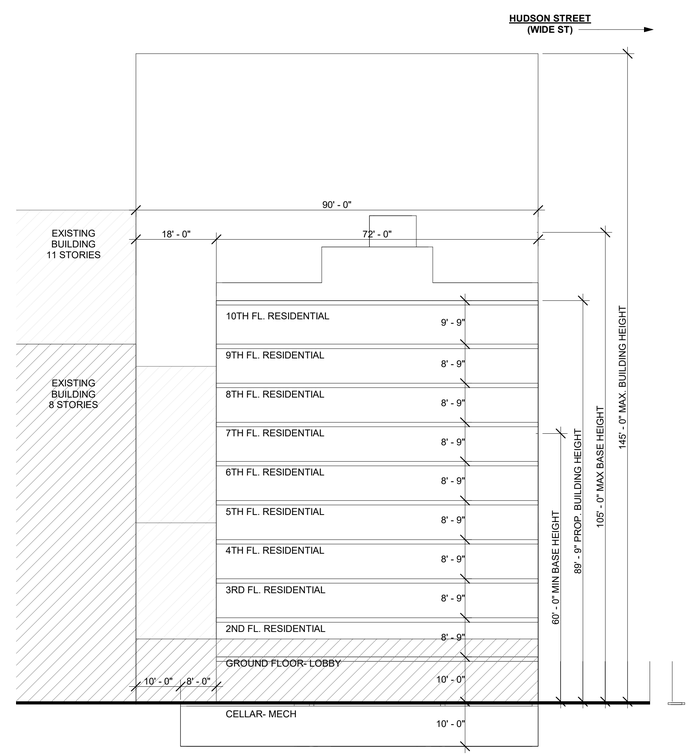
UFAS COMPLIANCE CHART

Floor	UNIT TYPE	UNIT #	# OF UFAS ACCESSIBLE	# OF HVI
11TH FLOOR	1 BR	8A		1
19TH FLOOR	2 BR	2A	1	
TOTAL			1	1
PERCENTAGE			8%	8%



SCHEMATIC PLOT PLAN.
1/16" = 1'-0"





SCHEMATIC HEIGHT DIAGRAM.
1/16" = 1'-0"

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

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10013

BLOCK: 594 LOT: 82

Architect:
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DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

ZONING

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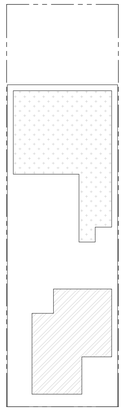
SEAL & SIGNATURE

ISSUE DATE: 02/20/20
PROJECT NO: 0
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/16" = 1'-0"
SHEET NO: 1 OF
DRAWING NO: Z-100.0

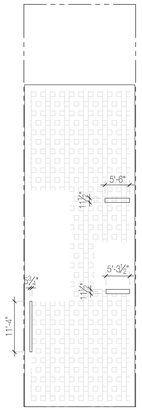
NYC DOB NUMBER:



GROUND FLOOR - NET AREAS
SCALE: 1/16" = 1'-0"

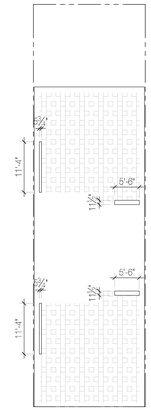
LOBBY 338 SQ. FT.

RECREATION ROOM 509 SQ. FT.



2ND-7TH FLOOR - NET AREAS
SCALE: 1/16" = 1'-0"

RESIDENTIAL 1,229 SQ. FT.



8TH AND 10TH FLOOR - NET AREAS
SCALE: 1/16" = 1'-0"

RESIDENTIAL 1,012 SQ. FT.

GROUND FLOOR - GROSS AREAS
SCALE: 1/16" = 1'-0"

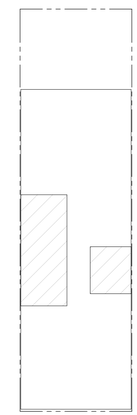
GROSS FLOOR AREA 1,776 SQ. FT.

2ND-7TH FLOOR - GROSS AREAS
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA 1,776 SQ. FT.

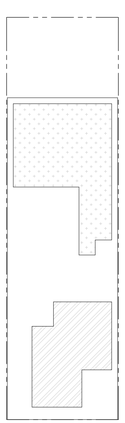
8TH AND 10TH FLOOR - GROSS AREAS
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA 1,776 SQ. FT.



ROOF - GROSS AREAS
SCALE: 1/16" = 1'-0"

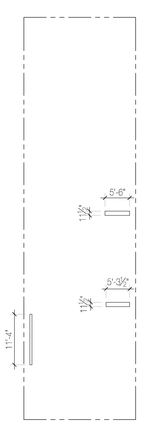
GROSS FLOOR AREA 353 SQ. FT.



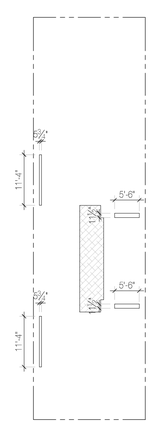
GROUND FLOOR - NET AREAS
SCALE: 1/16" = 1'-0"

LOBBY 338 SQ. FT.

RECREATION ROOM 509 SQ. FT.



2ND-7TH FLOOR - NET AREAS
SCALE: 1/16" = 1'-0"



8TH AND 10TH FLOOR - NET AREAS
SCALE: 1/16" = 1'-0"

HALLWAY 124 SQ. FT.

APT. DIST. 1ST FL.	RESIDENTIAL
LOBBY	338
RECREATION	509
TOTAL	847
APT. DIST. 2ND FL.	
2-A	1231
TOTAL	1231
APT. DIST. 3RD FL.	
3-A	1231
TOTAL	1231
APT. DIST. 4TH FL.	
4-A	1231
TOTAL	1231
APT. DIST. 5TH FL.	
5-A	1231
TOTAL	1231
APT. DIST. 6TH FL.	
6-A	1231
TOTAL	1231
APT. DIST. 7TH FL.	
7-A	1231
TOTAL	1231
APT. DIST. 8TH FL.	
8-A	507
8-B	507
TOTAL	1014
APT. DIST. 9TH FL.	
9-A	507
9-B	507
TOTAL	1014
APT. DIST. 10 FL.	
10-A	507
10-B	507
TOTAL	1014

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET, 10013

BLOCK: 594 LOT: 82

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301
Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer
285 Hudson Street Owner LLC
28 Clinton Street, Newark, NJ 07102
973-622-8888

Structural Engineer
STRUCTURAL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

MEP Engineer
MEP COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Civil Engineer
CIVIL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Interior Designer
INTERIOR DESIGNER:
Address Line 1
Address Line 2
New York, NY 10018
Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

ZONING

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SEAL & SIGNATURE:

ISSUE DATE: 07/09/2025
PROJECT NO: 25024
DRAWN BY: MA
CHECKED BY: MB
SCALE:
SHEET NO:
DRAWING NO: Z-002
NYC DOB NUMBER:

CELLAR

SCALE: 1/8" = 1'-0"

N

HUDSON STREET
(WIDE ST)

WALL TYPE LEGEND:
NON RATED

W1 FURRING AT INTERIOR CONCRETE WALL - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER 1 ⅝" METAL FURRING @ 16" O.C.

W2 TYPICAL PARTITION - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 ½" METAL STUDS @ 16" O.C.

W3 BATHROOM CHASE WALL PARTITION - (1) LAYER ⅝" TYPE "X" WATER RESISTANT GYPSUM BOARD ONE SIDE OF 3 5/8" METAL STUDS @ 16" O.C. *SEE INTERIOR DESIGN DRAWINGS FOR WALL THICKNESSES.

W4 PARTITION - (1) LAYER OF ⅝" TYPE "X" GYPSUM BOARD, ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT ELECTRICAL PANEL/ NETWORK INTERFACE DEVICE PANEL)

W5 FURRING AT INTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 3 5/8" METAL STUDS @ 16" O.C. WITH 3 ½" (R-15) BATT INSULATION FACE

W6 FURRING AT EXTERIOR CMU WALL - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER 1 ½ " GALV. METAL Z FURRING @ 16 O.C.

W7 FURRING AT EXTERIOR CMU WALL - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER 1 ½" GALV. METAL Z FURRING @ 16 O.C. WITH 1½" SEMI RIGID INSULATION (R-7.5) UNFACED

W8 FURRING AT INTERIOR MASONRY WALL - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER ⅞ " GALV. METAL FURRING @ 16 O.C.

1 HOUR RATED

U1 TENANT SEPARATION PARTITION - (1) LAYER OF ⅝" TYPE "X" GYPSUM BOARD ON (1) SIDE, (2) LAYERS OF ⅝" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 ½" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF SLAB & SEAL TIGHT TO UNDERSIDE OF SLAB AND/OR ROOF DECK W/ CONT. FIRESTOP SEALANT& FIRESAFING INSULATION (GA FILE #WP-1052) (STC 50-54)

U2 EXTERIOR BEARING PARTITION - 1 LAYER ⅝" TYPE "X" GYPSUM BOARD, INSIDE ⅝" EXP EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER 6" METAL STUDS @ 16" O.C. WITH 6½" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL#U419) STUD SIZES & SEPARATIONS ARE MINIMUN REQUIRED BY THE UL DESIGN.

U3 TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER ⅝" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2½" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF SLAB OR ROOF SLAB. SEAL TIGHT TO SLAB WITH cONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2½"MTL STUD BRACING @ 48" O.C. MAX. (UL#V442) PROVIDE INSULATION AS REQUIRED TO ACHIVE A MIN. STC RATING OF 50)

2 HOUR RATED

U4 INTERIOR PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE 3 5/8" METAL STUDS @ 16" O.C. WITH 3½" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF FLOOR DECK OR ROOF DECK. SEAL TIGHT TO DECK W/ CONT. FIRESTOP SEALANT & FIRESAFING. (GA FILE #WP-1522 STC 55-59).

U5 CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE/METAL BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE DECK OR DECK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXIST. BETWEEN TOP OF WALL AND BOTTOM OF DECK. (UL #U906)

U6 SHAFT WALL - (2) LAYERS OF ⅝" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 ½" METAL C-H STUDS @ 24" O.C. WITH (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE, W/ 1" MINERAL FIBER INSULATION IN CAVITY SEAL TOP OF WALL TIGHT TO UNDERSIDE OF CONCRETE DECK W/ CONT. FIRESTOP SEALANT. GA FILE #7095 (STC-45-49)

U7 PLUMBING CHASE WALL - (2) ROWS OF (2) LAYERS ⅝" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2½"METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUD UP TO UNDERSIDE OF CONCRETE SLAB. SEAL TIGHT TO SLAB WITH CONTINUOUS FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONTINUOUS FIRESTOP SEALANT AS REQUIRED PROVIDE HORIZONTAL 2½" MTL. STUD BRACING @ 48" O.C. MAX (UL #V442) (PROVIDED INSULATION AS REQUIRED TO ACHIEVE A MIN. STC RATING OF 50)

U8 EXTERIOR WALL BEARING PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD (INSIDE) ⅝" EXP. EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER METAL STUDS (SEE MTL STUD NOTE FOR SIZING) @ 16" O.C. WITH 5 ½" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL #U419) STUD SIZES & SEPARATIONS ARE MINIMUM REQUIRED BY THE UL DESIGN.

3 HOUR RATED

U9 (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER ⅞" METAL HAT CHANNELS @ 24" O.C. OVER 2 HR RATED CONCRETE BLOCK WALL WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF CONCRETE DECK. (UL #U914) (PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS)

GENERAL NOTES:

1. ALL ENLARGED PLAN DIMENSIONS ARE TAKEN FINISH TO FINISH (U.O.N.).
2. ALL FINISHES AS PER INTERIOR DESIGN DWGS & FINISH SCHEDULE.

FIRE PROTECTION:
ALL EXPOSED STEEL COLUMNS AND BEAMS
SHOULD BE PROTECTED WITH
2HR. FIRE PROOF INTUMESCENT PAINT WHERE
SPRAY-ON FIRE PROOFING IS NOT FEASIBLE

LEGEND:

- CONCRETE FOUNDATION WALL
- CONCRETE BLOCK WALL - 2HR FIRE RATED (U.O.N.)
- GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE.
- MASONRY VENEER
- REMOVABLE KITCHEN BASE CABINET - 2'-6" WIDE x 2'-0" DEEP
- HANDICAP ADAPTABLE APARTMENT UNIT
- HANDICAP ACCESSIBLE UNITS FOR MOBILITY IMPAIRED
- HANDICAP ACCESSIBLE FOR HEARING/VISUAL IMPAIRED
- PARTITION - SEE WALL TYPE LEGEND
- 5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE.
- "T" FLOOR TURNING SPACE
- 30" x 48" CLEAR FLOOR SPACE
- FIRE RATED SHAFT WALL.
- W WINDOW - SEE WINDOW SCHEDULE ON DWG. A-601
- X DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
- SCM HARDWIRED CARBON MONOXIDE DETECTOR (BC 907) (NO MORE THAN 15FT AWAY FROM BEDROOM DOORS @ CORRIDOR SIDE)
- EXIT LIGHT AND SIGN - WALL MOUNTED
- EXIT LIGHT AND SIGN - CEILING MOUNTED
- ELECTRICAL PANEL UNIT
- NETWORK INTERFACE DEVICE PANEL
- SUSPENDED GYPSUM BOARD

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET,
10013

BLOCK: 594 LOT: 82

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301
Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer
285 Hudson Street Owner LLC
28 Clinton Street, Newark, NJ 07102
973-622-8888

Structural Engineer
STRUCTURAL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

MEP Engineer
MEP COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Civil Engineer
CIVIL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Interior Designer
INTERIOR DESIGNER:
Address Line 1
Address Line 2
New York, NY 10018
Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

CELLAR

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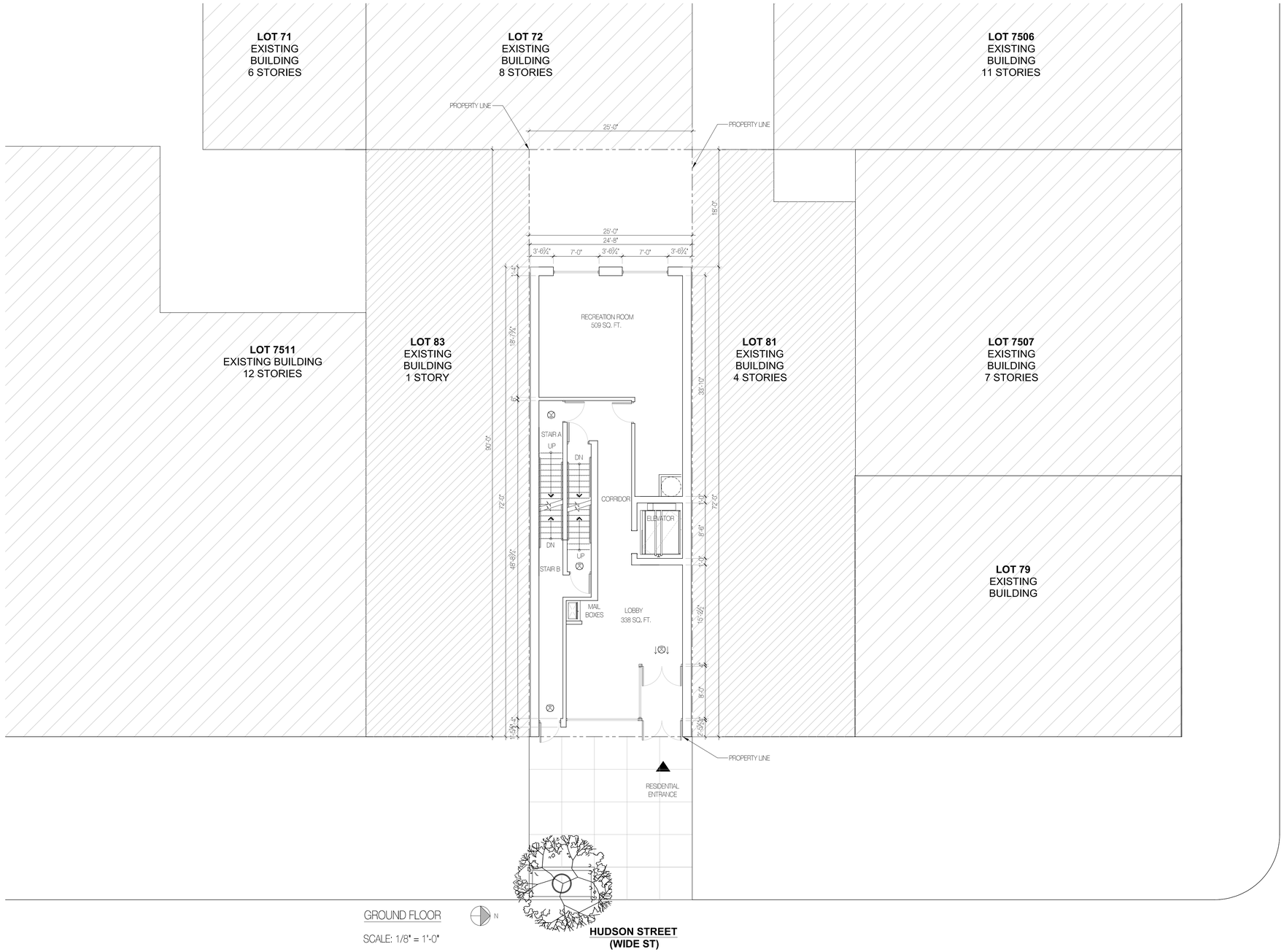
SEAL & SIGNATURE

ISSUE DATE:	07/09/2025	PROJECT NO:	25024
DRAWN BY:	MA	CHECKED BY:	MB
SCALE:		SHEET NO:	A-100

DRAWING NO:

NYC DOB NUMBER:



GROUND FLOOR

SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND:
NON RATED

(1.1) FURRING AT INTERIOR CONCRETE WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 1/2" METAL FURRING @ 16" O.C.

(1.2) TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2" METAL STUDS @ 16" O.C.

(1.3) BATHROOM CHASE WALL PARTITION - (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ONE SIDE OF 3 5/8" METAL STUDS @ 16" O.C. SEE INTERIOR DESIGN DRAWINGS FOR WALL THICKNESSES.

(1.4) PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT ELECTRICAL PANEL/ NETWORK INTERFACE DEVICE PANEL)

(1.5) FURRING AT INTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" (R-15) BATT INSULATION FACE

(1.6) FURRING AT EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 1/2 " GALV. METAL Z FURRING @ 16 O.C.

(1.7) FURRING AT EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 1/2" GALV. METAL Z FURRING @ 16 O.C. WITH 1½" SEMI RIGID INSULATION (R-7.5) UNFACED

(1.8) FURRING AT INTERIOR MASONRY WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 5/8" GALV. METAL FURRING @ 16 O.C.

1 HOUR RATED

(2.1) TENANT SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE, (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF SLAB & SEAL TIGHT TO UNDERSIDE OF SLAB AND/OR ROOF DECK W/ CONT. FIRESTOP SEALANT& FIRESAFING INSULATION (GA FILE #WP-1052) (STC 50-54)

(2.2) EXTERIOR BEARING PARTITION - 1 LAYER 5/8" TYPE "X" GYPSUM BOARD, INSIDE) 5/8" EXP EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER 6" METAL STUDS @ 16" O.C. WITH 5½" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL#U419) STUD SIZES & SEPARATIONS ARE MINIMUN REQUIRED BY THE UL DESIGN.

(2.3) TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2½" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF SLAB OR ROOF SLAB. SEAL TIGHT TO SLAB WITH CONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2½"MTL STUD BRACING @ 48" O.C. MAX. (UL#V442) PROVIDE INSULATION AS REQUIRED TO ACHIVE A MIN. STC RATING OF 50)

2 HOUR RATED

(2.4) INTERIOR PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE 3 5/8" METAL STUDS @ 16" O.C. WITH 3½" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF FLOOR DECK OR ROOF DECK. SEAL TIGHT TO DECK W/ CONT. FIRESTOP SEALANT & FIRESAFING. (GA FILE #WP-1522 STC 55-59).

(2.5) CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE/METAL BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE DECK OR DECK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXIST. BETWEEN TOP OF WALL AND BOTTOM OF DECK (UL #U906)

(2.6) SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. WITH (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY SEAL TOP OF WALL TIGHT TO UNDERSIDE OF CONCRETE DECK W/ CONT. FIRESTOP SEALANT. GA FILE #7095 (STC-45-49)

(2.7) PLUMBING CHASE WALL - (2) ROWS OF (2) LAYERS 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2½"METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUD UP TO UNDERSIDE OF CONCRETE SLAB. SEAL TIGHT TO SLAB WITH CONTINUOUS FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONTINUOUS FIRESTOP SEALANT AS REQUIRED PROVIDE HORIZONTAL 2½" MTL. STUD BRACING @ 48" O.C. MAX (UL #V442) (PROVIDED INSULATION AS REQUIRED TO ACHIEVE A MIN. STC RATING OF 50)

(2.8) EXTERIOR NON BEARING PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD (INSIDE) 5/8" EXP. EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER METAL STUDS (SEE MTL STUD NOTE FOR SIZING) @ 16" O.C. WITH 5 1/2" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL #U419) STUD SIZES & SEPARATIONS ARE MINIMUM REQUIRED BY THE UL DESIGN.

3 HOUR RATED

(3.1) (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 7/8" METAL HAT CHANNELS @ 24" O.C. OVER 2 HR RATED CONCRETE BLOCK WALL WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF CONCRETE DECK (UL #U914) (PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS)

GENERAL NOTES:

1. ALL ENLARGED PLAN DIMENSIONS ARE TAKEN FINISH TO FINISH (U.O.N.).
2. ALL FINISHES AS PER INTERIOR DESIGN DWGS & FINISH SCHEDULE.

FIRE PROTECTION:
ALL EXPOSED STEEL COLUMNS AND BEAMS
SHOULD BE PROTECTED WITH
2HR. FIRE PROOF INTUMESCENT PAINT WHERE
SPRAY-ON FIRE PROOFING IS NOT FEASIBLE

LEGEND:

- CONCRETE FOUNDATION WALL
- CONCRETE BLOCK WALL - 2HR FIRE RATED (U.O.N.)
- GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE.
- MASONRY VENEER
- REMOVABLE KITCHEN BASE CABINET - 2'-6" WIDE x 2'-0" DEEP
- HANDICAP ADAPTABLE APARTMENT UNIT
- HANDICAP ACCESSIBLE UNITS FOR MOBILITY IMPAIRED
- HANDICAP ACCESSIBLE FOR HEARING/VISUAL IMPAIRED
- PARTITION - SEE WALL TYPE LEGEND
- 5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE.
- T1 FLOOR TURNING SPACE
- 30" x 48" CLEAR FLOOR SPACE
- FIRE RATED SHAFT WALL.
- W WINDOW - SEE WINDOW SCHEDULE ON DWG. A-601
- X DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
- SCM HARDWIRED CARBON MONOXIDE DETECTOR (BC 907) (NO MORE THAN 15FT AWAY FROM BEDROOM DOORS @ CORRIDOR SIDE)
- EXIT LIGHT AND SIGN - WALL MOUNTED
- EXIT LIGHT AND SIGN - CEILING MOUNTED
- ELECTRICAL PANEL UNIT
- NETWORK INTERFACE DEVICE PANEL
- SUSPENDED GYPSUM BOARD

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET,
10013

BLOCK: 594 LOT: 82

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301
Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer
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28 Clinton Street, Newark, NJ 07102
973-622-8888

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STRUCTURAL COMPANY:
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Address Line 2
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Phone

MEP Engineer
MEP COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Civil Engineer
CIVIL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Interior Designer
INTERIOR DESIGNER:
Address Line 1
Address Line 2
New York, NY 10018
Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

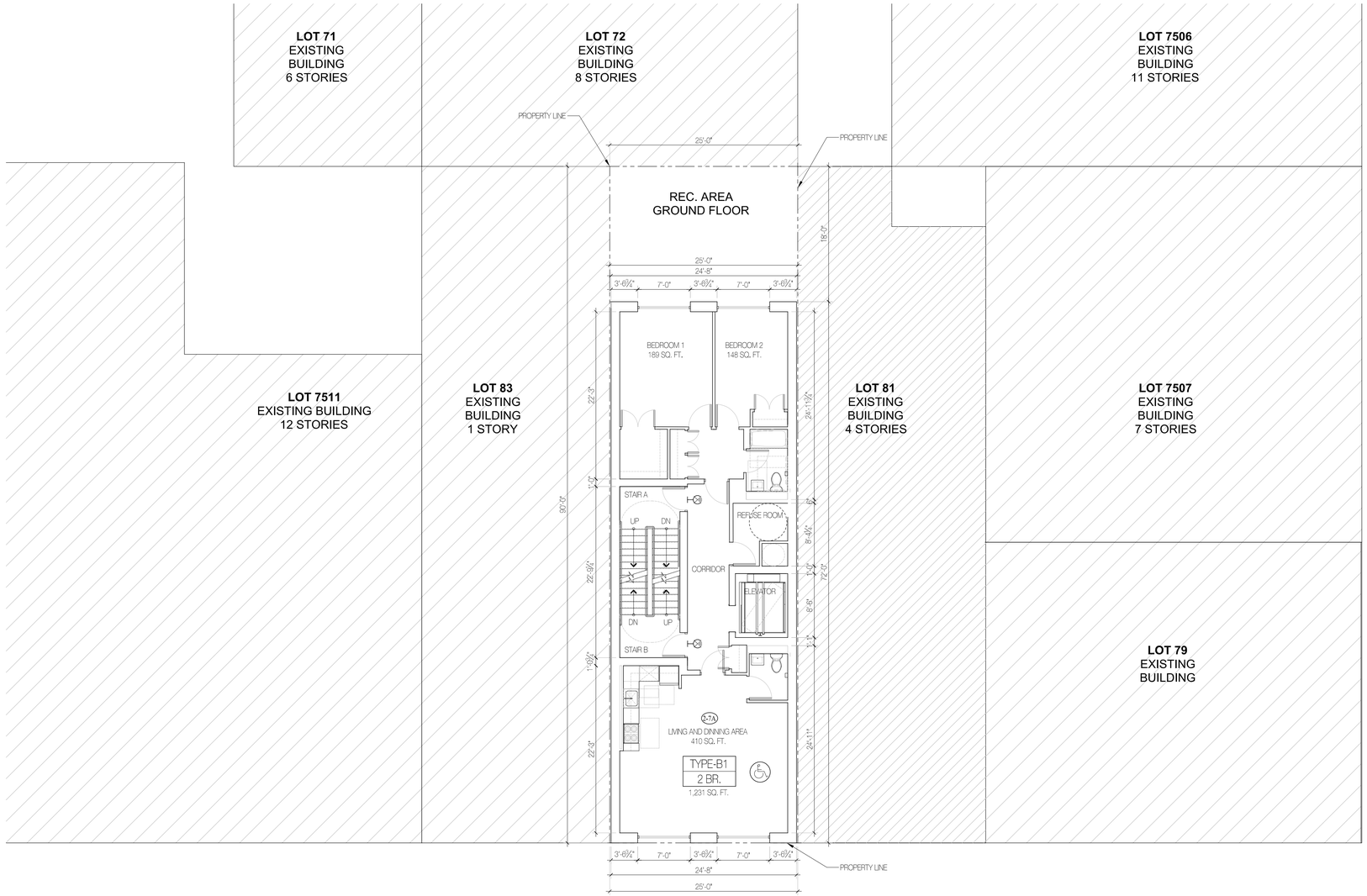
GROUND FLOOR

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF AUFGANG ARCHITECTS LLC, WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THE DRAWING SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THE PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS NOT PRIOR AGREEMENT IN WRITING BY OUR FIRM. NO PART OF THIS SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF AUFGANG ARCHITECTS LLC. REPRODUCTION OF PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE DRAWING BELONGS TO AUFGANG ARCHITECTS LLC. WITHOUT PREJUDICE.

SEAL & SIGNATURE

ISSUE DATE:	07/09/2025	PROJECT NO:	25024
DRAWN BY:	MA	CHECKED BY:	MB
SCALE:		SHEET NO:	
DRAWING NO:	A-101		

NYC DOB NUMBER:



2ND TO 7TH FLOOR

SCALE: 1/8" = 1'-0"

N

WALL TYPE LEGEND:
NON RATED

1-A FURRING AT INTERIOR CONCRETE WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 5/8" METAL FURRING @ 16" O.C.

2-A TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2" METAL STUDS @ 16" O.C.

3-A BATHROOM CHASE WALL PARTITION - (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ONE SIDE OF 3 5/8" METAL STUDS @ 16" O.C. *SEE INTERIOR DESIGN DRAWINGS FOR WALL THICKNESSES.

4-A PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT ELECTRICAL PANEL/ NETWORK INTERFACE DEVICE PANEL)

5-A FURRING AT INTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" (R-15) BATT INSULATION FACE

6-A FURRING AT EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 5/8 " GALV. METAL Z FURRING @ 16 O.C.

7-A FURRING AT EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 1/2" GALV. METAL Z FURRING @ 16 O.C. WITH 1½" SEMI RIGID INSULATION (R-7.5) UNFACED

8-A FURRING AT INTERIOR MASONRY WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 3/8 " GALV. METAL FURRING @ 16 O.C.

1 HOUR RATED

1-B TENANT SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE, (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF SLAB & SEAL TIGHT TO UNDERSIDE OF SLAB AND/OR ROOF DECK W/ CONT. FIRESTOP SEALANT& FIRESAFING INSULATION (GA FILE #WP-1052) (STC 50-54)

2-B EXTERIOR BEARING PARTITION - 1 LAYER 5/8" TYPE "X" GYPSUM BOARD, (INSIDE) 5/8" EXP EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER 6" METAL STUDS @ 16" O.C. WITH 5 5/8" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL#U419) STUD SIZES & SEPARATIONS ARE MINIMUN REQUIRED BY THE UL DESIGN.

3-B TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF SLAB OR ROOF SLAB. SEAL TIGHT TO SLAB WITH cONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2½"MTL STUD BRACING @ 48" O.C. MAX. (UL#V442) PROVIDE INSULATION AS REQUIRED TO ACHIVE A MIN. STC RATING OF 50)

2 HOUR RATED

1-C INTERIOR PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE 3 5/8" METAL STUDS @ 16" O.C. WITH 3½" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF FLOOR DECK OR ROOF DECK. SEAL TIGHT TO DECK W/ CONT. FIRESTOP SEALANT & FIRESAFING. (GA FILE #WP-1522 STC 55-59).

2-C CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE/METAL BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE DECK OR DECK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXIST. BETWEEN TOP OF WALL AND BOTTOM OF DECK (UL #U806)

3-C SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. WITH (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE, W/ 1" MINERAL FIBER INSULATION IN CAVITY SEAL TOP OF WALL TIGHT TO UNDERSIDE OF CONCRETE DECK W/ CONT. FIRESTOP SEALANT. GA FILE #7095 (STC-45-49)

4-C PLUMBING CHASE WALL - (2) ROWS OF (2) LAYERS 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2½"METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUD UP TO UNDERSIDE OF CONCRETE SLAB. SEAL TIGHT TO SLAB WITH CONTINUOUS FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONTINUOUS FIRESTOP SEALANT AS REQUIRED PROVIDE HORIZONTAL 2½" MTL. STUD BRACING @ 48" O.C. MAX (UL #V442) (PROVIDED INSULATION AS REQUIRED TO ACHIEVE A MIN. STC RATING OF 50)

5-C EXTERIOR NON-BEARING PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD (INSIDE) 5/8" EXP. EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER METAL STUDS (SEE MTL STUD NOTE FOR SIZING) @ 16" O.C. WITH 5 5/8" BATT INSULATION W/VAPOR BARRER (R-19.3) (UL #U419) STUD SIZES & SEPARATIONS ARE MINIMUM REQUIRED BY THE UL DESIGN.

3 HOUR RATED

1-D (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 7/8" METAL HAT CHANNELS @ 24" O.C. OVER 2 HR RATED CONCRETE BLOCK WALL WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF CONCRETE DECK (UL #U914) (PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS)

GENERAL NOTES:

1. ALL ENLARGED PLAN DIMENSIONS ARE TAKEN FINISH TO FINISH (U.O.N.).
2. ALL FINISHES AS PER INTERIOR DESIGN DWGS & FINISH SCHEDULE.

FIRE PROTECTION:
ALL EXPOSED STEEL COLUMNS AND BEAMS SHOULD BE PROTECTED WITH 2HR. FIRE PROOF INTUMESCENT PAINT WHERE SPRAY-ON FIRE PROOFING IS NOT FEASIBLE

LEGEND:

- CONCRETE FOUNDATION WALL
- CONCRETE BLOCK WALL - 2HR FIRE RATED (U.O.N.)
- GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE.
- MASONRY VENEER
- REMOVABLE KITCHEN BASE CABINET - 2'-6" WIDE x 2'-0" DEEP
- HANDICAP ADAPTABLE APARTMENT UNIT
- HANDICAP ACCESSIBLE UNITS FOR MOBILITY IMPAIRED
- HANDICAP ACCESSIBLE FOR HEARING/VISUAL IMPAIRED
- PARTITION - SEE WALL TYPE LEGEND
- 5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE.
- "T" FLOOR TURNING SPACE
- 30" x 48" CLEAR FLOOR SPACE
- FIRE RATED SHAFT WALL.
- W WINDOW - SEE WINDOW SCHEDULE ON DWG. A-601
- X DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
- SCM HARDWIRED CARBON MONOXIDE DETECTOR (BC 907) (NO MORE THAN 15FT AWAY FROM BEDROOM DOORS @ CORRIDOR SIDE)
- EXIT LIGHT AND SIGN - WALL MOUNTED
- EXIT LIGHT AND SIGN - CEILING MOUNTED
- ELECTRICAL PANEL UNIT
- NETWORK INTERFACE DEVICE PANEL
- SUSPENDED GYPSUM BOARD

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET,
10013

BLOCK: 594 LOT: 82

Architect:
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MEP Engineer
MEP COMPANY:
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Interior Designer
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New York, NY 10018
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DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

2th -7th FLOOR PLAN

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SEAL & SIGNATURE:

ISSUE DATE:	07/09/2025	PROJECT NO:	25024
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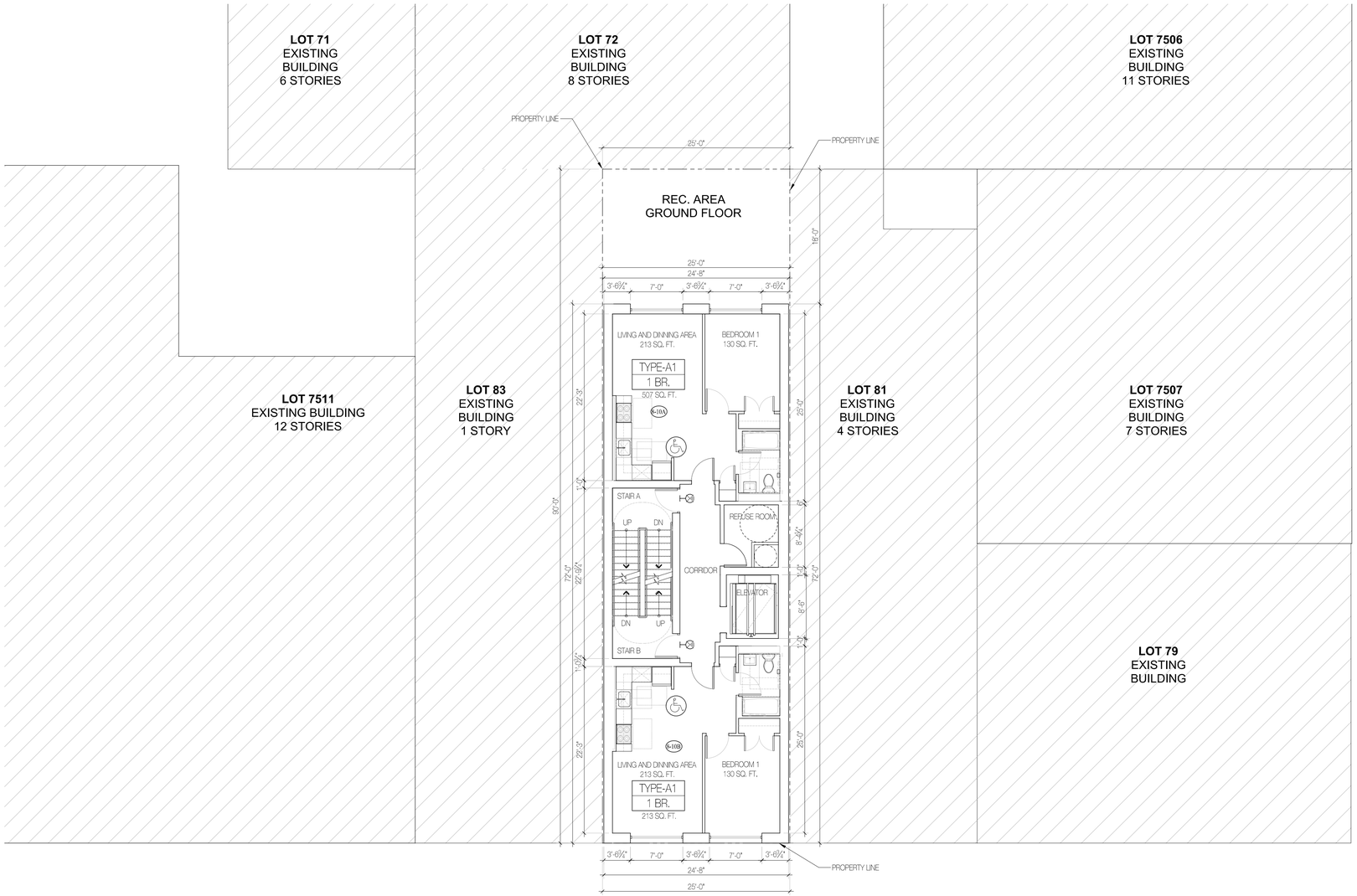
SCALE:		SHEET NO:	

DRAWING NO: A-102

NYC DOB NUMBER:



8th to 10th FLOOR
SCALE: 1/8" = 1'-0"

N

WALL TYPE LEGEND:
NON RATED

1.1 FURRING AT INTERIOR CONCRETE WALL - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER 1 ⅝" METAL FURRING @ 16" O.C.

1.2 TYPICAL PARTITION - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 ½" METAL STUDS @ 16" O.C.

1.3 BATHROOM CHASE WALL PARTITION - (1) LAYER ⅝" TYPE "X" WATER RESISTANT GYPSUM BOARD ONE SIDE OF 3 ⅝" METAL STUDS @ 16" O.C. *SEE INTERIOR DESIGN DRAWINGS FOR WALL THICKNESSES.

1.4 PARTITION - (1) LAYER OF ⅝" TYPE "X" GYPSUM BOARD, ON EACH SIDE OF 3 ⅝" METAL STUDS @ 16" O.C. (@ APARTMENT ELECTRICAL PANEL/ NETWORK INTERFACE DEVICE PANEL)

1.5 FURRING AT INTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 3 ⅝" METAL STUDS @ 16" O.C. WITH 3 ½" (R-15) BATT INSULATION FACE

1.6 FURRING AT EXTERIOR CMU WALL - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER 1 ½ " GALV. METAL Z FURRING @ 16 O.C.

1.7 FURRING AT EXTERIOR CMU WALL - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER 1 ½" GALV. METAL Z FURRING @ 16 O.C. WITH 1½" SEMI RIGID INSULATION (R-7.5) UNFACED

1.8 FURRING AT INTERIOR MASONRY WALL - (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER ⅞" GALV. METAL FURRING @ 16 O.C.

1 HOUR RATED

2.1 TENANT SEPARATION PARTITION - (1) LAYER OF ⅝" TYPE "X" GYPSUM BOARD ON (1) SIDE. (2) LAYERS OF ⅝" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 3 ⅝" METAL STUDS @ 16" O.C. WITH 3 ½" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF SLAB & SEAL TIGHT TO UNDERSIDE OF SLAB AND/OR ROOF DECK W/ CONT. FIRESTOP SEALANT& FIRESAFING INSULATION (GA FILE #WP-1052) (STC 50-54)

2.2 EXTERIOR BEARING PARTITION - 1 LAYER ⅝" TYPE "X" GYPSUM BOARD, (INSIDE) ⅝" EXP EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER 6" METAL STUDS @ 16" O.C. WITH 5½" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL#U419) STUD SIZES & SEPARATIONS ARE MINIMUN REQUIRED BY THE UL DESIGN.

2.3 TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER ⅝" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2½" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF SLAB OR ROOF SLAB. SEAL TIGHT TO SLAB WITH cONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2½"MTL STUD BRACING @ 48" O.C. MAX. (UL#V442) PROVIDE INSULATION AS REQUIRED TO ACHIVE A MIN. STC RATING OF 50)

2 HOUR RATED

2.4 INTERIOR PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE 3 ⅝" METAL STUDS @ 16" O.C. WITH 3½" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF FLOOR DECK OR ROOF DECK. SEAL TIGHT TO DECK W/ CONT. FIRESTOP SEALANT & FIRESAFING. (GA FILE #WP-1522 STC 55-59).

2.5 CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE/METAL BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE DECK OR DECK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXIST. BETWEEN TOP OF WALL AND BOTTOM OF DECK (UL #U906)

2.6 SHAFT WALL - (2) LAYERS OF ⅝" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 ½" METAL C-H STUDS @ 24" O.C. WITH (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY SEAL TOP OF WALL TIGHT TO UNDERSIDE OF CONCRETE DECK W/ CONT. FIRESTOP SEALANT. GA FILE #7095 (STC-45-49)

2.7 PLUMBING CHASE WALL - (2) ROWS OF (2) LAYERS ⅝" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2½"METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUD UP TO UNDERSIDE OF CONCRETE SLAB. SEAL TIGHT TO SLAB WITH CONTINUOUS FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONTINUOUS FIRESTOP SEALANT AS REQUIRED PROVIDE HORIZONTAL 2½" MTL. STUD BRACING @ 48" O.C. MAX (UL #V442) (PROVIDED INSULATION AS REQUIRED TO ACHIEVE A MIN. STC RATING OF 50)

2.8 EXTERIOR NON-BEARING PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD (INSIDE) ½" EXP. EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER METAL STUDS (SEE MTL STUD NOTE FOR SIZING) @ 16" O.C. WITH 5 ½" BATT INSULATION W/VAPOR BARRER (R-19.3) (UL #U419) STUD SIZES & SEPARATIONS ARE MINIMUM REQUIRED BY THE UL DESIGN.

3 HOUR RATED

3.1 (1) LAYER ⅝" TYPE "X" GYPSUM BOARD OVER ⅞" METAL HAT CHANNELS @ 24" O.C. OVER 2 HR RATED CONCRETE BLOCK WALL WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF CONCRETE DECK (UL #U814) (PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS)

GENERAL NOTES:

1. ALL ENLARGED PLAN DIMENSIONS ARE TAKEN FINISH TO FINISH (U.O.N.).
2. ALL FINISHES AS PER INTERIOR DESIGN DWGS & FINISH SCHEDULE.

FIRE PROTECTION:
ALL EXPOSED STEEL COLUMNS AND BEAMS SHOULD BE PROTECTED WITH 2HR. FIRE PROOF INTUMESCENT PAINT WHERE SPRAY-ON FIRE PROOFING IS NOT FEASIBLE

LEGEND:

- CONCRETE FOUNDATION WALL
- CONCRETE BLOCK WALL - 2HR FIRE RATED (U.O.N.)
- GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE.
- MASONRY VENEER
- REMOVABLE KITCHEN BASE CABINET - 2'-6" WIDE x 2'-0" DEEP
- HANDICAP ADAPTABLE APARTMENT UNIT
- HANDICAP ACCESSIBLE UNITS FOR MOBILITY IMPAIRED
- HANDICAP ACCESSIBLE FOR HEARING/VISUAL IMPAIRED
- PARTITION - SEE WALL TYPE LEGEND
- 5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE.
- "T" FLOOR TURNING SPACE
- 30" x 48" CLEAR FLOOR SPACE
- FIRE RATED SHAFT WALL.
- W — WINDOW - SEE WINDOW SCHEDULE ON DWG. A-601
- X — DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
- SCM — HARDWIRED CARBON MONOXIDE DETECTOR (BC 907) (NO MORE THAN 15FT AWAY FROM BEDROOM DOORS @ CORRIDOR SIDE)
- EXIT LIGHT AND SIGN - WALL MOUNTED
- EXIT LIGHT AND SIGN - CEILING MOUNTED
- ELECTRICAL PANEL UNIT
- NETWORK INTERFACE DEVICE PANEL
- SUSPENDED GYPSUM BOARD

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET,
10013

BLOCK: 594 LOT: 82

Architect:
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MEP Engineer
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Civil Engineer
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Interior Designer
INTERIOR DESIGNER:
Address Line 1
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New York, NY 10018
Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

8th -10th FLOOR PLAN

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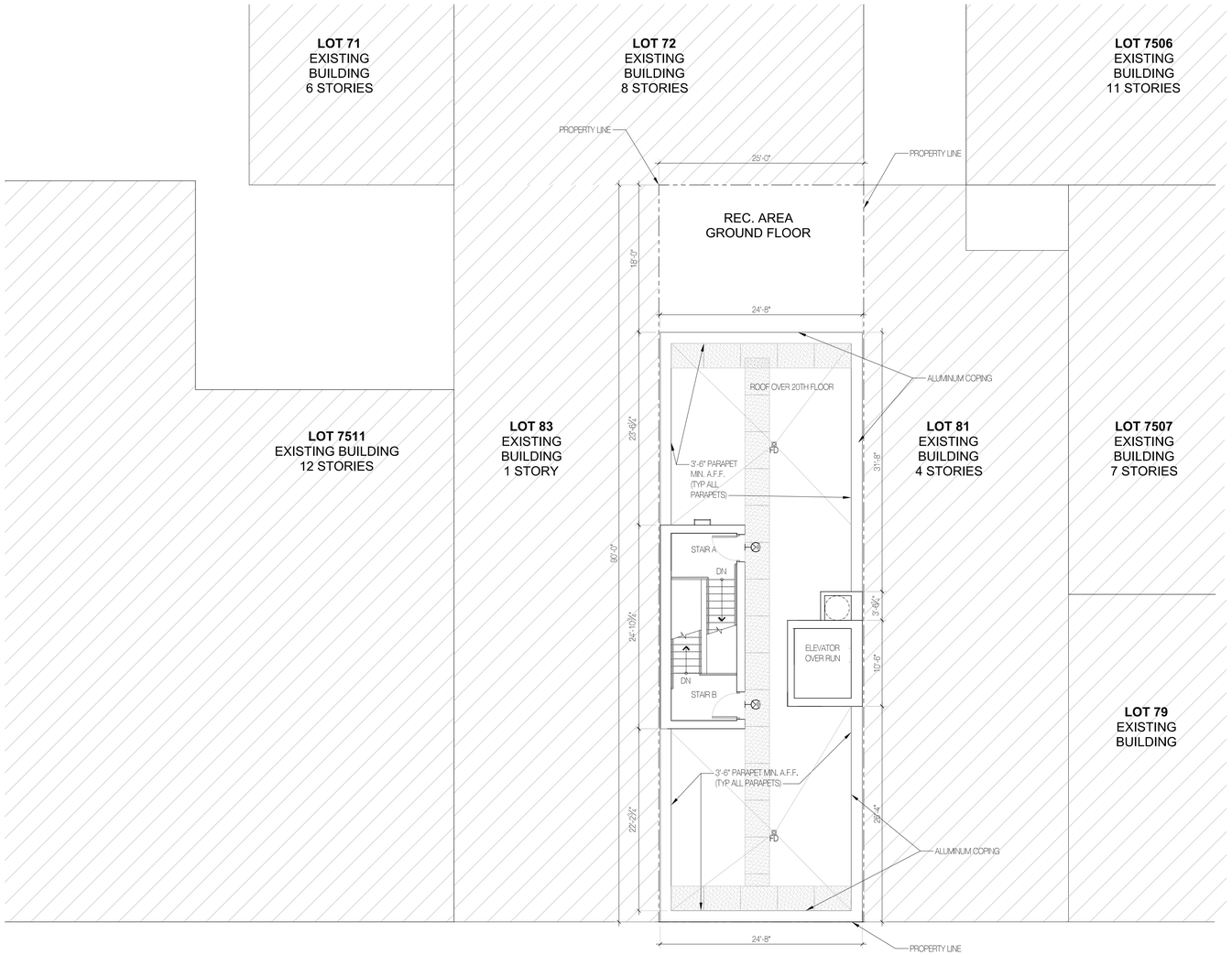
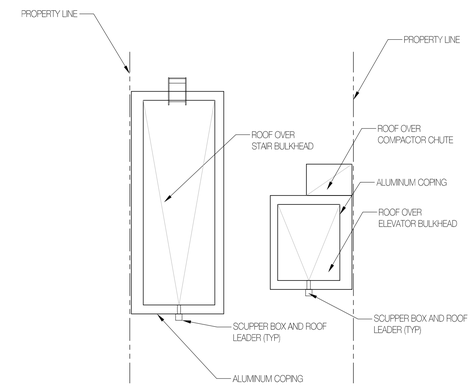
SCALE:		SHEET NO:	

DRAWING NO: A-103

NYC DOB NUMBER:



ROOF PLAN
SCALE: 1/8" = 1'-0"



STAIR AND ELEVATOR ROOF PLAN
SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND:
NON RATED

1.1 FURRING AT INTERIOR CONCRETE WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 5/8" METAL FURRING @ 16" O.C.

1.2 TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2" METAL STUDS @ 16" O.C.

1.3 BATHROOM CHASE WALL PARTITION - (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ONE SIDE OF 3 5/8" METAL STUDS @ 16" O.C. *SEE INTERIOR DESIGN DRAWINGS FOR WALL THICKNESSES.

1.4 PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT ELECTRICAL PANEL/ NETWORK INTERFACE DEVICE PANEL)

1.5 FURRING AT INTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 3 5/8" METAL STUDS @ 16" O.C. WITH 3 5/8" (R-15) BATT INSULATION FACE

1.6 FURRING AT EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 5/8 " GALV. METAL Z FURRING @ 16 O.C.

1.7 FURRING AT EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 5/8" GALV. METAL Z FURRING @ 16 O.C. WITH 1½" SEMI RIGID INSULATION (R-7.5) UNFACED

1.8 FURRING AT INTERIOR MASONRY WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 3/8 " GALV. METAL FURRING @ 16 O.C.

1 HOUR RATED

2.1 TENANT SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE, (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF SLAB & SEAL TIGHT TO UNDERSIDE OF SLAB AND/OR ROOF DECK W/ CONT. FIRESTOP SEALANT& FIRESAFING INSULATION (GA FILE #WP-1052) (STC 50-54)

2.2 EXTERIOR BEARING PARTITION - 1 LAYER 5/8" TYPE "X" GYPSUM BOARD, INSIDE 5/8" EXP EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER 6" METAL STUDS @ 16" O.C. WITH 5 5/8" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL#U419) STUD SIZES & SEPARATIONS ARE MINIMUN REQUIRED BY THE UL DESIGN.

2.3 TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF SLAB OR ROOF SLAB. SEAL TIGHT TO SLAB WITH cONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2½"MTL STUD BRACING @ 48" O.C. MAX. (UL#V442) PROVIDE INSULATION AS REQUIRED TO ACHIVE A MIN. STC RATING OF 50)

2 HOUR RATED

2.4 INTERIOR PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE 3 5/8" METAL STUDS @ 16" O.C. WITH 3½" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF FLOOR DECK OR ROOF DECK. SEAL TIGHT TO DECK W/ CONT. FIRESTOP SEALANT & FIRESAFING. (GA FILE #WP-1522 STC 55-59).

2.5 CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE/METAL BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE DECK OR DECK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXIST. BETWEEN TOP OF WALL AND BOTTOM OF DECK (UL #U806)

2.6 SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. WITH (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE, W/ 1" MINERAL FIBER INSULATION IN CAVITY SEAL TOP OF WALL TIGHT TO UNDERSIDE OF CONCRETE DECK W/ CONT. FIRESTOP SEALANT. GA FILE #7095 (STC-45-49)

2.7 PLUMBING CHASE WALL - (2) ROWS OF (2) LAYERS 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2½"METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUD UP TO UNDERSIDE OF CONCRETE SLAB. SEAL TIGHT TO SLAB WITH CONTINUOUS FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONTINUOUS FIRESTOP SEALANT AS REQUIRED PROVIDE HORIZONTAL 2½" MTL. STUD BRACING @ 48" O.C. MAX (UL #V442) (PROVIDED INSULATION AS REQUIRED TO ACHIEVE A MIN. STC RATING OF 50)

2.8 EXTERIOR NON-BEARING PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD (INSIDE) 5/8" EXP. EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER METAL STUDS (SEE MTL STUD NOTE FOR SIZING) @ 16" O.C. WITH 5 5/8" BATT INSULATION W/VAPOR BARRER (R-19.3) (UL #U419) STUD SIZES & SEPARATIONS ARE MINIMUM REQUIRED BY THE UL DESIGN.

3 HOUR RATED

3.1 (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 7/8" METAL HAT CHANNELS @ 24" O.C. OVER 2 HR RATED CONCRETE BLOCK WALL WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF CONCRETE DECK (UL #U914) (PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE ENCLOSURE ADJACENT TO DWELLING UNITS)

GENERAL NOTES:

1. ALL ENLARGED PLAN DIMENSIONS ARE TAKEN FINISH TO FINISH (U.O.N.).
2. ALL FINISHES AS PER INTERIOR DESIGN DWGS & FINISH SCHEDULE.

FIRE PROTECTION:
ALL EXPOSED STEEL COLUMNS AND BEAMS SHOULD BE PROTECTED WITH 2HR. FIRE PROOF INTUMESCENT PAINT WHERE SPRAY-ON FIRE PROOFING IS NOT FEASIBLE

LEGEND:

- CONCRETE FOUNDATION WALL
- CONCRETE BLOCK WALL - 2HR FIRE RATED (U.O.N.)
- GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE.
- MASONRY VENEER
- REMOVABLE KITCHEN BASE CABINET - 2'-6" WIDE x 2'-0" DEEP
- HANDICAP ADAPTABLE APARTMENT UNIT
- HANDICAP ACCESSIBLE UNITS FOR MOBILITY IMPAIRED
- HANDICAP ACCESSIBLE FOR HEARING/VISUAL IMPAIRED
- PARTITION - SEE WALL TYPE LEGEND
- 5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE.
- "T" FLOOR TURNING SPACE
- 30" x 48" CLEAR FLOOR SPACE
- FIRE RATED SHAFT WALL.
- W WINDOW - SEE WINDOW SCHEDULE ON DWG. A-601
- X DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
- SCM HARDWIRED CARBON MONOXIDE DETECTOR (BC 907) (NO MORE THAN 15FT AWAY FROM BEDROOM DOORS @ CORRIDOR SIDE)
- EXIT LIGHT AND SIGN - WALL MOUNTED
- EXIT LIGHT AND SIGN - CEILING MOUNTED
- ELECTRICAL PANEL UNIT
- NETWORK INTERFACE DEVICE PANEL
- SUSPENDED GYPSUM BOARD

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET,
10013

BLOCK: 594 LOT: 82

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301
Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer
285 Hudson Street Owner LLC
28 Clinton Street, Newark, NJ 07102
973-622-8888

Structural Engineer
STRUCTURAL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

MEP Engineer
MEP COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Civil Engineer
CIVIL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Interior Designer
INTERIOR DESIGNER:
Address Line 1
Address Line 2
New York, NY 10018
Phone

DATE	SUBMISSIONS / REVISIONS

SHEET TITLE:

ROOF PLAN

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DRAWN BY:	MA	CHECKED BY:	MB
SCALE:		SHEET NO:	
DRAWING NO:	A-104		

NYC DOB NUMBER:

WALL TYPE LEGEND:
NON RATED

1.1 FURRING AT INTERIOR CONCRETE WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 5/8" METAL FURRING @ 16" O.C.

1.2 TYPICAL PARTITION - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE OF 2 1/2" METAL STUDS @ 16" O.C.

1.3 BATHROOM CHASE WALL PARTITION - (1) LAYER 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ONE SIDE OF 3 5/8" METAL STUDS @ 16" O.C. *SEE INTERIOR DESIGN DRAWINGS FOR WALL THICKNESSES.

1.4 PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD, ON EACH SIDE OF 3 5/8" METAL STUDS @ 16" O.C. (@ APARTMENT ELECTRICAL PANEL/ NETWORK INTERFACE DEVICE PANEL)

1.5 FURRING AT INTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 3 5/8" METAL STUDS @ 16" O.C. WITH 3 5/8" (R-15) BATT INSULATION FACE

1.6 FURRING AT EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 5/8 " GALV. METAL Z FURRING @ 16 O.C.

1.7 FURRING AT EXTERIOR CMU WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1 5/8" GALV. METAL Z FURRING @ 16 O.C. WITH 1 1/2" SEMI RIGID INSULATION (R-7.5) UNFACED

1.8 FURRING AT INTERIOR MASONRY WALL - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD OVER 1/2 " GALV. METAL FURRING @ 16 O.C.

1 HOUR RATED

2.1 TENANT SEPARATION PARTITION - (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON (1) SIDE, (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON OTHER SIDE OF 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND STUDS & GYPSUM BOARD UP TO UNDERSIDE OF SLAB & SEAL TIGHT TO UNDERSIDE OF SLAB AND/OR ROOF DECK W/ CONT. FIRESTOP SEALANT& FIRESAFING INSULATION (GA FILE #WP-1052) (STC 50-54)

2.2 EXTERIOR BEARING PARTITION - 1 LAYER 5/8" TYPE "X" GYPSUM BOARD, (INSIDE) 5/8" EXP EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER 6" METAL STUDS @ 16" O.C. WITH 5 5/8" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL#U419) STUD SIZES & SEPARATIONS ARE MINIMUN REQUIRED BY THE UL DESIGN.

2.3 TENANT SEPARATION CHASE WALL - (2) ROWS OF (1) LAYER 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF SLAB OR ROOF SLAB. SEAL TIGHT TO SLAB WITH cONT. FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONT. FIRESTOP SEALANT AS REQ. PROVIDE HORIZONTAL 2 1/2"MTL STUD BRACING @ 48" O.C. MAX. (UL#V442) PROVIDE INSULATION AS REQUIRED TO ACHIVE A MIN. STC RATING OF 50)

2 HOUR RATED

2.4 INTERIOR PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE 3 5/8" METAL STUDS @ 16" O.C. WITH 3 1/2" SOUND ATTENUATION INSULATION. EXTEND GYPSUM BOARD & STUDS UP TO UNDERSIDE OF FLOOR DECK OR ROOF DECK. SEAL TIGHT TO DECK W/ CONT. FIRESTOP SEALANT & FIRESAFING. (GA FILE #WP-1522 STC 55-59).

2.5 CMU WALL - CMU WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE BLOCK COURSES. SEAL TOP OF CONCRETE/METAL BLOCK WALL TIGHT TO UNDERSIDE OF CONCRETE DECK OR DECK ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE GAP EXIST. BETWEEN TOP OF WALL AND BOTTOM OF DECK (UL #U906)

2.6 SHAFT WALL - (2) LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON ONE SIDE OF 2 1/2" METAL C-H STUDS @ 24" O.C. WITH (1) LAYER OF 1" TYPE "X" GYPSUM LINER PANEL ON SHAFT SIDE. W/ 1" MINERAL FIBER INSULATION IN CAVITY SEAL TOP OF WALL TIGHT TO UNDERSIDE OF CONCRETE DECK W/ CONT. FIRESTOP SEALANT. GA FILE #7095 (STC-45-49)

2.7 PLUMBING CHASE WALL - (2) ROWS OF (2) LAYERS 5/8" TYPE "X" WATER RESISTANT GYPSUM BOARD ON ONE SIDE OF 2 1/2"METAL STUDS @ 16" O.C. EXTEND GYPSUM BOARD & STUD UP TO UNDERSIDE OF CONCRETE SLAB. SEAL TIGHT TO SLAB WITH CONTINUOUS FIRESTOP SEALANT. SEAL ALL PENETRATIONS THRU CHASE WALL WITH FIRESAFING INSULATION AND CONTINUOUS FIRESTOP SEALANT AS REQUIRED PROVIDE HORIZONTAL 2 1/2" MTL. STUD BRACING @ 48" O.C. MAX (UL #V442) (PROVIDED INSULATION AS REQUIRED TO ACHIEVE A MIN. STC RATING OF 50)

2.8 EXTERIOR NON BEARING PARTITION - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD (INSIDE) 5/8" EXP. EXTERIOR GYPSUM BOARD SHEATHING (OUTSIDE) OVER METAL STUDS (SEE MTL STUD NOTE FOR SIZING) @ 16" O.C. WITH 5 5/8" BATT INSULATION W/VAPOR BARRIER (R-19.3) (UL #U419) STUD SIZES & SEPARATIONS ARE MINIMUM REQUIRED BY THE UL DESIGN.

3 HOUR RATED

3.1 (1) LAYER 1/2" TYPE "X" GYPSUM BOARD OVER 7/8" METAL HAT CHANNELS @ 24" O.C. OVER 2 HR RATED CONCRETE BLOCK WALL WITH CONT. GALVANIZED HORIZONTAL TRUSS TYPE REINFORCING AT ALTERNATE COURSES. SEAL TOP OF CONCRETE BLOCK WALL TIGHT TO UNDERSIDE OF SLAB ABOVE WITH CONT. FIRESTOP SEALANT AND FIRESAFING INSULATION WHERE A GAP EXISTS BETWEEN TOP OF WALL AND BOTTOM OF CONCRETE DECK (UL #U914) (PROVIDE STC RATING OF 50-54 AT COMPACTOR CHUTE EN\CLOSURE ADJACENT TO DWELLING UNITS)

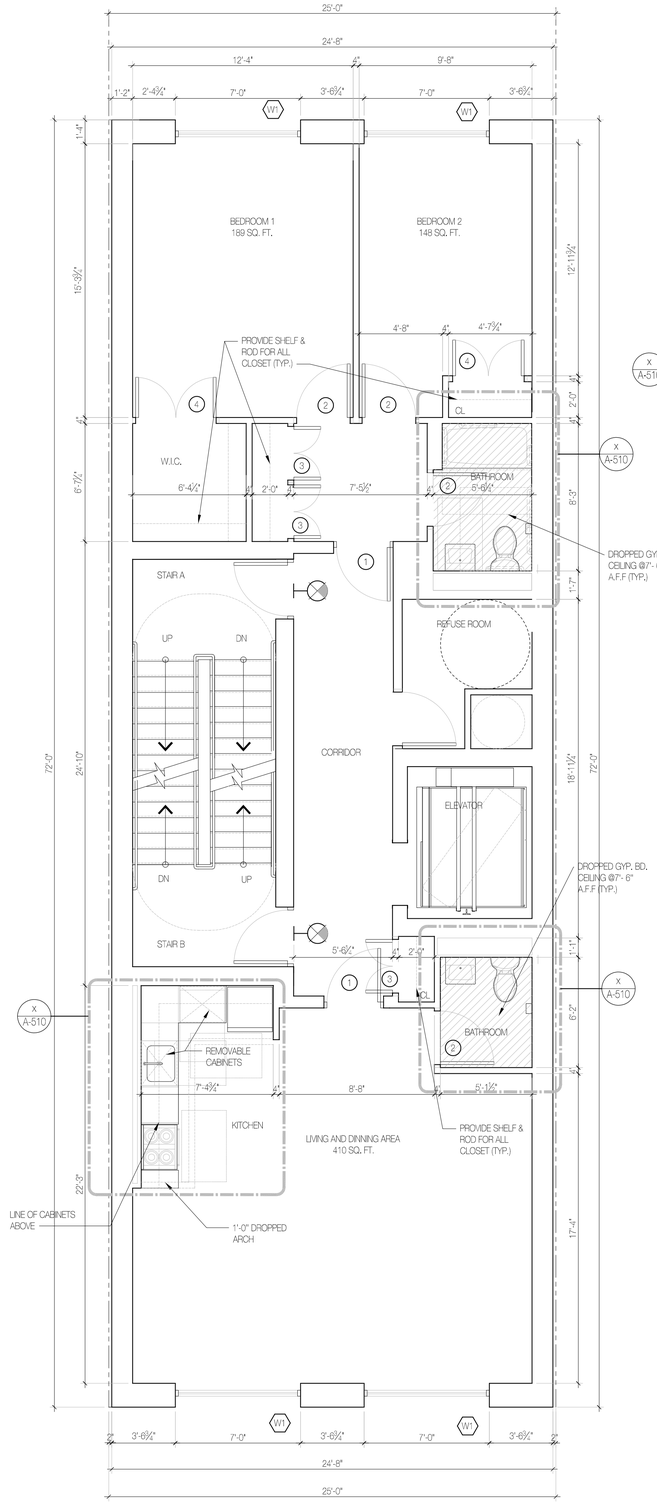
GENERAL NOTES:

1. ALL ENLARGED PLAN DIMENSIONS ARE TAKEN FINISH TO FINISH (U.O.N.).
2. ALL FINISHES AS PER INTERIOR DESIGN DWGS & FINISH SCHEDULE.

FIRE PROTECTION:
ALL EXPOSED STEEL COLUMNS AND BEAMS SHOULD BE PROTECTED WITH 2HR. FIRE PROOF INTUMESCENT PAINT WHERE SPRAY-ON FIRE PROOFING IS NOT FEASIBLE

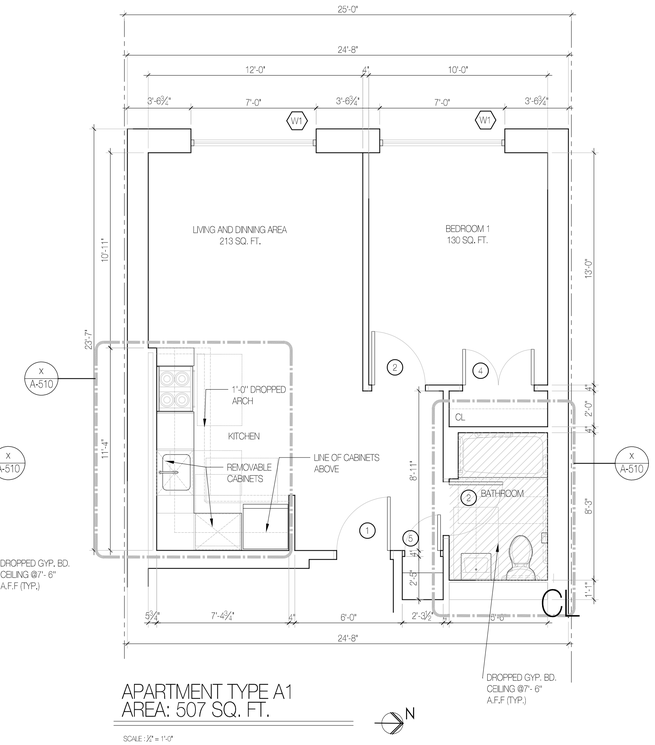
LEGEND:

- CONCRETE FOUNDATION WALL
- CONCRETE BLOCK WALL - 2HR FIRE RATED (U.O.N.)
- GYPSUM BOARD PARTITION - SEE PLAN FOR SIZE.
- MASONRY VENEER
- REMOVABLE KITCHEN BASE CABINET - 2'-6" WIDE x 2'-0" DEEP
- HANDICAP ADAPTABLE APARTMENT UNIT
- HANDICAP ACCESSIBLE UNITS FOR MOBILITY IMPAIRED
- HANDICAP ACCESSIBLE FOR HEARING/VISUAL IMPAIRED
- PARTITION - SEE WALL TYPE LEGEND
- 5'-0" DIAMETER CLEAR HANDICAP FLOOR TURNING SPACE.
- "T" FLOOR TURNING SPACE
- 30" x 48" CLEAR FLOOR SPACE
- FIRE RATED SHAFT WALL.
- WINDOW - SEE WINDOW SCHEDULE ON DWG. A-601
- DOOR & FRAME - SEE DOOR SCHEDULE DRAWING A-600
- HARDWIRED CARBON MONOXIDE DETECTOR (BC 907) (NO MORE THAN 15FT AWAY FROM BEDROOM DOORS @ CORRIDOR SIDE)
- EXIT LIGHT AND SIGN - WALL MOUNTED
- EXIT LIGHT AND SIGN - CEILING MOUNTED
- ELECTRICAL PANEL UNIT
- NETWORK INTERFACE DEVICE PANEL
- SUSPENDED GYPSUM BOARD



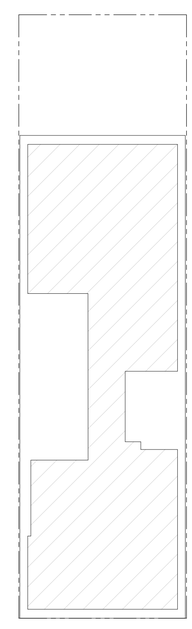
APARTMENT TYPE B1
AREA: 1231 SQ. FT.

SCALE : 1/4" = 1'-0"

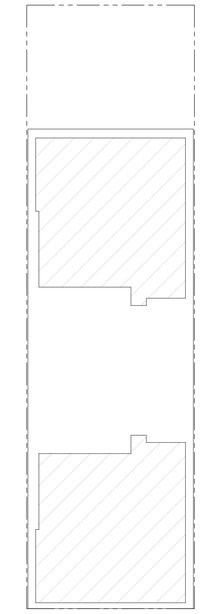


APARTMENT TYPE A1
AREA: 507 SQ. FT.

SCALE : 1/4" = 1'-0"



2ND-7TH FLOOR
KEY-PLANS
NOT TO SCALE



8TH AND 10TH FLOOR
KEY-PLANS
NOT TO SCALE

PROPOSED RESIDENTIAL BUILDING

285 HUDSON STREET

285 HUDSON STREET,
10013

BLOCK: 594 LOT: 82

Architect:
AUFGANG.
74 Lafayette Avenue
Suite 301
Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer
285 Hudson Street Owner LLC
28 Clinton Street, Newark, NJ 07102
973-622-8888

Structural Engineer
STRUCTURAL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

MEP Engineer
MEP COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Civil Engineer
CIVIL COMPANY:
Address Line 1
Address Line 2
New York, NY 10018
Phone

Interior Designer
INTERIOR DESIGNER:
Address Line 1
Address Line 2
New York, NY 10018
Phone

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ENLARGED APARTMENT PLANS

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SCALE:		SHEET NO:	

DRAWING NO: A-500

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