

APPENDIX I

Building Fire Protection Plan

St. Francis College leases 179 Livingston Street, Brooklyn, New York Floors 5, 6 and 7 and has collaborated with the building responsible on the site Fire Protection Plan approved by the New York Fire Department. Following is the approved plan prepared by Perkins-Eastman for this site including evacuation routes and plan, floor plans with identified safety equipment and exits, and building fire and life safety systems:

The following

- Individual Floor Fire Alarm Staging Areas and Evacuation Diagrams
- Fire Protection Plan Narrative (1-16)
- Building Card Floor Diagrams with Evacuation Routes and Floor Plans (1-27)
- Building Diagrams (1-3)

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- ADMISSIONS AND FINANCIAL AID
- AUDITORIUM
- CENTER FOR CAREER EXPLORATION
- CHAPEL AND INTERFAITH
- DINING HALL
- IT SERVICE DESK
- LIBRARY
- MULTI-PURPOSE ROOM
- TERRACE



KEY

- Yellow circle: Exit Stairwells
- Red circle: Elevator
- Restroom icons: Restrooms
- Staircase icon: Stairs
- Grey box: Student Support Centers and Services
- Light blue box: Student Collaboration, Study, and Social Spaces
- Dark blue box: Classrooms, Labs, and Academic Spaces

6

CAMPUS LIFE & SGA

CENTERS FOR STUDENT
SUPPORT AND DEVELOPMENT

FACULTY LOUNGE

FINANCE

HUMAN RESOURCES

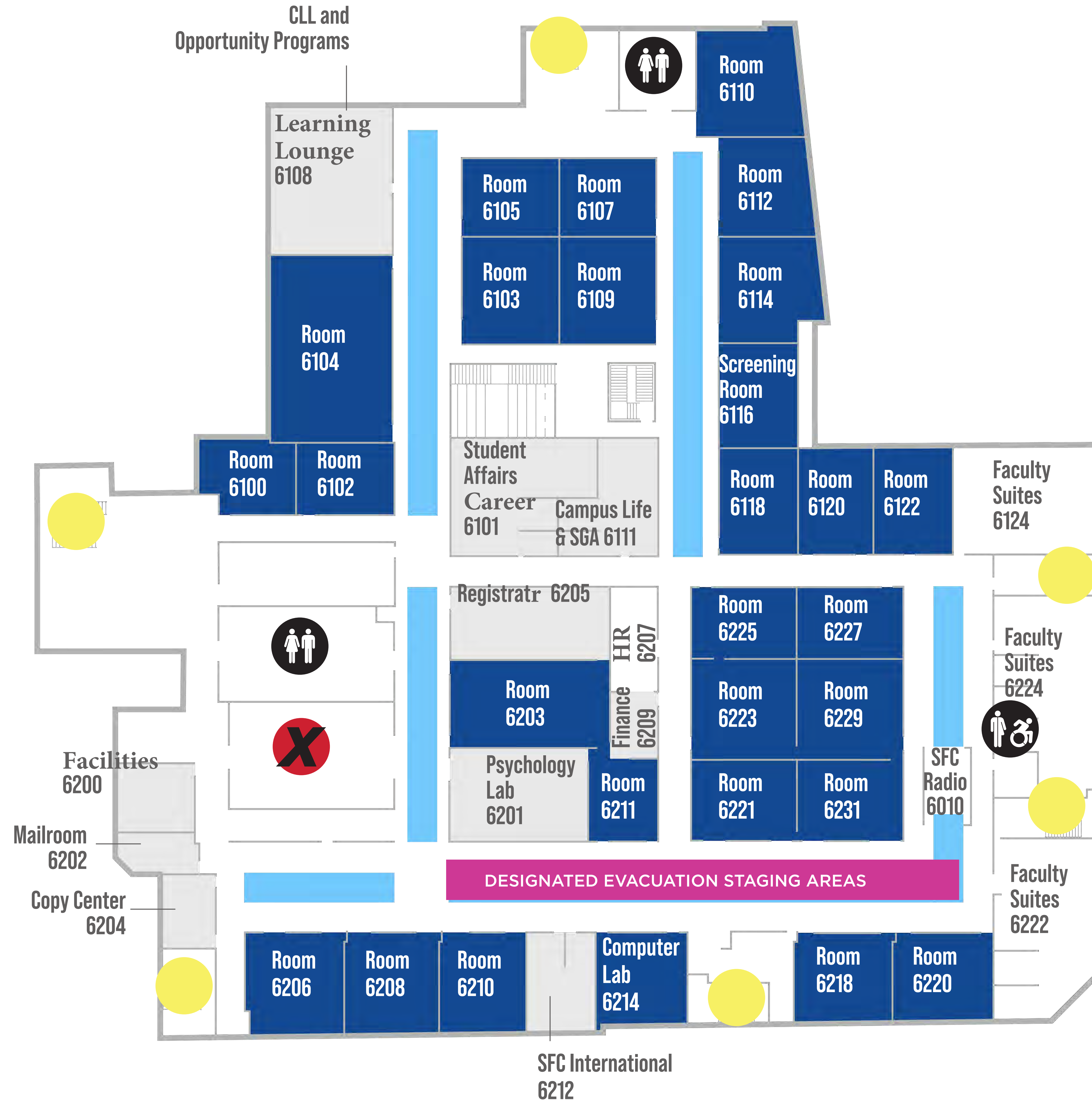
MAILROOM/COPY CENTER

REGISTRATION AND
STUDENT ACCOUNTS

SFC INTERNATIONAL

SFC RADIO

STUDENT AFFAIRS



- KEY
- Exit Stairwells
 - Elevator
 - Restrooms
 - Stairs
 - Student Support Centers and Services
 - Student Collaboration, Study, and Social Spaces
 - Classrooms, Labs, and Academic Spaces

7

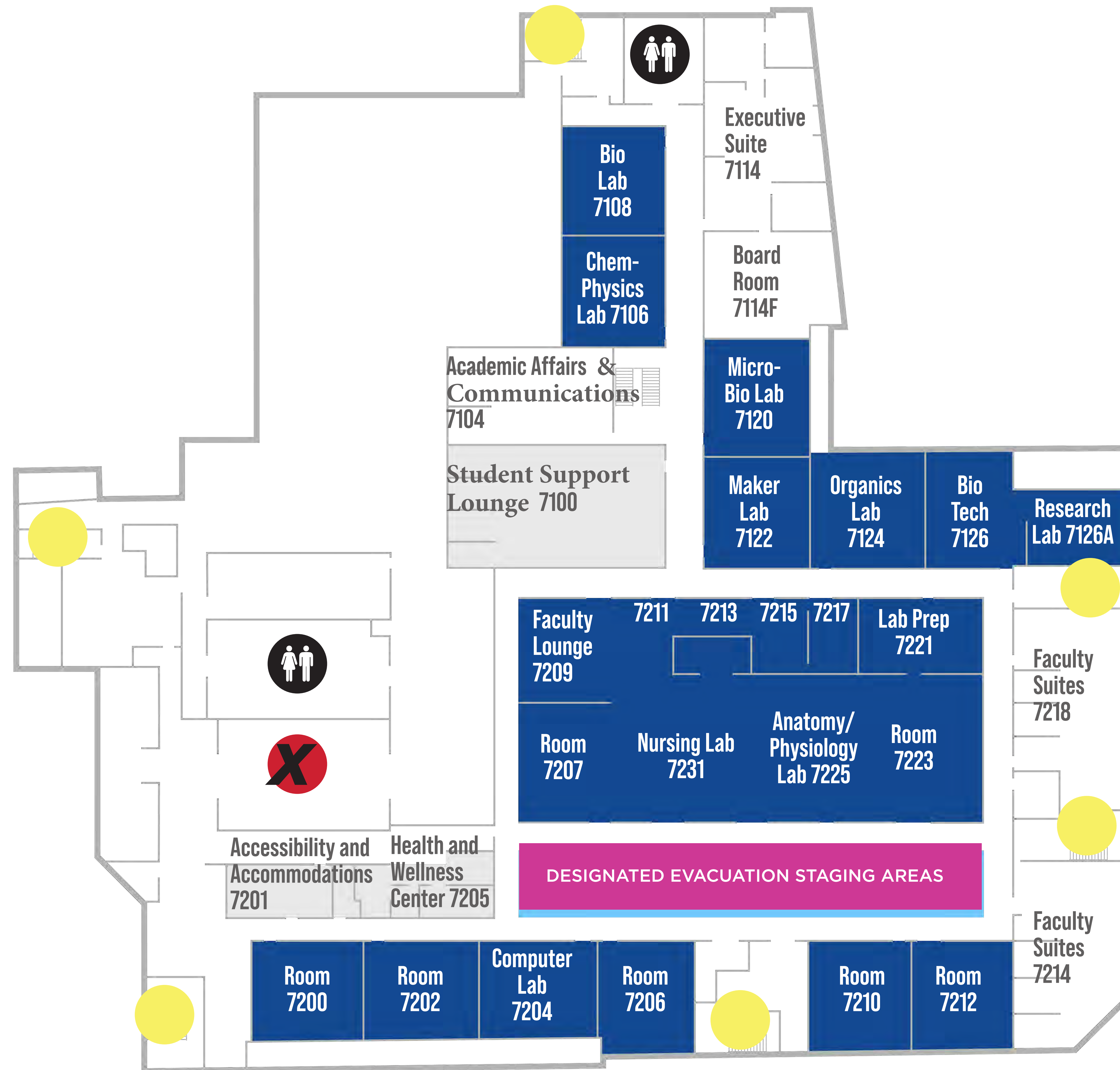
ACADEMIC AFFAIRS

ACCESSIBILITY AND
ACCOMMODATIONS

CENTER FOR STUDENT SUCCESS

EXECUTIVE SUITE

HEALTH AND
WELLNESS CENTER



- KEY**
- Exit Stairwells
 - Elevator
 - Restrooms
 - Stairs
 - Student Support Centers and Services
 - Student Collaboration, Study, and Social Spaces
 - Classrooms, Labs, and Academic Spaces

Fire Protective Plan Narrative

422 Fulton Street
Brooklyn, NY 11201

Owner

Business Use:
422 Fulton Owner, L.L.C.
45 Rockefeller Plaza
New York, NY 10111

Mercantile Use:
422 Fulton Condominium
Macy's Retail Holdings, Inc.
7 West Seventh Street
Cincinnati, OH 45202



Architect:

Business Use (Core and Shell)
Perkins Eastman
115 Fifth Avenue
New York, NY 10003

Mercantile Use:
Highland Associates
One East 33rd Street
New York, NY 10016

MEPFP Engineer:

Business Use (Core and Shell)
Cosentini
498 Seventh Avenue
New York, NY 10018

Mercantile Use:
Highland Associates
One East 33rd Street
New York, NY 10016

Expeditor for Fire Protection Plan:

Jerome S Gillman Consulting
40 Worth Street, Room 600
New York, NY 10013

1. Project Introduction

1.1 Existing Building Renovation / Addition and Change of Use

The project is partial gut renovation and vertical enlargement of an existing building at 422 Fulton Street.

Existing Building:

Existing building is a Macy's Department Store, with Mercantile occupancy.

Existing building size:

- Approximate height: 208'-3" to highest roof
- Floors above grade: (9), plus (3) Penthouse levels and (1) Mezzanine
- Floors below grade: (3) plus (1) Mezzanine

Building after renovation and enlargement:

Macy's (Mercantile use) will remain in the building, occupying Sub-Cellar 2 through 4th Floor, with exceptions as noted. Macy's will maintain the 422 Fulton Street address. **This portion will be referred to as "Mercantile Use" in this narrative.**

Business use for Offices and Higher Education is a new occupancy type in the building, occupying 5th Floor to 14/F and Penthouse 1 to 3. It partially occupies 1/F, Cellar Mezzanine and Sub-Cellar 1. Two street level entrances leading to new dedicated lobbies and building core will be at 179 (Business - Higher Education) and 181 Livingston Street (Business - Office). The two lobbies are connected by doors. **This portion will be referred to as "Business Use" in this narrative.**

New building size:

- Approximate height: 276'-6" to highest roof
- Floors above grade: (15), plus (2) Penthouse levels and (1) Mezzanine
- Floors below grade: No change.

1.2 Building condo ownership

Building is divided into (10) Tax Lots – 1201 to 1210:

- Mercantile Use: Consists of Tax Lot 1201, owned by Macy's Retail Holdings
- Business Use: Consists of Tax Lots 1202 and 1210, owned by 422 Fulton Owner, LLC.

1.3 Building Cores and Services

Business and Mercantile Use has separated elevators, and mostly separated services. Partial services and most egress stairs are shared by both,

Egress stairs:

- (6) set of egress stairs are shared (Stairs A, B, D, E, G and I)
- Stair K is exclusive to Business Use.
- Stair J is exclusive to Mercantile Use. Note there is a door on Cellar Mezzanine floor from the neighbor at 420 Fulton Street for egress easement.
- Some shared stairs do not reach the upper and lower below-grade floors.
- Stairs shafts are not pressurized

Elevators:

- Business Use has (3) elevator banks: A, B and C. A and B are Passenger Elevator banks. C is Service Elevator bank, which is also the Fire Access Elevator for the Business Use portion.
- Lobby of 181 Livingston open into Bank A. Lobby of 179 Livingston open into Bank B. Banks A and B are linked with doors. Both lobbies can access Bank C.
- Bank A serves the Offices and stops are Floors 7 to 14. Two elevators in this bank go up to PH1.
- Bank B serves Higher Education, and stops are Floors 1, 5, 6 and 7
- Bank C serve both Offices and Higher Education. Stops are Sub-Cellar 1, Cellar Mezzanine, 1, 7-14 and PH1.
- Mercantile Use has (2) elevator banks: D and E. Both banks have front and/or rear entrances on selective floors, and it varies by floors.
- Some elevators punch through each other's floors as shafts. In those shafts for the Business Use elevators, doors are provided at selective floors to address blind shaft requirements.
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2. Project Description

- 2.1 Address:** Project Address (DOB filing):
422 Fulton Street
Brooklyn, NY 11201
- Entrances for Mercantile Use:
Entrance on 422 Fulton Street, with additional entrances along Hoyt Street and Livingston Street. There is a loading dock entrance on Gallatin Place for Mercantile Use through neighbor easement.
- Entrances for Business Use (Office and Higher Education):
179 and 181 Livingston Street,
Brooklyn, NY 11201
- 179 is lobby to Higher Education use and 181 is lobby to Office use.
- 2.2 Block / Lot Number:** Block 156, Lot 1201 to 1210
- 2.3 Zoning:** Per ZR 101-04 and Zoning Map 16c
- C5-4
 - DB (Downtown Brooklyn Special District)
 - Fulton Mall Sub-district (Partial, within 100 feet of Fulton Street)
- 2.4 Permissible Uses** Use Groups 1 through 6, plus 9, 10 and 11 (per ZR 32-10)
- Proposed uses:
- Office and Higher Education: Use Group 6B
 - Department Store: Use Group 10A
- 2.5 Flood Zone** Site does not lie within a Flood Hazard Area as designated by the Federal Emergency Management Agency Flood Insurance Rate Maps.
Community: City of New York.
- Map Number: 3604970203G, dated December 5, 2013
Map Number: 3604970203F, dated September 5, 2007
- 2.6 Streets:** Site is bound by the following paved streets, owned and maintained by the City of New York:
- North: Fulton Street (wide street)
 - East: Hoyt Street (narrow street)
 - South: Livingston Street (wide street)
 - West: Gallatin Place (narrow street)
- 2.7 Size:** Lot Area = 76, 094 sf
Gross building area = 985, 431 sf approximately

Fire Protection Plan Narrative

422 Fulton Street, Brooklyn, NY 11201

Date: July 27, 2022

- 2.8 Number of stories:** Above grade - (15), plus (2) mechanical penthouse levels and (1) mezzanine
Below grade - (3), plus (2) mezzanines
Within the Mercantile Use areas, there are selective rooms with mezzanines.

- 2.9 Building height** Top of highest occupied floor (PH1) is approximately 256'-6" above average curb height.

Top of highest mechanical floor (PH3) is approximately 241'-6" above average curb height.

- 2.10 Occupancy Groups** Dominant Building Occupancy Groups:
 - E – Business (2014 Group B)
 - C – Mercantile (2014 Group M)
 Other occupancy groups:
 - B-1 – Storage (2014 Group S-1), Moderate hazard
 - B-2 = Storage (2014 Group S-2), Low hazard
 - D-2 – Industrial (2014 Group F-2), Low hazard
 - F-1b – Assembly (2014 Group A-1), Performance
 - F-3 – Assembly (2014 Group A-3), Exercise
 - F-4 – Assembly (2014 Group A-2), Food consumption

- 2.11 Construction Classification** I-C (Per Table 3-2, 1968 BCNYC)

- 2.12 Applicable Building Code:**
 - 1) 1968 Building Code of the City of New York
With exceptions per 2014 New York City Construction Codes
(Per §28-101.4.3 Optional Use of the 1968 Building Code for work on prior code buildings):
 1. Fuel gas, plumbing and mechanical work. (2014 FGC, 2014 PC and 2014 MC)
 2. Fire protection systems (2014 BC Ch.9)
 3. Elevators, conveyors and amusement rides (2014 BC Ch.30 and Appendix K)
 4. Safety during construction operations (2014 BC Ch.33)
 5. Accessibility (2014 BC Ch.11)
 6. Encroachments into the public right of way (2014 BC Ch.32)
 7. Administration and enforcement (2014 General Administrative Provisions Ch.1)
 8. Special inspections (2014 BC Ch.17)
 9. Materials (2014 BC Ch.19-26)
 10. Security grilles (2014 BC Section 1008.1.4.5)
 11. Energy efficiency (2014 BC Ch.13)
 12. Roof covering and replacements
 - 12.1 Installation and materials (2014 BC Section 1510.1 through 1510.6)
 - 12.2 Cool roofs (2014 BC Section 1504.9)
 - 12.3 Green roofs (permitted per 2014 BC Ch.15)
 13. Handrails (2014 BC Section 1009.12, 1010.8 and 1012)
 14. Guards (2014 BC Section 1013 and 1607.7)

Fire Protection Plan Narrative

422 Fulton Street, Brooklyn, NY 11201

Date: July 27, 2022

- 15. Areas of special flood hazard (2014 BC Section 28-104.9.4 and Appendix G)
- 16. Structural (2014 BC Section 1601.2)
- 17. Emergency and standby power systems (2014 BC Section 2702.1)
- 18. Parking garages and open parking lots (2014 BC Section 406.2.11 or 406.7.11)
- 19. Mold protection (2014 BC Section 2506 and 2509)
- 2) 2014 New York City Construction Codes, for exceptions listed
- 3) 2014 New York City Energy Conservation Code (2014 BC 13.1.1.1)
- 4) 2010 ASHRAE 90.1 (as amended by 2014 ECC)
- 5) 2009 ANSI A117.1 (2014 BC 1101.2)
- 6) 2010 ADA Standards for Accessible Design
- 7) New York City Zoning Resolution
- 8) ASME A17.1 Safety Code for Elevators
- 9) 2014 New York City Fire Code

2.13 Department of Building Application Number:

Business Use:

Base Building Core and Shell

Alteration 1:

Other related applications:

- 320908899
- 321407045
- 321358375
- 321401693
- 321407036**
- 321358384
- 340425542
- 321401700
- 321750841
- 321358366

Tenant

2021-TMFALM-007189-PLAN

Mercantile Use:

- 321296986
- 321359864
- 321442355
- 321541300
- 321625452
- 321442364
- 321481222
- 321523231
- 321526327
- 321625461
- 321481231
- 321541293
- 321568246
- 321526354
- 321359864
- 321526292
- 321060374
- 340321208

Fire Protection Plan Narrative

422 Fulton Street, Brooklyn, NY 11201

Date: July 27, 2022

340363145
340410120
321456857
340590275
340477013
340600683
321627165
340342506
302267099
FPIMS 36275360

2.14 Fire Protection Plan Application Number: To be assigned

3. Safety Systems and Features

3.1 Communications Systems:

Business (Office and Higher Education) Use:

The Fire alarm and Life Safety System shall be provided with two-way voice communication via fire alarm warden stations.

Mercantile Use

Previous existing Class “C” Fire Alarm system for the previous existing 10-story Mercantile Use building (before major renovation and addition for conversion to mixed-use building) was converted to a low-rise system per 2014 NYC Building Code: Manual and Automatic Smoke/Heat Detection and Sprinkler Fire Alarm System with One-Way Voice Communication. Reference FDNY letter dated June 6, 2017, FPIMS #36275360)

3.2 Alarm Systems:

Business (Office and Higher Education) Use:

The base building Fire Alarm and Life Safety System will be an addressable multiplex microprocessor base, electrically supervised fire alarm and voice communication system independent of the Building Management System (BMS), complete with central processor equipment, sensors, devices, data gathering transmission panels, console, conduit and wiring, etc.

The base building main fire alarm panel is located at the fire command station as per base building design and receives signals as required from the separate Macy’s fire alarm system. The fire alarm for base building and Macy’s are separate systems with a common interface to alert if one of the systems is activated.

The fire alarm system shall comply with the New York City Building Code and NFPA requirements and as directed by the local Fire Department officials.

Emergency voice/alarm communication system will be provided in accordance with the fire strategy. Visual notification will be provided in all public areas and common areas by fire alarm strobe appliances.

The fire alarm system will interface with other building systems such as security, IT, and BMS which may require to be shut down during a fire

Fire alarm devices shall be provided by the base building for all mechanical rooms, core rooms and egress stairs. Points of connection shall be provided to the fire alarm for connection of tenant fire alarm devices.

Mercantile Use

Previous existing Class “C” Fire Alarm system for the previous existing 10-story Mercantile Use building (before major renovation

and addition for conversion to mixed-use building) was converted to a low-rise system per 2014 NYC Building Code: Manual and Automatic Smoke/Heat Detection and Sprinkler Fire Alarm System with One-Way Voice Communication. Reference FDNY letter dated June 6, 2017, FPIMS #36275360)

3.3 Smoke and carbon monoxide detection equipment:

Business (Office and Higher Education) Use:

The Fire Alarm and Life Safety System will be Class 'B' non-coded, zoned, electrically supervised, Class 'A' backbone riser wiring, Class 'B' circuits, including, but not limited to the following:

- a. The fire detection and alarm system will be complete with manual pull stations, ceiling- mounted smoke detectors where required, duct mounted smoke detectors, heat detectors, warden stations and speaker/strobe devices.
- b. Sprinkler system water flow detection and valve position tamper switches.
- c. Automatic control of air handling systems under fire conditions.
- d. Automatic control of elevators under fire conditions.
- e. Manual control of smoke purge system.
- f. Fail safe door release system.
- g. Carbon monoxide detectors, with integral sounder bases, will be provided at loading dock, any corridor on the floor where the loading dock is located, as well as one floor above and one floor below per NYC Local Law 191 of 2018 and 1 RCNY 908-01.
- h. Class B fire alarm system will contain spare capacity for connection of tenant fire alarm devices.

Mercantile Use:

Previous existing Class "C" Fire Alarm system for the previous existing 10-story Mercantile Use building (before major renovation and addition for conversion to mixed-use building) was converted to a low-rise system per 2014 NYC Building Code: Manual and Automatic Smoke/Heat Detection and Sprinkler Fire Alarm System with One-Way Voice Communication. Reference FDNY letter dated June 6, 2017, FPIMS #36275360)

3.4 Location of fire command station:

Business and Mercantile Use has separate Fire Command Stations. Each Fire Command Station will display the status of the other.

Business (Office and Higher Education) Use:

A new manual and automatic fire alarm system with automatic smoke detection, Fire Department communication, two way communication, and emergency voice/ alarm communication will be installed throughout the new Office occupancy.

The Fire Command Station for Business Use will be located in the dedicated office lobby located on 181 Livingston Street. This Fire

Command Station will be connected to Department Store's existing Fire Command station for all supervisory, controls and alarming functions common to both systems as required. These common systems include the following: generator, fire pump, sprinkler pump and elevators.

First responders will respond to the Office address and Fire Command Station on 181 Livingston Street for events within the Business occupancy.

Mercantile Use:

Fire Command Station for Mercantile Use is existing and located within the Macy's retail area near Hoyt Street.

First responders will respond to the Macy's building address on 422 Fulton Street for events within the Retail occupancy.

3.5 Elevator recall:

Business (Office and Higher Education) and Mercantile Use:

Device activation on Business Use areas will recall Business Use elevators. Device activation on Mercantile Use areas will recall Mercantile Use elevators. The following activation will recall both Business and Mercantile elevators:

- Sprinkler waterflow activation on any below-grade floor, as building is served by a common sprinkler feed and fire pump.
- Sprinkler waterflow activation on 1st Floor, as building is served by a common sprinkler feed and fire pump.
- Smoke detector in Mercantile Use Elevator Machine Room on 10th floor. This EMR serves Mercantile elevators in Bank E, but is located within Business Use area.

Business Use:

Fireman's emergency operation shall be provided per code for Phase I and II modes.

Elevators shall return to 1st Floor, or automatically be disconnected after 90 seconds for later manual selection and evacuation, via activation of lobby detectors and/or recall switches for each group of elevators. System subsequently permits manual selection of any elevator in Fire Control Station.

Fire Control Panel is in the Fire/Security Room behind the Lobby Reception Desk at 181 Livingston, with duplicated functionality at the desk. Fire recall switches are adjacent to Fire Command Center at Reception Desk, and at Passenger Elevator Lobby.

Standby generator sized to run one elevator from each group and Fireman's Elevators simultaneously.

3.6 Emergency lighting and power:

Business Use (Office and Higher Education)

The emergency lighting system will comply with local codes. Emergency luminaires will be supplied from a dedicated system connected to the base building life safety emergency generator. Separate emergency lighting panels will be located in the electrical closets.

Illuminated exit signage will be provided through egress routes.

For emergency power provisions, please refer to response in section 3.9

Mercantile Use:

The emergency lighting system will comply with local codes. Emergency luminaires will be supplied from battery backup.

Illuminated exit signage will be provided through egress routes.

For emergency power provisions, please refer to response in section 3.9

3.7 Standpipes:

Business (Office and Higher Education) and Mercantile Use:

The new infrastructure will be installed at the Cellar level. Existing piping will be integrity tested and replaced as necessary.

The fire protection system will continue to be supplied from the existing fire water service on Hoyt Street along with a new fire water service from Fulton Street to serve the facility as described below.

- 6" fire service enters the facility at Hoyt Street at the Cellar Level. This service will be increased in diameter to 8".
- A new 8" fire service will be also installed at Fulton Street at the Cellar Level.
- These services will serve a new common supply header installed at the Cellar level.
- The common supply header will serve automatic fire pump and jockey pump.

The existing standpipe system is a class I system.

The facility will be served by a new common supply header at the Cellar Level. The common supply header will be supplied from the two (2) fire services as described above. The supply header will serve the new automatic fire pump and jockey pump.

The dedicated standpipe riser system is fed from the new main standpipe header at the Cellar Level up to the top of the facility by the new automatic fire pump.

The new dedicated standpipe system will be served by the new automatic fire pump and jockey pump. The standpipe system will

serve the entire facility, for Mercantile (M), and Business (B) occupancy. New standpipe risers will be installed as required and the existing risers will be extended to serve the expanded facility as required.

The existing Siamese connections for the facility will be maintained and connected to the new, reconfigured standpipe system. The locations are as follows:

- One (1) set FSP at Hoyt Street
- Two (2) sets FSP at Livingston Street
- Two (2) set FSP at Fulton Street

3.8 Sprinklers:

Business (Office and Higher Education) and Mercantile Use:

The new infrastructure will be installed at the Cellar level. Existing piping will be integrity tested and replaced as necessary.

The fire protection system will continue to be supplied from the existing sprinkler water service on Hoyt Street along with a new sprinkler water service from Fulton Street to serve the facility as described below.

- 6" sprinkler service enters the facility at Hoyt Street at the Cellar Level. This service will be increased in diameter to 8".
- A new 8" fire service will be also installed at Fulton Street at the Cellar Level.
- These services will serve a new common supply header installed at the Cellar level.

The facility will be served by a new common supply header at the Cellar Level. The common supply header will be supplied from the two (2) fire services as described above. The supply header will serve the new sprinklers.

The dedicated sprinkler riser system is fed from the new main sprinkler header at the Cellar Level up to the top of the facility by the new automatic sprinkler pump.

The new dedicated sprinkler system will be served by the new automatic sprinkler pump and jockey pump. The sprinkler system will serve the entire building, with Mercantile (M) and Business (B) occupancies. New sprinkler risers will be installed as required and the existing risers will be extended to serve the expanded facility as required.

The existing Siamese connections for the facility will be maintained and connected to the new, reconfigured sprinkler system. The locations are as follows:

- One (1) set Sprinkler at Hoyt Street
- Two (2) sets Sprinkler at Livingston Street
- One (1) set Sprinkler at Fulton Street

Sprinkler rigs will be provided on each floor, including water flow, tamper switches and testing / drain station. Code compliant temporary sprinkler loop shall be provided by Owner. A dry system shall be provided at the Business Use Loading Dock.

3.9 Emergency and standby power systems:

Business (Office and Higher Education) and Mercantile Use:

The life safety emergency power systems in the building will be supplied by a 1250kW generator. These systems will include the base building and tenant. Normal and emergency power distribution systems will be isolated from each other with automatic transfer switches (ATS).

This existing generator serves the following base building life safety emergency loads:

- Stair, exit and egress passageway lighting.
- Egress lighting.
- Fire alarm systems, including voice communications and alarm.
- First responder in building auxiliary radio communication system.
- Fire protection systems.
- Fire and sprinkler pumps.
- All elevator lighting and communication.

ATS and electrical panelboards will be provided to supply power to the legally required loads from the existing generator. The following legally required loads will be served from the existing generator:

- Elevators with power arranged so that any three elevators can be run on emergency power with selective operation limited to simultaneous operation of two elevators in each bank, plus freight elevator.

Business Use only:

Office and Higher Education Tenants:

In addition to the base building provided emergency/standby loads and legally required loads, there are some tenant optional standby loads that require generator back-up.

Mercantile Use only:

Department store will be provided with optional standby power for mechanical loads that require standby power from base building 1250 KW Generator.

3.10 Mechanical ventilation and air conditioning:

Business (Office and Higher Education) Use:

A combination general exhaust/post fire smoke purge exhaust system including fans and ducts risers is provided for building general exhaust and post-fire purge smoke exhaust requirements.

Resettable fire smoke dampers are located on each floor, which are connected to a master purge panel located within the existing fire command center.

Fusible link operated fire dampers are provided in penetrations for ducted and non-ducted air openings that require a 1-hr fire rating.

Fire smoke or smoke dampers are provided within smoke rated partitions, and also where devices need to be resettable by the building fire alarm system

Base building systems consist of packaged water cooled air handlers, providing heated and cooled air to new single duct, shutoff variable air flow boxes located around the floor plates.

Mercantile Use

A combination general exhaust/post fire smoke purge exhaust system including fans and ducts risers is provided for building general exhaust and post-fire purge smoke exhaust requirements. Resettable fire smoke dampers are located on each floor, which are connected to a master purge panel located within the existing fire command center.

Fusible link operated fire dampers are provided in penetrations for ducted and non-ducted air openings that require a 1-hr fire rating.

Fire smoke or smoke dampers are provided within smoke rated partitions, and also where devices need to be resettable by the building fire alarm system

3.11 Smoke control systems and equipment:

Business (Office and Higher Education) Use:

A combination general exhaust/post fire smoke purge exhaust system including fans and ducts risers is provided for building general exhaust and post-fire purge smoke exhaust requirements. Resettable fire smoke dampers are located on each floor, which are connected to a master purge panel located within the fire command center.

Mercantile Use

Local EMS Controller receives a localized dry connect input from the building fire system alarm panel. When the local EMS Controller receives the alarm input from the building fire system, purge mode is activated via internal programming. During purge mode, both Supply and Return fans VFD's are enabled and commanded to run at full speed (100%/60 Hertz.) Outside Air and Exhaust Dampers are commanded fully open. Return Air Damper is commanded fully closed. Local EMS Controller will continue to operate in purge mode until the local building fire

alarm input returns to normal state. When purge mode is deactivated, the system will resume its normal sequence of operation.

3.12 Furnishings types and materials:

Business Use:

Base Building Core and Shell:

There is no furnishing in base building scope. For interior finishes, exits, shafts and exit passageways where finished by Base Building will be Finish Class A, Smoke Developed Rating 25

Higher Education Tenant:

For interior finishes, exits, shafts and exit passageways finished by Higher Education Tenant will be Finish Class A, Smoke Developed Rating 25

3.13 Places of Assembly

Business Use:

Base Building Core and Shell:

There will be a Place of Assembly on Penthouse 1 level:

- Outdoor Tenant Amenity Area. Occupancy Use is Type F-4 Assembly with consumption of food and drinks (2014 Group A-2). Place of Assembly Certificate of Operation will be filed.

Higher Education Tenant:

There will be Place of Assembly on 5th Floor:

- Cafeteria. Occupancy Use is Type F-4 Assembly with consumption of food and drinks (2014 Group A-2).
- Auditorium. Occupancy Use is Type F-1b Assembly with performance (2014 Group A-1).
- Place of Assembly Certificate of Operation will be filed.

3.14 Fire department access:

Business (Office and Higher Education) and Mercantile Use:

Fire Department access and Fire Command Center for Office and Higher Education will be on 181 Livingston Street.

Mercantile Use

Official Address for Mercantile Use is 422 Fulton Street, and the Fire Command Center is allocated along Hoyt Street.

3.15 Photoluminescent pathway markings:

Business (Office and Higher Education) and Mercantile Use:

Photoluminescent pathway markings will be installed per Local Law 26 of 2004 and New York City Building Code § 27-383(b).
New York City Building Code Reference Standard RS 6-1 and 6-1A

Mercantile Use

Photoluminescent pathway markings will be installed per Local Law 26 of 2004 and New York City Building Code § 27-383(b).
New York City Building Code Reference Standard RS 6-1 and 6-1A

3.16 Other safety related systems, required and voluntary, to be installed: N/A

3.17 Fire Protection Notes: Business Use:

Base Building Core and Shell:

New rated construction shall be UL-Listed or equivalent assembly of spray-on medium density fireproofing, gypsum board assembly or concrete encasement. Existing rated construction meeting required fire rating per previous Construction Classification shall remain in-place, and repaired to maintain the required fire rating if damaged.

Any penetration through fire rated construction shall be fire-stopped per code requirements.

Partial west façades and east façades within 30' of property line are fire rated to meet code requirements.

Higher Education Tenant:

With Tenant fit-out areas, closely spaced sprinklers and smoke baffles were provided at selective partitions where 1 hour rated partitions are required. Approved CCD1 filed separately by Tenant Architect.

Mercantile Use:

There is no fire rated separation in Mercantile areas for Stock Rooms, Mechanical Rooms, etc.

General Note:

The NE corner of the building (as indicated by hatch on Fire Protection Plan drawings) from 1st Floor Mezzanine down is in development. It is excluded from this Fire Protection Plan submission.

FIRE SAFETY AND EMERGENCY ACTION PLAN



















422 FULTON STREET
BROOKLYN, NY 11216



TOWER
CONSULTING ENGINEERS

120 West 31st Street - 7TH FLOOR
NEW YORK, N.Y. 10001
PHONE NO: (212) 444-8786
EMAIL: INFO@TOWERCE.COM
WWW.TOWERCE.COM

LEGEND:

	STANDPIPE OS&Y ISOLATION VALVE		EVACUATION ROUTE
	SPRINKLER OS&Y ISOLATION VALVE		IN-BUILDING RELOCATION AREA
	STANDPIPE/ SPRINKLER ISOLATION VALVE		ELEVATOR CAR & NUMBER DESIGNATION
	SPRINKLER SHUTOFF VALVE		MECHANICAL / ELECTRICAL SPACES
	FIRE COMMAND CENTER		CONVENIENCE / ACCESS STAIR
	3 WAY ROOF MANIFOLD		ELEVATOR BLIND SHAFT/ MECHANICAL SHAFT
	WARDEN STATION PHONES		STAIR WELLS
	FIRE PUMP/ JOCKEY PUMP		NO ACCESS STAIRWELL
	FDNY CONNECTION COMBINATION SPK/STP		NO ACCESS CONVENIENCE / ACCESS STAIR

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

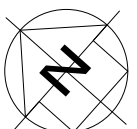
LEGEND

FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022
TCE JOB NUMBER:	TISHAYK02
DRAWING BY:	RAH
CHECK BY:	MMZ
TCE TEAM LEAD:	GJK
PROJECT MANAGER:	ATY
DRAWING NUMBER:	

NORTH ARROW



BUILDING NOTES

1. XXXXXXXXXXXXXXXXXXXX
2. XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

A-2



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NEW YORK, N.Y. 10001
PHONE NO: (212) 444-8786
EMAIL: INFO@TOWERCE.COM
WWW.TOWERCE.COM

X	XX-XX-XXXX	XXXXXXXXXXXXXX
NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

SUB CELLAR 2 FLOOR PLAN

FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

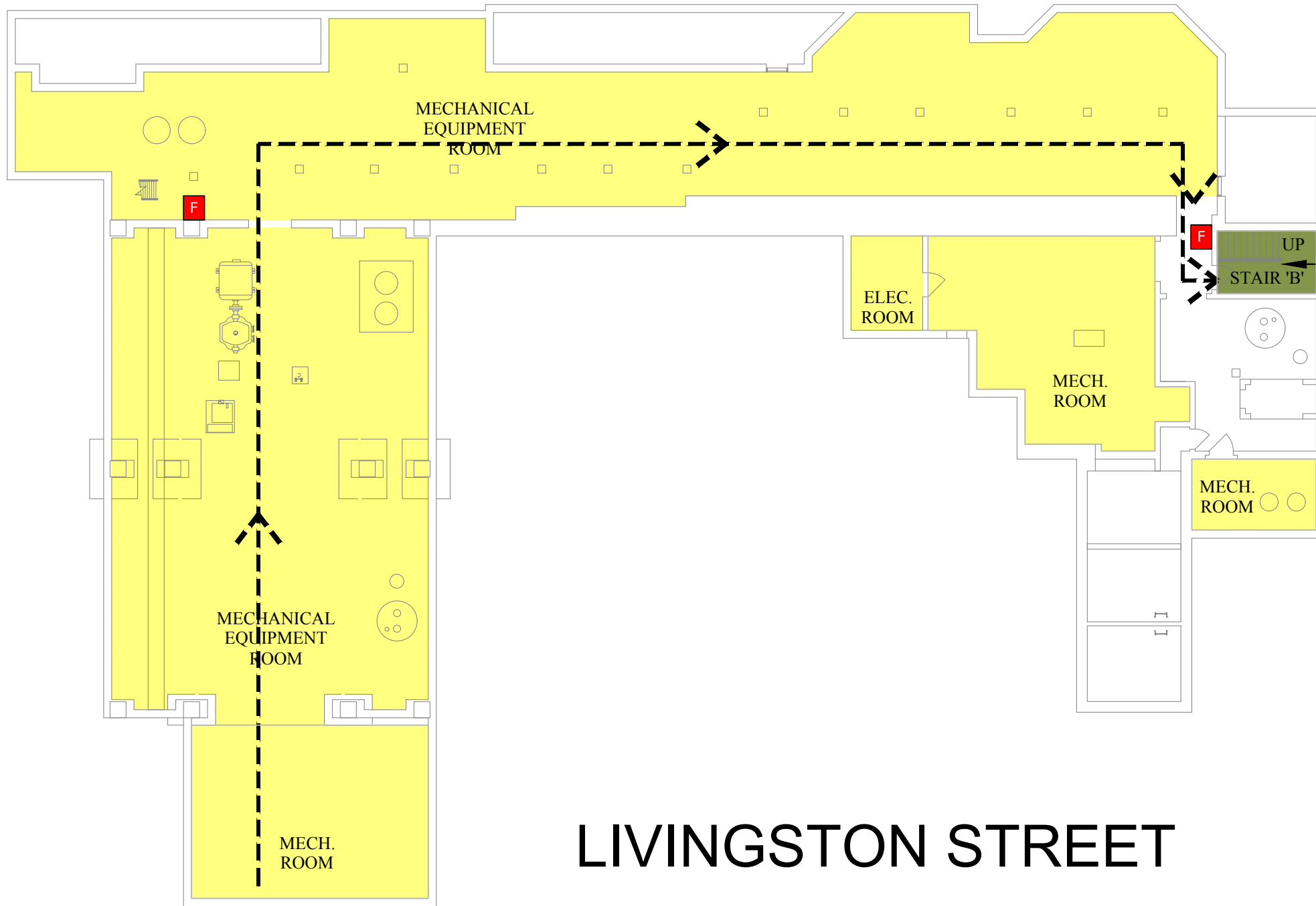
DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

A-3

SHEET:02OF 27

FULTON STREET

GALLATIN PLACE



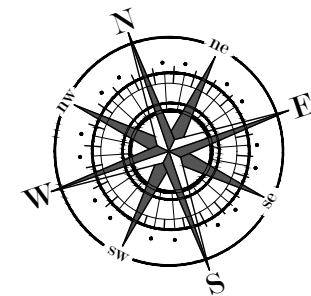
HOYT STREET

LIVINGSTON STREET

STAIRWELL "B"

LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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X	XX-XX-XXXX	XXXXXXXXXXXX
NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:
**422 FULTON STREET
BROOKLYN, NY 11216**

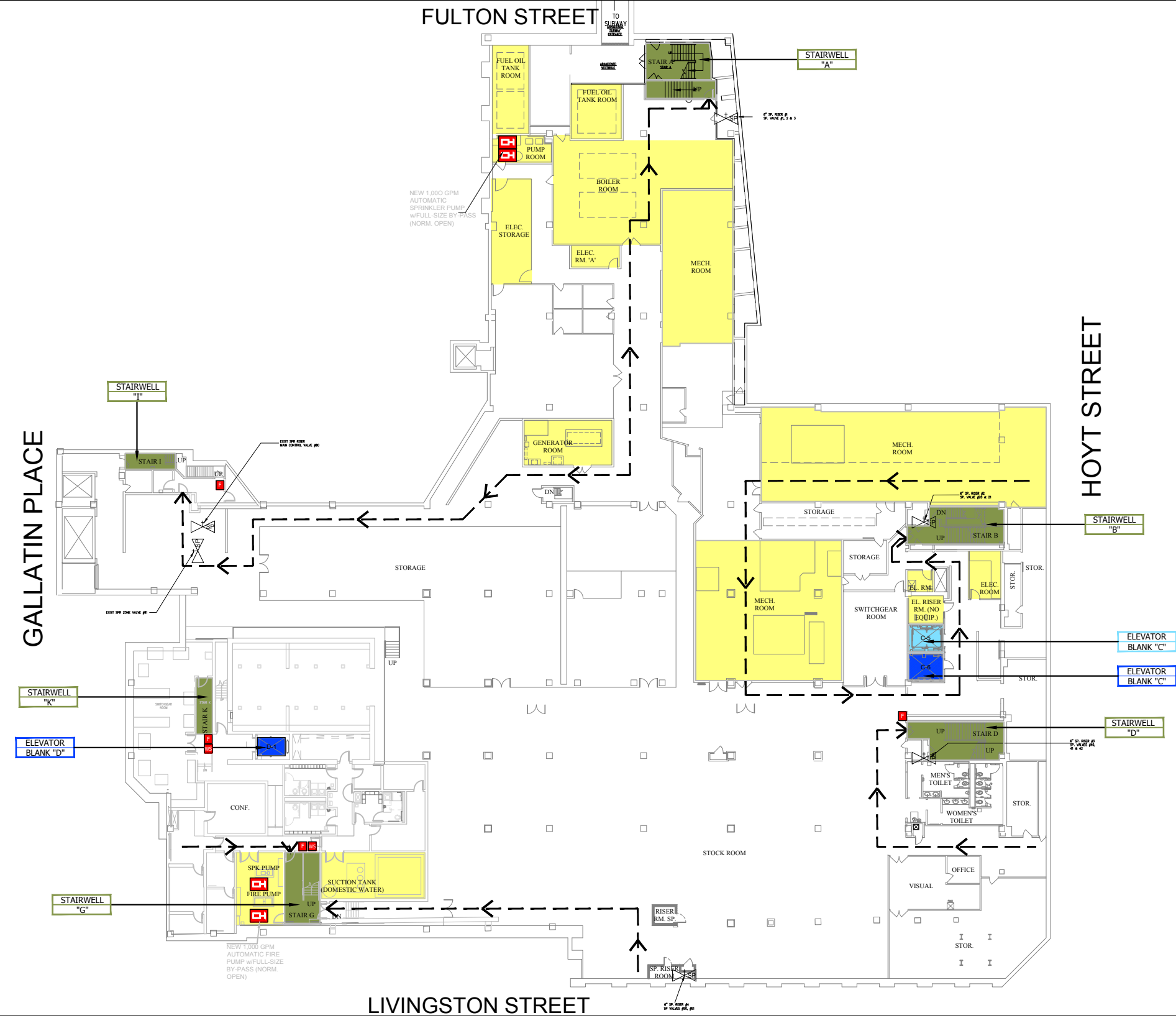
TITLE:
SUB CELLAR FLOOR PLAN

FDNY RECORD ID #:
2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

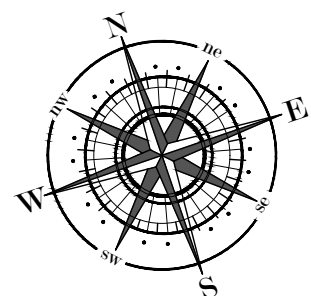
A-4

SHEET:03OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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X	XX-XX-XXXX	XXXXXXXXXXXX
NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

CELLAR FLOOR PLAN

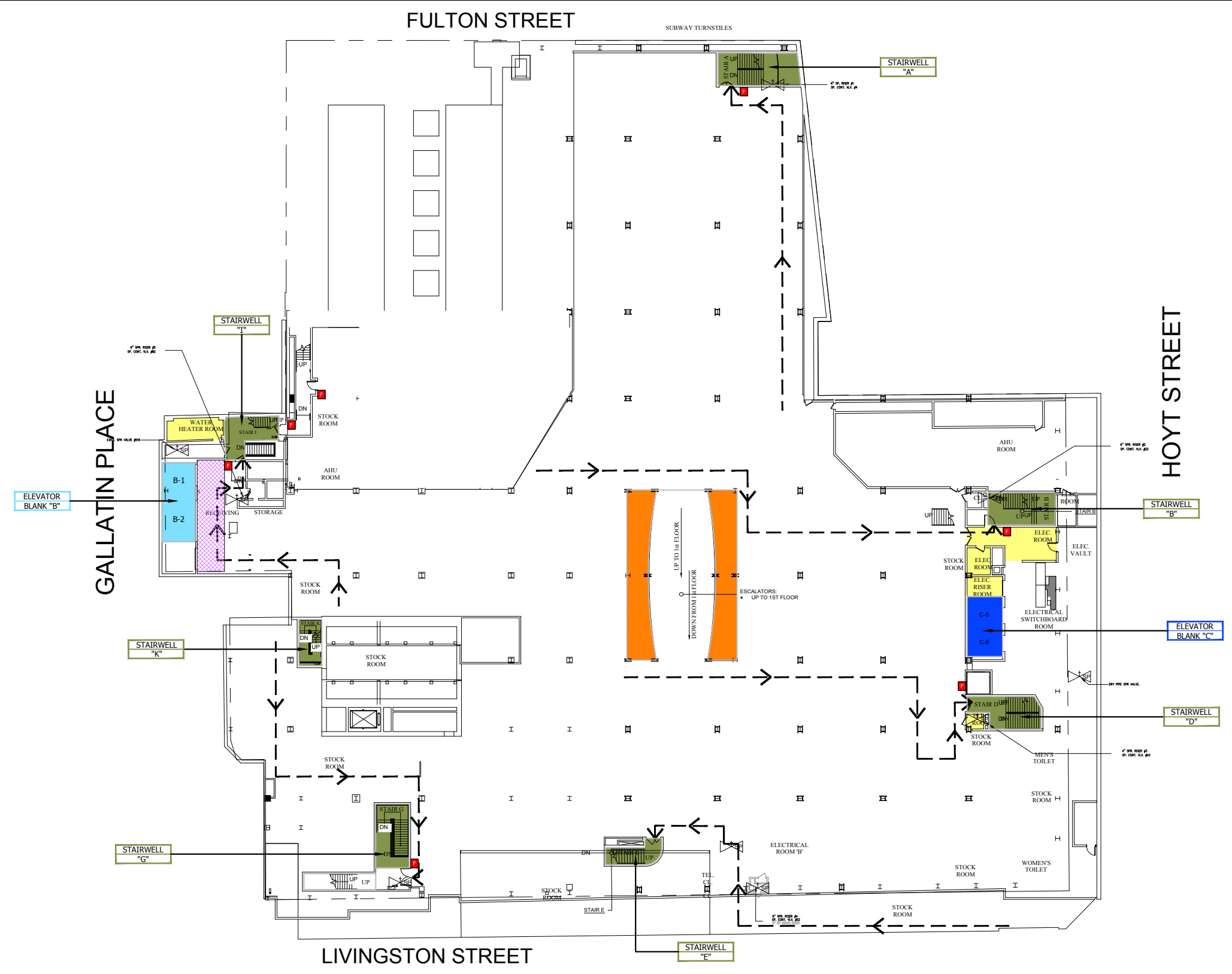
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2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

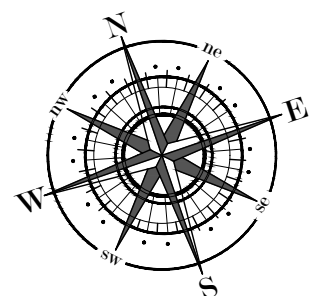
A-5

SHEET:04OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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NEW YORK, N.Y. 10001
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X	XX-XX-XXXX	XXXXXXXXXXXX
NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

CELLAR MEZZ FLOOR PLAN

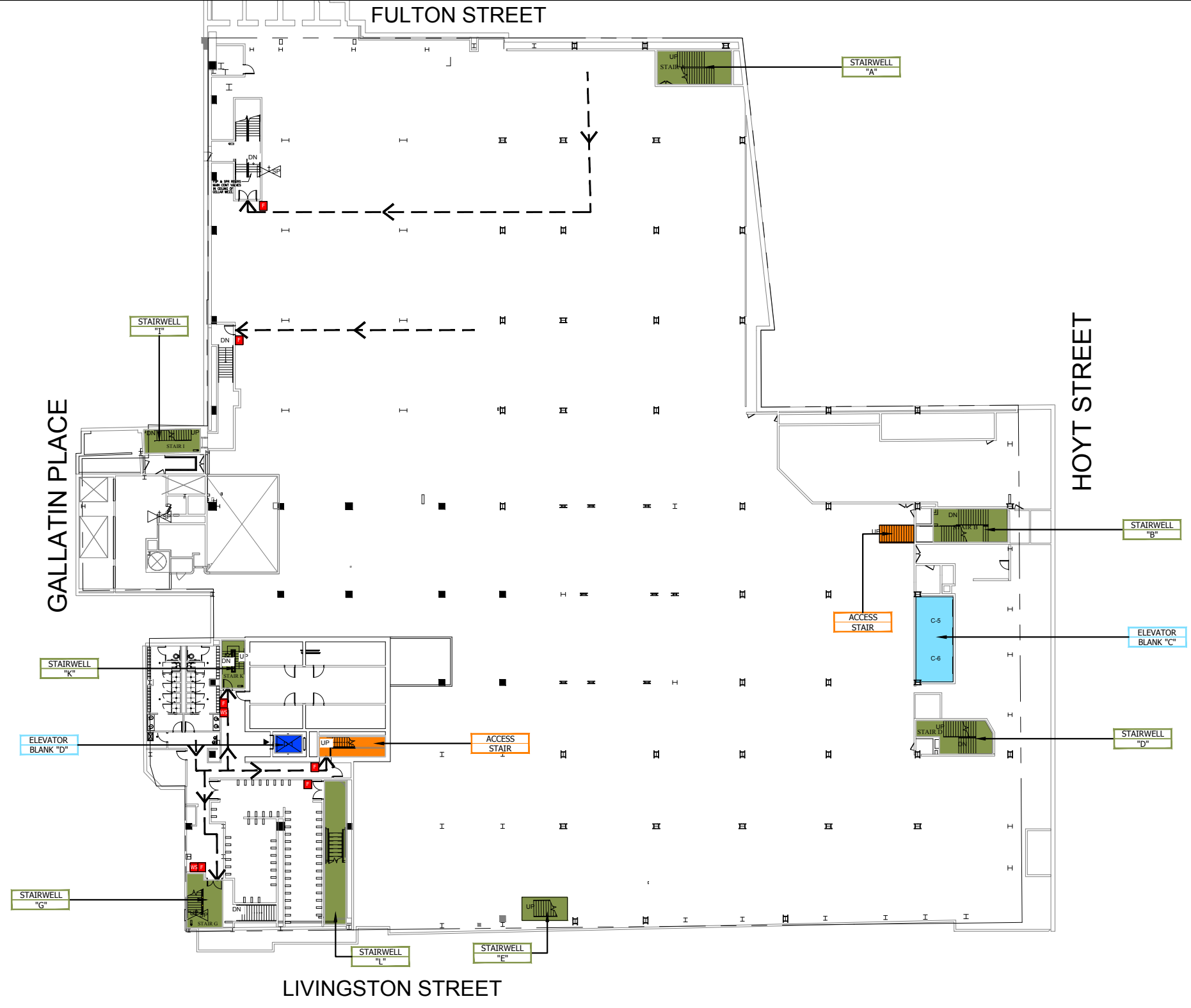
FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

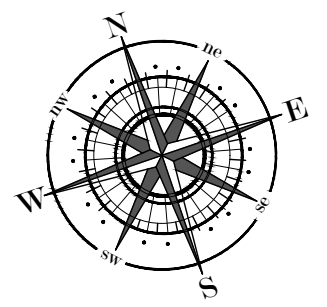
A-6

SHEET:05OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			



FIRE SAFETY AND EMERGENCY ACTION PLAN

**422 FULTON STREET
BROOKLYN, NY 11216**



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NEW YORK, N.Y. 10001
PHONE NO: (212) 444-8786
EMAIL: INFO@TOWERCE.COM
WWW.TOWERCE.COM

IBRA TABLE CONTENTS (IN BUILDING RELOCATION AREA)

SHEET NO	DWG NO	TITLE	LOCATION	SHEET NO	DWG NO	TITLE	LOCATION
02 OF 27	A-3	SUB CELLAR 2 FLOOR PLAN	ELEVATOR LOBBY	25 OF 27	FL-20	PENTHOUSE 2	
03 OF 27	A-4	SUB CELLAR 1 FLOOR PLAN	ELEVATOR LOBBY	26 OF 27	FL-21	PENTHOUSE 3	
04 OF 27	A-5	CELLAR FLOOR PLAN	ELEVATOR LOBBY				
05 OF 27	A-6	CELLAR MEZZANINE FLOOR PLAN	ELEVATOR LOBBY				
09 OF 27	FL-4	1ST FLOOR	ELEVATOR LOBBY				
10 OF 27	FL-5	1ST FLOOR MEZZ	ELEVATOR LOBBY				
11 OF 27	FL-6	2ND FLOOR	ELEVATOR LOBBY				
12 OF 27	FL-7	3RD FLOOR	ELEVATOR LOBBY				
13 OF 27	FL-8	4TH FLOOR	ELEVATOR LOBBY				
14 OF 27	FL-9	5TH FLOOR	ELEVATOR LOBBY				
15 OF 27	FL-10	6TH FLOOR	ELEVATOR LOBBY				
16 OF 27	FL-11	7TH FLOOR	ELEVATOR LOBBY				
17 OF 27	FL-12	8TH FLOOR	ELEVATOR LOBBY				
18 OF 27	FL-13	9TH FLOOR	ELEVATOR LOBBY				
19 OF 27	FL-14	10TH FLOOR	ELEVATOR LOBBY				
20 OF 27	FL-15	11TH FLOOR	ELEVATOR LOBBY				
21 OF 27	FL-16	12TH FLOOR	ELEVATOR LOBBY				
22 OF 27	FL-17	13TH FLOOR	ELEVATOR LOBBY				
23 OF 27	FL-18	14TH FLOOR	ELEVATOR LOBBY				
24 OF 27	FL-19	PENTHOUSE 1/MAIN ROOG	ELEVATOR LOBBY				

X	XX-XX-XXXX	XXXXXXXXXXXXXX
NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

IBRA TABLE OF CONTENTS
(IN BUILDING RELOCATION AREA)

FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

DATE: 07/13/2022	NORTH ARROW
TCE JOB NUMBER: TISHAYK02	
DRAWING BY: RAH	
CHECK BY: MMZ	
TCE TEAM LEAD: GIK	
PROJECT MANAGER: ATY	
DRAWING NUMBER:	

FIRE SAFETY AND EMERGENCY ACTION PLAN

**422 FULTON STREET
BROOKLYN, NY 11216**



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LIST OF DRAWINGS					
SHEET NO	DWG NO	TITLE	SHEET NO	DWG NO	TITLE
01 OF 27	A-2	LEGEND	21 OF 27	FL-13	12TH FLOOR PLAN
02 OF 27	A-3	SUB CELLAR 2 FLOOR PLAN	22 OF 27	FL-14	13TH FLOOR PLAN
03 OF 27	A-4	SUB CELLAR 2 FLOOR PLAN	23 OF 27	FL-15	14TH FLOOR PLAN
04 OF 27	A-5	CELLAR FLOOR PLAN	24 OF 27	FL-16	PENTHOUSE 1/MAIN ROOF
05 OF 27	A-6	CELLAR MEZZANINE FLOOR PLAN	25 OF 27	FL-17	PENTHOUSE 2
06 OF 27	ST-1	SITE PLAN	26 OF 27	FL-18	PENTHOUSE 3
07 OF 27	I-1	IBRA TABLE	27 OF 27	R-1	SPRINKLER/STANDPIPE RISER
08 OF 27	FL-0	DRAWING LIST			
09 OF 27	FL-1	FIRST FLOOR PLAN			
10 OF 27	FL-2	1ST FLOOR MEZZANINE FLOOR PLAN			
11 OF 27	FL-3	2ND FLOOR PLAN			
12 OF 27	FL-4	3RD FLOOR PLAN			
13 OF 27	FL-5	4TH FLOOR PLAN			
14 OF 27	FL-6	5TH FLOOR PLAN			
15 OF 27	FL-7	6TH FLOOR PLAN			
16 OF 27	FL-8	7TH FLOOR PLAN			
17 OF 27	FL-9	8TH FLOOR PLAN			
18 OF 27	FL-10	9TH FLOOR PLAN			
19 OF 27	FL-11	10TH FLOOR PLAN			
20 OF 27	FL-12	11TH FLOOR PLAN			

X	XX-XX-XXXX	XXXXXXXXXXXXXX
NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

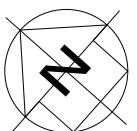
DRAWING LIST

FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022
TCE JOB NUMBER:	TISHAYK02
DRAWING BY:	RAH
CHECK BY:	MMZ
TCE TEAM LEAD:	GIK
PROJECT MANAGER:	ATY
DRAWING NUMBER:	

NORTH ARROW



FL-0

SHEET:08OF 27



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NEW YORK, N.Y. 10001
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X	XX-XX-XXXX	XXXXXXXXXXXX
NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

1ST FLOOR PLAN

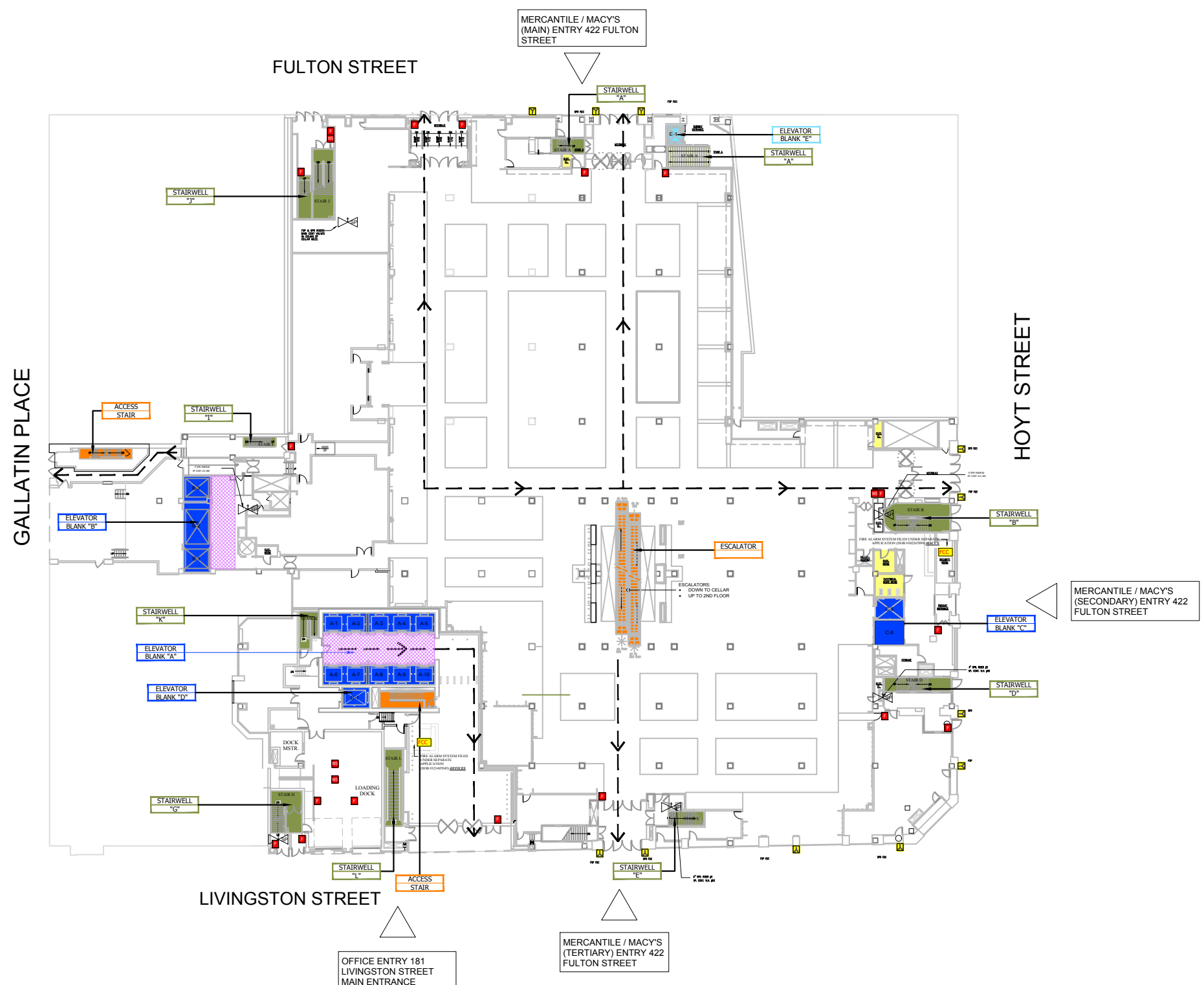
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2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAY02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

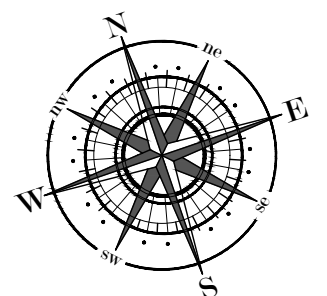
FL-1

SHEET:09OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

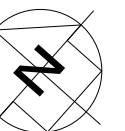
1ST FLOOR MEZZ PLAN

FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

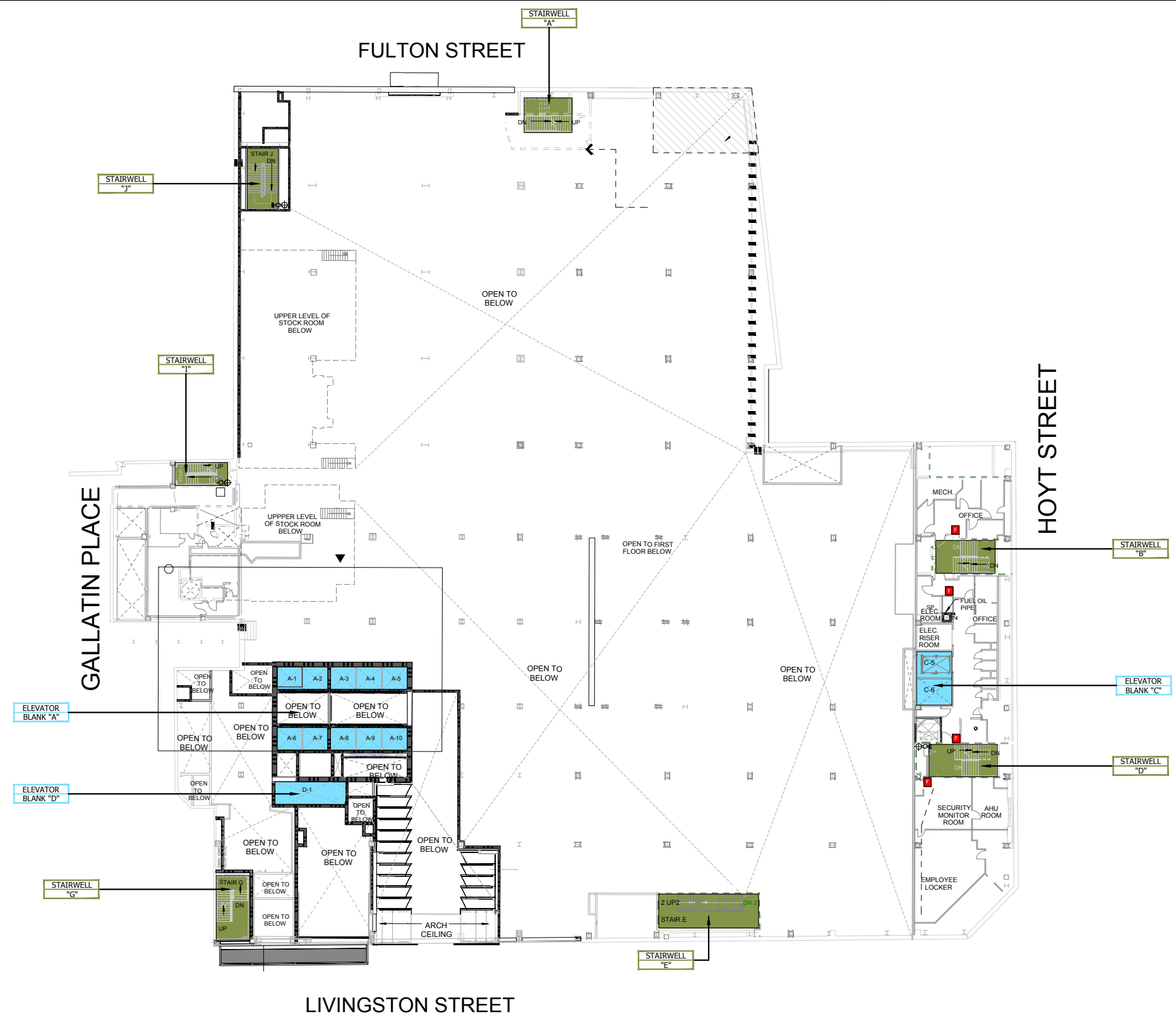
DATE:	07/13/2022
TCE JOB NUMBER:	TISHAYK02
DRAWING BY:	RAH
CHECK BY:	MMZ
TCE TEAM LEAD:	GJK
PROJECT MANAGER:	ATY
DRAWING NUMBER:	

NORTH ARROW



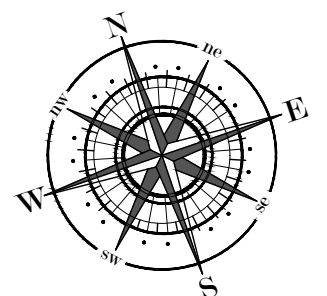
FL-2

SHEET:10OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

2ND FLOOR PLAN

FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE: 07/13/2022

TCE JOB NUMBER: TISHAY02

DRAWING BY: RAH

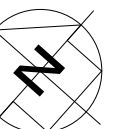
CHECK BY: MMZ

TCE TEAM LEAD: GIK

PROJECT MANAGER: ATY

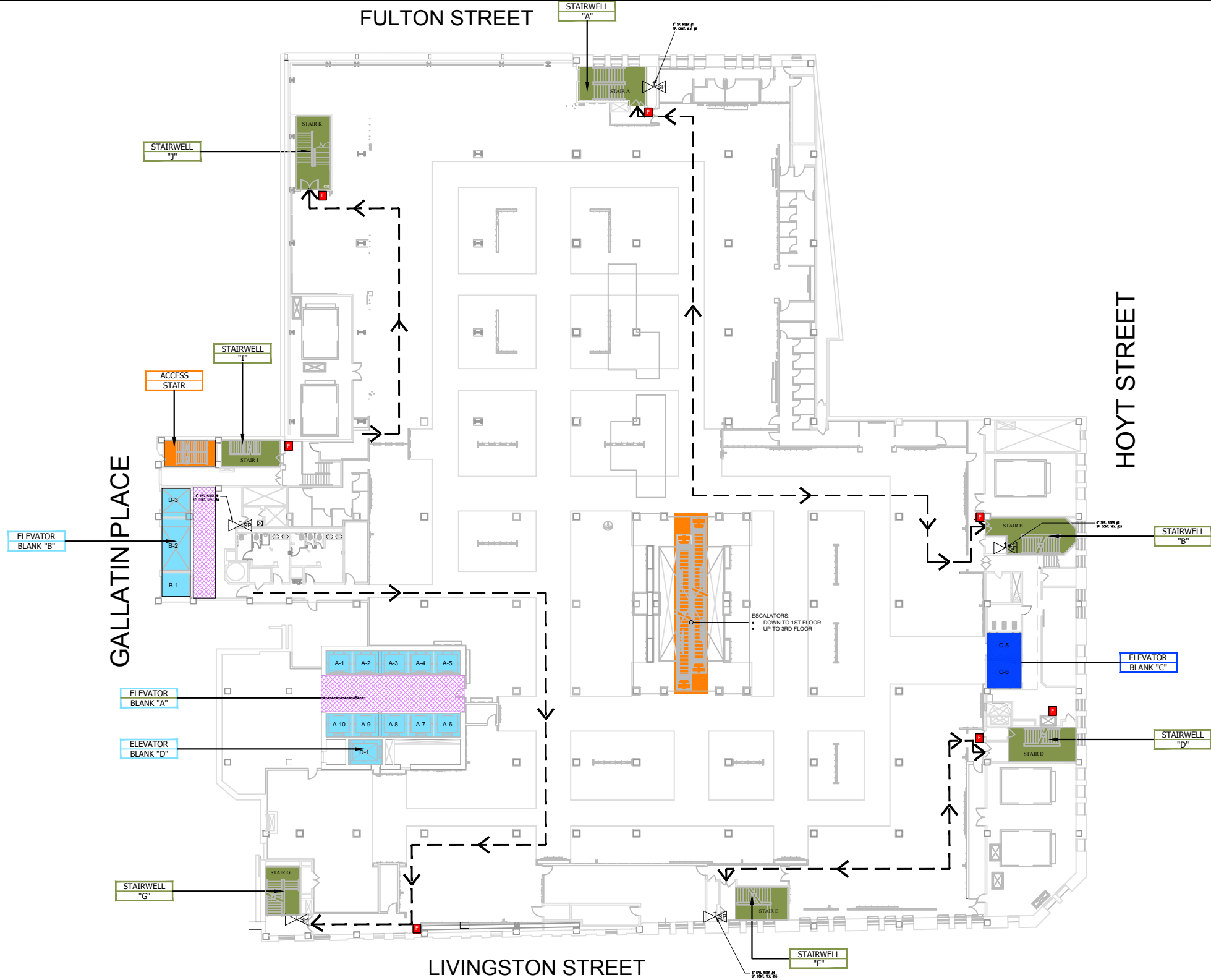
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NORTH ARROW



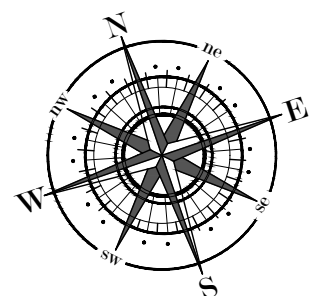
FL-3

SHEET:11 OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

3RD FLOOR PLAN

FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

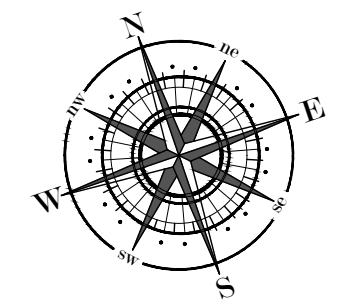
FL-4

SHEET:12OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

4TH FLOOR PLAN

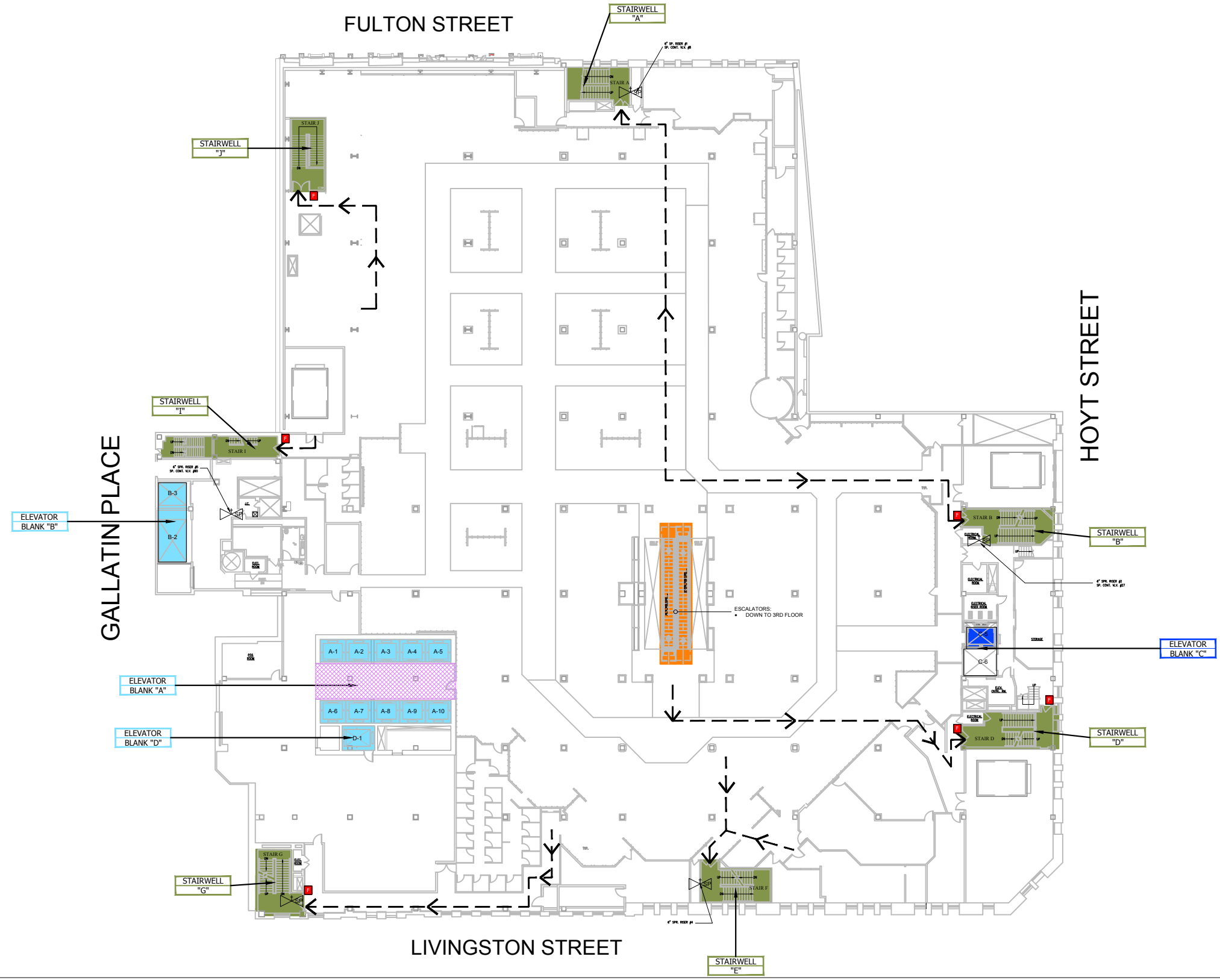
FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

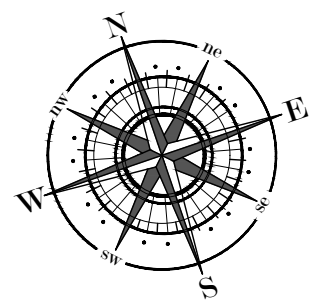
FL-5

SHEET:13OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

5TH FLOOR PLAN

FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

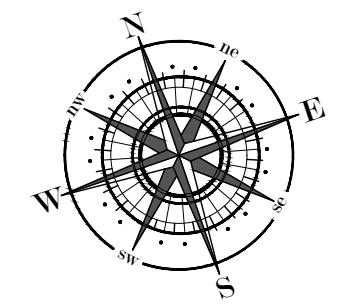
FL-6

SHEET:14OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

6TH FLOOR PLAN

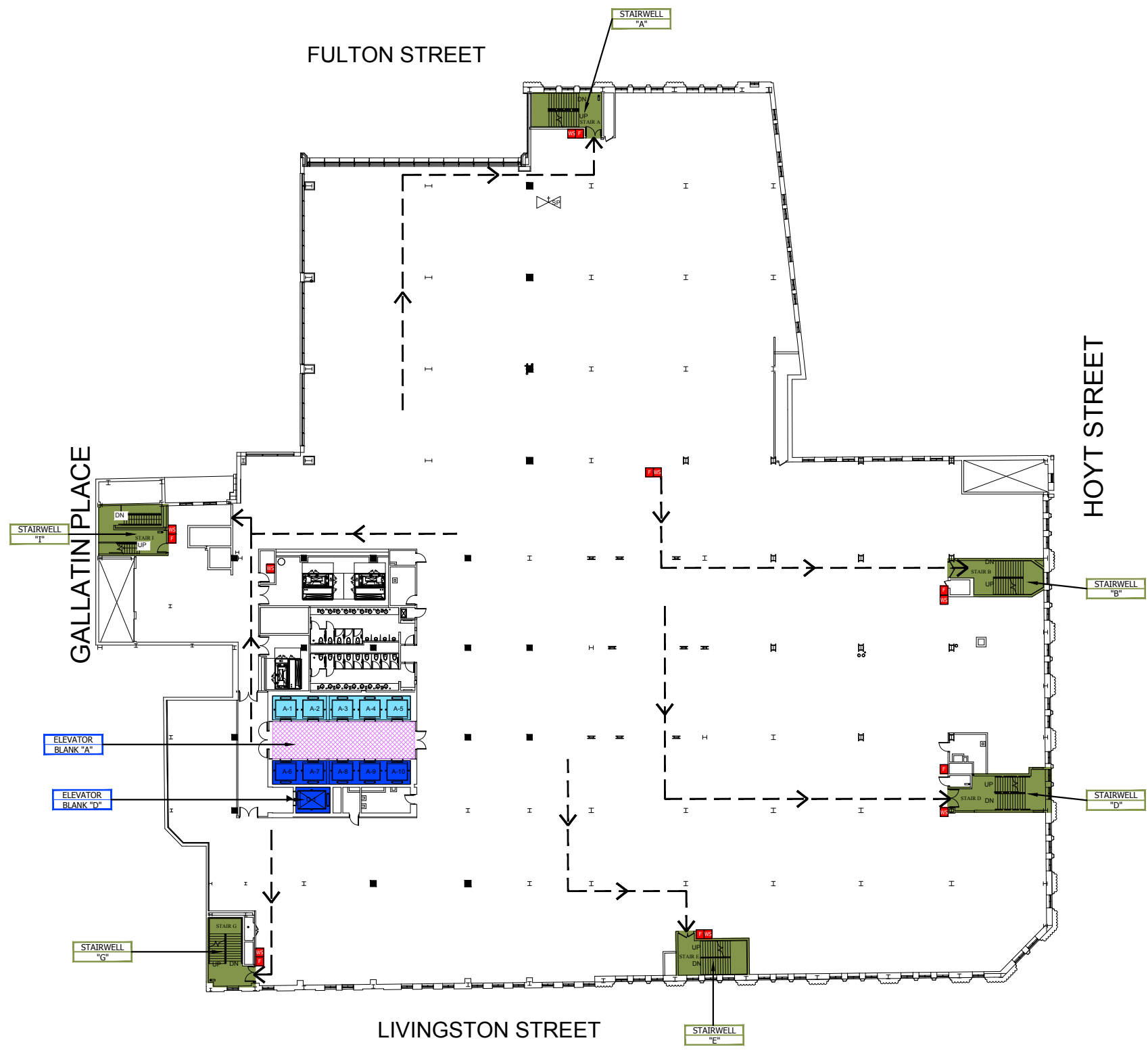
FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

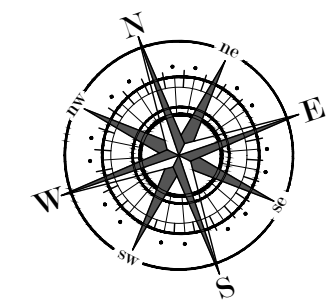
FL-7

SHEET:15OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

7TH FLOOR PLAN

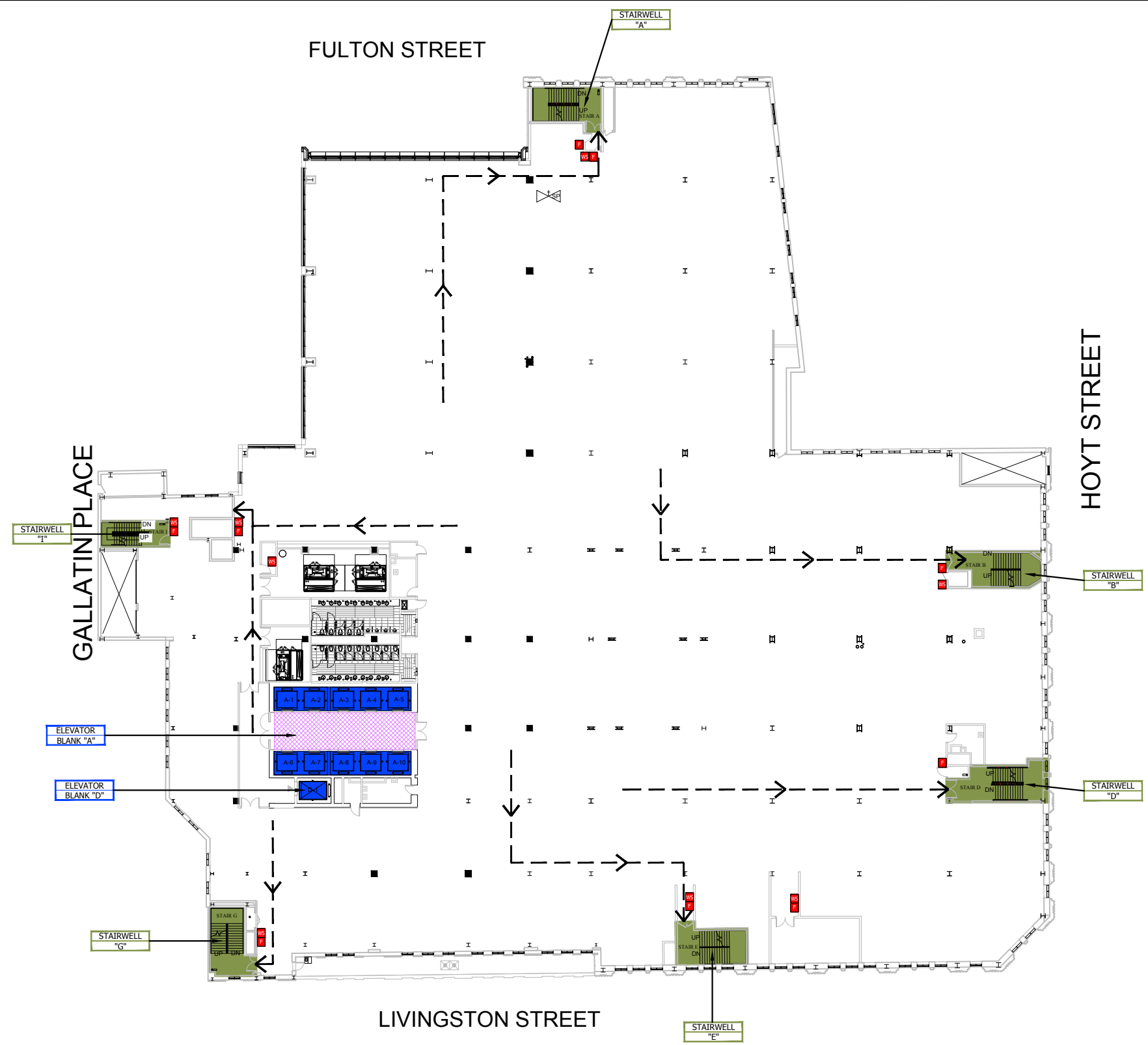
FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

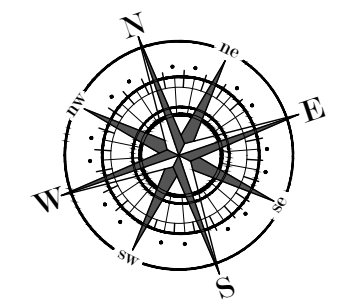
FL-8

SHEET:16OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

8TH FLOOR PLAN

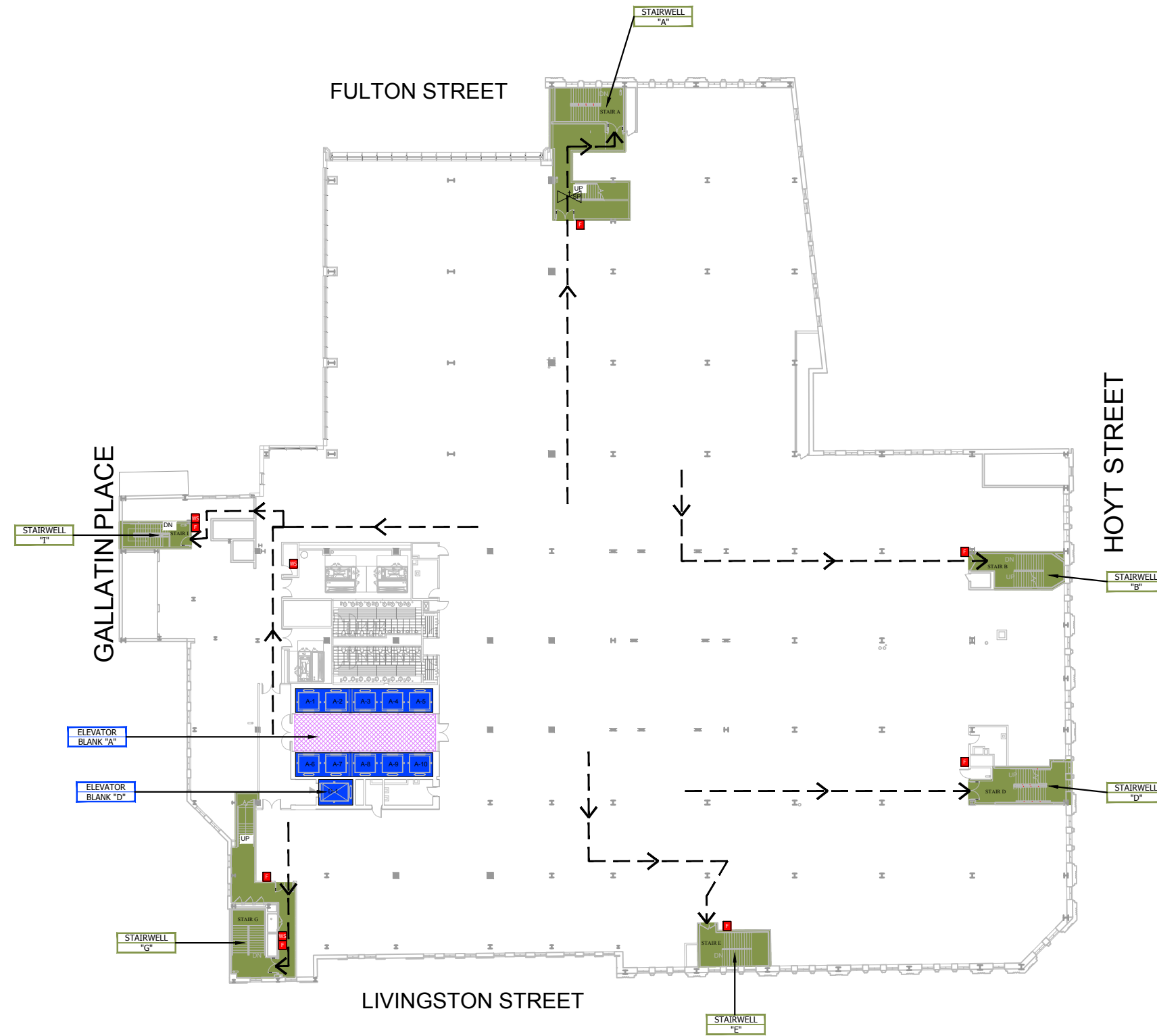
FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

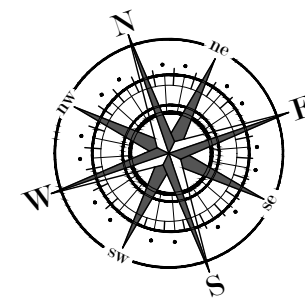
FL-9

SHEET:17 OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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120 West 31st Street - 7TH FLOOR
NEW YORK, N.Y. 10001
PHONE NO: (212) 444-8786
EMAIL: INFO@TOWERCE.COM
WWW.TOWERCE.COM

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:
422 FULTON STREET
BROOKLYN, NY 11216

TITLE:
9TH FLOOR PLAN

FDNY RECORD ID #:
2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

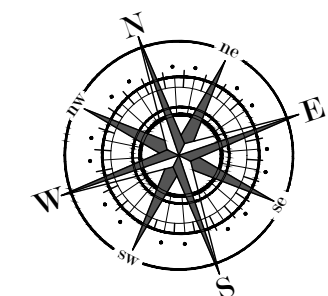
FL-10

SHEET:18OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

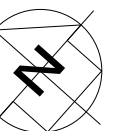
10TH FLOOR PLAN

FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022
TCE JOB NUMBER:	TISHAYK02
DRAWING BY:	RAH
CHECK BY:	MMZ
TCE TEAM LEAD:	GJK
PROJECT MANAGER:	ATY
DRAWING NUMBER:	

NORTH ARROW



FL-11

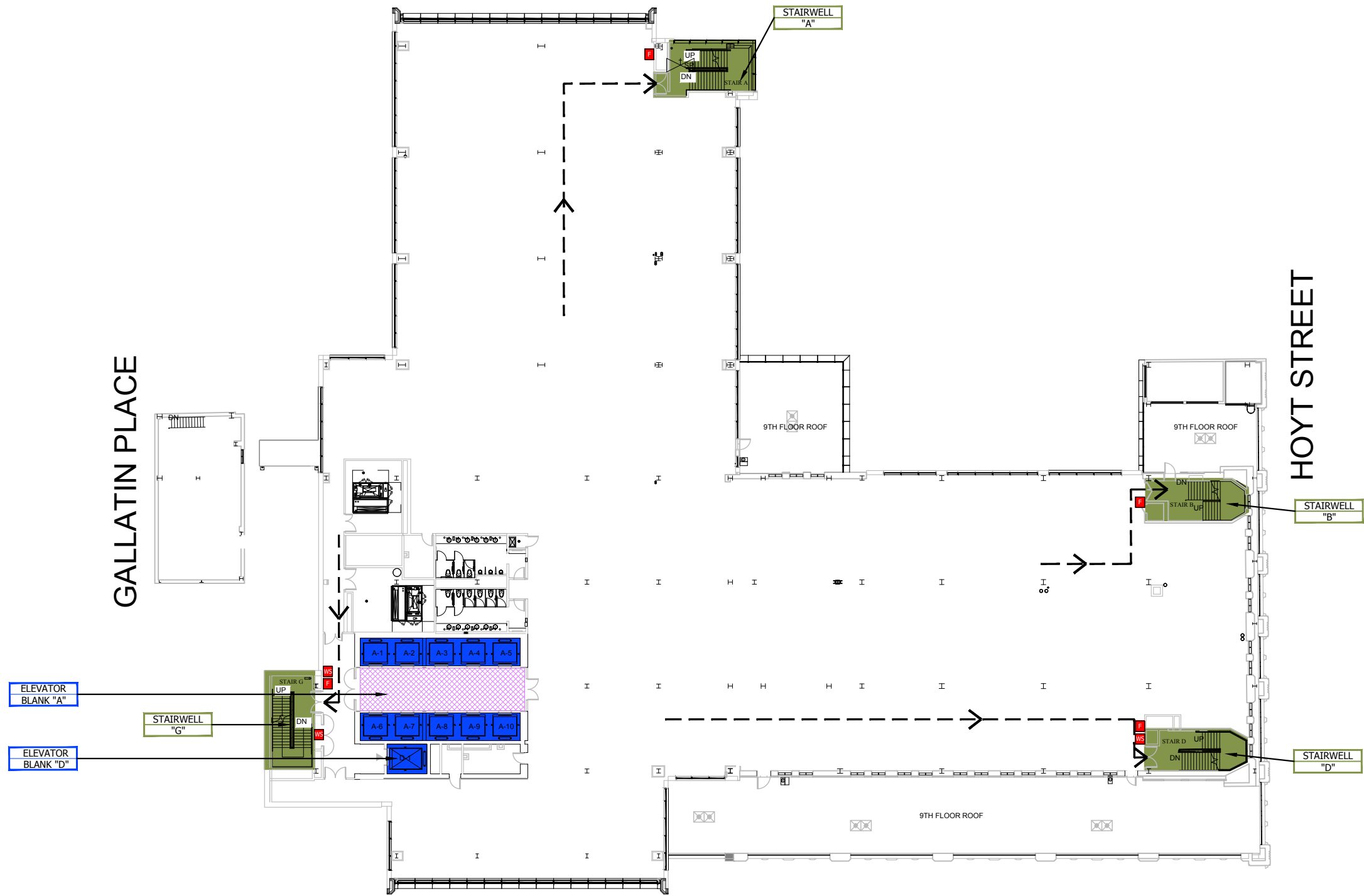
SHEET:19OF 27

FULTON STREET

GALLATIN PLACE

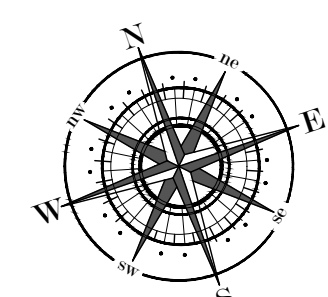
HOYT STREET

LIVINGSTON STREET

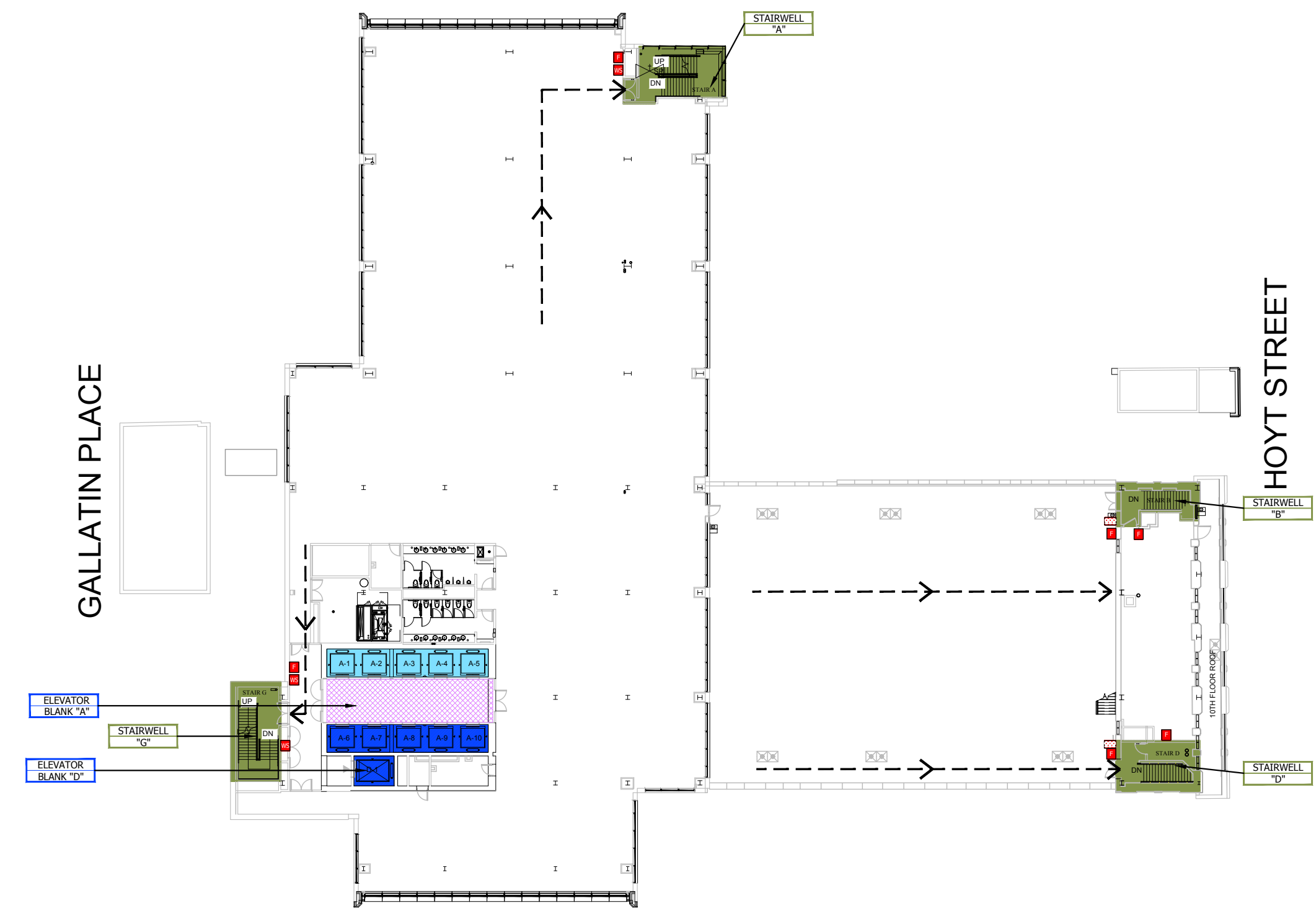


LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			



FULTON STREET



LIVINGSTON STREET



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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

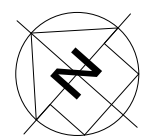
11TH FLOOR PLAN

FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

DATE: 07/13/2022
TCE JOB NUMBER: TISHAYK02
DRAWING BY: RAH
CHECK BY: MMZ
TCE TEAM LEAD: GIK
PROJECT MANAGER: ATY
DRAWING NUMBER:

NORTH ARROW

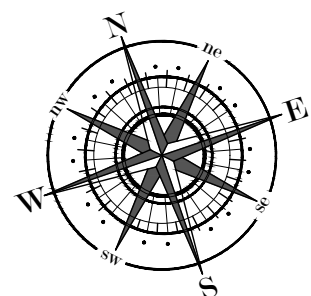


FL-12

SHEET:20OF 27

LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

12TH FLOOR PLAN

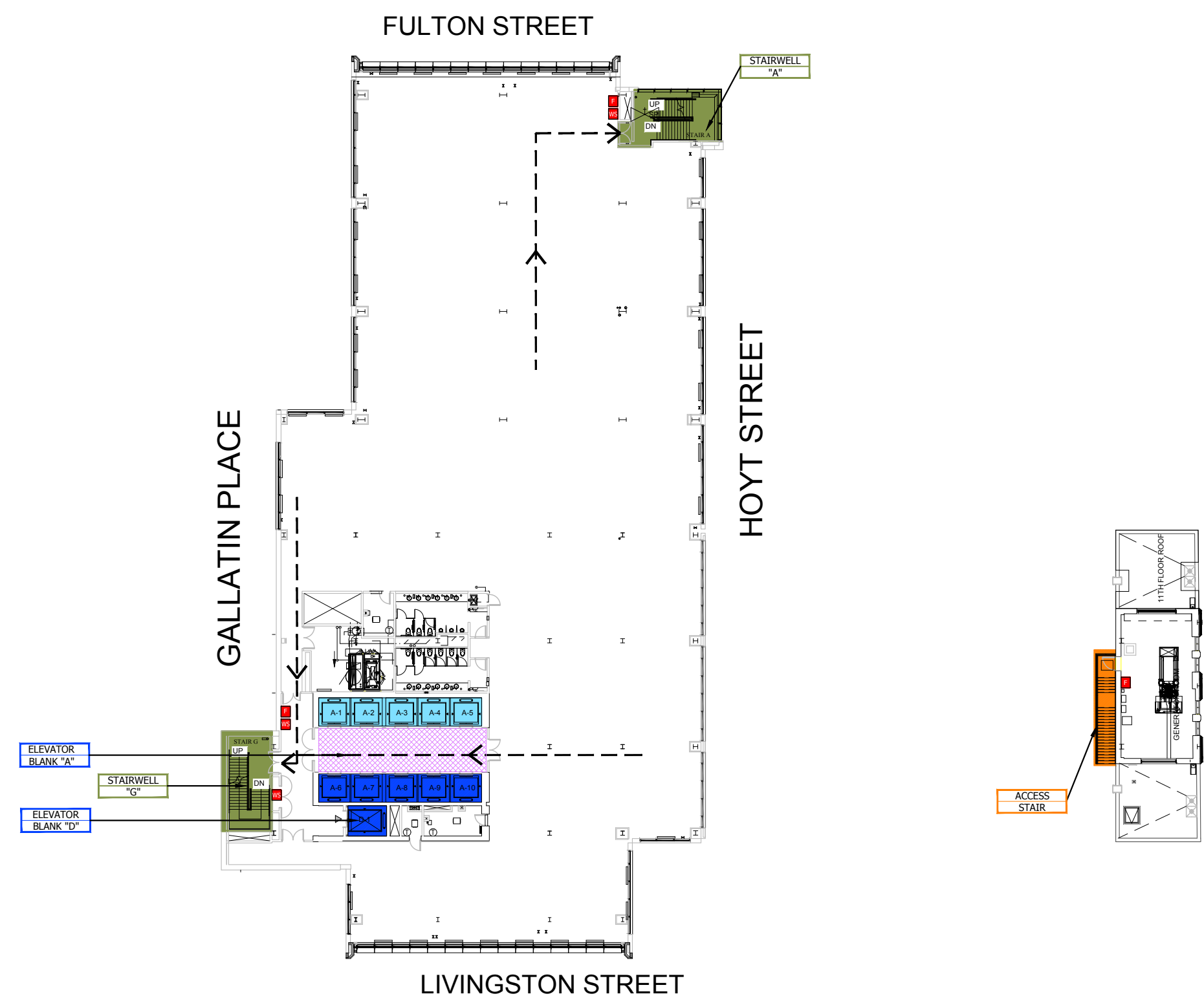
FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

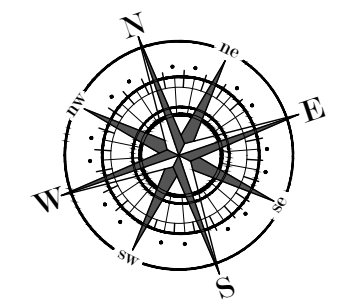
FL-13

SHEET:21 OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

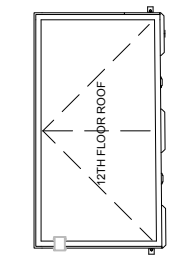
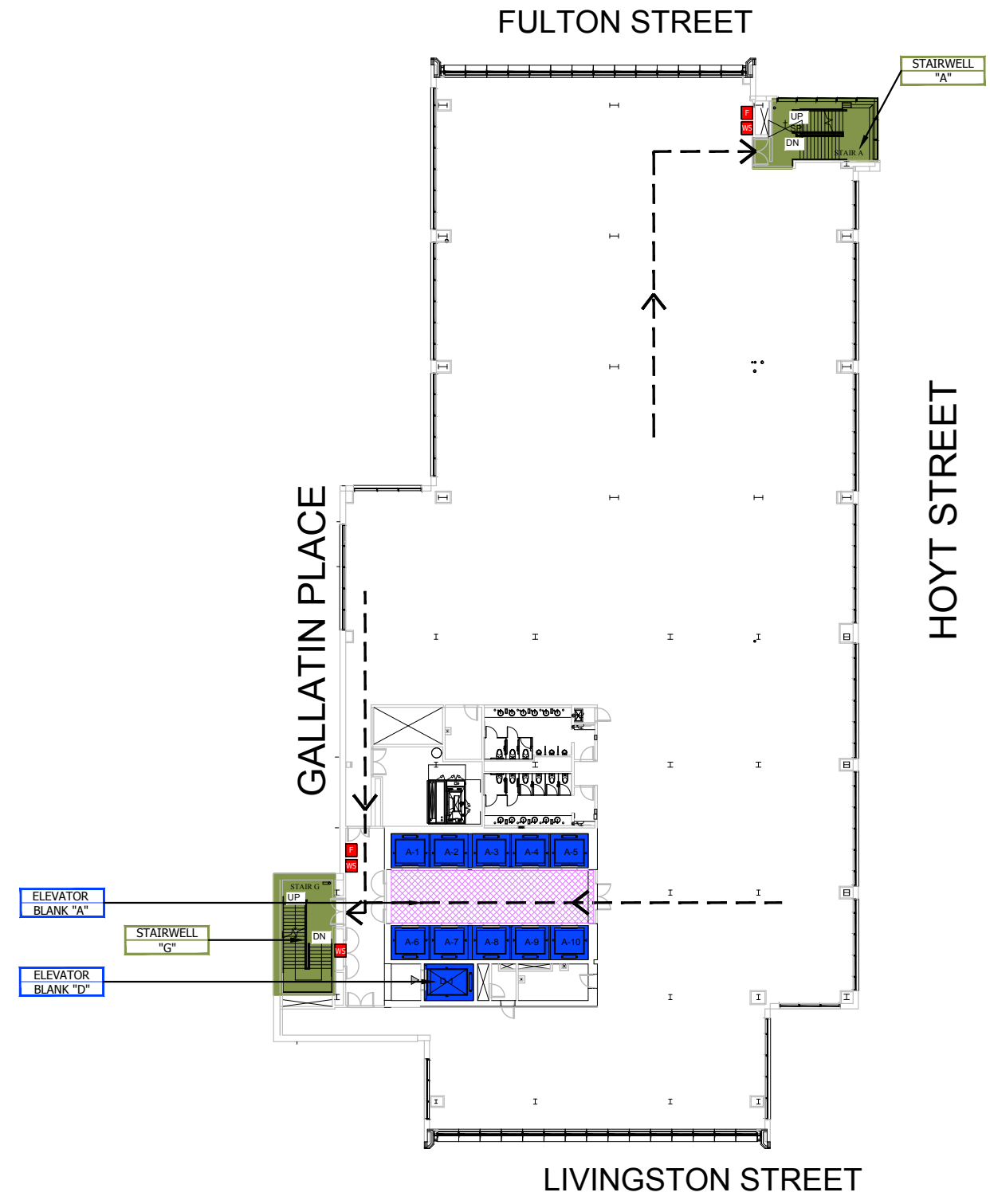
PROJECT NAME AND ADDRESS
**422 FULTON STREET
BROOKLYN, NY 11216**

TITLE
13TH FLOOR PLAN

FDNY RECORD ID #
2022-EPPGFS-XXXXXX-PLAN

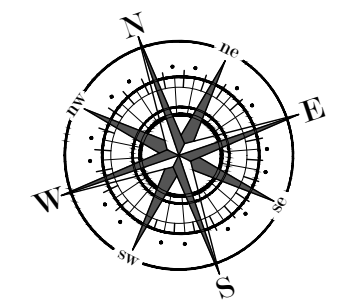
DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

FL-14



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

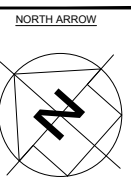
TITLE

14TH FLOOR PLAN

FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022
TCE JOB NUMBER:	TISHAYK02
DRAWING BY:	RAH
CHECK BY:	MMZ
TCE TEAM LEAD:	GJK
PROJECT MANAGER:	ATY
DRAWING NUMBER:	



FL-15

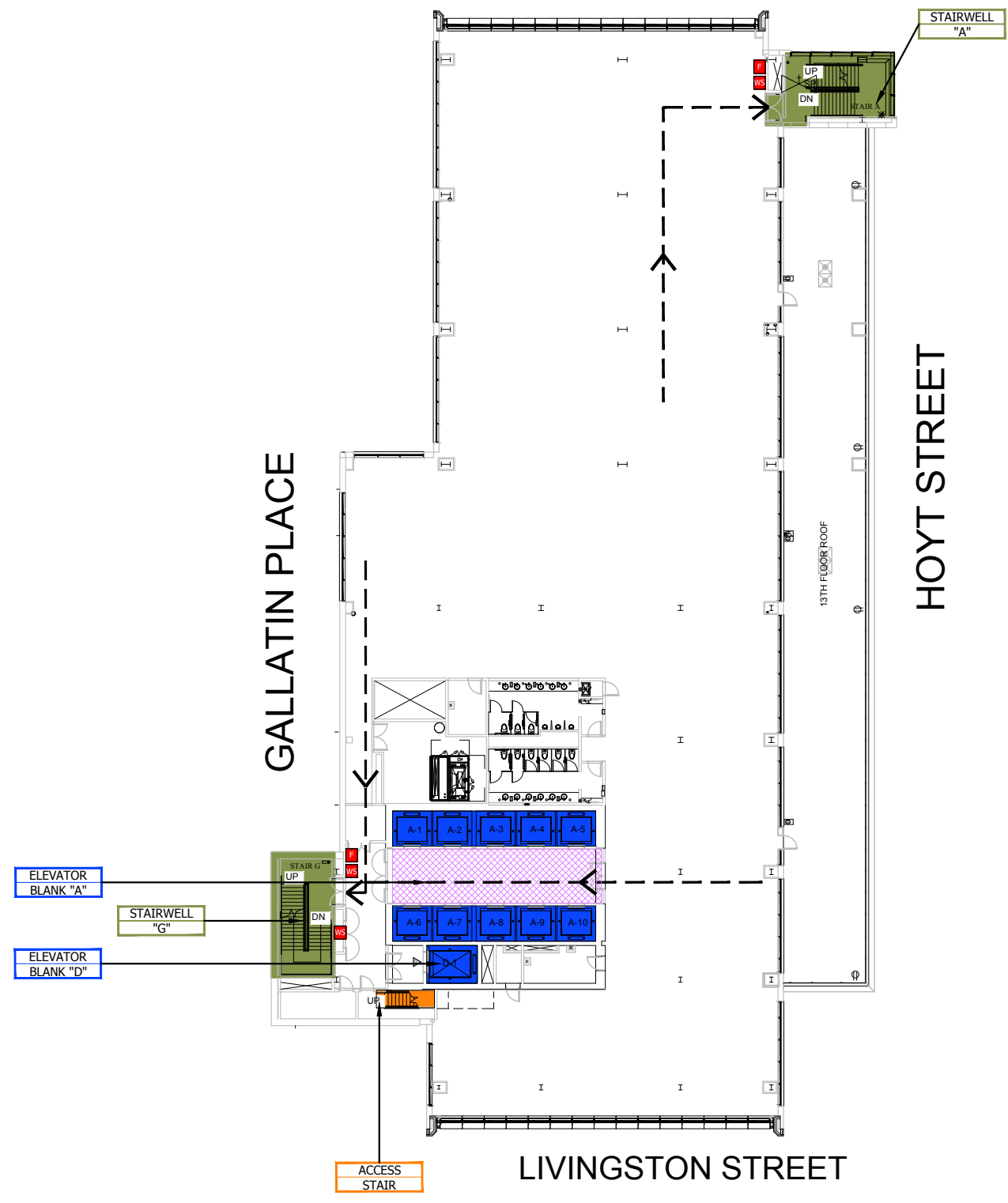
SHEET:23OF 27

FULTON STREET

HOYT STREET

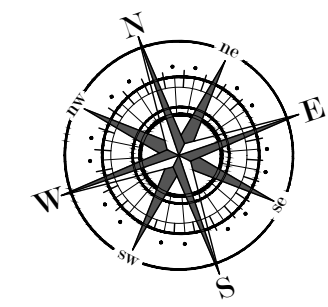
GALLATIN PLACE

LIVINGSTON STREET



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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X	XX-XX-XXXX	XXXXXXXXXXXX
NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

PENTHOUSE 1/MAIN ROOF

FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

FL-16

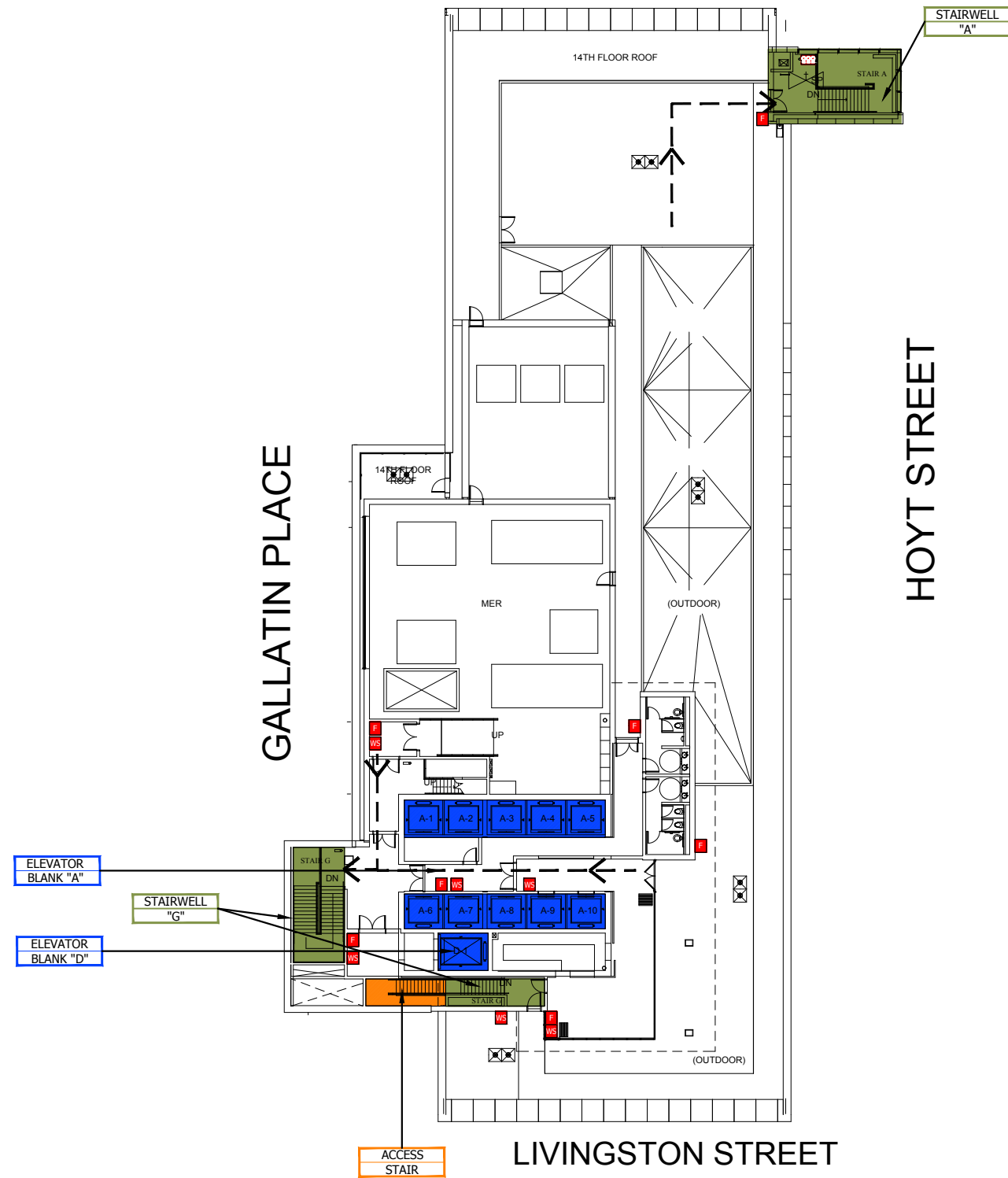
SHEET:24OF 27

FULTON STREET

GALLATIN PLACE

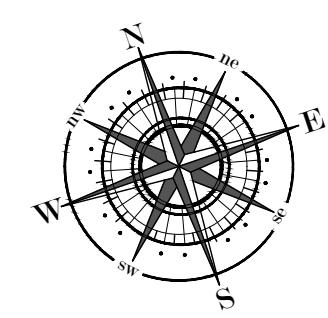
HOYT STREET

LIVINGSTON STREET



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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EMAIL: INFO@TOWERCE.COM
WWW.TOWERCE.COM

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NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

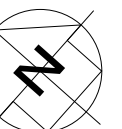
PENTHOUSE 2

FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

DATE:	07/13/2022
TCE JOB NUMBER:	TISHAYK02
DRAWING BY:	RAH
CHECK BY:	MMZ
TCE TEAM LEAD:	GJK
PROJECT MANAGER:	ATY
DRAWING NUMBER:	

NORTH ARROW



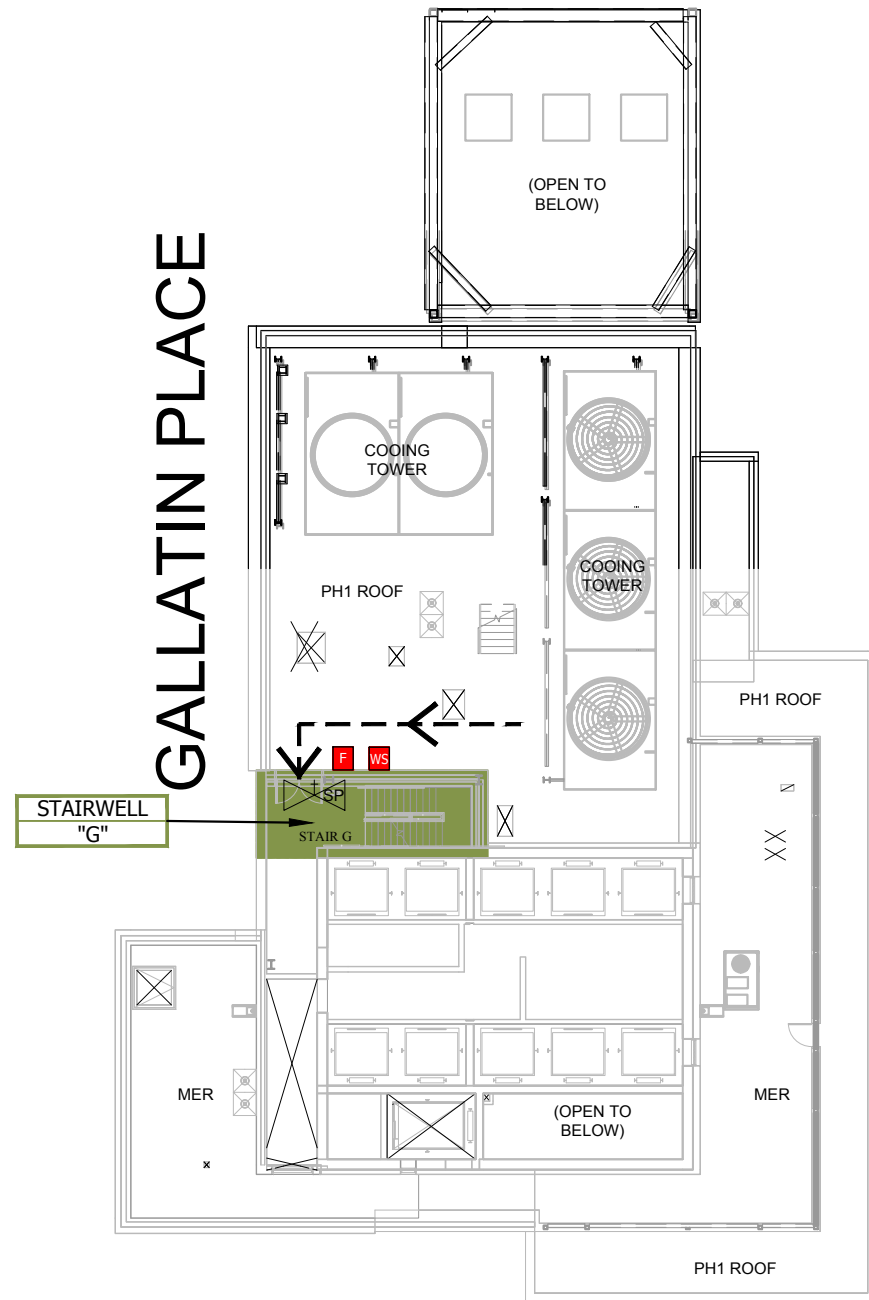
FL-17

SHEET:25OF 27

FULTON STREET

GALLATIN PLACE

HOYT STREET



LIVINGSTON STREET

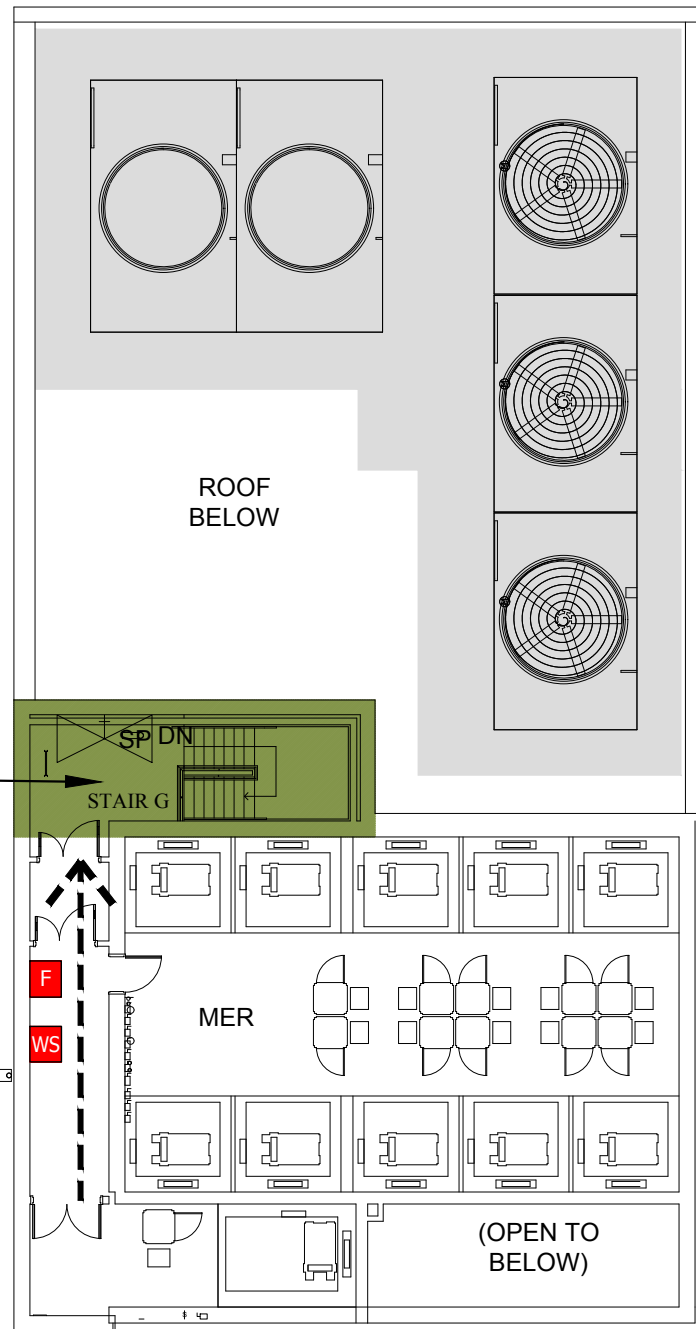
LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)	
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT	
WARDEN STATION	SPRINKLER OS&Y SECTION VALVE	CONCRETE WALL	STAIRWELL	NO ACCESS STAIRWELL	
FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS		
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD				

FULTON STREET

GALLATIN PLACE

HOYT STREET



LIVINGSTON STREET



TOWER
CONSULTING ENGINEERS

120 West 31st Street - 7TH FLOOR
NEW YORK, N.Y. 10001
PHONE NO: (212) 444-8786
EMAIL: INFO@TOWERCE.COM
WWW.TOWERCE.COM

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NO.	DATE	DETAILS

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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS:

422 FULTON STREET
BROOKLYN, NY 11216

TITLE:

PENTHOUSE 3

FDNY RECORD ID #:

2022-EPPGFS-XXXXXX-PLAN

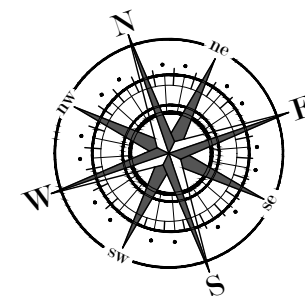
DATE:	07/13/2022	NORTH ARROW
TCE JOB NUMBER:	TISHAYK02	
DRAWING BY:	RAH	
CHECK BY:	MMZ	
TCE TEAM LEAD:	GJK	
PROJECT MANAGER:	ATY	
DRAWING NUMBER:		

FL-18

SHEET:26OF 27

LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
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FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





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SEAL & SIGNATURE

AHJ STAMP

PROJECT NAME AND ADDRESS

422 FULTON STREET
BROOKLYN, NY 11216

TITLE

SPRINKLER/STANDPIPE
RISER DIAGRAM

FDNY RECORD ID #

2022-EPPGFS-XXXXXX-PLAN

DATE: 07/13/2022

TCE JOB NUMBER: TISHAYK02

DRAWING BY: RAH

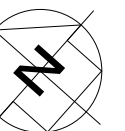
CHECK BY: MMZ

TCE TEAM LEAD: GIK

PROJECT MANAGER: ATY

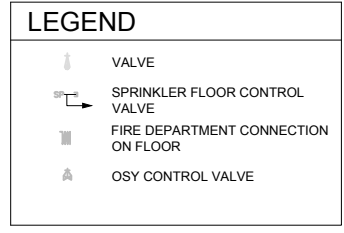
DRAWING NUMBER:

NORTH ARROW



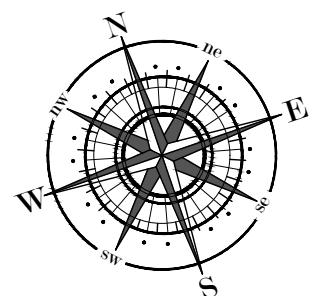
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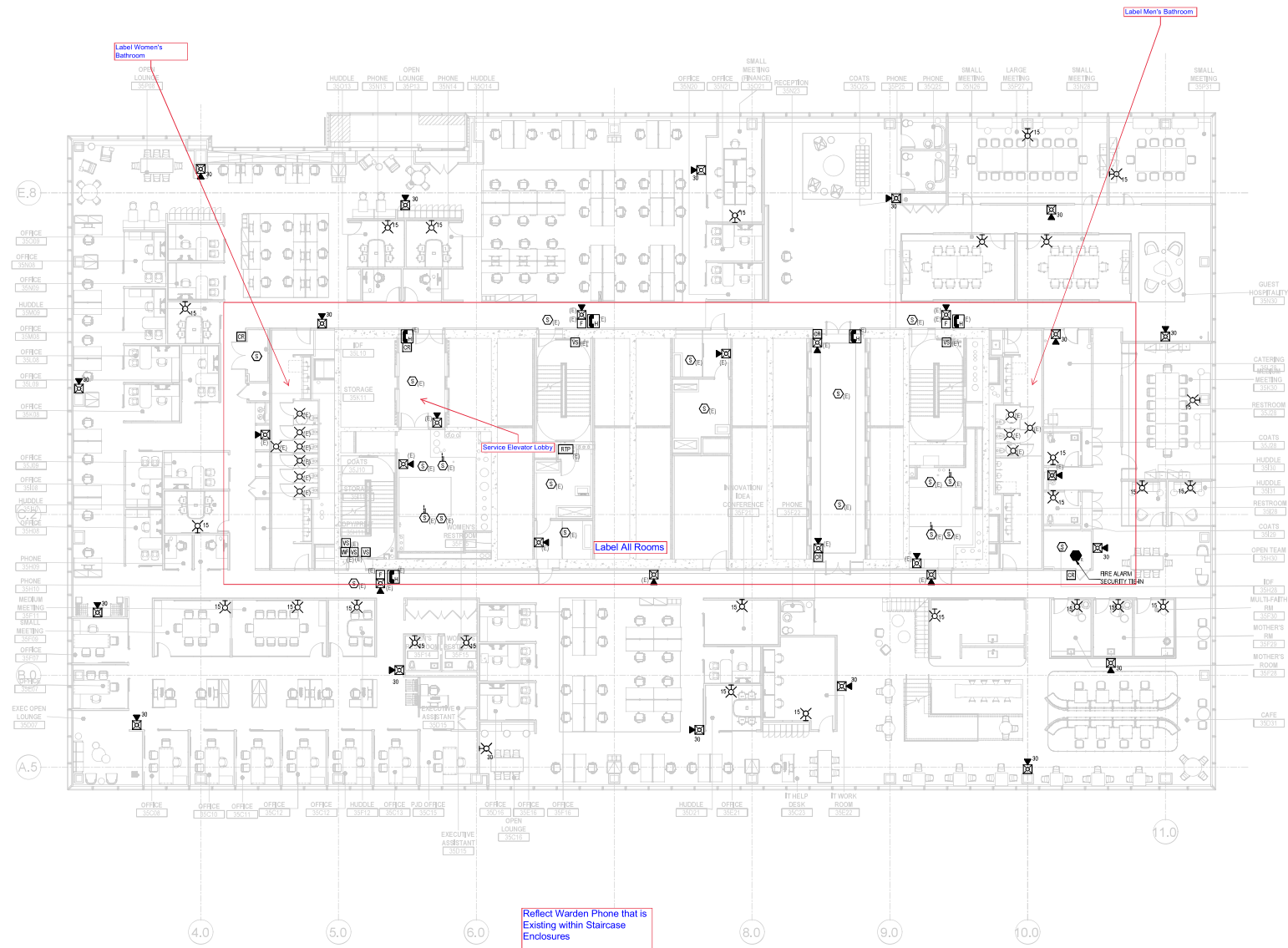
SHEET 27 OF 27



LEGEND:

PULL STATION	STANDPIPE/ SPRINKLER ISOLATION VALVE	FDNY CONNECTION COMBINATION	IN-BUILDING RELOCATION AREA	MECHANICAL/ELECTRICAL SPACES (MER)
FIRE HOSE OUTLET	SPRINKLER FLOOR CONTROL VALVE	EVACUATION ROUTE	ELEVATOR CAR & NUMBER DESIGNATION	ELEVATOR BLIND SHAFT
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FIRE COMMAND STATION	STANDPIPE ISOLATION VALVE		CONVENIENCE/ ACCESS STAIRS	
FIRE PUMP/ JOCKEY PUMP	3 WAY MANIFOLD			





Date	Description
02/08/22	ISSUED FOR DD PROGRESS #2
02/09/22	ISSUED FOR DD PROGRESS #3
03/15/22	ISSUED FOR 100% DD
04/04/22	ISSUED FOR T&E
04/26/22	ISSUED FOR E&P
06/16/22	ISSUED FOR CONSTRUCTION

Scale / Signature

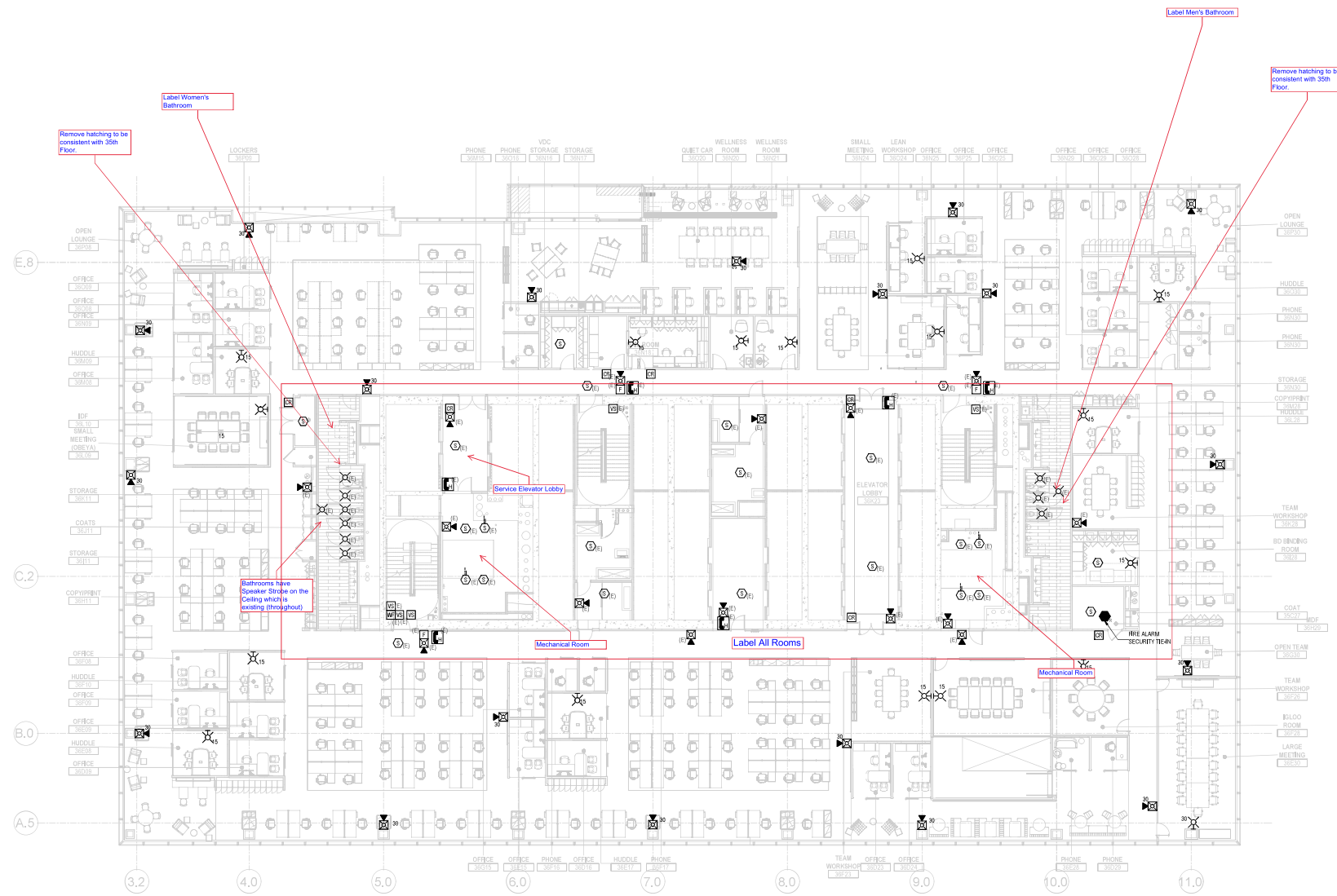
Project Name
TURNER CONSTRUCTION

Project Number
21016-01

Description
FIRE ALARM 35TH FLOOR PLAN

Scale
3/32" = 1'-0"

FA-100.00



Date	Description
02/08/22	ISSUED FOR DD PROGRESS #2
02/09/22	ISSUED FOR DD PROGRESS #3
03/15/22	ISSUED FOR 100% DD
04/04/22	ISSUED FOR T&E
04/26/22	ISSUED FOR E&D
06/16/22	ISSUE FOR CONSTRUCTION

Scale / Signature

Project Name
TURNER CONSTRUCTION

Project Number
21016-01

Description
FIRE ALARM 36TH FLOOR PLAN

Scale
3/32" = 1'-0"