

**WA Condominiums
2201 Seventh Avenue
New York, NY**

11/1/07

Specified Materials and Systems Description**General**

Building is 6 stories high and contains 35 residential units with one level of below grade parking, ground floor lobby, conference room and terrace, sixth floor swimming pool, spa, steam room (by others), sauna (by others), and exercise room and rooftop running track.

Construction Classification

The Building is Construction Class 1C as defined by the Building Code of the City of New York.

Excavation

Excavation is required to accommodate the mat foundation and cellar 13 feet below grade. Sheet pile shoring will be utilized as an excavation support system and underpinning of an adjacent existing two-story building is required.

Foundation and Superstructure

Foundation is 5,000 psi reinforced concrete with a 2'-9" thick mat slab on soil having a bearing capacity of 3,000 pounds per square foot. Superstructure is conventional flat plate 5,000 psi reinforced concrete system with interior and perimeter reinforced concrete columns and shear walls.

Foundation Waterproofing

32-mil blind-side vertical waterproofing, and 46-mil horizontal waterproofing are flexible high density polyethylene coated with pressure-sensitive rubber adhesive with 4,000 psi tensile strength capable of resisting 231 feet of hydrostatic head. Conventional vertical waterproofing is 56-mil self-adhering rubberized asphalt integrally bonded to 4-mil high density polyethylene with 325 psi tensile strength capable of resisting 230 feet of hydrostatic head.

Exterior Walls

Exterior walls at the residential units consist of four inch (4") thick cast stone and brick masonry units on six inch (6") cold formed C-shaped steel studs with six inch (6") thick R-19 batt insulation with integral vapor barrier. Interior finish is 5/8" gypsum board. Overall aggregate thermal rating is R-24.

Exterior wall construction at street level is cast stone units as described above with infill panels of aluminum and glass storefront system and portions of the upper floors are aluminum and glass curtain wall system, both with 1" clear Low-E insulating glass units conventionally glazed into unitized aluminum extrusions with high performance Kynar 500 finish.

Stair and elevator roof bulkhead construction is Exterior Insulation and Finish System (EIFS) on concrete masonry units.

Windows

Fixed and operable casement aluminum units with high performance Kynar 500 finish glazed with factory assembled 1" clear Low-E insulating glass units with glass fiber reinforced concrete exterior window surrounds, cast stone exterior sills and granite interior sills.

Roof

Hot applied liquid asphalt membrane roofing in an inverted roof membrane assembly "IRMA" configuration installed below polystyrene board insulation with stone ballast. Roofing system is installed below concrete pavers on leveling pedestals at terrace areas and resilient mat pavers at the rooftop running track. The roofing system will carry a ten year warranty by the roofing manufacturer. All concealed and exposed roof flashings are Type 302/304 Stainless Steel.

Roof and Terrace Pavers

Wausau precast concrete pavers 24" x 24" on leveling pedestals at roof top terraces.

Roof Top Running Surface

Unity Surfacing Systems 3" thick, 44" x 22" (7.5 lbs/sf) Soft-Land Paver System enclosed with an 8 ft. high 1" x 1" vinyl coated wire mesh assembly.

Elevators

Two Otis Gen-2-2500, 16 passenger/ 2500 lb. capacity gearless traction elevators with speed of 350 feet per minute. Elevator cab interiors are manufacturer's standard finishes.

Aluminum and Glass Curtain Wall, Storefronts and Entrances

Thermally broken extruded aluminum mullion unitized framing system with high performance Kynar 500 finish conventionally glazed with 1" insulating Low-E glazing units with manufacturer's standard narrow profile extruded tubular rail and stile entrance and sliding doors.

Revolving Entrance Door

Crane narrow stile, 4 wing manual 1/2" thick clear tempered float glass revolving door and 7/16" thick bent laminated clear float glass enclosure with Type 304 Stainless Steel cladding.

Interior Doors and Frames

Entrance doors to each residential unit are 1-1/2 hour fire-rated factory finished 1-3/4" thick flush-panel solid core wood doors with hollow metal frames and marble saddles. Residential unit interior doors are 1-3/8" thick flush panel solid core wood doors in wood frames. All public corridor, stair and service doors and frames are 1-1/2 hour fire-rated painted hollow metal.

Kitchen and Bath Casework

Custom wood veneered kitchen cabinets and vanity cabinets with plastic laminate interior.

Column Enclosures

Glass fiber reinforced concrete exterior, and glass fiber reinforced gypsum interior circular column enclosures.

Mailboxes

Auth-Florence Manufacturing Co. Model 1400 front loading horizontal mailboxes.

Refuse Chute and Compactor

One (1) two-hour enclosed refuse chute with an explosion proof vent and openings at every residential floor terminating at ground floor trash room containing a 37 cubic yard per hour capacity trash compactor.

ROOM FINISHES (Locations and type designations as indicated on the drawings)

Floors

- Wood Flooring (WF-1) – Bruce Commercial 3/8" x 3 ft. random length pre-engineered "Natural Cherry" Hardwood Flooring
- Limestone Tile (NS-1) – Daltile AV50 - "Altavista" 18" x 18" x 3/8"
- Slate Tile (NS-2) – Daltile 24" x 24" x 1/2" Honed and Sealed - "Green"
- Quarry Tile (QT-1) – Daltile OQ54 6" x 6" - "Tempest Grey"
- Carpet (CA-1) – Milliken Modular Tufted P/6380 36" x 36" - "Simply That" w/ Comfort Plus Cushion
- Sports Flooring (SPFL-1) – Task Floors 4 mm No. 706 – "Fool's Gold" 18" x 18"
- Vinyl Composition Tile (VCT-1 & VCT-2) – Armstrong 12" x 12"

Ceramic Tile

- (CT-1) - Daltile AT-03 - 6" x 6"
- (CT-2) - Daltile M-721 - 10" x 10"
- (CT-3) - Daltile 6469 – "Galaxy Gloss" - 2" x 2"
- (CT-4) - Daltile D037 Keystones – "White Granite" – 1" x 1"

- (CT-5) – Daltile – “White Matte” – 2” x 2”
- (CT-6) - Daltile 9317 – “White Gloss” – 2” x 2”
- (CT-7) - Daltile 6569 – “Galaxy Matte” S-832 Cap
- (CT-8) - Daltile 6569 – “Galaxy Matte”
- (CT-9) - Daltile 6569 – “Galaxy Matte” C-701 Pool Nosing

Walls

- Stone Tile (NS-4) – Ann Sacks AS2390 13 FLD 12” x 12” Mosaic Plain Offset
- Mosaic Glass Tile (GT-1) – Daltile 1” x 1”
- Mosaic Glass Tile (GT-2) – Daltile 1” x 1” Sonterra Collection SR-52 – “Ice White”
- Wall Covering (WC-1) – Maharam Tek-Wall RYA 395780 004 – “Spice”
- Wall Covering (WC-2) – Maharam Tek-Wall RYA 395940 003 – “Reed”

Base

- Wood Base (B-1) – 4” high x ¾” thick Solid Wood (to match wood flooring)
- Rubber Base (B-2, B-3 & B-5) – Roppe 4” high Rubber Base
- Quarry Tile (B-4) – Daltile 5” x 6” – “Tempest Grey” Q3565

Paint

- (P-1) – Benjamin Moore – “Baby’s Breath” OC-62 Eggshell Finish
- (P-2) – Benjamin Moore – “Baby’s Breath” OC-62 Epoxy Finish

Plastic Laminate

- (PL-1 through PL-5) – Nevamar Textured

Wood Veneer

- Wood Paneling (WD-1) – Patella – “Flat Cut Cherry” AWI-TR2

Counter Tops

- Granite (G-1) – Daltile 1-1/2” thick G-213
- Marble (M-1) – 1-1/4” thick – “White Calcutta” w/ Beige Flecks

Ceilings

- Acoustical Ceiling Tile (C-2) – Armstrong 2’ x 2’
- (C-1, C-3, & C-4) – Painted Gypsum Board and Concrete Benjamin Moore – “Baby’s Breath” Eggshell Finish

RESIDENTIAL APPLIANCES

- Refrigerator – Subzero Model No. 611 - Stainless Steel
- Dishwasher – Kitchenaid Model No. KUDP01FISS – Stainless Steel
- Gas Range – Wolf Model No. 762 30” w/ Single Oven – Stainless Steel
- Microwave and Hood Combination – Whirlpool Model No. GH6178XP – Stainless Steel
- Washer/Dryer – Haier Ventless Combination Washer/Dryer

PLUMBING FIXTURES

- Water Closets – Kohler “Rialto”
- Bathtubs – Kohler “Hourglass”
- Undercounter Sinks – Kohler “Caxton”
- Faucets – Kohler “Purist”
- Kitchen Sinks – Kohler “Undertone”
- Kitchen Faucets – Kohler “Proavatar”

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION

Electric

The main electrical service is 120/208 volts, 3 phase, 4 wire ground. One (1) common and one (1) individually metered service is provided for each residential unit (36 meters total). Each unit is provided with one (1) - 3 pole, 120/208 volt, single phase electric panel. Common areas are provided with four (4) - 42 pole, 120/208 volt, 3 phase panels.

Gas

One four inch (4") main gas service is provided for building heating, domestic hot water heating and residential cooking. Two meters are provided, one for common building heating and domestic hot water heating and one for cooking gas.

Water

One six inch (6") combined domestic water and fire service main (incoming pressure at 40 psi) supports the fire standpipe and sprinkler system and domestic water. The domestic service is connected to a 120 GPM constant pressure duplex booster pump. Domestic hot water is generated through two dedicated gas-fired hot water heaters with two storage tanks and controlled with a three-way mixing valve.

Fire Protection System

Fire service feeds a 500 GPM automatic fire pump for the combined standpipe and sprinkler system along with a jockey pump. Hose racks equipped with 125 feet of fire hose are located in all exit stairways. The building is fully sprinklered with an automatic wet sprinkler system connected to the combined sprinkler/standpipe riser with a floor control valve assembly at each floor.

Sewer

One eight inch (8") combined sanitary and storm drain connection exits the building at 130th Street. All above grade drainage is by gravity and below grade drainage is by sewage ejector pump located in the cellar.

Heating

Two (2) individual sealed combustion 1,000,000 BTU/HR gas fired boilers distribute directly to radiators and hot water heating coils on air conditioning units. Heating system is designed to maintain an indoor temperature of 70 degrees F when the outdoor temperature is 5 degrees F.

Air Conditioning

Individual water cooled direct expansion (DX) air conditioning units with hot water heating coils connected to a common cooling tower designed to maintain an indoor design condition of 74 degrees F, 50% relative humidity (RH) with an outdoor condition of 92 degrees F and a wet bulb temperature of 74 degrees F.

Ventilation

Kitchen exhaust system is ducted to roof exhaust fans rated for 600, 1200 and 2400 CFM. Toilet exhaust is ducted to roof exhaust fans rated at 1,000, 1,100 and 1,150 CFM. Every habitable room is ventilated naturally via operable windows and conditioned outside air ducted directly to the individual unit air conditioning units. Common corridors are provided with conditioned make-up air from two dedicated 100% outside air units with heating and cooling capabilities.

Pool and Spa

Reinforced concrete "gunite" supported by the reinforced concrete structural system of the building. Pool recirculation pump turnover is rated at 7,800 gallons in 3 hours. The spa recirculation pump turnover is rated at 920 gallons in 36 minutes. Pool and spa filters are both high rate sand of 3.14 square feet area. Water is heated by a heat exchanger from the building heating system water.