



Board of Standards and Appeals

Margery Perlmutter
Chair/Commissioner

250 Broadway, 29th Fl.
New York, NY 10007
212-386-0009 tel
646-500-6271 fax
www.nyc.gov/bsa

August 3, 2016

Martin Rebholz
Manhattan Borough Commissioner
NYC Department of Buildings
280 Broadway, 3rd Floor
New York, N.Y. 10007

Re: BSA Cal. No. 243-13-BZ
22 Thames Street, Manhattan

Dear Borough Commissioner Rebholz,

On February 14, 2014 the Board granted a variance pursuant to ZR 72-21 to facilitate the development of a 70-story mixed-use commercial/residential building with 439 dwelling units and commercial on the first and second floors, with setbacks contrary to ZR 91-32.

On June 8, 2016 Michael Sillerman, a representative of the owner requested a letter of substantial compliance for minor changes to the building including a reduction in the total building height above curb level from 960.28 feet to 898.83 feet; a reduction in the highest residential floor above curb level from 815.28 feet to 814.72 feet; an adjustment in the floor area reflecting an increase in zoning floor area and a reduction in gross floor area reflecting a change in the building configuration and reduction in floor area deductions; and a decrease in the number of dwelling units from 439 to 275.

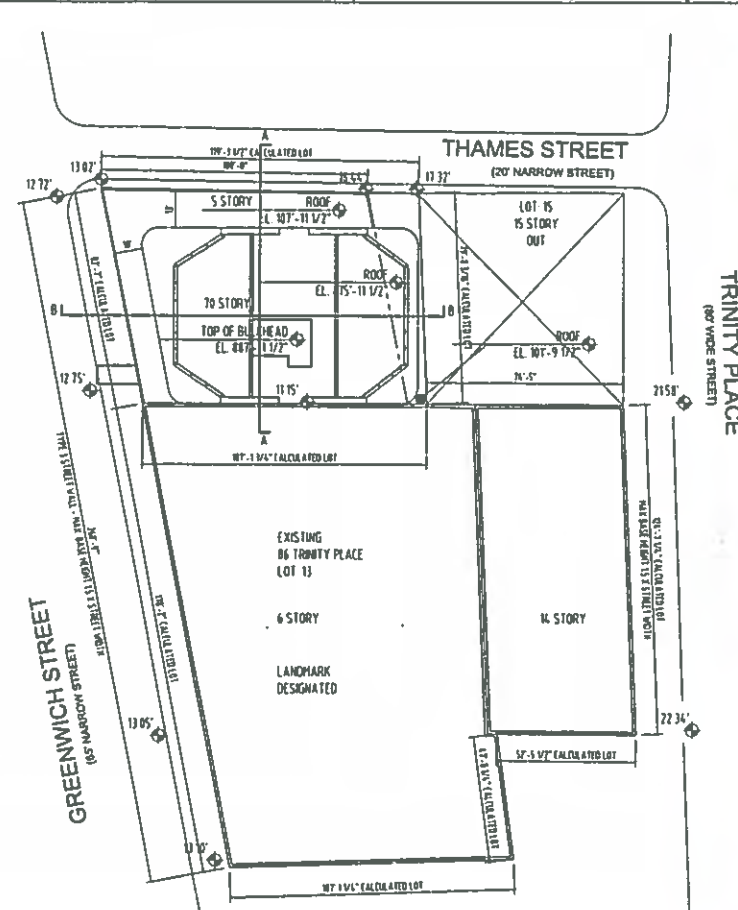
The proposed changes are shown on the drawings dated August 3, 2016 and labeled "P-001.00, P101.00 through P-115.00, P-300.00 and P-301.00".

The Board has reviewed the applicant's request and has determined that the proposed changes are in substantial compliance with the Board's prior grant. Therefore, the Board has no objection to the proposed changes, on condition that the Department of Buildings will ensure compliance with all the applicable provision of the Zoning Resolution, Building Code or any other relevant law. To the extent that the proposed changes trigger such non-compliance, then the Board's determination herein have no effect. Two copies of the revised building plans have been retained by the Board.

Sincerely,

Ryan Singer, AICP
Executive Director

c: David Schnakenberg
Michael Sillerman



NOTE ELEVATIONS ARE IN NAVD88 STANDARD



FLOOR	EXISTING	PROPOSED
CELLAR	0.370	
GROUND	OFFICE 26,684	
	STAIR EXCHANGE 29,185	
MEZZ	OFFICE 26,187	
	OFFICE 22,911	
5	OFFICE 22,000	
6	OFFICE 25,149	
7	OFFICE 22,810	
8	OFFICE 68,300	
9	OFFICE 68,300	
10	OFFICE 68,300	
11	OFFICE 68,300	
12	OFFICE 68,300	
14	OFFICE 6,391	
15	OFFICE 6,391	
ROOF	1854	
TOTAL	OFFICE 84,364	
TOTAL ABOVE GRADE	OFFICE 116,651	

BOARD OF STANDARDS AND APPEALS
 Calendar No. **243-13-BZ**
APPROVED only for arrangement and design
 as being in substantial compliance with, but
 waiving no requirements of the Board's resolution
 adopted

[Signature]
CHAIR/COMMISSIONER
 8/3/2016

86 TRINITY PLACE (DEVELOPMENT RIGHTS)
 AS MEASURED BY FEDRINGER SURVEYING, P.C.
 + FLOOR 14 AND 15 (ION ELEVATOR)
 ARE ACTUALLY THE 13TH AND 14TH FLOORS
 86 TRINITY PLACE DEVELOPMENT RIGHTS
 EXISTING FA (STOCK EXCHANGE) 14,335 SF

CONSTRUCT FROM FLOOR OF	USE	GROSS AREA (SF)	MEP DEDUCTIONS (SF)	STAIR DEDUCT (SF)	ON DECK (SF)	MEZZ (SF)	ZONING FA (SF)
SUB-CELLAR	LAUNDRY / MECHANICAL	0.375					
CELLAR	RESIDENTIAL	1.803					
	COMMERCIAL	0.891					
1	RESIDENTIAL	1,515	132.1				1,382.9
	COMMERCIAL	1,370	82.2				1,287.8
2	RESIDENTIAL	284.1	98.1				186.0
	COMMERCIAL	518.8	88.0				430.8
3	MECHANICAL	0.795					
4	MECHANICAL	0.800					
5	RESIDENTIAL APARTMENT	0.795	98.3		86.0		16.2
6	RESIDENTIAL APARTMENT	0.757	98.3		121.1		5376.0
	MECHANICAL	0.308					
7	MECHANICAL	4.330	4.330				0 of DUs
8	RESIDENTIAL	4,547	332	29.0	178.5	12.817	4,784.8
9	RESIDENTIAL	4,547	332.0	29.0	178.5		4,665.5
10	RESIDENTIAL	4,547	332.0	29.0	178.5		4,665.5
11	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
12	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
13	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
14	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
15	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
16	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
17	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
18	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
19	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
20	RESIDENTIAL	4,547	332.0	29.0	183.0		4,662.3
21	RESIDENTIAL / FIRE TANK	4,547	429.5	29.0	183.0		5,548.8
22	RESIDENTIAL / FIRE TANK	4,645	496.5	29.0	183.0		5,155.0
23	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
24	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
25	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
26	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
27	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
28	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
29	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
30	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
31	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
32	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
33	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
34	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
35	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
36	RESIDENTIAL	4,547	314.0	29.0	183.0		4,628.3
37	MECHANICAL	4.330	4.330				0
38	MECHANICAL / FIRE TANK	4.330	4.330				0
39	RESIDENTIAL	4,547	314.0	29.0	186.4		4,662.0
40	RESIDENTIAL	4,547	314.0	29.0	186.4		4,662.0
41	RESIDENTIAL	4,547	314.0	29.0	186.4		4,662.0
42	RESIDENTIAL	4,547	314.0	29.0	186.4		4,662.0
43	RESIDENTIAL	4,547	314.0	29.0	186.4		4,662.0
44	RESIDENTIAL	4,547	314.0	29.0	186.4		4,662.0
45	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
46	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
47	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
48	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
49	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
50	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
51	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
52	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
53	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
54	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
55	RESIDENTIAL	4,547	323.9	29.0	186.0		5,999.3
56	RESIDENTIAL / FIRE TANK	4,547	429.2	29.0	178.1		5,581.1
57	RESIDENTIAL / FIRE TANK	5,984.2	4,728.0	29.0	178.1		5,981.1
58	RESIDENTIAL	4,547	323.9	29.0	178.1		4,876.0
59	RESIDENTIAL	4,547	323.9	29.0	178.1		4,876.0
60	RESIDENTIAL	4,547	323.9	29.0	178.1		4,876.0
61	RESIDENTIAL	4,547	323.9	29.0	178.1		4,876.0
62	RESIDENTIAL	4,547	323.9	29.0	178.1		4,876.0
63	RESIDENTIAL	4,547	323.9	29.0	178.1		4,876.0
64	RESIDENTIAL	4,547	323.9	29.0	178.1		4,876.0
65	RESIDENTIAL	4,547	323.9	29.0	178.1		4,876.0
66	MECHANICAL	4,547	3,779	29.0	130		4,851.6
67	TRD / MECHANICAL	4,547	4,547				0
68	MECHANICAL	3,779	3,779				0
69	MECHANICAL / ENR / FIRE TANK	3,779	3,779				0
70	ROOF / COOLING TOWER	4.330					0
71	MECHANICAL	4,330					0
TOTAL	MECHANICAL	48,329	48,329				
TOTAL	RESIDENTIAL	286,978.3	286,966.6	16,511	20,076.8	12,367	
TOTAL	COMMERCIAL	15,991.0	15,982.2				
TOTAL	MECHANICAL	4,809.3	48,329				
ABOVE	RESIDENTIAL	317,997.3	286,966.6	16,511	20,076.8	12,367	35,657.6
GRADE	COMMERCIAL	854.0	15,982.2				834.0
TOTAL	MECHANICAL	15,669.3					15,669.2

CONSTRUCTION FLOOR #	CORRIDOR	# of DUs	REFUSE	REC SPACE	TOTAL
1					0
2					0
3					0
4					0
5				8609	8609
5H				1271	1271
6					0
7					0
8	154.5	3	12		178.5
9	154.5	6	12		178.5
10	154.5	6	12		178.5
11	171.0	6	12		183.0
12	171.0	6	12		183.0
13	171.0	6	12		183.0
14	171.0	6	12		183.0
15	171.0	6	12		183.0
16	171.0	6	12		183.0
17	171.0	6	12		183.0
18	171.0	6	12		183.0
19	171.0	6	12		183.0
20	171.0	6	12		183.0
21	171.0	6	12		183.0
22	171.0	6	12		183.0
23	171.0	6	12		183.0
24	171.0	6	12		183.0
25	171.0	6	12		183.0
26	171.0	6	12		183.0
27	171.0	6	12		183.0
28	171.0	6	12		183.0
29	171.0	6	12		183.0
30	171.0	6	12		183.0
31	171.0	6	12		183.0
32	171.0	6	12		183.0
33	171.0	6	12		183.0
34	171.0	6	12		183.0
35	171.0	6	12		183.0
36	171.0	6	12		183.0
37					0
38					0
39	184.4	0	12		196.4
40	184.4	0	12		196.4
41	184.4	0	12		196.4
42	184.4	0	12		196.4
43	184.4	0	12		196.4
44	184.4	0	12		196.4
45	182.0	6	12		198.0
46	182.0	6	12		198.0
47	182.0	6	12		198.0
48	182.0	6	12		198.0
49	182.0	6	12		198.0
50	182.0	6	12		198.0
51	182.0	6	12		198.0
52	182.0	6	12		198.0
53	182.0	6	12		198.0
54	182.0	6	12		198.0
55	182.0	6	12		198.0
56	182.0	6	12		198.0
57	161.1	6	12		179.1
58	161.1	6	12		179.1
59	161.1	6	12		179.1
60	161.1	6	12		179.1
61	161.1	6	12		179.1
62	161.1	6	12		179.1
63	161.1	6	12		179.1
64	161.1	6	12		179.1
65	124	2	12		136.0
66	124	2	12		136.0
TOTAL		275	684	9428.0	20878.0

37-00 21 USER GROUPS PERMITTED 1-6, 9, 11
 31 EXISTING USE GROUPS
 COMMERCIAL
 RETAIL - USE GROUP 6A RETAIL
 OFFICE - USE GROUP 6B OFFICE
 4) NEW / PROPOSED USE GROUPS
 A) RESIDENTIAL USE GROUP 2
 B) COMMERCIAL USE GROUP 5 HOTEL, 6A RETAIL
 91-22 51 FLOOR AREA PERMITTED
 A) FAR PERMITTED
 COMMERCIAL 15
 RESIDENTIAL 10
 MAX 15
 B) FLOOR AREA PERMITTED
 COMMERCIAL 35,275 X 15 = 526,625 SF
 RESIDENTIAL 35,275 X 10 = 352,750 SF
 MAX 35,275 X 15 = 526,625 SF
 6) FLOOR AREA PROPOSED
 A) NEW - 125 GREENWICH STREET (SEE FLOOR AREA SCHEDULE)
 RESIDENTIAL (2) 0.343 B SF
 COMMERCIAL (6A) 0.343 B SF
 TOTAL 350,918.3 SF
 B) NEW - 86 TRINITY PLACE
 COMMERCIAL (586A) 177,705.5 SF
 TOTAL

BOARD OF STANDARDS AND APPEALS

Calendar No. 243-13-BZ
APPROVED only for arrangement and design,
 as being in substantial compliance with, but
 waiving no requirements of the Board's resolution

adopted

Date 8/3/2016
 CHAIR/COMMISSIONER

PROJECT:
125
GREENWICH
 NEW YORK, NY

OWNER:
 YS 125 LLC
 55 EAST 59TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 636 0450

ARCHITECT:
 RAFAEL VIMBLE ARCHITECTS PC
 50 VANDAM STREET
 NEW YORK, NY 10013
 TEL: 212 926 5060 FAX: 212 926 5050

STRUCTURAL ENGINEER:
 DESPOND CONSULTING ENGINEERS
 18 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 532 2211

MEP / PE / IT ENGINEER:
 COSENTINO ASSOCIATES - A TETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10021
 TEL: 212 615 3600

GEOTECH CONSULTANT:
 LANGAN ENGINEERING
 619 RIVER DRIVE CENTER 1
 ELMHURST PARK, NJ 07407
 TEL: 201 794 6700

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DERSELEN & ASSOCIATES
 100 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 994 9220

NOTES:
 INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS
 APPROVED BY DOB.
 ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE
 AS APPROVED BY DOB.

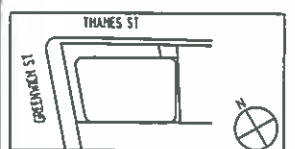
BSA VARIANCE APPLICATION

PHASE : BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

DATE	ISSUE	DESCRIPTION
12/16/15	BSA SUBMISSION	
9/30/16	DOB SUBMITTAL	

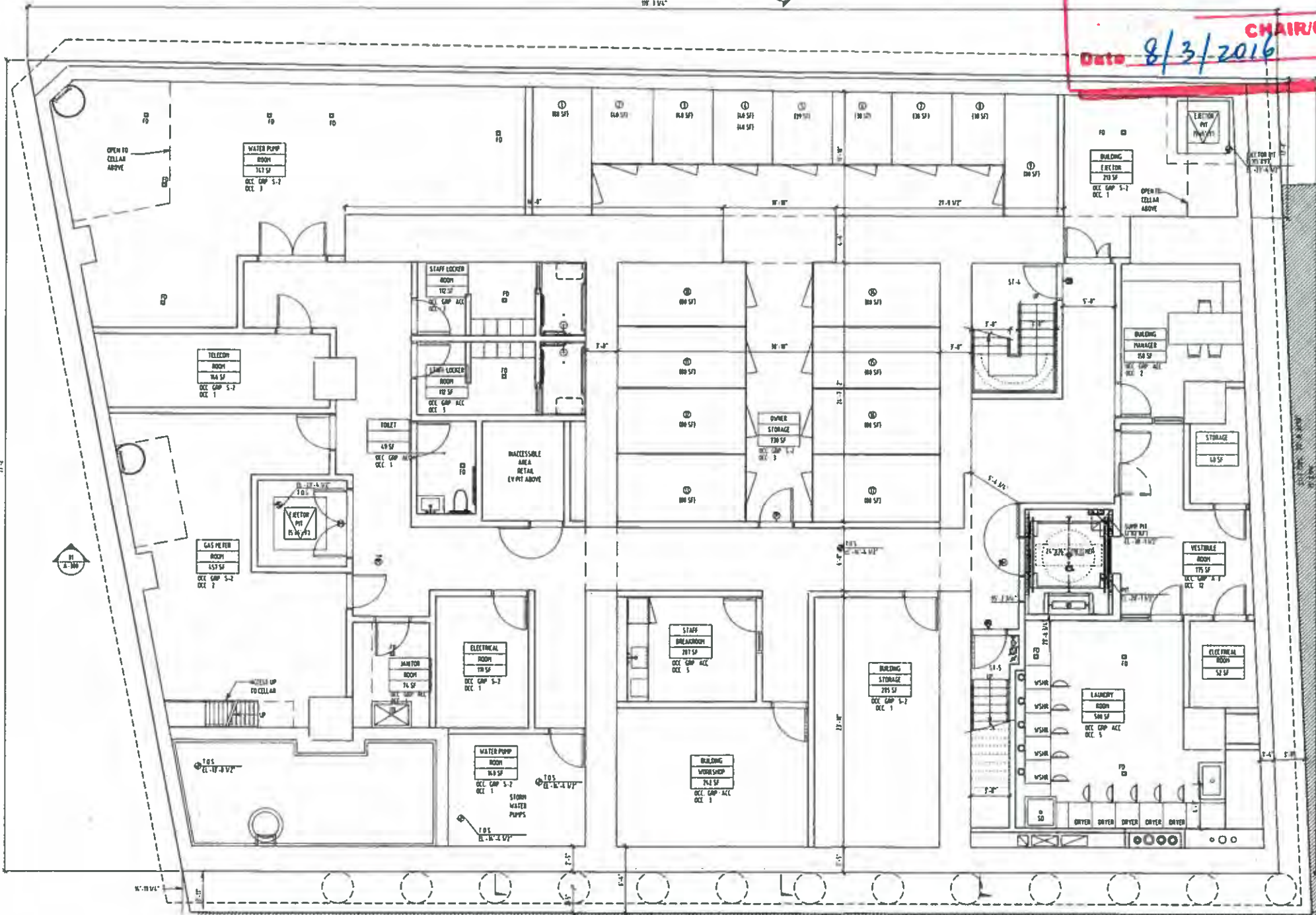


KEY PLAN AND NORTH SIGN
 IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT
 REFER TO GRAPHIC SCALE

SCALE

FLOOR PLAN
 SUBCELLAR LEVEL

SHEET TITLE:
P-101.00
 SHEET NUMBER



SUBCELLAR LEVEL
 SCALE 3/8" = 1' 0" 01

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CHAIR/COMMISSIONER

PROJECT
125
GREENWICH
 NEW YORK, NY

OWNER
 VS 125 LLC
 55 EAST 57TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 616 8100

ARCHITECT
 RAFAEL VINKY ARCHITECTS PC
 50 VANDAM STREET
 NEW YORK, NY 10013
 TEL: 212 924 5040 FAX: 212 924 5050

STRUCTURAL ENGINEER
 DESMONE CONSULTING ENGINEERS
 10 WEST 30TH STREET, 20TH FLOOR
 NEW YORK, NY 10018
 TEL: 212 532 2211

MEP / FP / IT ENGINEER
 COSENTINI ASSOCIATES - A TETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10011
 TEL: 212 675 3626

GEOTECH CONSULTANT
 LANGRISH ENGINEERING
 619 RIVER DRIVE CENTER 1
 ELMWOOD PARK, NJ 07407
 TEL: 201 794 6950

VERTICAL TRANSPORTATION CONSULTANT
 VAN DERSEN & ASSOCIATES
 120 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 994 9220

NOTES:
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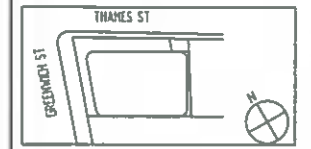
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

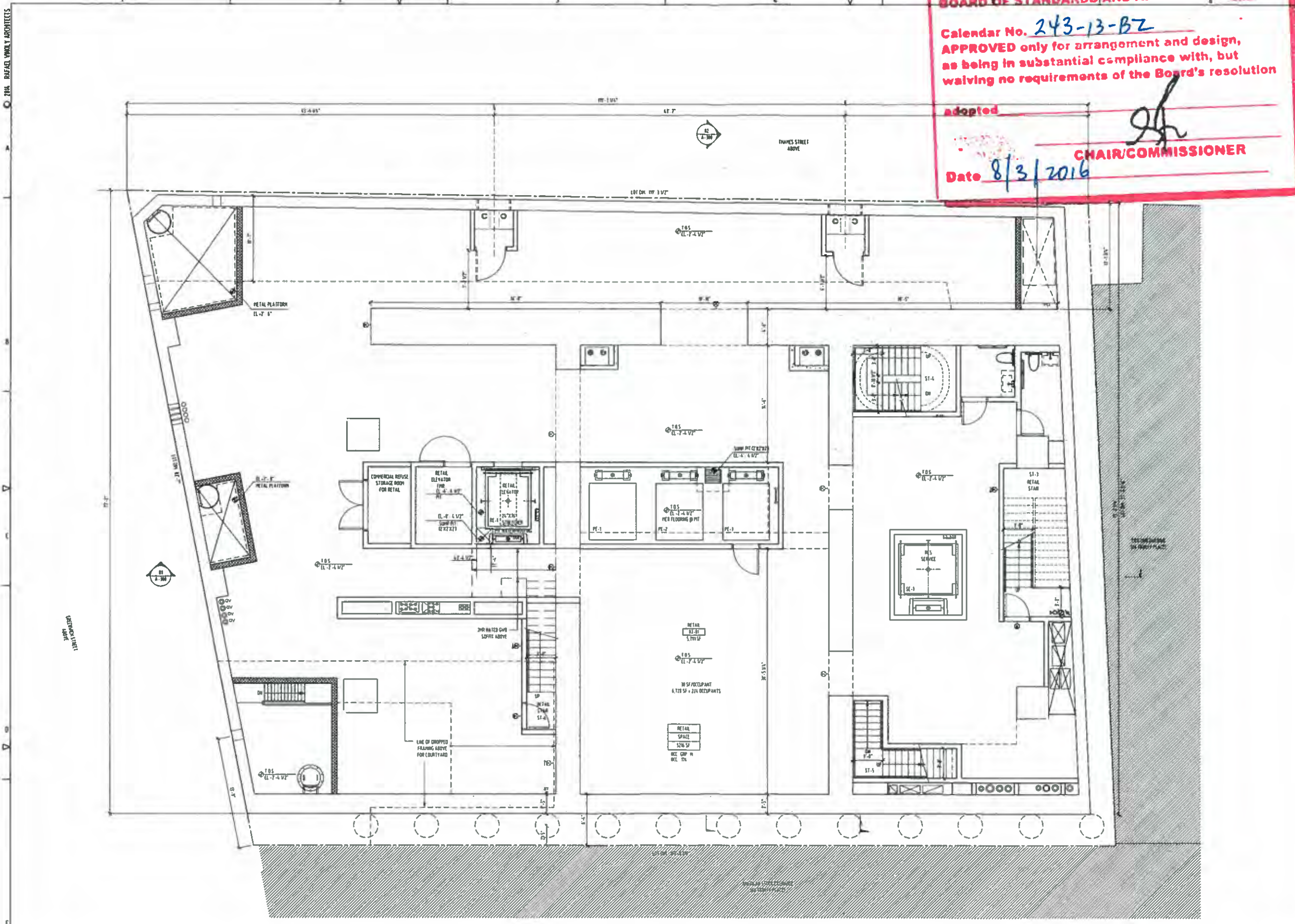
NO.	ISSUE DATE	DESCRIPTION
01	12/16/15	BSA SUBMISSION
02	5/18/16	DOB SUBMITTAL



KEY PLAN AND NORTH SIGN
 IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT;
 REFER TO GRAPHIC SCALE

SCALE

FLOOR PLAN
 CELLAR LEVEL
 SHEET TITLE:
P-102.00
 SHEET NUMBER:



CELLAR LEVEL
 SCALE 3/16" = 1'-0" 01

BOARD OF STANDARDS AND APPEALS

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Date 8/3/2016 **CHAIR/COMMISSIONER**

PROJECT
125
GREENWICH
 NEW YORK, NY

OWNER
 VS 125 LLC
 55 EAST 59TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 616 8199

ARCHITECT
 RAFAEL VANDY ARCHITECTS PC
 50 VANDAM STREET
 NEW YORK, NY 10013
 TEL: 212 974 5040 FAX: 212 974 5050

STRUCTURAL ENGINEER
 DESPOND CONSULTING ENGINEERS
 18 WEST 80TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 532 2211

MEP / FP / IT ENGINEER
 COSENTINO ASSOCIATES - A TETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10021
 TEL: 212 615 3406

CIVIL CONSULTANT
 LANGAN ENGINEERING
 679 RIVER DRIVE CENTER 1
 ELMTON PARK, NJ 07497
 TEL: 201 794 6300

VERTICAL TRANSPORTATION CONSULTANT
 VAN DEUSEN & ASSOCIATES
 170 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 994 9220

NOTES:
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 APPROVED BY DOB.
 ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
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 AS APPROVED BY DOB.

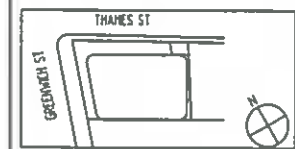
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

NO.	DATE	ISSUE	DESCRIPTION
1	12/16/15	BSA SUBMISSION	
2	9/28/15	DOB SUBMITTAL	



KEY PLAN AND NORTH SIGH
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 REFER TO GRAPHIC SCALE



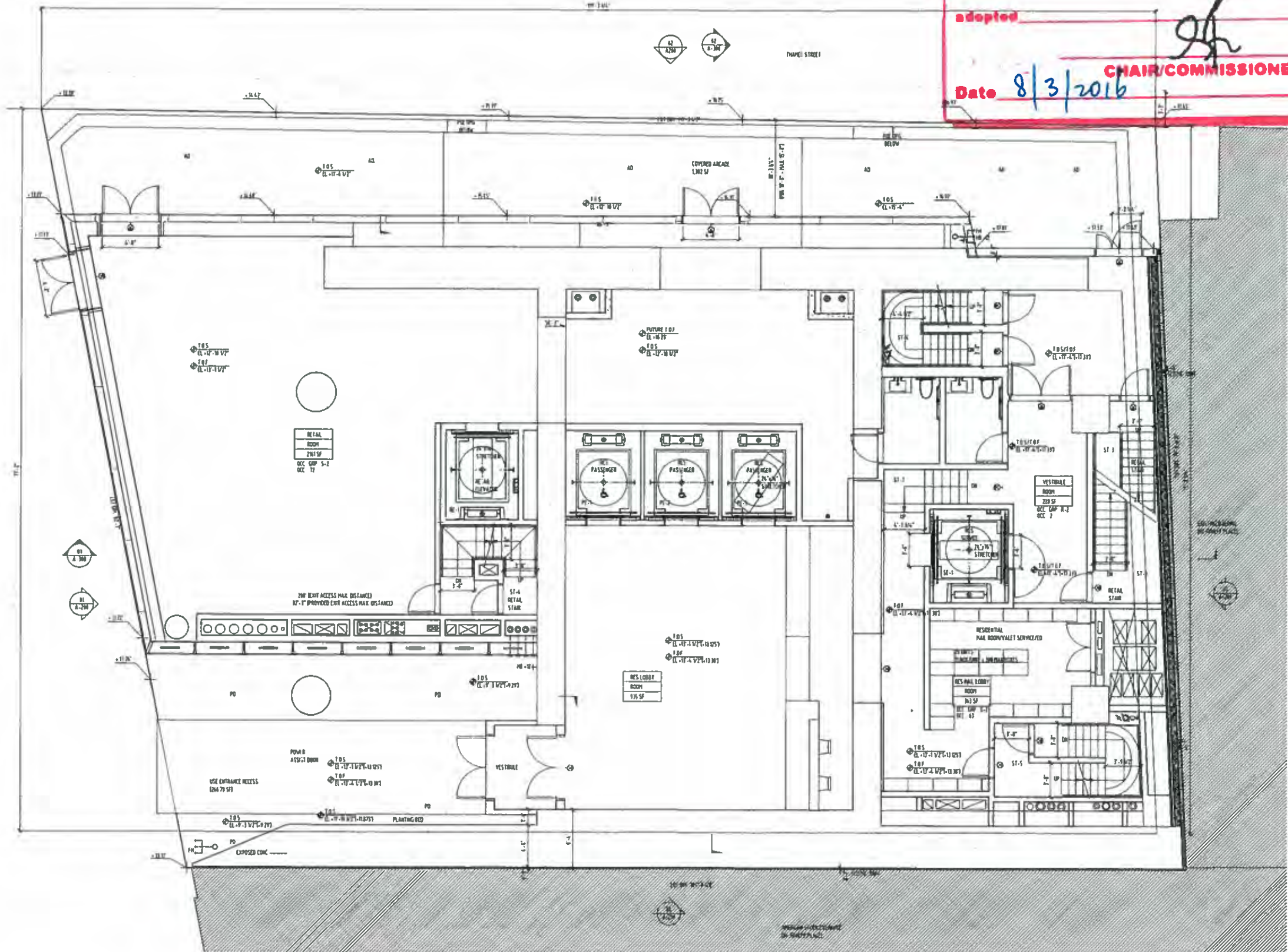
SCALE

FLOOR PLAN LEVEL 1

SHEET TITLE:

P-103 00

SHEET NUMBER:



FLOOR PLAN LEVEL 1
 SCALE 3/16" = 1' 0" 01

0. 2016. RAFAEL VINGLY ARCHITECTS

BOARD OF STANDARDS AND APPEALS
 Calendar No. 243-13-B2
APPROVED only for arrangement and design,
 as being in substantial compliance with, but
 waiving no requirements of the Board's resolution
 adopted _____
 Date 8/3/2016 **CHAIR/COMMISSIONER**

PROJECT: **125 GREENWICH**
 NEW YORK, NY

OWNER:
 VS 125 LLC
 35 EAST 59TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 636 8500

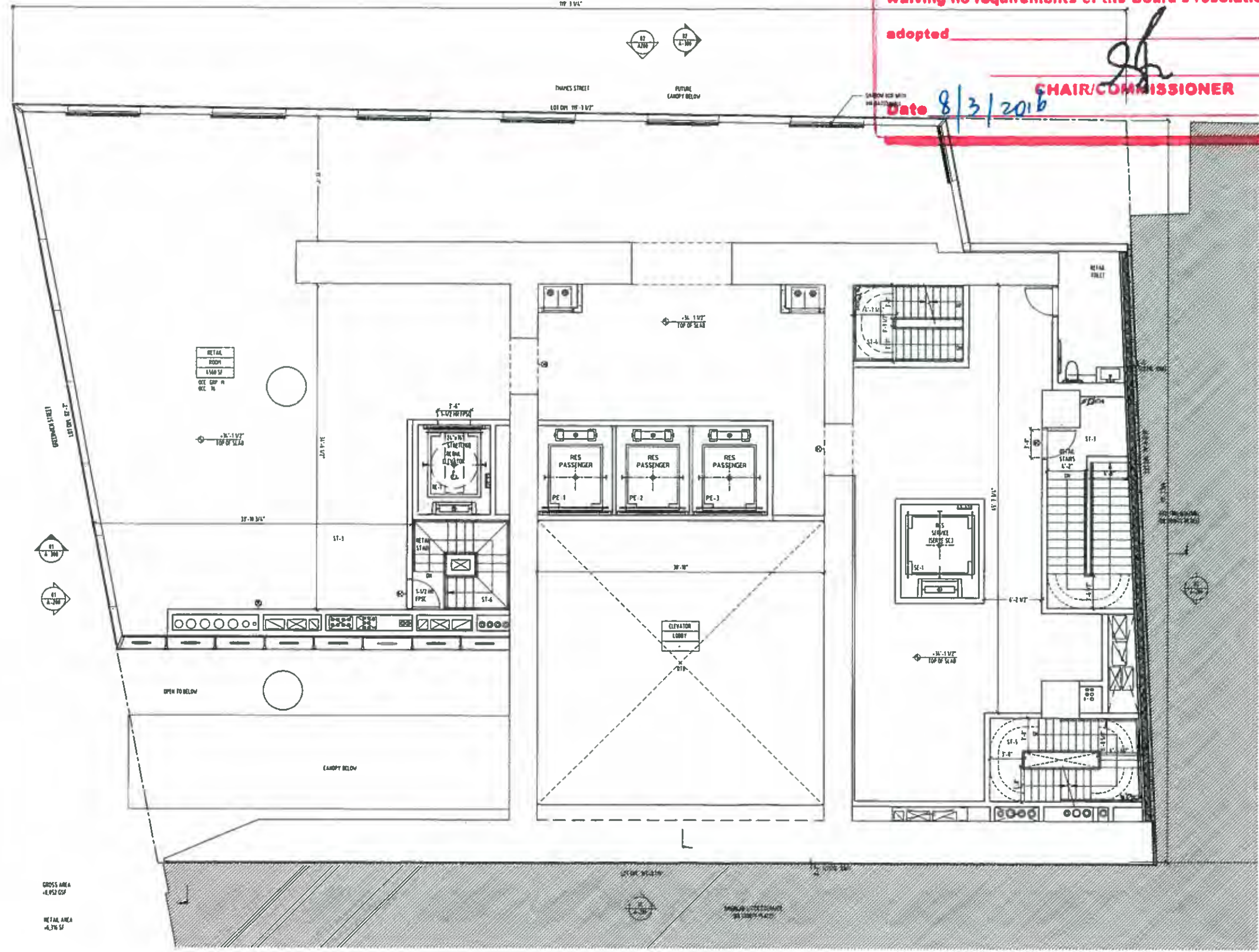
ARCHITECT:
 RAFAEL VINGLY ARCHITECTS PC
 58 VANDAM STREET
 NEW YORK, NY 10013
 TEL: 212 924 5060 FAX: 212 924 5858

STRUCTURAL ENGINEER:
 DESPOND CONSULTING ENGINEERS
 10 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 532 2211

MEP / FP / IT ENGINEER:
 COSENTINI ASSOCIATES - A TETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10021
 TEL: 212 615 3606

GEOTECH CONSULTANT:
 LANGAN ENGINEERING
 619 RIVER DRIVE CENTER 1
 ELSTWOOD PARK, NJ 07407
 TEL: 201 794 6960

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DERSEN & ASSOCIATES
 120 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07930
 TEL: 973 994 3220



RETAIL ROOM
 5560 SF
 SEE GMP IN
 DEC. 16

GROSS AREA
 4,852 GSF

RETAIL AREA
 4,376 SF

NOTES:
 INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS
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 ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE
 AS APPROVED BY DOB.

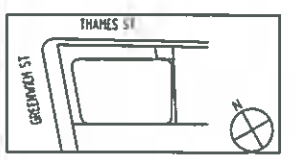
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

ISSUE NO.	ISSUE DATE	DESCRIPTION
01	02/14/15	BSA SUBMISSION
02	03/28/15	DOB SUBMITTAL



KEY PLAN AND NORTH SIGN
 IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT
 REFER TO GRAPHIC SCALE

SCALE

FLOOR PLAN
 LEVEL 2

SHEET TITLE:
P-104 00

SHEET NUMBER:

FLOOR PLAN - LEVEL 2
 SCALE 3/16" = 1' 0" 01

Q. 204. RAFAEL VINGLY ARCHITECTS

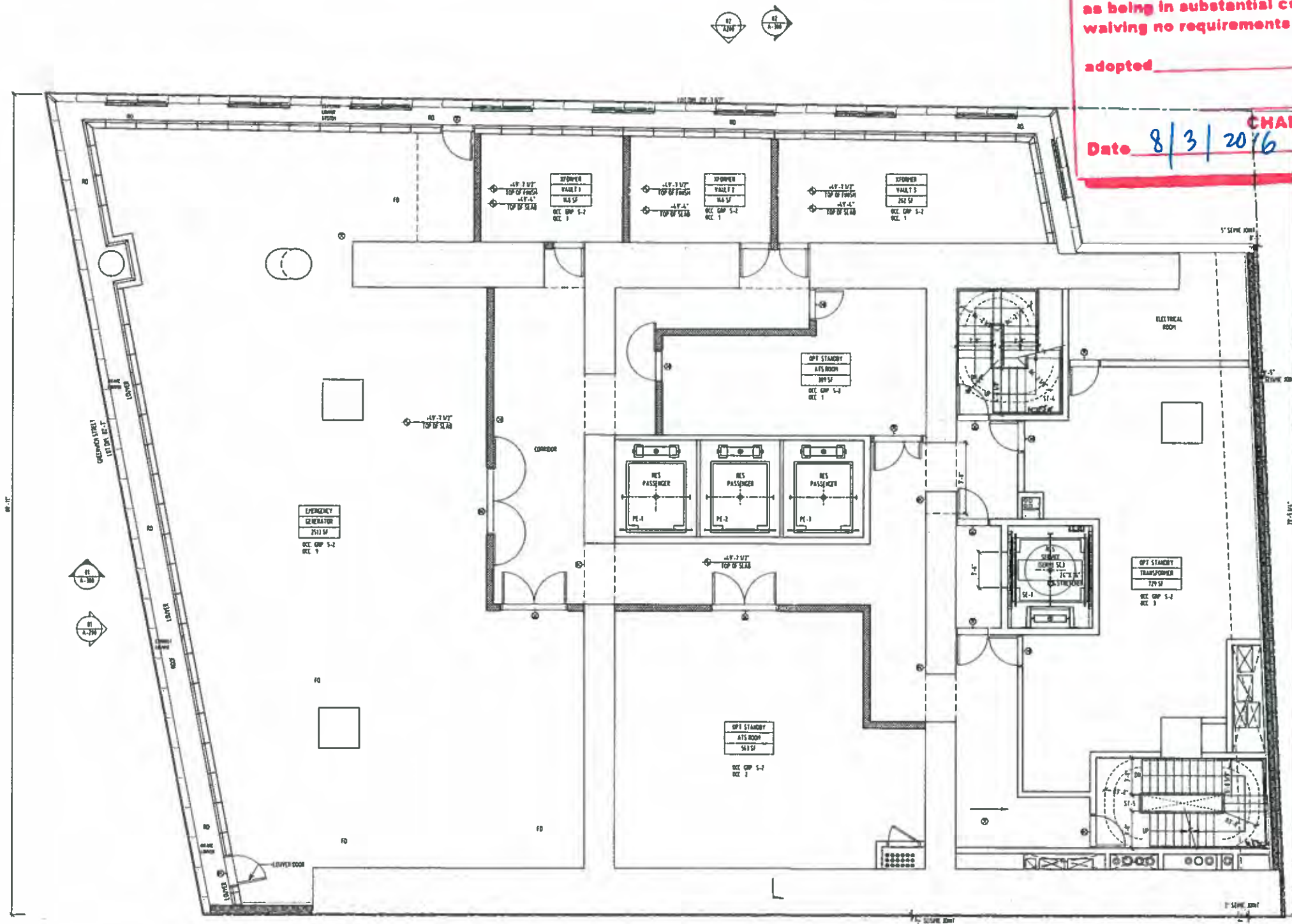
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BOARD OF STANDARDS AND APPEALS
 Calendar No. 243-13-BZ
APPROVED only for arrangement and design,
 as being in substantial compliance with, but
 waiving no requirements of the Board's resolution
 adopted _____
 Date 8/3/2016 **CHAIR/COMMISSIONER**

PROJECT
125
GREENWICH
 NEW YORK, NY

OWNER:
 V5 125 LLC
 55 EAST 57TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 634 8649

ARCHITECT:
 RAFAEL VINGLY ARCHITECTS PC
 50 VANHAM STREET
 NEW YORK, NY 10013
 TEL: 212 924 5648 FAX: 212 924 5858

STRUCTURAL ENGINEER:
 DESPOND CONSULTING ENGINEERS
 18 WEST 88TH STREET, 10TH FLOOR
 NEW YORK, NY 10024
 TEL: 212 532 2211

MEP / FF / IT ENGINEER:
 COSENTINO ASSOCIATES - A TETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10021
 TEL: 212 615 3686

GEOTECH CONSULTANT:
 LANGAN ENGINEERING
 679 RIVER DRIVE CENTER 1
 ELMHURST PARK, NJ 07407
 TEL: 201 794 6990

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DERSEN & ASSOCIATES
 170 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 914 9228

NOTES:
 INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS
 APPROVED BY DOB.
 ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE
 AS APPROVED BY DOB.

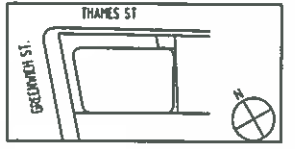
BSA VARIANCE APPLICATION

PHASE BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

DATE	DESCRIPTION	
2/14/16	BSA SUBMISSION	
8/31/16	DOB SUBMITTAL	
ISSUE NO.	ISSUE DATE	DESCRIPTION

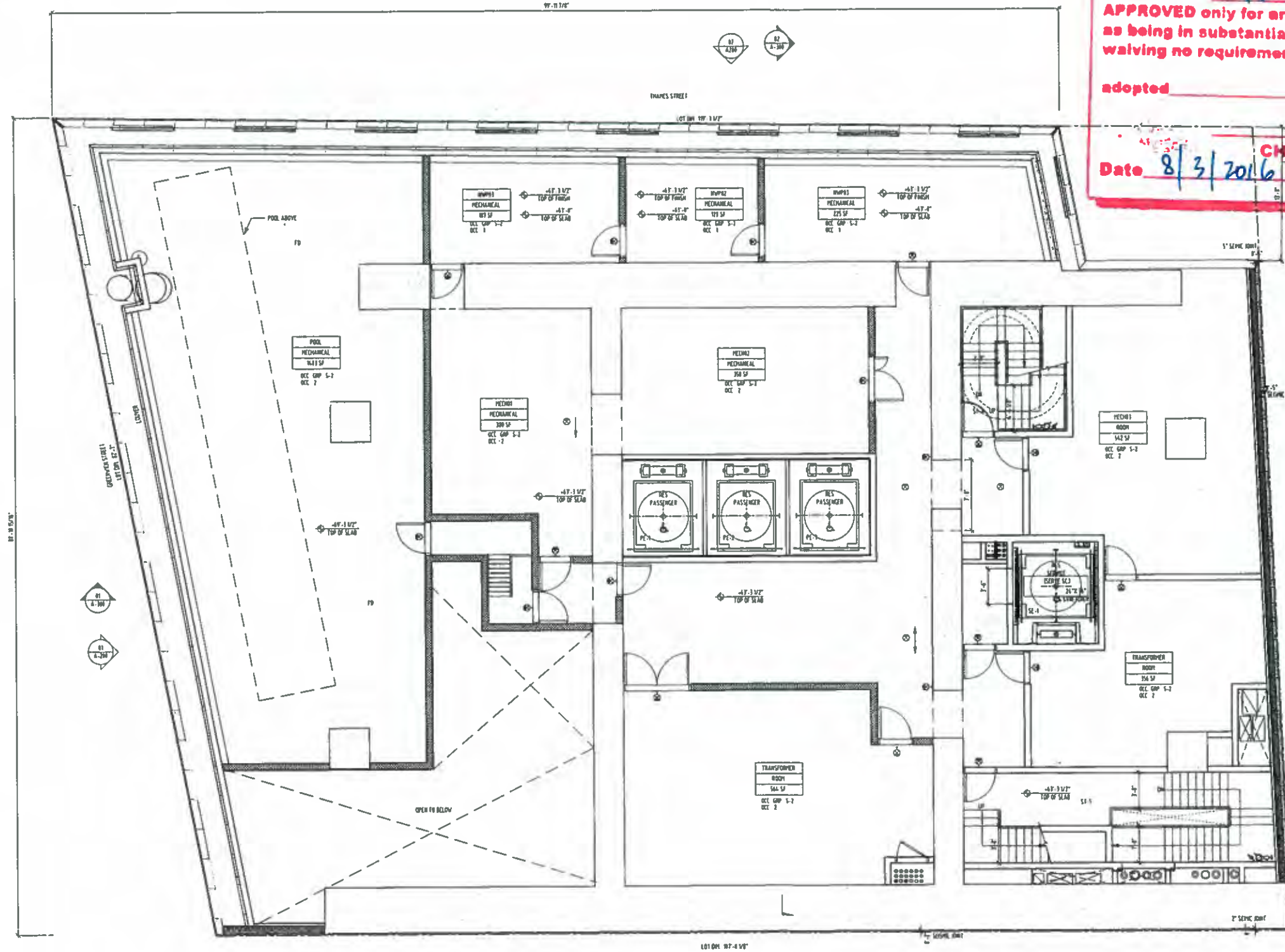


KEY PLAN AND NORTH SIGN
 IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT;
 REFER TO GRAPHIC SCALE

SCALE

FLOOR PLAN LEVEL 3 MECHANICAL
 SHEET TITLE:
P-105.00
 SHEET NUMBER:

314 - DAFAEL VINCIGLI ARCHITECTS



BOARD OF STANDARDS AND APPEALS

Calendar No. 243-13-BZ

APPROVED only for arrangement and design,
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adopted _____

Date 8/3/2016 **CHAIR/COMMISSIONER**

PROJECT: **125 GREENWICH**
NEW YORK, NY

OWNER:
125 LLC
75 EAST 59TH STREET, 24TH FLOOR
NEW YORK, NY 10022
TEL: 212 646 6500

ARCHITECT:
DAFAEL VINCIGLI ARCHITECTS PC
50 VANDERBILT STREET
NEW YORK, NY 10013
TEL: 212 924 5046 FAX: 212 924 5058

STRUCTURAL ENGINEER:
DECAPOLE CONSULTING ENGINEERS
10 WEST 10TH STREET, 10TH FLOOR
NEW YORK, NY 10011
TEL: 212 532 2211

MEP / FP / IT ENGINEER:
COSMOS ASSOCIATES - A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA, 300 FLOOR
NEW YORK, NY 10121
TEL: 212 645 3406

GEOTECH CONSULTANT:
LANGRAN ENGINEERING
610 RIVER DRIVE CENTER 1
ELMHURST PARK, NJ 07717
TEL: 201 796 6988

VERTICAL TRANSPORTATION CONSULTANT:
VAN DEUSEN & ASSOCIATES
20 EAGLE ROCK AVENUE, SUITE 310
EAST HANOVER, NJ 07936
TEL: 973 994 9220

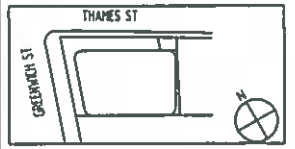
NOTES:
INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
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MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE AS APPROVED BY DOB.

BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

DATE	DESCRIPTION
12/14/15	BSA SUBMISSION
8/30/16	DOB SUBMITTAL



KEY PLAN AND NORTH SIGN
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REFER TO GRAPHIC SCALE

SCALE

FLOOR PLAN - LEVEL 4 MECHANICAL
SHEET TITLE:
P-106.00
SHEET NUMBER:

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125 GREENWICH NEW YORK, NY

BOARD OF STANDARDS AND APPEALS

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adopted

Date 8/3/2016

[Signature]
CHAIR/COMMISSIONER

OWNER:
VS 125 LLC
55 EAST 59TH STREET, 24TH FLOOR
NEW YORK, NY 10022
TEL: 212 616 0400

ARCHITECT:
RAFAEL VINELY ARCHITECTS PC
50 VANDAN STREET
NEW YORK, NY 10013
TEL: 212 974 5800 FAX: 212 924 5450

STRUCTURAL ENGINEER:
DESPIRE CONSULTING ENGINEERS
60 WEST 10TH STREET, 10TH FLOOR
NEW YORK, NY 10011
TEL: 212 532 2211

MER / ITR / IT ENGINEER:
COSENTINI ASSOCIATES - A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA, 3RD FLOOR
NEW YORK, NY 10121
TEL: 212 615 3665

MECHANICAL CONSULTANT:
KAMRAN ENGINEERING
679 RIVER DRIVE CENTER 1
ELMHURST PARK, NJ 07407
TEL: 201 754 6900

VERTICAL TRANSPORTATION CONSULTANT:
VAN DERSEIN & ASSOCIATES
120 EAGLE ROCK AVENUE, SUITE 310
EAST HANOVER, NJ 07936
TEL: 973 994 9220

NOTES:
INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
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MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE AS APPROVED BY DOB.

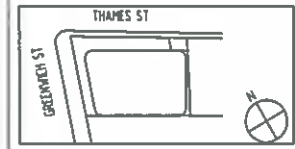
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

ISSUE NO.	ISSUE DATE	DESCRIPTION
01	12/14/15	BSA SUBMISSION
01	10/28/15	DOB SUBMITTAL



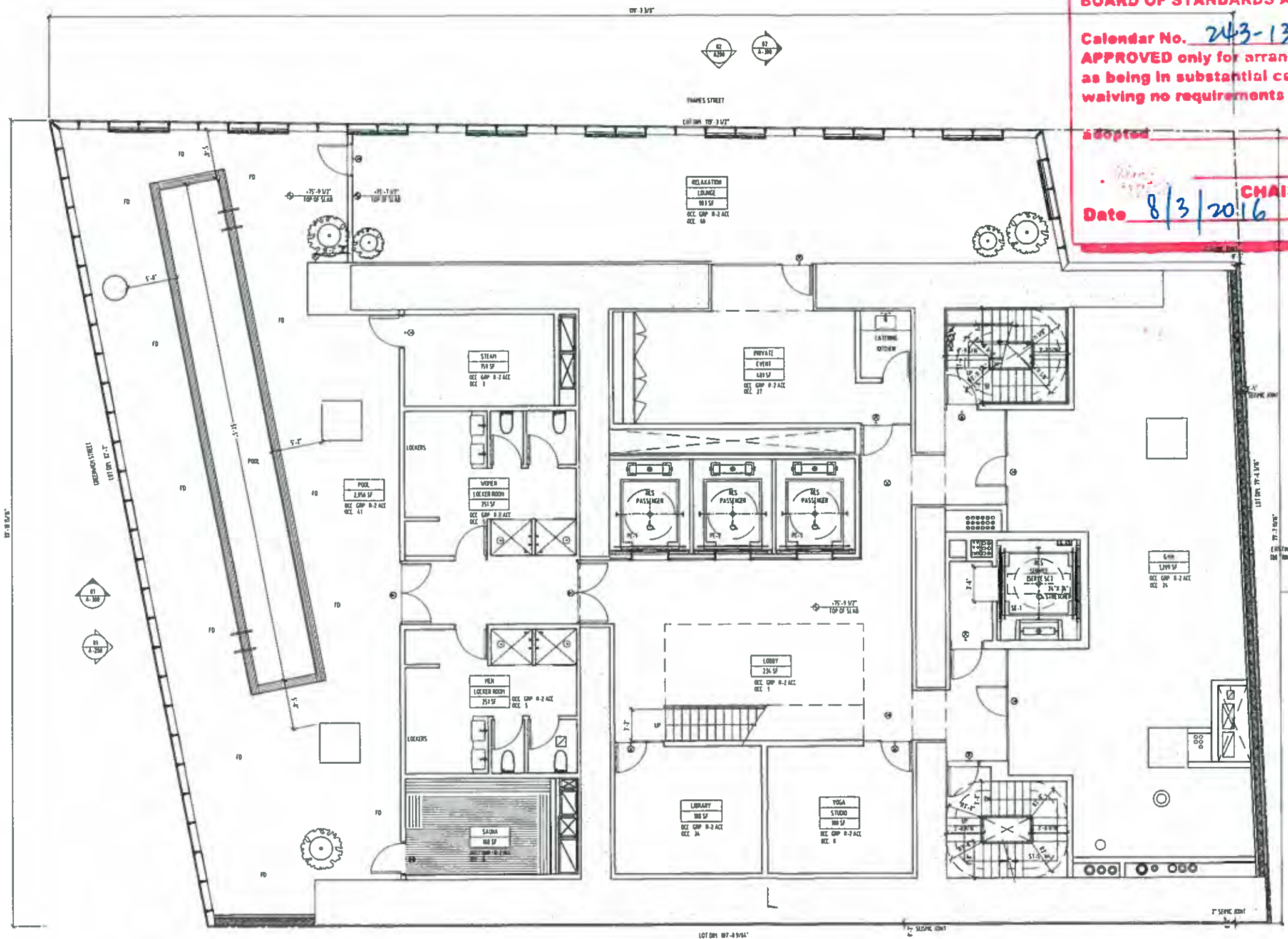
KEY PLAN AND NORTH
IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT;
REFER TO GRAPHIC SCALE

SCALE

FLOOR PLAN LEVEL 5

SHEET TITLE:
P-107.00

SHEET NUMBER:



FLOOR PLAN - LEVEL 5
SCALE 3/16" = 1' - 0"

01

Q. MR. RAFAEL VINKLY ARCHITECTS

PROJECT: **125 GREENWICH**
NEW YORK, NY

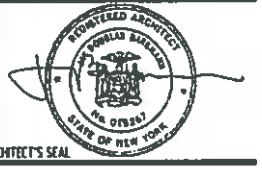
BOARD OF STANDARDS AND APPEALS
Calendar No. **243-13-BZ**
APPROVED only for arrangement and design,
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waiving no requirements of the Board's resolution
adopted
Date **8/3/2016** **CHAIR/COMMISSIONER**

OWNER:
VS US LLC
55 EAST 59TH STREET, 24TH FLOOR
NEW YORK, NY 10022
TEL: 212 636 0400
ARCHITECT:
RAFAEL VINKLY ARCHITECTS PC
50 W ADAM STREET
NEW YORK, NY 10013
TEL: 212 636 5000 FAX: 212 924 5050
STRUCTURAL ENGINEER:
DESIGNSOURCE CONSULTING ENGINEERS
38 WEST 10TH STREET, 8TH FLOOR
NEW YORK, NY 10011
TEL: 212 532 2271
MECHANICAL/ELECTRICAL ENGINEER:
COSMOS ASSOCIATES - A TETRA TECH COMPANY
200 WEST 31ST STREET, 3RD FLOOR
NEW YORK, NY 10001
TEL: 212 675 3600
GENERAL CONTRACTOR:
LAKESHORE ENGINEERING
600 WEST DRIVE CENTER 1
SPRINGWOOD PARK, NJ 07407
TEL: 201 794 6900
VERTICAL TRANSPORTATION CONSULTANT:
VAN DERSEN & ASSOCIATES
120 EAST ROCK AVENUE, SUITE 310
EAST HANOVER, NJ 07936
TEL: 973 994 9220

NOTES:
INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE AS APPROVED BY DOB.

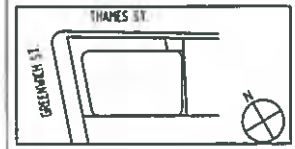
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

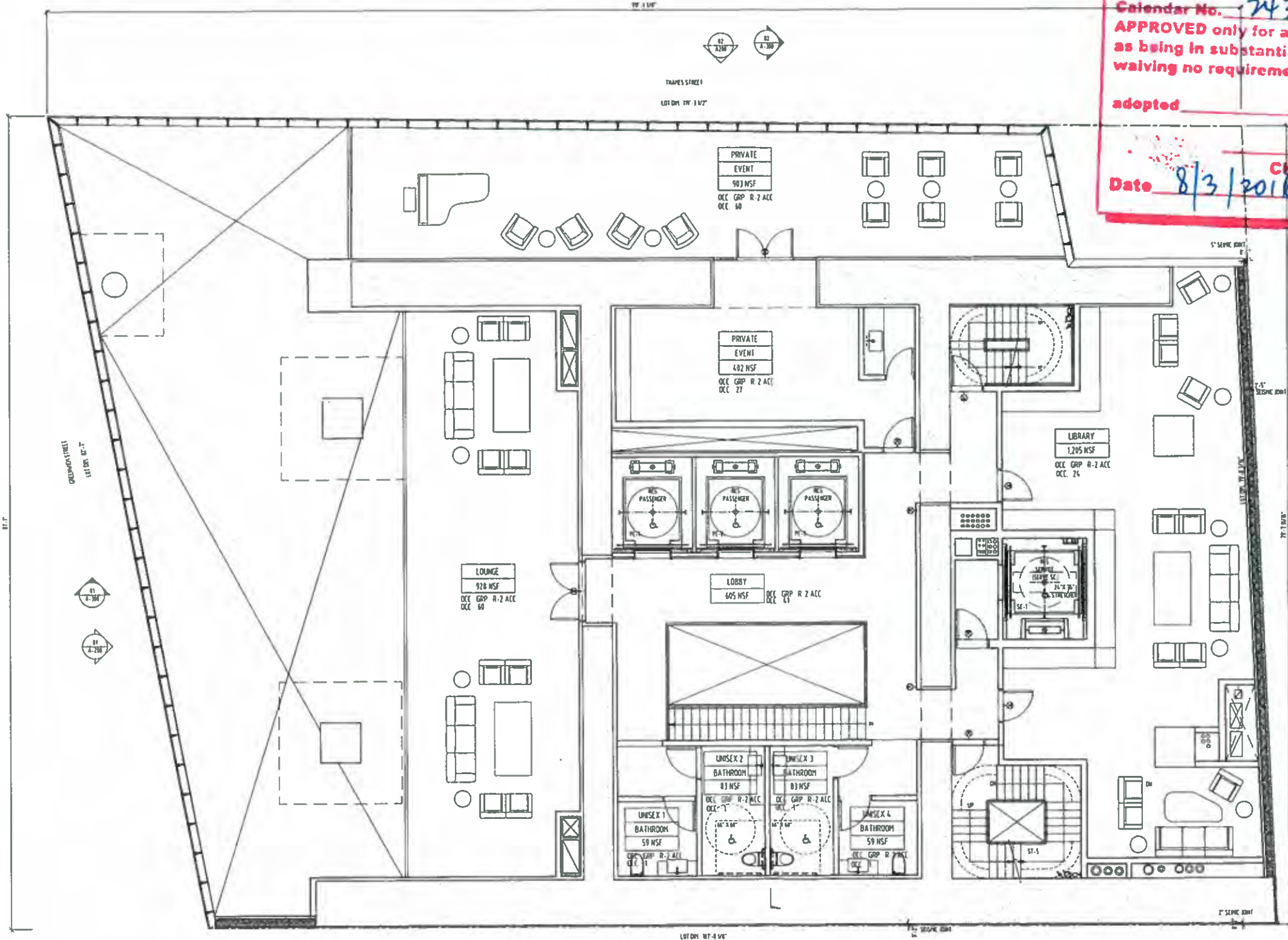
NO.	DATE	ISSUE	DESCRIPTION
01	12/14/15	BSA SUBMISSION	
02	01/20/16	DOB SUBMITTAL	



KEY PLAN AND NORTH-SOUTH
IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT
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SCALE

FLOOR PLAN LEVEL 5M
SHEET TITLE
P-108 00
SHEET NUMBER



AMERICAN SIGN (REPLACE OR REMOVE PLATE)

FLOOR PLAN LEVEL 5M
SCALE: 3/16" = 1' 0"

01

DRS. RAFAEL VINGLY ARCHITECTS

125 GREENWICH NEW YORK, NY

OWNER:
V5 125 LLC
55 EAST 57TH STREET, 24TH FLOOR
NEW YORK, NY 10022
TEL: 212 634 8409

ARCHITECT:
RAFAEL VINGLY ARCHITECTS PC
50 VANAMAN STREET
NEW YORK, NY 10013
TEL: 212 924 5660 FAX: 212 924 5858

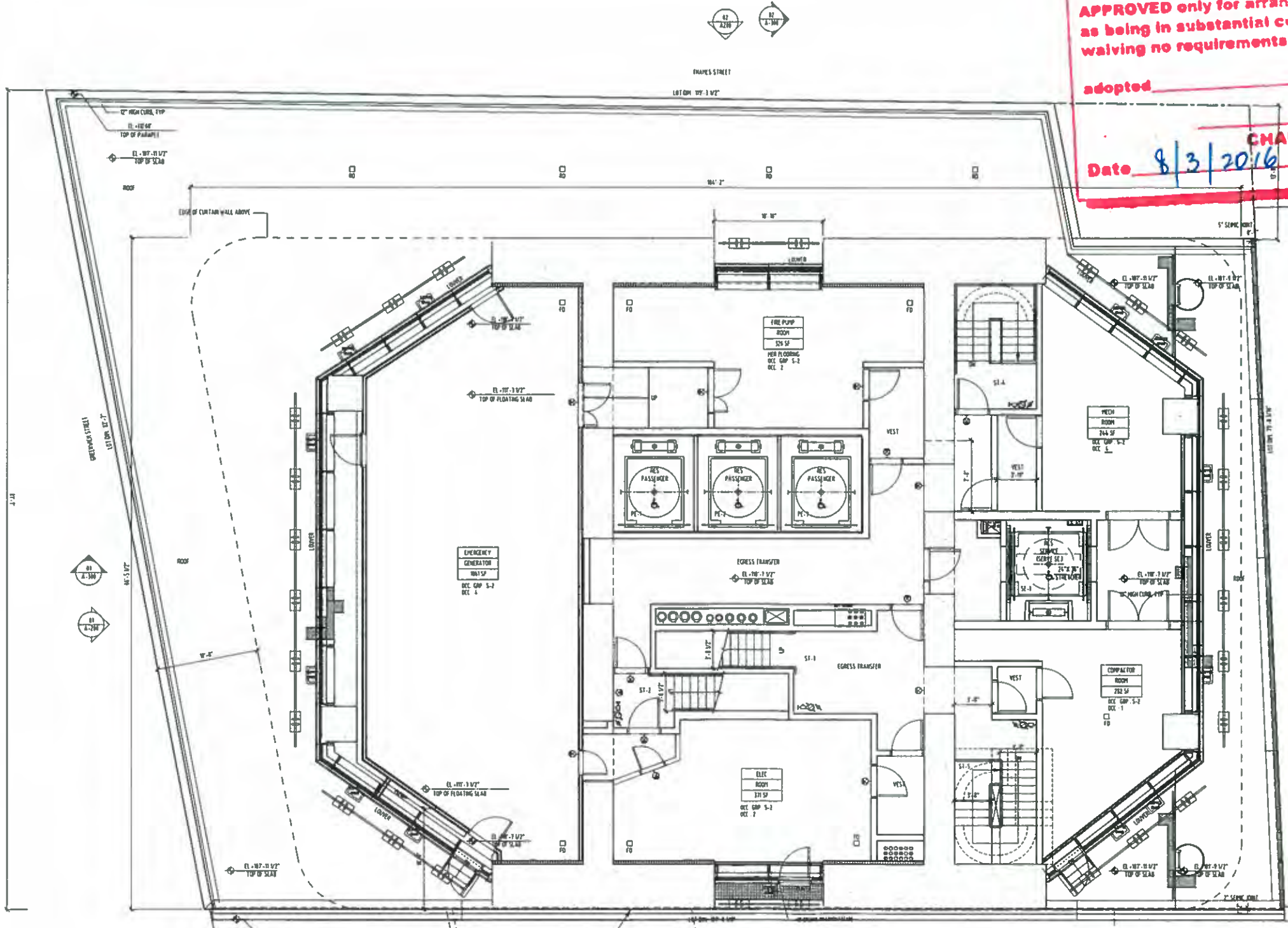
STRUCTURAL ENGINEER:
DESPOHNE CONSULTING ENGINEERS
10 WEST 87TH STREET, 10TH FLOOR
NEW YORK, NY 10011
TEL: 212 532 2211

MEP / FP / IT ENGINEER:
COSCHINI ASSOCIATES - A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA, 3RD FLOOR
NEW YORK, NY 10121
TEL: 212 615 3646

GEOTECH CONSULTANT:
LANGAN ENGINEERING
619 RIVER DRIVE CENTER 1
ELMHURST PARK, NJ 07407
TEL: 201 794 6960

VERTICAL TRANSPORTATION CONSULTANT:
VAN DERSEN & ASSOCIATES
120 EAGLE ROCK AVENUE, SUITE 310
EAST HANOVER, NJ 07936
TEL: 973 994 9220

BOARD OF STANDARDS AND APPEALS
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CHAIR/COMMISSIONER



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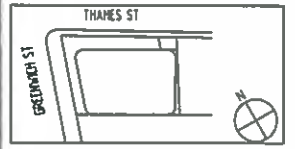
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

DATE	12/14/15	BSA SUBMISSION
DATE	8/28/16	DOB SUBMITTAL
ISSUE NO.	ISSUE DATE	DESCRIPTION



SCALE

FLOOR PLAN LEVEL 6 MECHANICAL

SHEET TITLE:
P-109.00
SHEET NUMBER:

FLOOR PLAN - LEVEL 6
SCALE: 3/16" = 1'-0" 01

O 2016 BRENNER WOLSKY ARCHITECTS

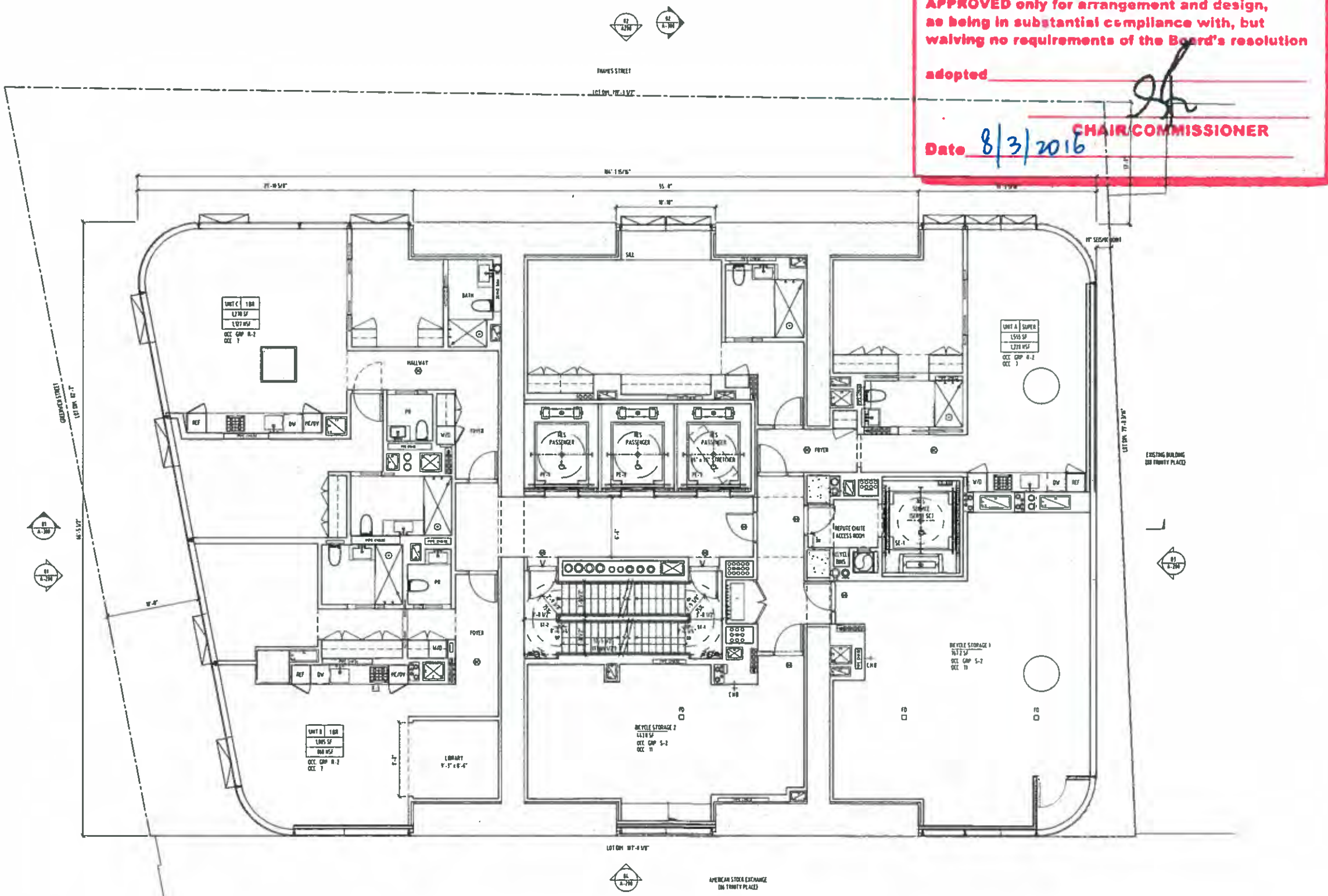
BOARD OF STANDARDS AND APPEALS

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waiving no requirements of the Board's resolution

adopted _____

Date 8/3/2016 **CHAIR/COMMISSIONER**



PROJECT:
125 GREENWICH
NEW YORK, NY

OWNER:
YS 125 LLC
55 EAST 59TH STREET, 24TH FLOOR
NEW YORK, NY 10022
TEL: 212 636 0469

ARCHITECT:
RAFAEL VARELY ARCHITECTS PC
50 VANAMAN STREET
NEW YORK, NY 10013
TEL: 212 974 5660 FAX: 212 974 5850

STRUCTURAL ENGINEER:
DESPORE CONSULTING ENGINEERS
18 WEST 10TH STREET, 10TH FLOOR
NEW YORK, NY 10011
TEL: 212 532 2211

MEP / EP / IT ENGINEER:
COSCHINO ASSOCIATES - A TETRA TECH COMPANY
2 PENNSYLVANIA PLAZA, 3RD FLOOR
NEW YORK, NY 10021
TEL: 212 615 3666

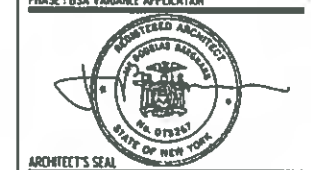
GEOTECH CONSULTANT:
LANGAN ENGINEERING
679 RIVER DRIVE CENTER 1
ELMWOOD PARK, NJ 07407
TEL: 201 794 6960

VERTICAL TRANSPORTATION CONSULTANT:
VAN DEUSEN & ASSOCIATES
129 EAGLE ROCK AVENUE, SUITE 310
EAST HANOVER, NJ 07936
TEL: 973 894 9220

NOTES:
INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
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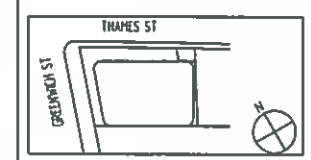
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



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SCALE

FLOOR PLAN LEVEL 8

SHEET TITLE:
P-110 00

SHEET NUMBER:

FLOOR PLAN - LEVEL 8
SCALE 3/16" = 1'-0" 01

O. BHS RAFAEL VIMBEL ARCHITECTS

BOARD OF STANDARDS AND APPEALS
 Calendar No. 243-13-BZ
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 Date 8/3/2016 **CHAIR/COMMISSIONER**

PROJECT
125
GREENWICH
 NEW YORK, NY

OWNER:
 YS 125 LLC
 55 EAST 59TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 634 9440

ARCHITECT:
 RAFAEL VIMBEL ARCHITECTS PC
 50 VANDAM STREET
 NEW YORK, NY 10013
 TEL: 212 926 5060 FAX: 212 926 5050

STRUCTURAL ENGINEER:
 DESPOND CONSULTING ENGINEERS
 10 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 532 2211

MSP / PE / IT ENGINEER:
 COSENTINI ASSOCIATES - A TETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10121
 TEL: 212 415 3606

GEOTECH CONSULTANT:
 LANGAN ENGINEERING
 619 RIVER DRIVE CENTER 1
 ELMWOOD PARK, NJ 07407
 TEL: 201 794 6980

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DERSON & ASSOCIATES
 120 EAGLE ROCK AVENUE, SUITE 310
 EAST RANDOVER, NJ 07036
 TEL: 973 994 9229

NOTES:
 INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS
 APPROVED BY DOB.
 ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
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 AS APPROVED BY DOB.

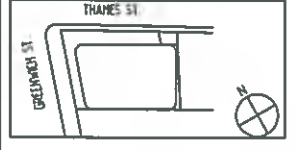
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

DATE	DESCRIPTION
12/14/15	BSA SUBMISSION
01/24/16	DOB SUBMITTAL
ISSUE NO.	ISSUE DATE
	DESCRIPTION

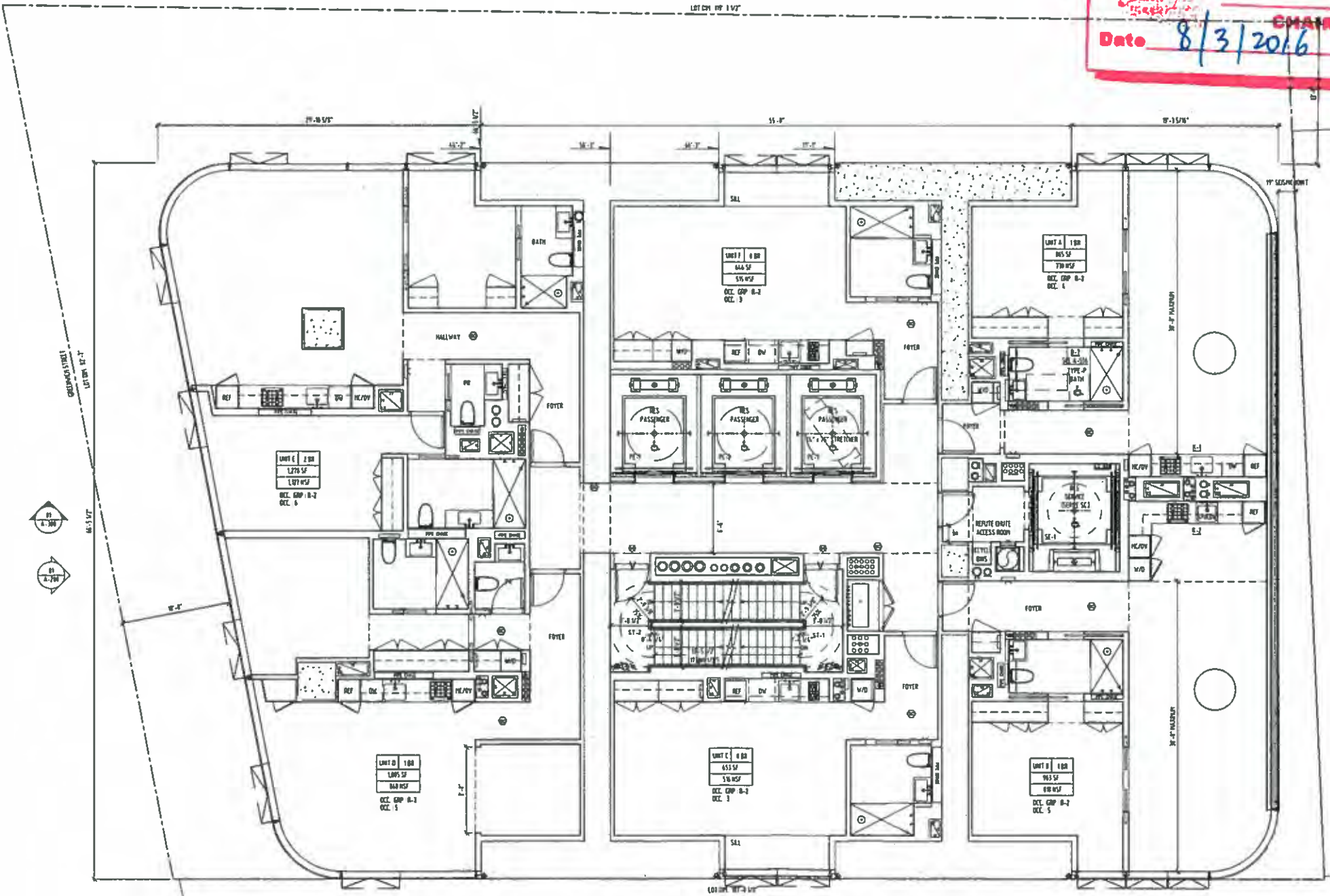


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SCALE

FLOOR PLAN
 LEVEL 9-10, 45-56

SHEET TITLE:
P-111.00
 SHEET NUMBER:



FLOOR PLAN - LEVEL 9-10, 45-56
 SCALE: 3/16" = 1' = 0"

01

O ZIM, RAFAEL VANDY ARCHITECTS

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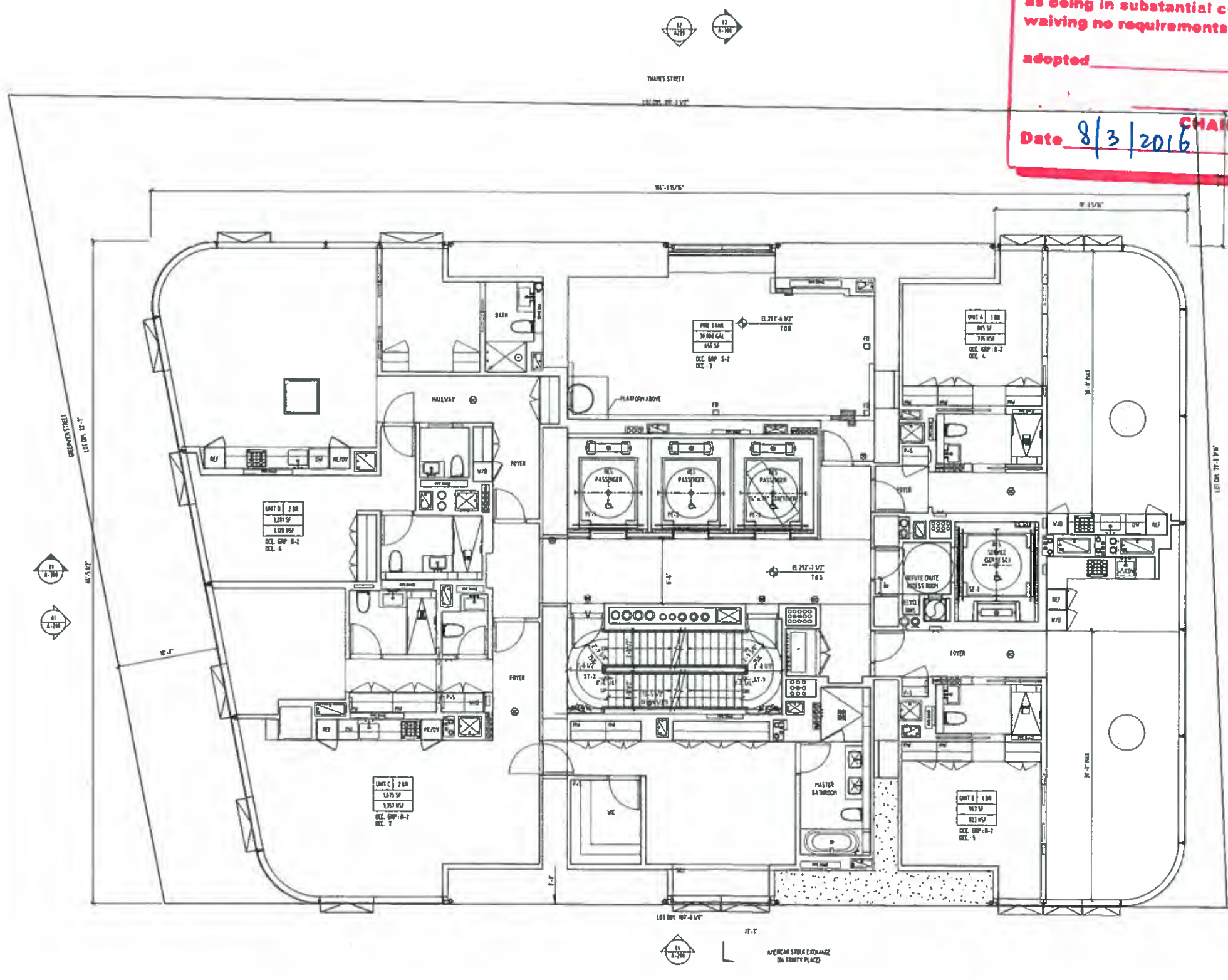
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1 2 3 4 5 6

BOARD OF STANDARDS AND APPEALS
 Calendar No. 243-13-BZ
APPROVED only for arrangement and design,
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 Date 8/3/2016 **CHAIR/COMMISSIONER**



PROJECT: **125 GREENWICH**
 NEW YORK, NY

OWNER:
 VS 05 LLC
 65 EAST 59TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 634 6400

ARCHITECT:
 RAFAEL VANDY ARCHITECTS PC
 50 VANDAM STREET
 NEW YORK, NY 10013
 TEL: 212 924 5060 FAX: 212 924 5050

STRUCTURAL ENGINEER:
 DESPOND CONSULTING ENGINEERS
 10 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 512 2211

MEP / FP / IT ENGINEER:
 COSENTINI ASSOCIATES - A YETRA YETI COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10021
 TEL: 212 615 3466

GRADIENT CONSULTANT:
 LANGRISH ENGINEERING
 619 RIVER DRIVE CENTER 1
 ELMHURST PARK, NJ 07497
 TEL: 201 994 6960

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DERSEN & ASSOCIATES
 109 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 994 7220

NOTES:
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 ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE AS APPROVED BY DOB.

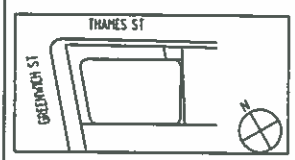
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

ISSUE NO.	ISSUE DATE	DESCRIPTION
01	07/14/15	BSA SUBMISSION
02	07/20/15	DOB SUBMITTAL



KEY PLAN AND NORTH SIGN
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 REFER TO GRAPHIC SCALE



SCALE

FLOOR PLAN
 RESIDENTIAL AND FIRE TANK
 LEVEL 21-22

SHEET TITLE:

P-113.00

SHEET NUMBER:

FLOOR PLAN RESIDENTIAL AND FIRE TANK LEVEL 21 22
 SCALE 3/16" = 1'-0" 01

BOARD OF STANDARDS AND APPEALS
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 Date 8/3/2016 **CHAIR/COMMISSIONER**

PROJECT:
125
GREENWICH
 NEW YORK, NY

OWNER:
 YS Q25 LLC
 55 EAST 59TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 636 8469

ARCHITECT:
 RAFAEL VINOY ARCHITECTS PC
 50 VANAM STREET
 NEW YORK, NY 10013
 TEL: 212 924 5060 FAX: 212 924 5050

STRUCTURAL ENGINEER:
 DESPOND CONSULTING ENGINEERS
 10 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 512 2211

MEP / FP / IT ENGINEER:
 COSCHINI ASSOCIATES - A TETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10021
 TEL: 212 415 3666

GEOTECH CONSULTANT:
 LANGAN ENGINEERING
 619 ROYER DRIVE CENTER 1
 ELMHURST PARK, NJ 07401
 TEL: 201 794 6989

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DEUSEN & ASSOCIATES
 120 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 994 9229

NOTES:
 INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE AS APPROVED BY DOB.

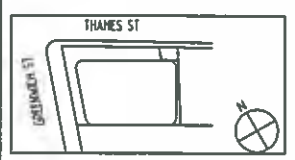
BSA VARIANCE APPLICATION

PHASE BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

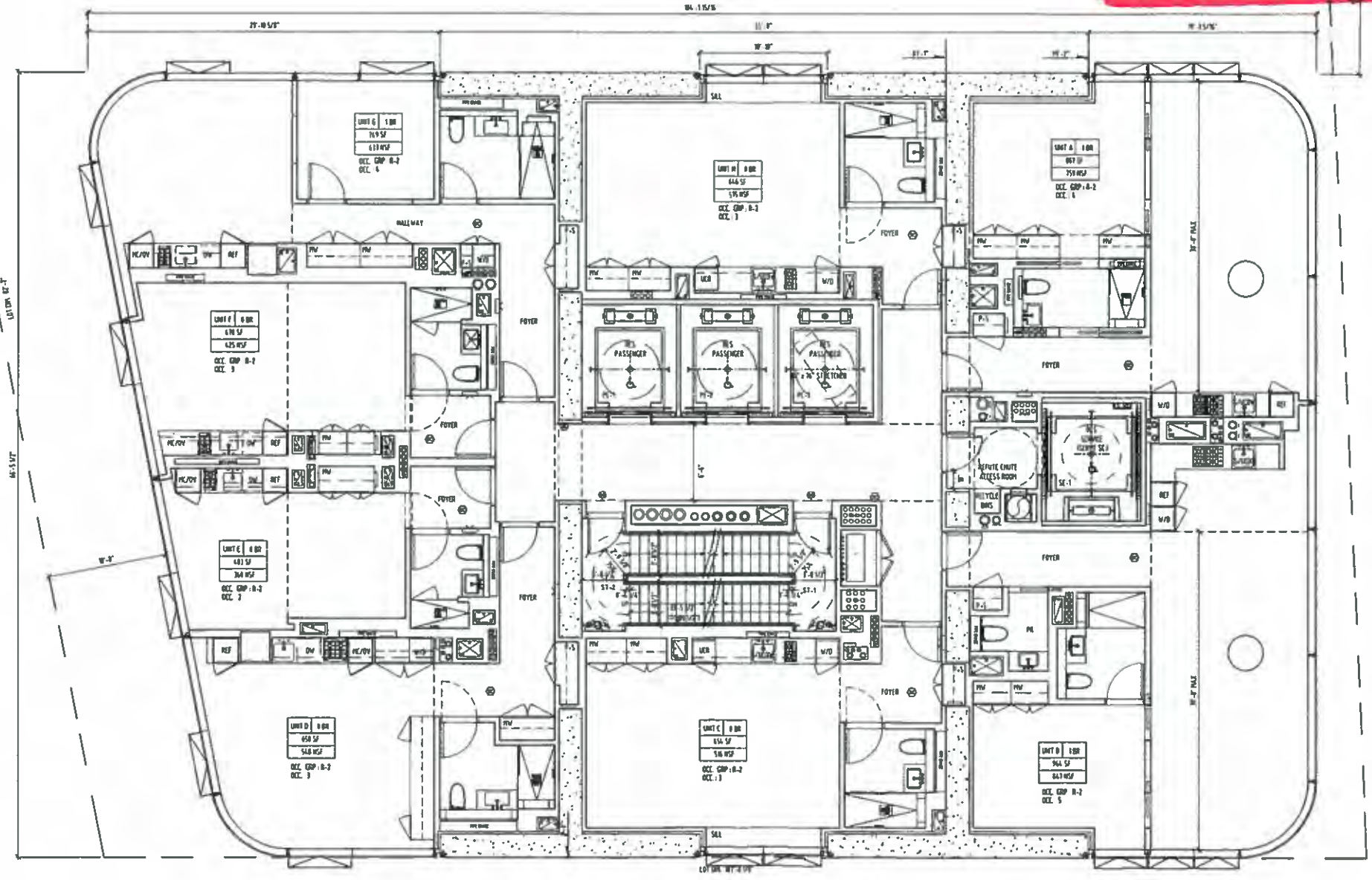
NO.	DATE	ISSUE	DESCRIPTION
01	12/14/15	BSA SUBMISSION	
02	9/30/15	DOB SUBMITTAL	



KEY PLAN AND NORTH SIGN
 IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT;
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SCALE

FLOOR PLAN
 LEVEL 39-44
 SHEET TITLE:
P-114 00
 SHEET NUMBER:



214. DEFAEL VINOY ARCHITECTS
 A
 B
 C
 D
 E

FLOOR PLAN - LEVEL 39-44
 SCALE 3/16" = 1' 0" 01

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 Date 8/3/2016 **CHAIR/COMMISSIONER**

PROJECT:
125
GREENWICH
 NEW YORK, NY

OWNER:
 VS 125 LLC
 55 EAST 59TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 636 8400

ARCHITECT:
 RAFAEL VANDY ARCHITECTS PC
 50 VANDAM STREET
 NEW YORK, NY 10013
 TEL: 212 924 5668 FAX: 212 924 5858

STRUCTURAL ENGINEER:
 DESPOND CONSULTING ENGINEERS
 10 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 512 2211

MEP / FP / IT ENGINEER:
 COSENTINO ASSOCIATES - A TETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10021
 TEL: 212 685 3666

GRAB TECH CONSULTANT:
 LANGRAN ENGINEERING
 619 ROYER DRIVE CENTER 1
 ELIZABETH PARK, NJ 07407
 TEL: 201 794 6900

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DERSCHEIJN & ASSOCIATES
 60 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 994 9220

NOTES:
 INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 ALL PARTITIONS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE AS APPROVED BY DOB.

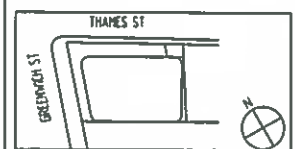
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

DATE	DESCRIPTION
12/14/15	BSA SUBMISSION
1/23/16	DOB SUBMITTAL
ISSUE DATE	ISSUE DESCRIPTION
NIL	DATE



KEY PLAN AND NORTH SIGN
 IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT, REFER TO GRAPHIC SCALE



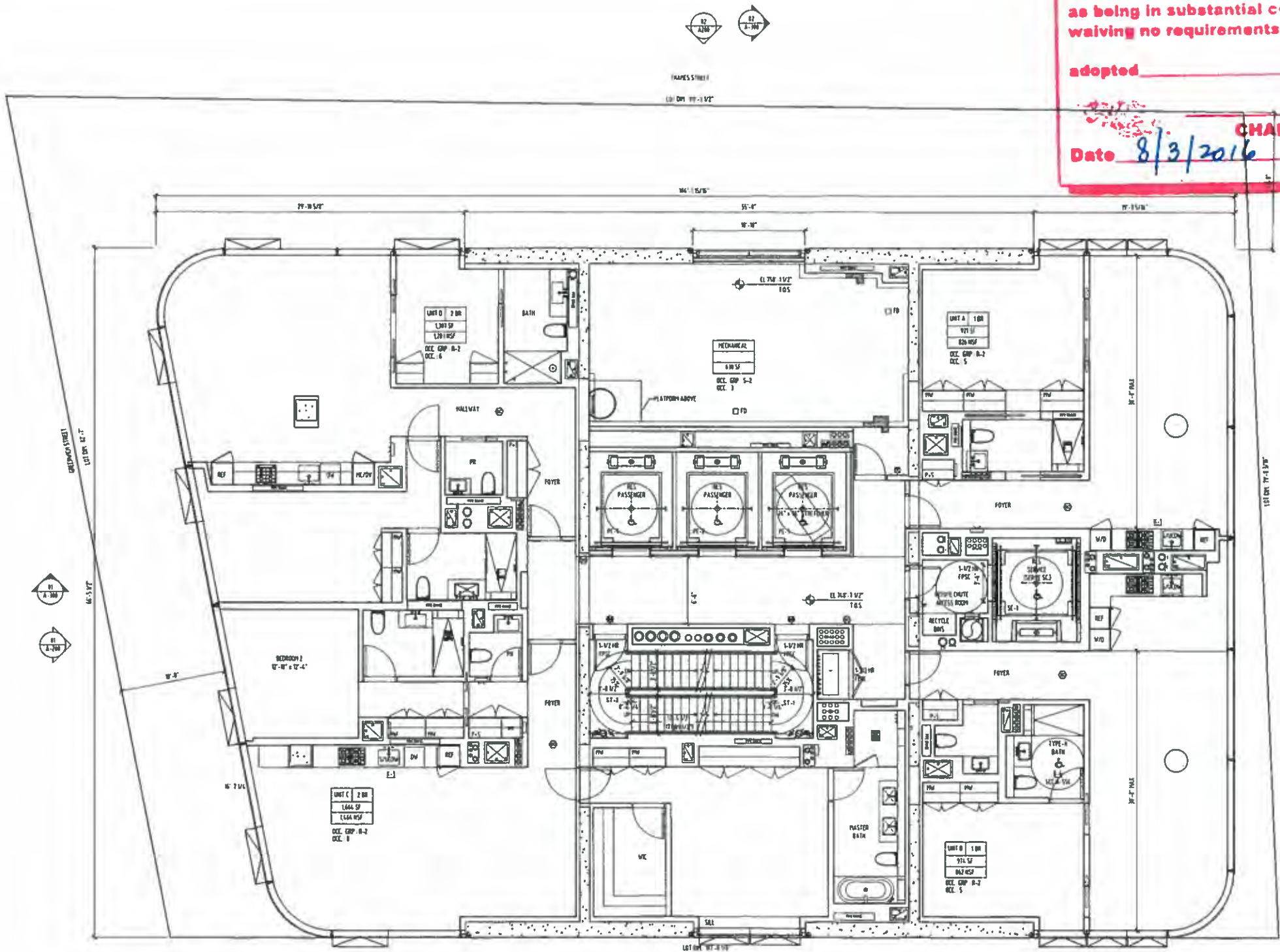
SCALE

FLOOR PLAN RESIDENTIAL AND FIRE TANK LEVEL 60-61

SHEET TITLE:

P-115 00

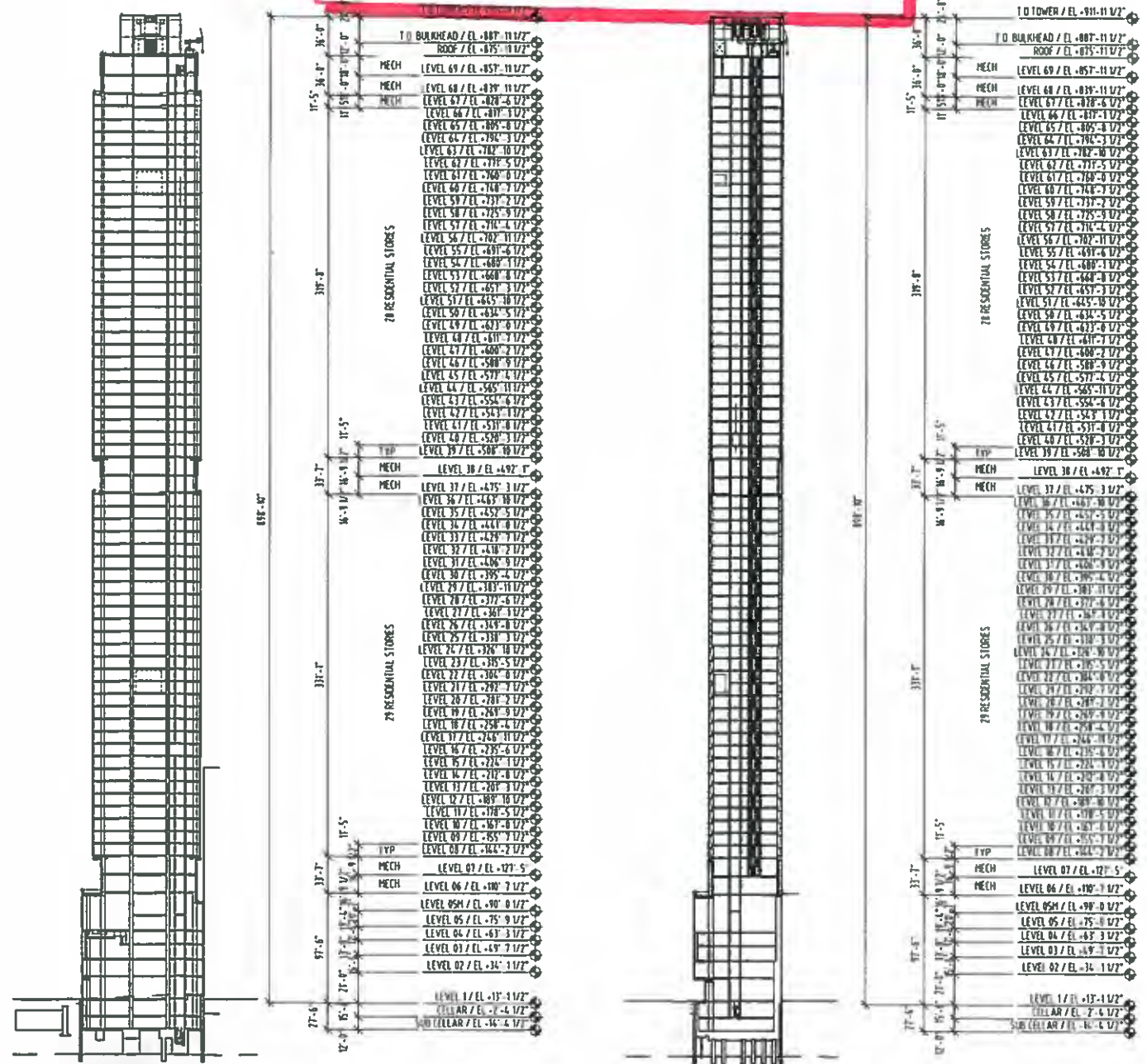
SHEET NUMBER:



O. 214. RAFAEL VANDY ARCHITECTS

BOARD OF STANDARDS AND APPEALS
 Calendar No. 243-13-BZ
APPROVED only for arrangement and design,
 as being in substantial compliance with, but
 waiving no requirements of the Board's resolution
 adopted _____
 Date 8/3/2016
 CHAIR/COMMISSIONER

NOTE
 ELEVATIONS ARE IN NAVD88 STANDARD.



SECTION 1
 SCALE 1/64" = 1' 0"
 01

SECTION 2
 SCALE 1/64" = 1' 0"
 02

PROJECT:
125 GREENWICH
 NEW YORK, NY

OWNER:
 125 GREENWICH LLC
 55 EAST 57TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 634 8400

ARCHITECT:
 RAFAEL VANDY ARCHITECTS PC
 50 VANDAM STREET
 NEW YORK, NY 10013
 TEL: 212 924 5660 FAX: 212 924 5850

STRUCTURAL ENGINEER:
 RESPOND CONSULTING ENGINEERS
 10 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 512 2211

MEP / FP / IT ENGINEER:
 COSENTINI ASSOCIATES - A YETRA TECH COMPANY
 2 PENNSYLVANIA PLAZA, 3RD FLOOR
 NEW YORK, NY 10021
 TEL: 212 675 3606

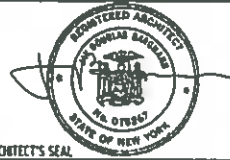
GRD TECH CONSULTANT:
 LANGRISH ENGINEERING
 619 RIVER DRIVE CENTER 1
 CLIFWOOD PARK, NJ 07407
 TEL: 201 794 6900

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DERSEN & ASSOCIATES
 120 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 954 9228

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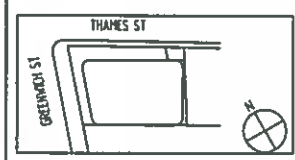
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

NO.	DATE	BSA SUBMISSION	DOB SUBMITTAL	ISSUE	ISSUE NO.	DATE	DESCRIPTION
01	12/14/15	BSA SUBMISSION					
02	8/3/16	DOB SUBMITTAL					



KEY PLAN AND NORTH SIGN
 THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT.
 REFER TO GRAPHIC SCALE.

SCALE

BUILDING SECTIONS

SHEET TITLE:

P-300 00

SHEET NUMBER:

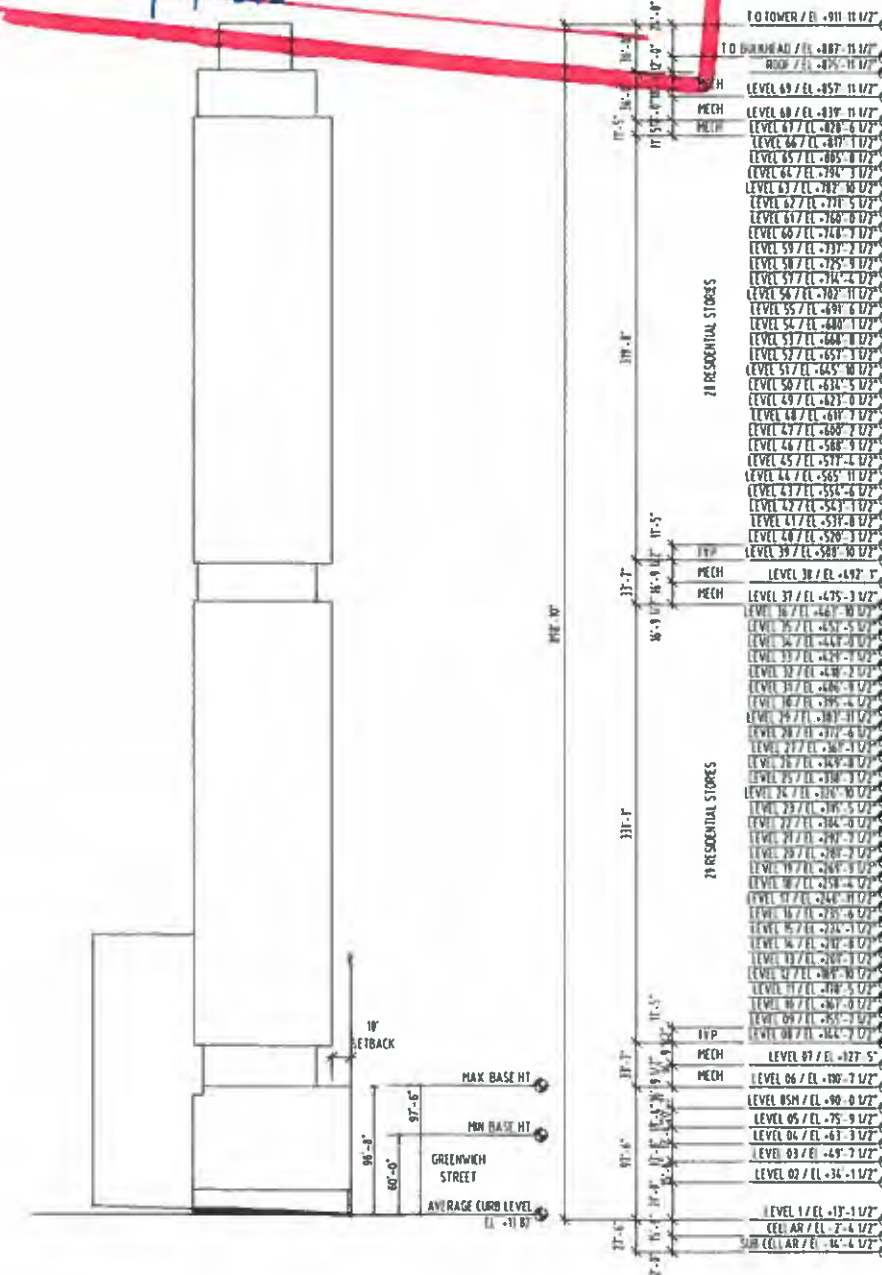


BOARD OF STANDARDS AND APPEALS
 Calendar No. 243-13-BZ
APPROVED only for arrangement and design
 as being in substantial compliance with, but
 waiving no requirements of the Board's resolution

NOTE: ELEVATIONS ARE IN NAD 83 STANDARD

adopted

Date 8/31/2016 **CHAIR/COMMISSIONER**



PROJECT
125
GREENWICH
 NEW YORK NY

OWNER:
 VS 025 LLC
 55 EAST 59TH STREET, 24TH FLOOR
 NEW YORK, NY 10022
 TEL: 212 634 8569

ARCHITECT:
 RAFAEL VINOLO ARCHITECTS PC
 50 VAN DAM STREET
 NEW YORK, NY 10013
 TEL: 212 924 5060 FAX: 212 924 5858

STRUCTURAL ENGINEER:
 DESPOND CONSULTING ENGINEERS
 10 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: 212 532 2211

MEP / FF / IT ENGINEER:
 COSENTINO ASSOCIATES - A TETRA TECH COMPANY
 2 FIDELITY PLAZA PLAZA, 3RD FLOOR
 NEW YORK, NY 10011
 TEL: 212 615 3686

GEOTECH CONSULTANT:
 LAMAR ENGINEERING
 619 RIVER DRIVE CENTER 1
 ELMHURST PARK, NJ 07407
 TEL: 201 994 6980

VERTICAL TRANSPORTATION CONSULTANT:
 VAN DEUSEN & ASSOCIATES
 120 EAGLE ROCK AVENUE, SUITE 310
 EAST HANOVER, NJ 07936
 TEL: 973 994 7220

NOTES:
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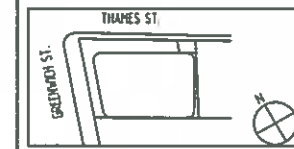
BSA VARIANCE APPLICATION

PHASE: BSA VARIANCE APPLICATION



ARCHITECT'S SEAL

NO.	DATE	ISSUE	DESCRIPTION
01	02/14/15	BSA SUBMISSION	
02	07/30/15	DOB SUBMITTAL	



KEY PLAN AND NORTH SKETCH
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SCALE

PROPOSED ZONING HEIGHT AND SETBACKS

SHEET TITLE:
P-30100
 SHEET NUMBER:

SECTION 01
 SCALE 1/8" = 1'-0"

SECTION 02
 SCALE 1/8" = 1'-0"