

# Appendix 2 – Project Plans

# New York University

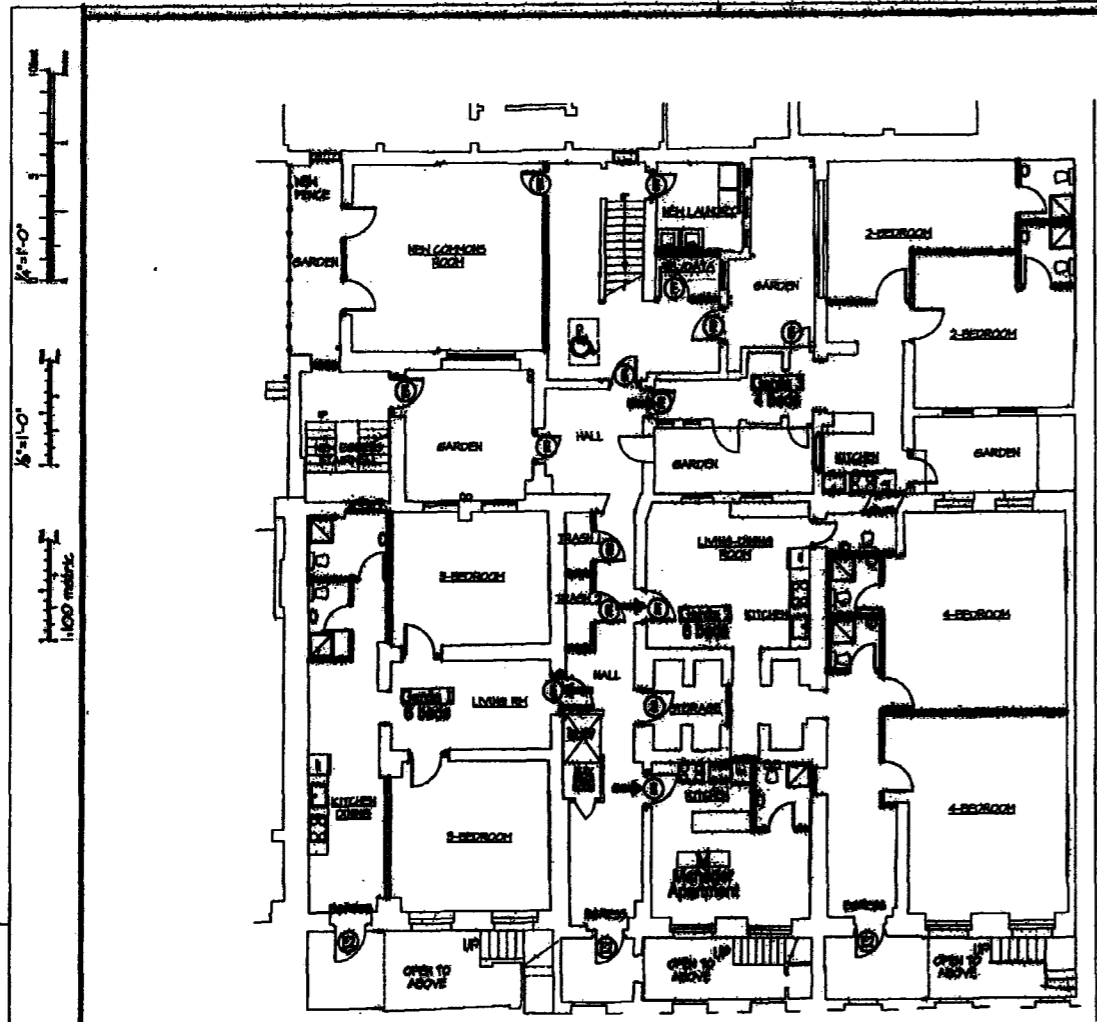
74-76 Guildford Street  
Bloomsbury, London

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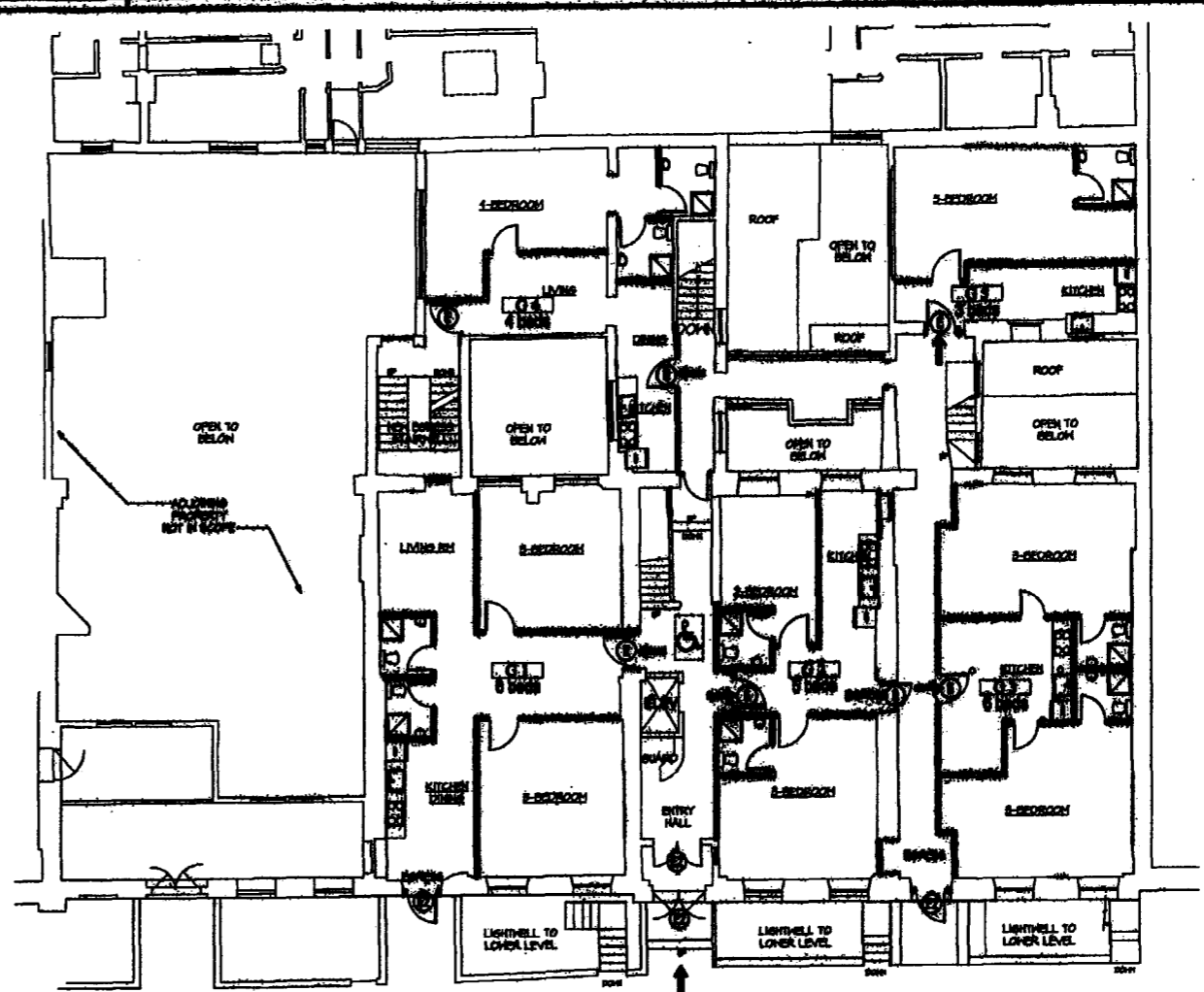
- Sheet A-1 – Title
- Sheet A-2 – General Arrangement 1
- Sheet A-3 – General Arrangement 2
- Sheet A-4 – General Arrangement 3
- Sheet A-5 – Furniture Details
- Sheet A-6 – Furniture Plan 1
- Sheet A-7 – Furniture Plan 2
- Sheet A-8 – Project Specifications
- Sheet A-9 – Fire Strategy 1
- Sheet A-10 – Fire Strategy 2

- 97 Beds
- Commons Room
- Laundry Room
- Managers Apartment
- External Gardens
- Luggage Storage
- House Keeping Storage

REVISIONS		DATE	TITLE SHEET		
1	Stage II Submission	18 Jun 2009	New York University 74-76 Guildford Street Bloomsbury, London	JOB No.	
2	Stage III	04 Jul 2009			
3	Locke Documents	20 Jul 2009			
			TJAC Development LLC Commercial Development / Capital Construction	SCALE as noted	DWS. No.
			Drawn by RC	DATE 18 Jun 2009	A-1
				© TJAC, 2009	Sheet 1 of



1 GARDEN LEVEL FLOOR PLAN  
1:100



2 GROUND LEVEL FLOOR PLAN AND SITE AREA PLAN  
1:100

GUILFORD STREET

- DOOR TYPES**
- ⓐ SAME AS DOOR 1" ABOVE WITH FIRE ALARM CONTROL, MAGNETIC HOLD CLOSE.
  - ⓑ SAME AS DOOR 1" ABOVE WITH FIRE ALARM CONTROL, MAGNETIC HOLD CLOSE.
  - ⓒ SAME AS DOOR 1" ABOVE WITH FIRE ALARM CONTROL, MAGNETIC HOLD CLOSE.

- GENERAL NOTES**
1. ALL UNPROTECTED AREAS LESS THAN 1000mm FROM EXTERNAL ESCAPE ROUTES WILL NEED TO ACHIEVE A F10 TO PROTECT FIRE RESISTANCE.
  2. ALL WALLS AND CEILING SHALL BE CLASS I SURFACE FINISH OF PLASTER IN ROOMS AND CLASS II SURFACE FINISH OF PLASTER IN CIRCULATION AREAS.
  3. FIRE RESISTANCE OF ALL ELEMENTS OF STRUCTURE SHALL BE 60 MINUTES.
  4. ALL NECESSARY FIRE STOPPING AND CAVITY STOPPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 8 OF BRITISH STANDARD BS 5958.
  5. PENETRATIONS SHALL BE PROVIDED TO MATCHES WITH AN OPENING LESS THAN 80mm FROM THESE FLOOR LEVELS. STOPS TO BE INSTALLED WITH CHIMNEY RESTRICTORS LEAVING OPENING HEIGHT 100mm.
  6. THE THERMAL ENVELOPE (INCLUDING WINDOWS) U-VALUES WILL ACHIEVE AT LEAST 0.22W/M<sup>2</sup>K TO THE FLOOR, WALLS, CEILING AND AT CEILING LEVEL, DRAINAGE.
  7. ALL DOORS TO BE A MINIMUM OF 400mm WIDTH.
  8. TEST CERTIFICATES FOR STRUCTURAL MATERIALS, INVAC, LIFTS, EMERGENCY LIGHTING, FIRE ALARMS AND CONCRETE TEST CURBS (WHERE NECESSARY) WILL BE SUBMITTED PRIOR TO COMPLETION.

**LEGEND**

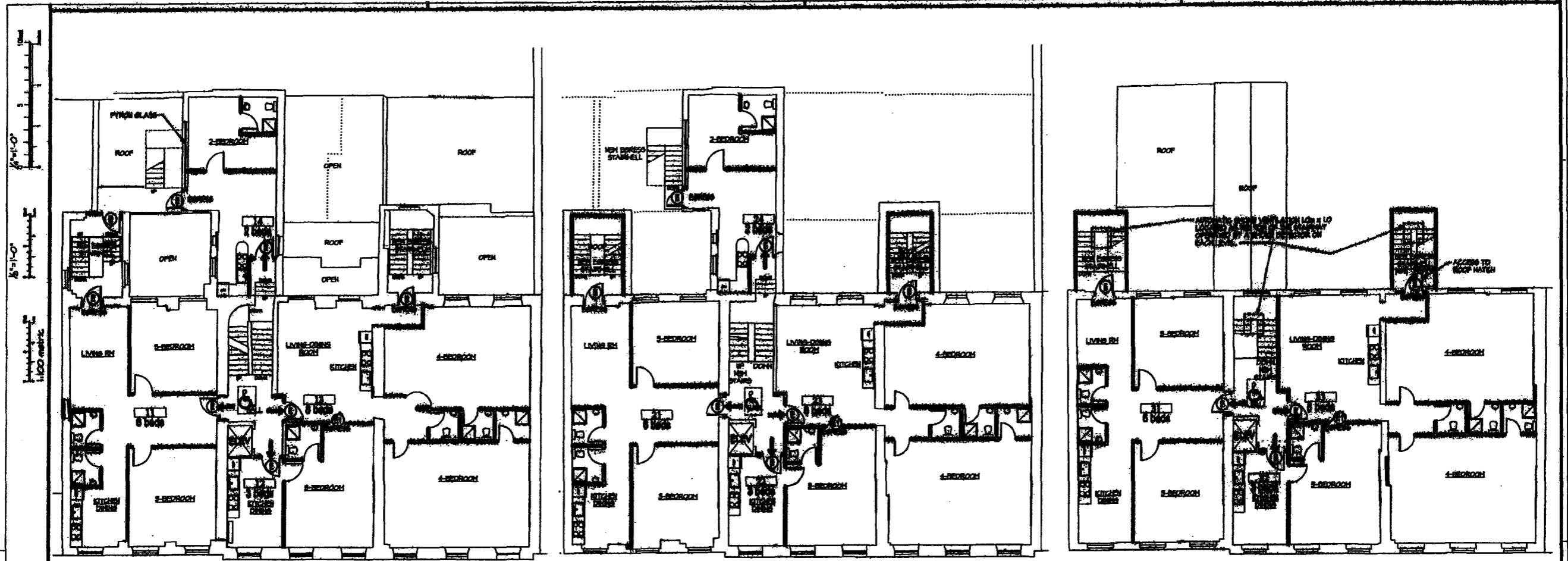
♿ WHEELCHAIR AREA OF REFUGE.

➡ APARTMENT OR BUILDING ENTRANCE.

Garden #1 = 6 Beds	1,075 SF
Garden #2 = 8 Beds	1,440 SF
Garden #3 = 4 Beds	840 SF
<b>Total: 18 Beds</b>	
Managers Apartment	= 300 SF
Commons Room	= 410 SF
Laundry Room	= 130 SF
Luggage Storage Room	= 75 SF
Tel Data Room	
Trash Room	

Ground G1 = 6 Beds	1,075 SF
Ground G2 = 5 Beds	750 SF
Ground G3 = 6 Beds	845 SF
Ground G4 = 4 Beds	655 SF
Ground G5 = 3 Beds	510 SF
<b>Total: 24 Beds</b>	

NO.	REVISIONS	DATE	GENERAL ARRANGEMENT I	JOB No.
1	Stage II Submission	02/04/2004	New York University 14-16 Guilford Street Bloomsbury, London	
2	Stage III Landscape Documents	02/20/2004		
			<b>TIAC Development LLC</b> Construction Management / Design Consultant	SCALE 1:100
			DATE 04/03/04	DWS. No.
			Drawn by RG	<b>A-2</b>
			02/21/04	Sheet 2 of



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

2 SECOND FLOOR PLAN  
1/8" = 1'-0"

3 THIRD FLOOR PLAN  
1/8" = 1'-0"

- DOOR TYPES**
- ① TYPE DESCRIPTION
  - ②
  - ③
  - ④
  - ⑤

First 11 = 6 Beds 1,075 SF  
 First 12 = 3 Beds 495 SF  
 First 13 = 8 Beds 1,450 SF  
 First 14 = 2 Beds 430 SF  
**Total: 19 Beds**

Second 21 = 6 Beds 1,075 SF  
 Second 22 = 3 Beds 495 SF  
 Second 23 = 8 Beds 1,450 SF  
 Second 24 = 2 Beds 430 SF  
**Total: 19 Beds**

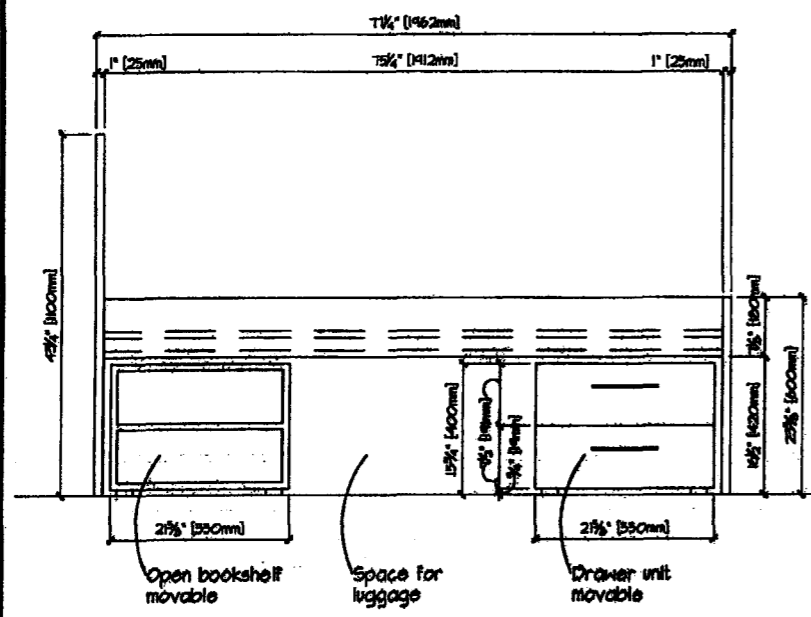
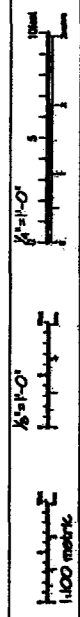
Third 31 = 6 Beds 1,075 SF  
 Third 32 = 3 Beds 495 SF  
 Third 33 = 8 Beds 1,450 SF  
**Total: 17 Beds**

- LEGEND**
- ♿ WHEELCHAIR AREA OF REFUGE
  - ➡ APARTMENT OR BUILDING ENTRANCE

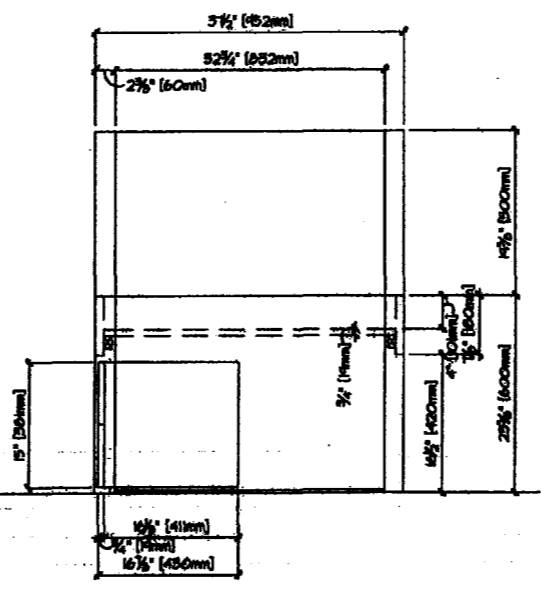
NO.	REVISIONS	DATE	GENERAL ARRANGEMENT 2	JOB No.
1	Stage II Submission	RG 15.10.2004	New York University 14-16 Guilford Street Bloomsbury, London	DWS No. <b>A-3</b> Sheet 5 of
2	Stage III	RG 04.10.2004		
3	Issue Documents	RG 30.10.2004		

**TIAC Development LLC**  
 14-16 Guilford Street  
 Bloomsbury, London  
 W.C. 1G 1JAG, 2004

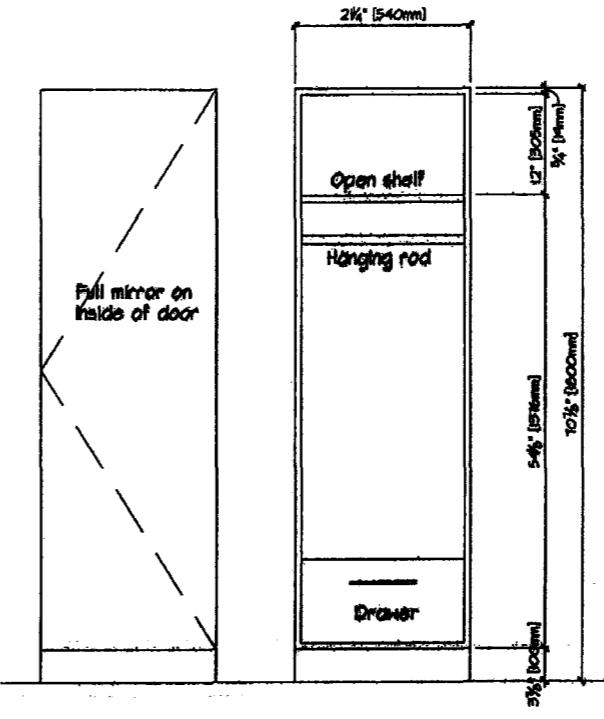




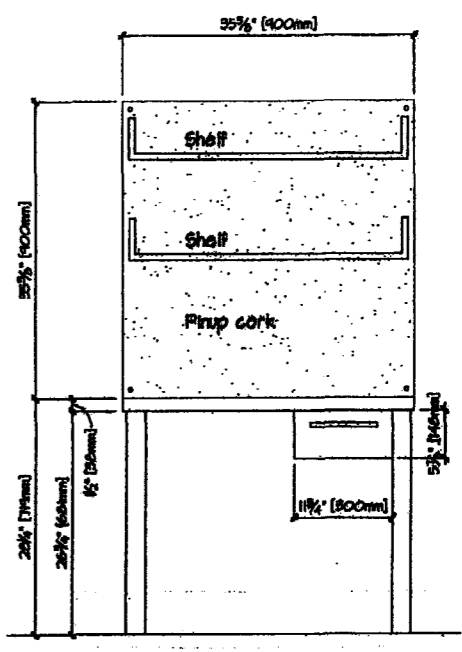
FRONT ELEVATION



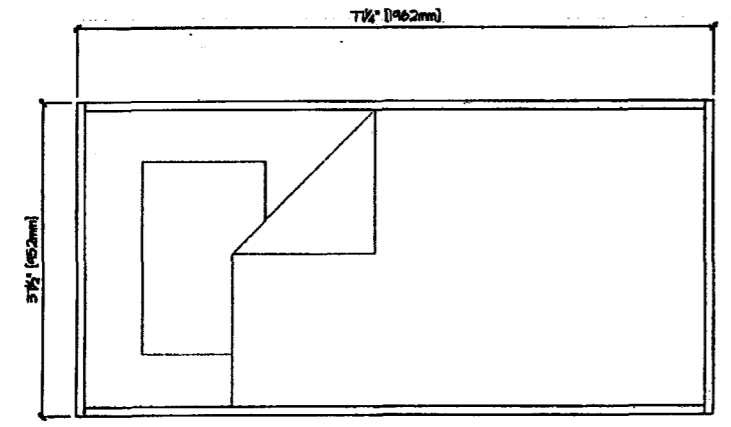
SECTION



FRONT ELEVATION INTERIOR ELEVATION

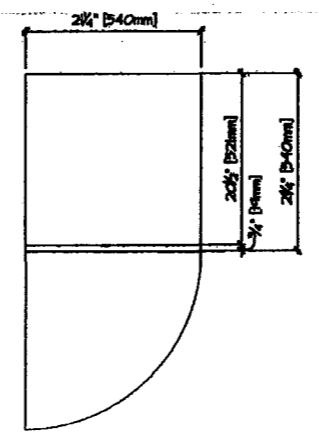


FRONT ELEVATION



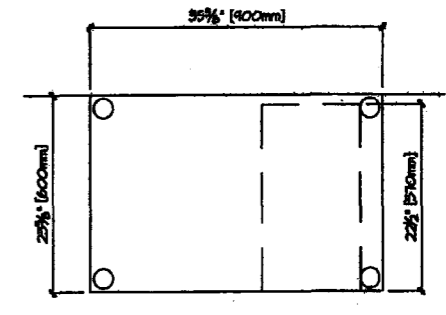
PLAN

1 BED  
1:10



PLAN

2 WARDROBE  
1:10



PLAN

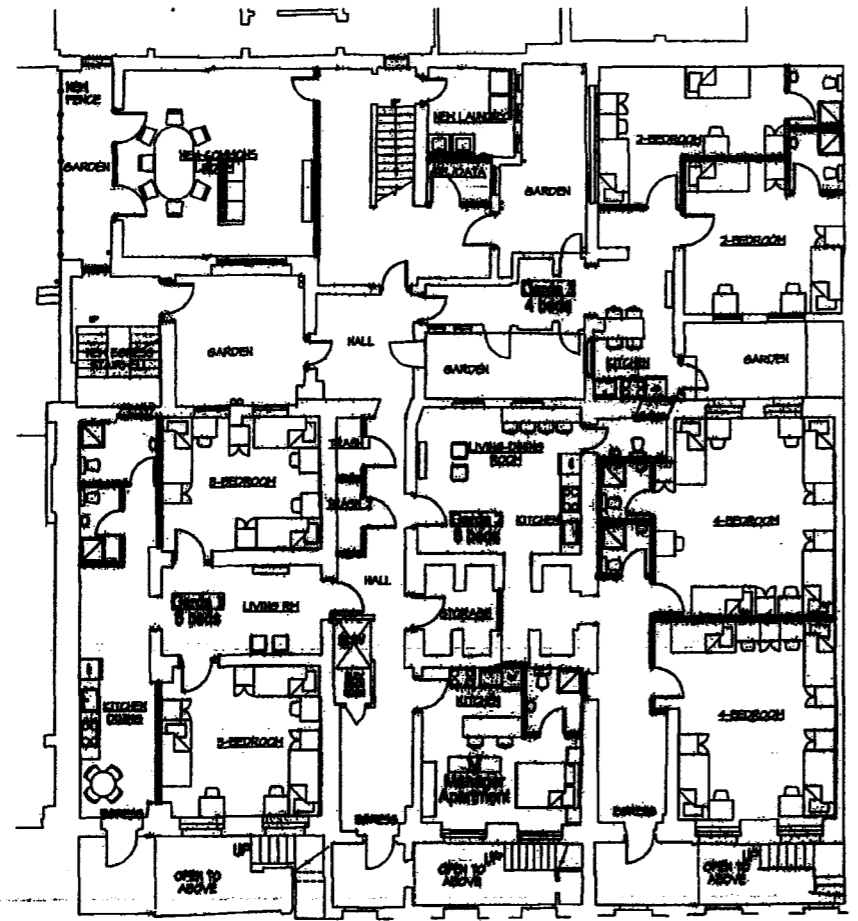
3 DESK  
1:10

REVISES		DATE	FURNITURE DETAILS	
1	Stage II Submission	12.15.2001	New York University 14-16 Guilford Street Bloomsbury, London	JOB No.
2	Stage III	01.14.2002		
3	Locked Documents	20.11.2001		
			TJAC Development LLC Construction Management / Design Consultant	SCALE 1:10
			Drawn by RC	DWG. No. A-5
			© TJAC, 2001	Sheet 5 of 10

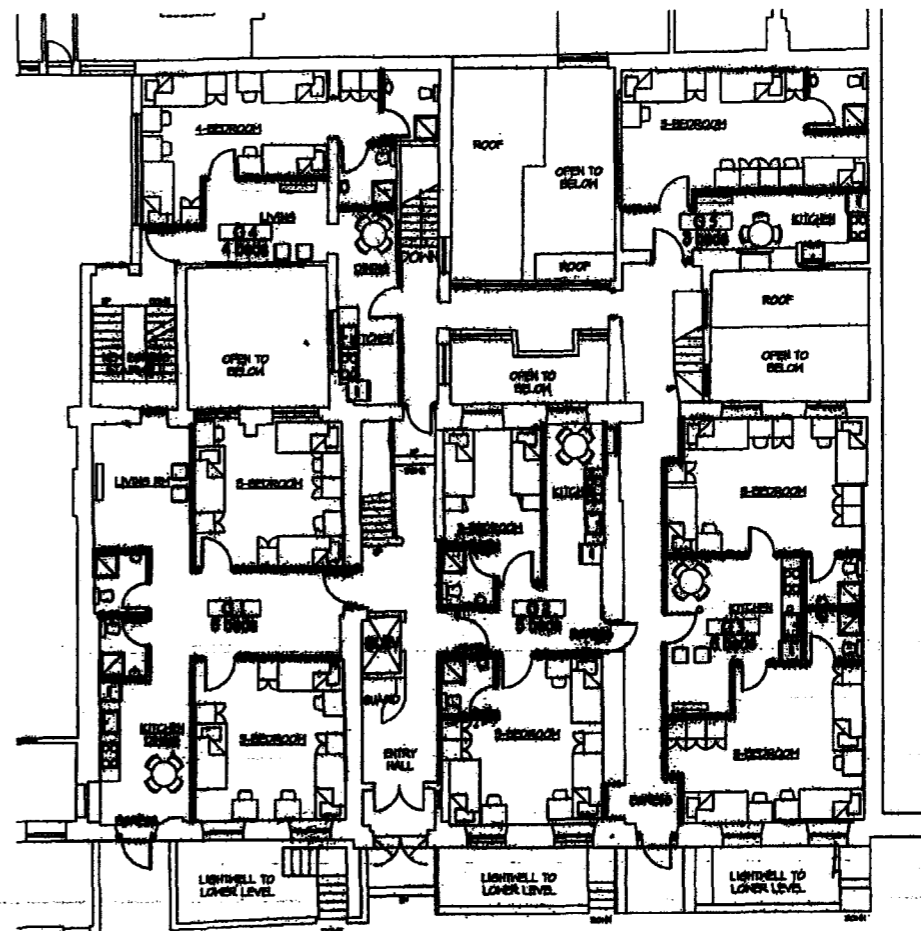
8'-11" 0"

8'-11" 0"

1:100



1 GARDEN LEVEL FLOOR PLAN  
1:100

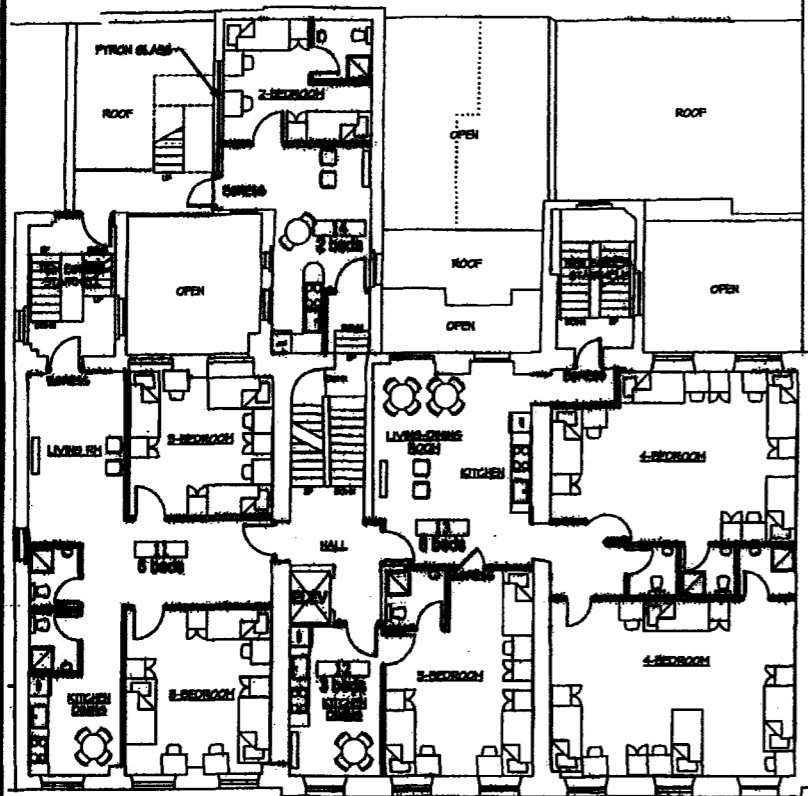


GUILFORD STREET

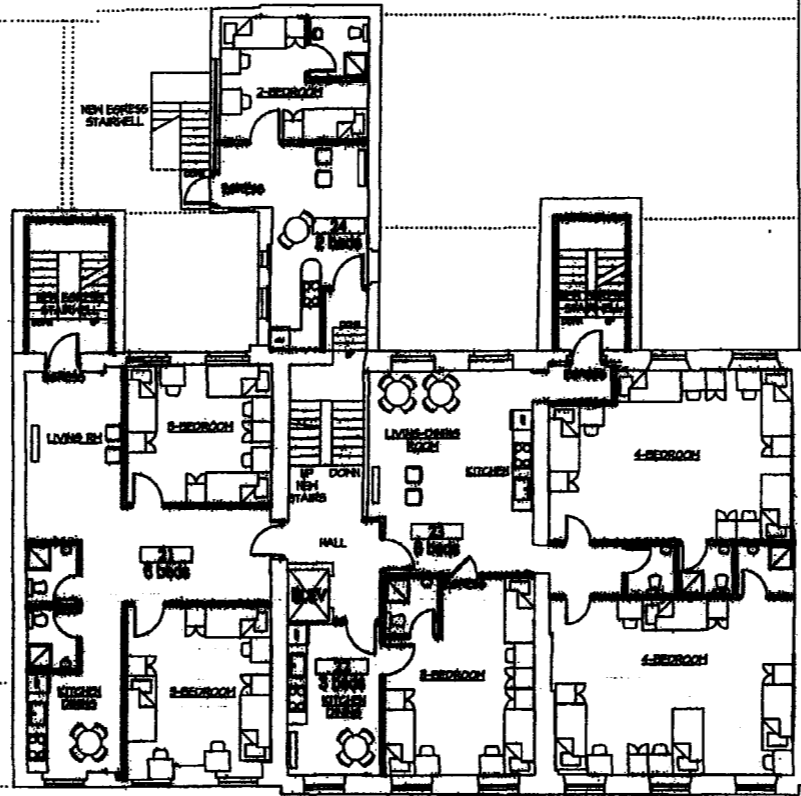
2 GROUND LEVEL FLOOR PLAN  
1:100

NO.	REVISIONS	DATE	FURNITURE PLAN I		
1	Stage II Submission	RC 18.10.2004	New York University 12-16 Guilford Street Bloomsbury, London	JOB No.	
2	Stage II	RC 04.10.2004		<b>TIAC Development LLC</b> <small>Construction Management / Project Consultant</small>	SCALE 1:100 DATE 18.10.2004 Drawn By RC
3	Issue Documents	RC 20.10.2004		DWG. No. <b>A-6</b> Sheet 6 of 6	
			T.I.A.C. 2004		

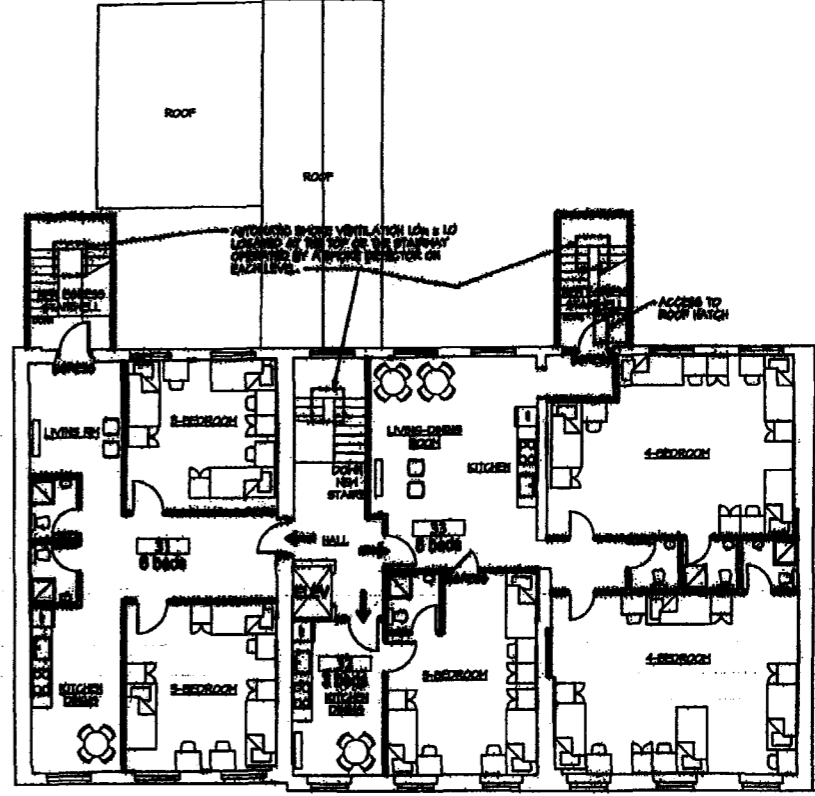
1/8"=1'-0"  
 1/4"=1'-0"  
 1/2"=1'-0"  
 1"=1'-0"  
 100 metric



1 FIRST FLOOR PLAN  
1:100



2 SECOND FLOOR PLAN  
1:100



3 THIRD FLOOR PLAN  
1:100

NO.	REVISIONS	DATE	FURNITURE PLAN 2		
1	Stage II Submission	18/11/2004	New York University 14-16 Guilford Street Bloomsbury, London	JOB No.	
2	Stage III	01/12/2004			
3	Issue Documents	20/12/2004			
			<b>TIAC Development LLC</b> <small>Construction Management / Project Coordination</small> <small>1100 2nd Street, Suite 200, New York, NY 10038</small>	SCALE 1:100 DATE 18/11/2004 Drawn By: RJC © T.J.A.C. 2004	DWS. No. <b>A-7</b> Sheet 1 of

**Specification for Project Scope**

The project is currently at Stage 3 and is subject to general comments and code revision from London Building Control. The intent is to fully comply with the NYU Standards and Specifications provided, along with all other statutory requirements for the intended use of Student Accommodations. In addition, the information contained within the Building Solutions Due Diligence Report based on the site survey undertaken on July 2<sup>nd</sup> by Thornton Tomasetti.

**Building Structure:**

The building structure is a combination of existing wood, steel and masonry. The structure has been appraised and inspected by Halstead Associates and all of the written recommendations of the engineer will be implemented. The building, upon completion will be 100% certified by the engineer as required by London Building Control for occupancy.

**Staircases:**

The building has two types of staircases, those being a finished concrete pan stairs for egress and the existing central stair case with historic finishes. All will have handrails/guardrails as required by code and will have non-slip floor finishes per the NYU specification.

**Roofs:**

The roofs are planned to have a membrane system that contains a manufacturer's backed warranty of 20 years. The membrane will include all of the walls and lining of the plant room and the manufacturer's approved method for the installation of the roof pavers for service paths.

**External Walls:**

It is planned that the external walls will be re-constructed, pointed and reinstated, including cleaning and painting. The veneer brick on the principle facades are controlled by Façade Review and will be reinstated to their specifications.

**Windows:**

The building windows will be refitted as allowed under the historic façade requirements and will be re-instated accordingly. If insulated glass is not allowed, internal thermal pane windows will be installed for energy efficiency. The windows will be locked for a limited opening of a maximum of 100mm (approximately 4 inches) for safety reasons. Each operable window is planned to have a permanent proper venting system allowing for the natural ventilation of the building to occur, regardless if the window is closed.

**External Doors:**

Other than the historic façade doors, the external doors will be a standard wood door with appropriate hardware and closures. It is planned that the frames will be wood.

**Internal walls:**

It is planned that all interior walls at the residential levels will be, at a minimum 1, layers of 17.5 mm (equivalent to US 5/8") gypsum board on each side (2 layers total) with insulation and metal stud from floor to deck. Note specific wall types within the project plans. The elevator and fire stairs will be typical shaft wall construction to achieve the required ratings.

**Internal Doors & Hardware System:**

All internal doors shall be solid core wood grain veneer doors with a painted metal (potentially wood) knock down frame, appropriate hardware and electronic locksets to the units. All doors along the exit corridors are required to be fitted with intermiss seals and automatic closing devices. All hardware will be in accordance with the NYU specification. The building will have a master "Card Entrée System" that will be coded to allow for various access levels.

**Wall Finishes:**

All internal walls shall receive a drywall primer/sealer coat and 2 finish coats per NYU spec. All ceilings will be painted in a similar manner. Toilet wall surfaces are to be 100% covered with ceramic wall tile.

**Floor Finishes:**

Floor Finishes will comply with the NYU requirements attached to this plan.

**Ceiling Finishes:**

The ceilings within the residential units and the common corridors will be framed with a metal stud (or wood depending on location) construction and insulated for noise. The ceilings will receive a single layer of gypsum wall board. Lockable access panels will be installed for access to mechanical equipment.

**Fittings:**

The kitchens, kitchen appliances and counter tops are designed and installed for each location based on a European Style kitchen, with EU standard appliances.

**Services / Plumbing:**

The residential units to include a shower, toilet and sink in the full bathroom and a toilet and sink in the half bath. The kitchens will have a kitchen sink. The showers will be a prefabricated unit with glass shower door. All sinks are intended to be structural pedestal sinks types, and toilets are to be dual flush. It is intended to have a central hot water system with storage capacity.

**Mechanical/Air Conditioning:**

The building will be 100% air conditioned throughout planned via a Heat Pump System. The external condensers shall be installed in a purpose built equipment space on the roof screened to satisfy the Planners. It is planned that each apartment will have its own internal unit and the common areas will have the same. The unit will be ducted within the space. In addition, the building will have a 'planned natural ventilation system' via vents within the windows and toilet stacks that will pull the air on a 24 hour/7 day week mode to roof discharge. The common corridor will have make up air introduced at the Garden level and exhausted at multiple points on various levels. The kitchen exhaust hoods will also be roof or side wall discharge.

**Fire Protection:**

The building will be 100% sprinkled with appropriate hydrants, reels and water service as required. It is planned that there will be ample space above the framed ceilings to allow for concealed piping and heads. The piping within stair wells and the like may be exposed, depending on structure.

**Electrical and Fire Alarm:**

In principle, the electrical requirement for each unit is outlined in the NYU specification. The apartment living areas will have overhead lighting in all living spaces, kitchens, and common areas. It is intended that all fixtures will be recessed low voltage lighting with occupancy sensors. The full bath will have an overhead light along with a mirror light at the sink. The building will have a complete fire alarm system to report to a central station. The system is generally in accordance with the outlined design attached and will be in compliance with the Fire Brigade requirements for UK compliant Fire Strategy BS 5839 part 1: 2002.

**Communication/Data/Internet:**

The building will be hard wired Wi-Fi system tied with antennas on each floor and hard wired locations for printers and some common rooms. The system will be via Cat 6e and terminated in one central location. In regards to communication, it is intended that the Avaya PBX at Bedford Square will support the two proposed locations. It is also intended that each living space will have cable TV as well as the commons room via the UK equivalent of R.G6.

**Vertical Transportation:**

The building will have a new lift (elevator) installed in the existing hoist. The elevator will be a package unit provide by Otis (UK) or Kone (UK) and will be tied into the Fire Alarm recall. Detail calculations will be submitted to London Building Control for approval.

**Site Works:**

The external site works include the installation of garden pavers and plantings in the existing courtyards. It is also intended to install, subject to Planning Approval, a privacy screen fence outside the commons room for security and general privacy.

**External Service:**

The building will have appropriately sized water services, one for fire protection and one for domestic water. In addition, the service requirement for the Internet provider, the electrical service, and the telephone service (British Telecom) will be upgrade as required.

**Furniture / Fixtures and Fittings:**

All furniture will comply with the more stringent of EU or CAL. The furnishings are shown for consideration and the final furniture plan will be subject to approval of NYU.

**NYU Standards**

**HOUSING DESIGN**

**STUDENT HOUSING DESIGN**

**Typical Student Rooms**

**CONFIGURATION:** Mix of singles and doubles  
**FLOOR:** Approved vinyl  
**WALL:** Painted GWB; eggshell finish; includes field color and (1) accent color  
**BASE:** Painted hardwood; semi-gloss finish; includes field color and (1) accent color  
**CEILING:** Painted GWB or plaster; semi-gloss finish  
**POWER:** Min. (1) quad outlet per wall  
**LIGHTING:** 2 inch recessed low voltage lighting with occupancy sensors  
**DOORS:** Entry Door; Interior Doors, clear finish solid wood  
**HARDWARE:** Key access, brushed chrome

**Finishes, Bathrooms**

**FLOOR:** Ceramic floor tile, stone threshold  
**WALL:** Ceramic wall tile, full height all walls  
**CEILING:** Painted GWB or plaster; semi-gloss finish  
**LIGHTING:** (1) Recessed fixture; (1) surface mounted over mirror; occupancy sensors  
**POWER:** Min. (1) GFCR outlet  
**DOORS:** Clear finish solid wood  
**HARDWARE:** Polished chrome  
**FITTINGS:** Surface mounted mirror with 1 shelf per bed  
**FIXTURES:** Structural pedestal sink  
**TOILETS:** Dual flush  
**ACCESSIBILITY:** Provide blocking in new walls for future installation of grab bars; door swing must be reversible if necessary for accessibility

**Finishes, Common Spaces & Corridors**

**MINIMUM WIDTH:** As shown  
**FLOOR:** Carpet tile  
**WALL:** Painted abuse-resistant GWB or painted plaster skim coat on CMU; semi-gloss finish; includes field color and (2) accent colors  
**BASE:** Painted hardwood; eggshell finish; includes field color and (1) accent color  
**WALL PROTECTION:** Skimmed as required  
**CEILING:** Painted GWB or plaster; semi-gloss finish  
**LIGHTING:** Surface mounted fluorescent, occupancy sensors in common spaces

**Finishes, Entrance Lobby & Elevator Lobbies**

**FLOORS:** Entrance Lobby; Elevator Lobbies: Fritztile or equal and the installation of walk-off grille in the interior of all building entrances  
**WALLS:** Painted or painted plaster skim coat on CMU; eggshell finish; includes field color and (2) accent colors  
**CEILING:** Painted GWB or plaster; semi-gloss finish  
**BASE:** Painted hardwood  
**LIGHTING:** Recessed Fluorescent  
**DISPLAY BOARDS:** Cork or plastic laminate panelized notice boards, minimum 40 sf  
**MIN. LOBBY SIZE:** Entrance lobby: 800 sf; Elevator lobbies  
**ENTRY DOORS:** Wood entrance doors  
**SECURITY:** Built in desk with monitors

**Finishes, Storage & Mechanical Rooms**

**FLOORS:** Painted high gloss finish  
**WALLS:** Painted abuse-resistant GWB  
**LIGHTING:** Occupancy sensors

**Amenities**

**COMMON KITCHEN:** As shown  
**LOUNGES:** Minimum 1 per building; includes AV hookup and lockable storage closet  
**TRASH ROOM:** With space for 3 full-size recycling receptacles, and trash bins

REVISIONS		DATE	SPECIFICATIONS	JOB No.
1	Stage II Submission	02.10.2004		
2	Stage III	02.10.2004		
3	Issue Documents	20.10.2004		

DWG. No.  
**A-8**  
Sheet 8 of





