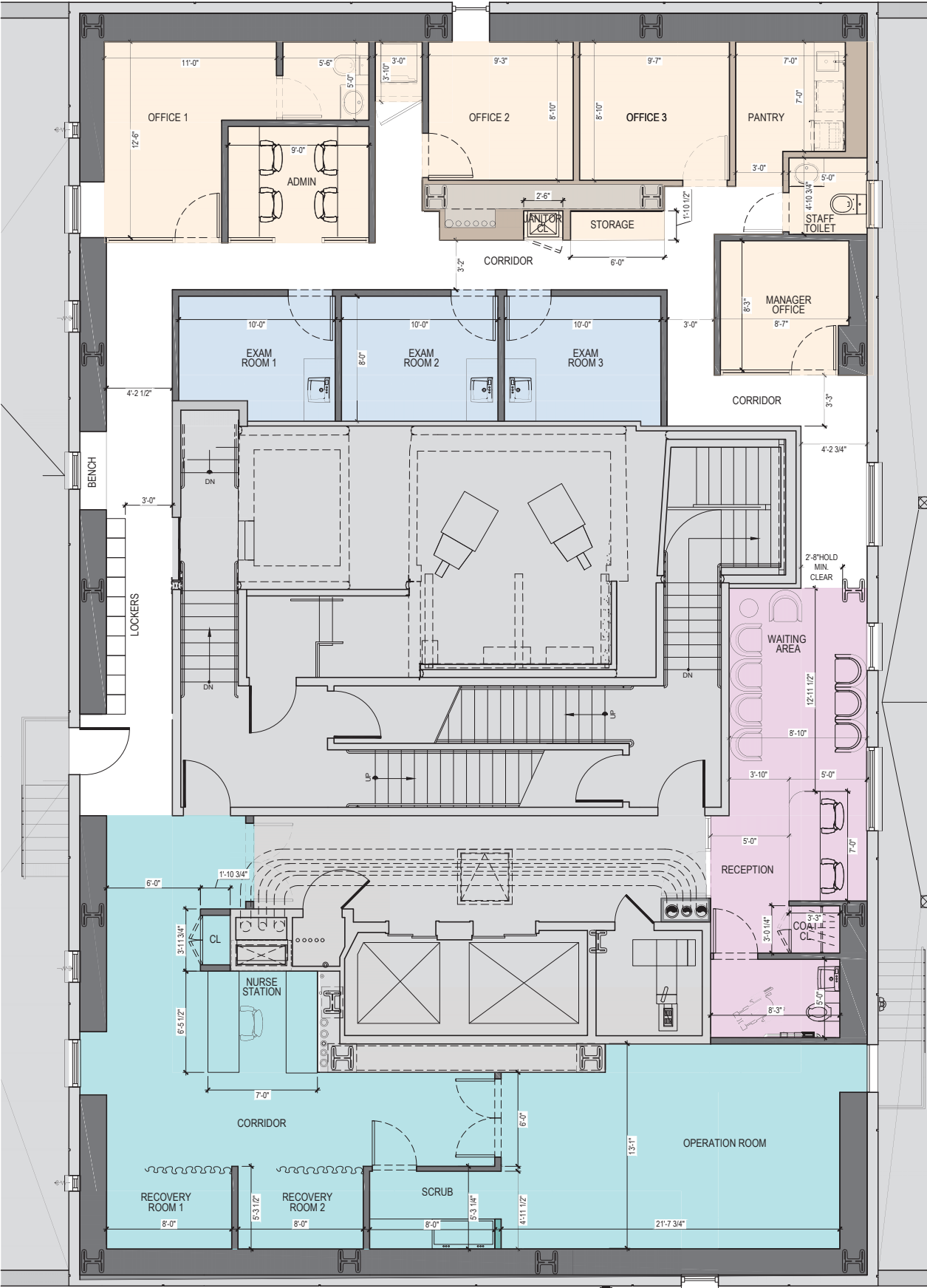


PROPOSED PLASTIC SURGERY PRACTICE

30 EAST 60TH STREET SUITE 1600
SIXTEEN FLOOR NEW YORK, NY 10022



LEGEND	
	RECEPTION AND WAITING AREAS
	EXAM ROOMS
	SURGICAL AND RECOVERY AREAS
	OFFICE AND STAFF AREAS
	EXISTING BUILDING CORE
RECEPTION AND WAITING AREAS	
WAITING AREA	8'-10" X 12'-11 1/2"
RECEPTION	10'-0" X 7'-0"
ADA BATHROOM	5'-0" X 8'-3"
COAT CLOSET	3'-0" X 3'-3"
JANITOR CLOSET	2'-6" X 1'-10 1/2"
EXAM ROOMS	
EXAM ROOM 1	10'-0" X 8'-0" (VARIES)
EXAM ROOM 2	10'-0" X 8'-0"
EXAM ROOM 3	10'-0" X 8'-0"
SURGICAL AND RECOVERY AREAS	
OPERATION ROOM	21'-7 3/4" X 13'-1"
SCRUB ROOM	8'-0" X 5'-3 1/2"
RECOVERY RM 1	8'-0" X 5'-3 1/2"
RECOVERY RM 2	8'-0" X 5'-3 1/2"
NURSERY STATION	7'-0" X 6'-5 1/2"
CLOSET	1'-10 3/4" X 3'-11 3/4"
OFFICE AND STAFF AREAS	
OFFICE 1	11'-0" X 12'-6"
OFFICE BATHROOM	5'-6" X 5'-0"
OFFICE 2	9'-3" X 8'-10"
OFFICE 3	9'-7" X 8'-10"
MANAGER OFFICE	8'-7" X 8'-3"
ADMIN	8'-0" X 7'-1 1/4"
LAUNDRY CLOSET	3'-0" X 3'-10"
PANTRY	7'-0" X 7'-0"
STAFF TOILET	5'-0" X 4'-10 3/4"
STORAGE	8'-4 1/2" X 1'-6"
LOCKERS	4'-6" X 21'-9"
GENERAL NOTES -SPACE PLANNING	
1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE FOR SPACE PLANNING PURPOSES ONLY. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO DESIGN DEVELOPMENT.	
2. EXISTING BUILDING CORE ELEMENTS, INCLUDING EXIT STAIRS, ELEVATORS, ELEVATOR LOBBY, SHAFTS, AND ASSOCIATED BUILDING SERVICES, ARE SHOWN FOR REFERENCE ONLY AND ARE ASSUMED TO REMAIN UNCHANGED UNLESS OTHERWISE NOTED.	
3. THIS DRAWING IS A PRELIMINARY SPACE PLANNING / TEST-FIT STUDY ONLY AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING, BIDDING, OR DOB FILING.	
4. THE PROPOSED LAYOUT IS SUBJECT TO FURTHER REVIEW AND COORDINATION WITH THE TENANT'S FINAL PROGRAM, MEDICAL OPERATIONAL REQUIREMENTS, EQUIPMENT, AND APPLICABLE NYC BUILDING CODES AND REGULATIONS. ROOM SIZES, PARTITION LOCATIONS, DOOR LOCATIONS, AND CIRCULATION SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION DURING DESIGN DEVELOPMENT AND CODE REVIEW.	
5. NO REPRESENTATION IS MADE AT THIS STAGE REGARDING FINAL CODE COMPLIANCE, DOB APPROVAL, OR THE FEASIBILITY OF THE PROPOSED MEDICAL / SURGICAL USE. FINAL REQUIREMENTS SHALL BE DETERMINED UPON CONFIRMATION OF THE TENANT'S MEDICAL PROGRAM AND OPERATIONS.	
6. MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM, STRUCTURAL, MEDICAL GAS, AND OTHER ENGINEERING SYSTEMS HAVE NOT BEEN FULLY COORDINATED AND ARE NOT PART OF THIS SPACE PLANNING STUDY UNLESS SPECIFICALLY INDICATED.	
7. ACCESSIBILITY, MEANS OF EGRESS, OCCUPANT LOAD, PLUMBING FIXTURE REQUIREMENTS, AND OTHER CODE-RELATED ITEMS ARE SUBJECT TO FINAL CODE ANALYSIS AND CONFIRMATION DURING SUBSEQUENT DESIGN PHASES.	
8. FURNITURE, FIXTURES, MEDICAL EQUIPMENT, AND CASEWORK SHOWN ARE DIAGRAMMATIC AND FOR SPACE PLANNING REFERENCE ONLY. FINAL SIZES, LOCATIONS, AND CLEARANCES SHALL BE COORDINATED WITH THE TENANT AND EQUIPMENT MANUFACTURERS.	
9. THIS DRAWING SHALL NOT BE USED TO ESTABLISH CONSTRUCTION QUANTITIES, PRICING, OR FINAL LEASABLE / USABLE AREA.	

30 EAST
60TH STREET

NOTE: THERE EXISTS CROSS BRACING BETWEEN COLUMNS AT THE PERIMETER, EXTENDS TO BE VERIFIED IN FIELD.

