

# 85 DELANCEY ST.

## 85 DELANCEY STREET NEW YORK, NY 10002

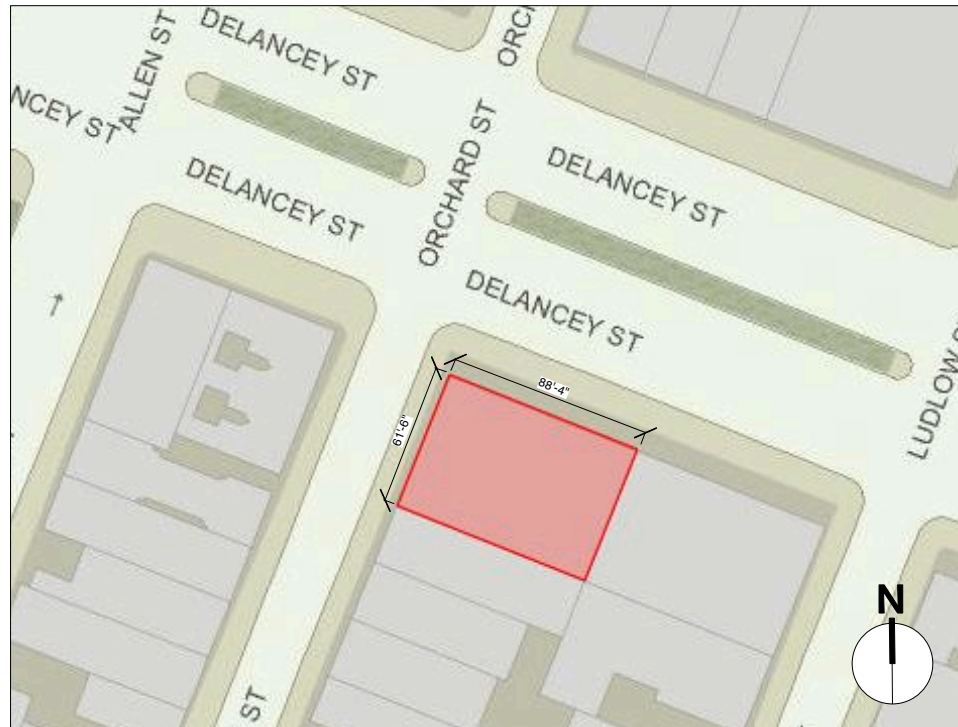
### DRAWING LIST

A-000.00	TITLE, PLOT PLAN, NOTES
A-001.00	ADA DIGRAMS AND NOTES
A-100.00	EXISTING/DEMOLITION PLANS
A-101.00	PROPOSED PLAN - 1ST FLOOR+ PROP. ELECT. RCP
A-102.00	PROPOSED PLAN - 2ND FLOOR
A-103.00	PROPOSED PLAN - 3RD FLOOR
A-201.00	PROPOSED ELECT + MECH RCP- 2ND FLOOR
A-202.00	PROPOSED ELECT + MECH RCP- 3RD FLOOR
A-300.00	PROPOSED ELEVATIONS
A-301.00	PROPOSED ELEVATIONS
A-400.00	WALL DETAILS

### GENERAL NOTES

- The drawings and specifications are complementary; what is required by either is included in the Contract. It is the intent of the drawings and specifications to include all labor, materials, shoring, protection, and other items that are necessary, to produce the work described in a safe, complete, correct, and finished manner.
- The work shall be done in compliance with all applicable City, State, and Federal construction and safety regulations, and in compliance with all utilities. All trades to be licensed and insured.
- The warranty period shall be one year from the date of substantial completion, and shall cover all new work. All repairs or corrections made during this period shall be made in a timely manner, and without cost to the owner.
- The contractor shall examine site and verify all dimensions and conditions on the site and be responsible for same. In case of discrepancy conflict or doubt, notify architect in sufficient time to resolve issue before proceeding with work in question.
- Do not scale drawings.
- All Work Copyright David Bers 2013

### PLOT PLAN



**LOCATION:** 85 DELANCEY ST **BOROUGH:** MANHATTAN  
**BLOCK:** 409 **LOT:** 5 **ZONE:** C6-2A **ZONING MAP:** 12C

### CONSTRUCTION LEGEND

	EXISTING CONSTRUCTION (TO REMAIN)		DOOR NUMBER		PARTITION TYPE		SMOKE DETECTOR
	NEW CONSTRUCTION		WINDOW NUMBER		DUPLEX WALL OUTLET		LIGHT FIXTURE (CEILING MTD)
	ELEVATION MARKER		CABINET NUMBER		DUPLEX WALL OUTLET		LIGHT FIXTURE (SCONCE)
	SECTION MARKER		FINISH TYPE		DEDICATED APPLIANCE OUTLET		EXHAUST FAN
	DETAIL MARKER		ROOM FINISH		QUAD OUTLET		CONTINUOUS STRIP FIXTURE
			WALL FINISH CEILING FINISH		DUPLEX FLOOR OUTLET		DOOR MOUNTED SWITCH
			FLOOR FINISH BASE FINISH		TELEPHONE/DATA		EXIST. LIGHT FIXTURE TO BE REMOVED
					CATV		EXIST. LIGHT FIXTURE LOCATION TO REMAIN
					SPEAKER		
					LIGHT SWITCH		

2. ELECT/IT REVISION 02.15.2013  
 1. PRELIM. BID SET 01.15.2013

**DAVID BERS ARCHITECTURE**  
 470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218 8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM

**85 DELANCEY STREET  
 NEW YORK, NY 10002**  
**TITLE SHEET, SITE AND NOTES**

	CLIENT: THE YARD 33 NASSAU STREET BROOKLYN, NY 11211
	DATE: 08.24.2012
	DRAWN BY: DBA
	DWG NO: <b>A-000.00</b>
FILE NO: J:	X OF X

**1 EX'G PLAN - 1ST FLOOR**  
 1/8" = 1'-0"

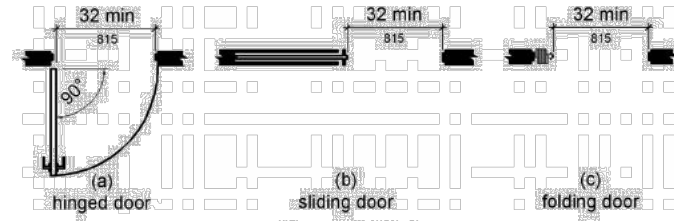
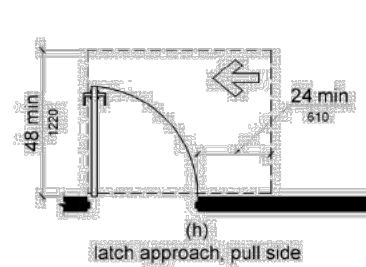
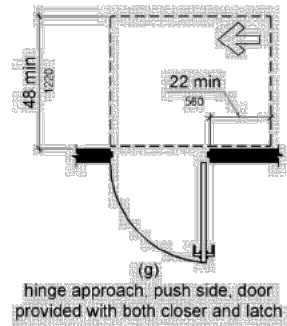
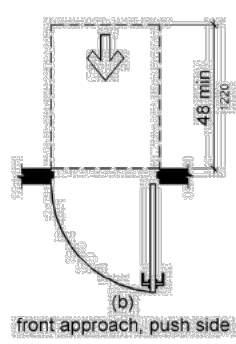
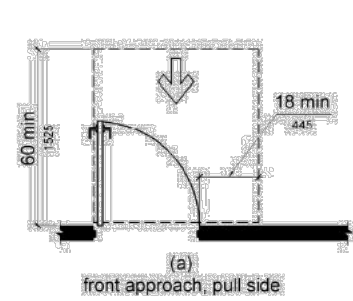


Figure 404.2.3  
Clear Width of Doorways

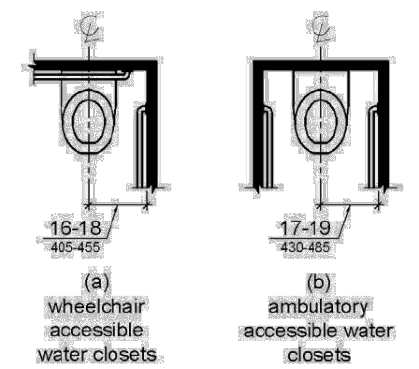


Figure 604.2  
Water Closet Location

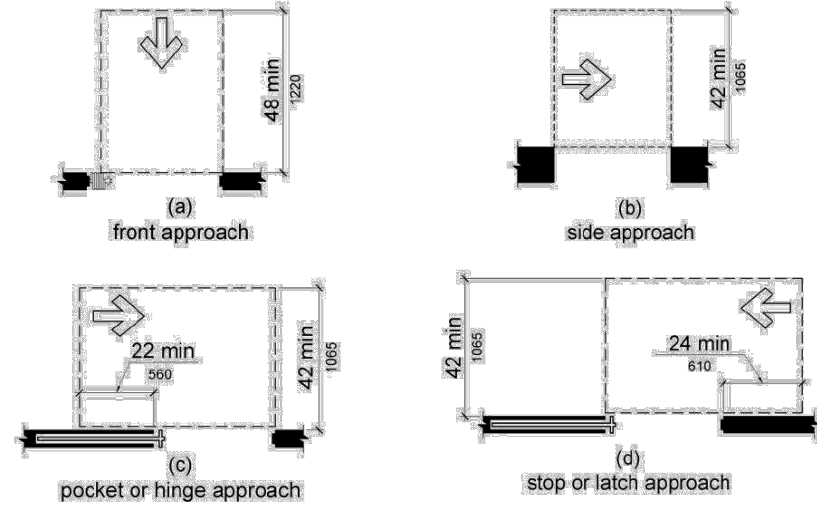
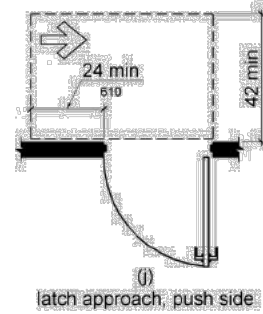
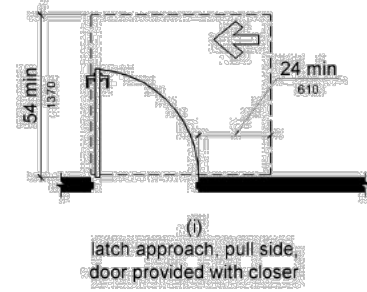
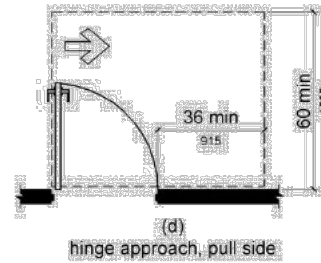
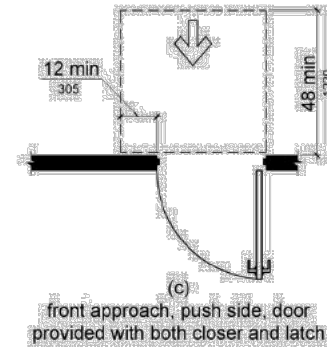
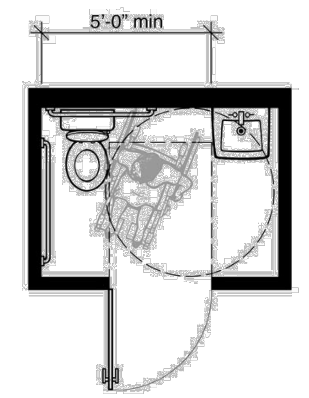


Figure 404.2.4.2  
Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors



Plan-1B: 2010 Standards Minimum with Out-Swinging Door  
7'-0" x 5'-0" x 35.00 Square Feet  
This plan shows a typical example of a single-user toilet room that meets the minimum requirements of the 2010 Standards. Features include: five-foot minimum width between the side.

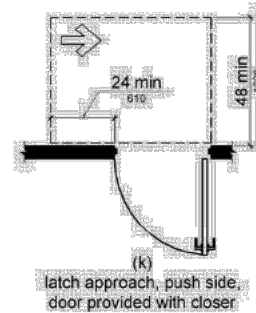
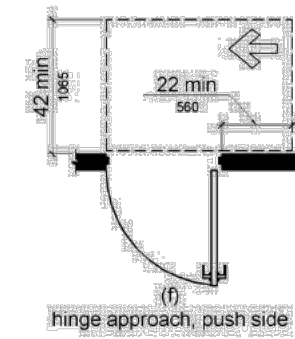
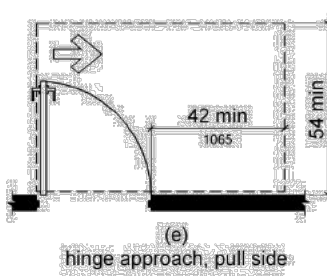


Figure 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors and Gates

Figure 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors and Gates

Figure 404.2.4.2  
Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors

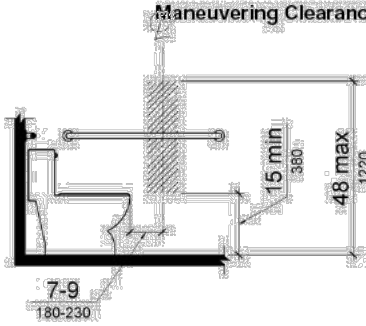


Figure 604.7  
Dispenser Outlet Location

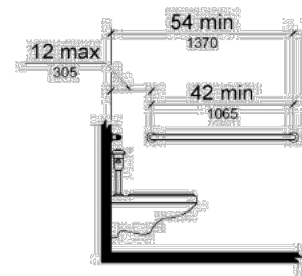


Figure 604.5.1  
Side Wall Grab Bar at Water Closets

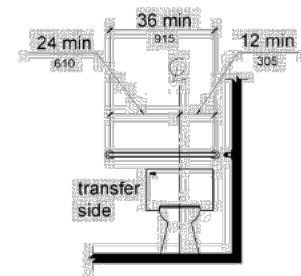


Figure 604.5.2  
Rear Wall Grab Bar at Water Closets

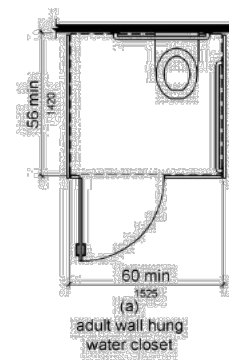
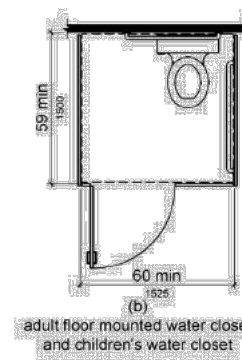


Figure 604.8.1.1  
Size of Wheelchair Accessible Toilet Compartment



adult floor mounted water closet and children's water closet

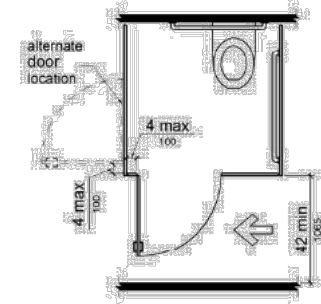


Figure 604.8.1.2  
Wheelchair Accessible Toilet Compartment Doors

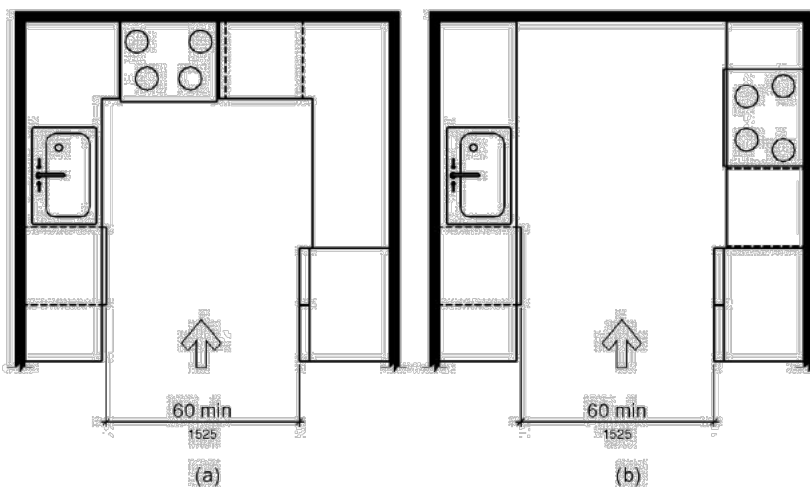


Figure 804.2.2  
U-Shaped Kitchens

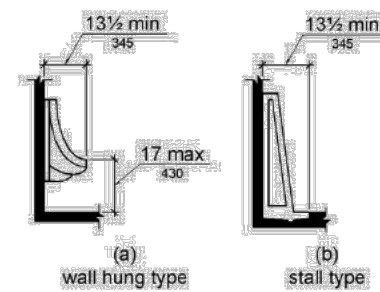


Figure 605.2  
Height and Depth of Urinals

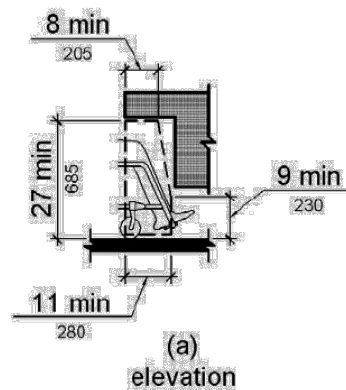
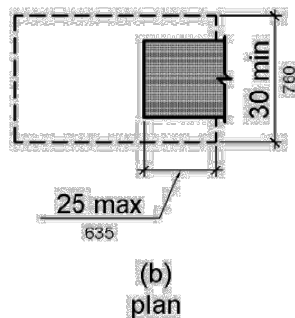


Figure 306.3  
Knee Clearance



(b) plan

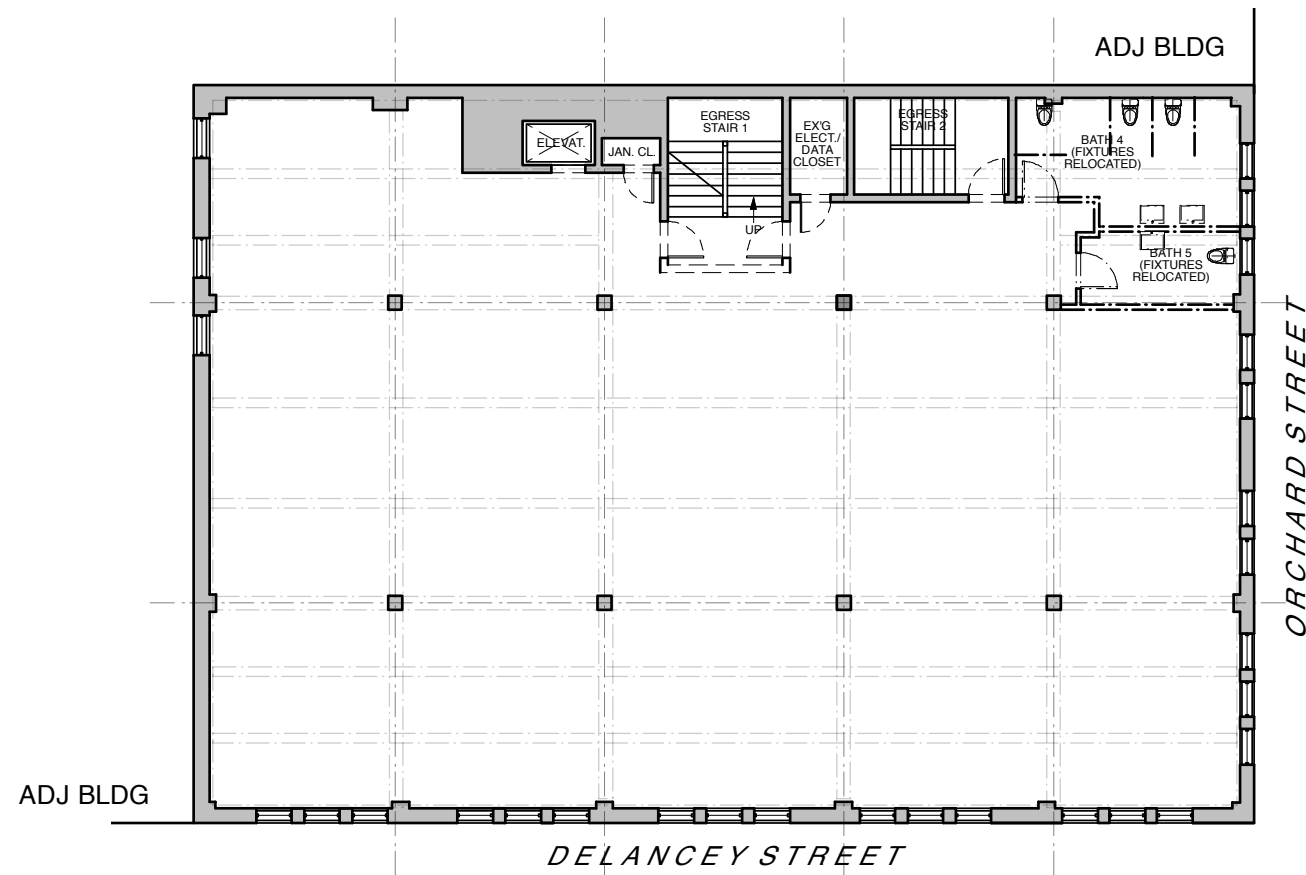
2. ELECT/IT REVISION 02.15.2013  
1. PRELIM. BID SET 01.15.2013

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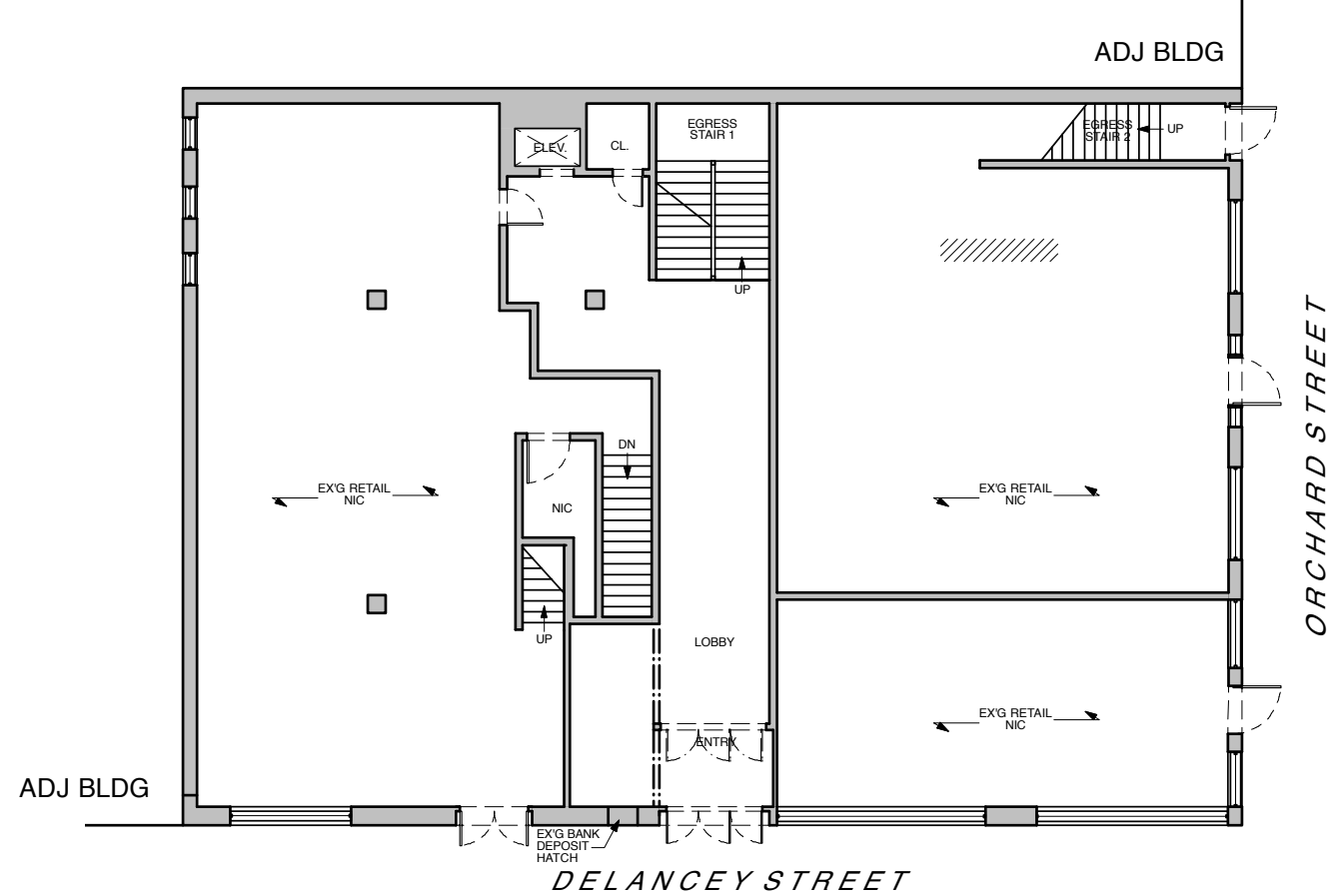
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NEW YORK, NY 10002**

**ADA DIAGRAMS AND NOTES**

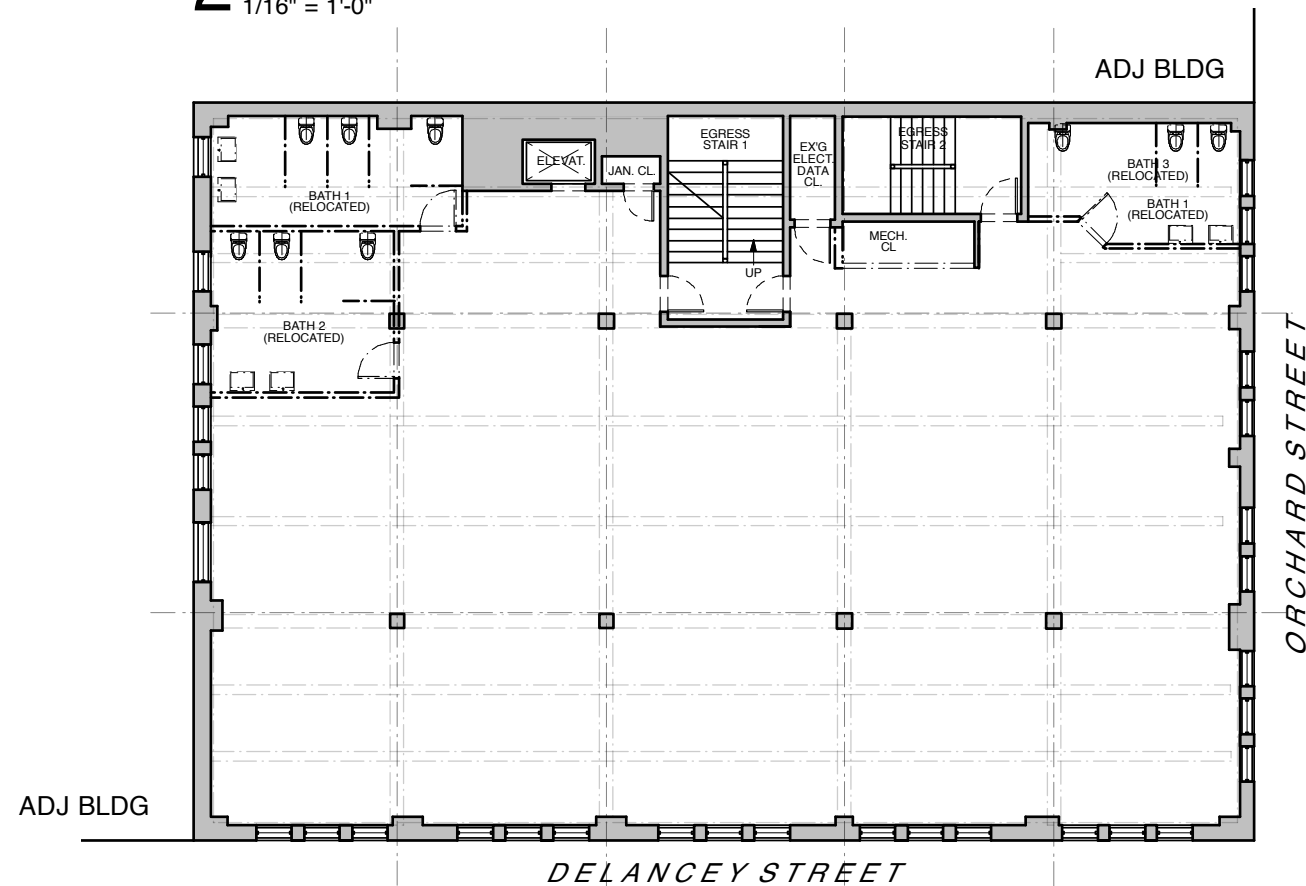
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FILE NO:	J: X OF X	



**2** EXISTING/DEMO PLAN - 3RD FLOOR  
1/16" = 1'-0"



**3** EXISTING/DEMO PLAN - 1ST FLOOR  
1/16" = 1'-0"



**1** EXISTING/DEMO PLAN - 2ND FLOOR  
1/16" = 1'-0"

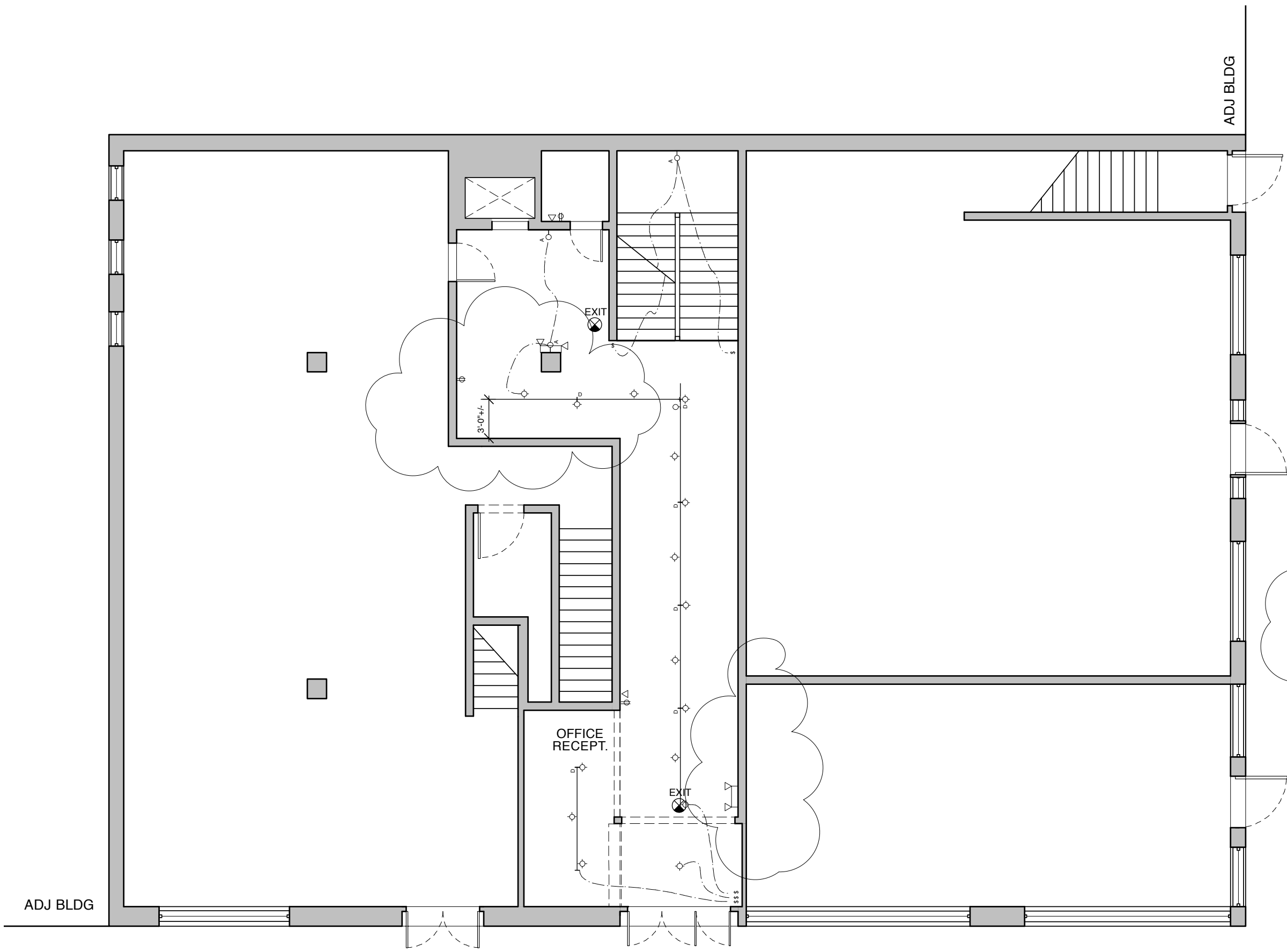
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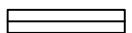
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NEW YORK, NY 10002**

**EX'G / DEMO PLANS**

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	33 NASSAU STREET	
	BROOKLYN, NY 11211	
	DATE: 01.05.2013	
	DRAWN BY: DBA	
DWG NO:		
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
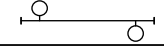




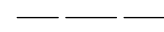



**CONSTRUCTION KEY**

-  EXISTING TO REMAIN
-  NEW PARTITION
-  GLASS PARTITION ON PARTIAL WALL

**GENERAL ELECTRICAL NOTES**

1. ALL OUTLETS TO BE 18" A.F.F. U.N.O.
2. ALL WALL MTD OFFICE LIGHTS TO BE 7'-0" A.F.F. U.N.O.
3. ALL WALL MOUNTED LIGHT FIXTURES TO BE CENTERED ON WALLS OR AS SHOWN AND NOTED.
4. ALL EXIT SIGNS TO BE CEILING MOUNTED
5. ALL STRIP LIGHTS TO BE MIN. 3' FROM ILLUM. WALL.
6. ALL LIGHTS TO BE CENTERED SPACE/SURFACE U.N.O.
7. ALL TYPE A LIGHTS TO BE 96" AFF.
8. ALL WIRELESS ACCESS POINTS TO BE LOCATED ABOVE TYPE A LIGHTS, 108" AFF.

**LEGEND**

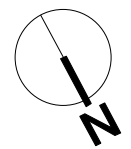
SYMBOL	DESCRIPTION
	RECESSED LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT SCONCE
	STRIP LIGHT (8' LENGTHS TYP., SPACED 3' FROM WALL)
	SWITCH
	DUPLEX WALL OUTLET
	EXIT SIGN
	DATA/TEL CONNECTION (SEE I.T. SCHED.)
	DATA/TEL RACEWAY (CEILING MTD U.N.O.)
	CEILING MTD EXHAUST FAN (VERIFY MIN. CFM)
	WIRELESS ACCESS POINTS (SEE I.T. SCHED.)
	BATT POWERED EMERG. BACKUP LIGHTING (LOCATED AS HIGH AS POSSIBLE (FL OR CEIL.))

3. ELECT/IT REVISION 04.08.2013
2. ELECT/IT REVISION 02.15.2013
1. PRELIM. BID SET 01.15.2013

**DAVID BERS ARCHITECTURE**  
 470 UNION AVENUE  
 BROOKLYN, NY 11211  
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 INFO@DAVIDBERS.COM

**85 DELANCEY STREET  
 NEW YORK, NY 10002**

**EX'G 1ST FLR PLAN**

	CLIENT: THE YARD 33 NASSAU STREET BROOKLYN, NY 11211
	DATE: 08.24.2012
	DRAWN BY: DBA
	DWG NO: <b>A-101.00</b>
FILE NO: J:	X OF X

**1 PROPOSED PLAN - 1ST FLOOR**  
 1/8" = 1'-0"



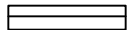
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*ORCHARD STREET*

ADJ BLDG

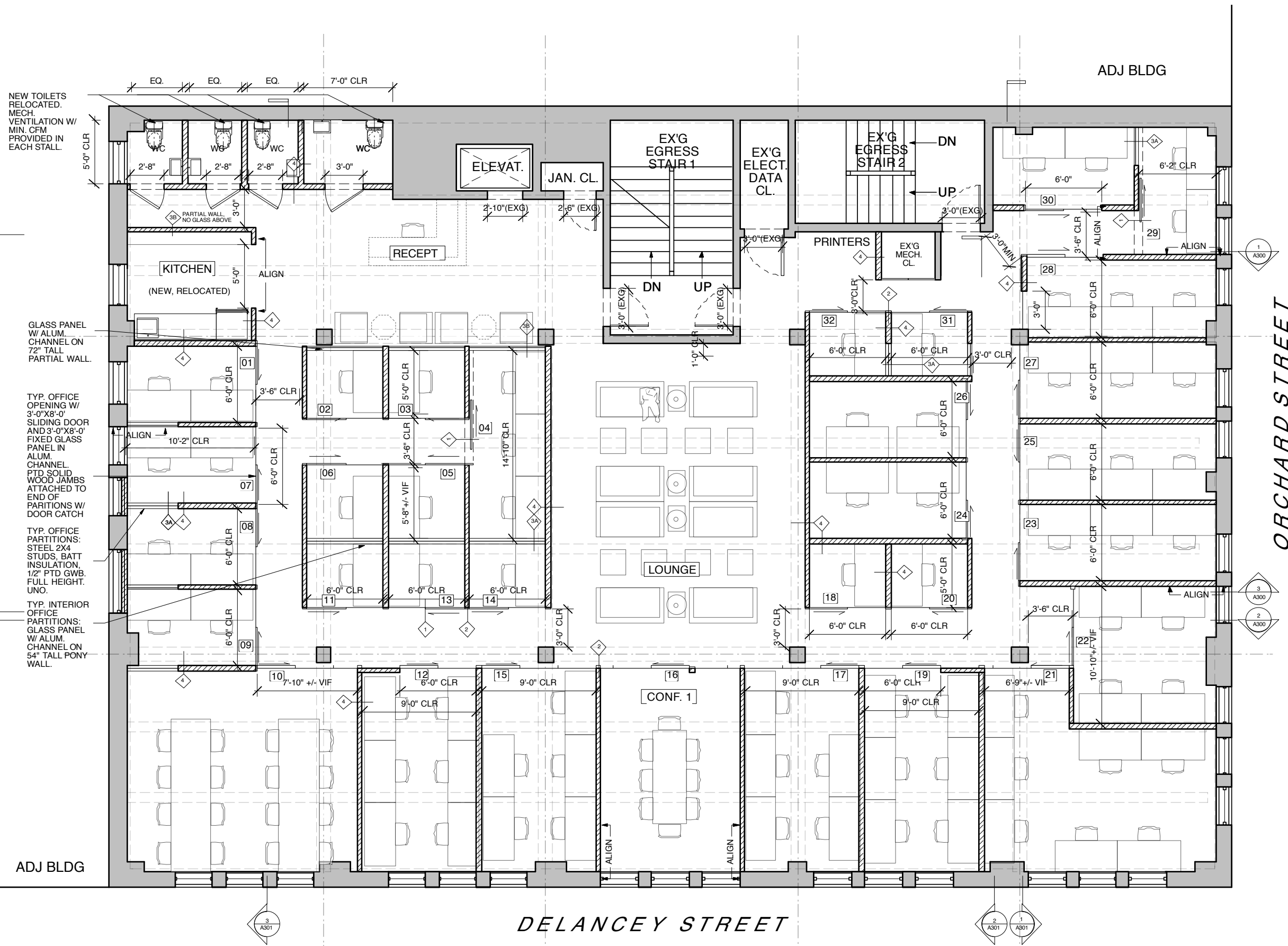
ADJ BLDG

**CONSTRUCTION KEY**

-  EXISTING TO REMAIN
-  NEW PARTITION
-  GLASS PARTITION ON PARTIAL WALL

**NOTES:**

1. SEE DETAILS SHEET FOR PARTITION TYPES. ALL TYPES ARE TYPICAL CONDITIONS AND SHOULD BE APPLIED TO ALL SIMILAR CONDITIONS.



ORCHARD STREET

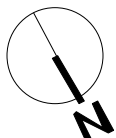
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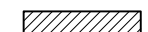
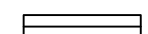
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BROOKLYN, NY 11211  
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F 718 218 8115  
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**85 DELANCEY STREET**  
NEW YORK, NY 10002  
**PROPOSED 2ND FLR PLAN**

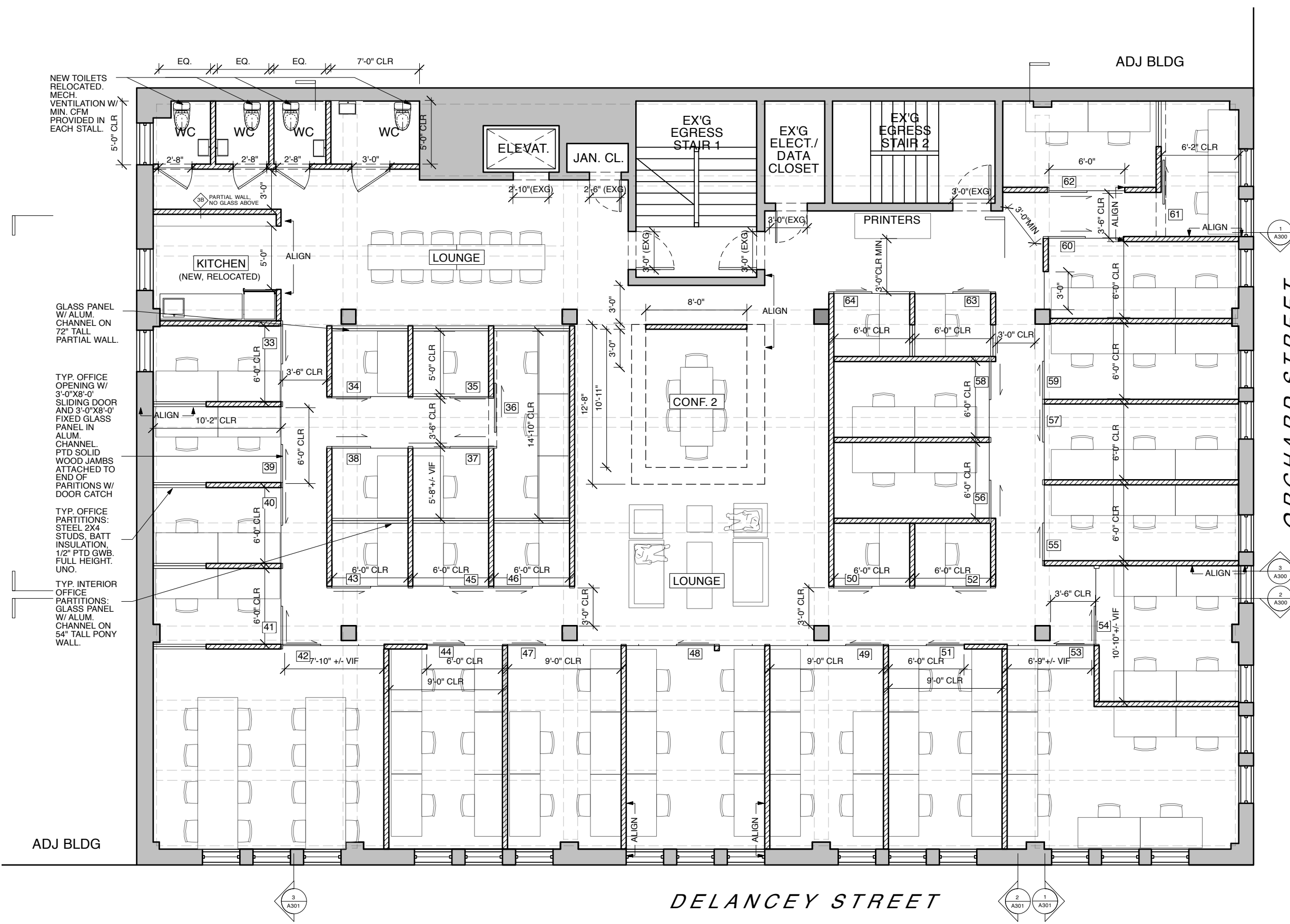
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J:	X OF X	

**CONSTRUCTION KEY**

-  EXISTING TO REMAIN
-  NEW PARTITION
-  GLASS PARTITION ON PARTIAL WALL

**NOTES:**

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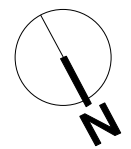


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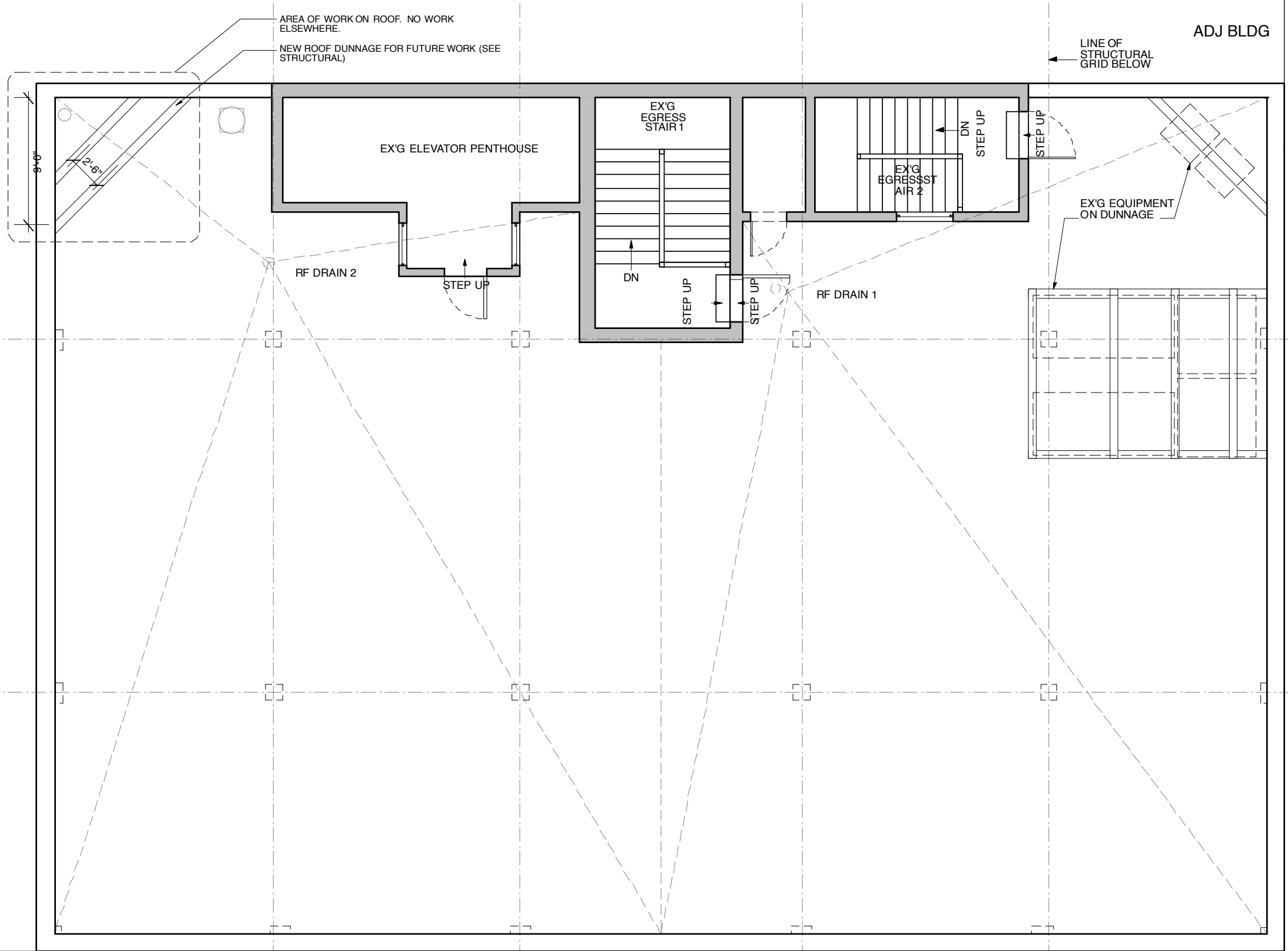
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**85 DELANCEY STREET**  
**NEW YORK, NY 10002**

**PROPOSED 3RD FLR PLAN**

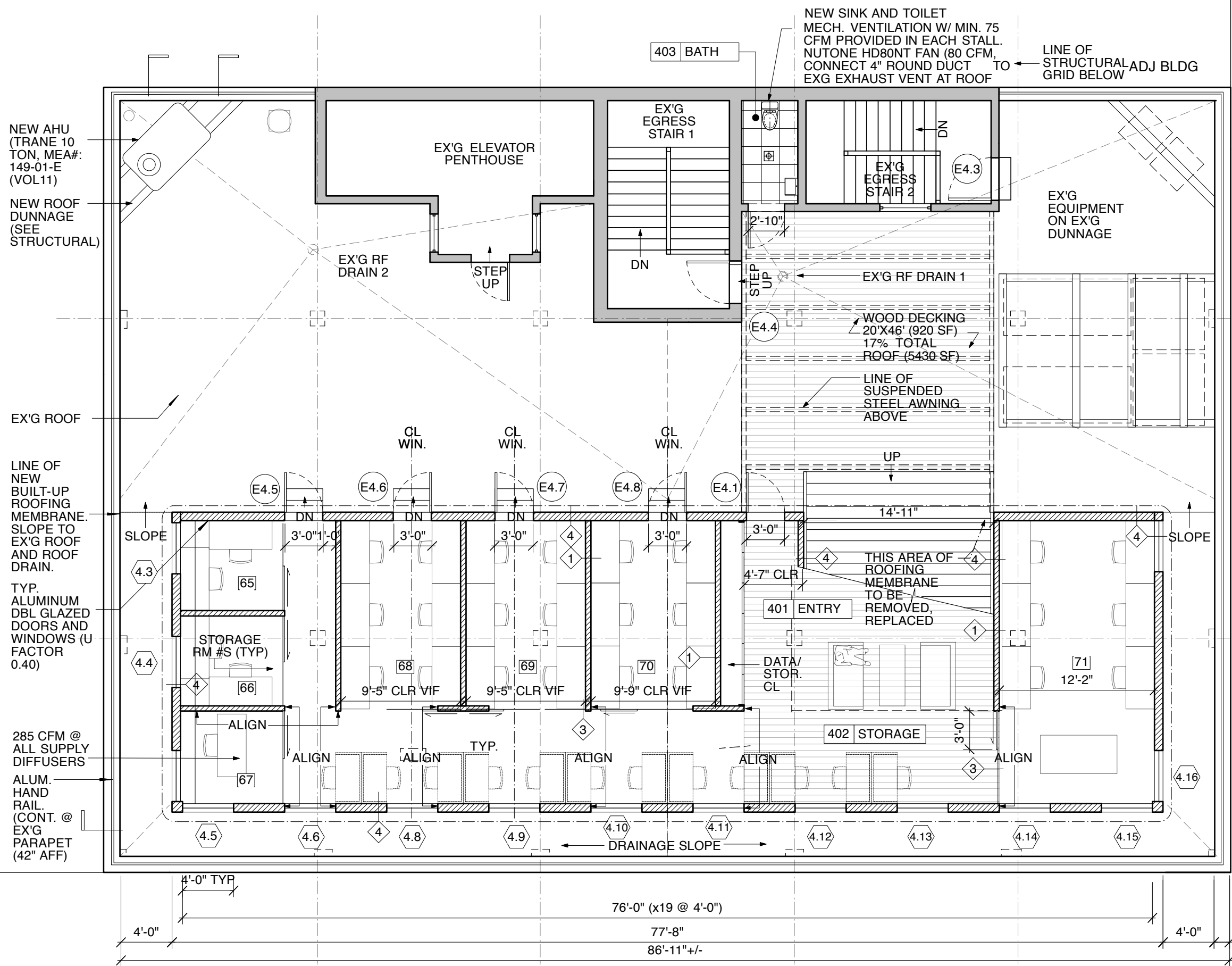
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 1/8" = 1'-0"



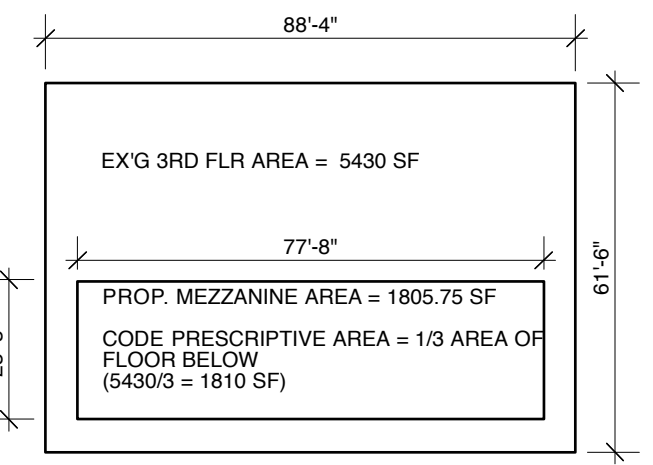
**1 PLAN - ROOF PLAN**  
1/8" = 1'-0"

<b>DAVID BERS ARCHITECTURE</b>		470 UNION AVENUE BROOKLYN, NY 11211 T 718 218 8101 F 718 218 8115 INFO@DAVIDBERS.COM	
85 DELANCEY STREET NEW YORK, NY 10002			
ROOF PLAN			
	CLIENT: THE YARD		
	33 NASSAU STREET BROOKLYN, NY 11211		
	DATE:	01.05.2013	
	DRAWN BY:	DBA	
	DWG NO:		
	<b>A-103.00</b>		
FILE NO: J:			4 OF 4



**CONSTRUCTION KEY**

- EXISTING TO REMAIN
- NEW PARTITION
- NEW PARTITION W/ GLASS



**2 MEZZANINE FLOOR AREA DIAGRAM**  
1/32" = 1'-0"

NEW AHU (TRANE 10 TON, MEA#: 149-01-E (VOL11))

NEW ROOF DUNNAGE (SEE STRUCTURAL)

EX'G ROOF

LINE OF NEW BUILT-UP ROOFING MEMBRANE. SLOPE TO EX'G ROOF AND ROOF DRAIN.

TYP. ALUMINUM DBL GLAZED DOORS AND WINDOWS (U FACTOR 0.40)

285 CFM @ ALL SUPPLY DIFFUSERS

ALUM. HAND RAIL. (CONT. @ EX'G PARAPET (42" AFF))

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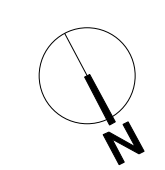
**MEZZANINE PLAN / ROOF PLAN**

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33 NASSAU STREET	
BROOKLYN, NY 11211	
DATE:	01.05.2013
DRAWN BY:	DBA
DWG NO:	
<b>A-104.00</b>	
FILE NO:	X OF X
J:	

**1 PLAN - MEZZANINE PLAN/ROOF**  
1/8" = 1'-0"

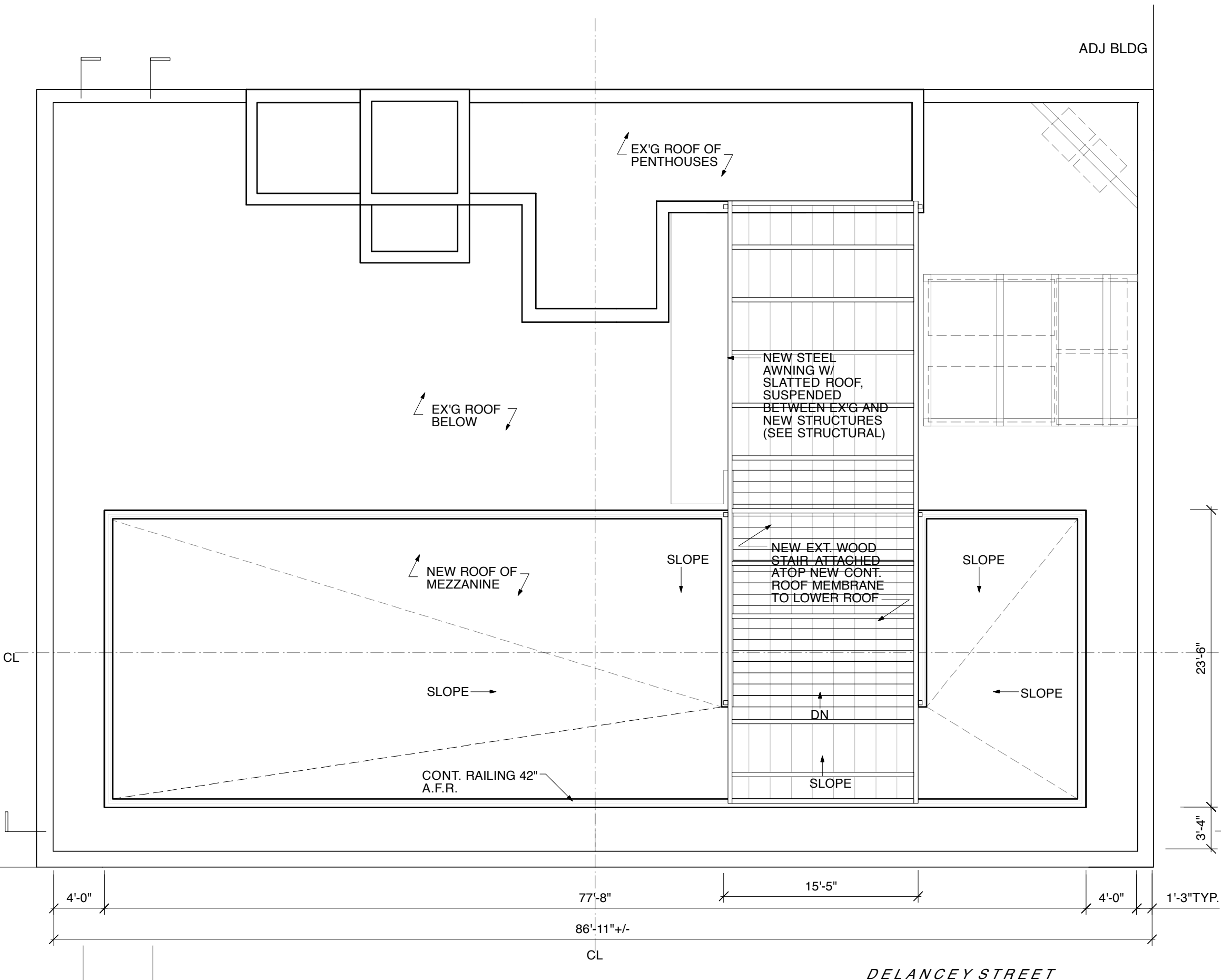
*DELANCEY STREET*

**NOT FOR CONSTRUCTION**



**CONSTRUCTION KEY**

- EXISTING TO REMAIN
- NEW PARTITION
- NEW PARTITION W/ GLASS



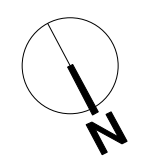
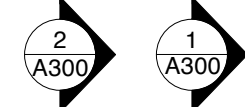
**DAVID BERS ARCHITECTURE**  
 470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218 8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM

**85 DELANCEY STREET**  
 NEW YORK, NY 10002



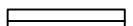
**MEZZANINE ROOF PLAN**

CLIENT: THE YARD	
33 NASSAU STREET	
BROOKLYN, NY 11211	
DATE:	01.05.2013
DRAWN BY:	DBA
DWG NO:	
<b>A-105.00</b>	
FILE NO:	
J:	X OF X

**1 PLAN - MEZZANINE ROOF**  
 1/8" = 1'-0"














**CONSTRUCTION KEY**

-  EXISTING TO REMAIN
-  NEW PARTITION
-  GLASS PARTITION ON PARTIAL WALL

**GENERAL ELECTRICAL NOTES**

1. ALL OUTLETS TO BE 18" A.F.F. U.N.O
2. ALL WALL MTD OFFICE LIGHTS TO BE 7'-0" A.F.F. U.N.O.
3. ALL WALL MOUNTED LIGHT FIXTURES TO BE CENTERED ON WALLS OR AS SHOWN AND NOTED.
4. ALL EXIT SIGNS TO BE CEILING MOUNTED
5. ALL STRIP LIGHTS TO BE MIN. 3' FROM ILLUM. WALL.
6. ALL LIGHTS TO BE CENTERED SPACE/SURFACE U.N.O.
7. ALL TYPE A LIGHTS TO BE 108" AFF.
8. ALL WIRELESS ACCESS POINTS TO BE LOCATED ABOVE TYPE A LIGHTS

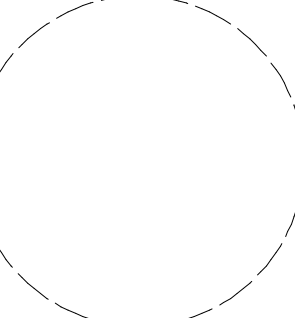
SYMBOL	DESCRIPTION
	RECESSED LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT SCONCE
	STRIP LIGHT (8' LENGTHS TYP., SPACED 3' FROM WALL)
	SWITCH
	DUPLEX WALL-OUTLET
	EXIT SIGN
	DATA/TEL CONNECTION (SEE I.T. SCHED.)
	DATA/TEL RACEWAY (CEILING MTD U.N.O.)
	CEILING MTD EXHAUST FAN (VERIFY MIN. CFM)
	WIRELESS ACCESS POINTS (SEE I.T. SCHED.)
	BATT POWERED EMERG. BACKUP LIGHTING (LOCATED AS HIGH AS POSSIBLE (FL OR CEIL.)

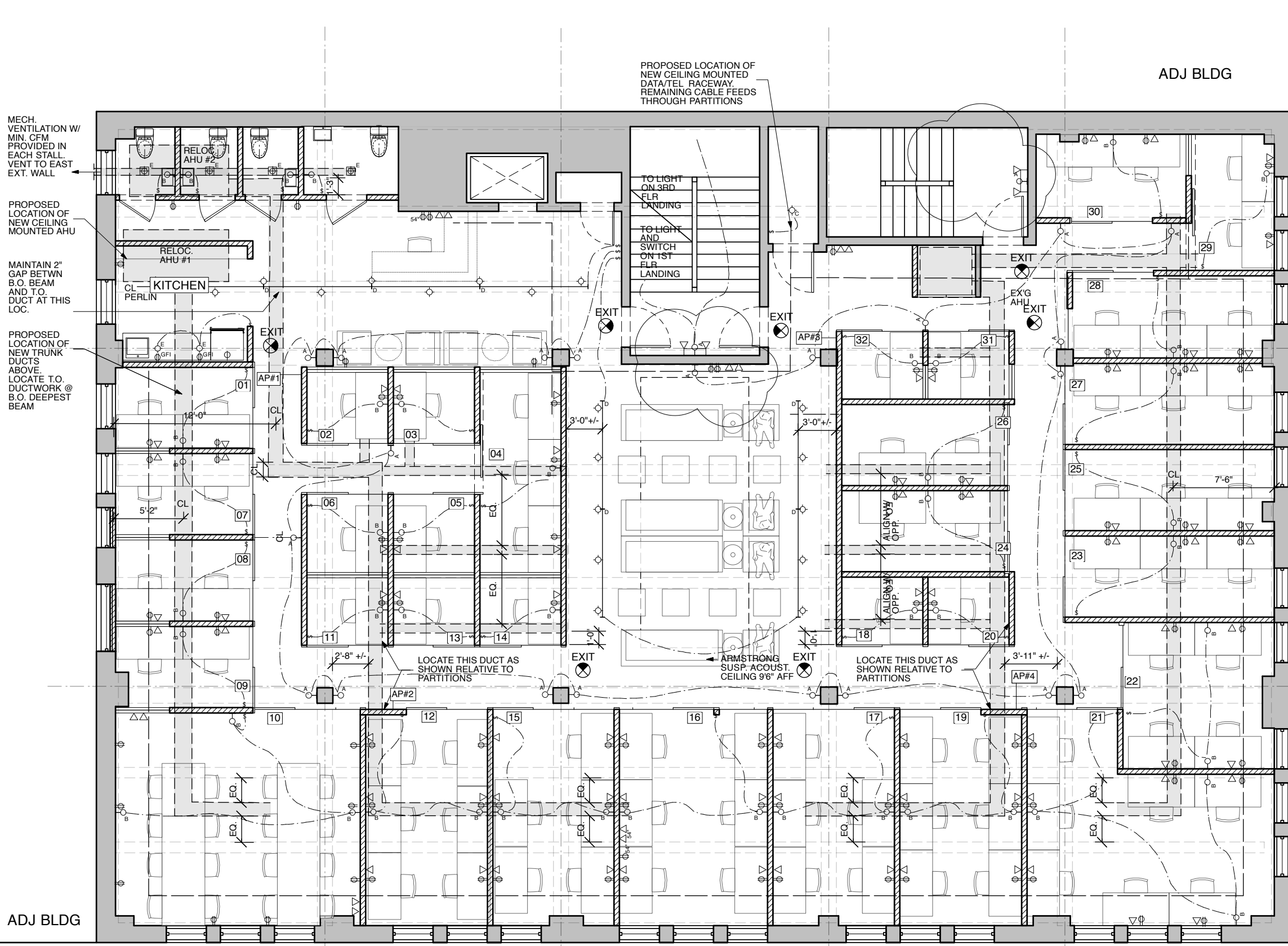
3. ELECT/IT REVISION 04.08.2013
2. ELECT/IT REVISION 02.15.2013
1. PRELIM. BID SET 01.15.2013

**DAVID BERS ARCHITECTURE**  
 470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218 8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM

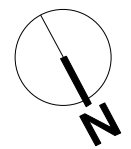
**85 DELANCEY STREET  
 NEW YORK, NY 10002**

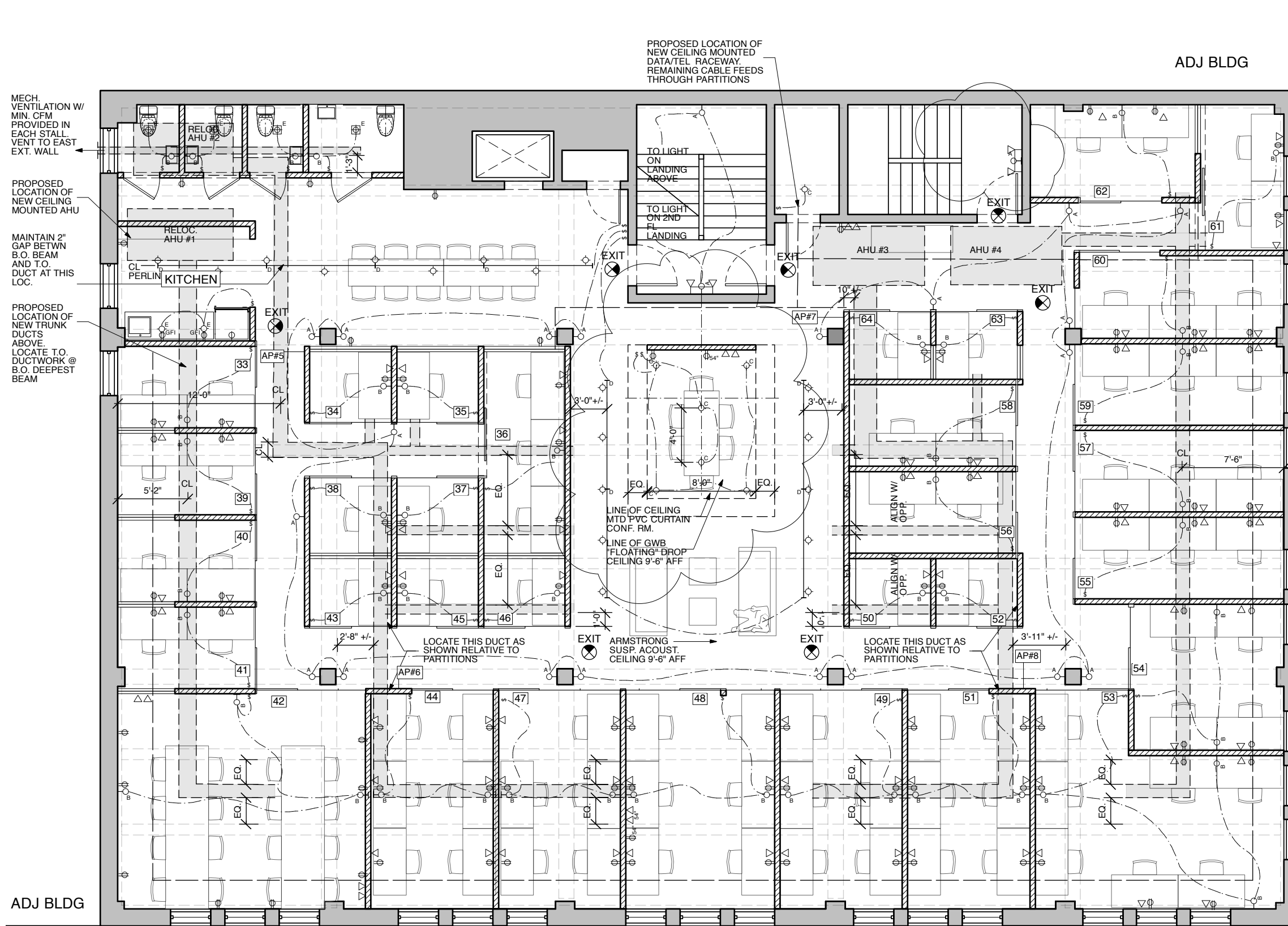
**PROPOSED 2ND FLR ELECT. RCP**

	CLIENT: THE YARD 33 NASSAU STREET BROOKLYN, NY 11211
	DATE: 01.05.2013
	DRAWN BY: DBA
	DWG NO: <b>A-201.00</b>
FILE NO: J:	X OF X



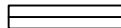


**1 SCHEMATIC PLAN - 2ND FLOOR**  
 1/8" = 1'-0"
















**CONSTRUCTION KEY**

-  EXISTING TO REMAIN
-  NEW PARTITION
-  GLASS PARTITION ON PARTIAL WALL

**GENERAL ELECTRICAL NOTES**

1. ALL OUTLETS TO BE 18" A.F.F. U.N.O
2. ALL WALL MTD OFFICE LIGHTS TO BE 7'-0" A.F.F. U.N.O.
3. ALL WALL MOUNTED LIGHT FIXTURES TO BE CENTERED ON WALLS OR AS SHOWN AND NOTED.
4. ALL EXIT SIGNS TO BE CEILING MOUNTED
5. ALL STRIP LIGHTS TO BE MIN. 3' FROM ILLUM. WALL.
6. ALL LIGHTS TO BE CENTERED SPACE/SURFACE U.N.O.
7. ALL TYPE A LIGHTS TO BE 108" AFF.
8. ALL WIRELESS ACCESS POINTS TO BE LOCATED ABOVE TYPE A LIGHTS.

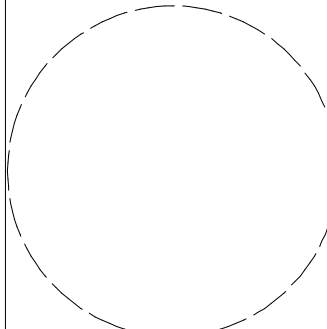
**LEGEND**

SYMBOL	DESCRIPTION
	RECESSED LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT SCONCE
	STRIP LIGHT (8' LENGTHS TYP., SPACED 3' FROM WALL)
	SWITCH
	DUPLEX WALL OUTLET
	EXIT SIGN
	DATA/TEL CONNECTION (SEE I.T. SCHED.)
	DATA/TEL RACEWAY (CEILING MTD U.N.O.)
	CEILING MTD EXHAUST FAN (VERIFY MIN. CFM)
	WIRELESS ACCESS POINTS (SEE I.T. SCHED.)
	BATT POWERED EMERG. BACKUP LIGHTING (LOCATED AS HIGH AS POSSIBLE (FL OR CEIL.))

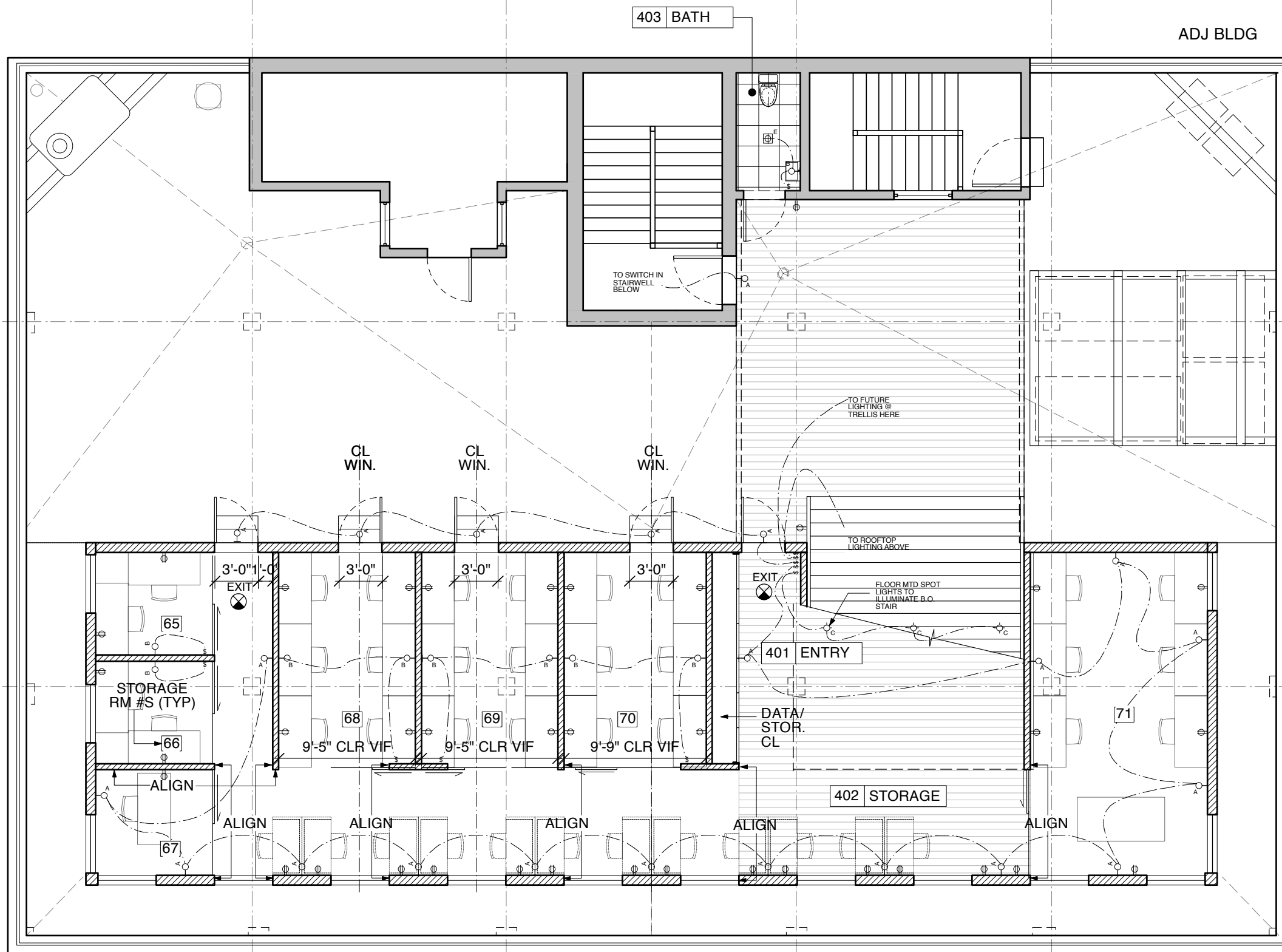
3. ELECT/IT REVISION 04.08.2013
2. ELECT/IT REVISION 02.15.2013
1. PRELIM. BID SET 01.15.2013

**DAVID BERS ARCHITECTURE**  
 470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218-8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM



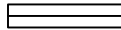
**85 DELANCEY STREET  
 NEW YORK, NY 10002  
 PROPOSED 3RD FLR ELECT. RCP**

	CLIENT: THE YARD 33 NASSAU STREET BROOKLYN, NY 11211
	DATE: 01.05.2013
	DRAWN BY: DBA
	DWG NO: <b>A-202.00</b>
FILE NO: J:	X OF X

**1 SCHEMATIC PLAN - 3RD FLOOR**  
 1/8" = 1'-0"





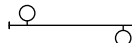








**CONSTRUCTION KEY**

-  EXISTING TO REMAIN
-  NEW PARTITION
-  NEW PARTITION W/ GLASS

**GENERAL ELECTRICAL NOTES**

1. ALL OUTLETS TO BE 18" A.F.F. U.N.O
2. ALL WALL MTD OFFICE LIGHTS TO BE 7'-0" A.F.F. U.N.O.
3. ALL WALL MOUNTED LIGHT FIXTURES TO BE CENTERED ON WALLS OR AS SHOWN AND NOTED.
4. ALL EXIT SIGNS TO BE CEILING MOUNTED
5. ALL STRIP LIGHTS TO BE MIN. 3' FROM ILLUM. WALL.
6. ALL LIGHTS TO BE CENTERED SPACE/SURFACE U.N.O.
7. ALL TYPE A LIGHTS TO BE 7'-0" AFF, DIRECTED UP TO CEILING

**LEGEND**

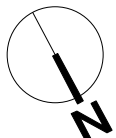
SYMBOL	DESCRIPTION
	RECESSED LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT SCONCE
	STRIP LIGHT (8' LENGTHS TYP., SPACED 3' FROM WALL)
	SWITCH
	DUPLEX WALL OUTLET
	EXIT SIGN
	DATA/TEL CONNECTION (SEE I.T. SCHED.)
	DATA/TEL RACEWAY (CEILING MTD U.N.O.)
	CEILING MTD EXHAUST FAN (VERIFY MIN. CFM)
	WIRELESS ACCESS POINTS (SEE I.T. SCHED.)
	BATT POWERED EMERG. BACKUP LIGHTING (LOCATED AS HIGH AS POSSIBLE (FL OR CEIL.))

ORCHARD STREET

**DAVID BERS ARCHITECTURE**  
 470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218 8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM

**85 DELANCEY STREET  
 NEW YORK, NY 10002**

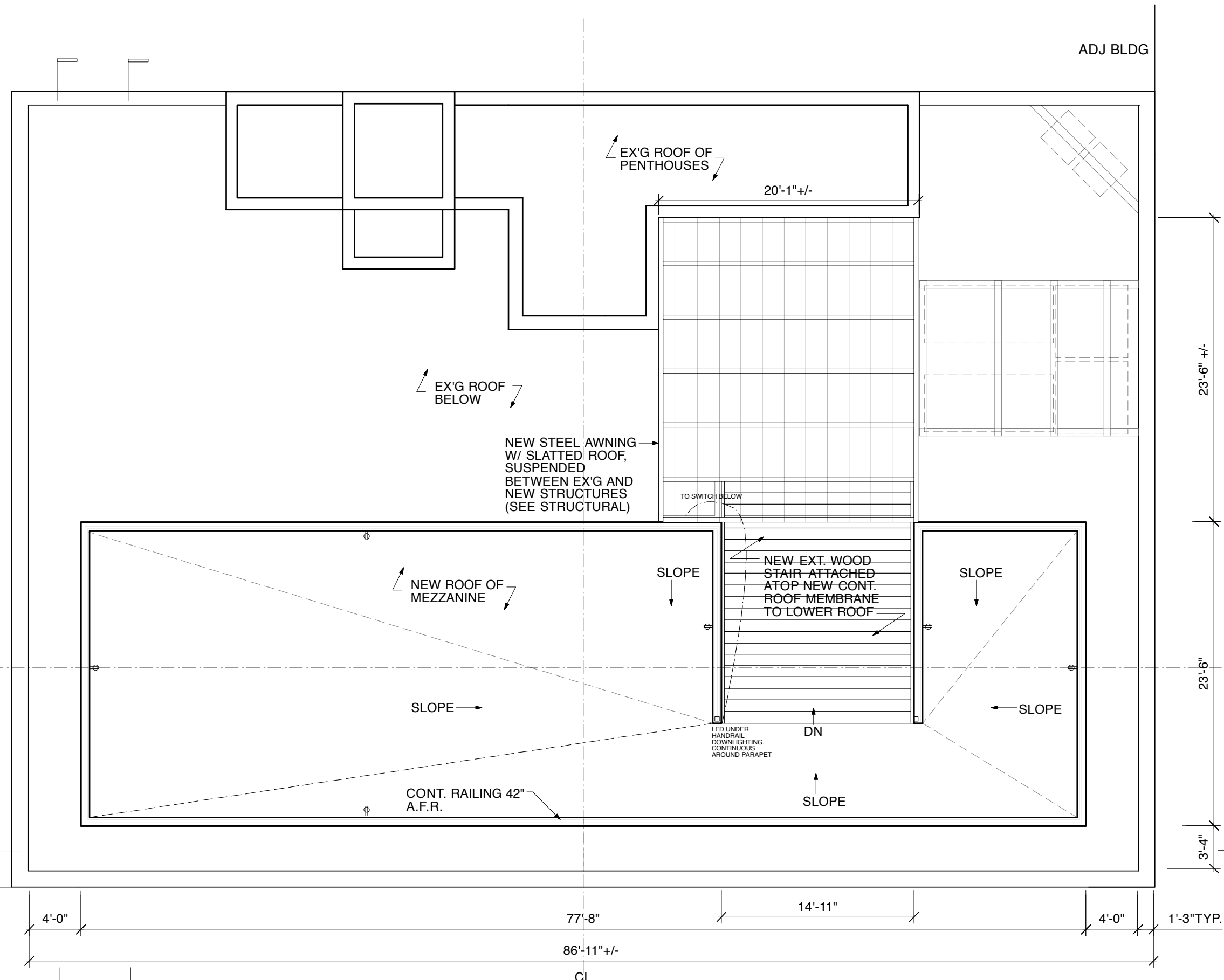
**MEZZANINE PLAN / ROOF PLAN  
 ELECT. RCP**

	CLIENT: THE YARD	
	33 NASSAU STREET	
	BROOKLYN, NY 11211	
	DATE:	01.05.2013
	DRAWN BY:	DBA
DWG NO:		<b>A-203.00</b>
FILE NO:	J:	
		X OF X

**1 PLAN - MEZZANINE PLAN/ROOF**  
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

DELANCEY STREET



**CONSTRUCTION KEY**

- EXISTING TO REMAIN
- NEW PARTITION
- NEW PARTITION W/ GLASS

**GENERAL ELECTRICAL NOTES**

1. ALL OUTLETS TO BE 18" A.F.F. U.N.O
2. ALL WALL MTD OFFICE LIGHTS TO BE 7'-0" A.F.F. U.N.O.
3. ALL WALL MOUNTED LIGHT FIXTURES TO BE CENTERED ON WALLS OR AS SHOWN AND NOTED.
4. ALL EXIT SIGNS TO BE CEILING MOUNTED
5. ALL STRIP LIGHTS TO BE MIN. 3' FROM ILLUM. WALL.
6. ALL LIGHTS TO BE CENTERED SPACE/SURFACE U.N.O.
7. ALL TYPE A LIGHTS TO BE 7'-0" AFF, DIRECTED UP TO CEILING

**LEGEND**

SYMBOL	DESCRIPTION
	RECESSED LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT SCENCE
	STRIP LIGHT (8' LENGTHS TYP., SPACED 3' FROM WALL)
	SWITCH
	DUPLEX WALL OUTLET
	EXIT SIGN
	DATA/TEL CONNECTION (SEE I.T. SCHED.)
	DATA/TEL RACEWAY (CEILING MTD U.N.O.)
	CEILING MTD EXHAUST FAN (VERIFY MIN. CFM)
	WIRELESS ACCESS POINTS (SEE I.T. SCHED.)
	BATT POWERED EMERG. BACKUP LIGHTING (LOCATED AS HIGH AS POSSIBLE (FL OR CEIL.)

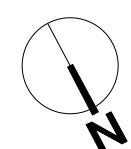
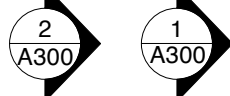
**DAVID BERS ARCHITECTURE** 470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218 8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM

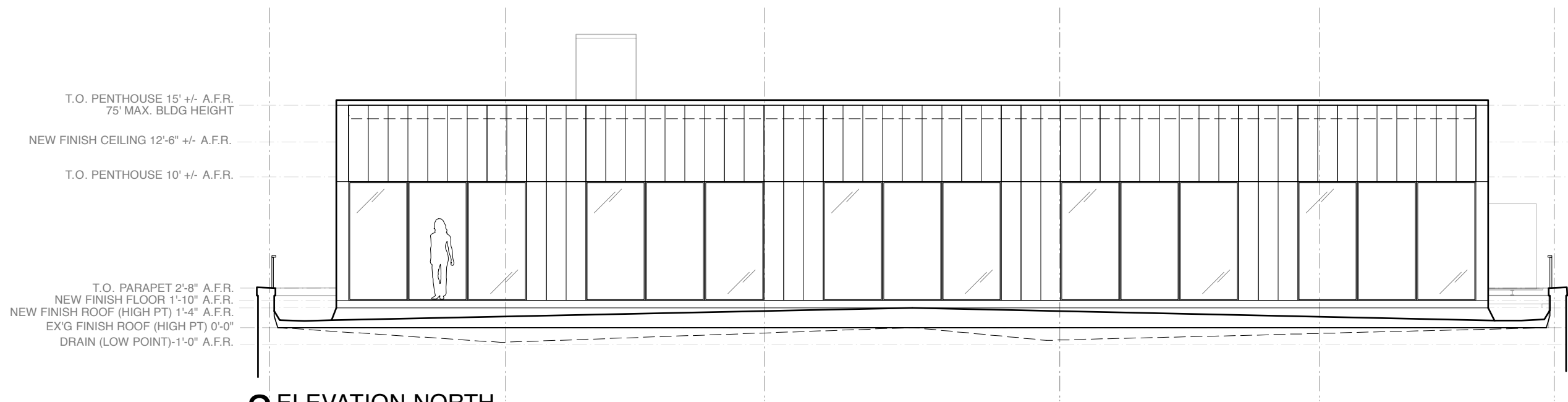
**85 DELANCEY STREET  
 NEW YORK, NY 10002**

**MEZZANINE ROOF PLAN - ELECT.**

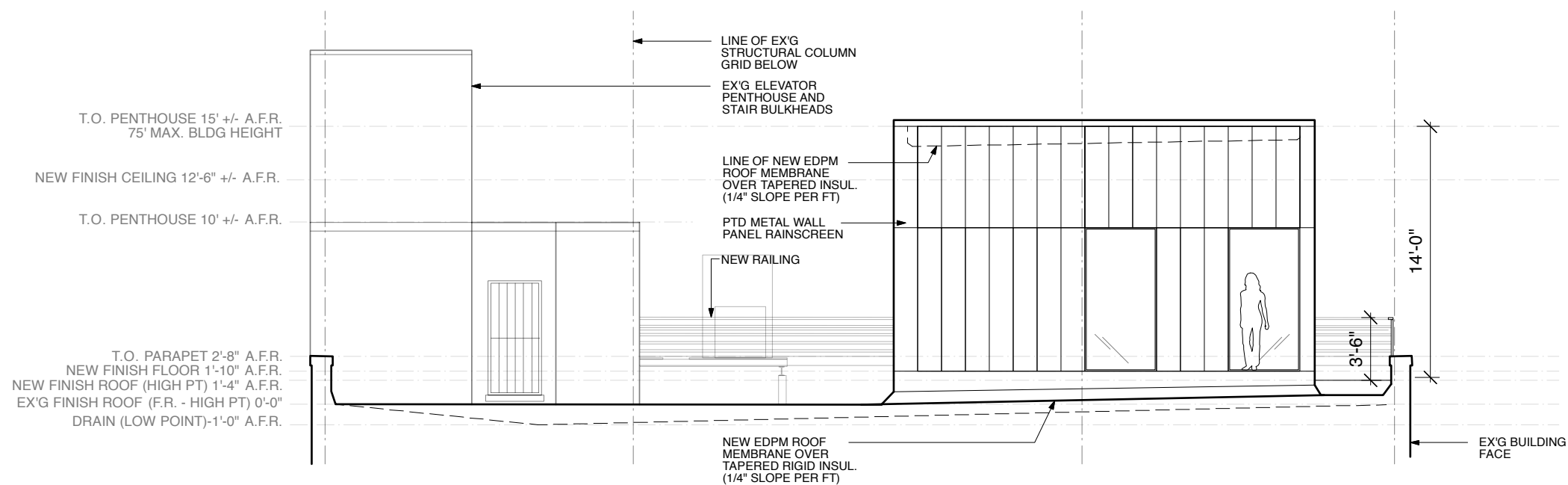
	CLIENT: THE YARD
	33 NASSAU STREET
	BROOKLYN, NY 11211
	DATE: 01.05.2013
DRAWN BY: DBA	
DWG NO:	
<b>A-204.00</b>	
FILE NO:	X OF X
J:	

**1 PLAN - MEZZANINE ROOF**  
 1/8" = 1'-0"





**2 ELEVATION NORTH**  
1/8" = 1'-0"



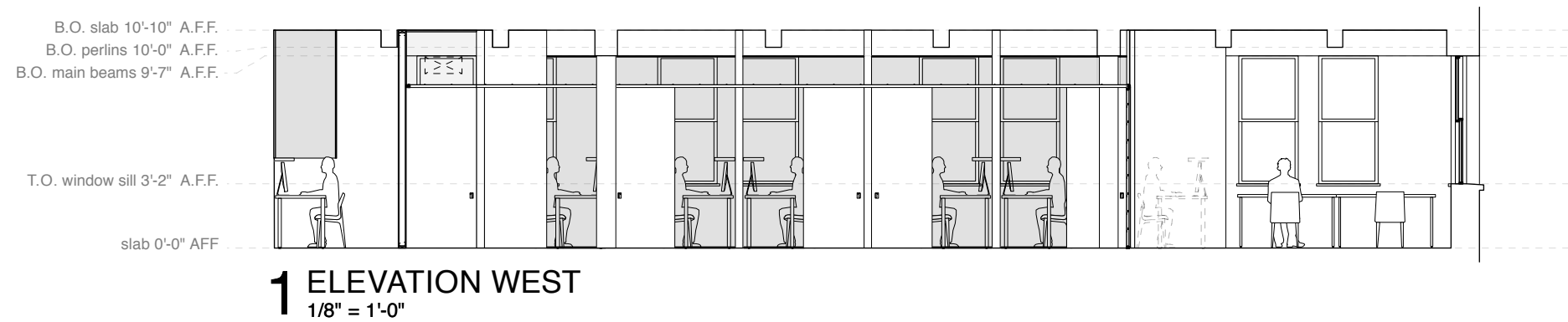
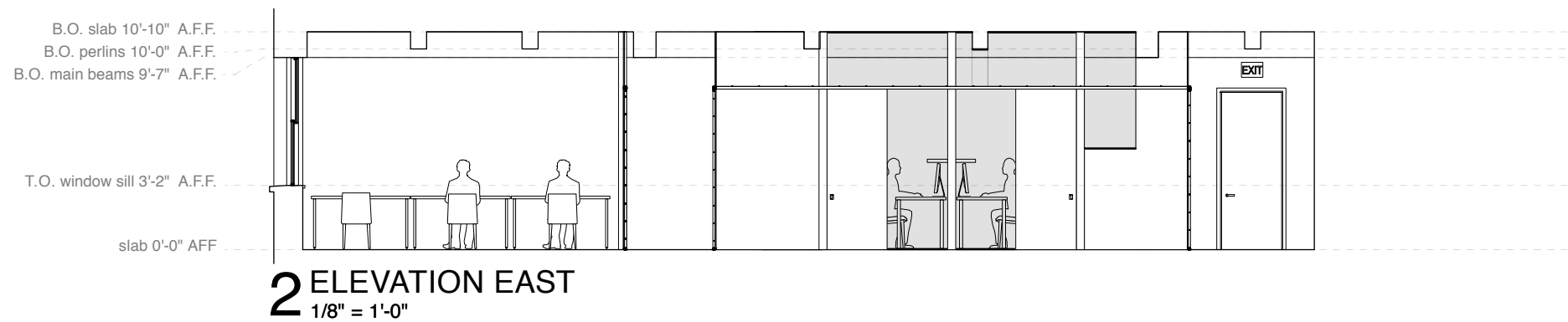
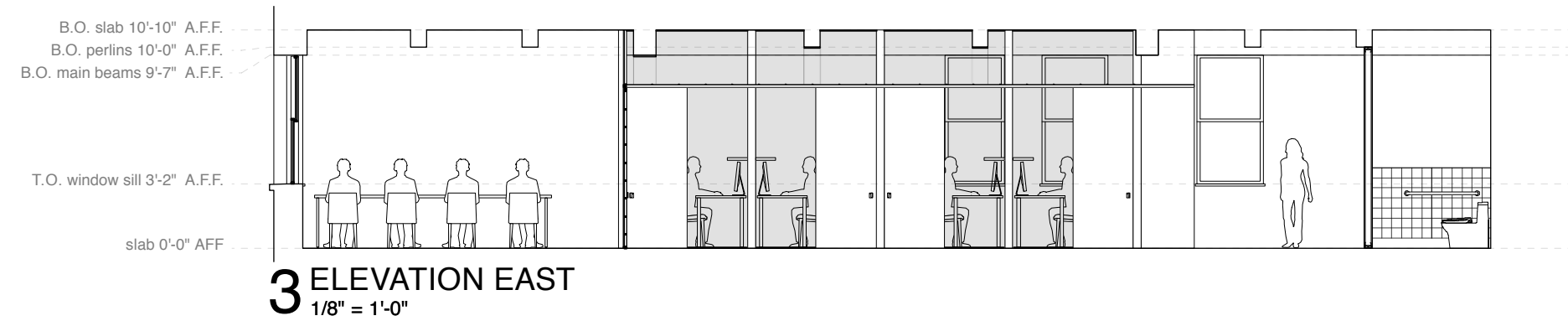
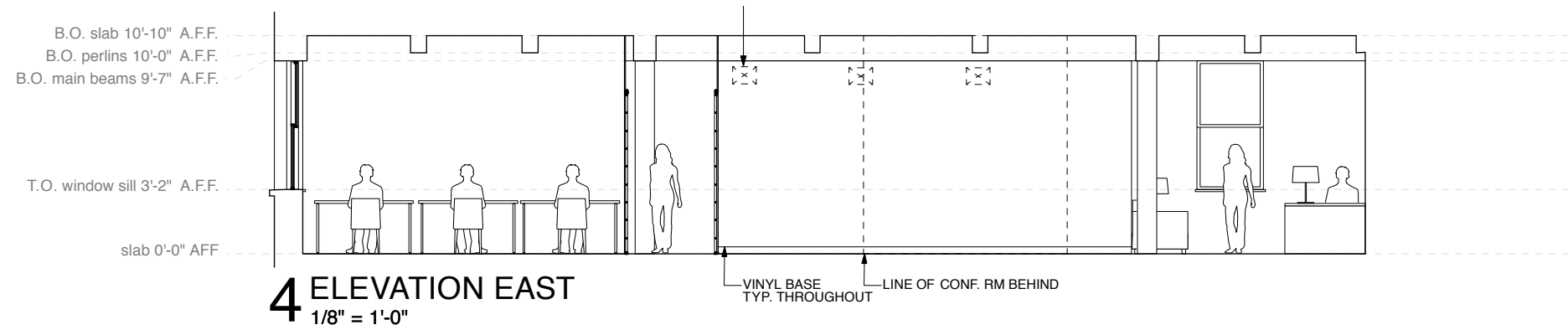
**1 ELEVATION EAST**  
1/8" = 1'-0"

**DAVID BERS ARCHITECTURE**  
470 UNION AVENUE  
BROOKLYN, NY 11211  
T 718 218 8101  
F 718 218 8115  
INFO@DAVIDBERS.COM

**85 DELANCEY STREET**  
NEW YORK, NY 10002

**ROOF/MEZZANINE ELEVATIONS**

	CLIENT: THE YARD	
	33 NASSAU STREET	
	BROOKLYN, NY 11211	
	DATE:	03.22.2013
	DRAWN BY:	DBA
DWG NO:		<b>A-300.00</b>
FILE NO:		
J:	X OF X	

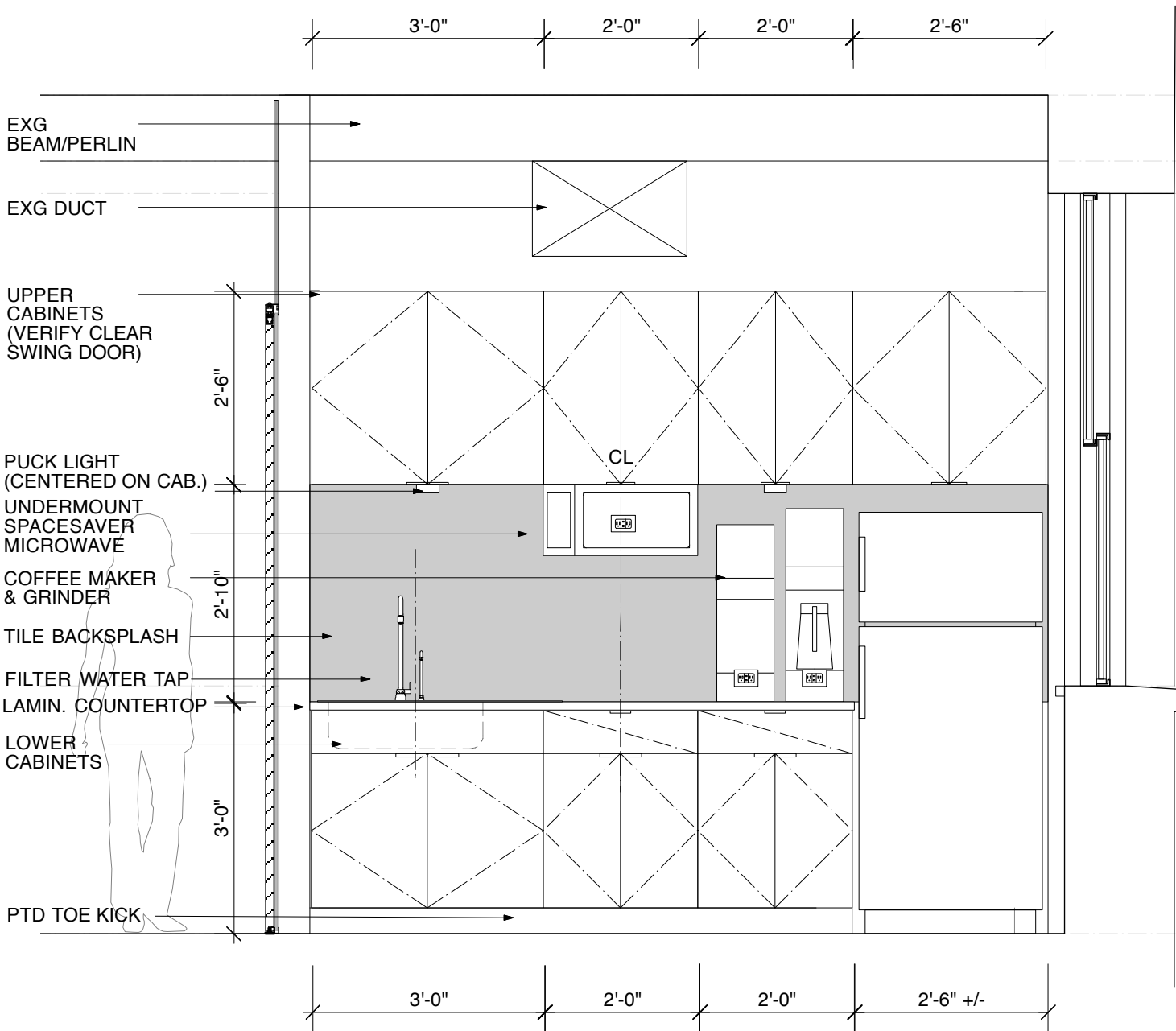


1. PRELIM. BID SET 01.15.2013

**DAVID BERS ARCHITECTURE**  
 470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218 8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM

**85 DELANCEY STREET**  
**NEW YORK, NY 10002**  
**INTERIOR SECTION/ELEVATIONS**

	CLIENT: THE YARD	
	33 NASSAU STREET	
	BROOKLYN, NY 11211	
	DATE:	01.10.2013
	DRAWN BY:	DBA
DWG NO:		
<b>A-301.00</b>		
FILE NO:		
J:		X OF X



**1** ELEV. DETAIL - KITCHEN  
 1/2" = 1'-0"

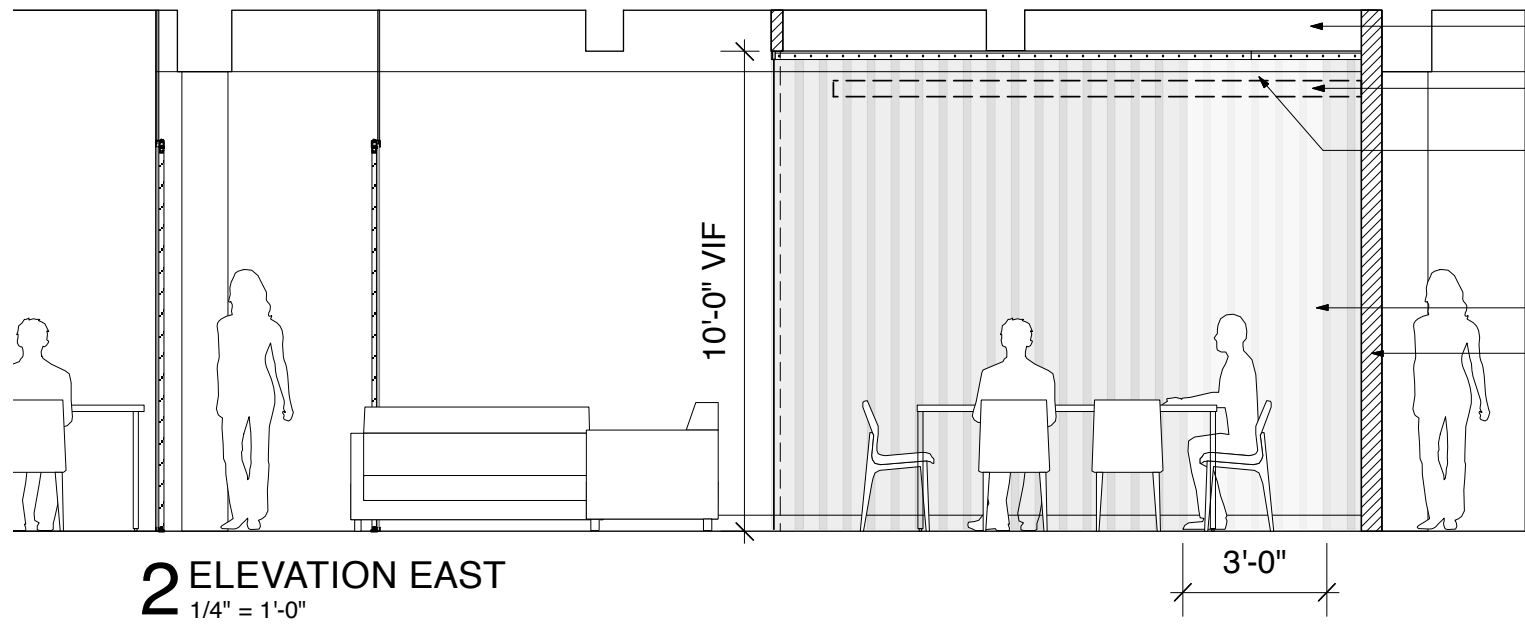
# A-302

**DAVID BERS ARCHITECTURE**

470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218 8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM

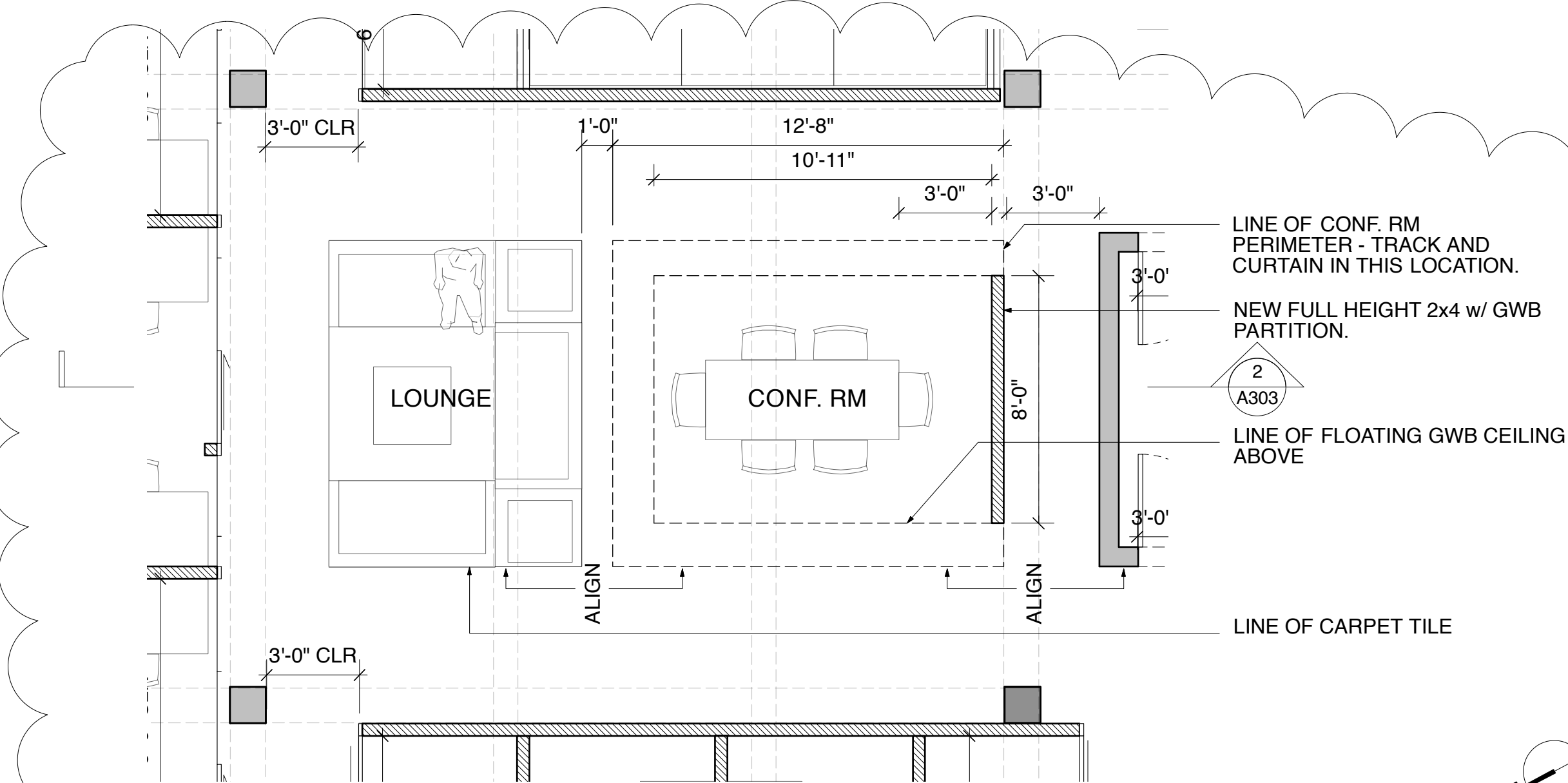
85 DELANCEY STREET  
 NEW YORK, NY 10002

02.20.2013



- NEW PTD 2x3 w/ GWB SOFFIT @ CONF. RM PERIMETER. ALIGN B.O. SOFFIT W/ B.O. EX'G CONC. PURLIN.
- FLOATING GWB CEILING
- CONT. HEADER MTD STRIP CURTAIN TRACK. MITRED AT CORNERS, ATTACHED TO NEW SOFFIT.
- PVC STRIP CURTAIN
- NEW FULL HEIGHT 2x4 w/ GWB PARTITION

**2 ELEVATION EAST**  
1/4" = 1'-0"



- LINE OF CONF. RM PERIMETER - TRACK AND CURTAIN IN THIS LOCATION.
- NEW FULL HEIGHT 2x4 w/ GWB PARTITION.
- 2 A303
- LINE OF FLOATING GWB CEILING ABOVE
- LINE OF CARPET TILE

**1 PARTIAL PLAN - CONF. RM**  
1/4" = 1'-0"

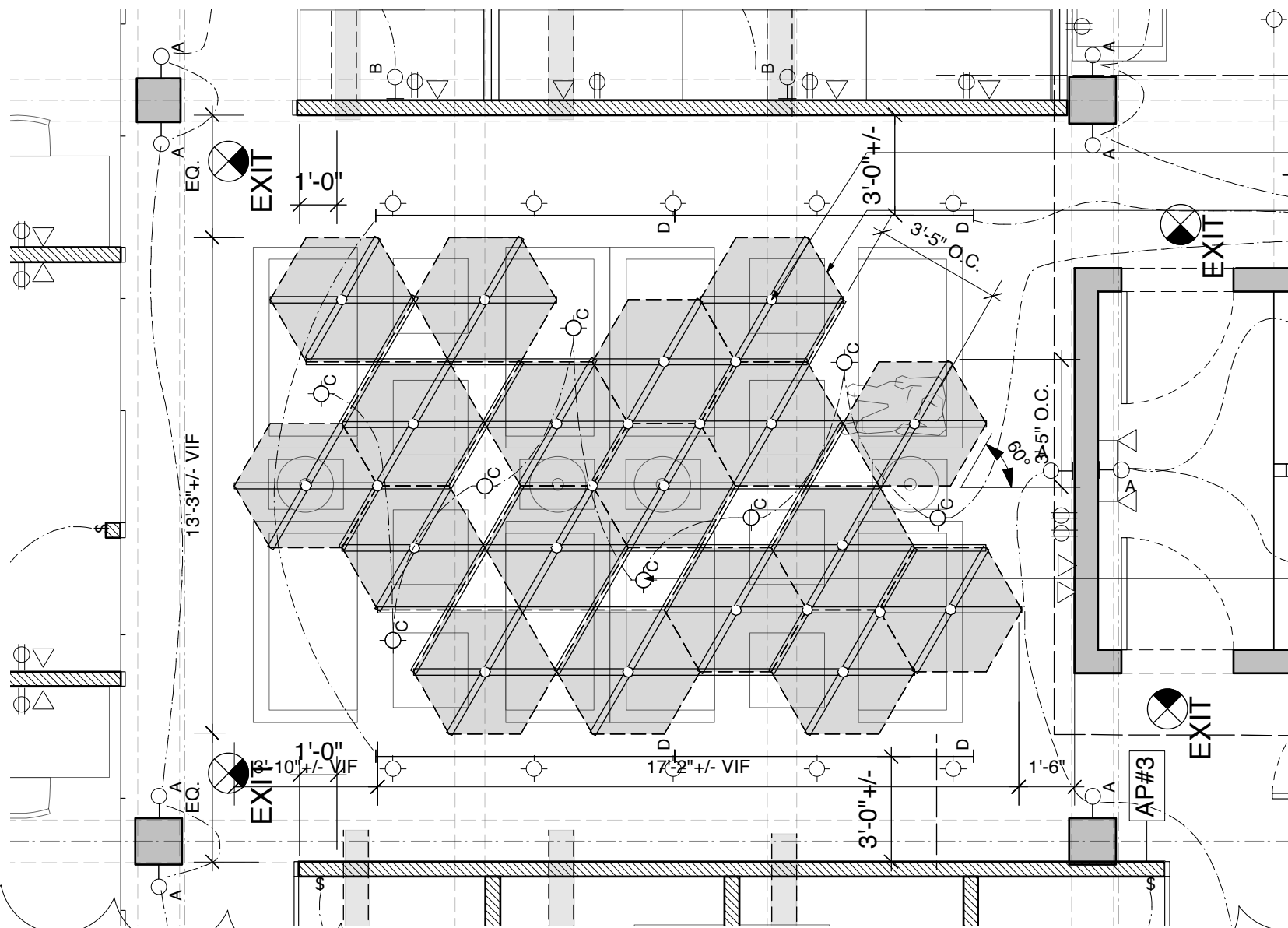
1. ARCH/ELECT. REV. 05.20.2013

**DAVID BERS ARCHITECTURE**  
470 UNION AVENUE  
BROOKLYN, NY 11211  
T 718 218 8101  
F 718 218 8115  
INFO@DAVIDBERS.COM

**85 DELANCEY STREET  
NEW YORK, NY 10002**

**CONF. RM PLAN / SECTION**

	CLIENT: THE YARD 33 NASSAU STREET BROOKLYN, NY 11211
	DATE: 04.02.2013
	DRAWN BY: DBA
	DWG NO:
	<b>A-303.00</b>
FILE NO: J:	X OF X



FURRING BAR SUSPENSION SYSTEM, ATTACH TO CEILING AS REQ'D, HOLD TO POSSIBLE LOCATIONS AS SHOWN. SUSPENSION SYSTEM SHOULD BE LIMITED TO PERIMETER OF CEILING PANEL LAYOUT, CONCEALED AS MUCH AS POSSIBLE.

1/2" SANDED HOMASOTE ("PINNACLE") HEX PANEL CUT TO SIZE (1'-11" SIDES @ 60 DEG. ANGLE). SPACE EVENLY AS SHOWN (1" REVEAL +/-), ALIGN TO FRAME ABOVE W/ REVEAL BETWEEN.

HOLD B.O. PANELS TO 6" BELOW LOWER MOST PURLIN OR BEAM.

CEILING MTD JUNCTION BOXES FOR STEM/PENDANT FIXTURES (TBD). CENTER JB'S ON OPENING OF CEILING TILE BELOW. SINGLE CIRCUIT AND SWITCH.

**1** PARTIAL PLAN - LOUNGE W/ DROP CEILING  
1/4" = 1'-0"

1. ELECT. REV. 04.29.2013

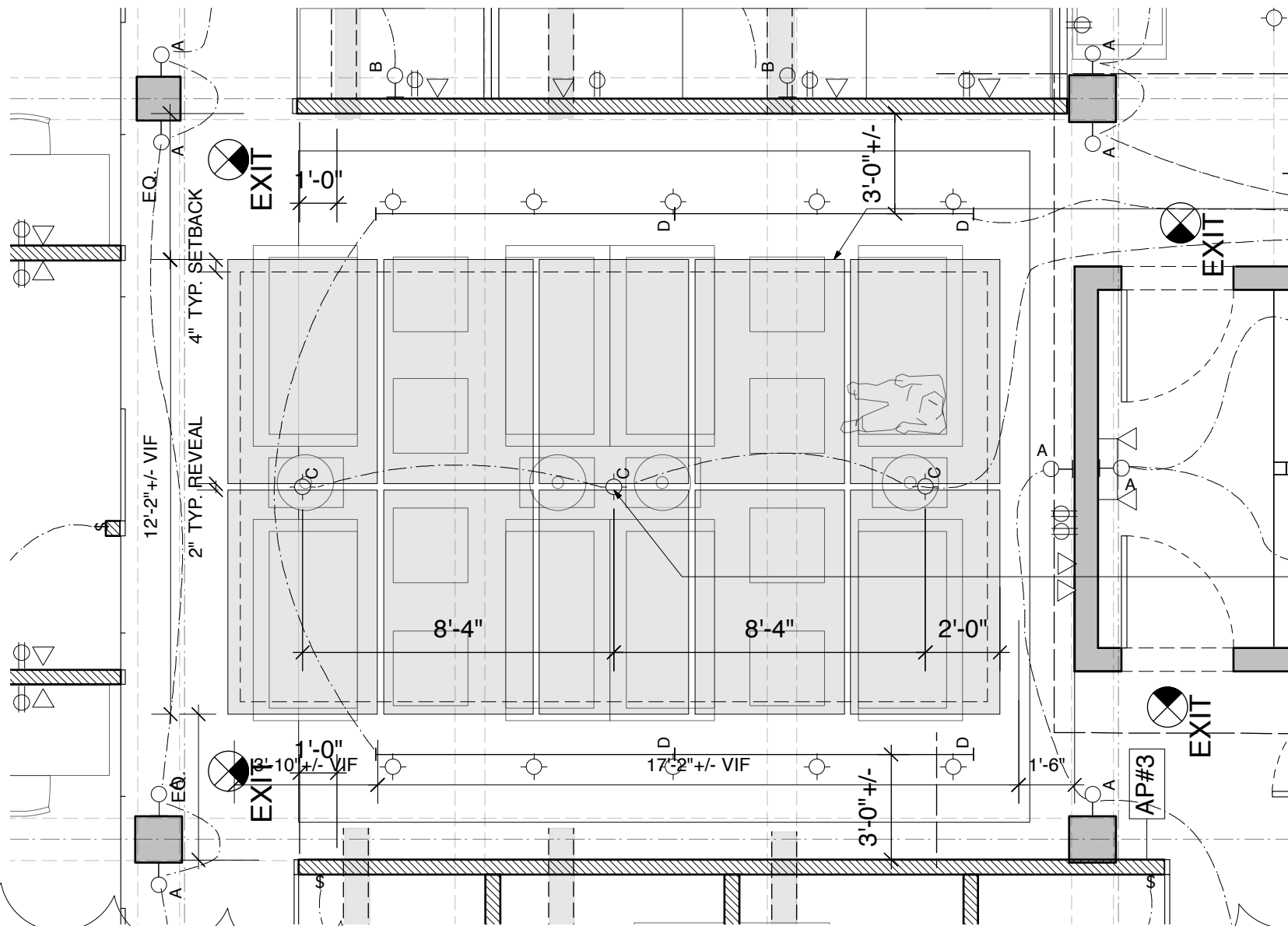
**DAVID BERS ARCHITECTURE**

470 UNION AVENUE  
BROOKLYN, NY 11211  
T 718 218 8101  
F 718 218 8115  
INFO@DAVIDBERS.COM

85 DELANCEY STREET  
NEW YORK, NY 10002

LOUNGE PLAN / CEILING DETAIL

	CLIENT: THE YARD	
	33 NASSAU STREET	
	BROOKLYN, NY 11211	
	DATE: 04.02.2013	
	DRAWN BY: DBA	
DWG NO:	<b>A-304.00</b>	
FILE NO:		X OF X
J:		



4'X6' "FLOATING" GWB DROP CEILING  
 W/ 1" THICK ACOUSTIC FOAM  
 ADHERED. 2" REVEAL BETWEEN  
 PANELS. INSET SUSPENSION  
 FRAMING 4" FROM OUTER EDGES. J  
 BEAD AT ALL EDGES - DO NOT  
 RETURN GWB AT EDGES TO CEILING.  
 HOLD B.O. PANELS TO 6" BELOW  
 LOWER MOST PURLIN OR BEAM.

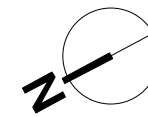
CEILING MTD JUNCTION BOXES FOR  
 STEM/PENDANT FIXTURES CENTER  
 JB'S ON REVEAL OF CEILING TILE  
 BELOW. SINGLE CIRCUIT AND  
 SWITCH.

2. ARCH/ELECT. REV. 05.20.2013  
 1. ELECT. REV. 04.29.2013

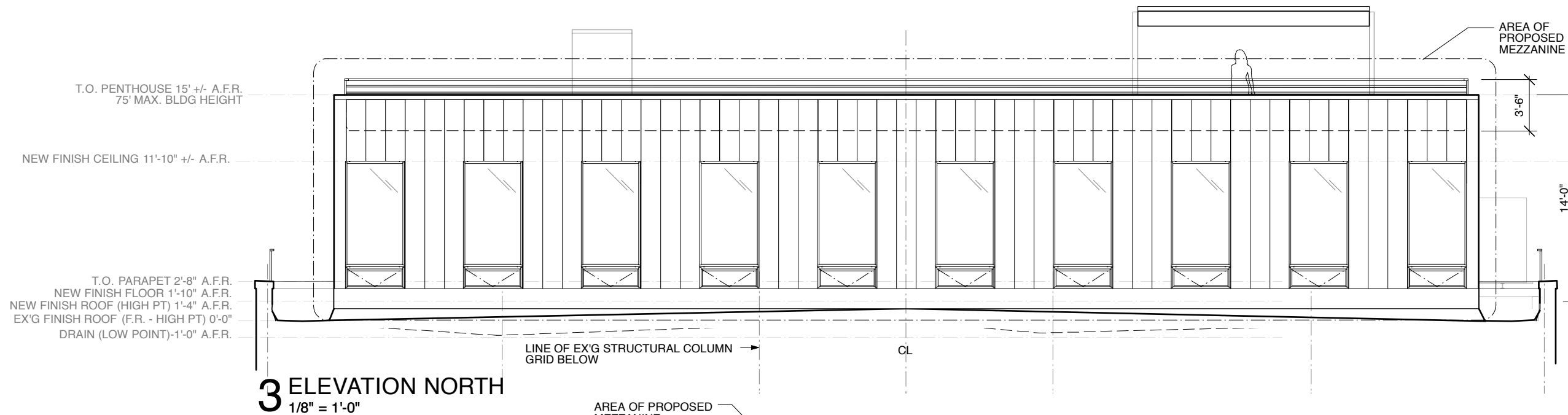
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 470 UNION AVENUE  
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 T 718 218 8101  
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 INFO@DAVIDBERS.COM

**85 DELANCEY STREET  
 NEW YORK, NY 10002**  
**LOUNGE PLAN / CEILING DETAIL**

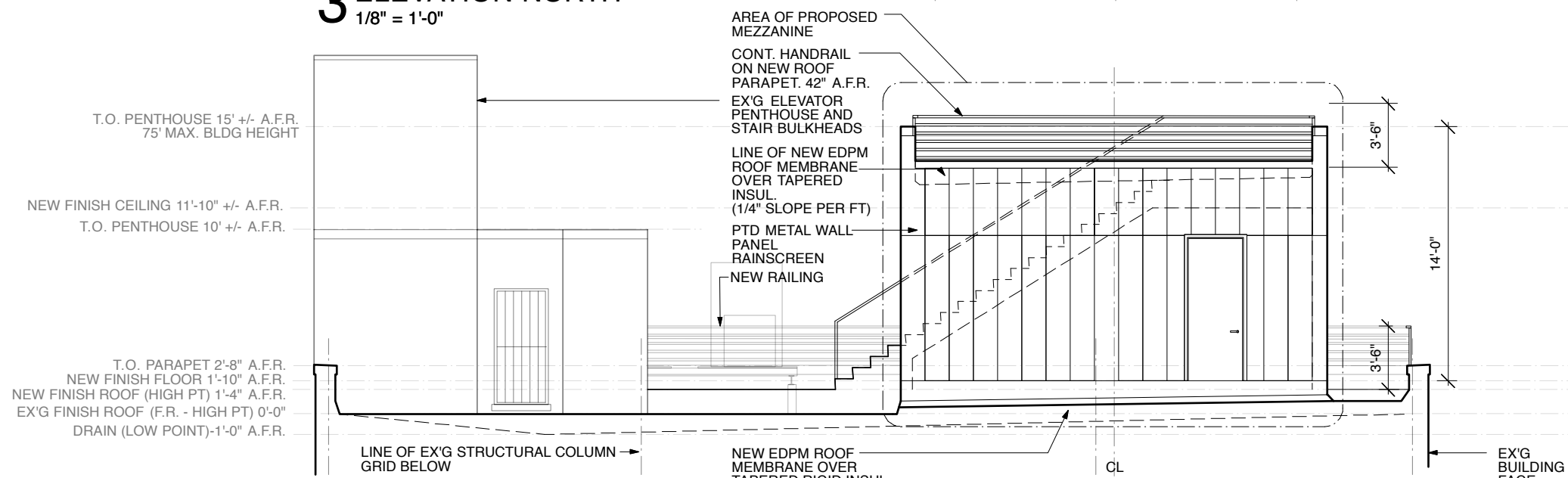
**1** PARTIAL PLAN - LOUNGE W/ DROP CEILING  
 1/4" = 1'-0"



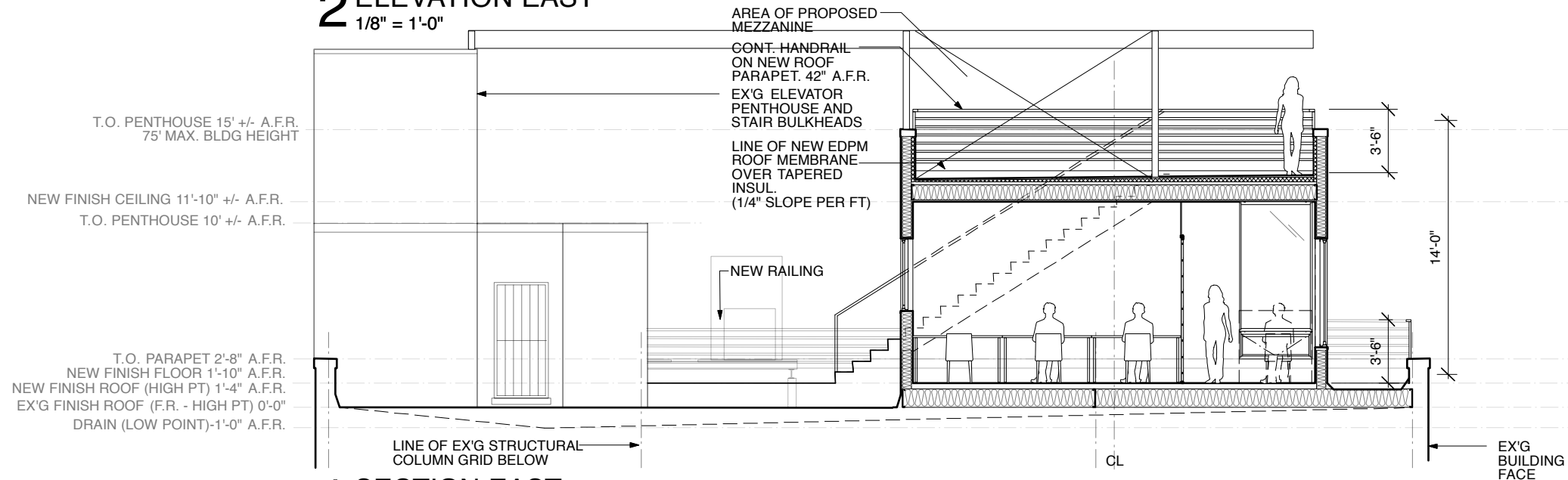
	CLIENT: THE YARD	
	33 NASSAU STREET	
	BROOKLYN, NY 11211	
	DATE:	04.02.2013
	DRAWN BY:	DBA
DWG NO:		
<b>A-304.00</b>		
FILE NO:		
J:	X OF X	



**3 ELEVATION NORTH**  
1/8" = 1'-0"



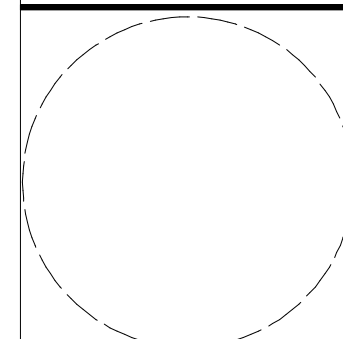
**2 ELEVATION EAST**  
1/8" = 1'-0"



**1 SECTION EAST**  
1/8" = 1'-0"

**DAVID BERS ARCHITECTURE**  
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BROOKLYN, NY 11211  
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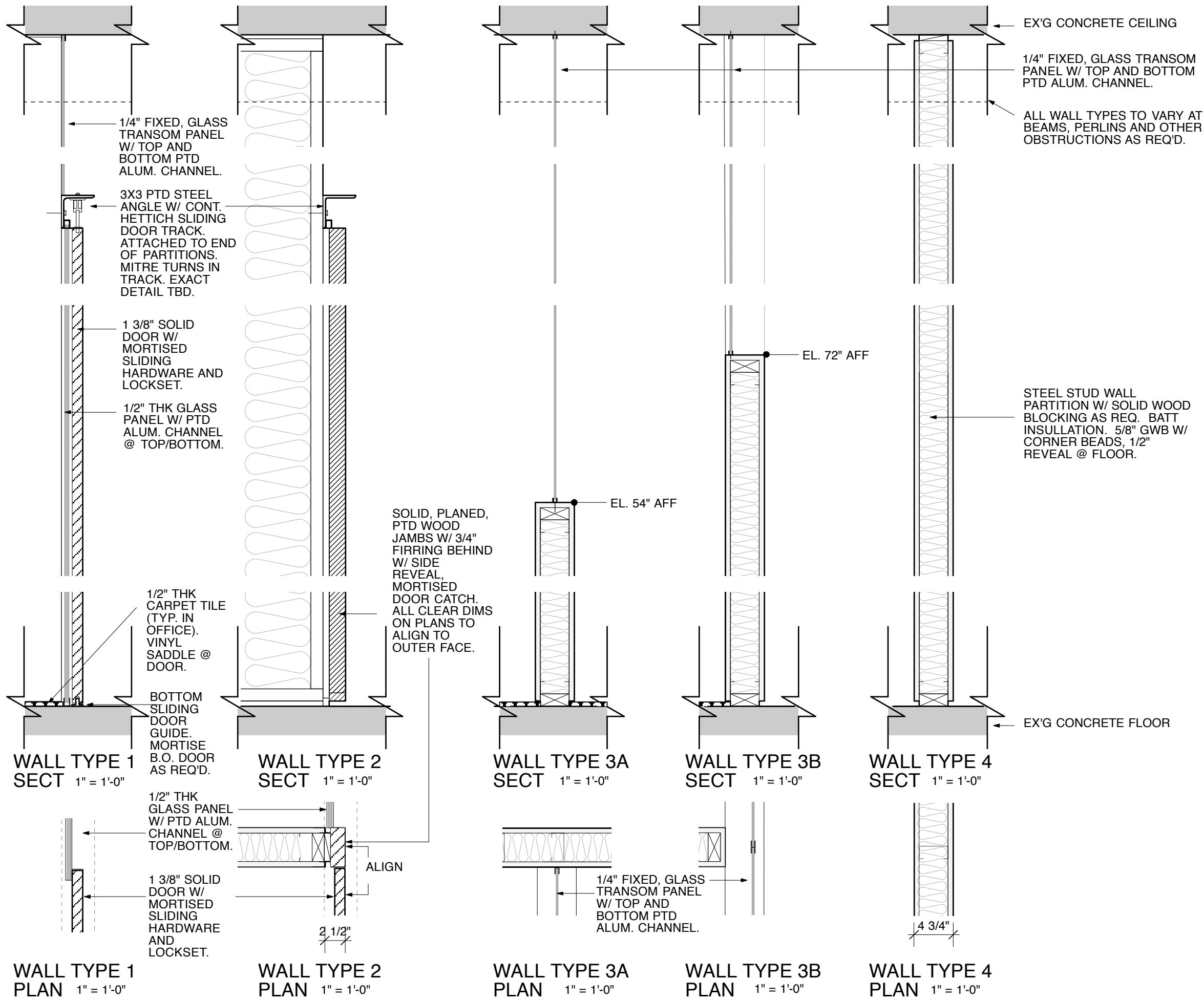
**85 DELANCEY STREET  
NEW YORK, NY 10002**  
**ROOF/MEZZANINE ELEVATIONS**



CLIENT: THE YARD  
33 NASSAU STREET  
BROOKLYN, NY 11211  
DATE: 03.22.2013  
DRAWN BY: DBA  
DWG NO:

**A-310.00**

FILE NO: J: X OF X



NOTES:

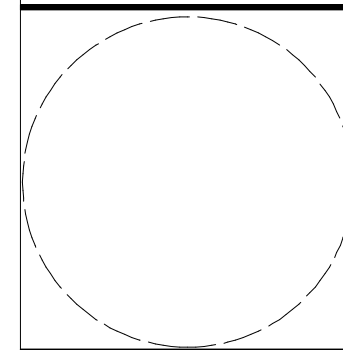
- 1. ALL GLASS TO BE TEMPERED

1. PRELIM. BID SET 01.15.2013

**DAVID BERS ARCHITECTURE**  
 470 UNION AVENUE  
 BROOKLYN, NY 11211  
 T 718 218 8101  
 F 718 218 8115  
 INFO@DAVIDBERS.COM

**85 DELANCEY STREET  
 NEW YORK, NY 10002**

**WALL DETAILS**



CLIENT: THE YARD  
 33 NASSAU STREET  
 BROOKLYN, NY 11211  
 DATE: 01.10.2013  
 DRAWN BY: DBA  
 DWG NO:  
**A-400.00**  
 FILE NO:  
 J: X OF X

LINE OF STUD  
WALL PARTITION  
END

ALUM. CHANNEL  
(SECURE TO  
CEILING).

APPLY CORNER  
BEADS & DRYWALL  
COMPOUND TO THIS  
FACE ABOVE ANGLE.  
(NO DRYWALL)

1/4" GLASS TRANSOM

ALUM. CHANNEL  
(SECURE TO  
ANGLE)

3 1/2" X 3 1/2" X  
1/4" ALUM. ANGLE

SLIDING DOOR  
HARDWARE

3 1/2" X 3 1/2" X 1/4"  
ALUM. CAP,  
WELDED TO TRACK  
RUN TERMINUS AS  
REQ'D.

ALUM. CHANNEL  
WELD TO ANGLE

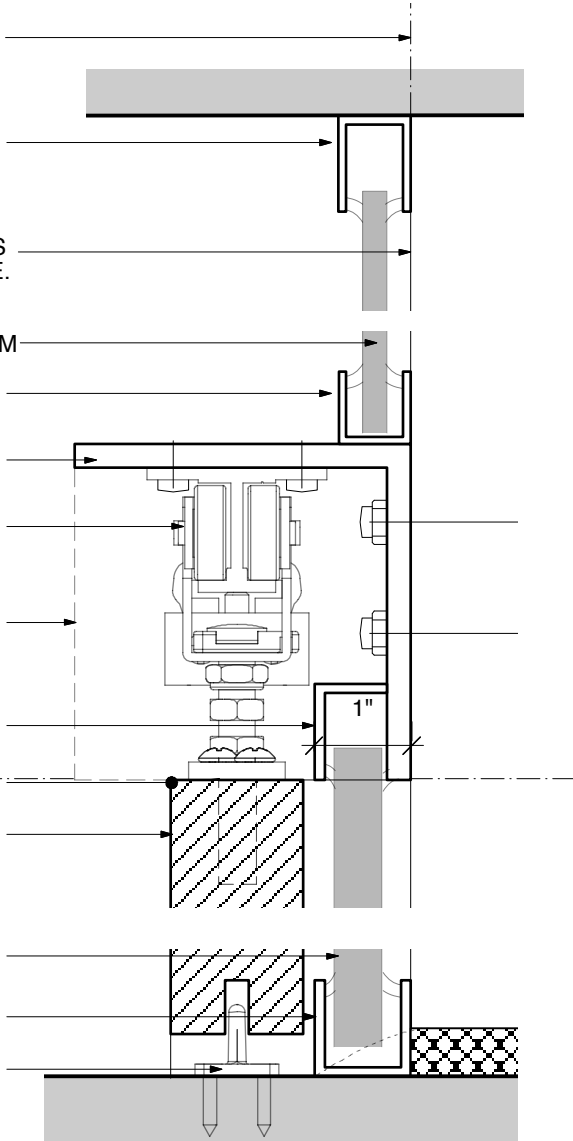
T.O. DOOR, B.O.  
ANGLE EL. 96" AFF

1 3/8" SLIDING  
DOOR. ALIGN  
OUTER FACE WITH  
JAMB.

1/2" THK  
TEMPERED GLASS

1"X1" ALUM.  
CHANNEL

CONCEALED FLOOR  
GUIDE



## 2 SECTION DETAIL - TYP. OFFICE DOOR TRACK

1/2" = 1"

1/2" THK  
TEMPERED GLASS  
1"X1" ALUM. CHANNEL

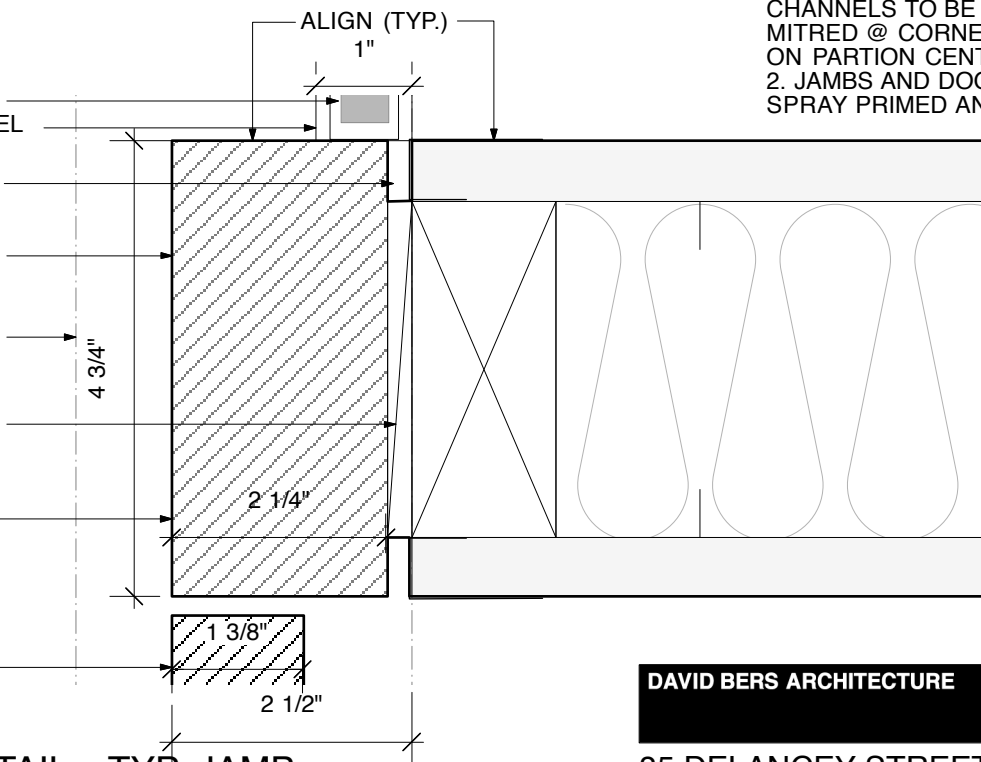
PTD. CORNER  
BEAD (TYP.)

JAMB. ALIGN AND  
MAKE FLUSH W/  
DOORS.

OUTER LINE OF  
ANGLE ABOVE

1/4" PTD,  
CONCEALED SHIM  
(TYP.)

ALIGN DOOR AND  
JAMB OUTER FACES



### NOTES:

1. ANGLE, DOOR TRACK AND ALUM. CHANNELS TO BE CONTINUOUS, MITRED @ CORNERS. SEAMS TO FALL ON PARTION CENTERLINES.
2. JAMBS AND DOORS TO BE SHOP SPRAY PRIMED AND PAINTED.

## 1 PLAN DETAIL - TYP. JAMB

1/2" = 1"

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02.11.2013