WINDOW SCHEDULE

FOR WINDOW ENERGY INFORMATION PLEASE REFER TO SHEET EN-003

GENERAL		WINDOW								MATERIAL		GLASS			REMARKS
TAG	LOCATION	MANUFACTURER	SERIES	TYPE	OPERATION	MANUF. MODEL #	UNIT DIMENSION (WxH)	R.O. DIMENSION (WxH)		EXT. FINISH	INT. FINISH	GLASS TYPE	U-FACTOR	SHGC	

WINDOW UNIT DIMENSIONS PROVIDED ON PLANS & DIRECTIONS AND DETAILS ARE BASED ON PROPOSED WINDOW UNITS. CONTRACTOR TO VERIFY ROUGH OPENING SIZES WITH ACTUAL WINDOW UNITS PRIOR TO ORDERING.

DOOR SCHEDULE

GENERAL		DOOR			FRAME					DETAILS					
NO.	LOCATION	SIZE	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	THROAT	GLASS	JAMB / HEAD	THRESHOLD	HDWR.	GL. LABEL	REMARKS
A	STAIRS	3'-0" x 7'-0" x 3/4"	FW	HM	PTD	SF	HM	PTD	5"	FIRE	J3	T2	-	B	2HR RATED PARTITION
B	CELLAR INTERIOR	3'-0" x 7'-0" x 3/4"	F	HM	PTD	SFM	HM	PTD	N/A	-	J5	T1	-	B	2HR RATED PARTITION, BUTTED TO MASONRY WALL. -SEE JAMB DETAIL
C	DRY	3'-0" x 7'-0" x 3/4"	FW	HM	PTD	SF	HM	PTD	5"	FIRE	J3	T2	-	B	2HR RATED PARTITION
D	CELLAR INTERIOR	3'-0" x 7'-0" x 3/4"	F	HM	PTD	SFM	HM	PTD	N/A	-	J5	T1	-	A	1HR RATED PARTITION, BUTTED TO MASONRY WALL. -SEE JAMB DETAIL
E	INTERIOR CORRIDOR	3'-0" x 7'-0" x 3/4"	F	HM	PTD	SF	HM	PTD	4 7/8"	TEMPERED	J3	T1	-	-	
F	RESIDENTIAL ENTRANCE	7'-4" x 8'-4"	F	ALUM	PTD	AF1	ALUM	PTD	-	-	-	ALUM	-	-	• SEE DWGS ON A-200
G	COMMERCIAL ENTRANCE	7'-7" x 8'-0"	F	ALUM	PTD	AF1	ALUM	PTD	-	-	-	ALUM	-	-	
H	RESTROOM COMMERCIAL	3'-0" x 7'-0" x 1 3/4"	F	HM	PTD	SF	HM	PTD	3 3/4"	-	J3	T1	-		
I	APARTMENT ENTRANCE	3'-0" x 8'-0" x 1 3/4"	F	HM	PTD	SF	HM	PTD	4 7/8"	-	J3	T1	-	C	
J	POCKET DOOR	2'-6" x 8'-0"	F	WD	PTD	-	-	-	-	-	J7	-	-	-	• SEE WALL TYPE
J1	SLIDING DOOR	7'-0" x 8'-0"	F	WD	PTD	-	-	-	-	-	J7	-	-	-	• SEE WALL TYPE
J2	POCKET DOOR	2'-6" x 8'-0"	F	WD	PTD	-	-	-	-	-	J7	-	-	-	• SEE WALL TYPE
K	APARTMENT CLOSETS	2'-4" x 8'-0"	F	WD	PTD	SF	WD	PTD	3 3/4"	-	J6	-	-	-	• OPTIONAL FOR 1-6 DWG DOOR
L	APARTMENT CLOSETS	7'-0" x 8'-0"	F	WD	PTD	SF	WD	PTD	3 3/4"	-	J6	-	-		
M	BEDROOM DOOR	2'-8" x 8'-0" x 1 3/4"	F	WD	PTD	SF	HM	PTD	3 3/4"	-	J6	T1	-		
N	VESTIBULE	3'-0" x 8'-0"	ALT	ALUM	PTD	AF1	ALUM	PTD	-	IGU	-	T1	-		

HARDWARE SCHEDULE

HW. SET #1
- 1 BUTTS — 1-1/2 PAIR SPRING HINGES X 4X0 X US26D (OR EQUAL)
- 1 LOCKSET — MORTISE LOCKSET, MARKS 50P-72-TD-32D
- 1 FLOOR CLOSER — ALTA FLORACK 586-175-07
- 3 BUMPERS — GLYNN JOHNSON 54
- 1 DOOR STOP — GLYNN JOHNSON 1810 X FRAME & US26D

HW. SET #2
- 1 BUTTS — 1-1/2 PAIR BOMMER 86500X X 4X0 X US26D (OR EQUAL)
- 1 LOCKSET — MORTISE LOCKSET, MARKS 50P-72-TN-32D
- 1 CLOSER — NORTON 8900 (OR EQUAL)
- 3 BUMPERS — GLYNN JOHNSON 54
- 1 DOOR STOP — GLYNN JOHNSON 1810 X FRAME & US26D

HW. SET #2A
- 1 BUTTS — 1-1/2 PAIR BOMMER 86500X X 4X0 X US26D (OR EQUAL)
- 1 LOCKSET — MORTISE LOCKSET, MARKS 50P-72-TW-32D
- 1 CLOSER — NORTON 8900 (OR EQUAL)
- 3 BUMPERS — GLYNN JOHNSON 54
- 1 DOOR STOP — GLYNN JOHNSON 1810 X FRAME & US26D

HW. SET #3
- 1 BUTTS — 1-1/2 PAIR SPRING HINGES X 4X0 X US26D (OR EQUAL)
- 1 LOCKSET — CYLINDRICAL LOCKSET, STANLEY 9K-2-7-4B-16K-26D ENTRY
- 3 BUMPERS — GLYNN JOHNSON 54
- 1 DOOR STOP — GLYNN JOHNSON 1810 X FRAME & US26D

HW. SET #4
- 1 BUTTS — 1-1/2 PAIR SPRING HINGES X 4X0 X US26D (OR EQUAL)
- 1 LOCKSET — CYLINDRICAL LOCKSET, STANLEY 9K-2-7-4B-16K-26D CLASSROOM
- 3 BUMPERS — GLYNN JOHNSON 54
- 1 DOOR STOP — GLYNN JOHNSON 1810 X FRAME & US26D

HW. SET #5
- 1 BUTTS — 1-1/2 PAIR BOMMER 86500X X 4X0 X US26D (OR EQUAL)
- 1 LOCKSET — CYLINDRICAL LOCKSET, STANLEY 9K-2-7-4B-16K-26D PRIVACY
- 1 DOOR STOP — GLYNN JOHNSON 1810 X FRAME & US26D

HW. SET #6
- 2 BUTTS — 1-1/2 PAIR SPRING HINGES X 4X0 X US26D (OR EQUAL)
- 1 LOCKSET — CYLINDRICAL LOCKSET, STANLEY 9K-2-7-4B-16K-26D
- 1 FLASH BOLTS — MANUAL FLASH BOLTS (1/2 FRAME USED) (TOP ONLY)
- 1 ASTRAGAL — HAGER 5200, 4 MIL FINISH (FT. TO MATCH DOOR)

HW. SET #6-1
- 1 BUTTS — 1 PAIR BOMMER 86500X X 4X0 X US26D (OR EQUAL)
- 1 LOCKSET — MORTISE LOCKSET, CORBIN RUSSWIN ML20906BDS, X, HSP INSIDE ONLY X NO LEVER ON OUTSIDE X CYLINDER ONLY X 626
- 1 DOOR PULL — ROCKWOOD 70A1D2 X 8X 2 SQ. OUTSIDE ONLY
- 1 CONTROLLER — CORBIN RUSSWIN BPH POWER SUPPLY COORDINATE WITH ELECTRICIAN
- 1 POWER TRANSFER — MONARCH, DOR ELECTRICAL PIVOT HINGE
- 1 WIRING DIAGRAM — BY CORBIN RUSSWIN
- 1 DOOR CLOSER — NORTON 7500 LL AL X SLEEVE NUT/BOLTS
- 1 HEAT STRIPPING — ZERO INTERNATIONAL, 476A X SHOP PAINTED TO MATCH DOOR FRAME
- 1 SADDLE — ZERO INTERNATIONAL (ALUM), 3175A

UL DOOR LABELS

FIRE RATED DOOR LABELS / RATINGS

DOORS AND FRAMES ARE RATED AND GIVEN A LABEL AFTER EXTENSIVE TESTING BY THE UNDERWRITERS LABORATORY. RATED DOORS MUST BE SELF CLOSING AND MUST HAVE A POSITIVE LATCH.

UL LABEL	RATING	RATING	MAX GLASS AREA
A	3 HR	180 MIN	100 SQUARE INCHES PER LEAF
B	1 1/2 HR	90 MIN	100 SQUARE INCHES PER LEAF
C	3/4 HR	45 MIN	1296 SQUARE INCHES PER LITE
D	1 1/2 HR	90 MIN	REFER TO LOCAL CODES
E	3/4 HR	45 MIN	REFER TO LOCAL CODES
F	1/3 HR	20 MIN	1296 SQUARE INCHES PER LITE
S	SMOKE	SMOKE	

UL LABELS D AND E ARE FOR EXTERIOR DOORS THAT ARE SUBJECT TO FIRE HAZARDS FROM THE OUTSIDE OF THE DOOR.

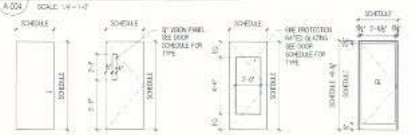
TBD

TBD

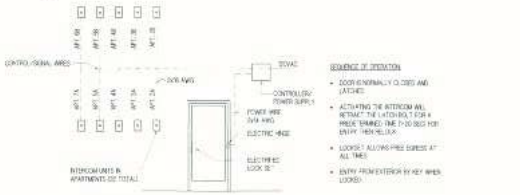
1 A-004 BALCONY WINDOW / DOOR — SCALE: 1/2"=1'-0"

2 A-004 WINDOW TYPES — SCALE: 1/2"=1'-0"

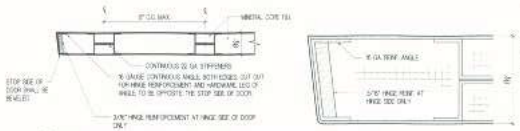
3 A-004 FRAME TYPES — SCALE: 1/4"=1'-0"



4 A-004 DOOR TYPES — SCALE: 1/4"=1'-0"



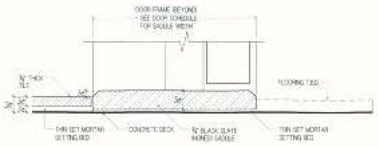
5 A-004 ELECTRIFIED DOOR RISER DIAGRAM — HARDWARE SET E-1 — SCALE: 1/4"=1'-0"



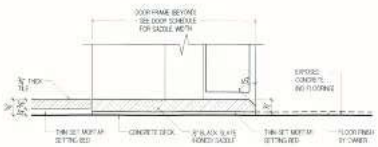
NOTES:
1. THE GLAZING INDICATED IN THESE DETAIL IS FOR ILLUSTRATIVE PURPOSES ONLY. THE CONTRACTOR SHALL REFER TO DOOR ELEVATIONS AND DETAILS FOR THE REQUIRED GLAZING FOR EACH DOOR TYPE.
2. ALTHOUGH THE WIDTH OF DOORS MAY VARY THE SPACING OF STIFFENERS MAY NOT EXCEED 8" ON CENTERS.
3. UNDERCUT DOORS ARE NOT ACCEPTABLE FOR ALL PROJECTS.
4. ALL INDICATED GAUGES ARE BASED ON USS STANDARD GAUGE FOR HOT AND COLD ROLLED STEEL SHEETS.

TEMPERATURE RISE RATING: ARE
STC SOUND TRANSMISSION (ST): 32
NR THERMAL TRANSFER (NT): 32
NR TV FACTOR: 0.25

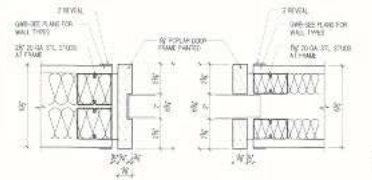
6 A-004 HOLLOW METAL DOOR — TYPICAL CONSTRUCTION - EXTERIOR — SCALE: 3"=1'-0"



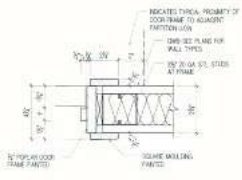
T1 A-004 THRESHOLD DETAIL: T1 — SCALE: 6"=1'-0"



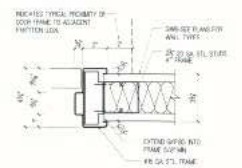
T2 A-004 THRESHOLD DETAIL: T2 — SCALE: 6"=1'-0"



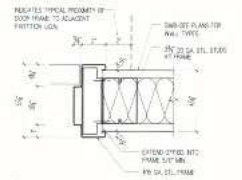
J7 A-004 WOOD DOOR FRAME — DETAIL/ JAMB — SCALE: 3"=1'-0"



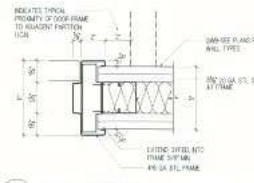
J6 A-004 WOOD DOOR FRAME — DETAIL/ JAMB — SCALE: 3"=1'-0"



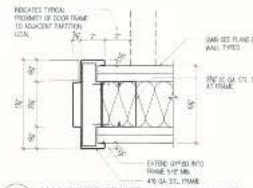
J1 A-004 H.M. DOOR FRAME — DETAIL/ JAMB — SCALE: 3"=1'-0"



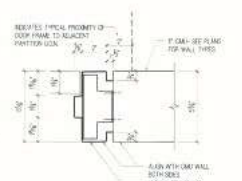
J2 A-004 H.M. DOOR FRAME — DETAIL/ JAMB — SCALE: 3"=1'-0"



J3 A-004 H.M. DOOR FRAME — DETAIL/ JAMB — SCALE: 3"=1'-0"



J4 A-004 H.M. DOOR FRAME — DETAIL/ JAMB — SCALE: 3"=1'-0"



J5 A-004 H.M. DOOR FRAME — DETAIL/ JAMB — SCALE: 3"=1'-0"

Architects:

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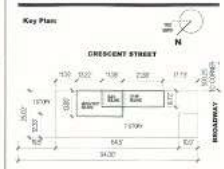
www.sideris.com
ceo@sideris.com

No.	Date	Revision

Key Plan:



Block # 567 Lot # 21 BIN # 4096575

Approval Stamp

Checked by: NI Drawn by: MS

Date: 08.28.18

Project: 0254
23-09 BROADWAY
ASTORIA, NY 11106

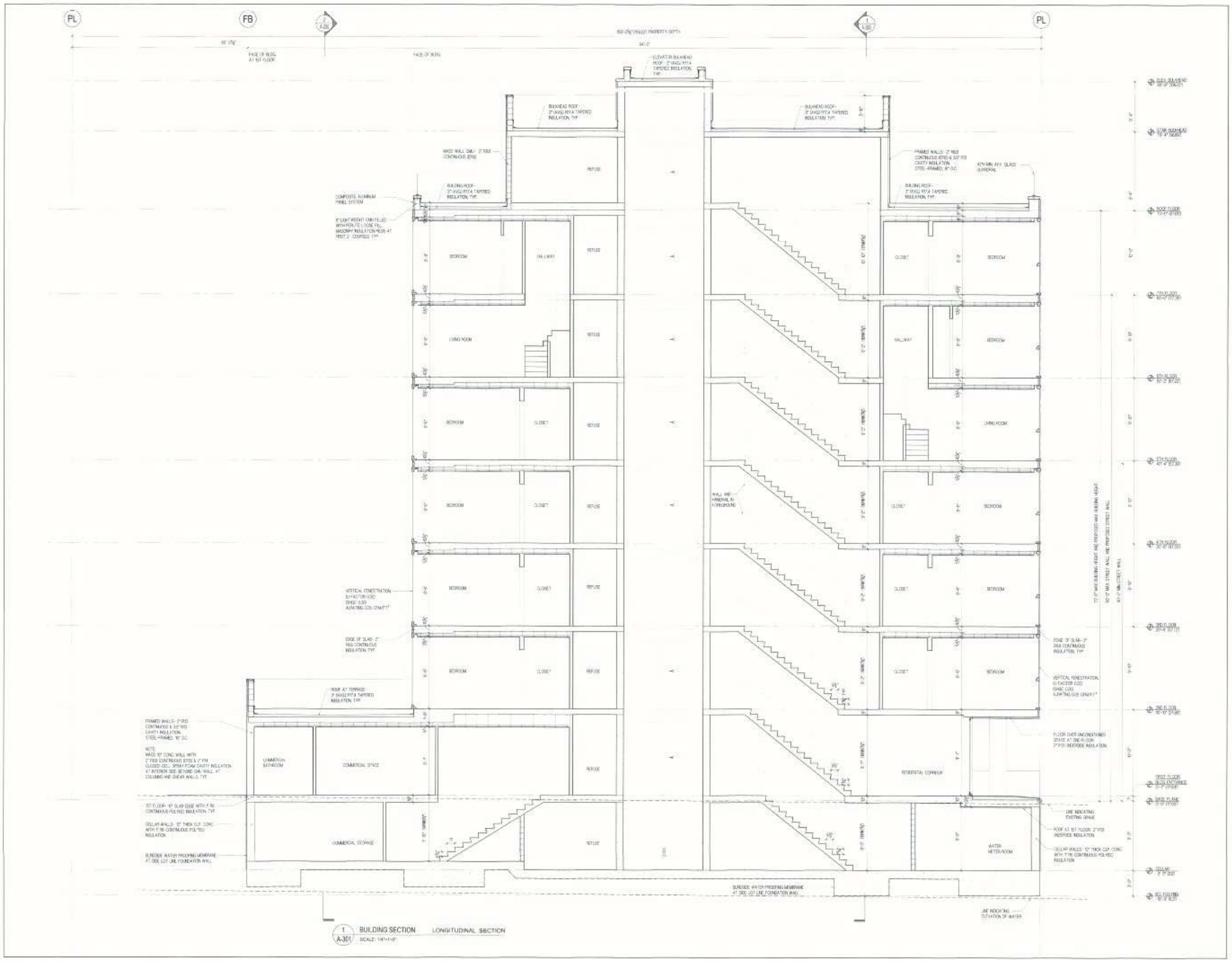
NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:
WINDOW SCHEDULE
DOOR SCHEDULE
DETAILS

Drawing Scale: AS NOTED

Drawing No.: **A-600.00**

Sheet # Contact
34 of 34



Architects:

NDKazalas Architecture P.C.

Architecture • Interior Design • Planning

ndkA

Consultants:

Structural Engineers:

ENGINEERING GROUP ASSOCIATES P.C.

Mechanical / Electrical / Plumbing / Sprinkler Engineers:

SIDERIS KEFALAS ENGINEERS P.C.

No.	Date	Revision

Key Plan:

CRESCENT STREET

BROADWAY

Block # 567 Lot # 21 BIN # 4006576

Approval Stamp

Albin Matthew

Checked by: Drawn by: MS

Date: 04.09.19

Project:

23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

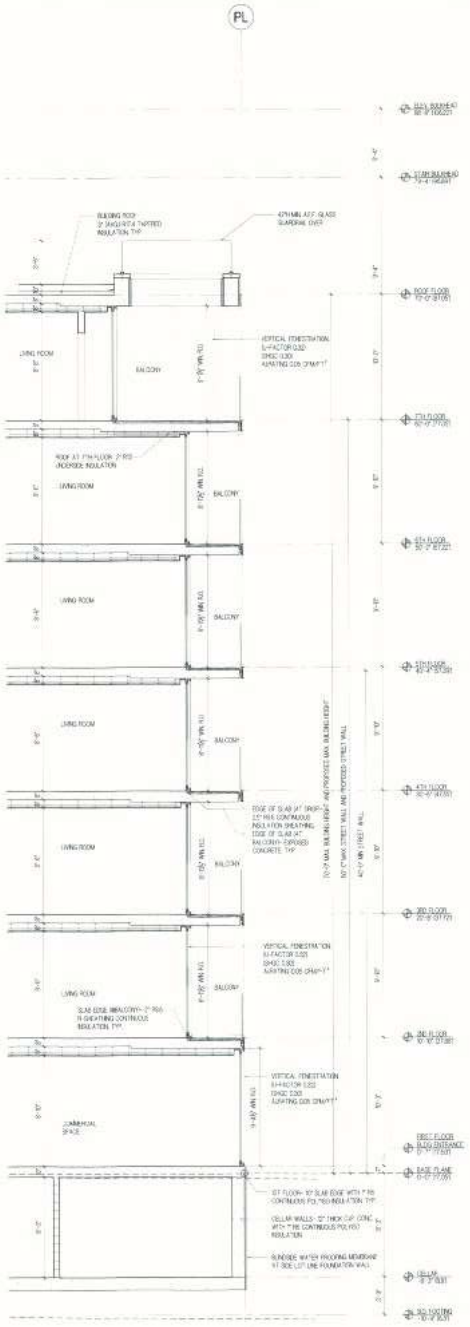
Drawing Title:

LONGITUDINAL BUILDING SECTION

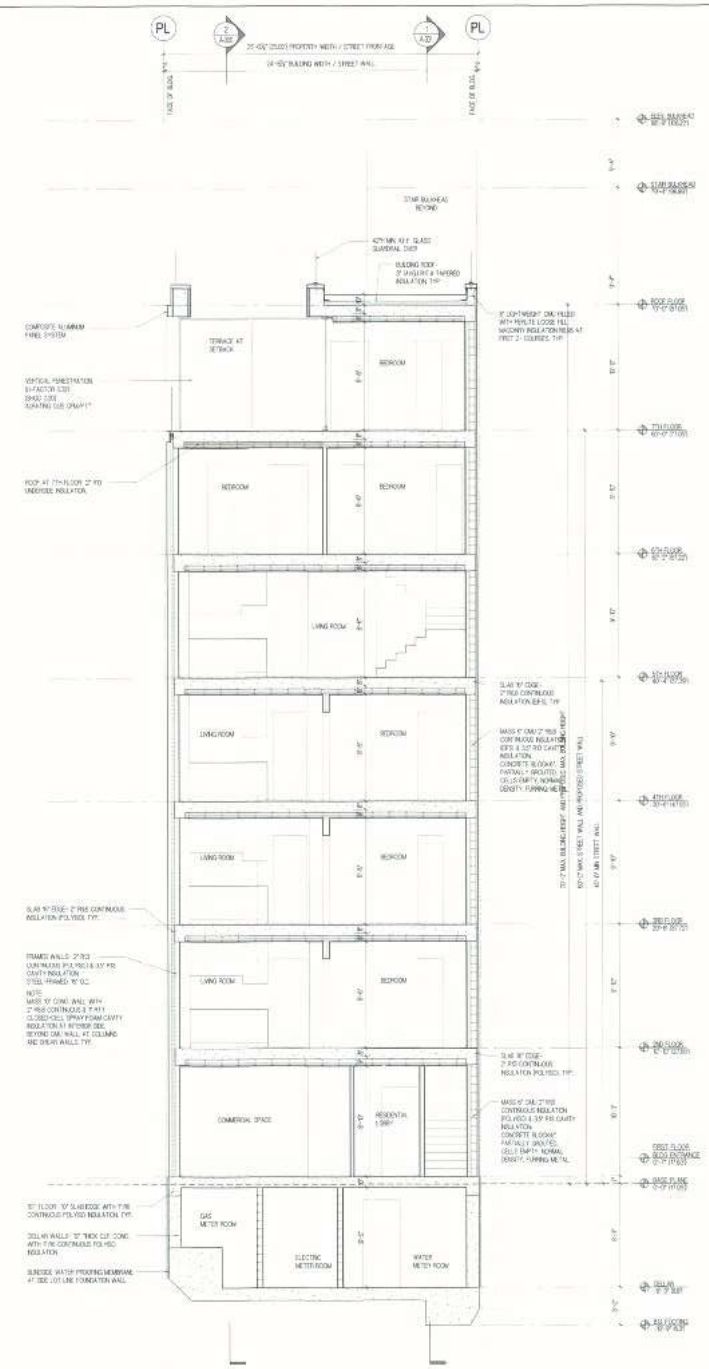
Drawing Scale:

Drawing No.:

A-301.00



2 A-300 BUILDING SECTION LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"



1 A-300 BUILDING SECTION FRONT SECTION
SCALE: 1/4"=1'-0"

Architects:

NDKazalas Architecture P.C.
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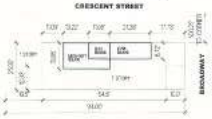
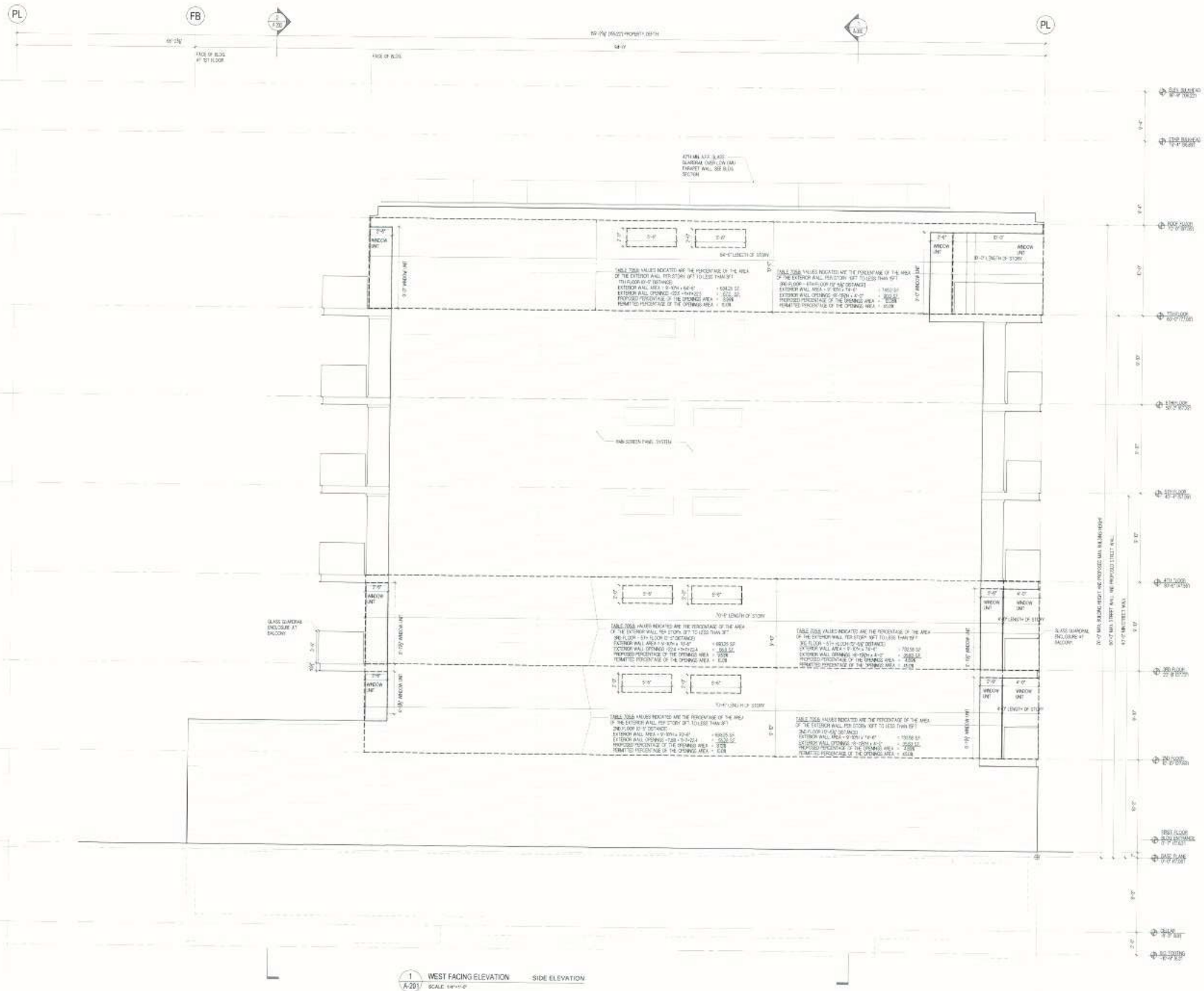
www.sideris.com
info@sideris.com

No.	Date	Revision

Key Plan:


N
CRESCENT STREET
BROADWAY
STREET
100'
50.02'
100'
20.08'
17.75'
1.00'
1.00'
1.00



1 / A-201 WEST FACING ELEVATION SIDE ELEVATION
SCALE: 1/8"=1'-0"

Architects:

NDKazalas Architecture P.C.
Architecture • Interior Design • Planning

ndKA

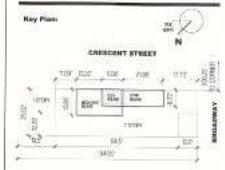
Consultants:

Structural Engineers:
ENGINEERING GROUP ASSOCIATES P.C.

Mechanical / Electrical / Plumbing / Sprinkler Engineers:
SIDERIS KEFALAS ENGINEERS P.C.

No.	Date	Revision

Key Plan:



Block # 507 Lot # 21 BIN # 4000276

Approval Stamp

Checked by: Drawn by: MS

Date: 04.09.19

Project:
23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:

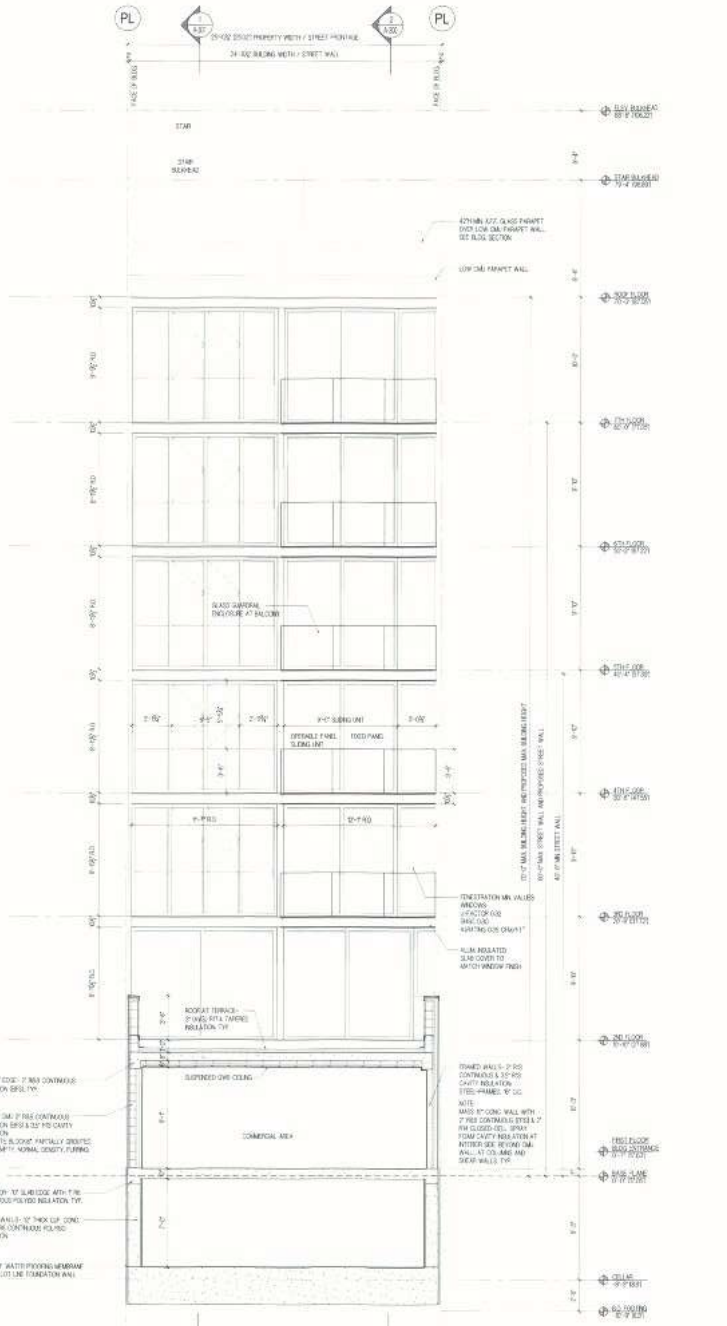
WEST FACING ELEVATION SIDE ELEVATION

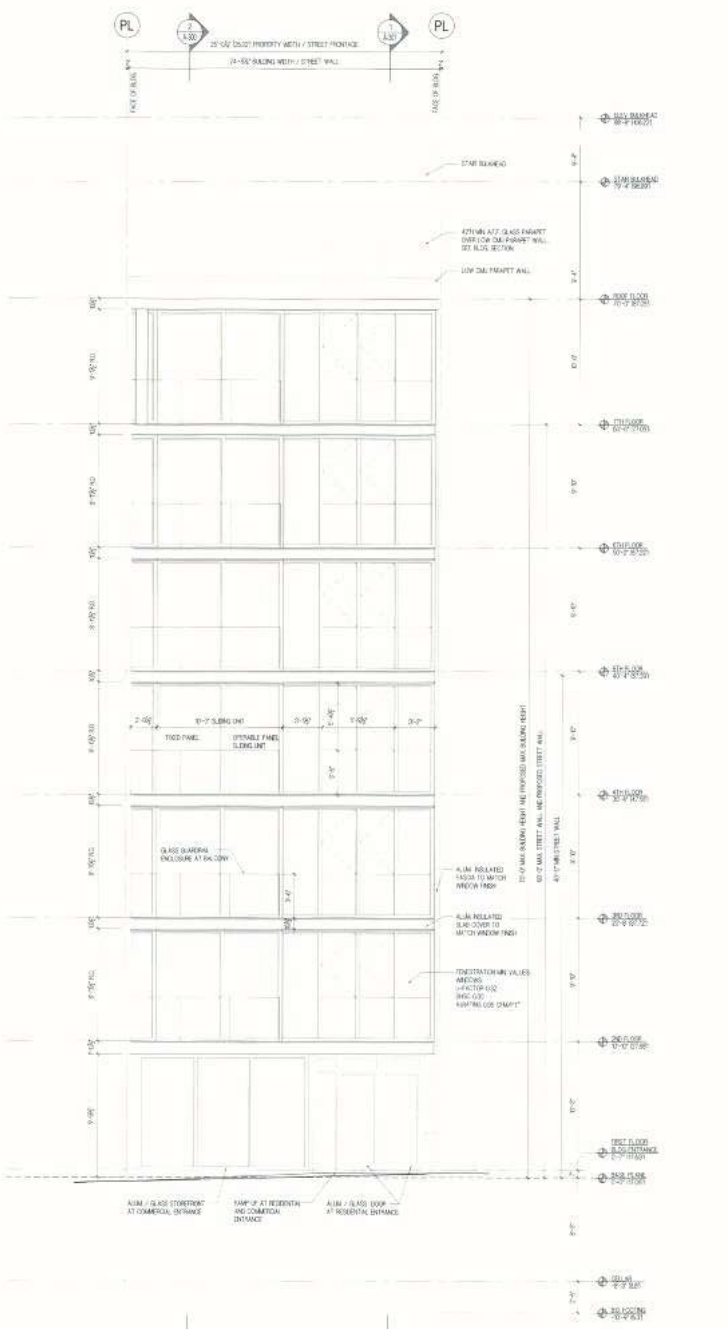
Drawing Scale: AS NOTED

Drawing No.:

A-201.00

Sheet # Contract
Total #





Architects:

NDKazalas Architecture P.C.
Architecture • Interior Design • Planning

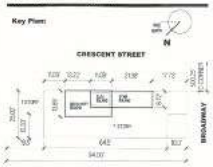
Consultants:

Structural Engineers:
ENGINEERING GROUP ASSOCIATES P.C.

Mechanical / Electrical / Plumbing / Sprinkler Engineers:
SIDERIS KEFALAS ENGINEERS P.C.

No.	Date	Revision

Key Plan:



Block # 567 Lot # 21 BIN # 4006570

Approval Stamp:

Checked by: NK Drawn by: MG

Date: 04.09.19

Project:
23-09 BROADWAY
ASTORIA, NY 11106

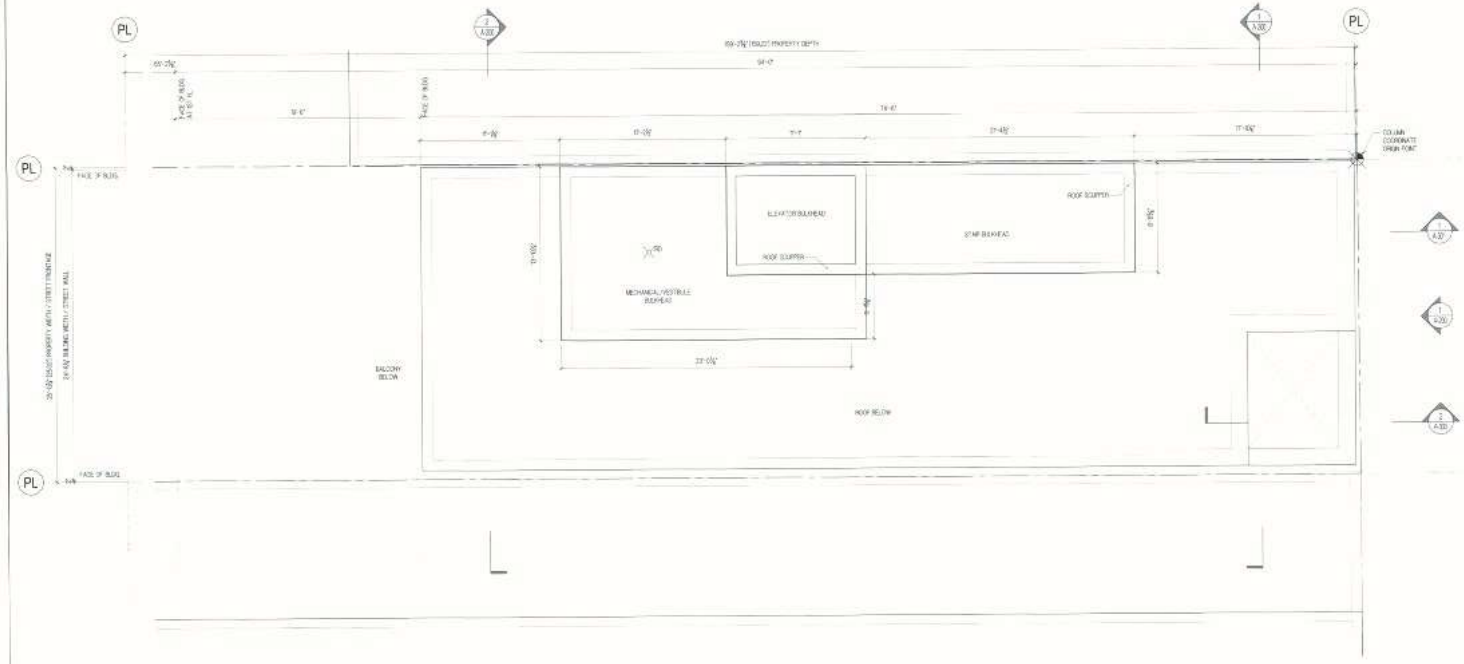
NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:
FRONT AND REAR BUILDING ELEVATION

Drawing Scale: AS NOTED

Drawing No.:
A-200.00

Sheets in Contract: E of N



1 A-104 BULKHEAD ROOF CONSTRUCTION PLAN
SCALE: 1/8"=1'-0"

SYMBOLS LEGEND

- SCRIPT MEDIE (SEE REF)
- WALL TAGS SEE PARTIONS TYPES ON DWG A-003
- DOOR TAGS SEE DOOR SCHEDULE ON DWG # 005
- MEA DRAIN / FLOOR DRAIN / ROOF DRAIN / INDIRECT FLOOR DRAIN
- CO - CLEAN OUT
- SUMP COLLECTOR PUMP / SUMP PUMP (STORM ONLY)
- SD - SMOKE DETECTOR (HARDWIRED) / CO - CARBON MONOXIDE DETECTOR (HARDWIRED)
- EF-1 - EXHAUST FAN (CUBIC FOOT PER MINUTE)
- FD/SD - FIRE/SMOKE DAMPER AND ACCESS DOOR (AT ALL LOCATIONS WHERE A DUCT PENETRATES A FIRE RATED WALL OR FLOOR SLAB)
- NEW CEILING MOUNTED EXIT SIGN WITH INDICATES DIRECTIONAL

Architects:

NDKazalas Architecture P.C.
Architecture • Interior Design • Planning

ndKA

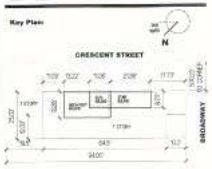
Consultants:

Structural Engineers:
ENGINEERING GROUP ASSOCIATES P.C.

Mechanical / Electrical / Plumbing / Sprinkler Engineers:
SIDERIS KEFALAS ENGINEERS P.C.

No.	Date	Revision

Key Plan:



Block # 557 Lot # 21 BIN # 4066576

Approval Stamp

Checked by: MC Drawn by: MG

Date: 04.09.19

Project: 5264
23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:

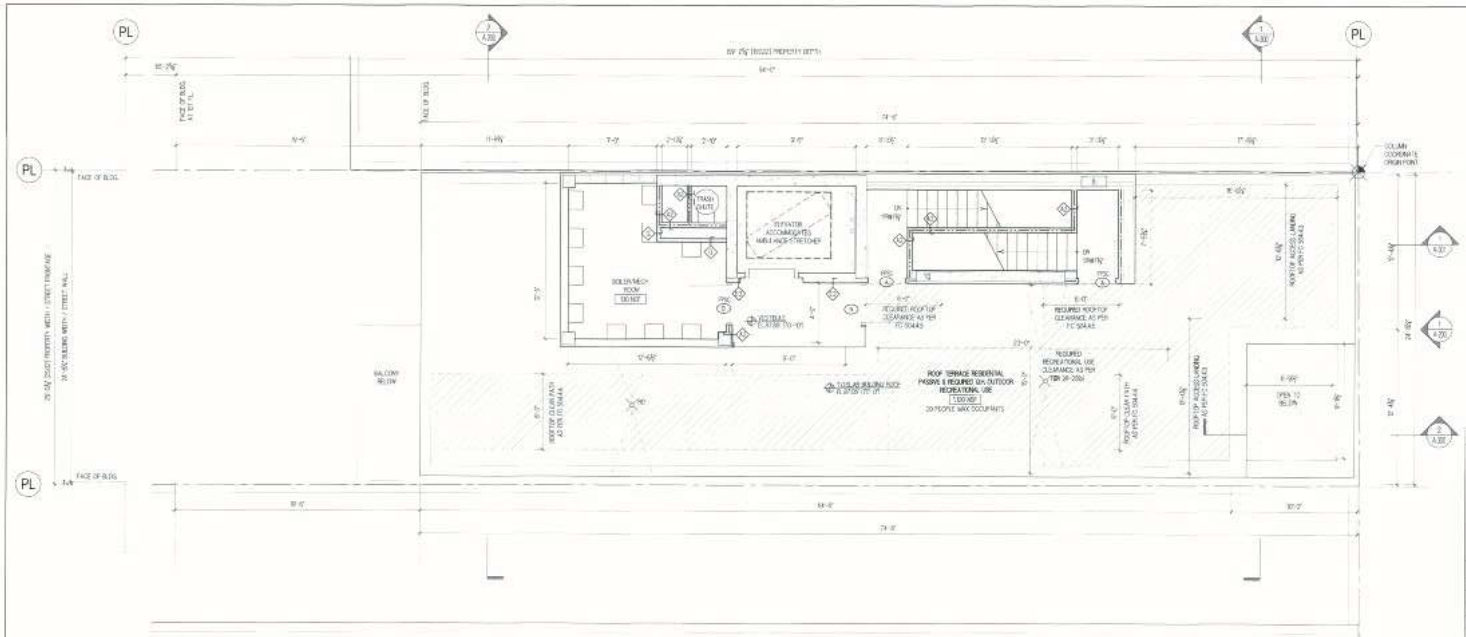
BULKHEAD ROOF CONSTRUCTION PLAN

Drawing Scale: AS NOTED

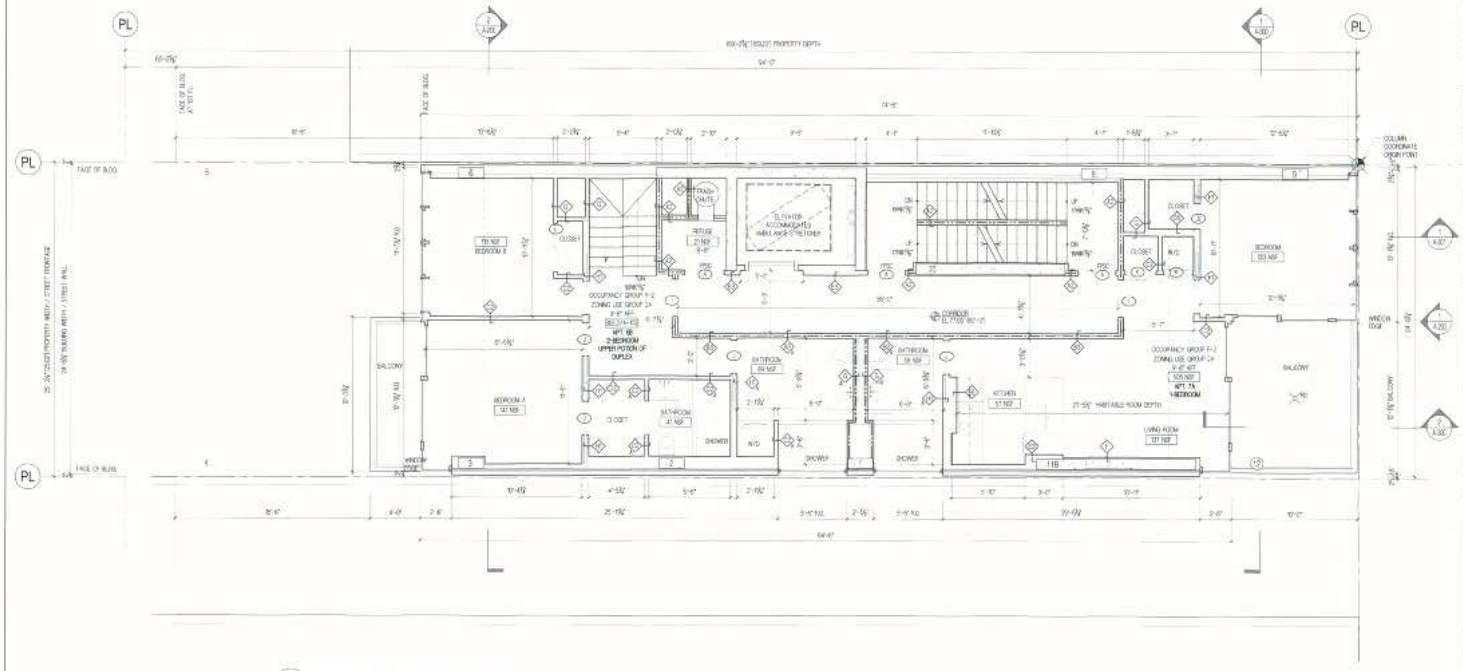
Drawing No.:

A-104.00

Sheets in Contract: 5 of 14



2 A-103 BULKHEAD / BUILDING ROOF CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"



1 A-103 SEVENTH FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

LIGHT AND AIR CALCULATIONS APT. 7A (FOR HABITABLE SPACES)

LIVING / KITCHEN AREA :
HABITABLE SPACE = 194 SF
MIN LIGHT 10% = 19.4 SF
MIN AIR 5% = 9.7 SF
WINDOWS: LIGHT
SLIDING #3 = 66.67 SF
LIGHT 66.67 SF (34.0% PROVIDED)
WINDOW OPENABLE AIR
SLIDING #3 = 44.5 SF
AIR 44.5 SF (23.0% PROVIDED)

BEDROOM
HABITABLE SPACE = 193 SF
MIN LIGHT 10% = 19.3 SF
MIN AIR 5% = 9.65 SF
WINDOWS: LIGHT
SLIDING #3 = 66.67 SF
LIGHT 66.67 SF (34.5% PROVIDED)
WINDOW OPENABLE AIR
SLIDING #3 = 30.02 SF
AIR 30.02 SF (15.5% PROVIDED)

EXIT REQUIREMENTS PER 2014 CODE (CHAPTER 10)

CATEGORY	CODE SECTION	REQUIRED	PROPOSED	COMPLIANT
MAX TRAVEL DISTANCE	TABLE 1016.1	200'-0"	42'-0"	YES
MAX DEAD END CORRIDOR	1018.4	40' (1 7 HR RTE)	N/A	YES
COMMON PATH OF TRAVEL (R)	1014.3	125'-0" (SPRINKLERED)	104'-0"	YES
COMMON PATH OF TRAVEL (U)	1014.3	100' 0" (SPRINKLERED)	88' 0"	YES
STAIR MAX RISER HEIGHT	1009.4.2	7 3/4"	7 5/8"	YES
STAIR MIN TREAD DEPTH	1009.3	9 1/2"	9 1/2"	YES
CORRIDOR MIN WIDTH	1018.2	44"	52"	YES
EXIT STAIR MIN. WIDTH	1009.1 (1009.3.2)	36"	36"	YES
EXIT DOOR MIN. CLEAR WIDTH	1008.1.1	32" CLEAR WIDTH	34" CLEAR WIDTH	YES

FIRE SEPERATION OF OCCUPANCIES

OCCUPANCY	CODE SECTION	REQUIRED	PROPOSED	COMPLIANT
USE GROUP R2 (R-2/M/A/B/S2)	508.4	1 HR	1 HR	YES
MECHANICAL SHAFTS	707.3.1	2 HR	2 HR	YES
PUBLIC CORRIDORS	1016.1.2	1 HR	1 HR	YES

BUILDING OCCUPANT LOAD PER 2014 CODE (TABLE 1004.1.1)

LEVEL	USE OF SPACE	FLOOR AREA IN SF PER OCCUPANT	AREA AT LEVEL	OCCUPANCY
CELLAR	VOLUNTARY RECREATION/ FITNESS ROOM	30 SF GROSS	310 GSF	10 PEOPLE
1ST FLOOR	COMMERCIAL/BUSINESS	100 SF GROSS	1441 GSF	14 PEOPLE
2ND FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,101 GSF	5.5 PEOPLE
3RD FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,101 GSF	5.5 PEOPLE
4TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,101 GSF	5.5 PEOPLE
5TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,101 GSF	5.5 PEOPLE
6TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,101 GSF	5.5 PEOPLE
7TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,101 GSF	5.5 PEOPLE
ROOF	RESIDENTIAL	100 SF GROSS WITHIN DWELLING	1,100 GSF	20 PEOPLE

PARTITION TYPES

PARTITION TYPE DESIGNATION
SEE PARTITION TYPES ON DWG A-002

- NON-RATED PARTITION
- 1HR RATED PARTITION
- 2HR RATED PARTITION
- 3HR RATED PARTITION

SYMBOLS LEGEND

- 60"FT ABOVE SIDE ROF
- WALL TAG SEE PARTITION TYPES ON DWG A-002
- DOOR TAG SEE DOOR SCHEDULE ON DWG A-005
- AD / FD / RD / RRD — AREA DRAIN / FLOOR DRAIN / ROOF DRAIN / INDIRECT R. DOR DRAIN
- CO — CLEAN OUT
- EJP / SP — SEWER EJECTOR PUMP / SUMP PUMP (STORM ONLY)
- SD / CO — SMOKE DETECTOR (HARDWIRED) / CARBON MONOXIDE DETECTOR (HARDWIRED)
- 400FM — EXHAUST FAN (CUBIC FOOT PER MINUTE)
- FD-142 — FIRE-SMOKE DAMPER AND ACCESS DOOR (AT ALL LOCATIONS WHERE A DUCT PENETRATES A FIRE RATED WALL OR FLOOR SLAB)
- NEW CEILING MOUNTED EXIT SIGN (ARROW INDICATES DIRECTION)

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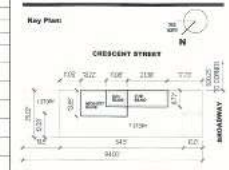
No.	Date	Revision

Key Plan:



Block # 597 Lot # 21 BIN # 4006576

Approval Stamp

Checked by: M Drawn by: MG

Date: 04.09.19

Project: 2054
23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:

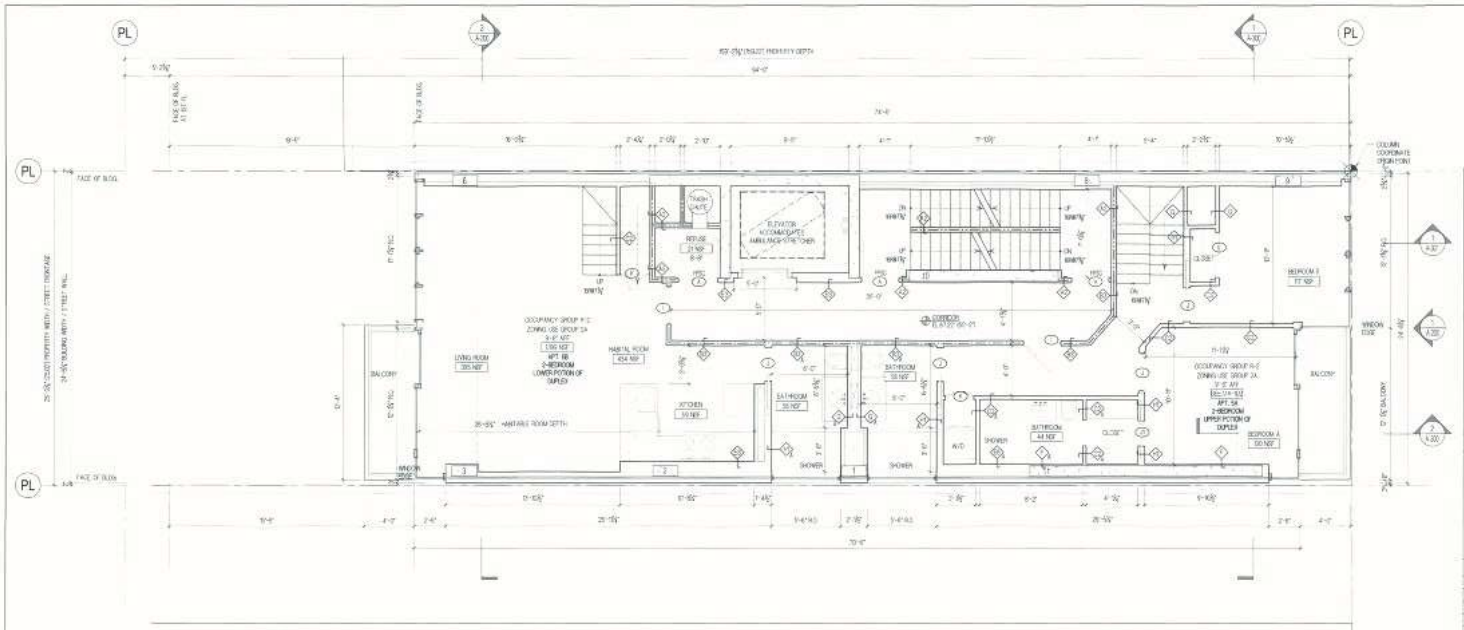
BULKHEAD / BUILDING ROOF
SEVENTH FLOOR
CONSTRUCTION PLAN

Drawing Scale: AS NOTED

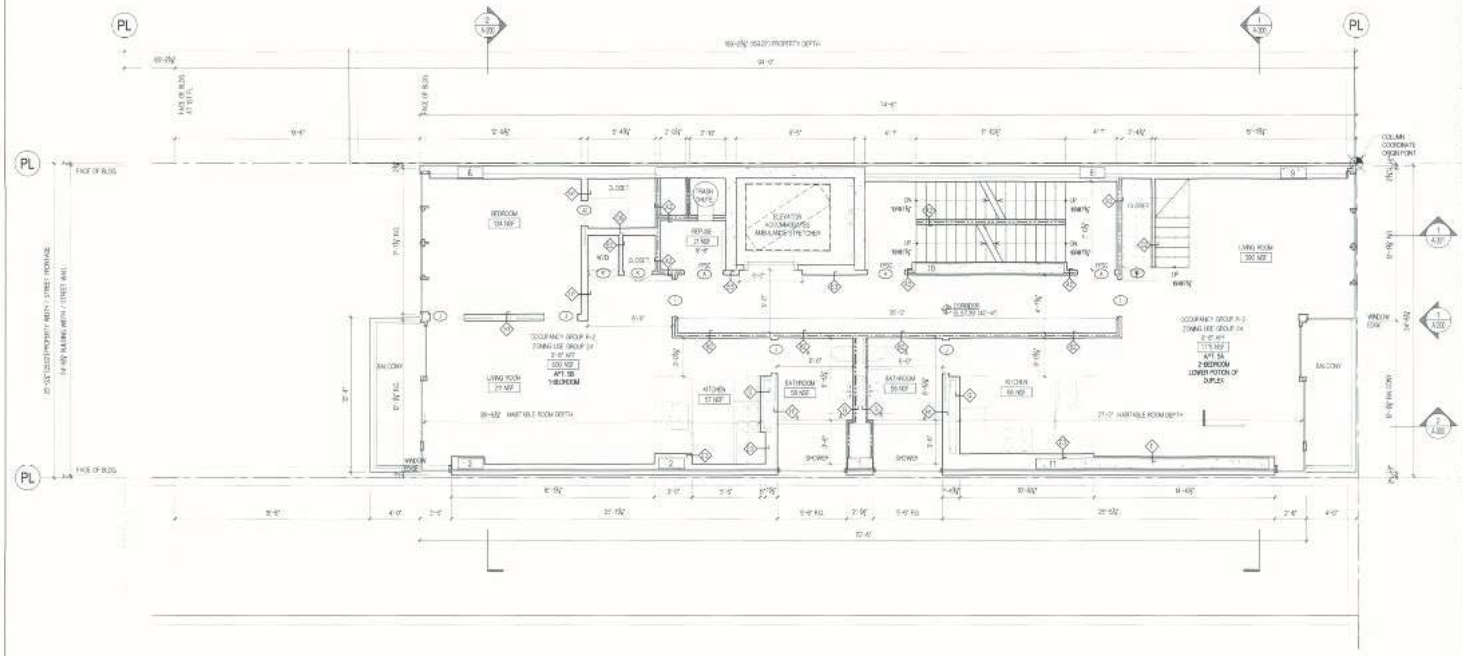
Drawing No.:

A-103.00

Sheets in Contract: 8 of 14



2 SIXTH FLOOR CONSTRUCTION PLAN
A-102 SCALE: 1/4"=1'-0"



1 FIFTH FLOOR CONSTRUCTION PLAN
A-102 SCALE: 1/4"=1'-0"

LIGHT AND AIR CALCULATIONS APT. 6B (FOR HABITABLE SPACES)

LIVING / KITCHEN AREA	BEDROOM A	BEDROOM B
HABITABLE SPACE = 454 SF	HABITABLE SPACE = 141 SF	HABITABLE SPACE = 98 SF
MIN LIGHT 10% = 45.4 SF	MIN LIGHT 10% = 14.1 SF	MIN LIGHT 10% = 9.8 SF
MIN AIR 5% = 22.7 SF	MIN AIR 5% = 7.1 SF	MIN AIR 5% = 4.7 SF
WINDOWS LIGHT (12.0'x5.48) + (12.0'x5.48) = 130.24 SF	WINDOWS LIGHT (12.0'x5.48) = 65.76 SF	WINDOWS LIGHT (12.0'x5.48) = 65.76 SF
LIGHT 130.24 SF 28.68% PROVIDED	LIGHT 65.76 SF 46.63% PROVIDED	LIGHT 65.76 SF 67.08% PROVIDED
WINDOW OPENABLE MP (12.0'x5.25') + (12.0'x5.25') = 126.00 SF	WINDOW OPENABLE MP (12.0'x5.25') = 63.00 SF	WINDOW OPENABLE MP (12.0'x5.25') = 63.00 SF
AIR 126.00 SF 27.75% PROVIDED	AIR 63.00 SF 44.68% PROVIDED	AIR 63.00 SF 64.29% PROVIDED

LIGHT AND AIR CALCULATIONS APT. 5B (FOR HABITABLE SPACES)

LIVING / KITCHEN AREA	BEDROOM
HABITABLE SPACE = 298 SF	HABITABLE SPACE = 154 SF
MIN LIGHT 10% = 29.8 SF	MIN LIGHT 10% = 15.4 SF
MIN AIR 5% = 15.4 SF	MIN AIR 5% = 7.7 SF
WINDOWS LIGHT (12.0'x5.48) = 65.76 SF	WINDOWS LIGHT (12.0'x5.48) = 65.76 SF
LIGHT 65.76 SF 24.58% PROVIDED	LIGHT 65.76 SF 42.72% PROVIDED
WINDOW OPENABLE MP (12.0'x5.25') = 63.00 SF	WINDOW OPENABLE MP (12.0'x5.25') = 63.00 SF
AIR 63.00 SF 21.14% PROVIDED	AIR 63.00 SF 21.14% PROVIDED

LIGHT AND AIR CALCULATIONS APT. 5A (FOR HABITABLE SPACES)

LIVING / KITCHEN AREA	BEDROOM A	BEDROOM B
HABITABLE SPACE = 456 SF	HABITABLE SPACE = 100 SF	HABITABLE SPACE = 81 SF
MIN LIGHT 10% = 45.6 SF	MIN LIGHT 10% = 10.0 SF	MIN LIGHT 10% = 8.1 SF
MIN AIR 5% = 22.8 SF	MIN AIR 5% = 5.0 SF	MIN AIR 5% = 4.05 SF
WINDOWS LIGHT (12.0'x5.48) + (12.0'x5.48) = 263.04 SF	WINDOWS LIGHT (12.0'x5.48) = 78.96 SF	WINDOWS LIGHT (12.0'x5.48) = 78.96 SF
LIGHT 263.04 SF 57.68% PROVIDED	LIGHT 78.96 SF 78.96% PROVIDED	LIGHT 78.96 SF 98.79% PROVIDED
WINDOW OPENABLE MP (5.25'x5.25') + (5.25'x5.25') = 73.72 SF	WINDOW OPENABLE MP (5.25'x5.25') = 44.00 SF	WINDOW OPENABLE MP (5.25'x5.25') = 30.62 SF
AIR 73.72 SF 16.16% PROVIDED	AIR 44.00 SF 44.00% PROVIDED	AIR 30.62 SF 38.42% PROVIDED

EXIT REQUIREMENTS PER 2014 CODE (CHAPTER 10)

CATEGORY	CODE SECTION	REQUIRED	PROPOSED	COMPLIANT
MAX TRAVEL DISTANCE	TABLE 1016.1	200'-0"	47'-0"	YES
MAX DEAD END CORRIDOR	1018.4	40'-0" (1HR FR)	N/A	YES
COMMON PATH OF TRAVEL FR	1014.3	125'-0" (SPRINKLERED)	104'-0"	YES
COMMON PATH OF TRAVEL ES	1014.3	100'-0" (SPRINKLERED)	98'-10"	YES
STAIR MAX RISER HEIGHT	1009.4.2	7 3/4"	7 3/4"	YES
STAIR MIN TREAD DEPTH	1009.5	9 1/2"	9 1/2"	YES
CORRIDOR MIN WIDTH	1018.2	44"	50"	YES
EXIT STAIR MIN WIDTH	1009.1/1009.3.2	36"	36"	YES
EXIT DOOR MIN. CLEAR WIDTH	1008.1.1	32" CLEAR WIDTH	34" CLEAR WIDTH	YES

FIRE SEPERATION OF OCCUPANCIES

OCCUPANCY	CODE SECTION	REQUIRED	PROPOSED	COMPLIANT
USE GROUP R2 (TENANTS)	708.4	1 HR	1 HR	YES
MECHANICAL SHAFTS	717.3.1	2 HR	2 HR	YES
PUBLIC CORRIDORS	1018.1.2	1 HR	1 HR	YES

BUILDING OCCUPANT LOAD PER 2014 CODE (TABLE 1004.1.1)

LEVEL	USE OF SPACE	FLOOR AREA IN SF PER OCCUPANT	AREA AT LEVEL	OCCUPANCY
CELLAR	VOLUNTARY RECREATION/ FITNESS ROOM	30 SF GROSS	270 GSF	10 PEOPLE
1ST FLOOR	COMMERCIAL/BUSINESS	100 SF GROSS	1,440 GSF	14 PEOPLE
2ND FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
3RD FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
4TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
5TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
6TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
7TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,000 GSF	5.0 PEOPLE
ROOF	RESIDENTIAL	55 SF GROSS WITHIN DWELLING	1,000 GSF	20 PEOPLE

PARTITION TYPES

PARTITION TYPE DESIGNATION
SEE PARTITION TYPES (INDEX) A-000

- NON RATED PARTITION
- 1HR RATED PARTITION
- 2HR RATED PARTITION
- 3HR RATED PARTITION

SYMBOLS LEGEND

- SCRIPT ABOVE: (SEE KEY)
- WALL TAG: SEE PARTITIONS TYPES ON DWG A-000
- DOOR TAG: SEE DOOR SCHEDULE ON DWG A-005
- AD / FD / RD / WD: AREA DRAIN / FLOOR DRAIN / ROOF DRAIN / INDIRECT FLOOR DRAIN
- CO: CLEAN OUT
- SP / SD: SEWER EJECTOR PUMP / SUMP PUMP (STORM ONLY)
- SD / CO: SMOKE DETECTOR (HARDWIRED) / CARBON MONOXIDE DETECTOR (HARDWIRED)
- 400 CFM: EXHAUST FAN (CUBIC FOOT PER MINUTE)
- FD/W2: FIRE/SMOKE DAMPER AND ACCESS DOOR (AT ALL LOCATIONS WHERE A 2HOUR PENETRATES A FIRE RATED WALL OR FLOOR SLAB)
- NEW SIGNS MOUNTED EXIT SIGN (ARROW INDICATES DIRECTION)

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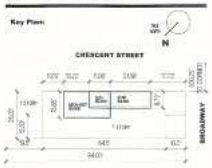
No.	Date	Revision

Key Plan:



Block # 507 Lot # 21 BIN # 4006576

Approval Stamp

Checked by: Drawn by:

Date: 04.09.19

Project:
23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:

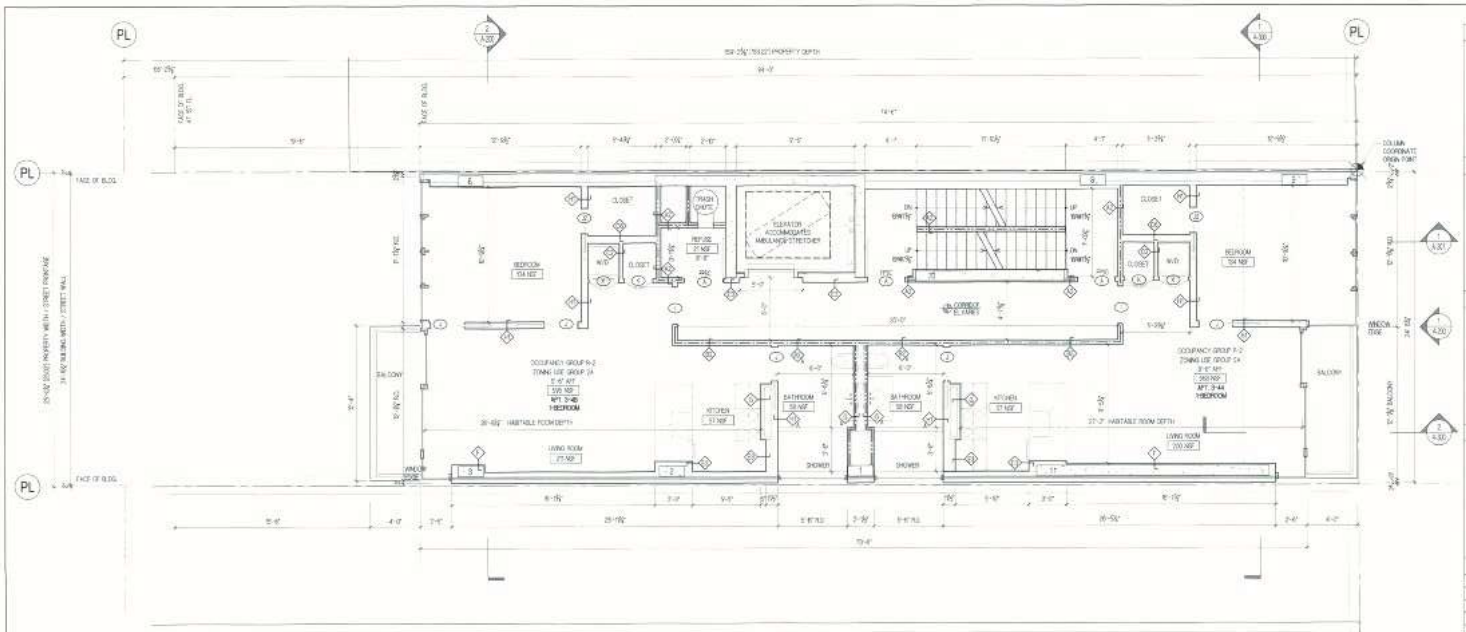
FIFTH FLOOR AND SIXTH FLOOR CONSTRUCTION PLAN

Drawing Scale: AS NOTED

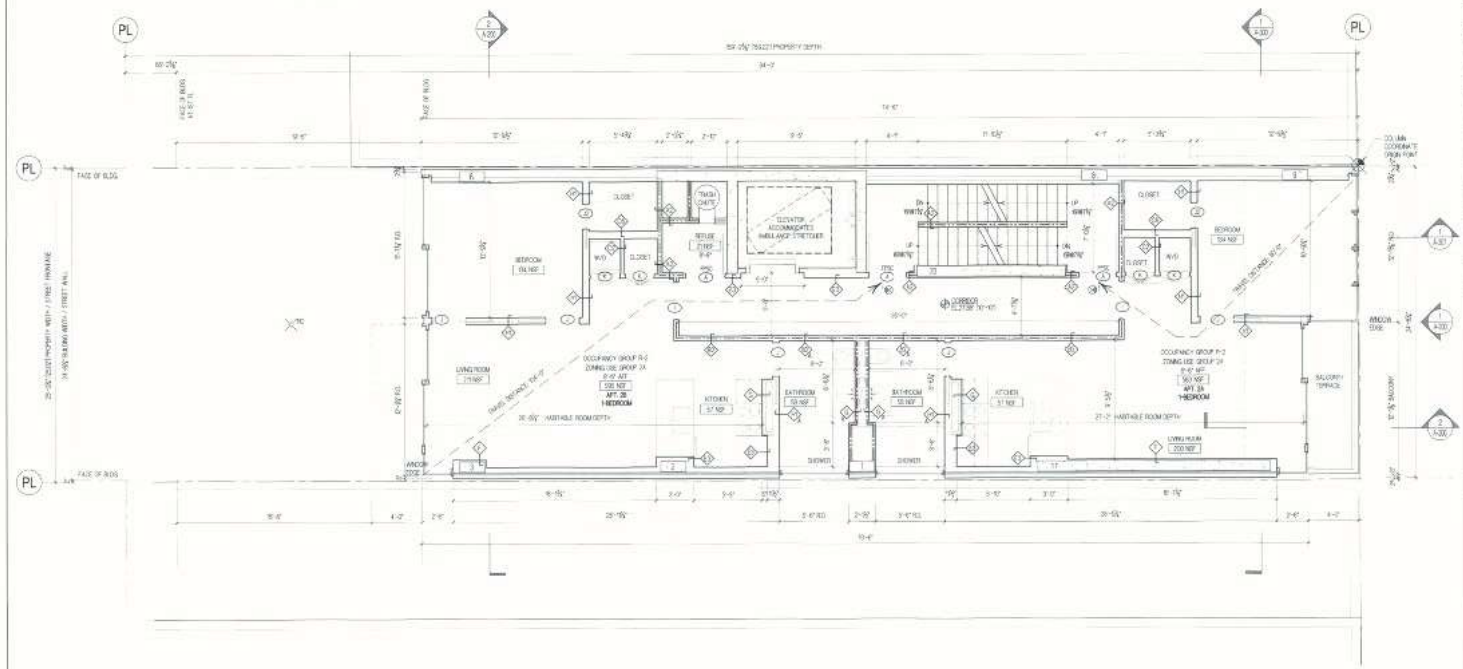
Drawing No.:

A-102.00

Sheets in Contract: 1 of 11



2 A-101 THIRD-FOURTH FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"



1 A-101 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

LIGHT AND AIR CALCULATIONS APT. 3B-4B (FOR HABITABLE SPACES)

LIVING / KITCHEN AREA	BEDROOM
HABITABLE SPACE = 399 SF	HABITABLE SPACE = 104 SF
MIN. LIGHT 10% = 39.9 SF	MIN. LIGHT 10% = 10.4 SF
MIN. AIR 5% = 19.9 SF	MIN. AIR 5% = 5.1 SF
WINDOWS - LIGHT	WINDOWS - LIGHT
20.0(W)x8(H) = 160.0 SF	7.0(W)x8(H) = 56.0 SF
LIGHT: 160.0 SF (240.0% PROVIDED)	LIGHT: 56.0 SF (141.0% PROVIDED)
WINDOW OPERABLE AIR	WINDOW OPERABLE AIR
10.0(W)x4(H) = 40.00 SF	3.5(W)x4(H) = 28.00 SF
AIR: 40.00 SF (10.0% PROVIDED)	AIR: 28.00 SF (27.0% PROVIDED)

LIGHT AND AIR CALCULATIONS APT. 3A-4A (FOR HABITABLE SPACES)

LIVING / KITCHEN AREA	BEDROOM
HABITABLE SPACE = 257 SF	HABITABLE SPACE = 104 SF
MIN. LIGHT 10% = 25.7 SF	MIN. LIGHT 10% = 10.4 SF
MIN. AIR 5% = 12.85 SF	MIN. AIR 5% = 5.1 SF
WINDOWS - LIGHT	WINDOWS - LIGHT
20.0(W)x8(H) = 160.0 SF	7.0(W)x8(H) = 56.0 SF
LIGHT: 160.0 SF (62.3% PROVIDED)	LIGHT: 56.0 SF (54.0% PROVIDED)
WINDOW OPERABLE AIR	WINDOW OPERABLE AIR
10.0(W)x4(H) = 40.0 SF	3.5(W)x4(H) = 28.00 SF
AIR: 40.00 SF (31.0% PROVIDED)	AIR: 28.00 SF (27.0% PROVIDED)

LIGHT AND AIR CALCULATIONS APT. 2B (FOR HABITABLE SPACES)

LIVING / KITCHEN AREA	BEDROOM
HABITABLE SPACE = 399 SF	HABITABLE SPACE = 104 SF
MIN. LIGHT 10% = 39.9 SF	MIN. LIGHT 10% = 10.4 SF
MIN. AIR 5% = 19.9 SF	MIN. AIR 5% = 5.1 SF
WINDOWS - LIGHT	WINDOWS - LIGHT
20.0(W)x8(H) = 160.0 SF	7.0(W)x8(H) = 56.0 SF
LIGHT: 160.0 SF (240.0% PROVIDED)	LIGHT: 56.0 SF (141.0% PROVIDED)
WINDOW OPERABLE AIR	WINDOW OPERABLE AIR
10.0(W)x4(H) = 40.00 SF	3.5(W)x4(H) = 28.00 SF
AIR: 40.00 SF (10.0% PROVIDED)	AIR: 28.00 SF (27.0% PROVIDED)

LIGHT AND AIR CALCULATIONS APT. 2A (FOR HABITABLE SPACES)

LIVING / KITCHEN AREA	BEDROOM
HABITABLE SPACE = 257 SF	HABITABLE SPACE = 104 SF
MIN. LIGHT 10% = 25.7 SF	MIN. LIGHT 10% = 10.4 SF
MIN. AIR 5% = 12.85 SF	MIN. AIR 5% = 5.1 SF
WINDOWS - LIGHT	WINDOWS - LIGHT
20.0(W)x8(H) = 160.0 SF	7.0(W)x8(H) = 56.0 SF
LIGHT: 160.0 SF (62.3% PROVIDED)	LIGHT: 56.0 SF (54.0% PROVIDED)
WINDOW OPERABLE AIR	WINDOW OPERABLE AIR
10.0(W)x4(H) = 40.0 SF	3.5(W)x4(H) = 28.00 SF
AIR: 40.00 SF (31.0% PROVIDED)	AIR: 28.00 SF (27.0% PROVIDED)

EXIT REQUIREMENTS PER 2014 CODE (CHAPTER 10)

CATEGORY	CODE SECTION	REQUIRED	PROPOSED	COMPLIANT
MAX TRAVEL DISTANCE	TABLE 1016.1	200'-0"	42'-0"	YES
MAX DEAD END CORRIDOR	1018.4	40'-0" (1HR FR)	N/A	YES
COMMON PATH OF TRAVEL R1	1014.3	125'-0" (SPRINKLERED)	64'-0"	YES
COMMON PATH OF TRAVEL R2	1014.3	100'-0" (SPRINKLERED)	98'-6"	YES
STAIR MAX RISER HEIGHT	1009.4.2	7"(+/-)	7 1/8"	YES
STAIR MIN TREAD DEPTH	1009.5	11 1/2"	11 1/2"	YES
CORRIDOR MIN WIDTH	1018.2	44"	52"	YES
EXIT STAIR MIN. WIDTH	1009.1 EXC.1	36"	36"	YES
EXIT DOOR MIN. CLEAR WIDTH	1008.1.1	32" CLEAR WIDTH	34" CLEAR WIDTH	YES

FIRE SEPERATION OF OCCUPANCIES

OCCUPANCY	CODE SECTION	REQUIRED	PROPOSED	COMPLIANT
USE GROUP R2 (TENANTS)	508.4	1 HR	1 HR	YES
MECHANICAL SHAFTS	707.3.1	2 HR	2 HR	YES
PUBLIC CORRIDORS	1018.1.2	1 HR	1 HR	YES

BUILDING OCCUPANT LOAD PER 2014 CODE (TABLE 1004.1.1)

LEVEL	USE OF SPACE	FLOOR AREA IN SF PER OCCUPANT	AREA AT LEVEL	OCCUPANCY
CELLAR	VOLUNTARY RECREATION FITNESS ROOM	50 SF GROSS	77 SF	10 PEOPLE
1ST FLOOR	COMMERCIAL/BUSINESS	300 SF GROSS	1,441 SF	48 PEOPLE
2ND FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,867 SF	9.9 PEOPLE
3RD FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,867 SF	9.9 PEOPLE
4TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,867 SF	9.9 PEOPLE
5TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,867 SF	9.9 PEOPLE
6TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,867 SF	9.9 PEOPLE
7TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,000 SF	5.0 PEOPLE
ROOF	RESIDENTIAL	15 SF GROSS WITHIN DWELLING	1,000 SF	70 PEOPLE

PARTITION TYPES

PARTITION TYPE DESIGNATION
SEE PARTITIONS TYPES ON DWG A-003

- NON RATED PARTITION
- 1HR RATED PARTITION
- 2HR RATED PARTITION
- 3HR RATED PARTITION

SYMBOLS LEGEND

- WALL TAG — SEE PARTITIONS TYPES ON DWG A-003
- DOOR TAG — SEE DOOR SCHEDULE ON DWG A-003
- AD — AREA DRAIN
- FD — FLOOR DRAIN
- RD — ROOF DRAIN
- IFD — INDIRECT FLOOR DRAIN
- CO — CLEAN OUT
- SP — SEWAGE EJECTOR PUMP
- SP — SUMP PUMP (STORM ONLY)
- SD — SMOKE DETECTOR (HARDWIRED)
- CO — CARBON MONOXIDE DETECTOR (HARDWIRED)
- 402CM — 524+0.01 CFM CUBIC FOOT PER MINUTE
- FD/AC — FIRE/SMOKE DAMPER AND ACCESS DOOR (AT ALL LOCATIONS WHERE A DUCT PENETRATES A 1HR RATED WALL OR FLOOR SLAB)
- NEW CEILING MOUNTED EXIT SIGN (ARROW INDICATES DIRECTION)

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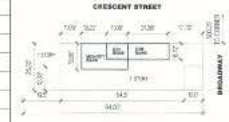
No.	Date	Revision

Key Plan:



Block # 867 Lot # 21 BIN # 4006576

Approval Stamp

APR 16 2019

Checked by: NI Drawn by: MG

Date: 04.09.19

Project:
23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:

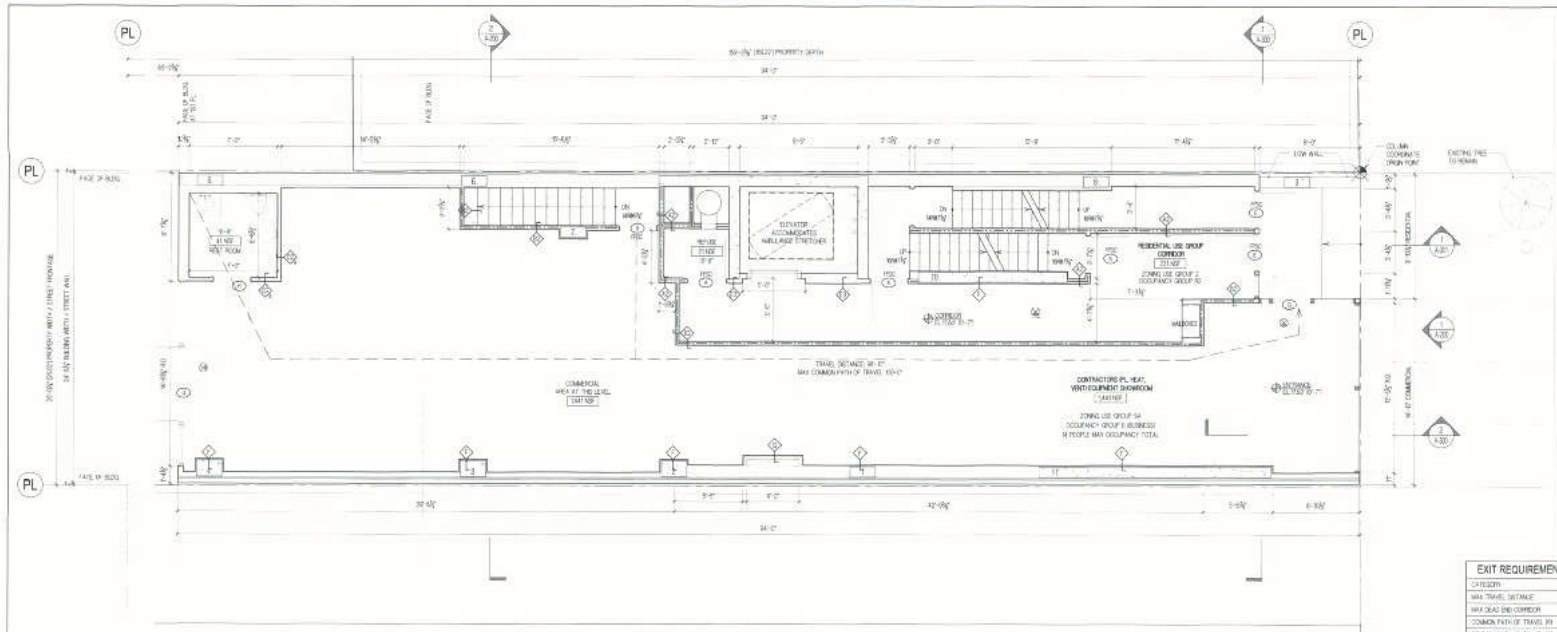
SECOND FLOOR CONSTRUCTION PLAN & THIRD FLOOR- FOURTH FLOOR CONSTRUCTION PLAN

Drawing Scale: AS NOTED

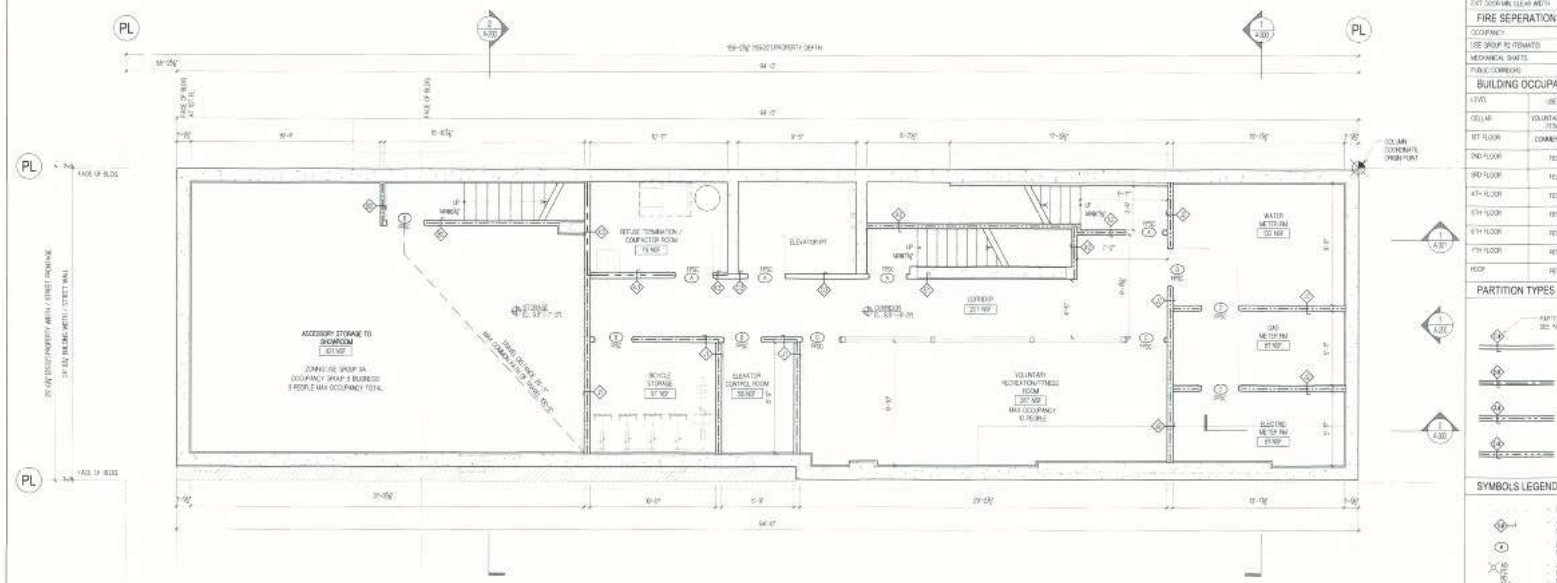
Drawing No.:

A-101.00

Sheets in Contract: 5 of 14



2 A-100 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"



1 A-100 CELLAR FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

EXIT REQUIREMENTS PER 2014 CODE (CHAPTER 10)

CATEGORY	CODE SECTION	REQUIRED	PROPOSED	COMPLIANT
MAX TRAVEL DISTANCE	TABLE 1017	250'-0"	42'-0"	YES
MAX DEAD END CORRIDOR	1018.4	42'-0" 7 HR RR	N/A	YES
COMMON PATH OF TRAVEL R1	1014.3	125'-0" SPRINKLERED	106'-0"	YES
COMMON PATH OF TRAVEL R2	1014.3	100'-0" SPRINKLERED	98'-10"	YES
STAIR MAX RISER HEIGHT	1009.4.2	7 3/4"	7 3/4"	YES
STAIR MIN TREAD DEPTH	1009.3	9 1/2"	9 1/2"	YES
CORRIDOR MIN WIDTH	1018.2	44"	52"	YES
EXIT STAIR MIN WIDTH	1009.1 EXC.#2	36"	36"	YES
EXIT DOOR MIN CLEAR WIDTH	1008.1.1	32" CLEAR WIDTH	34" CLEAR WIDTH	YES

FIRE SEPERATION OF OCCUPANCIES

OCCUPANCY	CODE SECTION	REQUIRED	PROPOSED	COMPLIANT
USE GROUP R2 TENANTS	508.4	1 HR	1 HR	YES
MECHANICAL SHAFTS	707.3.1	2 HR	2 HR	YES
PUBLIC CORRIDORS	708.1.2	1 HR	1 HR	YES

BUILDING OCCUPANT LOAD PER 2014 CODE (TABLE 1004.1.1)

LEVEL	USE OF SPACE	FLOOR AREA IN SF PER OCCUPANT	AREA AT LEVEL	OCCUPANCY
CELLAR	VOLUNTARY RECREATION/ FITNESS ROOM	30 SF GROSS	277 GSF	10 PEOPLE
1ST FLOOR	COMMERCIAL/BUSINESS	100 SF GROSS	1,441 GSF	14 PEOPLE
2ND FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
3RD FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
4TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
5TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
6TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,181 GSF	5.9 PEOPLE
7TH FLOOR	RESIDENTIAL	200 SF GROSS WITHIN DWELLING	1,100 GSF	5.5 PEOPLE
ROOF	RESIDENTIAL	55 SF GROSS WITHIN DWELLING	1,100 GSF	20 PEOPLE

PARTITION TYPES

PARTITION TYPE DESIGNATION
SEE PARTITION TYPES ON DWG A-001

- NON RATED PARTITION
- 1HR RATED PARTITION
- 2HR RATED PARTITION
- 3HR RATED PARTITION

SYMBOLS LEGEND

- SOFFIT ABOVE (SEE PLAN)
- WALL TAG SEE PARTITION TYPES ON DWG A-001
- DOOR TAG SEE DOOR SCHEDULE ON DWG A-005
- AD AREA DRAIN
- FD FLOOR DRAIN
- RD ROOF DRAIN
- IFD INDIRECT FLOOR DRAIN
- CO CLEAN OUT
- EJP SEWER EJECTOR PUMP
- SP SUMP PUMP (STORM ONLY)
- SD SMOKE DETECTOR (HARDWIRED)
- CO CARBON MONOXIDE DETECTOR (HARDWIRED)
- 40 CFM EXHAUST FAN (CUBIC FOOT PER MINUTE)
- FD/MD FIRE/SMOKE DAMPER AND ACCESS DOOR (AT ALL LOCATIONS WHERE A DUCT PENETRATES A FIRE RATED WALL OR FLOOR SLAB)
- NEW CEILING MOUNTED EXIT SIGN (ARROW INDICATES DIRECTION)

Architects:

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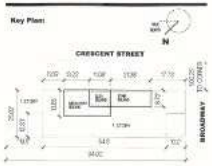
Key Plan:



Block # 567 Lot # 21 BIN # 4006570

Approval Stamp

Checked by: W. Drawn by: MG

Date: 04.09.19

Project:
23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

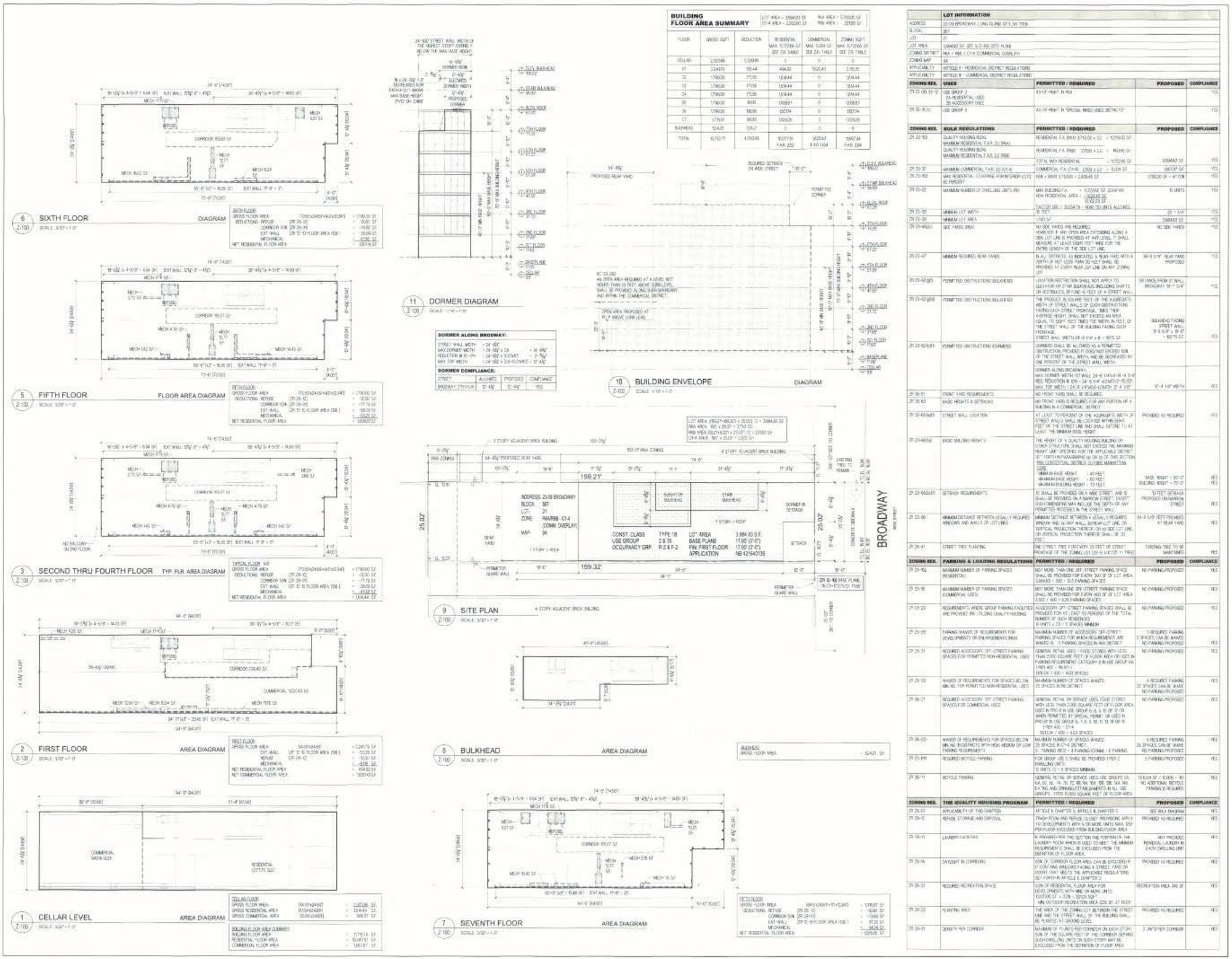
Drawing Title:

CELLAR FLOOR AND FIRST FLOOR CONSTRUCTION PLAN

Drawing Scale: AS NOTED

Drawing No.:
A-100.00

Sheets in Contract: 5 of 14



BUILDING FLOOR AREA SUMMARY

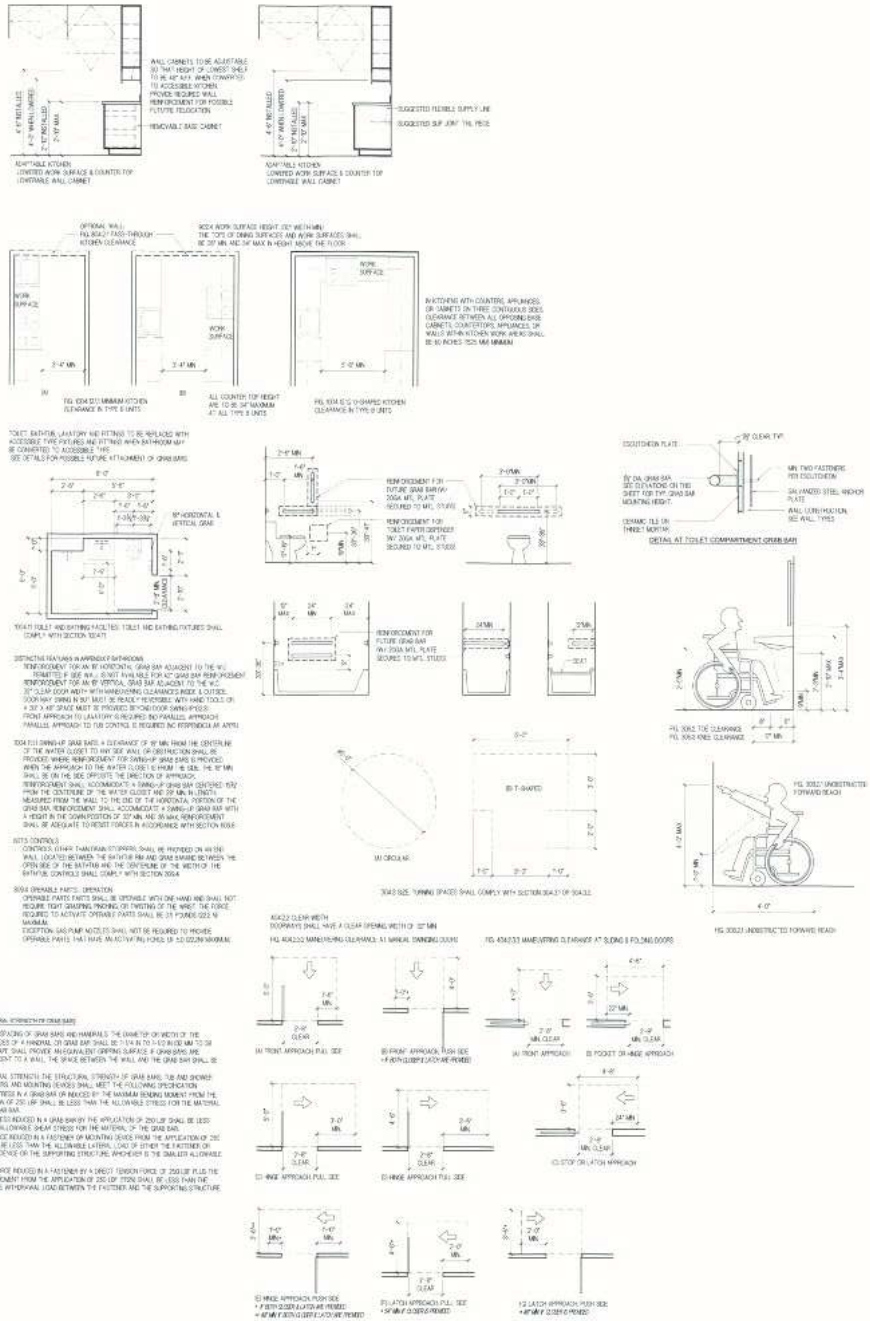
FLOOR	GROSS SQFT	DEDUCTION	RESIDENTIAL MAX 3.75(66.5)* SEE ZR TABLE	COMMERCIAL MAX 5.0(4.5)* SEE ZR TABLE	ZONING SQFT MAX 6.75(6.5)* SEE ZR TABLE
CELLAR	2,52169	1,00936	0	0	0
01	22,470	10,144	49,432	50,543	2,15,35
02	17,900	17,551	15,144	0	15,144
03	17,900	17,551	15,144	0	15,144
04	17,900	17,551	15,144	0	15,144
05	17,900	18,151	15,551	0	15,551
06	17,900	18,151	15,551	0	15,551
07	17,931	18,151	15,926	0	15,926
BULKHEAD	12,421	12,421	0	0	0
TOTAL	1,70,271	4,00,936	1,07,731 FAR 2.52	1,07,543 FAR 0.64	7,15,731 FAR 3.64

LOT INFORMATION	
ADDRESS	23-09 BROADWAY, (ON) ELMO CITY, NY 11106
BLOCK	557
LOT	21
LOT AREA	33,946.83 SF (SEE SLZ-400 SITE PLAN)
ZONING DISTRICT	R6A / R6B / C1-4 (COMMERCIAL OVERLAY)
ZONING MAP	9A
APPLICABILITY	ARTICLE II - RESIDENTIAL DISTRICT REGULATIONS
APPLICABILITY	ARTICLE III - COMMERCIAL DISTRICT REGULATIONS

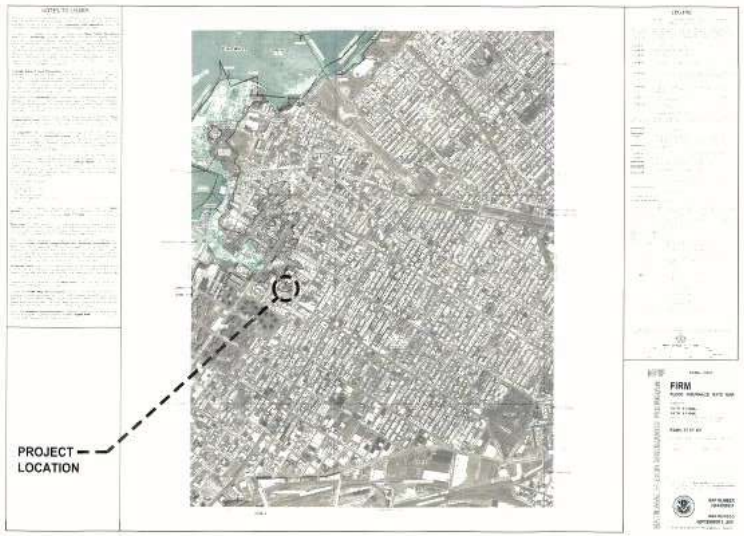
ZONING RES.	USES	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
ZR 22-00 (01-0)	USE GROUP 2 2A RESIDENTIAL USES 2B ACCESSORY USES	AS OF-RIGHT IN R6A		YES
ZR 32-18(c)	USE GROUP 6	AS OF-RIGHT IN "SPECIAL MIXED USES DISTRICTS"		YES

ZONING RES.	BULK REGULATIONS	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
ZR 23-153	QUALITY HOUSING BLDG MAXIMUM RESIDENTIAL FAR 3.0 (MAX) QUALITY HOUSING BLDG MAXIMUM RESIDENTIAL FAR 3.9 (MAX)	RESIDENTIAL F.A. (MAX) 3,75(3.0 x 3.9) = 1,259.00 SF RESIDENTIAL F.A. (MIN) 22,500 x 1.0 = 45,946 SF TOTAL MAX RESIDENTIAL = 1,72,236 SF	3,59,462 SF	YES
ZR 33-12	MAXIMUM COMMERCIAL FAR 3.0 (C1-4)	COMMERCIAL F.A. (C1-4) 22,500 x 2.0 = 5,0,0 SF	1,96,137 SF	YES
ZR 23-153	MAX RESIDENTIAL COVERAGE FOR INTERIOR LOTS 65 PERCENT	100 x (MAX 3.75/3.0) = 2,439.45 SF	1,79,200 SF = 47.10%	YES
ZR 23-22	MAXIMUM NUMBER OF DWELLING UNITS (R6)	MAX BUILDING F.A. = 1,72,236 SF, 22,946 MIN NON RESIDENTIAL AREA = 1,50,000 SF 10,000.23 SF FACTOR 680 / 10,000.79 = 16.85 DWELLING UNITS ALLOWED	10 UNITS	YES
ZR 23-32	MINIMUM LOT WIDTH	18 FEET	25 = 1/4"	YES
ZR 23-32	MINIMUM LOT AREA	1,700 SF	3,394.83 SF	YES
ZR 23-462(c)	SIDE YARDS (R6A)	NO SIDE YARDS ARE REQUIRED. HOWEVER, IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL MEASURE AT LEAST EIGHT FEET WIDE FOR THE ENTIRE LENGTH OF THE SIDE LOT LINE.	NO SIDE YARDS	YES
ZR 23-47	MINIMUM REQUIRED REAR YARDS	IN ALL DISTRICTS, AS INDICATED, A REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT.	30-8 5/16" REAR YARD PROPOSED	YES
ZR 23-42(g)(1)	PERMITTED OBSTRUCTIONS (BULKHEAD)	LOCATION RESTRICTION SHALL NOT APPLY TO ELEVATOR OR STAIR BULKHEADS INCLUDING SHAFTS OR VESTIBULES, SPANNING 10 FEET OF A STREET WALL.	DISTANCE FROM ST WALL BROADWAY 30'-1 3/4"	YES
ZR 23-42(g)(2)	PERMITTED OBSTRUCTIONS (BULKHEAD)	THE PRODUCT IN SQUARE FEET OF THE AGGREGATE WIDTH OF STREET WALLS OF SUCH OBSTRUCTIONS FACING EACH STREET FRONTAGE, TIMES THEIR AVERAGE HEIGHT SHALL NOT EXCEED NINE AREA EQUAL TO EIGHT FEET TIMES THE WIDTH IN FEET OF THE STREET WALL OF THE BUILDING FACING SUCH FRONTAGE. STREET WALL WIDTH 24-8 1/4" x 8' = 197.5 SF	BULKHEAD FACING STREET WALL 9-8 5/16" x 8'-0" = 197.5 SF	YES
ZR 23-42(b)(3)	PERMITTED OBSTRUCTIONS (DORMERS)	DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED IT DOES NOT EXCEED 50% OF THE STREET WALL WIDTH, AND BE SCORE-ASED BY ONE PERCENT OF THE STREET WALL WIDTH. DORMER ALONG BROADWAY: MAX DORMER WIDTH (STREET WALL) 24-8 1/4"x 0.4 = 9 3/4" REQ. REDUCTION 9 (9) = 24-8 1/4" x(2.5+0.5)-10.625" MAX. TOP WIDTH = 24-8 1/4"x0.5-12.5 FEET= 12'-4 1/8"	10'-4 1/8" WIDTH	YES
ZR 35-51	FRONT YARD REQUIREMENTS	NO FRONT YARD SHALL BE REQUIRED.		
ZR 35-63	BASIC HEIGHTS & SETBACKS	NO FRONT YARD IS REQUIRED FOR ANY PORTION OF A BUILDING IN A COMMERCIAL DISTRICT.		
ZR 35-65(a)(1)	STREET WALL LOCATION	AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND SHALL EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT.	PROVIDED AS REQUIRED	YES
ZR 23-662(a)	BASIC BUILDING HEIGHTS	THE HEIGHT OF A QUALITY HOUSING BUILDING OR OTHER STRUCTURE SHALL NOT EXCEED THE MAXIMUM HEIGHT LIMIT SPECIFIED FOR THE APPLICABLE DISTRICT. SEE TOTH PARAGRAPHS (a) OR (b) OF THIS SECTION. R6A CONTEXTUAL DISTRICT OUTSIDE MANHATTAN CORE MINIMUM BASE HEIGHT = 40 FEET MAXIMUM BASE HEIGHT = 60 FEET MAXIMUM BUILDING HEIGHT = 70 FEET	BASE HEIGHT = 50'-0" BUILDING HEIGHT = 70'-0"	YES YES
ZR 23-662(c)	SETBACK REQUIREMENTS	IT SHALL BE PROVIDED ON A WIDE STREET, AND SHALL BE PROVIDED ON A NARROW STREET EXCEPT SUCH DIMENSIONS MAY INCLUDE THE WIDTH OF ANY PERMITTED RECESSES IN THE STREET WALL.	10 FEET SETBACK PROPOSED ON NARROW STREET	YES
ZR 23-88	MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALLS OR LOT LINES	MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOW AND LOT LINE, BUT NOT LOT LINE, OR VERTICAL PROJECTION THEREOF, ON AN SIDE LOT LINE, OR VERTICAL PROJECTION THEREOF, SHALL BE 30 FEET.	30-8 5/8" FEET PROVIDED AT REAR YARD	YES
ZR 26-41	STREET TREE PLANTING	ONE STREET TREE FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT (20 x 0.04)=25 = 1 TREE	EXISTING TREE TO BE MAINTAINED	YES

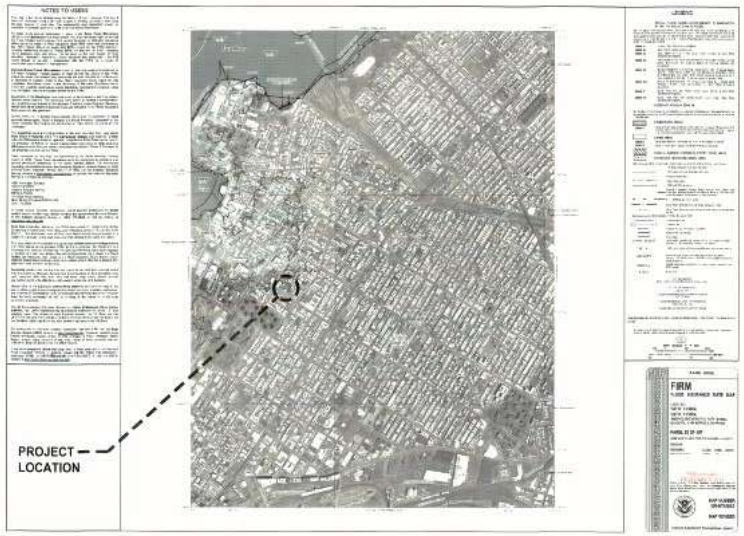
ZONING RES.	PARKING & LOADING REGULATIONS	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
ZR 25-162	MAXIMUM NUMBER OF PARKING SPACES RESIDENTIAL	NOT MORE THAN ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EVERY 300 SF OF LOT AREA. 3,394.83 / 300 = 11.31 PARKING SPACES	NO PARKING PROPOSED	YES
ZR 25-18	MAXIMUM NUMBER OF PARKING SPACES COMMERCIAL USES	NOT MORE THAN ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EVERY 400 SF OF LOT AREA. 2,500 / 400 = 6.25 PARKING SPACES	NO PARKING PROPOSED	YES
ZR 25-23	REQUIREMENTS WHERE GROUP PARKING FACILITIES ARE PROVIDED FOR UTILIZING QUALITY HOUSING	ACCESSORY OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR AT LEAST 50 PERCENT OF THE TOTAL NUMBER OF DWELLING RESIDENCES. 10 UNITS x 0.5 = 5 SPACES MINIMUM	NO PARKING PROPOSED	YES
ZR 25-26	PARKING WAIVER OF REQUIREMENTS FOR DEVELOPMENTS ON SMALL ZONING LOTS	MAXIMUM NUMBER OF ACCESSORY OFF-STREET PARKING SPACES FOR WHICH REQUIREMENTS ARE WAIVED IS: 5 PARKING SPACES IN R6A DISTRICT	5 REQUIRED PARKING 5 SPACES CAN BE WAIVED	YES
ZR 25-31	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR PERMITTED NON-RESIDENTIAL USES	GENERAL RETAIL USES: 1,000 STORES WITH LESS THAN 2,000 SQUARE FEET OF FLOOR AREA OR USES IN PARKING REQUIREMENT CATEGORY B BASE GROUP R4 UNDER 400 = 16,900 / 1,000 = 16.9 1,000 / 400 = 4.01 SPACES	NO PARKING PROPOSED	YES
ZR 25-33	WAIVER OF REQUIREMENTS FOR SPACES BELOW MINIMUM IN DISTRICTS PERMITTING QUALITY HOUSING	MAXIMUM NUMBER OF SPACES WAIVED: 25 SPACES IN R6 DISTRICT	4 REQUIRED PARKING 25 SPACES CAN BE WAIVED	YES
ZR 36-21	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL USES	GENERAL RETAIL OR SERVICE USES 2,000 STORES WITH LESS THAN 2,000 SQUARE FEET OF FLOOR AREA USES IN PRC-F IN USE GROUPS 6, 8, 9 OR 10 OR WHEN PERMITTED BY SPECIAL PERMIT OR USES IN PRC-H IN USE GROUP 5, 7, 8, 9, 10, 11, 12 OR 14 1,000 / 400 = 2.5 SECTION 7 400 = 4.03 SPACES	NO PARKING PROPOSED	YES
ZR 36-23	WAIVER OF REQUIREMENTS FOR SPACES BELOW MINIMUM IN DISTRICTS WITH HIGH, MEDIUM OR LOW PARKING REQUIREMENTS	MAXIMUM NUMBER OF SPACES WAIVED: 25 SPACES IN C1-4 DISTRICT 2 - PARKING REQ = 4 PARKING (C1M4) = 8 PARKING	6 REQUIRED PARKING 25 SPACES CAN BE WAIVED NO PARKING PROPOSED	YES
ZR 25-811	REQUIRED BICYCLE PARKING	FOR GROUP USE 2 SHALL BE PROVIDED 1 PER 2 DWELLING UNITS. 10 UNITS / 2 = 5 SPACES MINIMUM.	5 PARKING PROPOSED	YES
ZR 36-71	BICYCLE PARKING	GENERAL RETAIL OR SERVICE USES, USE GROUPS 5A, 6A, 6C, 9A, 10, 11, 16, 6A, 10A, 12B, 16A, 16B, 16C, 17A, 17B, 18A, 18B, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z,



2007 FIRM MAP NOTE:
PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA)



2013 FIRM MAP NOTE:
PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA)



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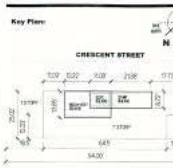


Block # 567 Lot # 21 BIN # 4006575

Approval Stamp

Albin Mathew

Checked by: Drawn by: MD

Date: 04.09.19

Project: 5294
23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:

ADA NOTES & DETAILS
2007 FIRM,
2013 PRELIMINARY FIRM
(FLOOD INSURANCE RATE MAP)

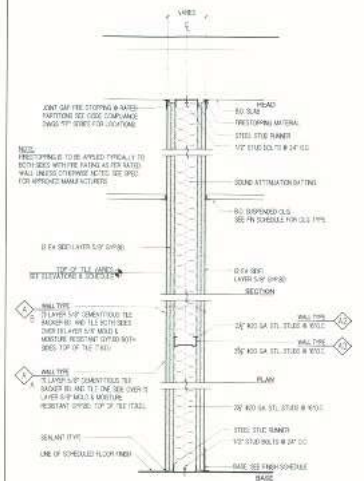
Drawing Scale: AS NOTED

A-003.00

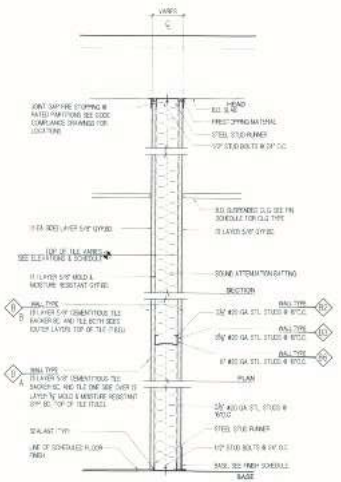
Sheet 8 Contract
3 of 14

GENERAL NOTES

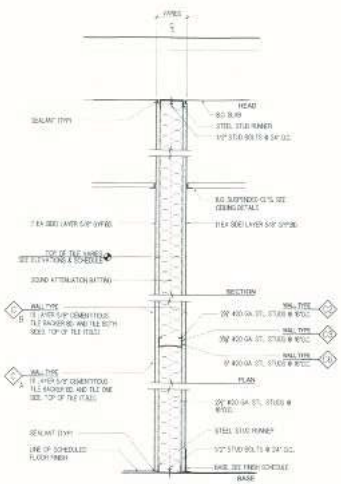
1. ALL PARTITIONS TO BE CONSTRUCTED PER THE NYC BUILDING CODE SECTIONS 27-330 THRU 27-349 AND TABLE 3-4
11. FIRESTOPPING SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED METHODS FOR THE REQUIRED FIRE RATING OF A WALL ASSEMBLY.
12. ALTERNATE METHODS OF FIRESTOPPING MUST CONFORM TO ALL REQUIREMENTS AND TO THE BUILDING CODE OF THE CITY OF NEW YORK.
2. DRYWALL PARTITIONS SHALL BE CONSTRUCTED AS FOLLOWS, UNLESS NOTED OTHERWISE:
23. FRAMING MEMBERS SHALL BE 25g METAL STUDS @ 16" ON CENTER EXTENDING FROM FLOOR TO UNDERSIDE OF DECK ABOVE. SIZE AND SPACING OF STUDS MAY VARY AS REQUIRED FOR HEIGHT OF PARTITION AND OTHER SPECIAL CONDITIONS. THIS IS A MINIMUM REQUIREMENT. ACTUAL GAUGE, HEIGHT AND SPACING OF METAL STUDS SHALL BE AS DETERMINED TO MEET STRUCTURAL AND SEISMIC LOADS, AND ALSO TO LIMIT PARTITION DEFLECTION TO L/360 WITH LATERAL LOAD OF 5 PSF HORIZONTAL FRAMING TOP MOLD & MOISTURE RESISTANT BOARD SUPPORT SHALL BE SPACED NO MORE THAN 8' ON CENTER.
22. PROVIDE FIBERGLASS OR MINERAL FIBER SOUND ATTENUATING BLANKET INSULATION BETWEEN STUD METAL STUDS AT ALL INTERIOR PARTITIONS. THICKNESS OF INSULATION SHALL MATCH TO SUIT DEPTH OF METAL STUDS ACTUALLY USED.
33. CERAMIC TILE SHALL BE THIN-SET ON CEMENTITIOUS BOARD PARTITIONS. REFER TO ROOM FINISH SCHEDULES FOR CERAMIC TILE LOCATIONS NOTED. PROVIDE 1/2" CEMENT BOARD BACKOUT AREA OVER TILE OCCURS.
24. IN POTENTIALLY WET AREAS TILE FLOOR TRACK AND BOTTOM PORTION OF STUDS SHALL RECEIVE A PROTECTIVE BITUMINOUS COATING.
25. THE BOTTOM EDGE OF WALLCARE SHALL BE RAISED 6" ABOVE CONCRETE SLAB IN COMMON AREAS, RESTROOMS, AND POTENTIALLY WET AREAS. FINISH BOTTOM EDGE OF WALLCARE WITH - SHAPED GALVANIZED METAL TRIM FULL DAY WITHIN SHARE MATERIAL.
26. THE MINIMUM STC RATING REQUIRED FOR PARTITIONS SHALL BE 50.



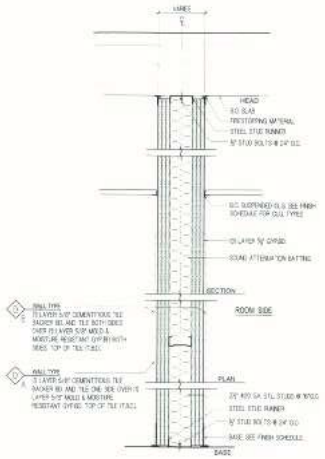
A STEEL STUD PARTITION 4 LAYERS FIRE RATED
SCALE: 1 1/2" = 1'-0"
UL DES. No. U419 (ANSI/UL263) 2HR RATING
STC RATING - 50



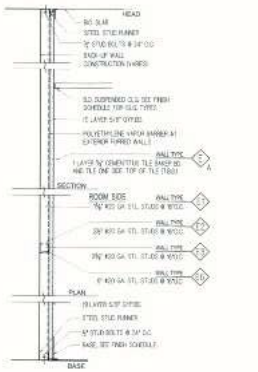
B STEEL STUD PARTITION 2 LAYERS FIRE RATED
SCALE: 1 1/2" = 1'-0"
UL DES. No. U419 (ANSI/UL263) 1HR RATING
STC RATING - 50



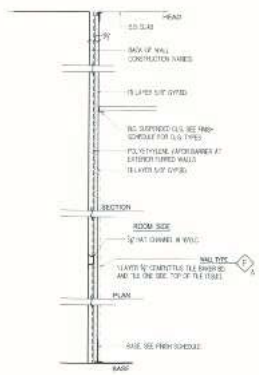
C STEEL STUD PARTITION 2 LAYERS
SCALE: 1 1/2" = 1'-0"
NON RATED



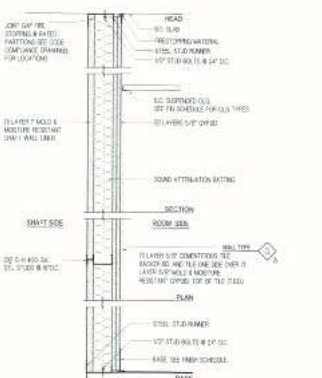
D STEEL STUD PARTITION 6 LAYERS FIRE RATED
SCALE: 1 1/2" = 1'-0"
UL DES. No. U419 (ANSI/UL263) 3HR RATING
STC RATING - 50



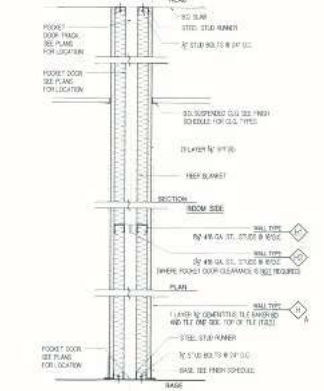
E STEEL STUD PARTITION (FURRING)
SCALE: 1 1/2" = 1'-0"
NON RATED



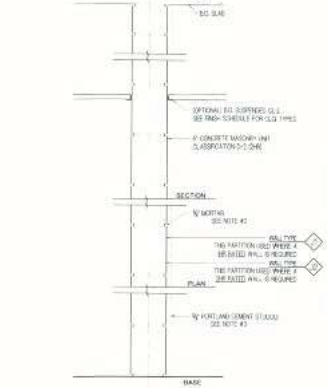
F STEEL STUD PARTITION (FURRING)
SCALE: 1 1/2" = 1'-0"
NON RATED



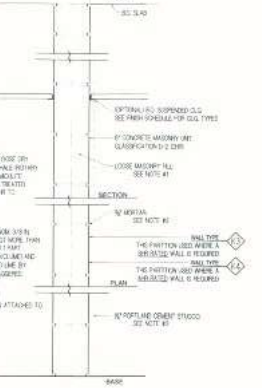
G STEEL STUD PARTITION 2 LAYER GWB + LINER
SCALE: 1 1/2" = 1'-0"
UL DES. No. U438 (BSA 354-78-GM) 2HR RATING
STC RATING - 50



H STEEL STUD PARTITION POCKET DOOR
SCALE: 1 1/2" = 1'-0"
STC RATING - 50



J CMU WALL PARTITION 2HR RATING
SCALE: 1 1/2" = 1'-0"
UL DES. No. U905 (UL FIRE RATED) 2HR RATING



K CMU WALL PARTITION 4HR RATING
SCALE: 1 1/2" = 1'-0"
UL DES. No. U906 (UL FIRE RATED) 4HR RATING

Architects:

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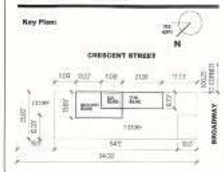
No.	Date	Revision

Key Plan:



Block # 567 Lot # 21 BIN # 4026575

Approval Stamp

Checked by: NK Drawn by: MC

Date: 08.28.18

Project: 5254
23-09 BROADWAY
ASTORIA, NY 11106

NEW SEVEN STORY MIXED USE BUILDING

Drawing Title:
WALL PARTITION TYPES

Drawing Scale: AS NOTED

Drawing No.:
A-002.00

Sheet # Contract
2 of 14

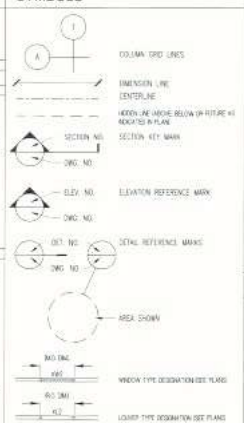
NEW MIXED USE SEVEN STORY BUILDING: RESIDENTIAL & COMMERCIAL

23-09 BROADWAY
ASTORIA, NY 11106

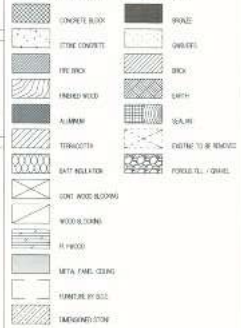
ABBREVIATIONS

A	
AB	- ABOVE
ACT	- ACOUSTICAL TILE
ACPL	- ACOUSTICAL FURRING
AMWS	- ACOUSTICAL MASONRY UNITS
AD	- ACCESS DOOR
ADJ	- AREA DRAIN
ADJ	- ADJACT (OR ADJACENT
AFF	- ABOVE FINISHED FLOOR
AFSL	- ABOVE FINISHED GRADE
AL(M)	- ALUMINUM
APPD	- APPROVED
ARCH	- ARCHITECT (OR ARCHITECTURAL
ASPH	- ASPHALT
ASSEM	- ASSEMBLY
ND	- ACOUSTICAL PANEL
AUX	- AUXILIARY
&	- AND
@	- AT/RATE
#	- #1
B	
B	- BOTTS
BCL	- BRICK COURSE
BD	- BOARD
BDS	- BRONZE EXPANSION SADDLE
BL	- BUILDING LINE
BLDG	- BUILDING
BLK	- BLOCK
BM	- BEAM
BO	- BOTTOM OF
BOC/BOC	- BOTTOM OF CURB
BOW/BW	- BOTTOM OF WALL
BOT	- BOT
BR	- BRONZE
BS	- BLUE STONE (OR BRIGHT SADDLE
B.S.A.	- BOARD OF STANDARDS AND APPEALS
B.T.B	- BACK TO BACK
C	
C	- CESSMENT
CABT	- CABINET
CAFE	- CAFETERIA
CB	- CATCH BASIN
CEMT	- CEMENT
℄	- CENTER LINE
CL	- CAST IRON
CJ	- CONTROL JOINT
CL	- CLOSET
CLG	- CEILING
CMU	- CONCRETE MASONRY UNIT
COL	- COLUMN
CORR	- CORRIDOR
COMP	- COMPOSITE
CONT	- CONTINUOUS
CONC	- CONCRETE
CR	- CLASSROOM
CRR	- CONCRETE RUBBER AND PAINTED
CT	- CERAMIC TILE
CUH	- CABINET UNIT HEATER
CUFT	- CUBIC FEET
DISP(BD)	- DISPLAY BOARD
DISP	- DISPLAY (BOARD SURFACE)
DBL	- DOUBLE
DC	- DUST CHUTE
DP	- DEPRESSED
DEPT	- DEPARTMENT
DET/DTL	- DETAIL
DF	- DRINKING FOUNTAIN
DH	- DOUBLE HUNG
DIA	- DIAMETER
DW	- DIAPHRAGM
DISP	- DISPENSER
DISP CAB	- DISPLAY CABINET
DMP	- DEMOUNTABLE METAL PARTITION
DN	- DOWN
DO	- DITTO
DR	- DOOR
DWG	- DRAWING
E	
EIFS	- EXPOSED BLOCK PAINTED
EG	- ESTABLISHED GRADE
EG	- EXTERIOR WIRE MESH GUARD
EIFS	- EXTERIOR INSULATION FINISH SYSTEM
EXP JT	- EXPANSION JOINT
EL/ELEV	- ELEVATION
ELEC	- ELECTRIC (OR ELECTRICAL
EMG	- ENAMELED METAL GUARD
ENCL	- ENCLOSURE
ENT	- ENTRANCE
EOD/EOD	- EDGE OF DECK
EPS	- EXPANDED POLYSTYRENE INSULATION
EQL	- EQUAL
EQUIP	- EQUIPMENT
EXP	- EXPANSION
EXIST	- EXISTING
F	
F	- FIRED
F.C.	- FURRED CEILING
F.C.C.	- FLUSH CONCRETE CURB
F.D.	- FLOOR DRAIN
F.E.C.	- FIRE EXTINGUISHER CABINET
F.H.	- FIRE HYDRANT
FIN	- FINISH
FL/FLR	- FLOOR
FLASHG	- FLASHING
FMS	- FIBER MARBLE SADDLE
FOUND	- FOUNDATION
FP	- FIREPROOFING
FPSD	- FIRE PROOF SELF CLOSING
FR	- FRAME
FRGWB	- FIBER REINFORCED GYPSUM WALL BOARD
F.S.	- FLOOR SINK
F.E.	- FIRE EXTINGUISHER
F.F.	- FLUSH TREAD
FTG	- FOOTING
F.V.C.	- FIRE HOSE VALVE CABINET
F.V.S.	- FLUSH VINYL SADDLE
G	
G	- GRILLS
GA	- GAUGE
GALV.	- GALVANIZED
G.C.	- GENERAL CONTRACTOR
GDB	- GLAZED DISPLAY BOARD
GFP	- GROUND FACE BLOCK (SMU)
GL	- GALVANIZED IRON
GL	- GLASS
GR	- GRILLE
GRADE	- GRADE ELEVATION
GRNT	- GRANITE
G.T.	- GLAZED TILE
G.V.	- GAS VALVE
GWB	- GYPSUM WALL BOARD
H	
H	- HIGH
HC	- HUNG CEILING
HDCP	- HANDICAPPED
HGT	- HEIGHT
HKE	- HEAVY KITCHEN EQUIPMENT
HM	- HOLLOW METAL
HORIZ	- HORIZONTAL
HP	- HIGH POINT
HR	- HOSE RAIL
HR	- HOUR
HV	- HEATING & VENTILATION
HWV	- HIGH WIRE FENCE
I	
I.D.	- INSIDE DIAMETER
ID	- INTERIOR WIRE MESH GUARD
INFO	- INFORMATION
INS	- INSERT
INSTR	- INSTRUCTOR (OR INSTRUMENT)
INSUL	- INSULATION
J	
JBC	- JANITOR'S SINK (CLOSET)
JT	- JOINT
K	
K.CEM	- KEENES CEMENT
KINDER	- KINDERGARTEN
KP	- KICKPLATE
L	
L	- LADDER
LAB	- LABORATORY
LANDG	- LANDING
LAV	- LAVATORY
LG	- LEGAL GRADE
LINO	- LINOLEUM
LOUV	- LOUVER
LP	- LOW POINT
LS	- LIMESTONE (OR LOUDSPEAKER
LT	- LIGHT
LWCB	- LIGHTWEIGHT CONCRETE BLOCK
M	
MTL	- METAL
MA	- METAL ACCESS DOOR
MAG	- MAGAZINE
MAR	- MARBLE
MAT	- MATERIAL
MAX	- MAXIMUM
MC	- MATERIAL CABINET
MCCS	- MATERIAL CABINET RECESS
MC/CAB	- MATERIAL & CHART CABINET
MECH	- MECHANICAL
MEZZ	- MEZZANINE
MF	- MTL TURNING
MT.LP	- MTL TURNING LATH & PLASTER
MW	- MARBLE
MIN	- MINIMUM
MS	- METAL ASBEST SCREEN
MO	- MASONRY OPENING
MOV	- MOVABLE
MP.GRID	- MULTI-PURPOSE UNIT RESESS
MP	- METAL PARTITION
MS	- METAL STRIP
N	
N.D.	- NOMINAL DIAMETER
N.C.	- NOT IN CONTRACT
NO	- NUMBER
NOM	- NOMINAL
N.T.S.	- NOT TO SCALE
O	
OAI	- OUTSIDE AIR INTAKE
O.C.	- ON CENTER
O.D.	- OUTSIDE DIAMETER
OPG	- OPENING
OPPOS	- OPPOSITE (OR OPPOSITE HAND
P	
PT.	- PAINT
PART	- PARTITION
PAV	- PAVEMENT
PBC	- PLUMBING AND DRAINAGE
PERF	- PERFORATED
PL.RUBB	- PLASTIC
PLAST	- PLASTER
PLAY	- PLASTIC LAMINATED VINEER
PLYWD	- PLYWOOD
PT. GB	- PAINTED CONCRETE BLOCK
PL	- PROPERTY LINE
Q	
Q.T.	- QUARRY TILE
R	
R	- RADIUS
R	- RISER
RAIL(G)	- RAILING
RAD	- RADIATOR
RECD	- RECESSED (CONCESSION OPENING
RD	- ROOF DRAIN
REC	- RECESS
REINF	- REINFORCING
REF	- REFAINING
REV	- REVERSE
RM	- ROOM
RMS	- RAISED MARBLE SADDLE
R.O.	- ROUGH OPENING
RTO	- ROOF TOP UNIT
RUB	- RUBBER
R.P.Z.	- REDUCE PRESSURE ZONE
S	
S	- SINK
S.A.C.	- SUSPENDED ACOUSTICAL CEILING
SAE	- SAME AS EXISTING
SAD	- SADDLE
SAN	- SANITARY
SB	- SECURITY BARRIER
SECT	- SECTION
SF.T	- STRUCTURAL FACING TILE
SFB	- SPLIT FACED BLOCK
SH	- SHELVING
SHT	- SHEET
SIM	- SIMILAR
SP	- SPACE
SPRM	- SPRAY FIRE RESISTIVE MATERIAL
SPEC	- SPECIFICATION
SQ.FT./SF	- SQUARE FEET
S.R.	- STORE ROOM
SS	- SECURITY SCREEN
SSK	- SLOP SINK
SS	- STAINLESS STEEL
ST	- STAIR
STD	- STANDARD
STL	- STEEL
STPL	- STEEL PLATE
STOR	- STORAGE
STRL	- STRUCTURAL
STD.DET	- STANDARD DETAIL
STUD	- STUDENT
STY	- STORY
S.Y.	- SQUARE YARD
SD	- SOLDIER
T	
T	- TOILET
TBB	- TOP AND BOTTOM
T.O./T.O.C.	- TOP OF CURB
T.O./T.O.S.	- TOP OF SINK
TEL	- TELEPHONE
TERR	- TERRAZZO
T.O./T.O.F.	- TOP OF FENCE
THK	- THICKNESS
T.A.P.	- TRUCK AGE PLATE
T.L.	- TEACHER'S LOCKER
T.O.	- TOP OF
T.O.S.	- TOP OF SLAB
TR	- TREAD
T.W.S.	- TARRAN WIRE SADDLE
T.W./T.O.W.	- TOP OF WALL
T.W.O.	- THREE WAY OPENING
TYP	- TYPICAL
U	
U	- UNFINISHED
U.V.	- UNIT VENTILATOR
UON	- UNLESS OTHERWISE NOTED
V	
V.(FIN)	- VINYL
V.C.T.	- VINYL COMPOSITION TILE
VENT	- VENTILATOR
VERM	- VERMICULITE
VERT	- VERTICAL
VCT	- VOLTIBLE
V.C.T.	- VINYL THERMOPLASTIC TACKBOARD
V.C.T.	- VITRECOUS TILE
V.M.C.	- VINYL WALL COVERING
W	
W/	- WITH
W.W.C.	- WARDROBE
W.WINS	- WINDOWS
W.B.	- WEATHER BARRIER
W.C.	- WATER CLOSET
W.O.	- WOOD
W.C.	- WIRE TENDIT CDS WIRE FLANGE
W.H.	- WITHTILE
W.I.	- WROUGHT IRON
W.M.	- WIRE MESH
W.M.G.	- WIRE MESH GUARD
W.P.	- WATERPROOFING
W.T.	- WEIGHT
W.W.F.	- WELDED WIRE FABRIC
W.V.	- WATER VALVE

SYMBOLS



MATERIAL SYMBOLS



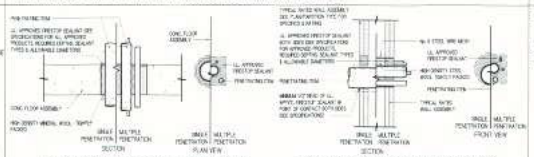
BUILDING DEPARTMENT NOTES:

1. WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BY-LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK.
   THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY PORTIONS OF THE WORK IN THE CONTRACT DOCUMENTS THAT ARE NOT IN ACCORDANCE WITH THE ABOVE.
2. THE CONTRACTOR SHALL CONSTRUCT STREETS AND STREET CURBING IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BUREAU OF HIGHWAYS FOR THE BOROUGH IN WHICH THIS CONTRACT IS TO BE EXECUTED.
3. ALL MATERIALS, ASSEMBLIES, CONSTRUCTIONS AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
   (a) THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THIS CODE BY THE BOARD OF STANDARDS AND APPEALS.
   (b) THEY SHALL HAVE BEEN ACCEPTED FOR THE USE UNDER THE PRESCRIBED TEST METHODS BY THE COMMISSIONER FOR IT APPROVED BY THE BOARD OF STANDARDS AND APPEALS (BSA).
4. MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
   (a) THEY SHALL CONFORM WITH ALL THE RESISTANCE RATING DATED SEE ABV.
   (b) THEY SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E119 STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS AND ACCEPTED BY THE COMMISSIONER FOR
   (c) THEY SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
5. THE CONSTRUCTION CLASSIFICATION OF THE BUILDING IS CONSTRUCTION GROUP NON-COMBUSTIBLE CLASS III AS PER CHAPTER 5 OF THE 2008 BUILDING CODE. THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS TABLE 601 AND 602 AND CONTINUE IN CHAPTER 6 OF THE BUILDING CODE.
6. THESE DRAWINGS HAVE BEEN PREPARED BY OR AT THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS OF THE 2008 NYC BUILDING CODE.
7. ALL WORK SHALL COMPLY WITH ANSI STD ANSI LL.R.56.
8. ALL NEW WORK SHALL COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION CODE.
9. ALL NEW INTERIOR FINISHES SHALL BE CONSTRUCTED OF MATERIALS MEETING BCSS. FOR FLAME SPREAD RATINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH, OBTAINING APPROVAL FROM, AND OBTAINING PERMITS FROM THE DEPARTMENT OF BUILDINGS FOR ALL SARTCHARGES DURING CONSTRUCTION AS PER CHAPTER 33.
11. ALL MASONRY UNITS, WALLS AND CONSTRUCTION SHALL CONFORM TO CHAPTER 21 OF THE BUILDING CODE.
12. ALL NEW WORK IS CONSTRUCTED BORN THAN 200 FT FROM ANY MTA STRUCTURE.
13. A FINAL SURVEY BY A DULY LICENSED SURVEYOR CONTAINING INFORMATION REQUIRED BY SECT 27-175 SHALL BE FILED AS AN AMENDMENT BY THE CONTRACTOR BEFORE THE COMPLETION OF THE PROJECT.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND/OR BUILDING.
2. THE CONTRACTOR SHALL UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, ISSUE AND PAY FOR THE REQUIRED CONSTRUCTION PERMITS, FEES, LICENSE AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
3. COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK PROJECT.
4. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF WORKING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, OBSTRUCTIONS, AND OTHER HAZARDS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
6. ELEVATION LEVELS INDICATED ON THE DRAWINGS ARE BASED ON THE HIGHWAY DATUM FOR THE BOROUGH IN WHICH THE CONTRACT IS BEING EXECUTED.
7. THE TOM FINISH FLOOR SHALL MEAN THE NORMAL FINISH SURFACE OF THE FLOOR LEVEL.
8. THE CONTRACTOR SHALL NOT CONSTRUCT UNLESS OTHERWISE NOTED, INTERIOR PARTITION WALLS TO FULL HEIGHT UNTIL ALL PIPES, DUCTS, ETC. ARE IN PLACE AND TESTED. THE CONTRACTOR SHALL INSTALL SUSPENDED CEILINGS TO MEET THE CEILING HEIGHT REQUIREMENTS INDICATED ON THE REFLECTED CEILING PLANS.
9. FLOORS WITH FLOOR DRAINS SHALL BE SET PITCHED TO THE FLOOR DRAIN (AT TOTAL SLOPE)
10. ALL PIPE SPACES FOR TOILETS WILL HAVE A CHANNEL PROVIDED FLOOR HIGHER THAN THE FINISH FLOOR OF THE TOILET. THE PARTITION BETWEEN THE PIPE SPACE AND THE TOILET SHALL HAVE WEEP HOLES FROM THE PIPE SPACE TO THE TOILET.
11. THE CONTRACTOR SHALL NOT INSTALL SUSPENDED OR FURRED CEILINGS IN AREAS WHERE PIPES ARE TO BE CONCEALED HEATING PLUMBING UNTIL THE PIPING HAS BEEN TESTED.
12. ALL VERTICAL SHAFTS SHALL HAVE A FIRE RATING REQUIRED BY CODES.
13. ALL UNSUPPORTED UNITS LARGER THAN 4 FT SHALL BE REINFORCED AS PER BUILDING CODE.
14. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PLUMBING NOT PRIOR TO THE CONSTRUCTION OF PARTITIONS BEING SUCH PIPE(S).
15. THE DISTANCE FROM DOOR JAMBS TO ADJACENT PARTITIONS, BUILT IN FURNITURE OR OTHER OBSTRUCTIONS SHALL NOT BE LESS THAN 6" UNLESS OTHERWISE NOTED ON THE DRAWINGS OR UNLESS NECESSARY TO ACCOMMODATE FURNITURE & EQUIPMENT.
16. ALL ELECTRICAL INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY. THE CONTRACTOR SHALL COORDINATE OTHERWISE IN THE TERMINATION AND EXTERIOR AND LIST FOR THE INSTALLATION OF CONDUITS AND BOXES FOR ELECTRICAL EQUIPMENT.
17. THE CONTRACTOR SHALL EXTEND ALL WALL FINISHES A MINIMUM OF 6" ABOVE THE SUSPENDED OR FURRED CEILING.
18. ALL ROOF DRAINS NOTED EXPOSED EXTERIOR OAK WALLS SHALL BE REPLACED AS PER BUILDING CODE.
19. WHERE MANUFACTURER NAME AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHING OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.
20. PRESCRIPTIVE SHALL BE INSTALLED AT ALL PENETRATIONS OF THE RATED CONSTRUCTION AS PER SPECIFICATIONS.
21. LOCATIONS AND DIMENSIONS OF COMPLETE EQUIPMENT PADS IN THESE DRAWINGS ARE APPROXIMATE. FINAL LOCATIONS AND SIZES MUST BE COORDINATED WITH THE EQUIPMENT MANUFACTURER AND ARE SUBJECT TO APPROVAL WITH THE EQUIPMENT SHOP DRAWINGS. THERE SHALL BE NO ADDITIONAL MONIES PAID FOR INCREASE IN SIZE OF PAD DUE TO DIFFERENCE IN SIZE OF THE EQUIPMENT CHOSEN BY THE CONTRACTOR FROM THAT OF MODEL NUMBER/SIZE INDICATED IN CONTRACT DOCUMENTS.
22. THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL CLEANOUTS AND ACCESS DOORS IN PARTITIONS AND WALL CEILING AS REQUIRED BY THE CONTRACT DOCUMENTS.
23. DIMENSIONS ON PLANS ARE INDICATED FROM SURFACE TO SURFACE BETWEEN WALLS, PARTITIONS AND OTHER ITEMS EXCLUSIVE OF FINISHES.
24. SIZE OF MASONRY UNITS AND WOOD MEMBERS ON PLANS, BUILDING ELEVATIONS AND SECTIONS ARE SHOWN AS ACTUAL SIZE.
25. ADDITIONAL NOTES AND/OR ANY CHANGES TO THIS PROJECT MAY BE FOUND THROUGHOUT THE CONTRACT DRAWINGS.
26. THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL STABILITY, UNDERPINNING, AND SHORING OF ADJACENT PROPERTIES AND BUILDINGS AS PER CODES AND METHODS OF GOOD PRACTICE.

FIRESTOP AT PENETRATIONS: DETAILS / NOTES



ALLOWABLE HEIGHT AND AREA LIMITATIONS TABLE 503

OCCUPANCY GROUP	R-2 & B
CONSTRUCTION CLASS	TYPE III NON-COMBUSTIBLE
AREA	UNLIMITED
HEIGHT	UNLIMITED

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS TABLE 601

TYPE III NON-COMBUSTIBLE	
BUILDING ELEMENTS	RATING
STRUCTURAL FRAME COLUMNS, GIRDERS, TRUSSES	2 HR
EXTERIOR & INTERIOR BEARING WALLS	2 HR
EXTERIOR NON-BEARING WALLS	1 HR - SOC SPR & 1 HR - SOC SPR &
NO FIRE SEPARATION OF 3' OR LESS PARTS 602	
INTERIOR NON BEARING WALLS AND PARTITIONS	NO RATING REQUIRED
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST	2 HR
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST	1 HR
PUBLIC CORRIDORS TABLE 1018 2 NON-COMBUSTIBLE	1 HR

APARTMENT SCHEDULE

	STUDIO	ONE BEDROOM	TWO BEDROOM	TOTAL
CELLAR				
1ST FLOOR				
2ND FLOOR	2	-	2	7
3RD FLOOR	2	-	2	7
4TH FLOOR	2	-	2	7
5TH FLOOR	-	1/2	1 1/2	2
6TH FLOOR	-	1/2	1 1/2	2
7TH FLOOR	-	1/2	1 1/2	2
TOTAL	6	2	10	30

2016 NYC ENERGY CONSERVATION CODE

PROJECT IS DESIGNED IN ACCORDANCE WITH 2016 NYC ENERGY CONSERVATION CODE
SEE SHEETS EN-001 THRU EN-004

NYCECC COMPLIANCE STATEMENT
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE 2016 NYCECC

WORK TYPES UNDER THIS APPLICATION

DOCUMENT NO. 01
01 GENERAL CONSTRUCTION
EN ENERGY ANALYSIS

DOCUMENT NO. 02
ST. STRUCTURAL

DOCUMENT NO. 03
PL PLUMBING
ME MECHANICAL
EL BOILER

DOCUMENT NO. 04
ST. SOE SUPPORT OF EXCAVATION

DOCUMENT NO. 05
ST. STRUCTURAL
ST. FOUNDATION

APPLICATIONS FILED SEPARATELY

APPLICATIONS REQUIRED TO BE FILED UNDER A SEPARATE DOB JOB NUMBER

FA FIRE ALARM DOB# 42765833
BFP BUILDER'S PAVEMENT PLAN
EG CONSTRUCTION EQUIPMENT FENCE
SIDEWALK SHED
SCAFFOLD
DM DEMOLITION (FULL) DOB# 42766924

SPECIAL INSPECTIONS:

THE CONTRACTOR MUST NOTIFY THE ARCHITECT, ENGINEER OF SPECIAL INSPECTOR AGENCY FOR CONTINUOUS INSPECTIONS AT LEAST 72 HOURS BEFORE THE SPECIFIC WORK COMMENCES.

THE "OWNER" SHALL BE RESPONSIBLE FOR THE FOLLOWING CONTROLLED INSPECTIONS:

SPECIAL INSPECTION ITEMS (2014 CODE)

WALL PANELS, CURTAIN WALLS, AND VENEERS		BC 1704.10
EXTERIOR INSULATION FINISH SYSTEM (EIFS)		BC 1704.12
FIRE-RESISTANT PENETRATIONS AND JOINTS		BC 1704.22
MECHANICAL SYSTEMS		BC 1704.26
PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION		
DOOR FOUNDATION ELEMENTS	TRI	BC 1704.02
EXCAVATIONS - SHEETING, SHORING, AND BRACING		BC 1704.02
CONCRETE DESIGN MIX		BC 1905.1
CONCRETE SAMPLING AND TESTING	TRI	BC 1905.6
	TRI	BC 1905.10

PROGRESS INSPECTION ITEMS (2014 CODE)

ENERGY CODE COMPLIANCE INSPECTIONS	TRI	BC 1703.1
FIRE-RESISTANCE RATED CONSTRUCTION		BC 1703.4
FOOTING AND FOUNDATION		BC 1703.7

ENERGY CODE PROGRESS INSPECTION ITEMS (2016 CODE)

PROTECTION OF EXPOSED FOUNDATION INSULATION	803.2.6.1
INSULATION PLACEMENT & R VALUES	803.2.6.1.2
FENESTRATION U-FACTOR AND PRODUCT R RATING	803.2.6.2.3
FENESTRATION AIR LEAKAGE	803.2.6.4.1
FENESTRATION MEAS	803.2.6.4.3
AIR SEALING & INSULATION - VISUAL	803.2.6.4.5
SHUTOFF DAMPERS	803.2.6.5.2
HVAC AND SERVICE WATER HEATING EQUIPMENT	803.2.6.5.3
HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS	803.2.6.5.4
HVAC INSULATION AND SEALING	803.2.6.5.5
ELECTRICAL ENERGY CONSUMPTION	803.2.6.6.3
LIGHTING IN DWELLING UNITS	803.2.6.6.4
INTERIOR LIGHTING POWER	803.2.6.6.5
EXTERIOR LIGHTING POWER	803.2.6.6.6
LIGHTING CONTROLS	803.2.6.6.7
ELECTRICAL METERS	803.2.6.6.8
MAINTENANCE INFORMATION	803.2.6.6.11

REQUIRED INSPECTIONS AND TESTS OF MATERIALS DESIGNATED FOR "SPECIAL INSPECTION" BY THE OWNER SHALL BE MADE UNDER THE DIRECT SUPERVISION OF A QUALIFIED TESTING AGENCY, REGISTERED WITH THE DEPARTMENT OF BUILDINGS ON THE BEHALF OF THE OWNER, WHO SHALL BE ACCEPTABLE TO THE ARCHITECT OR ENGINEER AND SUPERVISE THE PREPARATION OF THE PLANS.

BC 1704.4 CONCRETE CONSTRUCTION THE SPECIAL INSPECTION AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY THIS SECTION AND TABLE 1704.4.
EXCEPTION: SPECIAL INSPECTIONS SHALL NOT BE REQUIRED FOR THE FOLLOWING WORK SPECIFICALLY EXEMPTED ON THE APPROVED CONSTRUCTION DOCUMENTS:
1. CONCRETE PLACEMENT OF LESS THAN 50 CUBIC YARDS (DUMP PROVIDED THAT THE CONCRETE IS NONSTRUCTURAL AND IS NOT SUBJECT TO THE DURABILITY REQUIREMENTS OF SECTION 1604. IN SUCH CASE, TESTING MAY BE WAIVED BY THE REGISTERED DESIGN PROFESSIONAL WHO PREPARED THE STRUCTURAL CONSTRUCTION DOCUMENTS.
2. CONCRETE PATIOS, SITE PLANTINGS, GARDEN WALLS, DRIVEWAYS, SIDEWALKS AND SIMILAR CONSTRUCTION.

DRAWING LIST:

ARCHITECTURAL (PORTFOLIO SHEETS)

A-001	1x14	ABBREVIATIONS, SYMBOLS, GENERAL CODE NOTES, & SPECIAL INSPECTION LIST
A-002	2x14	WALL PARTITION TYPES
A-003	3x14	ADA NOTES & DETAILS, 2007 FEMA 100 PRELIMINARY FIRM FLOOD INSURANCE RATE MAP
Z-100	4x14	ZONING CALCULATIONS, SITE PLAN, AND DIAGRAMS - LOT, BUILDING & DWELLIPE
A-100	5x14	CELLAR FLOOR & FIRST FLOOR CONSTRUCTION PLANS
A-101	6x14	SECOND FLOOR & THIRD - FOURTH FLOOR CONSTRUCTION PLANS
A-102	7x14	FIFTH - FLOOR & SIXTH CONSTRUCTION PLAN
A-103	8x14	SEVENTH AND BULKHEAD/BUILDING ROOF CONSTRUCTION PLAN
A-104	9x14	BULKHEAD ROOF CONSTRUCTION PLAN
A-200	10x14	FRONT BUILDING & REAR BUILDING ELEVATION
A-201	11x14	FRONT FACING BUILDING SIDE ELEVATION
A-300	12x14	BUILDING SECTIONS
A-301	13x14	BUILDING SECTIONS
A-600	14x14	WINDOW SCHEDULE, DOOR SCHEDULE, DETAILS

ENERGY ANALYSIS (FOLDER SHEETS) - ENVELOPE

EN-001	1x4	2016 NYC ECCC ENVELOPE, COMPLIANCE CERTIFICATES, INSPECTION CHECKLIST
EN-002	2x4	2016 NYC ECCC INSPECTION CHECKLIST
EN-003	3x4	2016 NYC ECCC ENVELOPE, FLOOR AREA, BUILDING FENESTRATION DIAGRAM AND CHARTS
EN-004	4x4	2016 NYC ECCC COMPLIANCE NOTES, PROGRESS INSPECTION, ENVELOPE CONST KEY NOTES

(SHEET 5X SHEETS) - MEP

EN-010	1x6	MECHANICAL ENERGY COMPLIANCE COVER SHEET
EN-011	2x6	MECHANICAL ENERGY COMPLIANCE CERTIFICATE
EN-012	2x6	ELECTRICAL POWER AND LIGHTING ENERGY ANALYSIS
EN-013	4x6	ELECTRICAL POWER AND LIGHTING CONCHECK
EN-014	5x6	CELLAR AND FIRST FLOOR ELECTRICAL POWER AND LIGHTING
EN-015	6x6	SECOND THRU FOURTH FLOOR ELECTRICAL POWER AND LIGHTING
EN-016	7x6	FIFTH AND SIXTH FLOOR ELECTRICAL POWER AND LIGHTING
EN-017	8x6	SEVENTH AND ROOF FLOOR ELECTRICAL POWER AND LIGHTING

STRUCTURAL & SOE (INDEX LINE ST SHEET)

S-001	1x(c)	GENERAL NOTES
S-002	2x(c)	GENERAL NOTES
SOE-001	3x(c)	SUPPORT OF EXCAVATION GENERAL NOTES
SOE-100	4x(c)	SUPPORT OF EXCAVATION PLAN
SOE-200	5x(c)	SUPPORT OF EXCAVATION ELEVATIONS
SOE-300	6x(c)	SUPPORT OF EXCAVATION TYPICAL DETAILS

FOUNDATION

FO-100	7x(c)	FOUNDATION / CELLAR RE