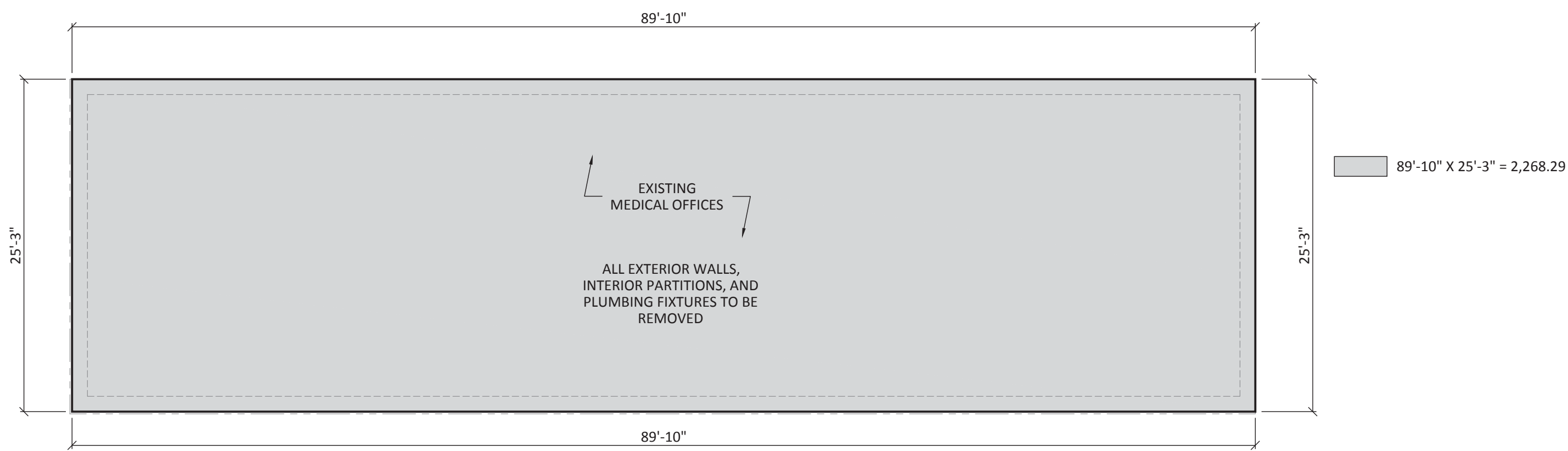
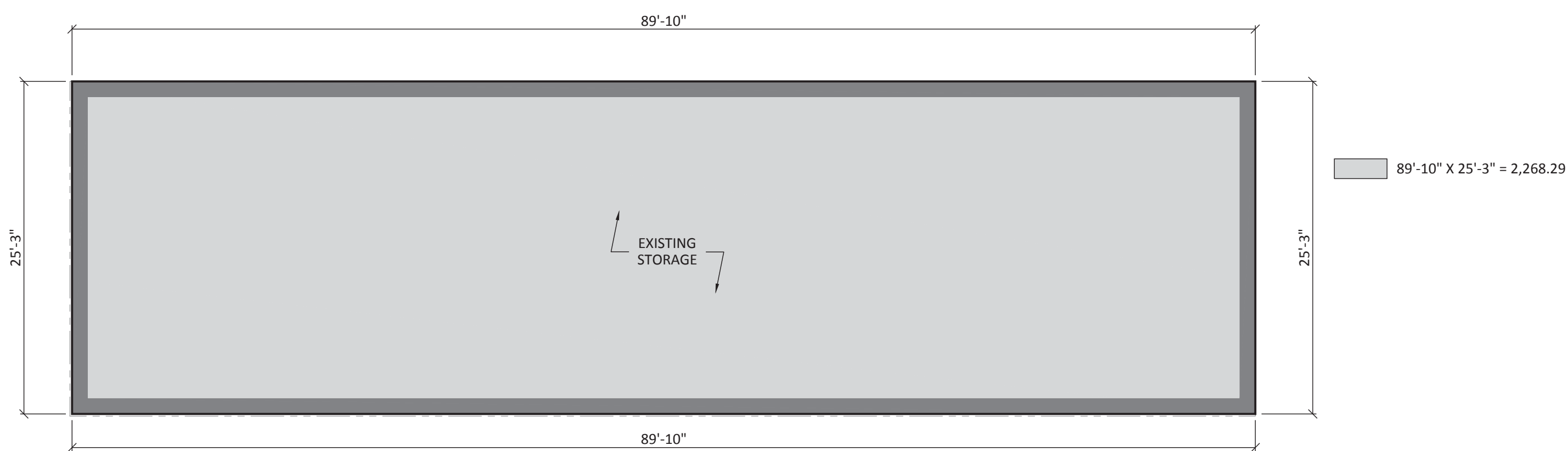


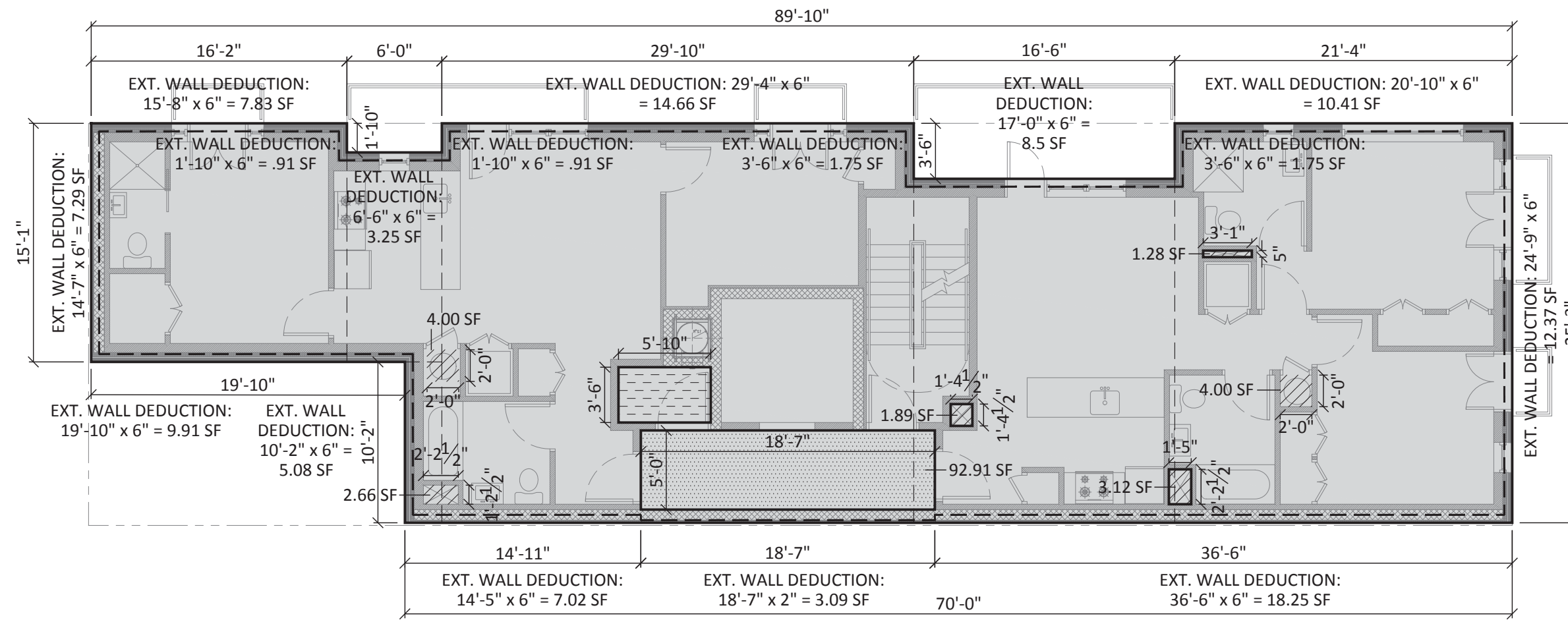
3 EXISTING 2ND FLOOR AREA DIAGRAM  
1/8" = 1'-0"



2 EXISTING 1ST FLOOR AREA DIAGRAM  
1/8" = 1'-0"



1 EXISTING CELLAR AREA DIAGRAM  
1/8" = 1'-0"



6 PROPOSED 2ND-5TH FLOOR AREA DIAGRAM  
1/8" = 1'-0"

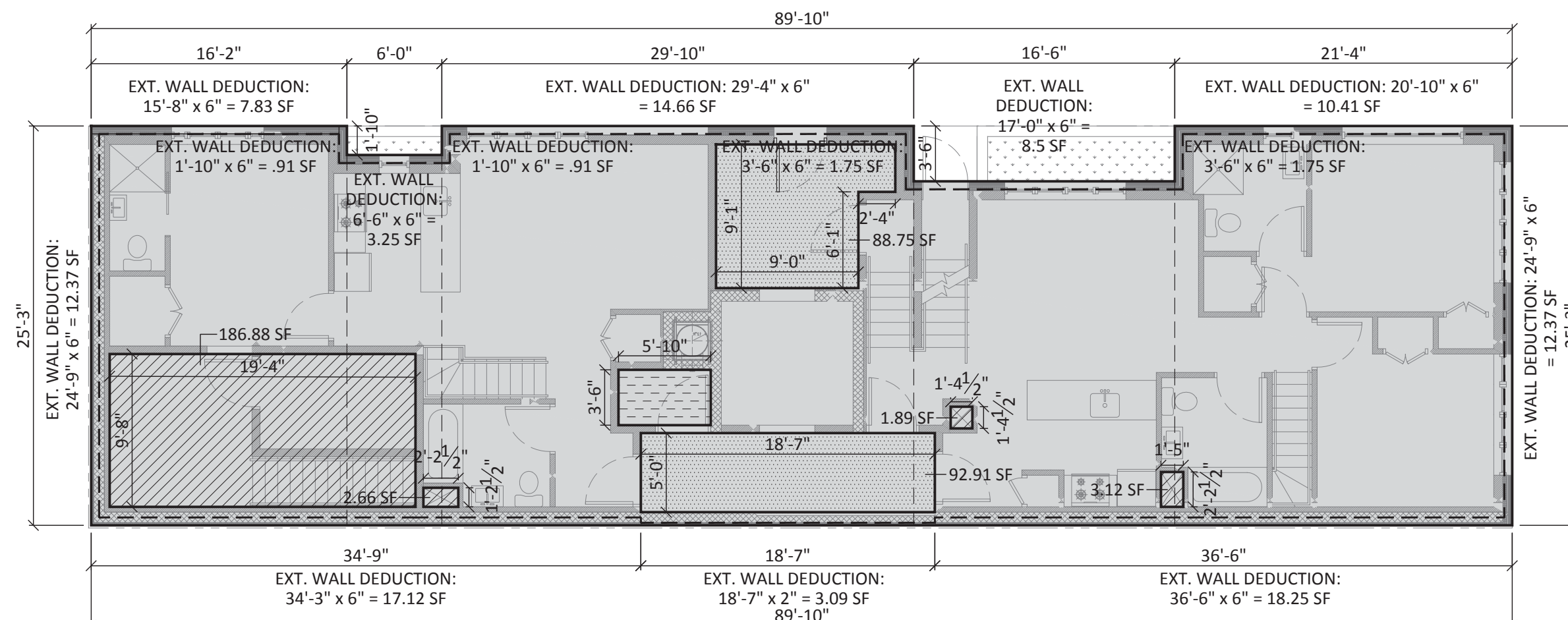
2ND - 5TH FLOOR	
GROSS AREA (SF)	1,997.90
FLOOR AREA DEDUCTION (SF)	46.45
CORRIDOR	12
REFUSE ROOM	16.95
MECHANICAL	112.98
EXTERIOR WALL DEDUCTION	188.38
TOTAL DEDUCTION	1,809.52
ZONING FLOOR AREA (SF)	1,809.52

(16'-2" x 15'-1") + (6'-0" x 13'-3") + (2'-4" x 10'-2") + (29'-10" x 25'-3") + (16'-6" x 21'-9") + (21'-4" x 25'-3") = 1,997.90

5'-0" x 18'-7" = 92.91

1.28 + 3.12 + 1.89 + 2.66 + 4 + 4 = 16.95

12.37 + 10.41 + 1.75 + 8.5 + 1.75 + 14.66 + .91 + 3.25 + .91 + 7.83 + 7.29 + 9.91 + 5.08 + 7.02 + 3.09 + 18.25 = 112.98



5 PROPOSED 1ST FLOOR AREA DIAGRAM  
1/8" = 1'-0"

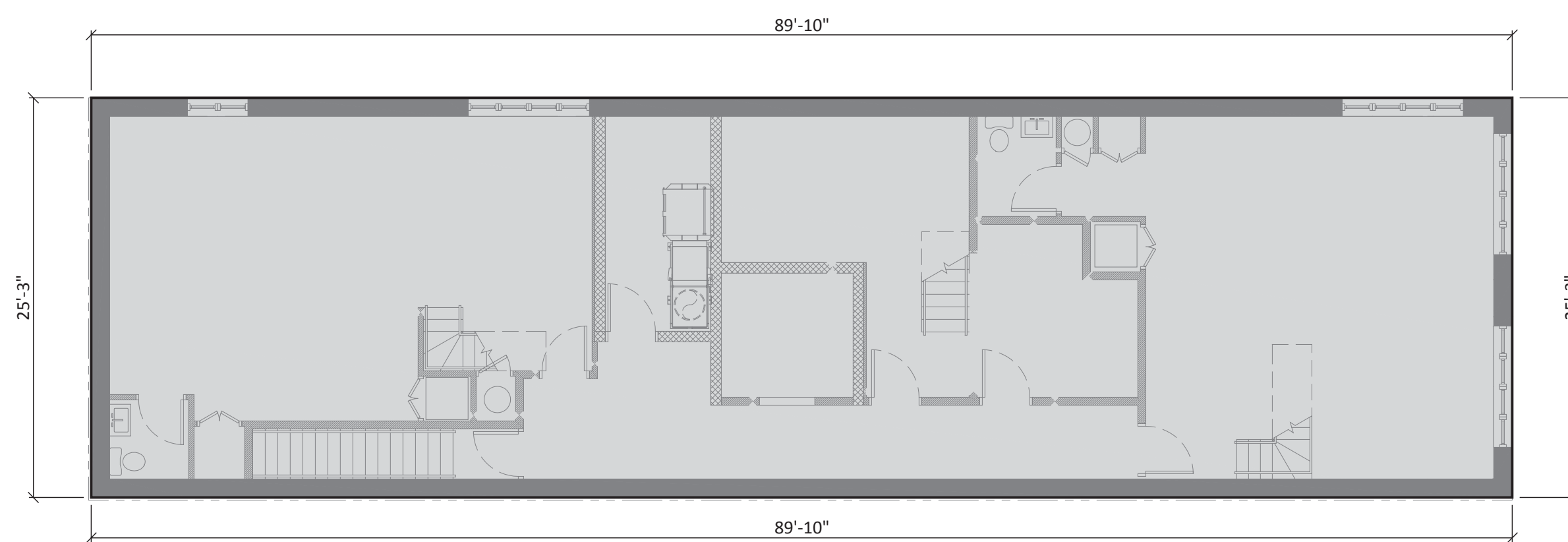
1ST FLOOR	
GROSS AREA (SF)	2,199.54
FLOOR AREA DEDUCTION (SF)	181.66
CORRIDOR	12
REFUSE ROOM	194.55
MECHANICAL	113.17
EXTERIOR WALL DEDUCTION	501.38
TOTAL DEDUCTION	1,698.16
ZONING FLOOR AREA (SF)	1,698.16

(16'-2" x 25'-3") + (23'-5" x 6'-0") + (29'-10" x 25'-3") + (16'-6" x 21'-9") + (21'-4" x 25'-3") = 2,199.54

(5'-0" x 18'-7") + (9'-1" x 9'-0") + (3'-0" x 2'-4") = 181.66

3.12 + 1.89 + 2.66 + 186.88 = 194.55

12.37 + 10.41 + 1.75 + 8.5 + 1.75 + 14.66 + .91 + 3.25 + .91 + 7.83 + 12.37 + 17.12 + 3.09 + 18.25 = 113.17



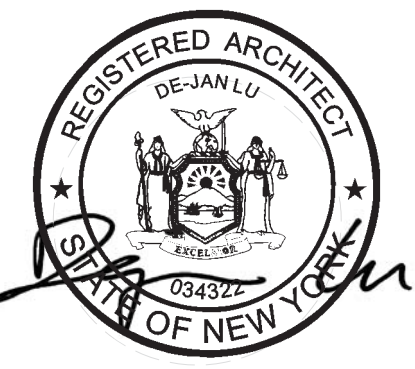
4 PROPOSED CELLAR AREA DIAGRAM  
1/8" = 1'-0"

CELLAR	
GROSS AREA (SF)	2,268.29
ZONING FLOOR AREA (SF)	0

89'-10" X 25'-3" = 2,268.29

CAD files, sealed drawings and specifications are instruments of service whose ownership belongs to De-Jan Lu, RA. Unauthorized use, changes or publication are prohibited unless expressly approved by De-Jan Lu, RA. Infringements will be prosecuted. Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made in a conflict between sealed drawings and electronic files; the sealed drawings will govern.

ISSUE / REVISION RECORD		
NO.	DATE	DESCRIPTION



DRAWING TITLE  
ZONING FLOOR PLANS,  
AXONOMETRIC DIAGRAM

DRAWING NO. Z-001.00 DATE 12/29/2016 SCALE AS NOTED DRAWN BY P.Z. CHECKED BY D.L.

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ISSUE / REVISION RECORD

NO.	DATE	DESCRIPTION



DRAWING TITLE  
**ZONING FLOOR PLANS,  
AXONOMETRIC DIAGRAM  
FEMA MAP**

RESIDENTIAL FLOOR AREA				
LEVEL	EXISTING	PROPOSED GROSS AREA	DEDUCTION	ZONING AREA
ROOF	N/A	319.13 SF	221.59	97.54 SF
MEZZANINE	N/A	525.33 SF	56.05	469.28 SF
6TH FLOOR	N/A	1,997.90 SF	186.33 SF	1,811.57 SF
5TH FLOOR	N/A	1,997.90 SF	188.38 SF	1,809.52 SF
4TH FLOOR	N/A	1,997.90 SF	188.38 SF	1,809.52 SF
3RD FLOOR	N/A	1,997.90 SF	188.38 SF	1,809.52 SF
2ND FLOOR	2,268.29 SF	1,997.90 SF	188.38 SF	1,809.52 SF
1ST FLOOR	2,268.29 SF	2,199.54 SF	501.38 SF	1,698.16 SF
CELLAR	2,268.29 SF	2,268.29 SF	N/A	0 SF
TOTAL	6,804.87 SF	15,301.79 SF	1,718.87 SF	11,314.63 SF
ZONING AREA				11,314.63 SF
PROPOSED FAR = 11,314.63 / 2,287.50 = 4.94				

ROOF	
GROSS AREA (SF)	319.13
FLOOR AREA DEDUCTION (SF)	221.59
BULKHEAD	221.59
TOTAL DEDUCTION	221.59
ZONING FLOOR AREA (SF)	97.54

$(8'-10" \times 6'-9") + (17'-8" \times 9'-6") + (16'-8" \times 5'-6") = 319.13$

$(8'-10" \times 6'-9") + (17'-8" \times 9'-2") = 221.59$

MEZZANINE	
GROSS AREA (SF)	525.33
FLOOR AREA DEDUCTION (SF)	54.96
EXTERIOR WALL DEDUCTION	1.09
MECHANICAL	56.05
TOTAL DEDUCTION	112.10
ZONING FLOOR AREA (SF)	469.28

$(18'-8" \times 13'-1") + (8'-2" \times 1'-10") + (2'-2" \times 1'-10") + (16'-4" \times 13'-3") + (4'-6" \times 10'-2") = 525.33$

$1'-6.5" \times 8.5" = 1.09$

$9.08 + 6.29 + 9.33 + .91 + 1.08 + 3.25 + .91 + 3.83 + 7.29 + 5.91 + 5.08 + 2 = 54.96$

6TH FLOOR	
GROSS AREA (SF)	1,997.90
FLOOR AREA DEDUCTION (SF)	45.72
CORRIDOR	12
REFUSE ROOM	15.35
MECHANICAL	113.26
EXTERIOR WALL DEDUCTION	186.33
TOTAL DEDUCTION	312.66
ZONING FLOOR AREA (SF)	1,811.57

$(16'-2" \times 15'-1") + (6'-0" \times 13'-3") + (2'-4" \times 10'-2") + (29'-10" \times 25'-3") + (16'-6" \times 21'-9") + (21'-4" \times 25'-3") = 1,997.90$

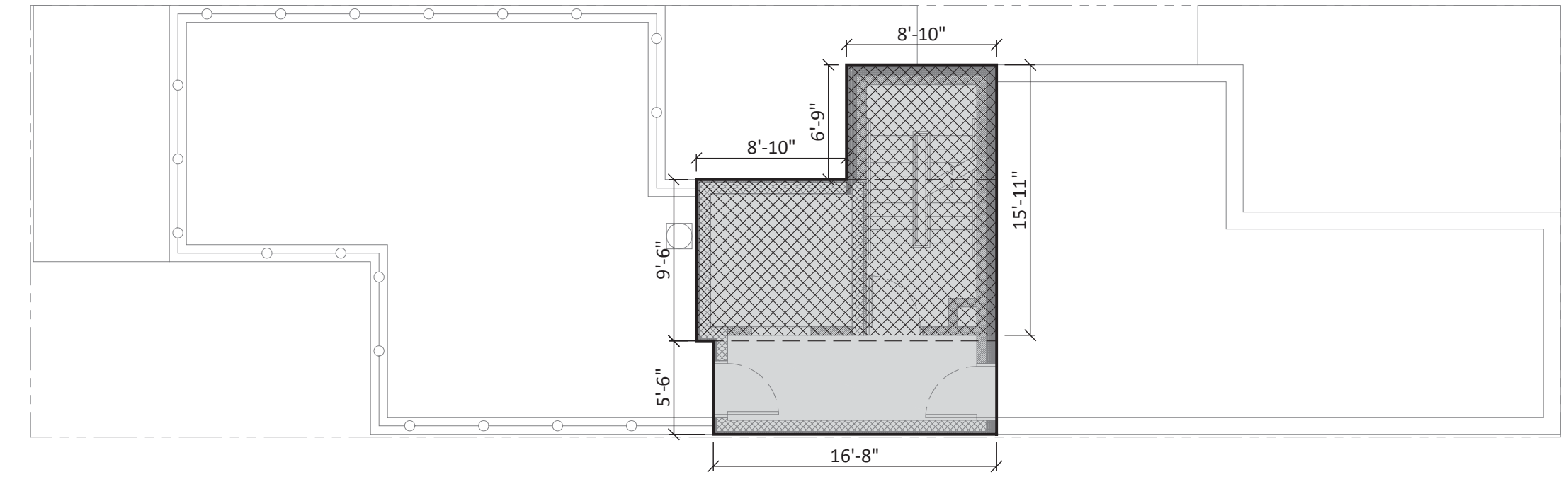
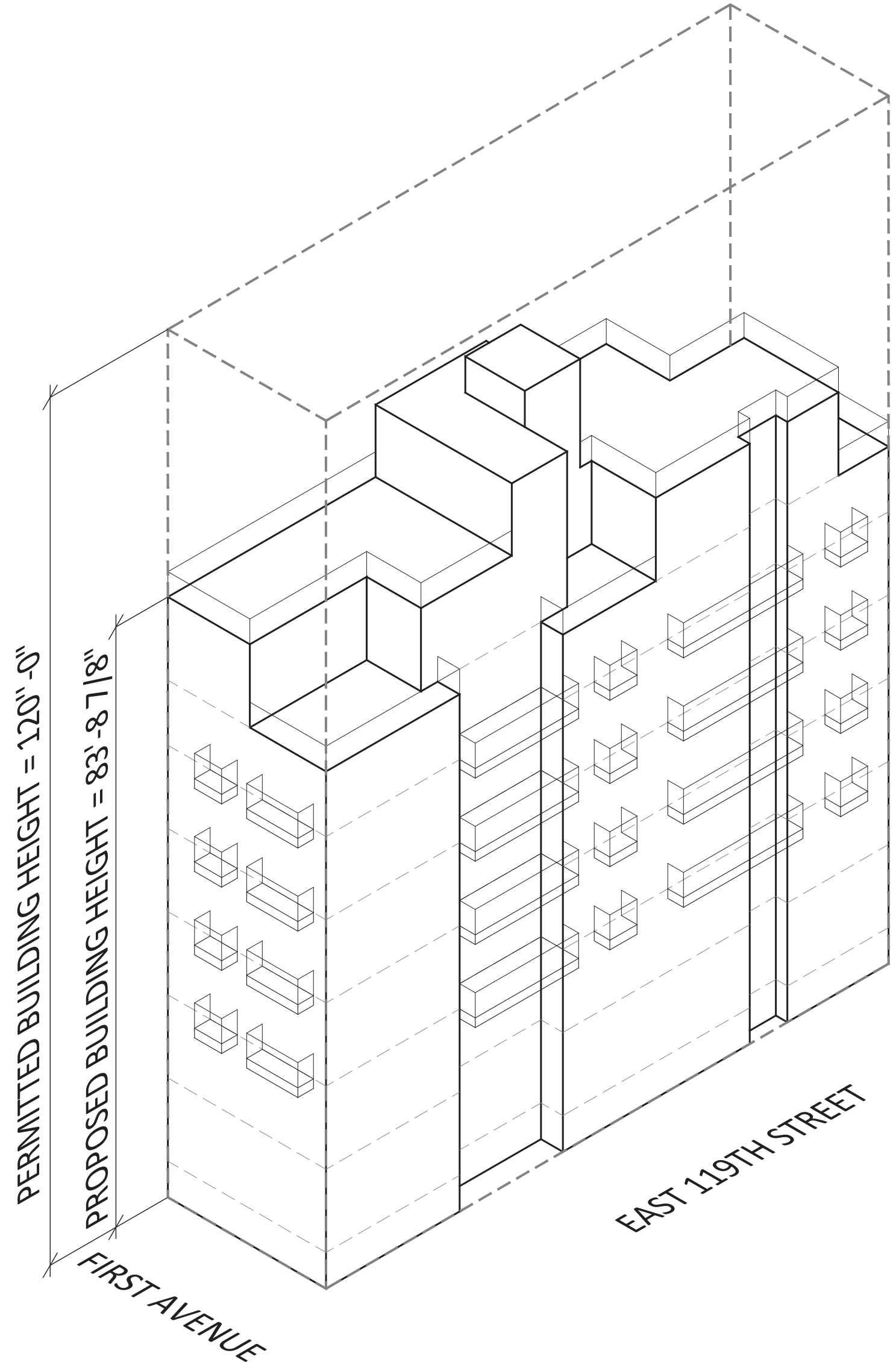
$18'-3" \times 5'-0" = 91.45$

$1.89 + 2.43 + 3.03 + 4 + 4 = 15.35$

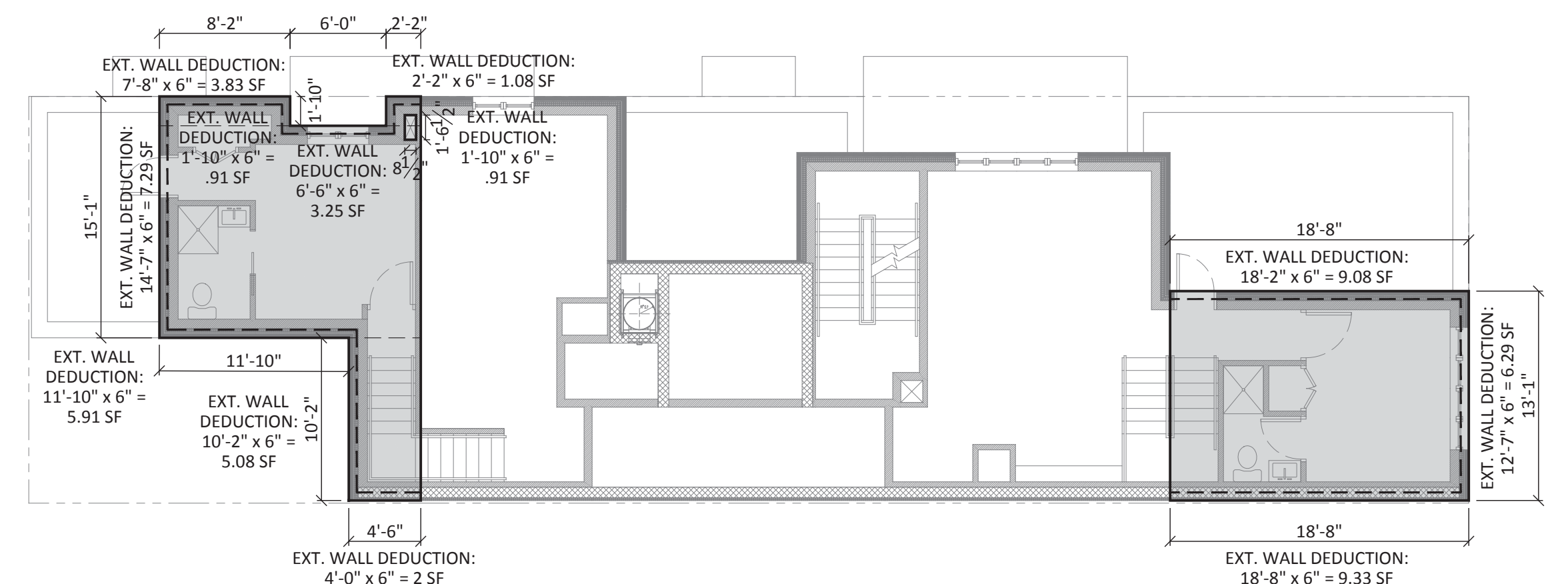
$12.37 + 10.41 + 1.75 + 8.5 + 1.75 + 14.66 + .91 + 3.25 + .91 + 7.83 + 7.29 + 9.91 + 5.08 + 7.35 + 3.04 + 18.25 = 113.26$

PROPOSED BUILDING  
MAXIMUM BUILDING ENVELOPE

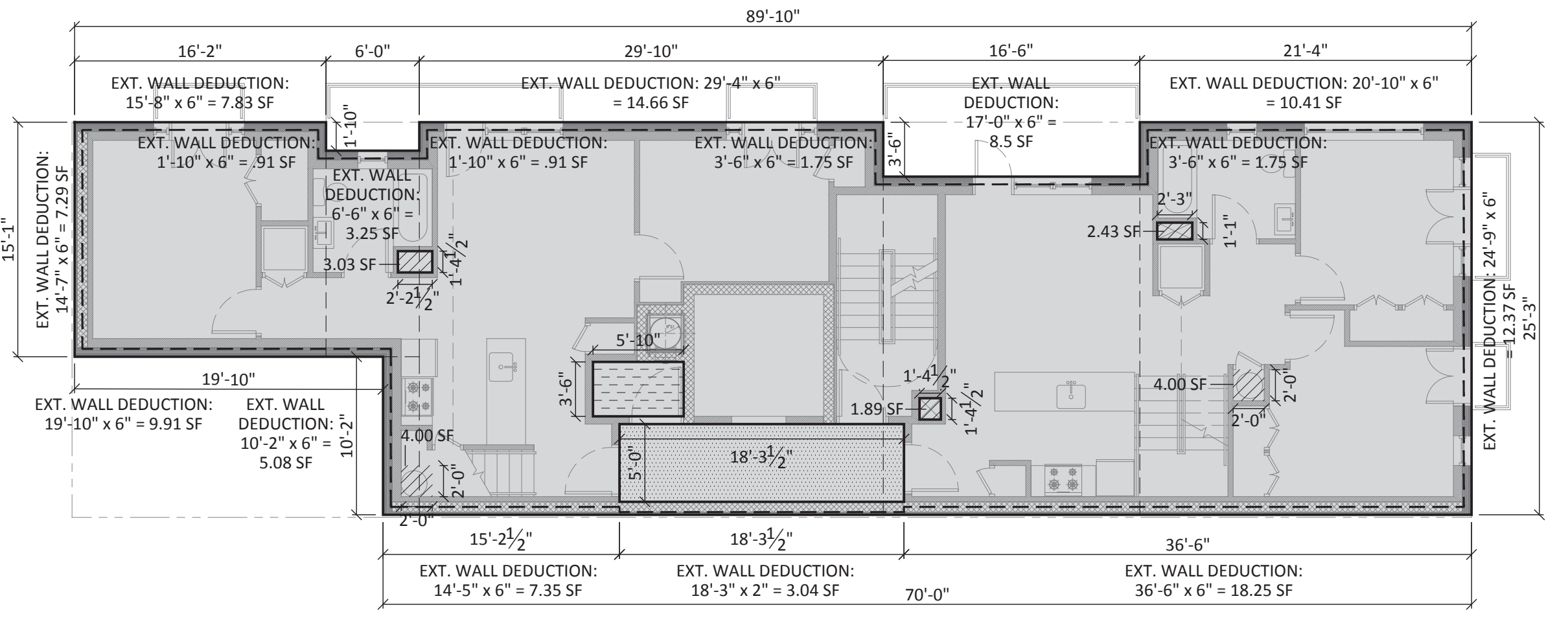
**AXONOMETRIC DIAGRAM**  
NOT TO SCALE



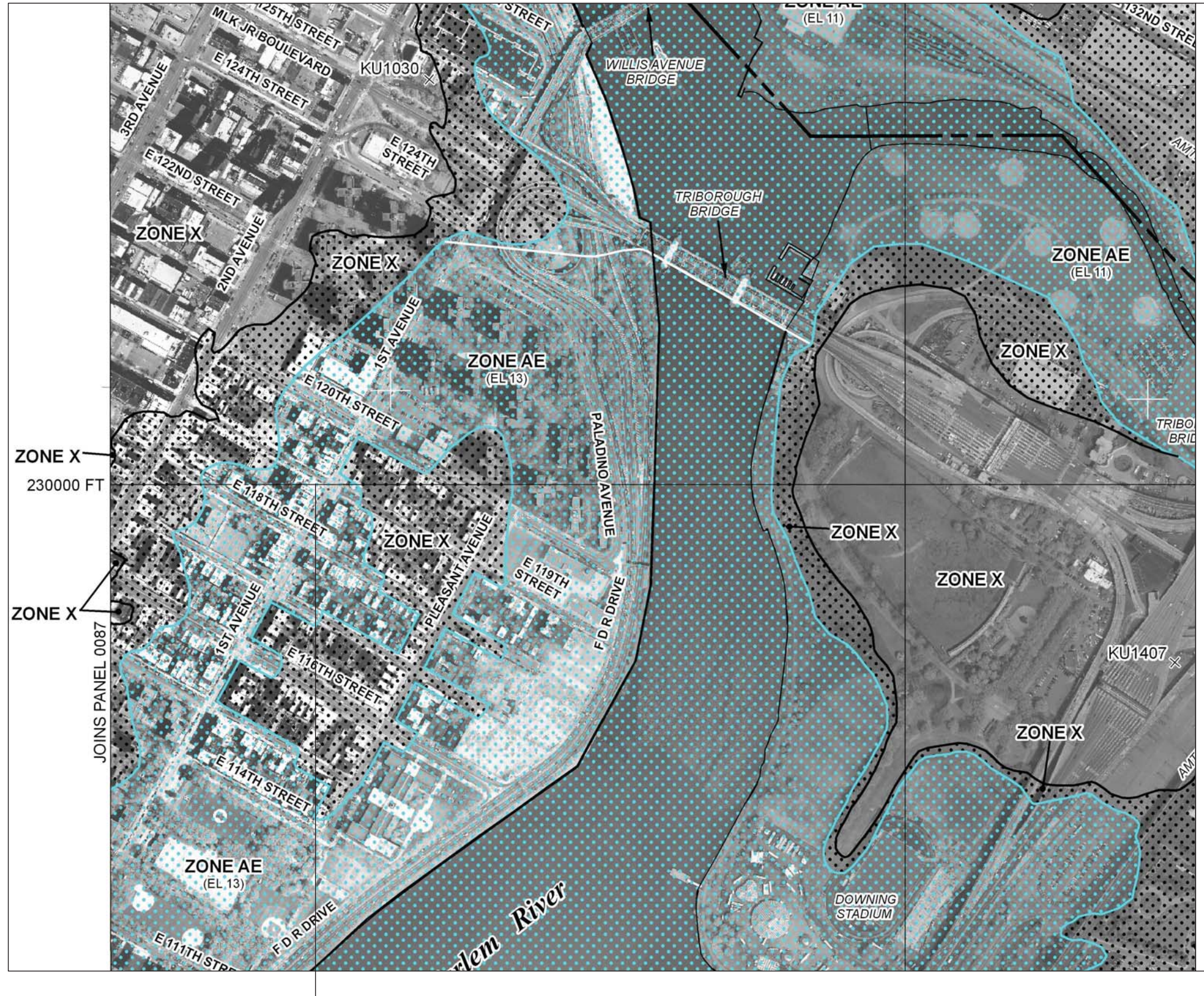
**3 PROPOSED ROOF AREA DIAGRAM**  
1/8" = 1'-0"



**2 PROPOSED MEZZANINE AREA DIAGRAM**  
1/8" = 1'-0"



**1 PROPOSED 6TH FLOOR AREA DIAGRAM**  
1/8" = 1'-0"



**NFIP** PANEL 0091F

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**NEW YORK, NEW YORK**  
BRONX, RICHMOND, NEW YORK,  
QUEENS, AND KINGS COUNTIES

PANEL 91 OF 457  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY NUMBER PANEL SUFFIX  
NEW YORK, CITY OF 360497 0091 F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
3604970091F

**MAP REVISED**  
SEPTEMBER 5, 2007

Federal Emergency Management Agency

PROJECT LOCATION

**TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS**

GROUP	HEIGHT (FEET)	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B		A	B
		UL	160	65	55	65	55	65	HT	A
R-2	S A	UL UL	160 UL	65 UL	55 NP	65 NP	55 NP	65	50	40

**TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS**

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B		A	B
PRIMARY STRUCTURAL FRAME	3	2	1	0	1	0	HT	1	1
BEARING WALLS									
EXTERIOR	3	2	1	0	2	2	2	1	0
INTERIOR	3	2	1	0	1	0	1 / HT	1	0
NONBEARING WALLS AND PARTITIONS			SEE TABLE 602						
EXTERIOR									
NONBEARING WALLS AND PARTITIONS	0	0	0	0	0	0	SEE SECTION 602.4.6	0	0
INTERIOR									
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2	2	1	0	1	0	HT	1	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1-1/2	1	1	0	1	0	HT	1	0

**TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE**

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1, M, S-1	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U
X < 5	ALL	3	2	1
5 < X < 10	IA OTHERS	3 2	2 1	1 1
10 < X < 30	IA, IB IIB, VB OTHERS	2 1 1	1 0 1	1 0 1
X > 30	ALL	0	0	0

**TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE**

OCCUPANCY	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
A	SEE SECTION 1028.7	
E, F-1, M, R, S-1	150	200
B	200	300
F-2, S-2, U	200	250
H-1	NOT PERMITTED	75
H-2	NOT PERMITTED	100
H-3	NOT PERMITTED	150
H-4	NOT PERMITTED	175
H-5	NOT PERMITTED	200
I-1, I-2, I-3, I-4	NOT PERMITTED	200

**TABLE 1015.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY**

OCCUPANCY	MAXIMUM OCCUPANCY LOAD
A, B, E, M, U	74
F	49
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4	10
I-2	SEE SECTIONS 1014.2.2 THROUGH 1014.2.7
R	20
S	29

BC 1021.2 EXCEPTION 5:  
BUILDINGS OF GROUP R-2 OCCUPANCY OF CONSTRUCTION TYPE I OR II NOT EXCEEDING SIX STORIES AND NOT EXCEEDING 2,000 SQUARE FEET (186 M2) PER STORY.

**EGRESS NOTES:**

BC TABLE 1004.1.1  
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT  
RESIDENTIAL: 200 SF GROSS WITHIN DWELLING UNITS  
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM:  
300 SF GROSS

1005.1 MINIMUM REQUIRED EGRESS WIDTH. THE MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN THAT REQUIRED BY THIS SECTION. THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES (MM) SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES (7.62 MM) PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES (5.08 MM) PER OCCUPANT FOR OTHER EGRESS COMPONENTS. THE WIDTH SHALL NOT BE LESS THAN SPECIFIED ELSEWHERE IN THIS CODE. MULTIPLE MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MAINTAINED TO THE TERMINATION OF THE MEANS OF EGRESS.

BC 1008.1.1.1 DOOR WIDTH. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM). CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

BC 1009.1 STAIRWAY WIDTH. THE WIDTH OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44 INCHES (1118 MM). SEE SECTION 1007.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS. EXCEPTIONS:  
1. A WIDTH OF NOT LESS THAN 36 INCHES SHALL BE PERMITTED IN:  
1.1. A STAIRWAY THAT SERVES AN OCCUPANT LOAD OF 50 OR LESS CUMULATIVE FOR ALL STORIES; OR  
1.2. A STAIRWAY THAT PROVIDES EGRESS TO THE EXIT DISCHARGE SOLELY FOR THE USE OF GROUP R-2 OCCUPANCIES, PROVIDED THE BUILDING IT SERVES IS 125 FEET OR LESS IN HEIGHT, AND PROVIDED SUCH A STAIRWAY SERVES NOT MORE THAN 30 OCCUPANTS PER FLOOR.

BC 1014.3 COMMON PATH OF EGRESS TRAVEL.  
EXCEPTION 4  
THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN A GROUP R-2 OCCUPANCY SHALL NOT BE MORE THAN 125 FEET (38 100 MM), PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

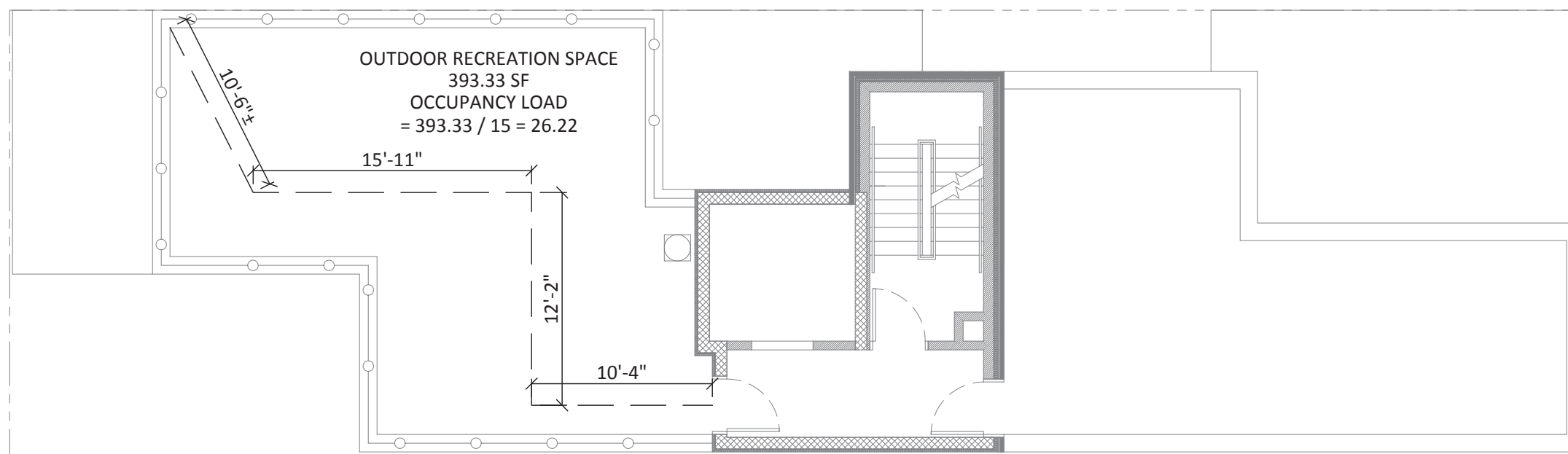
BC 1015.2.1 TWO EXITS OR EXIT ACCESS DOORWAYS.  
EXCEPTION 3  
R-2 OCCUPANCIES IN GROUP R-2 OCCUPANCIES, WHERE STAIRS ARE ENCLOSED IN WALLS HAVING AT LEAST A 2-HOUR FIRE-RESISTANCE RATING AND CONSTRUCTED OF MASONRY OR MASONRY EQUIVALENT IN ACCORDANCE WITH DEPARTMENT RULES.  
3.1. THE EXIT DOORS TO SUCH STAIRS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 15 FEET (4572 MM);

1018.2 CORRIDOR WIDTH. THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED IN SECTION 1005.1, BUT NOT LESS THAN 44 INCHES

BC 1018.4 DEAD ENDS.  
EXCEPTION 4.  
IN OCCUPANCIES IN GROUP R-2, THE DEAD END IN A CORRIDOR SHALL NOT EXCEED 40 FEET. HOWEVER, WHERE THE CORRIDORS ARE COMPLETELY ENCLOSED IN CONSTRUCTION HAVING A 2-HOUR FIRE-RESISTANCE RATING WITH ALL DOORS OPENING INTO THE CORRIDOR BEING SELF-CLOSING AND HAVING A FIRE-RESISTANCE RATING OF 11/2 HOURS, THE LENGTH OF DEAD-END CORRIDOR SHALL NOT EXCEED 80 FEET.

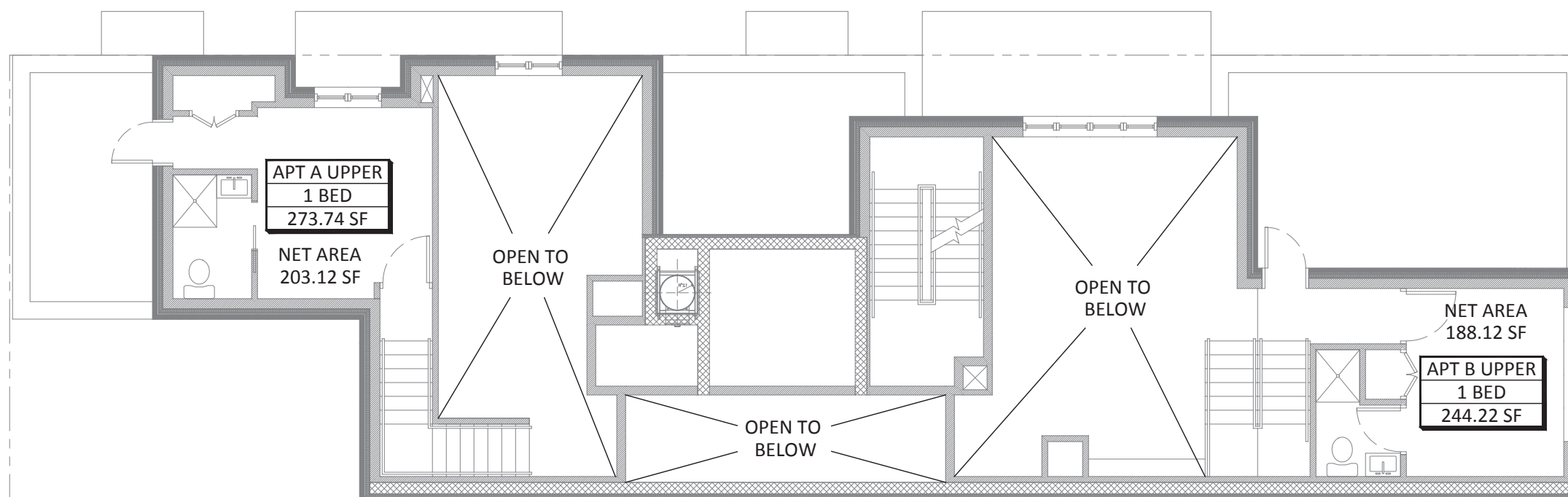
**ROOF EGRESS DIAGRAM**

1/8"=1'-0"



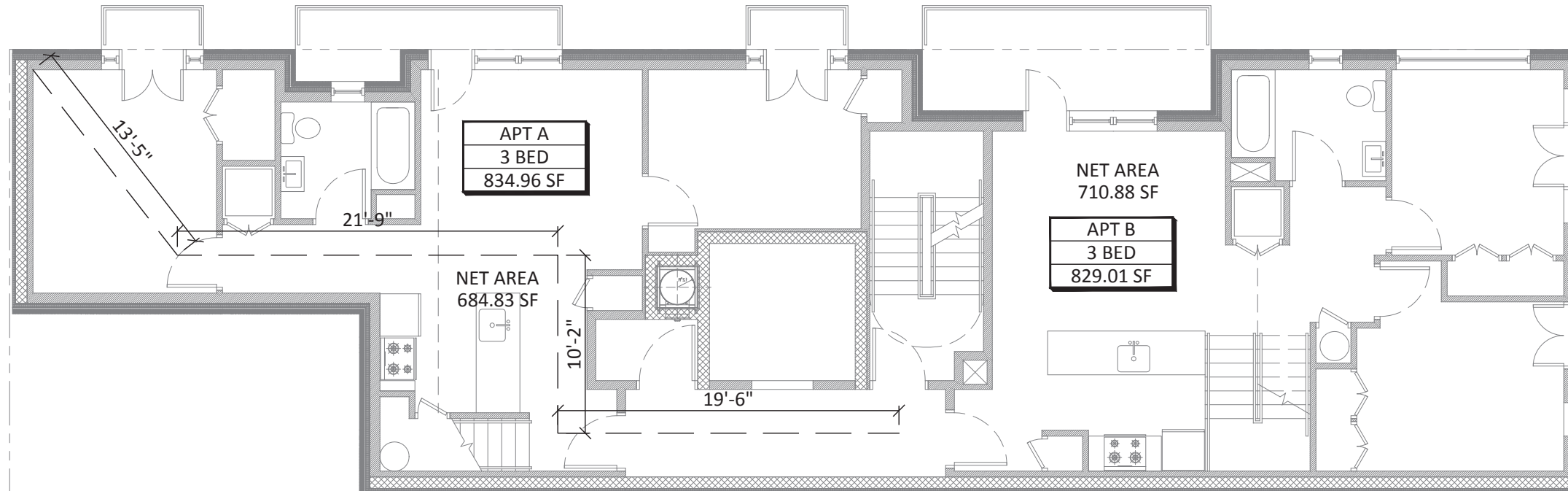
**MEZZANINE EGRESS DIAGRAM**

1/8"=1'-0"



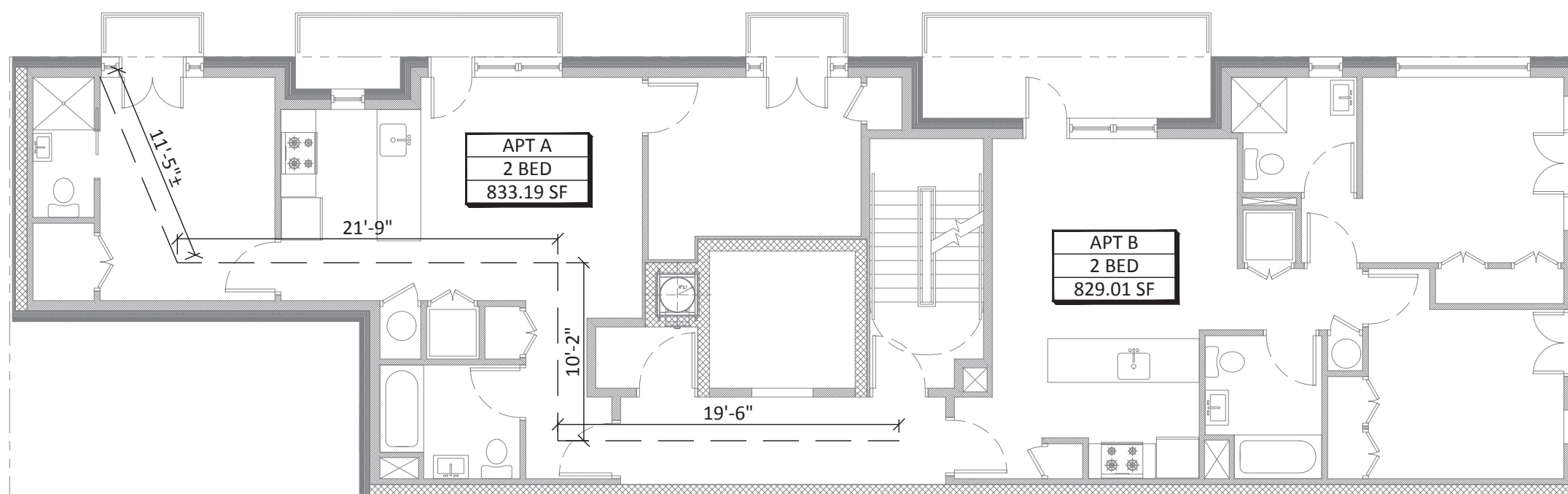
**6TH FLOOR EGRESS DIAGRAM**

1/8"=1'-0"



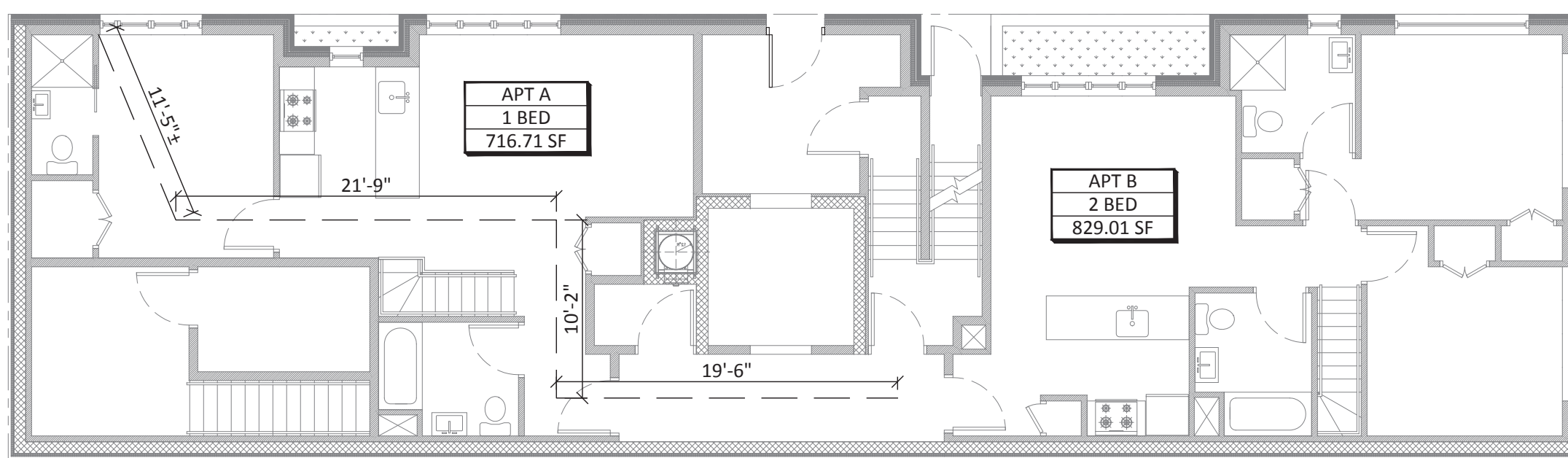
**2ND - 5TH FLOOR EGRESS DIAGRAM**

1/8"=1'-0"



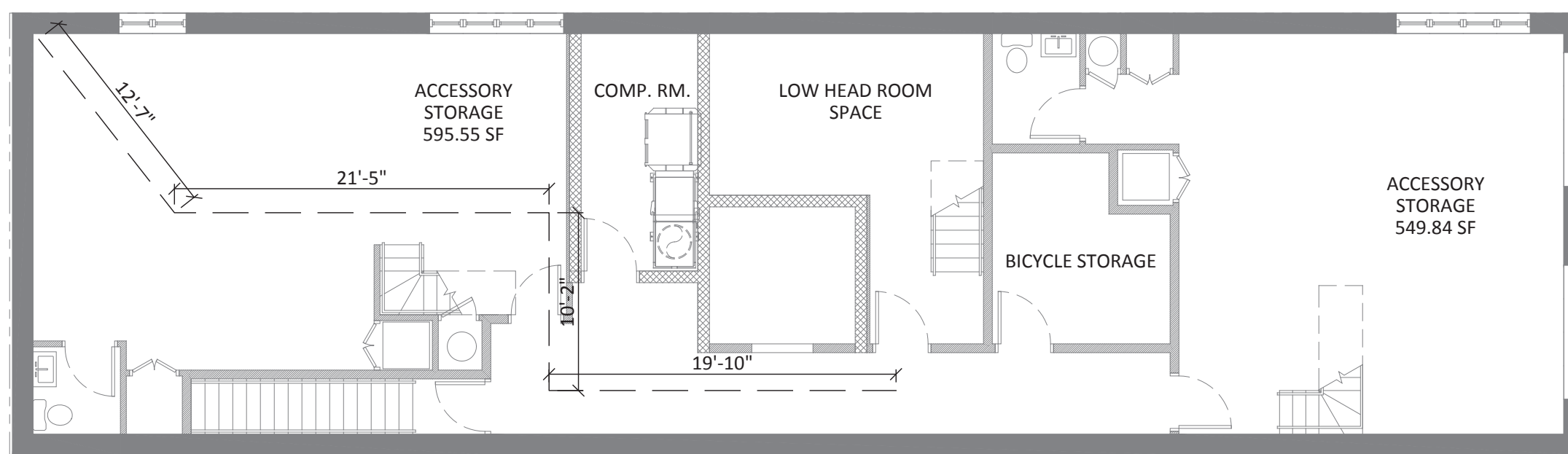
**1ST FLOOR EGRESS DIAGRAM**

1/8"=1'-0"



**CELLAR EGRESS DIAGRAM**

1/8"=1'-0"



MAXIMUM TRAVEL DISTANCE  
= 10'-6" + 15'-11" + 12'-2" + 10'-4" = 48'-11"

OCCUPANCY LOAD  
= 393.33 / 15  
= 26.22

EGRESS WIDTH CALCULATION  
OCCUPANCY LOAD PER EXIT: 26.22  
REQUIRED DOOR WIDTH: 0.3 X 5 = 7.86"  
PROPOSED 36" DOOR  
REQUIRED STAIR WIDTH: 0.2 X 5 = 5.2"  
PROPOSED 36" STAIR

MEZZANINE OCCUPANCY LOAD:  
APT A: 273.74 / 200 = 2  
APT B: 244.22 / 200 = 2

NET FLOOR AREA OF APT A LL = 684.83 SF  
1/3 X 684.83 = 228.27 SF  
203.12 < 228.27 SF, COMPLIES.

NET FLOOR AREA OF APT B LL = 710.88 SF  
1/3 X 710.88 = 236.96 SF  
188.12 < 236.96 SF, COMPLIES.

MAXIMUM TRAVEL DISTANCE  
= 19'-6" + 10'-2" + 21'-9" + 13'-5" = 64'-10"

OCCUPANCY LOAD (LL+UL)  
= (834.96 + 829.01 + 244.22 + 273.74) / 200  
= 10.9

EGRESS WIDTH CALCULATION  
OCCUPANCY LOAD PER EXIT: 11  
REQUIRED DOOR WIDTH: 0.3 X 11 = 3.3"  
PROPOSED 36" DOOR  
REQUIRED STAIR WIDTH: 0.2 X 11 = 2.2"  
PROPOSED 36" STAIR

MAXIMUM TRAVEL DISTANCE  
= 19'-6" + 10'-2" + 21'-9" + 11'-5" = 62'-10"

OCCUPANCY LOAD  
= (833.19 + 829.01) / 200  
= 8

EGRESS WIDTH CALCULATION  
OCCUPANCY LOAD PER EXIT: 8  
REQUIRED DOOR WIDTH: 0.3 X 8 = 2.4"  
PROPOSED 36" DOOR  
REQUIRED STAIR WIDTH: 0.2 X 8 = 1.6"  
PROPOSED 36" STAIR

MAXIMUM TRAVEL DISTANCE  
= 19'-6" + 10'-2" + 21'-9" + 11'-5" = 62'-10"

OCCUPANCY LOAD  
= (716.71 + 829.01) / 200  
= 8

EGRESS WIDTH CALCULATION  
OCCUPANCY LOAD PER EXIT: 8  
REQUIRED DOOR WIDTH: 0.3 X 8 = 2.4"  
PROPOSED 36" DOOR  
REQUIRED STAIR WIDTH: 0.2 X 8 = 1.6"  
PROPOSED 36" STAIR

MAXIMUM TRAVEL DISTANCE  
= 19'-10" + 10'-2" + 21'-5" + 12'-7" = 64'-0"

OCCUPANCY LOAD  
= (595.55 + 549.84) / 200  
= 6

EGRESS WIDTH CALCULATION  
OCCUPANCY LOAD PER EXIT: 6  
REQUIRED DOOR WIDTH: 0.3 X 6 = 1.8"  
PROPOSED 36" DOOR  
REQUIRED STAIR WIDTH: 0.2 X 6 = 1.2"  
PROPOSED 36" STAIR

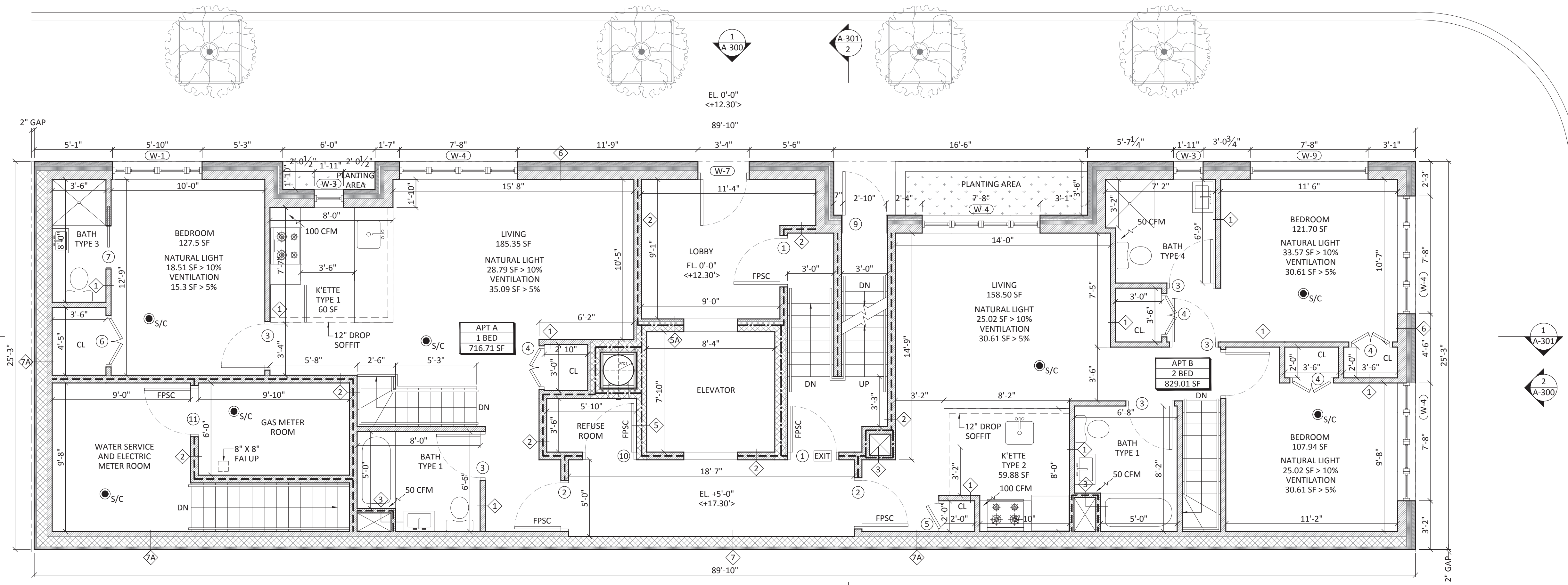
**MEZZANINE NOTES:**

BC 505.1 GENERAL. A MEZZANINE OR MEZZANINES IN COMPLIANCE WITH SECTION 505 SHALL BE CONSIDERED A PORTION OF THE STORY IN WHICH IT IS CONTAINED. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA DEFINED IN SECTION 902. THE CLEAR HEIGHT ABOVE AND BELOW THE MEZZANINE FLOOR CONSTRUCTION SHALL NOT BE LESS THAN 7 FEET (2134 MM). EXCEPTION: THE CLEAR HEIGHT OF HABITABLE SPACES ABOVE OR BELOW MEZZANINES WITHIN DWELLING UNITS SHALL NOT BE LESS THAN 8 FEET (2438 MM).

BC 505.2 AREA LIMITATION. THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM OR SPACE SHALL NOT EXCEED ONE-THIRD OF THE AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED. THE ENCLOSED PORTIONS OF A ROOM OR SPACE SHALL NOT BE INCLUDED IN DETERMINING THE PERMISSIBLE FLOOR AREA OF THE MEZZANINE. IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM IN WHICH IT IS CONTAINED.  
EXCEPTION 2  
THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A DWELLING UNIT SHALL NOT EXCEED ONE-THIRD OF THE NET FLOOR AREA OF SUCH DWELLING UNIT, WHETHER OR NOT PORTIONS OF SUCH DWELLING UNIT ARE ENCLOSED. THE AREA OF THE MEZZANINE SHALL NOT CONTRIBUTE TO THE DETERMINATION OF THE FLOOR AREA OF THE DWELLING UNIT IN WHICH IT IS CONTAINED.

BC 505.3 EGRESS. EACH OCCUPANT OF A MEZZANINE SHALL HAVE ACCESS TO AT LEAST TWO INDEPENDENT MEANS OF EGRESS WHERE THE COMMON PATH OF EGRESS TRAVEL EXCEEDS THE LIMITATIONS OF SECTION 1014.3. WHERE A STAIRWAY PROVIDES A MEANS OF EXIT ACCESS FROM A MEZZANINE, THE MAXIMUM TRAVEL DISTANCE INCLUDES THE DISTANCE TRAVELED ON THE STAIRWAY MEASURED IN THE PLANE OF THE TREAD NOSING. ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1007. EXCEPTION: A SINGLE MEANS OF EGRESS SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1015.1.

505.4 OPENNESS. A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH SUCH MEZZANINE IS LOCATED EXCEPT FOR WALLS OR RAILINGS NOT MORE THAN 42 INCHES (1067 MM) HIGH, COLUMNS AND POSTS.  
EXCEPTION 1  
MEZZANINES OR PORTIONS THEREOF ARE NOT REQUIRED TO BE OPEN TO THE ROOM IN WHICH THE MEZZANINES ARE LOCATED, PROVIDED THAT THE OCCUPANT LOAD OF THE AGGREGATE AREA OF THE ENCLOSED SPACE DOES NOT EXCEED 10.



2 FIRST FLOOR PLAN  
1/4" = 1'-0"

LEGEND	
---	PROPERTY LINE
▨	CONCRETE MASONRY UNIT WALL
▤	METAL FRAMING WALL
▧	EXISTING WALL
---	2HR FIRE RATED PARTITION
---	3HR FIRE RATED PARTITION
---	FIRE PROOF SELF-CLOSING
● S/C	SMOKE / CARBON MONOXIDE DETECTOR
⊠ RD / FD	ROOF / FLOOR DRAIN
⊠ EXIT	EXIT SIGN
◇	WALL TYPE
⊠	DOOR TYPE
⊠ W-X	WINDOW TYPE
⊠	MECHANICAL EQUIPMENT TYPE
▨	FDNY ROOF ACCESS

ELEVATOR NOTE:  
ONE HANDICAP ACCESSIBLE PASSENGER ELEVATOR FILED SEPARATELY. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER BC 3002.4. REFER TO DIAGRAM ON A-700 FOR MINIMUM ELEVATOR CAR SIZE.

ELEVATOR DOOR TO BE GASKETED, WEATHERSTRIPPED, OR SEALED AS PER NYC ECC C402.5.4.

SMOKE / CARBON MONOXIDE DETECTOR NOTE:  
SMOKE / CARBON MONOXIDE DETECTOR SHALL BE HARDWIRED AND COMPLIANT WITH BC 908.7.1.1 AND LL 7/04 27-981.21 RCNY 28-02.

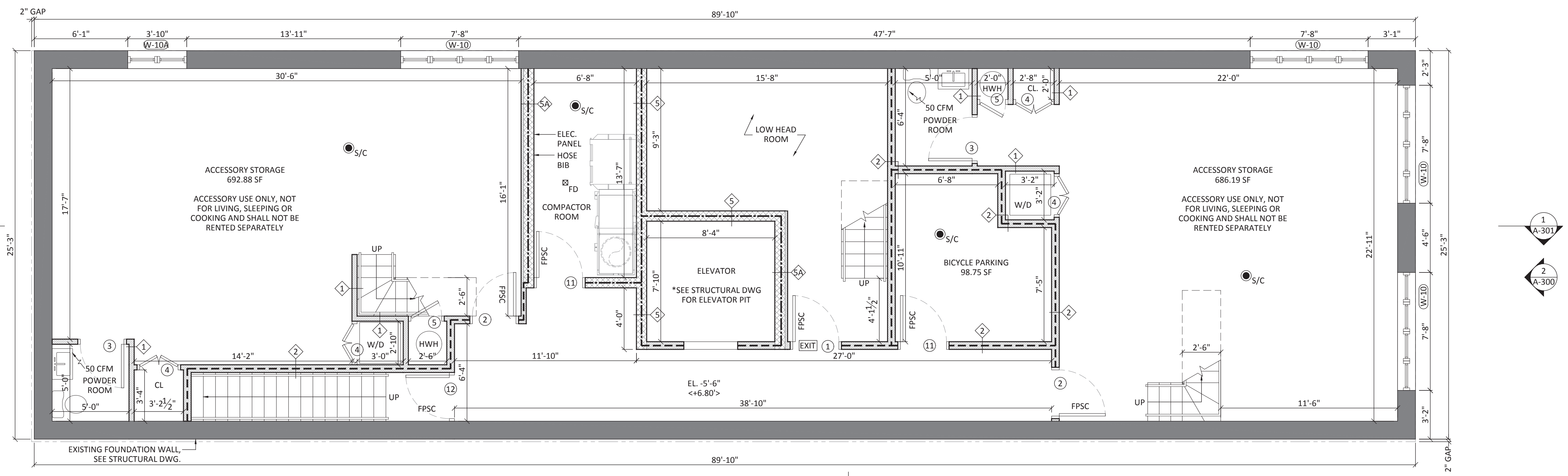
ENTIRE BUILDING TO BE SPRINKLERED, FIRE PROTECTION DRAWINGS FILED SEPARATELY.

STRUCTURAL DRAWINGS FILED SEPARATELY.

MECHANICAL DRAWINGS FILED SEPARATELY.

PLUMBING DRAWINGS FILED SEPARATELY.

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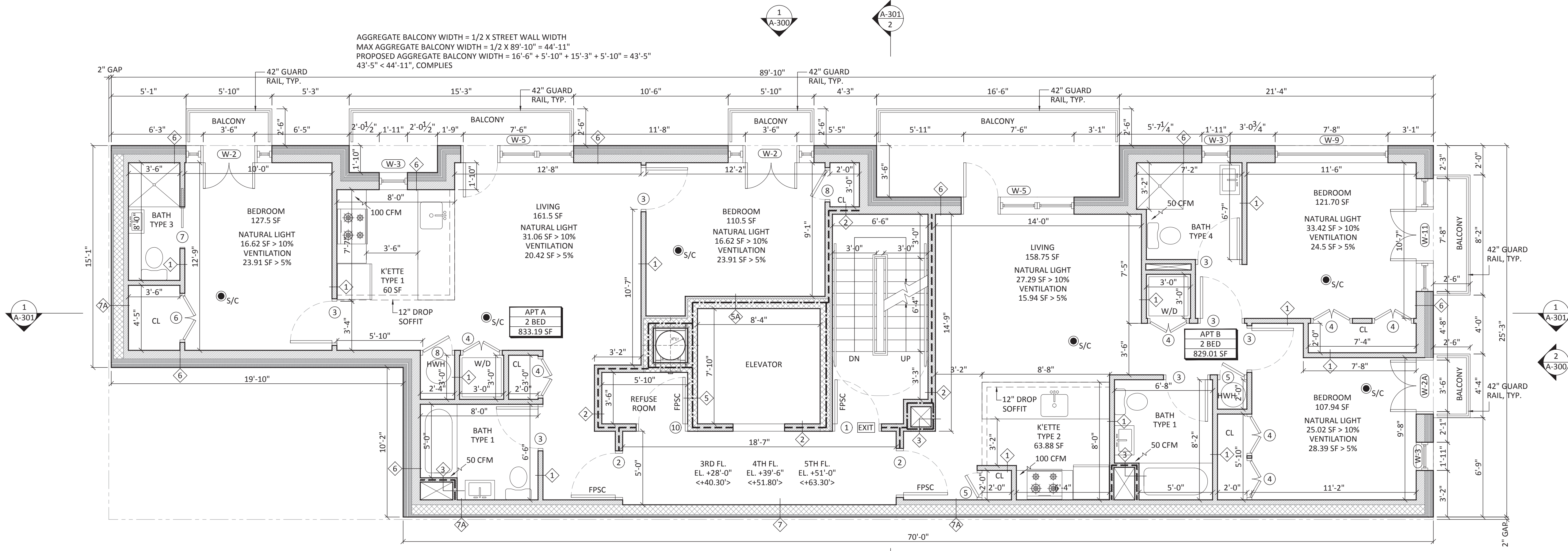
1 CELLAR PLAN  
1/4" = 1'-0"

SECTION BC G304  
POST-FIRM CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS  
G304.1 A-ZONE CONSTRUCTION STANDARDS. IN ADDITION TO THE REQUIREMENTS OF ASCE 24, THE FOLLOWING STANDARDS SHALL APPLY TO POST-FIRM CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS LOCATED WITHIN A-ZONES, OTHER THAN COASTAL A-ZONES.  
G304.1.1 RESIDENTIAL  
FOR BUILDINGS OR STRUCTURES THAT ARE RESIDENTIAL (FOR FLOOD ZONE PURPOSES), ALL POST-FIRM NEW BUILDINGS AND SUBSTANTIAL IMPROVEMENTS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN CHAPTER G3 OF THIS CODE AND ASCE 24, AND SHALL BE ELEVATED AS FOLLOWS:  
1. LOWEST FLOOR. THE LOWEST FLOOR, INCLUDING THE BASEMENT (FOR FLOOD ZONE PURPOSES), SHALL BE ELEVATED TO AT OR ABOVE THE DESIGN FLOOD ELEVATION SPECIFIED IN ASCE 24, TABLE 2-1.  
2. ENCLOSURES BELOW THE DESIGN FLOOD ELEVATION. ENCLOSURES BELOW THE DESIGN FLOOD ELEVATION SPECIFIED IN ASCE 24, TABLE 2-1, SHALL BE USEABLE SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS, STORAGE, OR CRAWLSPACE, AND SHALL BE WET FLOODPROOFED IN ACCORDANCE WITH ASCE 24. BREAKAWAY WALLS ARE NOT REQUIRED IN A-ZONES.  
3. UNDER-FLOOR SPACES. THE FINISHED GROUND LEVEL OF AN UNDER-FLOOR SPACE, SUCH AS A CRAWL SPACE, SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL ON AT LEAST ONE SIDE.  
4. MATERIALS ONLY FLOOD-DAMAGE-RESISTANT MATERIALS AND FINISHES SHALL BE UTILIZED BELOW THE DESIGN FLOOD ELEVATION SPECIFIED IN ASCE 24, TABLE 5-1.  
5. UTILITIES AND EQUIPMENT. UTILITIES AND ATTENDANT EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE DESIGN FLOOD ELEVATION SPECIFIED IN ASCE 24, TABLE 7-1, OR SHALL BE CONSTRUCTED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING IN ACCORDANCE WITH ASCE 24.

ISSUE / REVISION RECORD		
NO.	DATE	DESCRIPTION



DRAWING TITLE  
CELLAR - FIRST FLOOR PLAN



④ THIRD - FIFTH FLOOR PLAN  
1/4" = 1'-0"

**LEGEND**

---	PROPERTY LINE
▢	CONCRETE MASONRY UNIT WALL
▤	METAL FRAMING WALL
▥	EXISTING WALL
- - - -	2HR FIRE RATED PARTITION
- . - . -	3HR FIRE RATED PARTITION
⊘	FIRE PROOF SELF-CLOSING
⊙	S/MOKE / CARBON MONOXIDE DETECTOR
⊚	RD / FLOOR DRAIN
⊛	EXIT SIGN
⊜	WALL TYPE
⊝	DOOR TYPE
⊞	WINDOW TYPE
⊟	MECHANICAL EQUIPMENT TYPE
▨	FDNY ROOF ACCESS

**ELEVATOR NOTE:**  
ONE HANDICAP ACCESSIBLE PASSENGER ELEVATOR FILED SEPARATELY. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER BC 3002.4. REFER TO DIAGRAM ON A-700 FOR MINIMUM ELEVATOR CAR SIZE.

**ELEVATOR DOOR TO BE GASKETED, WEATHERSTRIPPED, OR SEALED AS PER NYC ECC C402.5.4.**

**SMOKE / CARBON MONOXIDE DETECTOR NOTE:**  
SMOKE / CARBON MONOXIDE DETECTOR SHALL BE HARDWIRED AND COMPLIANT WITH BC 908.7.1.1 AND LL 7/04 27-981.21 RCNY 28-02.

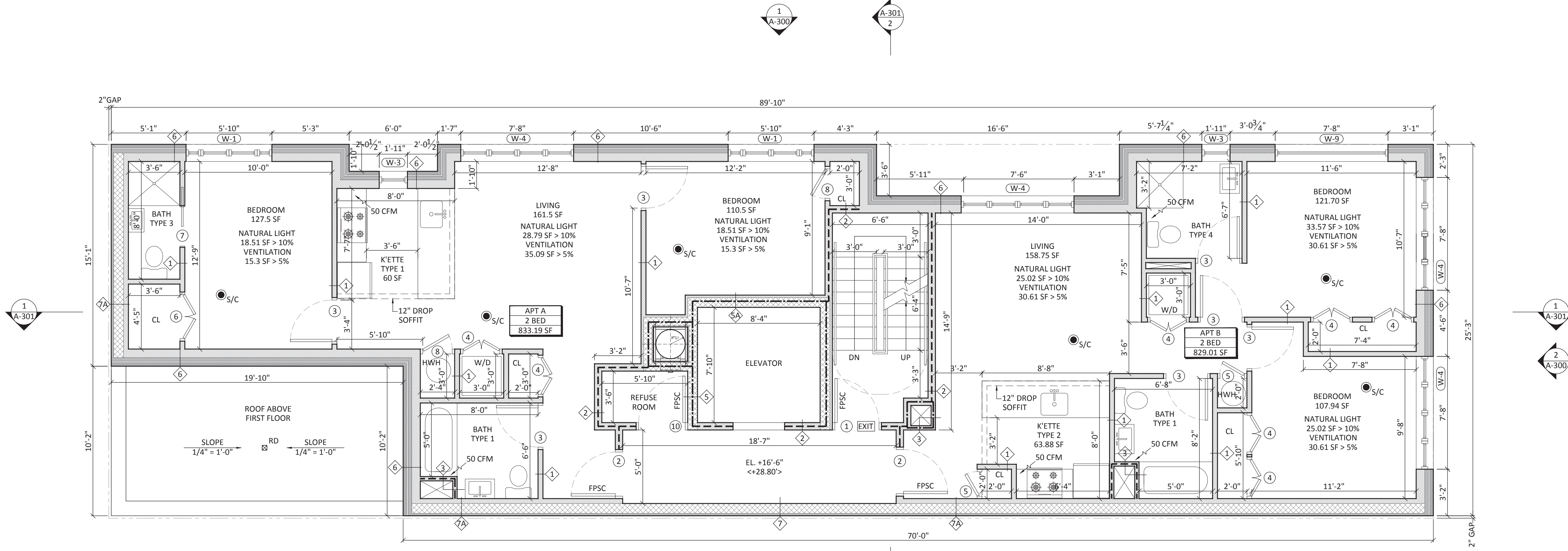
**ENTIRE BUILDING TO BE SPRINKLERED, FIRE PROTECTION DRAWINGS FILED SEPARATELY.**

**STRUCTURAL DRAWINGS FILED SEPARATELY.**

**MECHANICAL DRAWINGS FILED SEPARATELY.**

**PLUMBING DRAWINGS FILED SEPARATELY.**

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③ SECOND FLOOR PLAN  
1/4" = 1'-0"

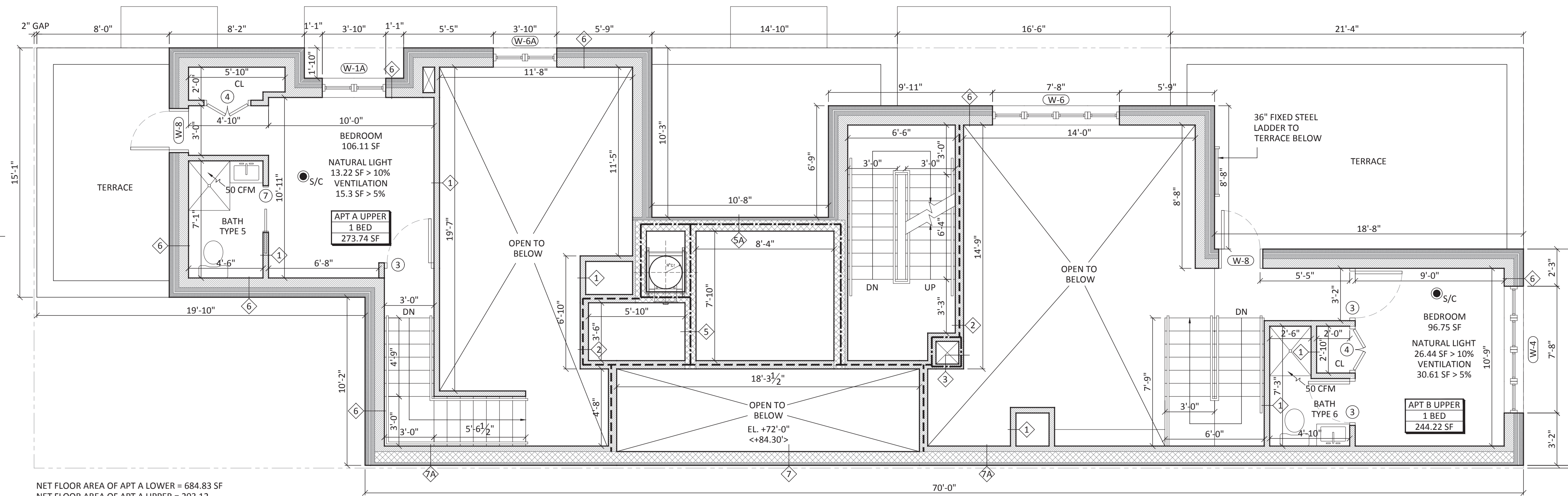
**ISSUE / REVISION RECORD**

NO.	DATE	DESCRIPTION



DRAWING TITLE  
**SECOND - FIFTH FLOOR PLAN**

DRAWING NO.	DATE	12/29/2016
<b>A-101.00</b>	SCALE	AS NOTED
6 OF 20	CHECKED BY	D.L.



**LEGEND**

[Symbol]	PROPERTY LINE
[Symbol]	CONCRETE MASONRY UNIT WALL
[Symbol]	METAL FRAMING WALL
[Symbol]	EXISTING WALL
[Symbol]	2HR FIRE RATED PARTITION
[Symbol]	3HR FIRE RATED PARTITION
[Symbol]	FIRE PROOF SELF-CLOSING
[Symbol]	SMOKE / CARBON MONOXIDE DETECTOR
[Symbol]	ROOF / FLOOR DRAIN
[Symbol]	EXIT SIGN
[Symbol]	WALL TYPE
[Symbol]	DOOR TYPE
[Symbol]	WINDOW TYPE
[Symbol]	MECHANICAL EQUIPMENT TYPE
[Symbol]	FDNY ROOF ACCESS

ELEVATOR NOTE:  
ONE HANDICAP ACCESSIBLE PASSENGER ELEVATOR FILED SEPARATELY. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER BC 3002.4. REFER TO DIAGRAM ON A-700 FOR MINIMUM ELEVATOR CAR SIZE.

ELEVATOR DOOR TO BE GASKETED, WEATHERSTRIPPED, OR SEALED AS PER NYC ECC C402.5.4.

SMOKE / CARBON MONOXIDE DETECTOR NOTE:  
SMOKE / CARBON MONOXIDE DETECTOR SHALL BE HARDWIRED AND COMPLIANT WITH BC 908.7.1.1 AND LL 7/04 27-981.21 RCNY 28-02.

ENTIRE BUILDING TO BE SPRINKLERED, FIRE PROTECTION DRAWINGS FILED SEPARATELY.

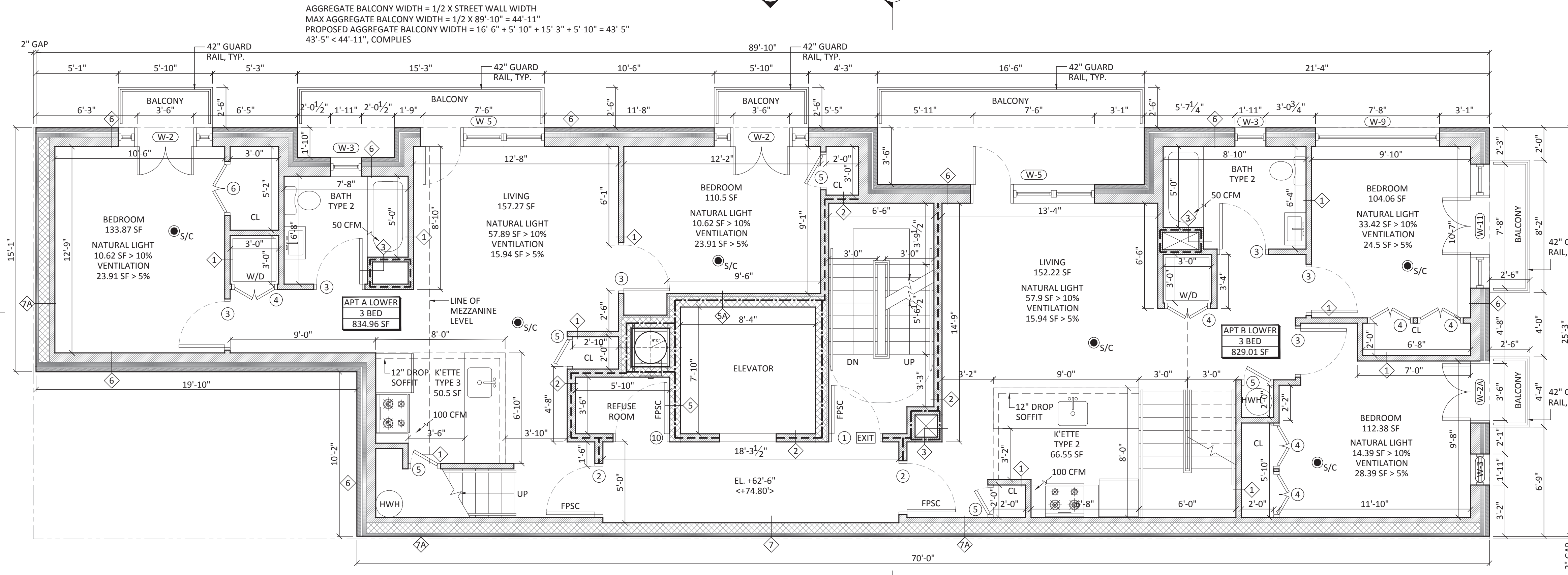
STRUCTURAL DRAWINGS FILED SEPARATELY.

MECHANICAL DRAWINGS FILED SEPARATELY.

PLUMBING DRAWINGS FILED SEPARATELY.

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**6** MEZZANINE PLAN  
1/4" = 1'-0"



AGGREGATE BALCONY WIDTH = 1/2 X STREET WALL WIDTH  
MAX AGGREGATE BALCONY WIDTH = 1/2 X 89'-10" = 44'-11"  
PROPOSED AGGREGATE BALCONY WIDTH = 16'-6" + 5'-10" + 15'-3" + 5'-10" = 43'-5"  
43'-5" < 44'-11", COMPLIES

AGGREGATE BALCONY WIDTH = 1/2 X STREET WALL WIDTH  
MAX AGGREGATE BALCONY WIDTH = 1/2 X 25'-3" = 12'-7 1/2"  
PROPOSED AGGREGATE BALCONY WIDTH = 4'-4" + 8'-2" = 12'-6"  
12'-6" < 12'-7 1/2", COMPLIES

**5** SIXTH FLOOR PLAN  
1/4" = 1'-0"

ISSUE / REVISION RECORD

NO.	DATE	DESCRIPTION



DRAWING TITLE  
**SIXTH FLOOR - MEZZANINE**

LEGEND	
---	PROPERTY LINE
[Cross-hatch]	CONCRETE MASONRY UNIT WALL
[Diagonal lines]	METAL FRAMING WALL
[Dotted]	EXISTING WALL
---	2HR FIRE RATED PARTITION
---	3HR FIRE RATED PARTITION
---	FIRE PROOF SELF-CLOSING
● S/C	SMOKE / CARBON MONOXIDE DETECTOR
⊠ RD / FD	ROOF / FLOOR DRAIN
EXIT	EXIT SIGN
◇	WALL TYPE
⊗	DOOR TYPE
⊕ W-X	WINDOW TYPE
⊗	MECHANICAL EQUIPMENT TYPE
[Diagonal lines]	FDNY ROOF ACCESS

ELEVATOR NOTE:  
ONE HANDICAP ACCESSIBLE PASSENGER ELEVATOR FILED SEPARATELY. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER BC 3002.4. REFER TO DIAGRAM ON A-700 FOR MINIMUM ELEVATOR CAR SIZE.

ELEVATOR DOOR TO BE GASKETED, WEATHERSTRIPPED, OR SEALED AS PER NYC ECC C402.5.4.

SMOKE / CARBON MONOXIDE DETECTOR NOTE:  
SMOKE / CARBON MONOXIDE DETECTOR SHALL BE HARDWIRED AND COMPLIANT WITH BC 908.7.1.1 AND LL 7/04 27-981.21 RCNY 28-02.

ENTIRE BUILDING TO BE SPRINKLERED, FIRE PROTECTION DRAWINGS FILED SEPARATELY.

STRUCTURAL DRAWINGS FILED SEPARATELY.

MECHANICAL DRAWINGS FILED SEPARATELY.

PLUMBING DRAWINGS FILED SEPARATELY.

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ISSUE / REVISION RECORD

NO.	DATE	DESCRIPTION

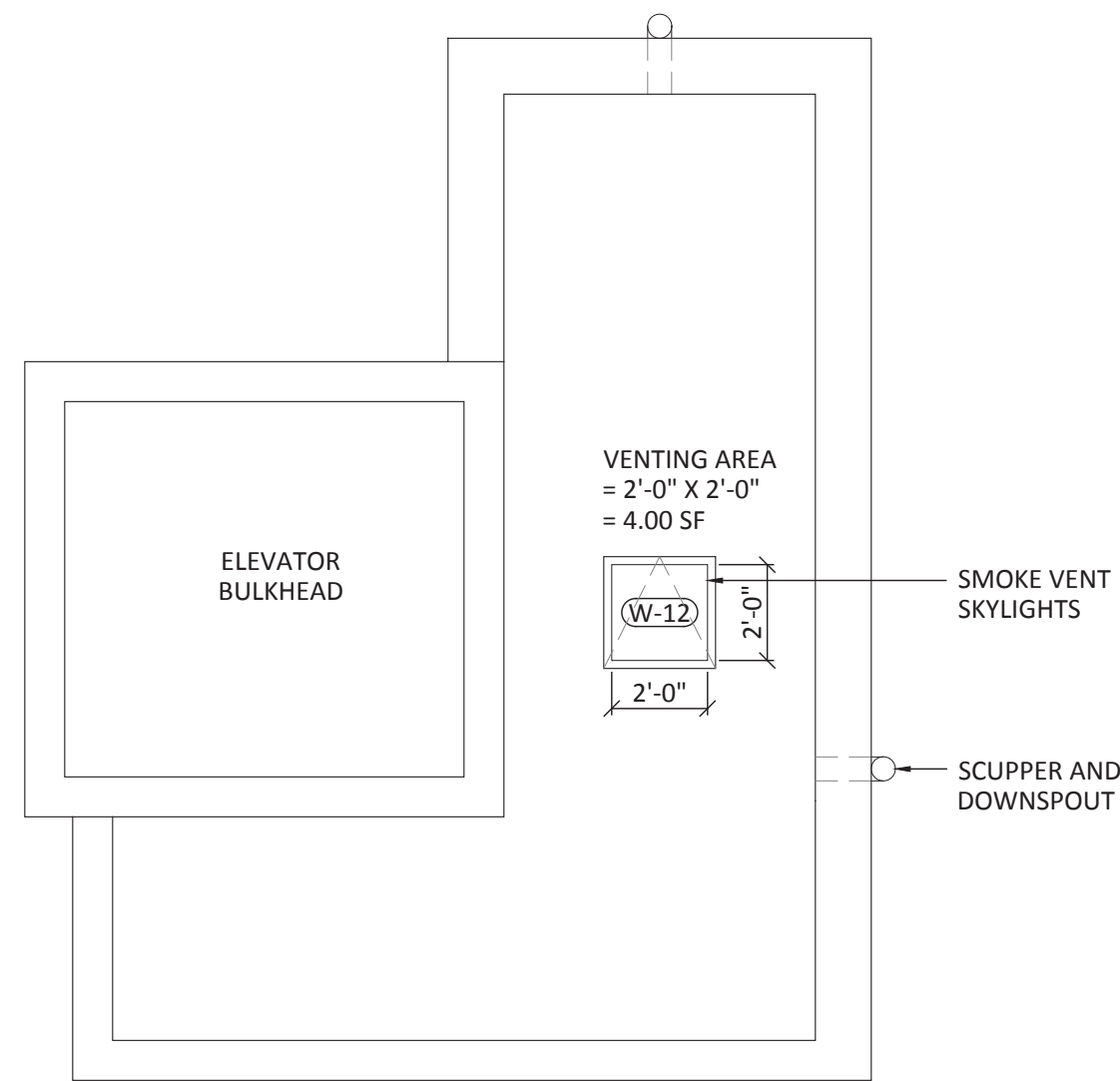


SEAL & SIGNATURE

DRAWING TITLE  
**ROOF PLAN**

DRAWING NO.	DATE	12/29/2016
A-103.00	SCALE	AS NOTED
DRAWN BY	P.Z.	
8 OF 20	CHECKED BY	D.L.

8 BULKHEAD  
1/4" = 1'-0"



BC 708.12.1 SMOKE VENTING OF CLOSED SHAFTS:  
ALL CLOSED SHAFTS HAVING A FLOOR AREA EXCEEDING 4 SF SHALL BE PROVIDED WITH A SMOKE VENT IN ACCORDANCE WITH THE FOLLOWING

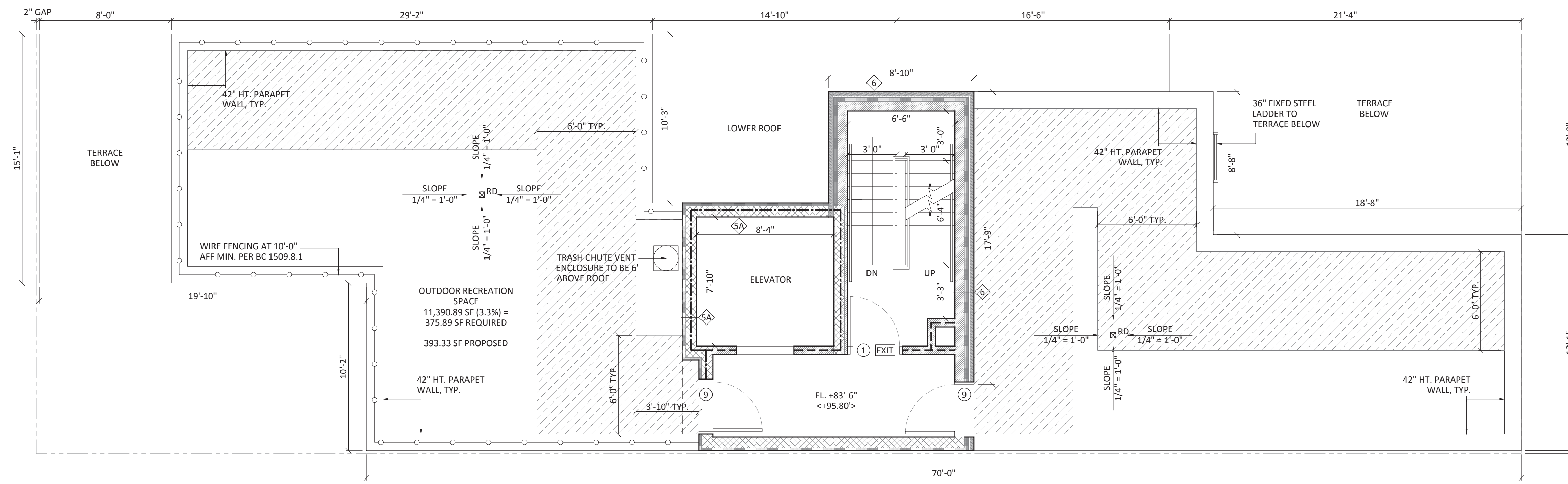
BC 708.12.1.1 SMOKE VENT CONSTRUCTION:  
SMOKE VENTS MAYBE CONSTRUCTED AS WINDOWS, LOUVERS, SKYLIGHTS, VENT DUCTS OR SIMILAR DEVICES.

BC 708.12.1.2 SMOKE VENT DIMENSIONS:  
THE EFFECTIVE VENTING AREA SHALL NOT BE LESS THAN 3/8 PERCENT OF THE MAXIMUM SHAFT AREA AT ANY FLOOR, BUT IN NO EVENT LESS THAN 72 SQUARE INCHES (0.05 M2).

EXCEPTION:  
THE CLEAR OPENING TO THE EXTERIOR MAY BE CONSTRUCTED AS A SKYLIGHT OR TRAPDOOR ARRANGED TO OPEN AUTOMATICALLY BY FUSIBLE LINK OR OTHER MECHANICAL DEVICE WHEN SUBJECTED TO A TEMPERATURE 160°F (71°C) OR TO A RAPID RISE IN TEMPERATURE AT A RATE OF 15°F (-9.4°C) TO 20°F (-6.7°C) PER MINUTE.

MAX SHAFT AREA = 89.94 SF AT 2ND THRU 6TH FLOOR  
REQUIRED VENTING AREA = 89.94 X 3.5% = 3.14 SF

PROPOSED VENTING AREA = 4.00 SF  
SEE WINDOW TYPE W-12 ON WINDOW SCHEDULE



7 ROOF PLAN  
1/4" = 1'-0"



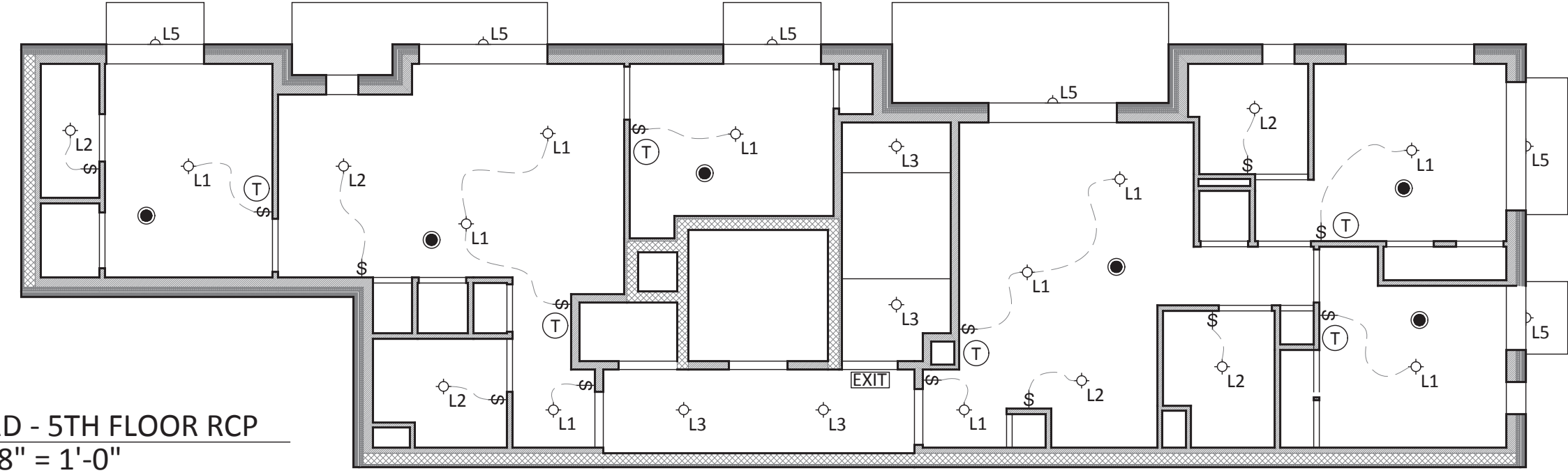
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INTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	AREA	LIGHTING POWER	WATT/SF
HALLWAY	92.91 SF	2 X L3(13W) = 26 W	26W / 92.91 SF = .27
STAIRS	89.84 SF	2 X L3(13W) = 26W	26W / 89.84 SF = .28
TOTAL WATTS / SF = 52 W / 182.75 SF = .28 W/SF < .7W/SF; COMPLIES			

EXTERIOR LIGHTING POWER DENSITY CALCULATION

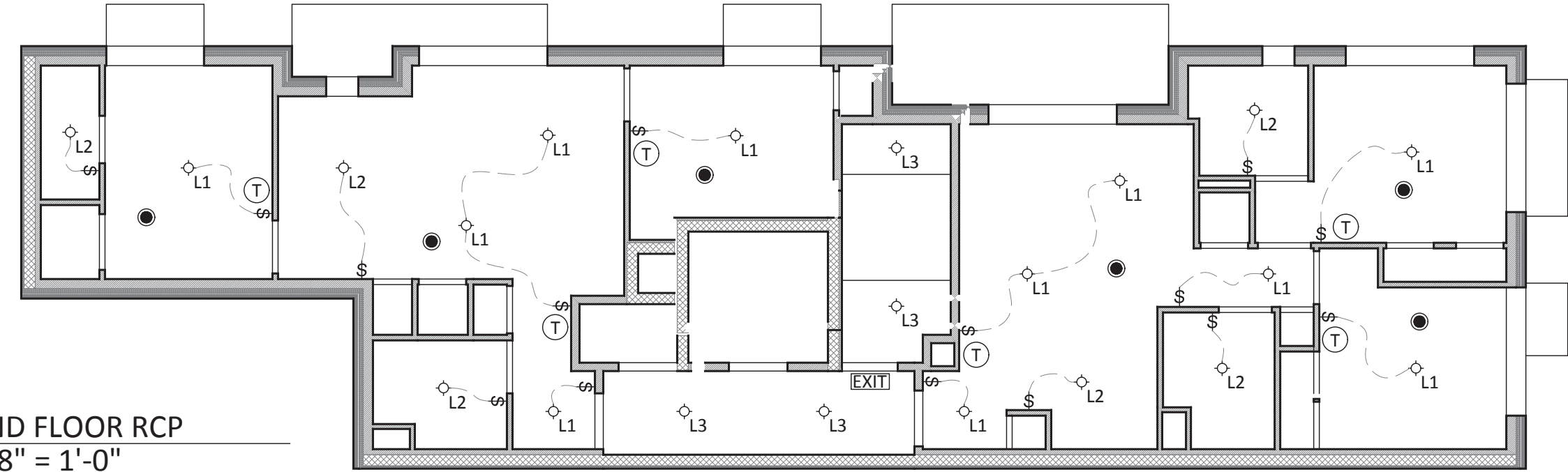
SPACE	DOOR WIDTH	LIGHTING POWER	WATT/LF
MAIN	18'-8"	6 X L5(60W) = 360W	360W / 18'-8" = 19.28
ENTRANCE			
TOTAL WATTS / LF = 19.28 W/LF < 20 W/LF; COMPLIED			



4 3RD - 5TH FLOOR RCP  
1/8" = 1'-0"

INTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	AREA	LIGHTING POWER	WATT/SF
HALLWAY	92.91 SF	2 X L3(13W) = 26 W	26W / 92.91 SF = .27
STAIRS	89.84 SF	2 X L3(13W) = 26W	26W / 89.84 SF = .28
TOTAL WATTS / SF = 52 W / 182.75 SF = .28 W/SF < .7W/SF; COMPLIES			



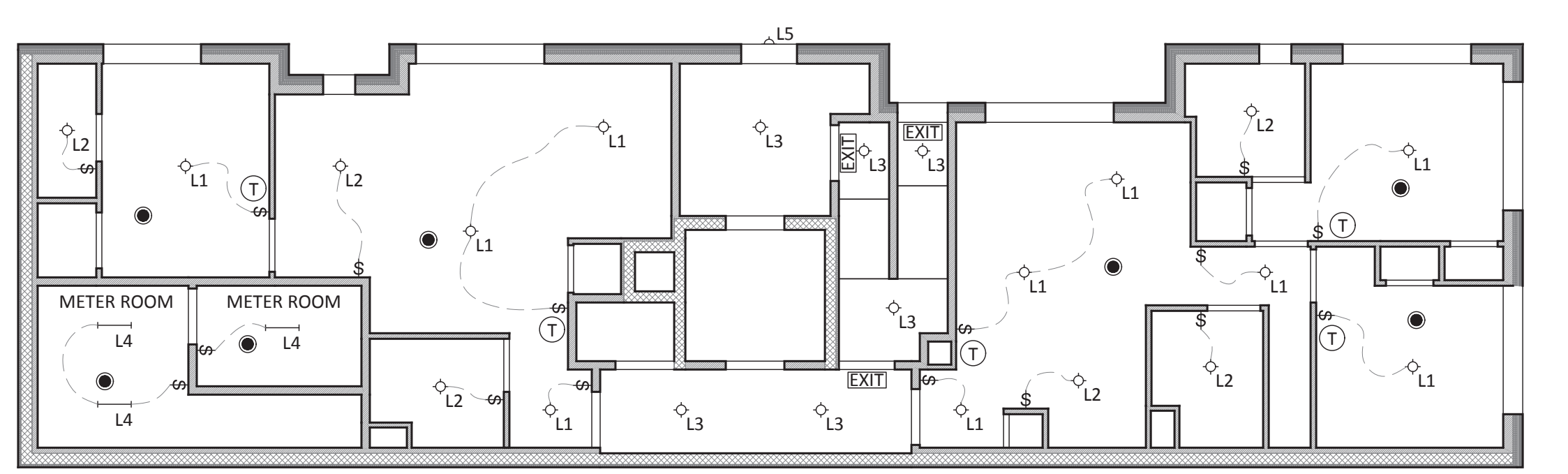
3 2ND FLOOR RCP  
1/8" = 1'-0"

INTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	AREA	LIGHTING POWER	WATT/SF
HALLWAY	181.66 SF	3 X L3(13W) = 39 W	39W / 181.66 SF = .21
STAIRS	89.84 SF	3 X L3(13W) = 39 W	39W / 89.84 SF = .43
TOTAL WATTS / SF = 78 W / 271.5 SF = .28 W/SF < .7W/SF; COMPLIES			

EXTERIOR LIGHTING POWER DENSITY CALCULATION

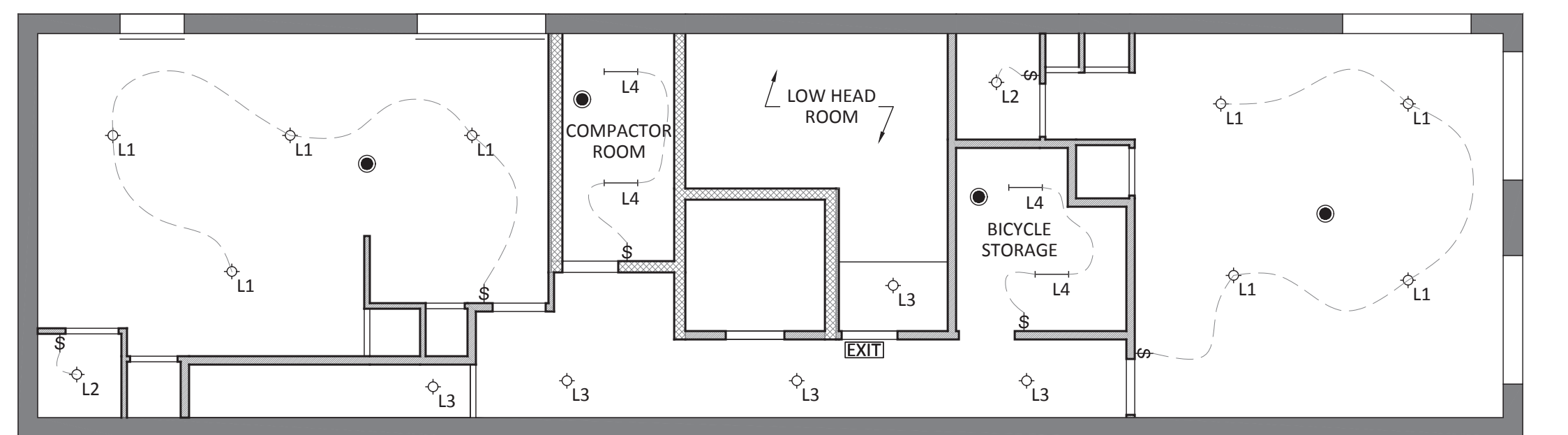
SPACE	DOOR WIDTH	LIGHTING POWER	WATT/LF
MAIN	3'-4"	1 X L5(60W) = 60W	60W / 3'-4" = 18
ENTRANCE			
TOTAL WATTS / LF = 18 W/LF < 20 W/LF; COMPLIED			



2 1ST FLOOR RCP  
1/8" = 1'-0"

INTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	AREA	LIGHTING POWER	WATT/SF
HALLWAY	178.16 SF	3 X L3(13W) = 39 W	39W / 178.16 SF = .21
STAIRS	94.12 SF	3 X L3(13W) = 39W	39W / 94.12 SF = .41
MECHANICAL	248.97 SF	5 X L4(17W) = 85W	85W / 248.97 SF = .34
TOTAL WATTS / SF = 163 W / 521.25 SF = .31 W/SF < .7W/SF; COMPLIES			



1 CELLAR RCP  
1/8" = 1'-0"

LEGEND

◇	LIGHTING FIXTURE; SEE SCHEDULE
●	SMOKE/CARBON MONOXIDE DETECTOR
Ⓢ	ELECTRICAL SWITCH
Ⓣ	PROGRAMMABLE THERMOSTAT
EXIT	EMERGENCY EXIT SIGN

INTERIOR LIGHTING POWER DENSITY CALCULATION

LEVEL	AREA	LIGHTING POWER
ROOF	163.17 SF	L3 X 4 = 52 W
MEZZANINE	89.84 SF	L3 X 2 = 26 W
6TH FLOOR	181.29 SF	L3 X 4 = 52 W
5TH FLOOR	182.75 SF	L3 X 4 = 52 W
4TH FLOOR	182.75 SF	L3 X 4 = 52 W
3RD FLOOR	182.75 SF	L3 X 4 = 52 W
2ND FLOOR	182.75 SF	L3 X 4 = 52 W
1ST FLOOR	271.5 SF	L3 X 6 = 78W
CELLAR	521.25 SF	L3 X 6 = 78W, L4 X 5 = 85W
TOTAL	1,958.05 SF	579 WATT
TOTAL LIGHTING POWER DENSITY = 579 / 1,958.05 = 0.29 W/SF		

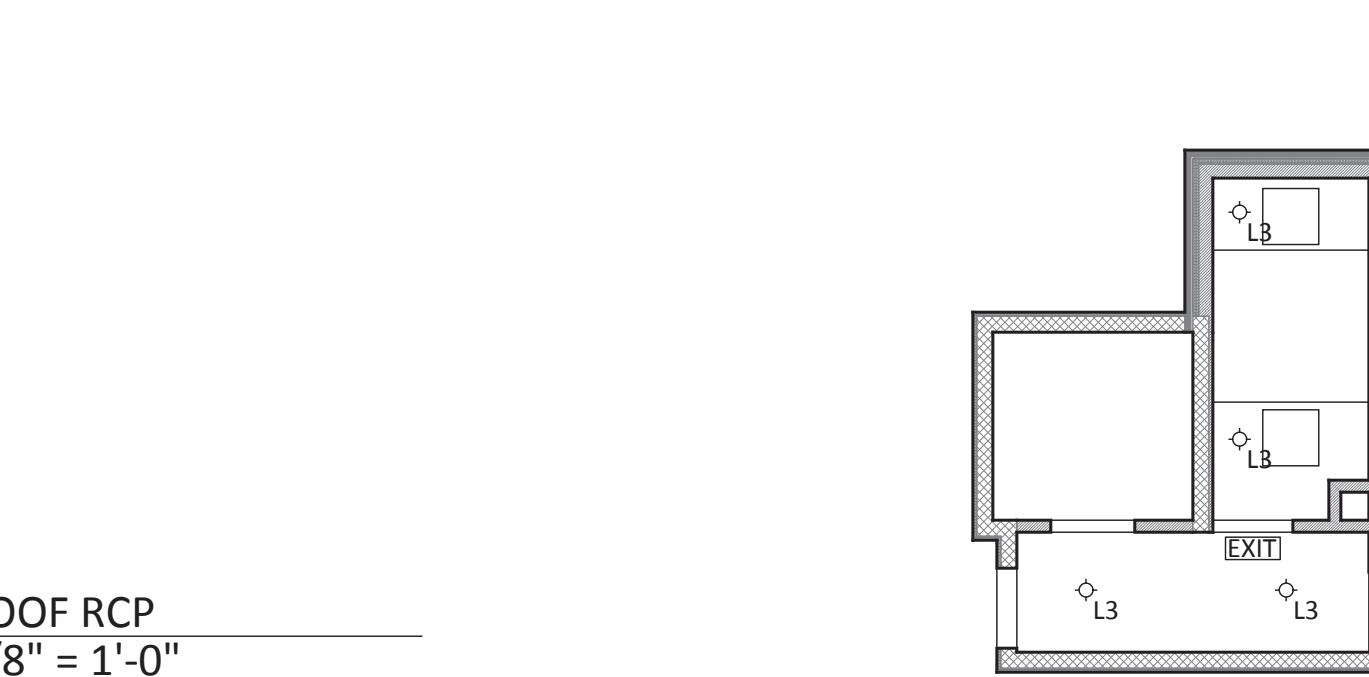
LIGHTING CONTROL KEY NOTES:

- PER C405.1, EXCEPTION, DWELLING UNITS WITHIN COMMERCIAL BUILDINGS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION C405.2 THROUGH C405.5 PROVIDED THAT NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
  - PROVIDE 100% HIGH-EFFICACY LAMP WITHIN DWELLING UNITS. SEE LIGHTING SCHEDULE.
- PER C405.2.1, OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN THE FOLLOWING SPACE TYPES:
  - CLASSROOMS/LECTURE/TRAINING ROOMS.
  - CONFERENCE/MEETING/MULTIPURPOSE ROOMS.
  - COPY/PRINT ROOMS.
  - LOUNGES.
  - EMPLOYEE LUNCH AND BREAK ROOMS.
  - PRIVATE OFFICES.
  - RESTROOMS.
  - STORAGE ROOMS.
  - JANITORIAL CLOSETS.
  - LOCKER ROOMS.
  - OTHER SPACES 300 SQUARE FEET OR LESS THAT ARE ENCLOSED BY FLOOR-TO-CEILING HEIGHT PARTITIONS.
  - WAREHOUSES.
  - OPEN PLAN OFFICES.
- PER C405.2.1.1, 1. AUTOMATICALLY TURN OFF LIGHTS WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE. 2. BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER. 3. SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.
  - PROVIDE OCCUPANCY SENSORS WITH MANUAL-ON AND MANUAL OFF CONTROL TO AUTOMATICALLY TURN OFF LIGHTS WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE IN MECHANICAL ROOM. SEE LIGHTING CONTROL NARRATIVE.
- PER C405.2.2, EACH AREA OF THE BUILDING THAT IS NOT PROVIDED WITH OCCUPANT SENSOR CONTROLS COMPLYING WITH SECTION C405.2.1.1 SHALL BE PROVIDED WITH TIME SWITCH CONTROLS COMPLYING WITH SECTION C405.2.1.1.
  - OCCUPANCY SENSORS PROVIDED IN ALL NON-DWELLING UNIT SPACES, TIME SWITCH CONTROL NOT REQUIRED.
- PER C405.2.5, LIGHTING FOR EXTERIOR APPLICATIONS OTHER THAN EMERGENCY LIGHTING THAT IS INTENDED TO BE AUTOMATICALLY OFF DURING BUILDING OPERATION, LIGHTING SPECIFICALLY REQUIRED TO MEET HEALTH AND LIFE SAFETY REQUIREMENTS OR DECORATIVE GAS LIGHTING SYSTEMS SHALL:
  - BE PROVIDED WITH A CONTROL THAT AUTOMATICALLY TURNS OFF THE LIGHTING AS A FUNCTION OF AVAILABLE DAYLIGHT.
  - WHERE LIGHTING THE BUILDING FAÇADE OR LANDSCAPE, THE LIGHTING SHALL HAVE CONTROLS THAT AUTOMATICALLY SHUT OFF THE LIGHTING AS A FUNCTION OF DAWN/DUSK AND A SET OPENING AND CLOSING TIME.
  - WHERE NOT COVERED IN ITEM 2, THE LIGHTING SHALL HAVE CONTROLS CONFIGURED TO AUTOMATICALLY REDUCE THE CONNECTED LIGHTING POWER BY NOT LESS THAN 30 PERCENT FROM NOT LATER THAN MIDNIGHT TO 6 A.M., FROM ONE HOUR AFTER ANY PERIOD WHEN ACTIVITY HAS NOT BEEN DETECTED FOR A TIME OF LONGER THAN 15 MINUTES. ALL TIME SWITCHES SHALL BE ABLE TO RETAIN PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS.

SPACE (NON D.U.)	CONTROL STRATEGY
HALLWAY/STAIRS	EGRESS COMPONENT - LIGHTING TO REMAIN IN CONTINUOUS OPERATION
MECHANICAL	LOCAL SWITCHES WITH DUAL TECHNOLOGY OCCUPANCY SENSOR

INTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	AREA	LIGHTING POWER	WATT/SF
HALLWAY	73.33 SF	2 X L3(13W) = 26 W	26W / 73.33 SF = .35
STAIRS	89.84 SF	2 X L3(13W) = 26W	26W / 89.84 SF = .28
TOTAL WATTS / SF = 52 W / 163.17 SF = .31 W/SF < .7W/SF; COMPLIES			



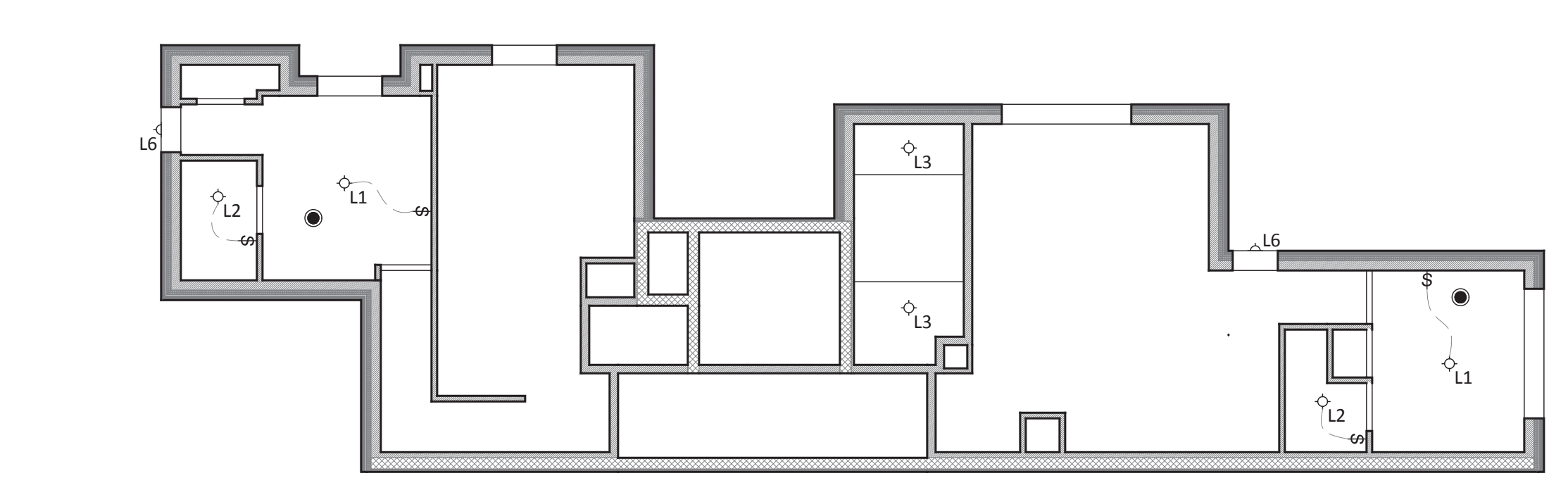
7 ROOF RCP  
1/8" = 1'-0"

INTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	AREA	LIGHTING POWER	WATT/SF
STAIRS	89.84 SF	2 X L3(13W) = 26W	26W / 89.84 SF = .28
TOTAL WATTS / SF = 26 W / 89.84 SF = .28 W/SF < .7W/SF; COMPLIES			

EXTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	DOOR WIDTH	LIGHTING POWER	WATT/LF
MAIN	5'-4"	2 X L6(25W) = 50W	50W / 5'-4" = 9.37
ENTRANCE			
TOTAL WATTS / LF = 9.37 W/LF < 20 W/LF; COMPLIED			



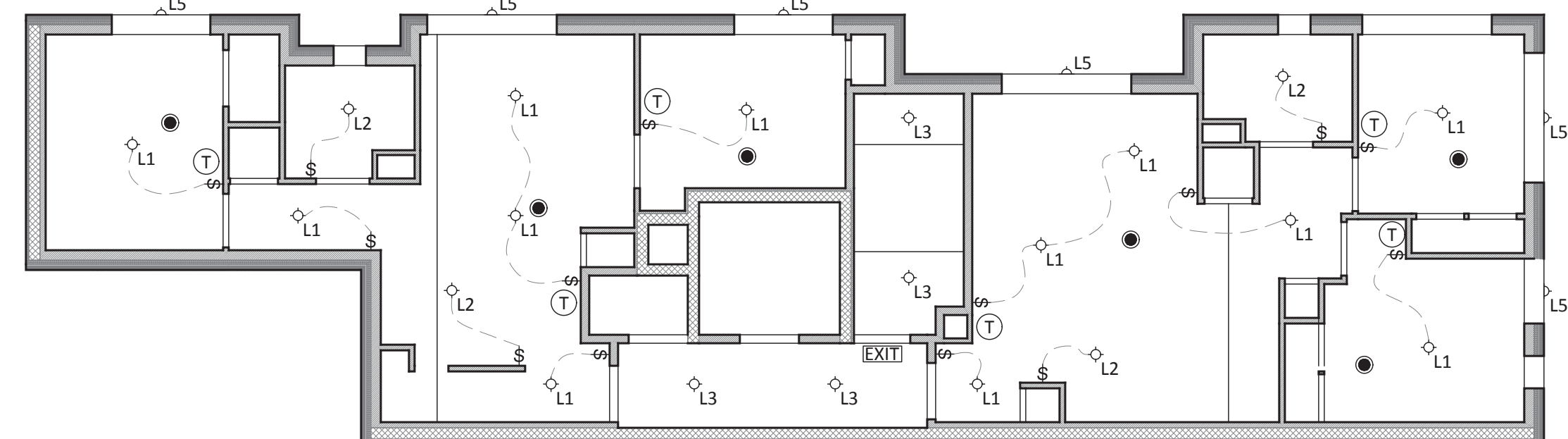
6 MEZZANINE RCP  
1/8" = 1'-0"

INTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	AREA	LIGHTING POWER	WATT/SF
HALLWAY	91.45 SF	2 X L3(13W) = 26 W	26W / 91.45 SF = .28
STAIRS	89.84 SF	2 X L3(13W) = 26W	26W / 89.84 SF = .28
TOTAL WATTS / SF = 52 W / 181.29 SF = .28 W/SF < .7W/SF; COMPLIES			

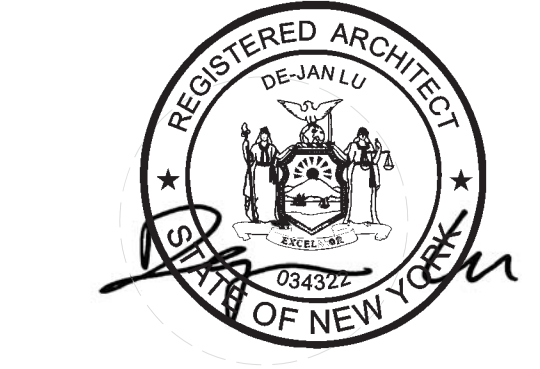
EXTERIOR LIGHTING POWER DENSITY CALCULATION

SPACE	DOOR WIDTH	LIGHTING POWER	WATT/LF
MAIN	18'-8"	6 X L5(60W) = 360W	360W / 18'-8" = 19.28
ENTRANCE			
TOTAL WATTS / LF = 19.28 W/LF < 20 W/LF; COMPLIED			



5 6TH FLOOR RCP  
1/8" = 1'-0"

ISSUE / REVISION RECORD		
NO.	DATE	DESCRIPTION



DRAWING TITLE  
REFLECTED CEILING PLAN

DRAWING NO. A-200.00 DATE 12/29/2016 SCALE AS NOTED DRAWN BY P.Z. CHECKED BY D.L.



1 SIDE ELEVATION  
1/8" = 1'-0"

2 FRONT ELEVATION  
1/8" = 1'-0"

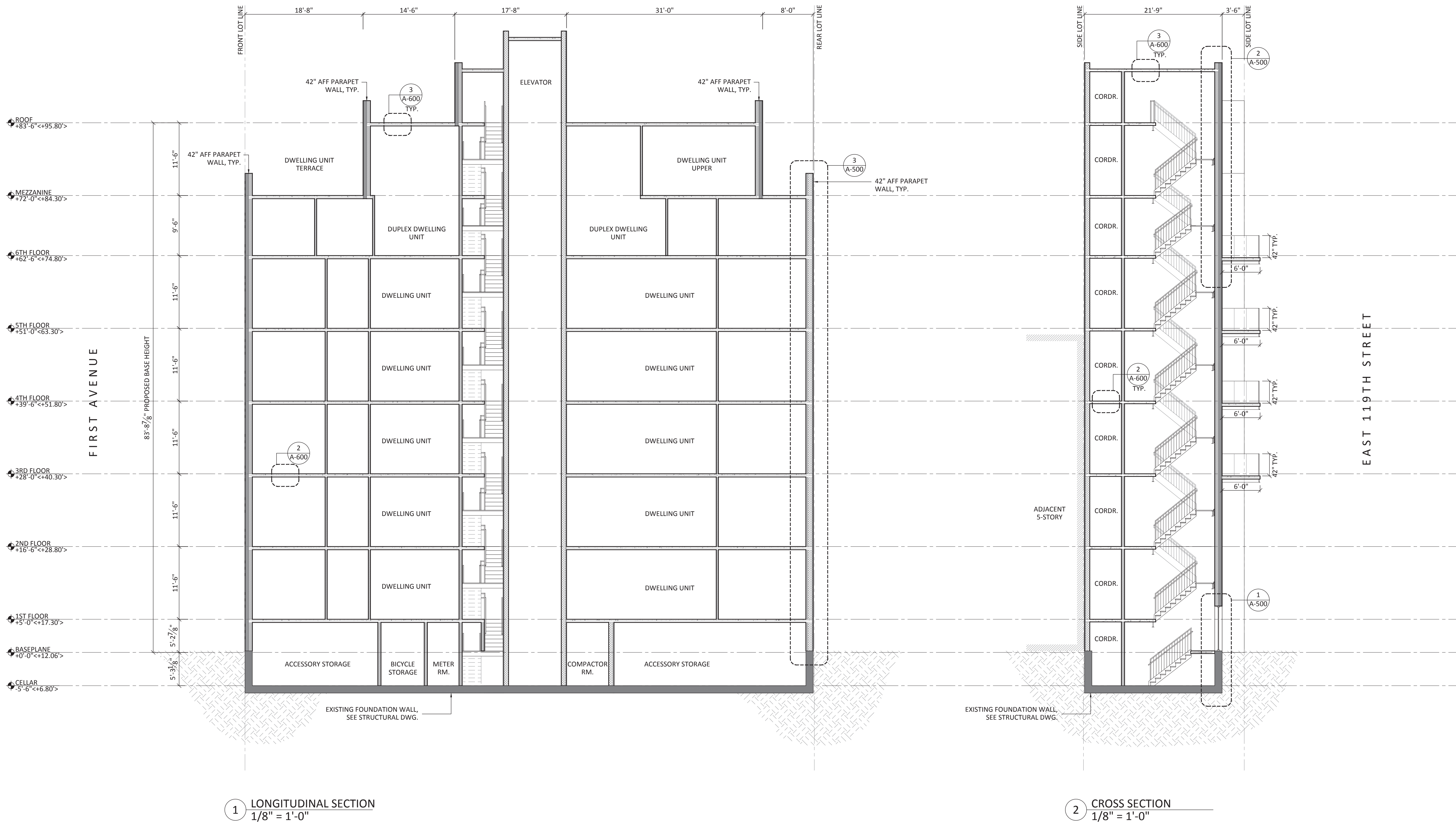
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ISSUE / REVISION RECORD		
NO.	DATE	DESCRIPTION



SEAL & SIGNATURE  
DRAWING TITLE  
BUILDING ELEVATIONS

DRAWING NO.	DATE	12/29/2016
A-300.00	SCALE	AS NOTED
	DRAWN BY	P.Z.
	CHECKED BY	D.L.



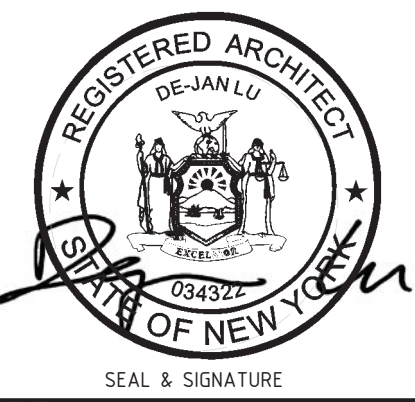
**1** LONGITUDINAL SECTION  
1/8" = 1'-0"

**2** CROSS SECTION  
1/8" = 1'-0"

CAD files, sealed drawings and specifications are instruments of service whose ownership belongs to De-Jan Lu, RA. Unauthorized use, changes or publication are prohibited unless expressly approved by De-Jan Lu, RA. Infringements will be prosecuted. Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made in behalf of the contractor for any error or neglect on his part. In a conflict between sealed drawings and electronic files, the sealed drawings will govern.

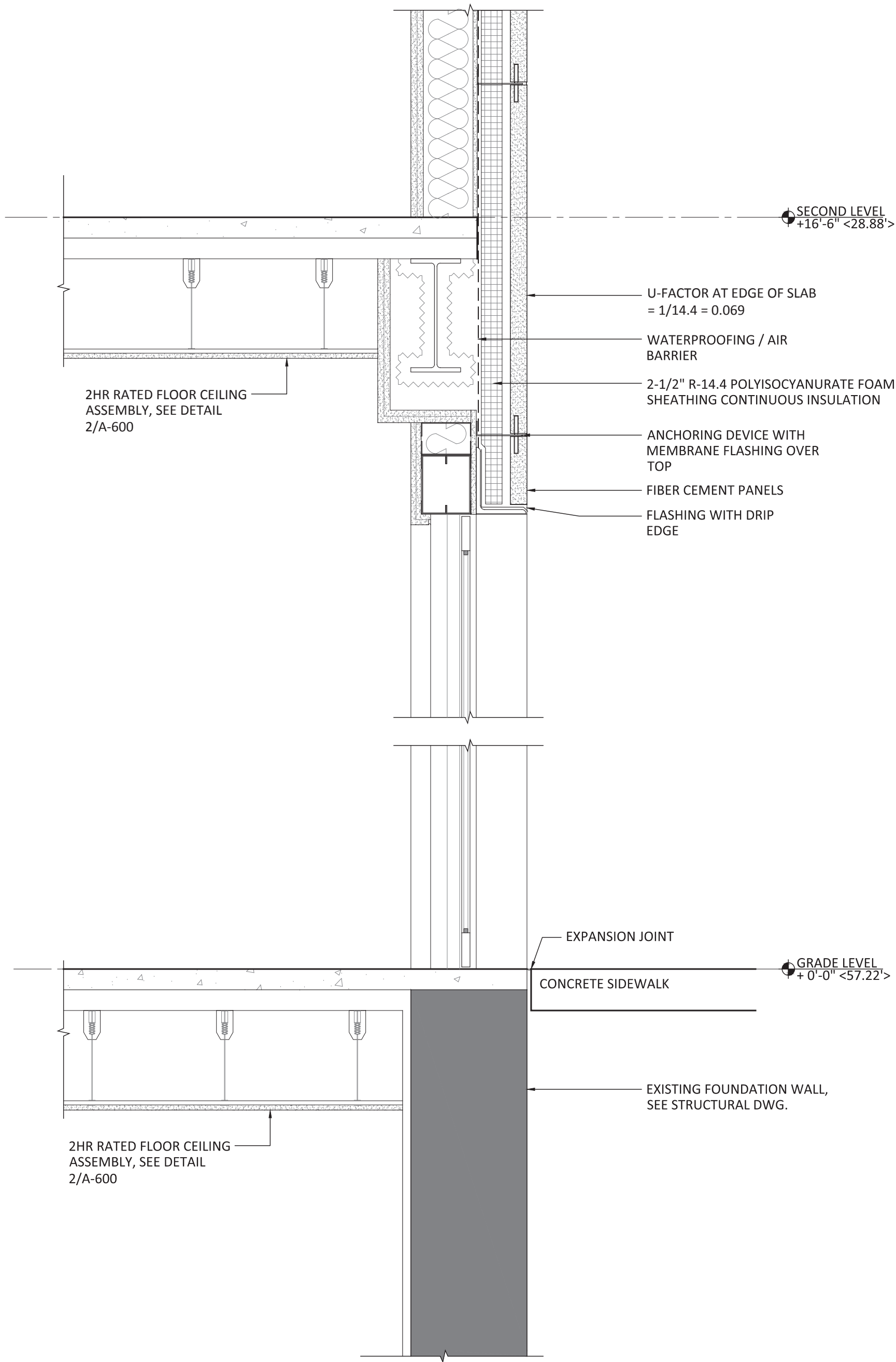
ISSUE / REVISION RECORD

NO.	DATE	DESCRIPTION

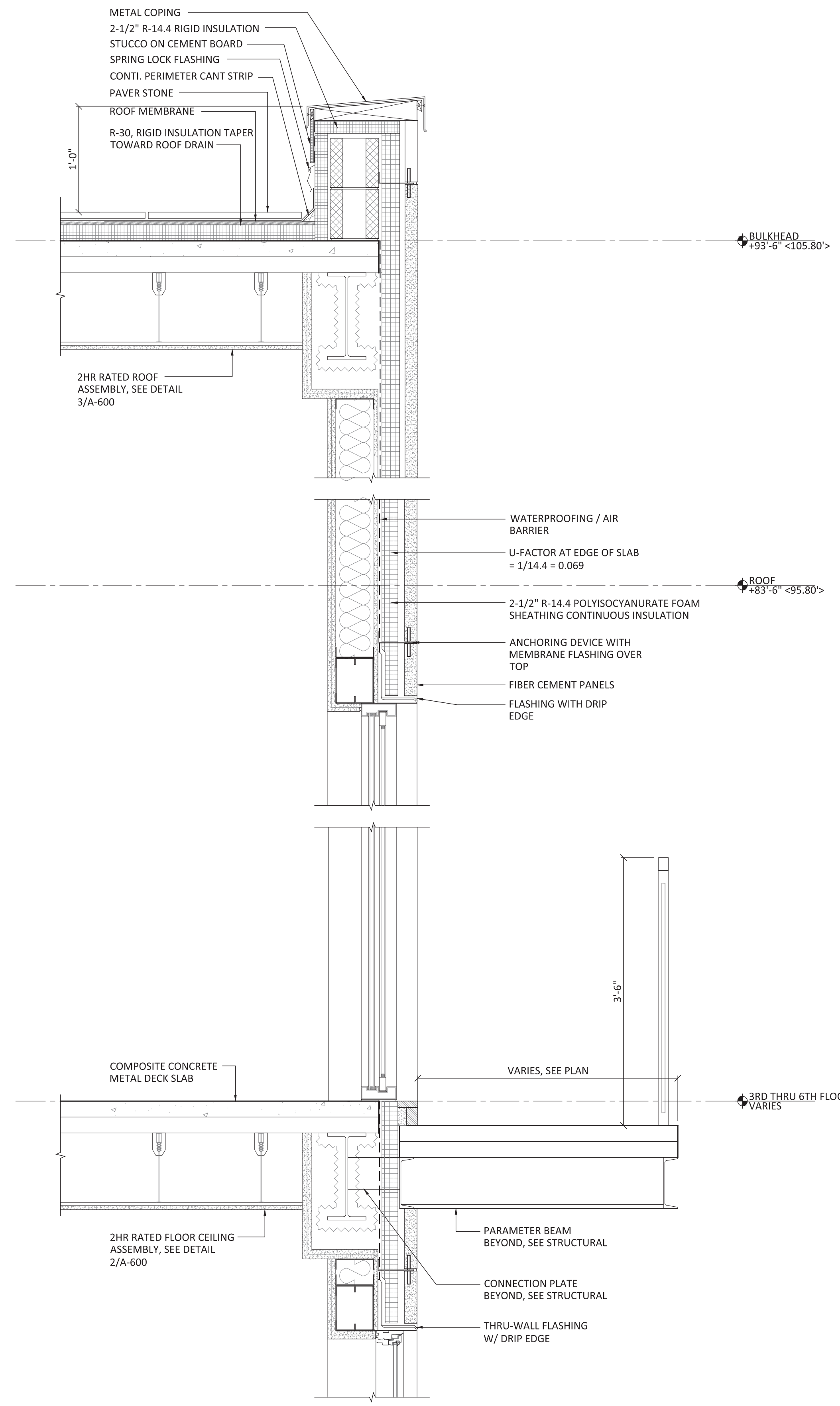


SEAL & SIGNATURE  
DRAWING TITLE  
BUILDING SECTIONS

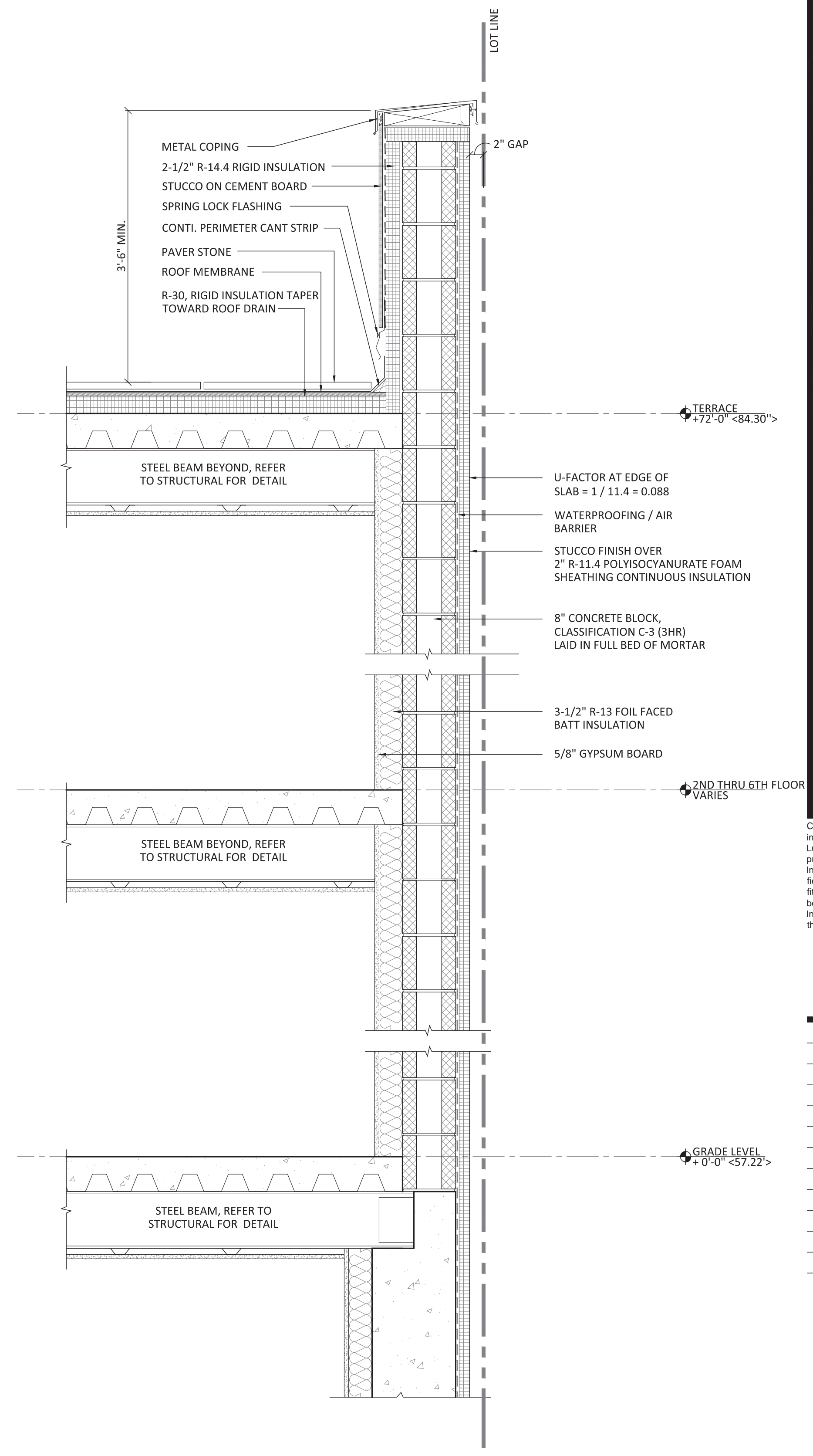
DRAWING NO.	DATE	SCALE	DRAWN BY	CHECKED BY
A-301.00	12/29/2016	AS NOTED	P.Z.	D.L.



1 WALL SECTION  
1" = 1'-0"



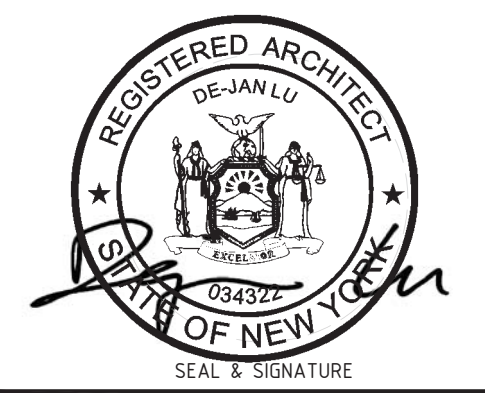
2 WALL SECTION  
1" = 1'-0"

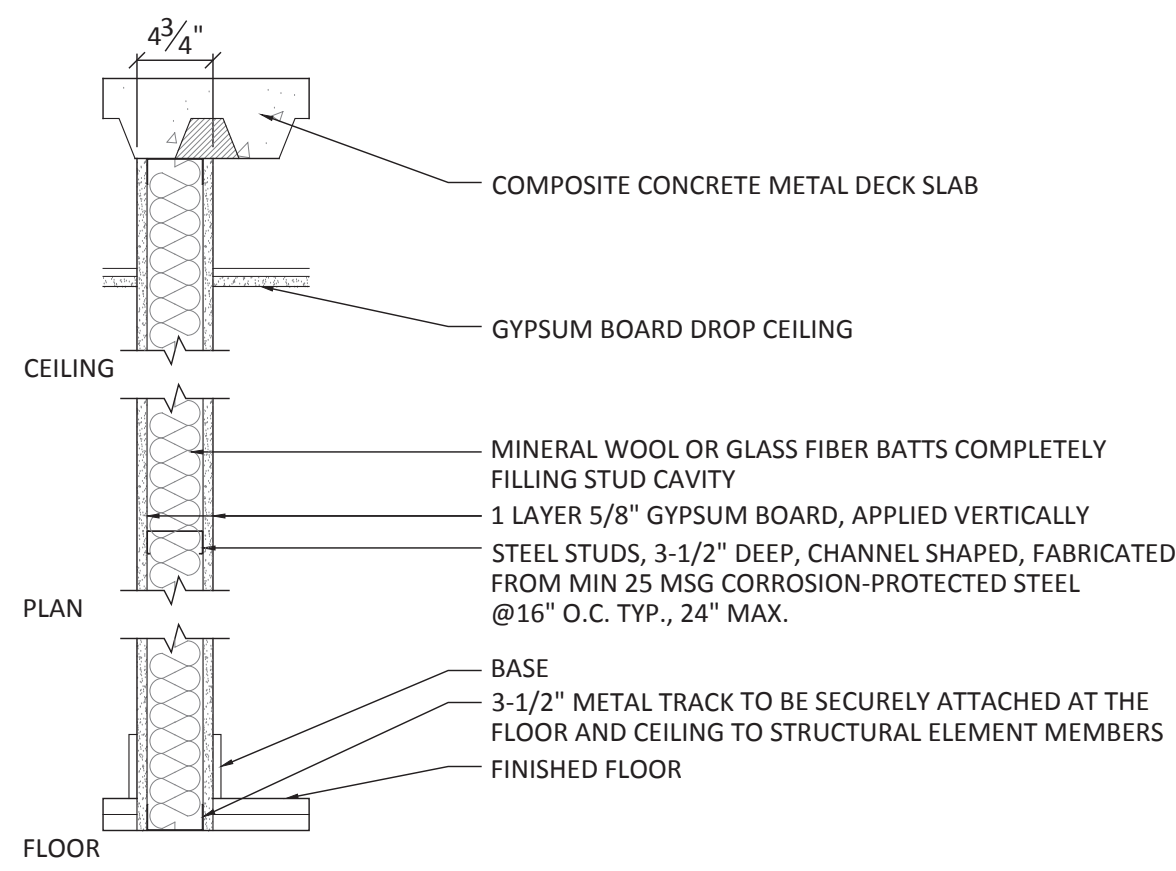


3 WALL SECTION  
1" = 1'-0"

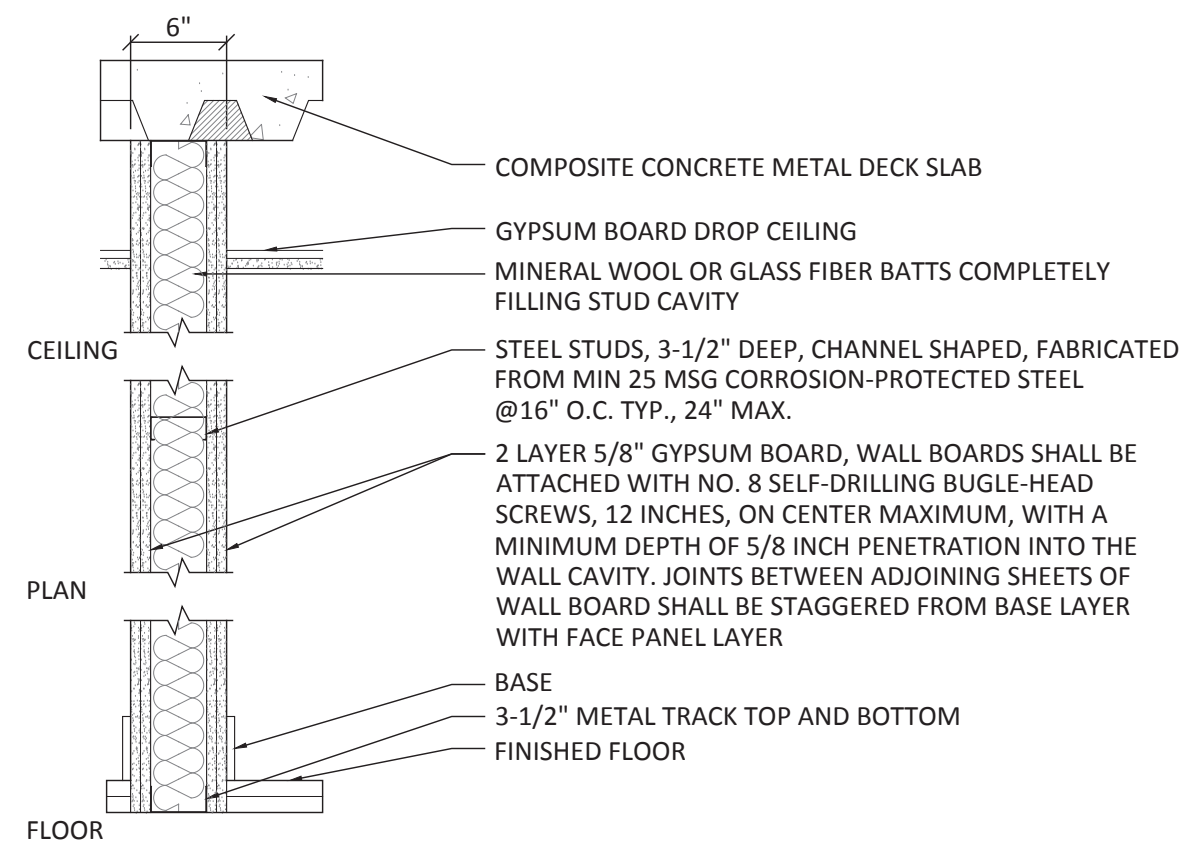
CAD files, sealed drawings and specifications are instruments of service whose ownership belongs to De-Jan Lu, RA. Unauthorized use, changes or publication are prohibited unless expressly approved by De-Jan Lu, RA. Infringements will be prosecuted. Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made in behalf of the contractor for any error or neglect on his part. In a conflict between sealed drawings and electronic files, the sealed drawings will govern.

ISSUE / REVISION RECORD		
NO.	DATE	DESCRIPTION

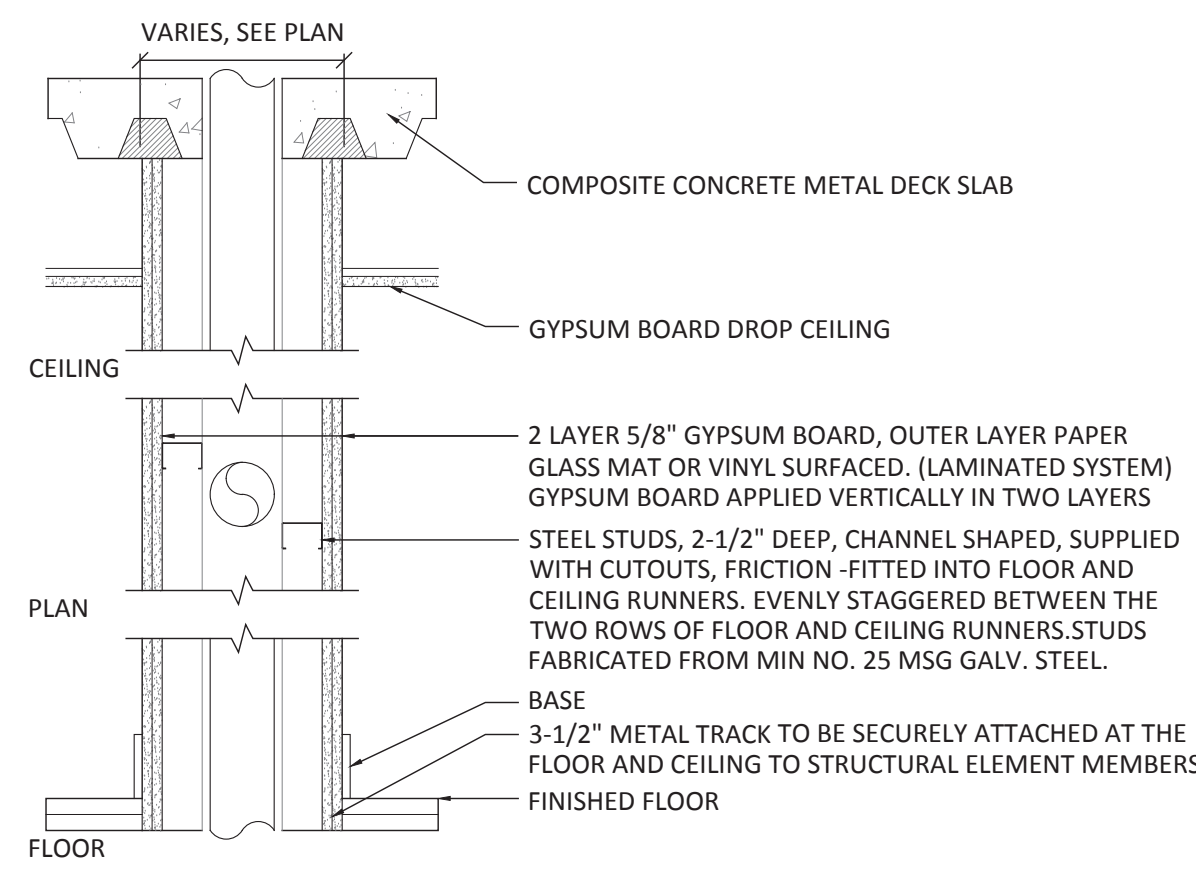




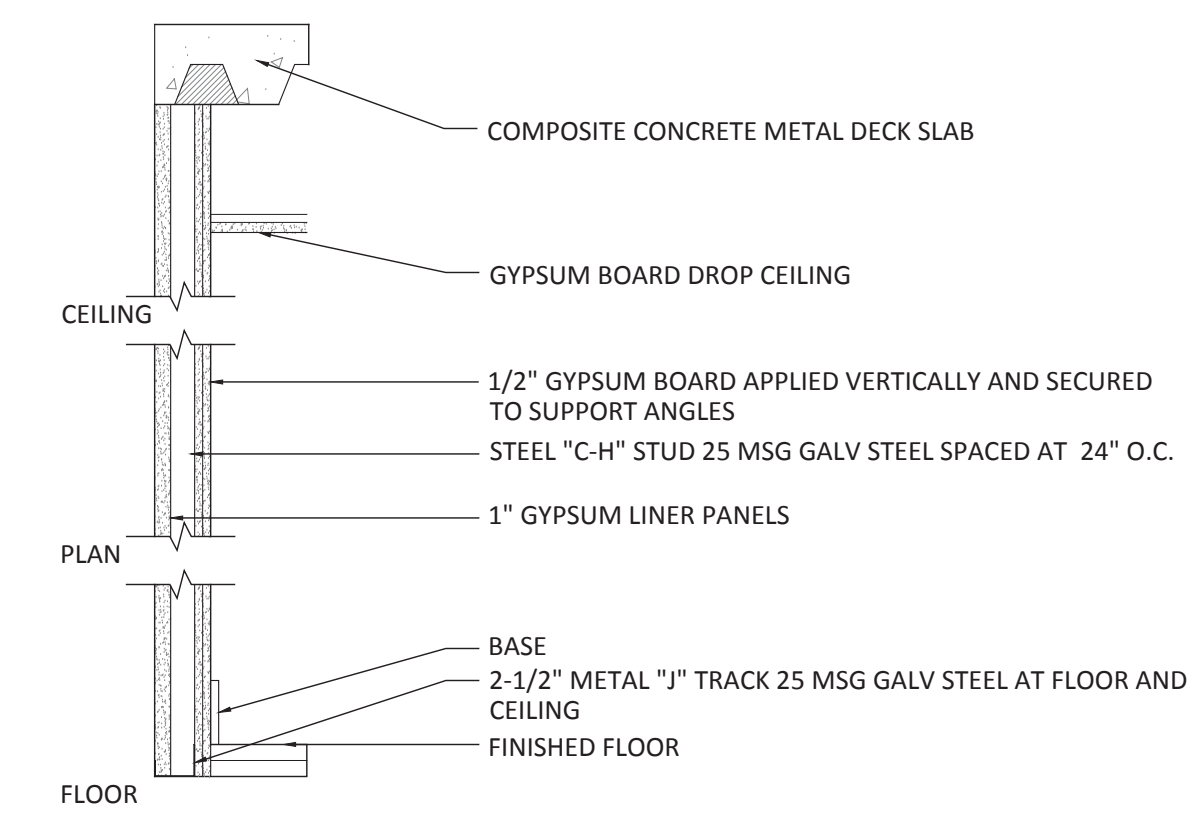
1 INTERIOR STUD WALL  
1 HR FIRE RATED  
UL DESIGN NO. U419



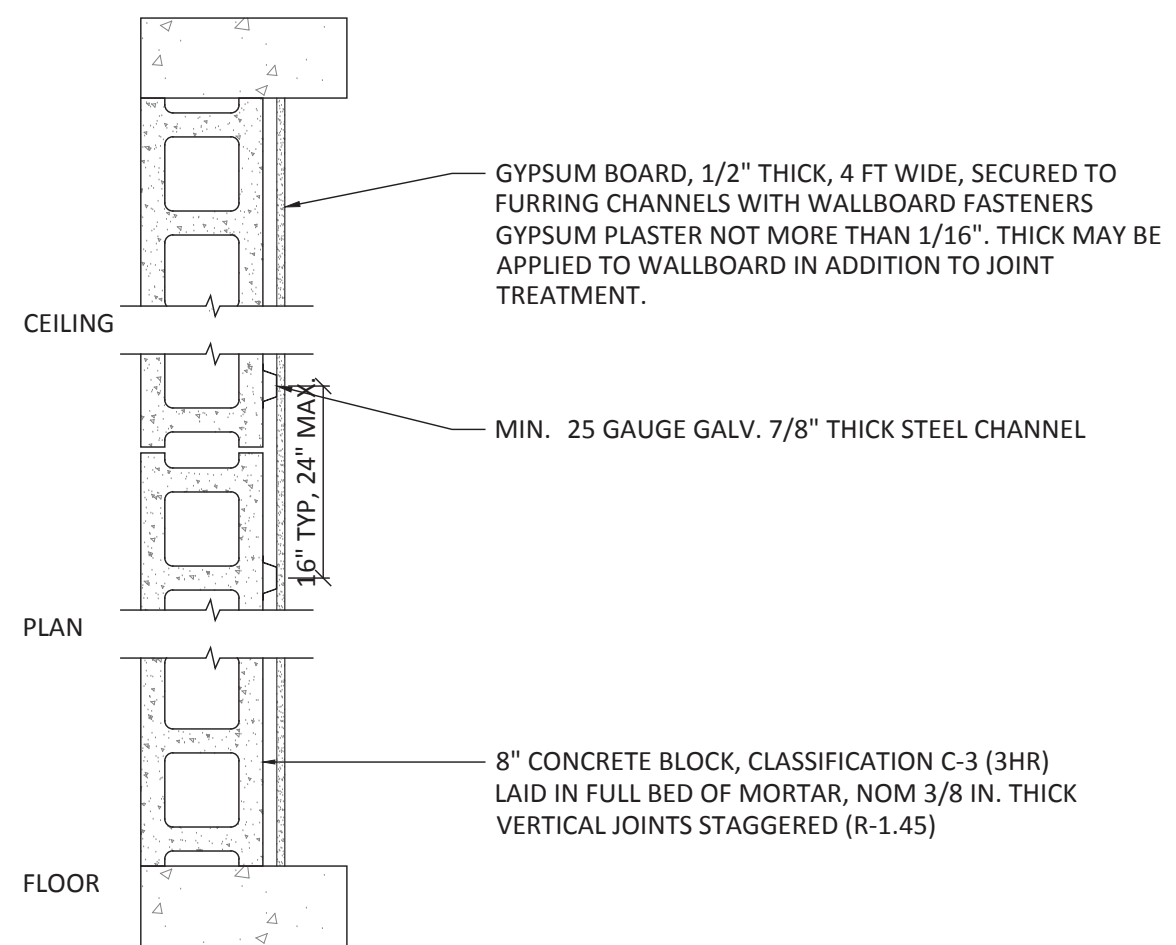
2 MASONRY EQUIVALENT WALL  
2 HR FIRE RATED  
UL DESIGN NO. U411  
STC 56 / USG-840818



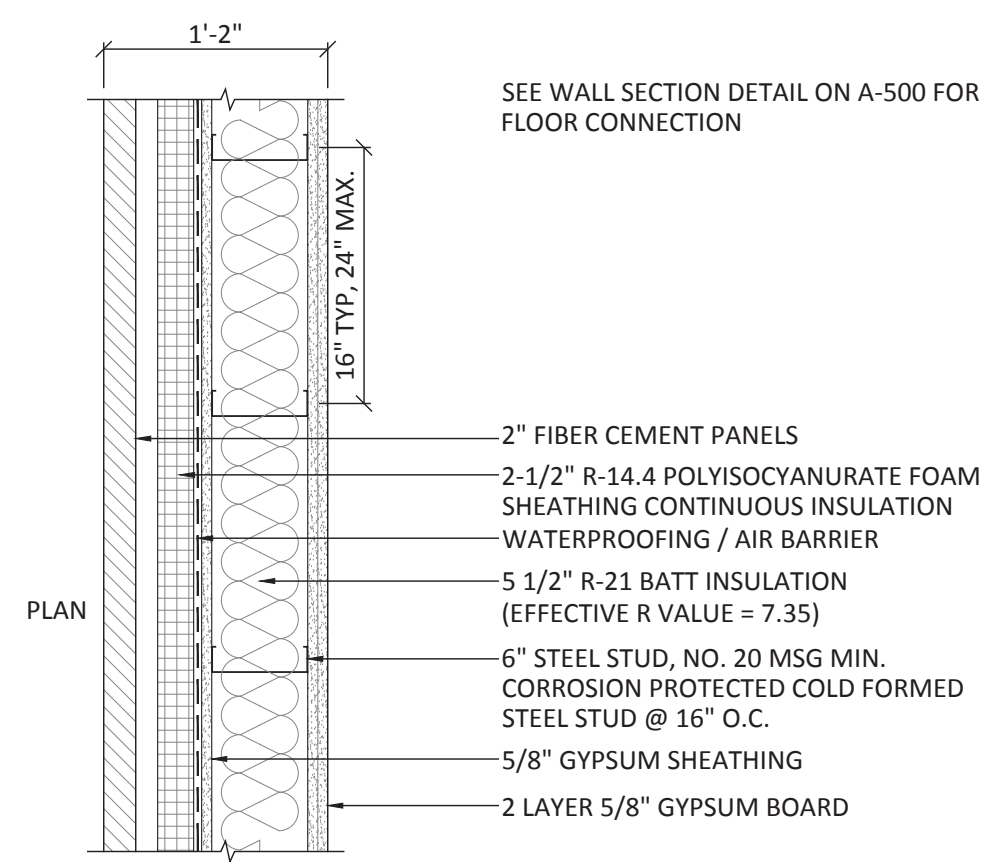
3 CHASE WALL  
2 HR FIRE RATED  
UL DESIGN NO. U493



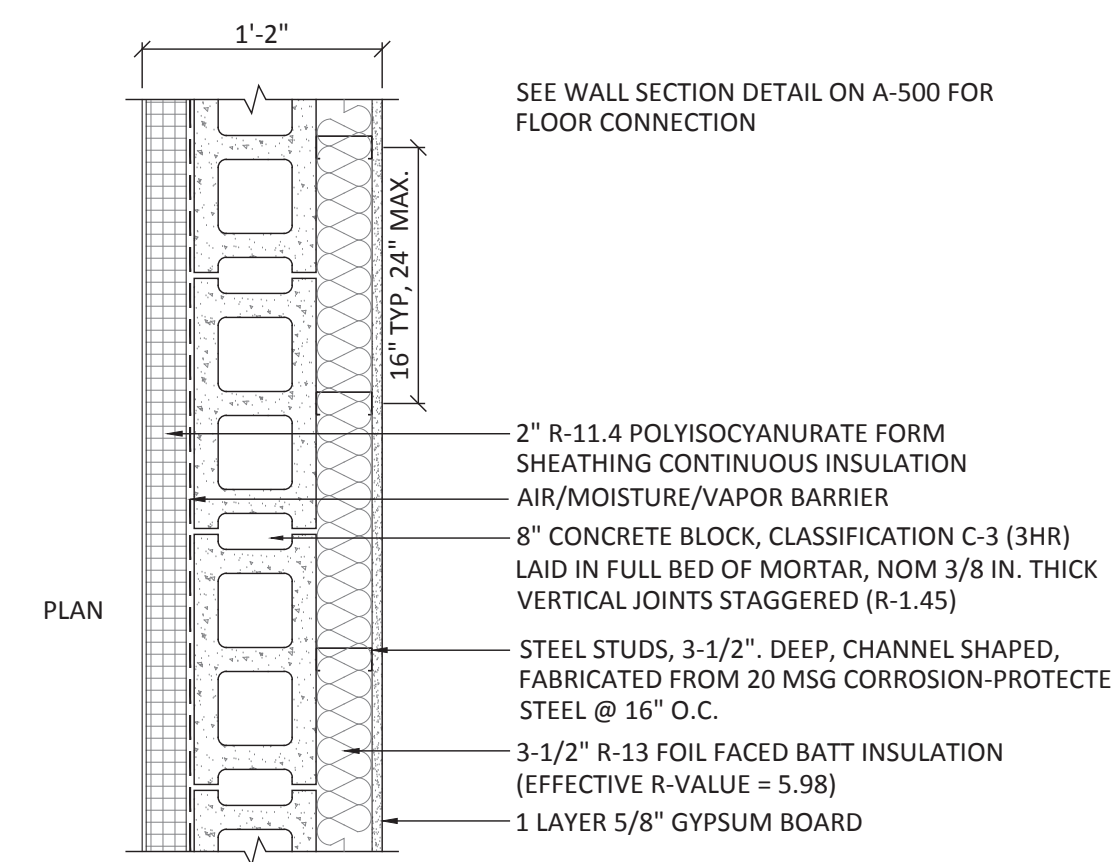
4 SHAFT WALL  
2 HR FIRE RATED  
UL DESIGN NO. U529



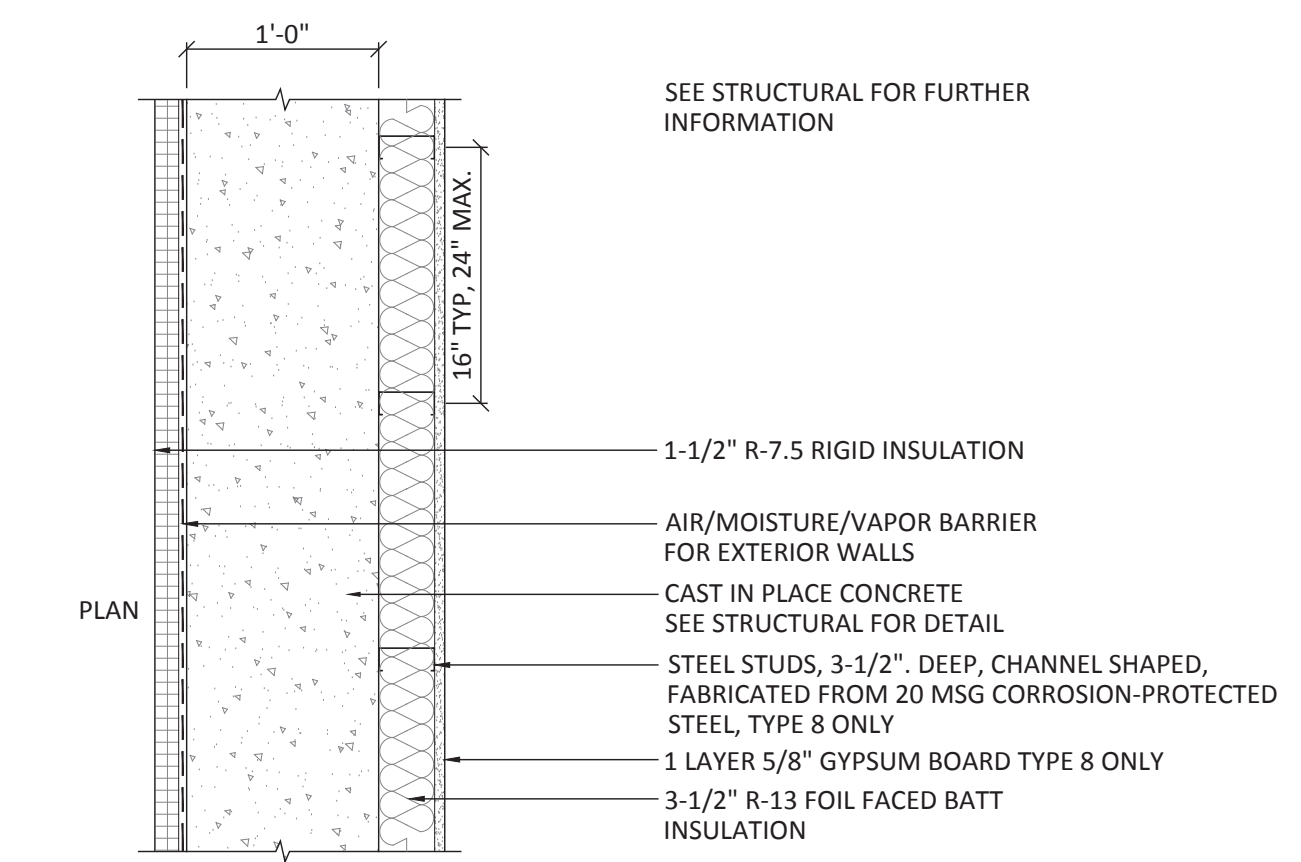
5 CMU WALL  
3 HR FIRE RATED  
UL DESIGN NO. U907  
TYPE 5A WITH FURRING



6 METAL STUD W/ FIBER CEMENT PANELS  
1HR FIRE RATED  
UL DESIGN NO. U425  
U-FACTOR = 1/(14.4 + 7.35) = 0.046  
U-FACTOR AT EDGE OF SLAB = 1/14.4 = 0.069, SEE 2/A-500 FOR DETAIL



7 STUCCO ON 8" CMU W/ INSULATION  
3 HR FIRE RATED  
UL DESIGN NO. U904  
TYPE 7A WITH FURRING  
U-FACTOR = 1 / (11.4 + 1.45 + 5.98) = 0.053  
U-FACTOR AT EDGE OF SLAB = 1 / 11.4 = 0.088, SEE 3/A-500 FOR DETAIL



8 CAST IN PLACE CONCRETE WALL  
4 HR FIRE RATED  
BC TABLE 720.1(2) ITEM 4-1.1  
TYPE 8A WITH INTERIOR FURRING  
U-FACTOR = 1 / 7.5 = 0.133  
U-FACTOR AT EDGE OF SLAB = 1 / 7.5 = 0.133,

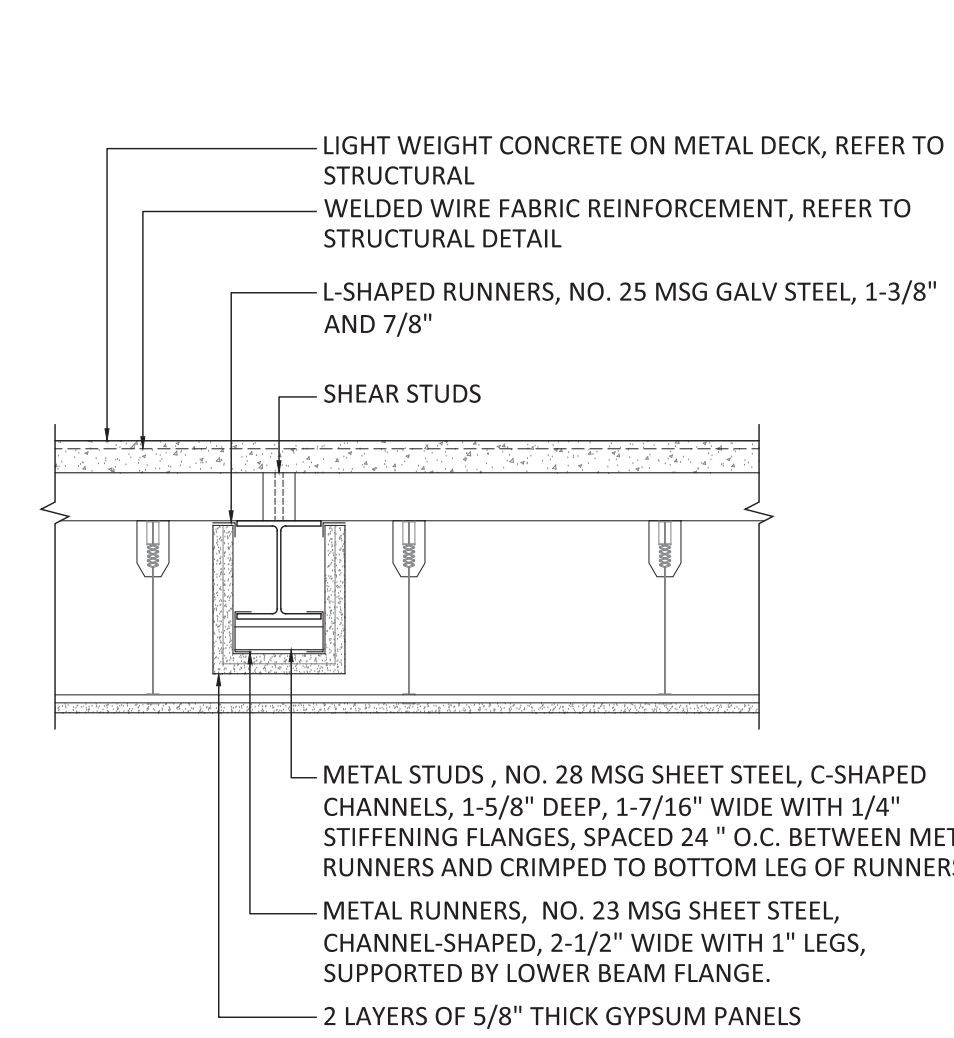
STAIR NOTES

1. PRIOR TO THE ERECTION OF STAIR, STAIR FABRICATOR SHALL CHECK AND VERIFY STORY HEIGHT, DISTANCE FROM LANDING TO FINISH FLOOR AND MINIMUM REQUIRED HEAD CLEARANCES.
2. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES.
3. THE SUM OF TWO RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL BE NOT LESS THAN 24 INCHES NOR MORE THAN 25-1/2 INCHES.  
MAX. RISER = 7-3/4"  
MIN. TREAD DEPTH = 9-1/2" + NOSING  
NOSING NOT LESS THAN 3/4 INCH (19 MM) NOT MORE THAN 1 1/4 INCHES.
4. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

ISSUE / REVISION RECORD

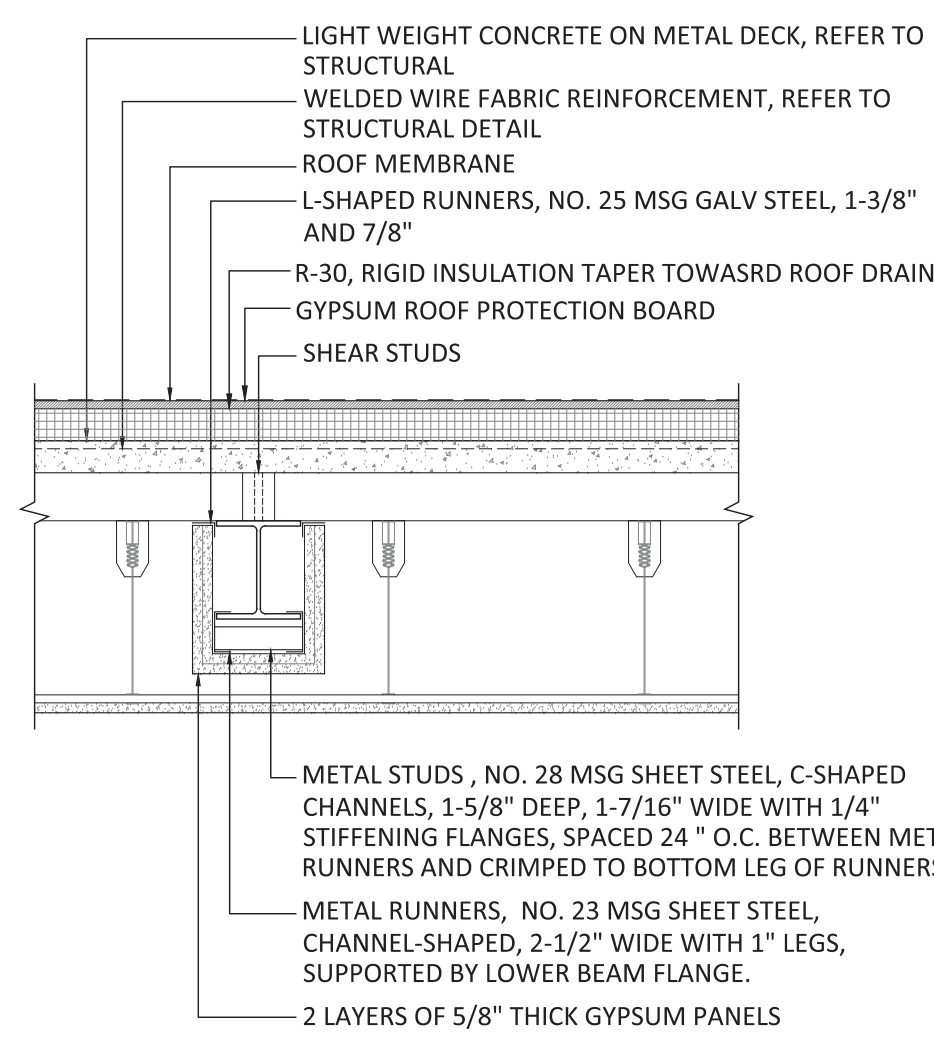
NO.	DATE	DESCRIPTION

1 WALL ASSEMBLY  
1" = 1'-0"

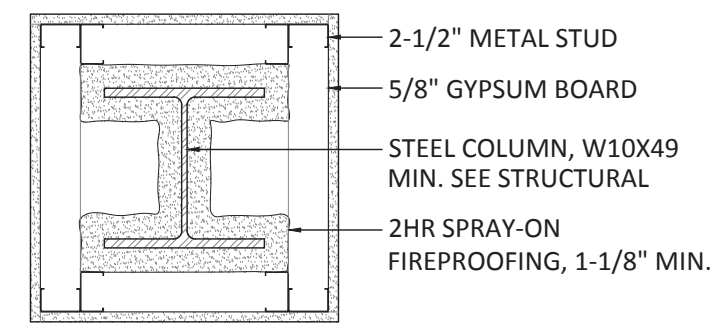


FLOOR ASSEMBLY / BEAM ENCLOSURE  
2 HR FIRE RATED  
UL DESIGN NO. D501

NOTE:  
ALL GYPSUM BOARD USED AS INTERIOR FINISH TO HAVE A MAXIMUM FLAME SPREAD INDEX OF 75 AS PER BC 803.1.1



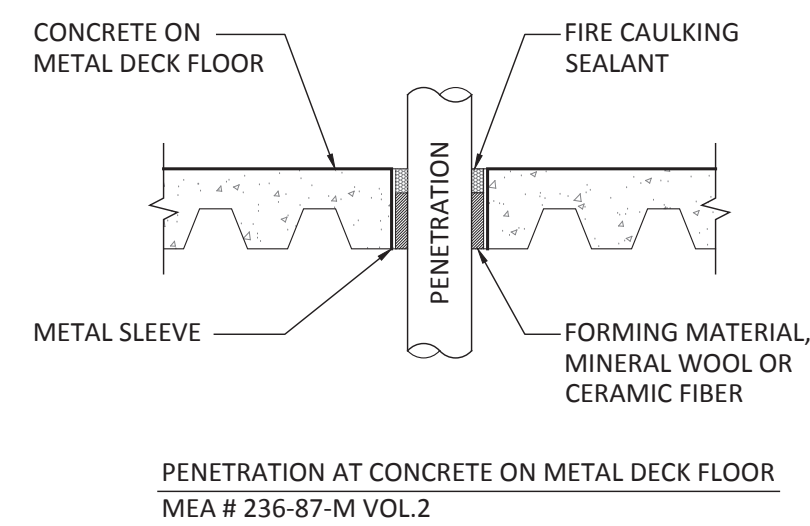
ROOF ASSEMBLY / BEAM ENCLOSURE  
2 HR FIRE RATED  
UL DESIGN NO. D501



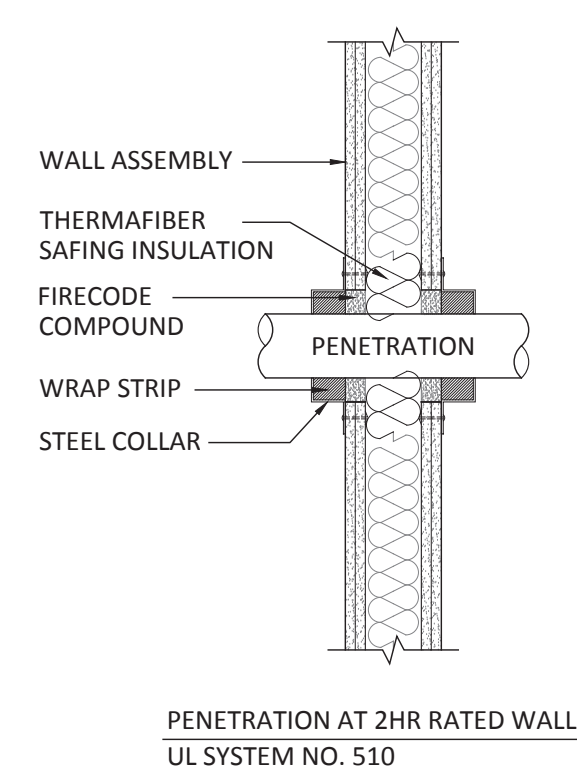
SPRAY ON FIREPROOFING  
2HR FIRE RATED  
UL DESIGN NO. X701

CONCRETE ENCASEMENT  
2HR FIRE RATED  
BC TABLE 720.1(1) ITEM 1-1.1

4 COLUMN ENCLOSURE/ENCASEMENT  
1" = 1'-0"

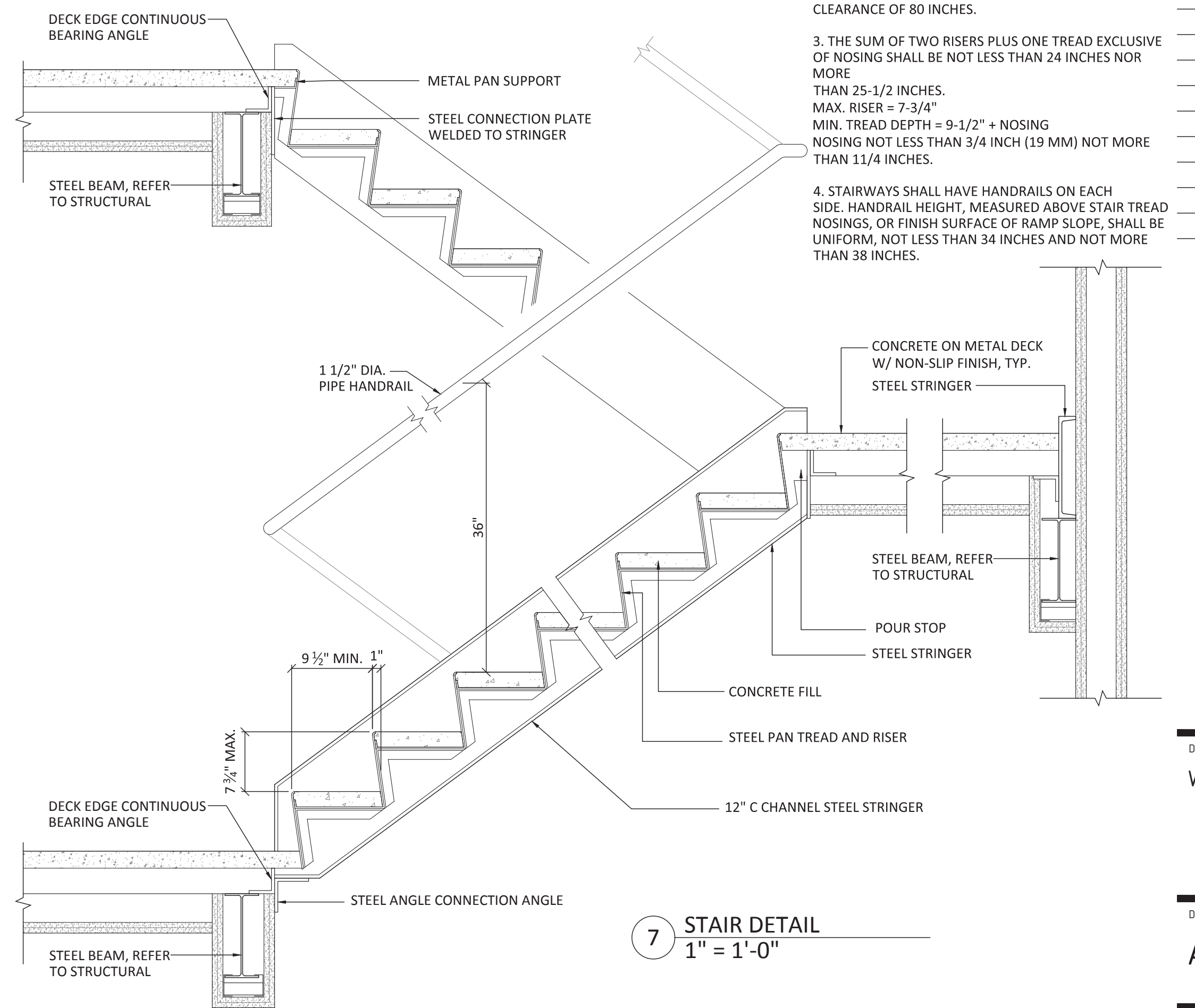


6 FIRE STOPPING DETAIL  
NTS



2 FLOOR/CEILING ASSEMBLY  
1" = 1'-0"

3 ROOF ASSEMBLY  
1" = 1'-0"



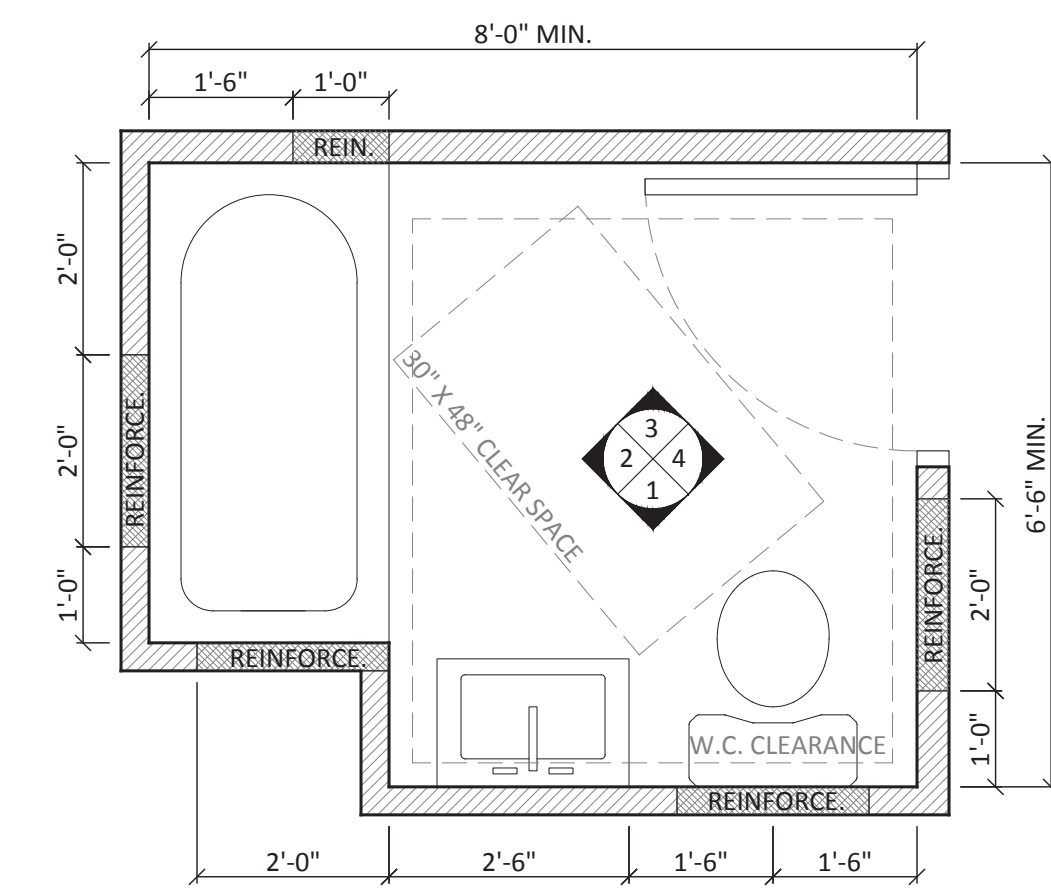
7 STAIR DETAIL  
1" = 1'-0"



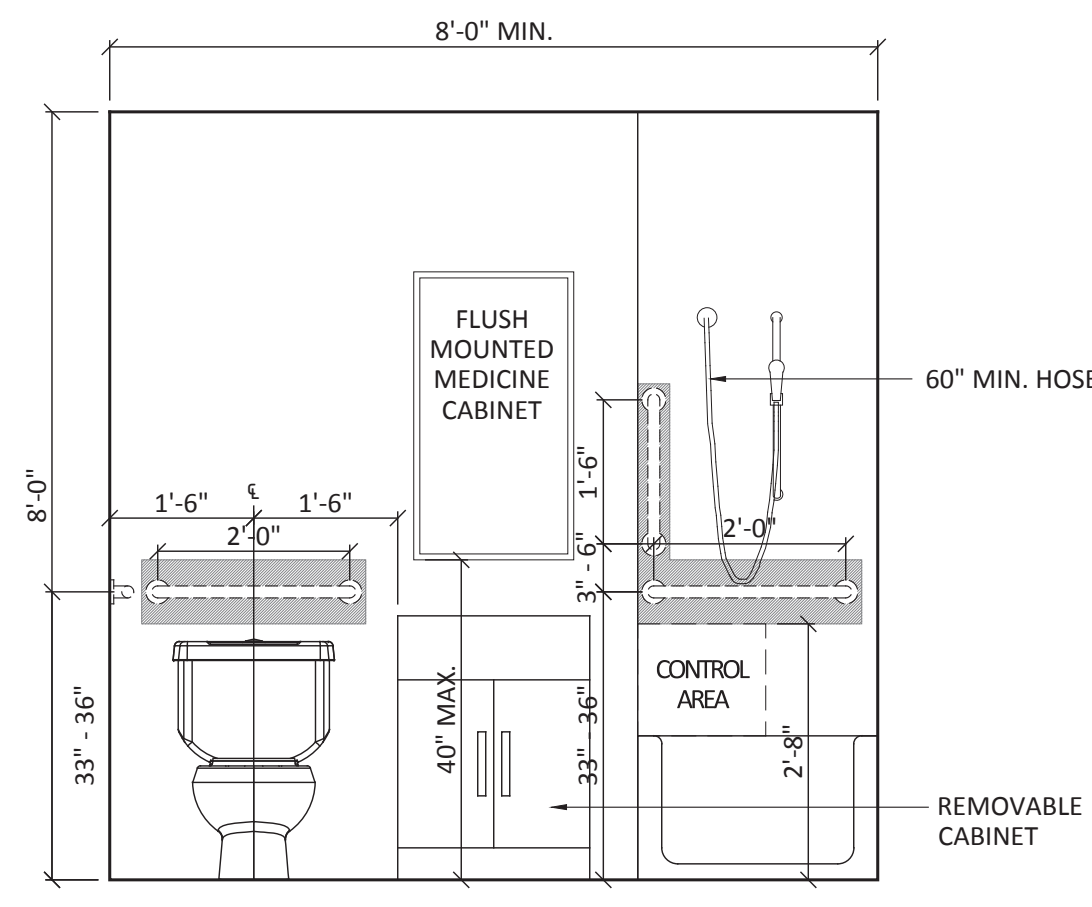
SEAL & SIGNATURE

DRAWING TITLE  
WALL SCHEDULE DETAILS

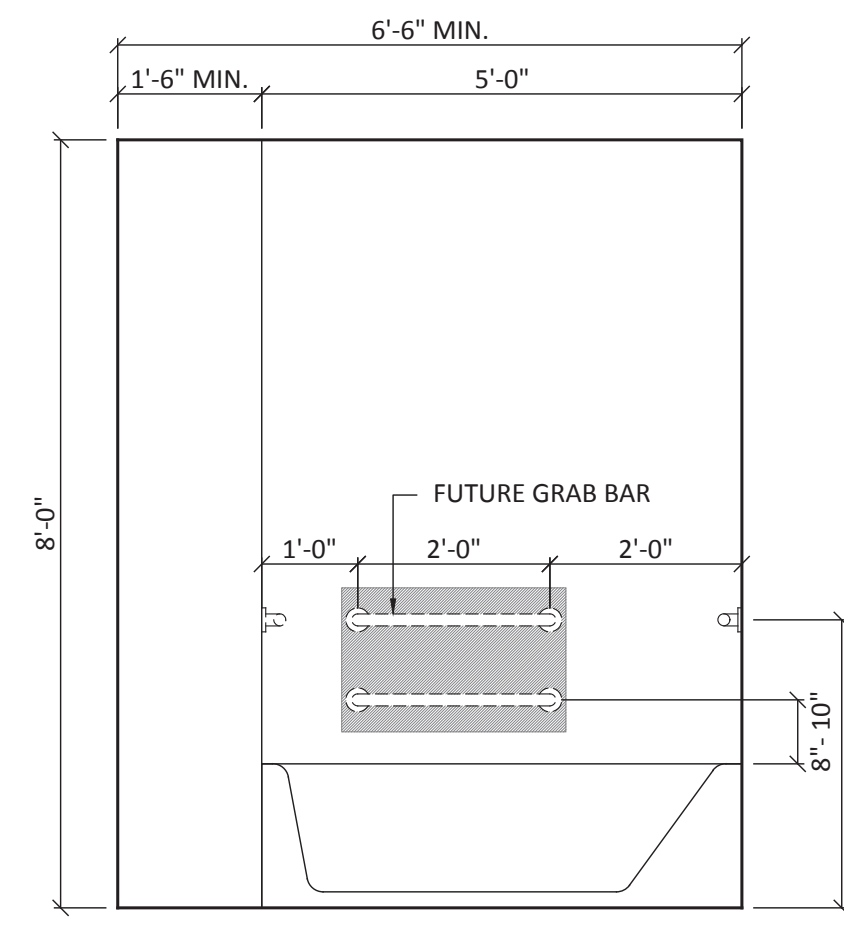
DRAWING NO. DATE 12/29/2016  
SCALE AS NOTED  
A-600.00 DRAWN BY P.Z.  
13 OF 20 CHECKED BY D.L.



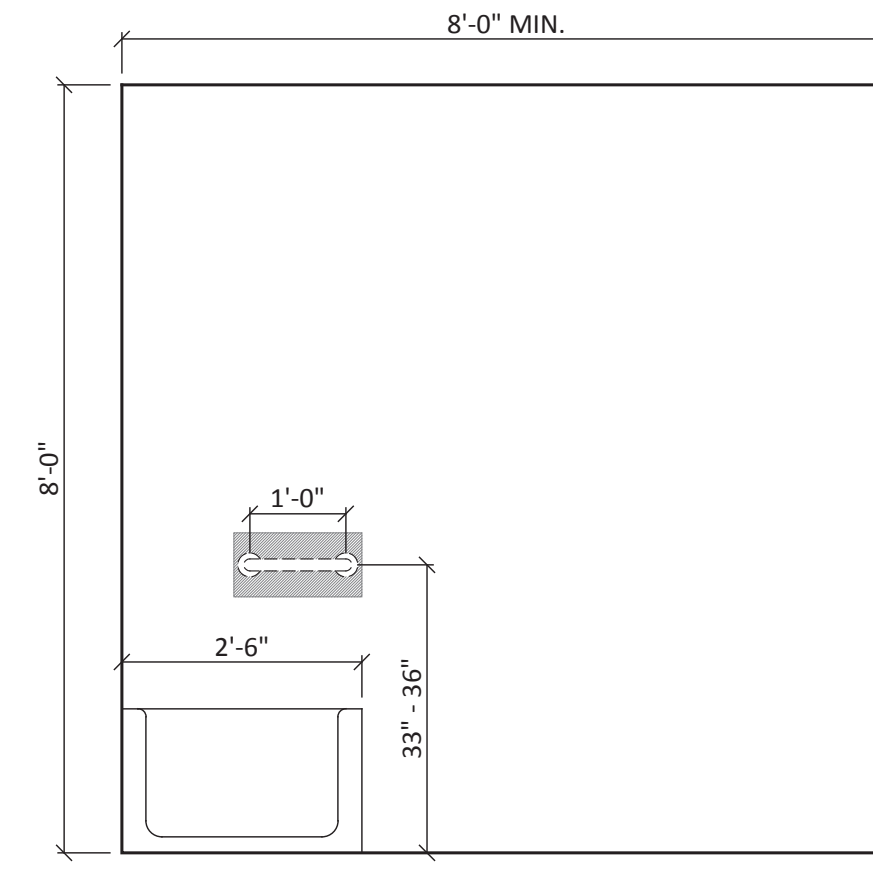
**BATH TYPE 1**  
1/2" = 1'-0"



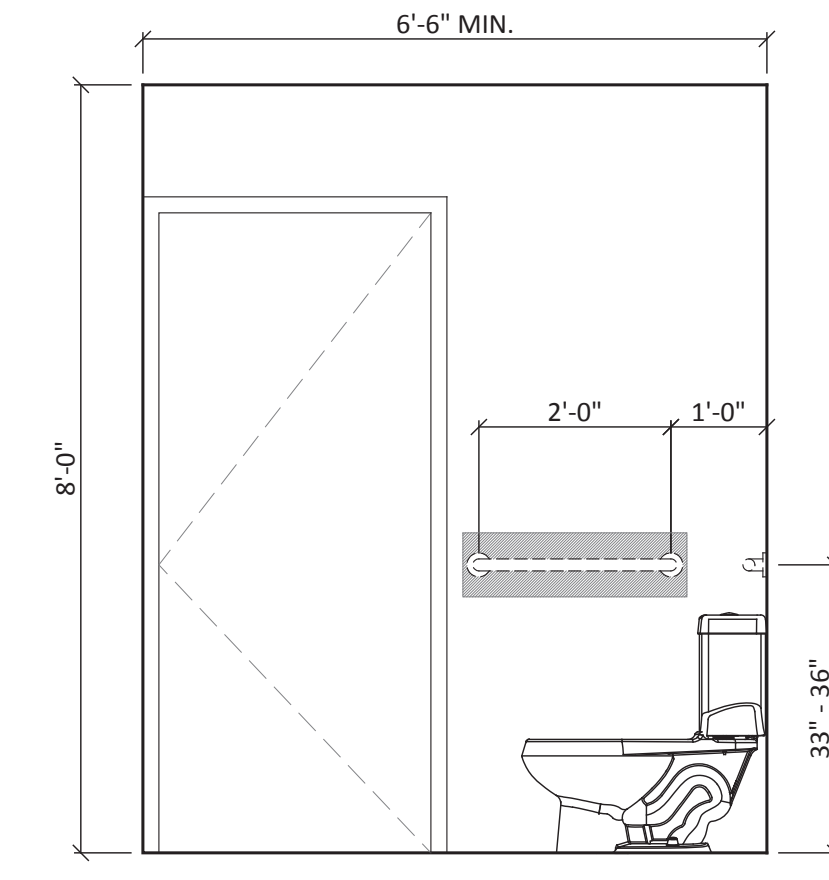
**ELEVATION 1**



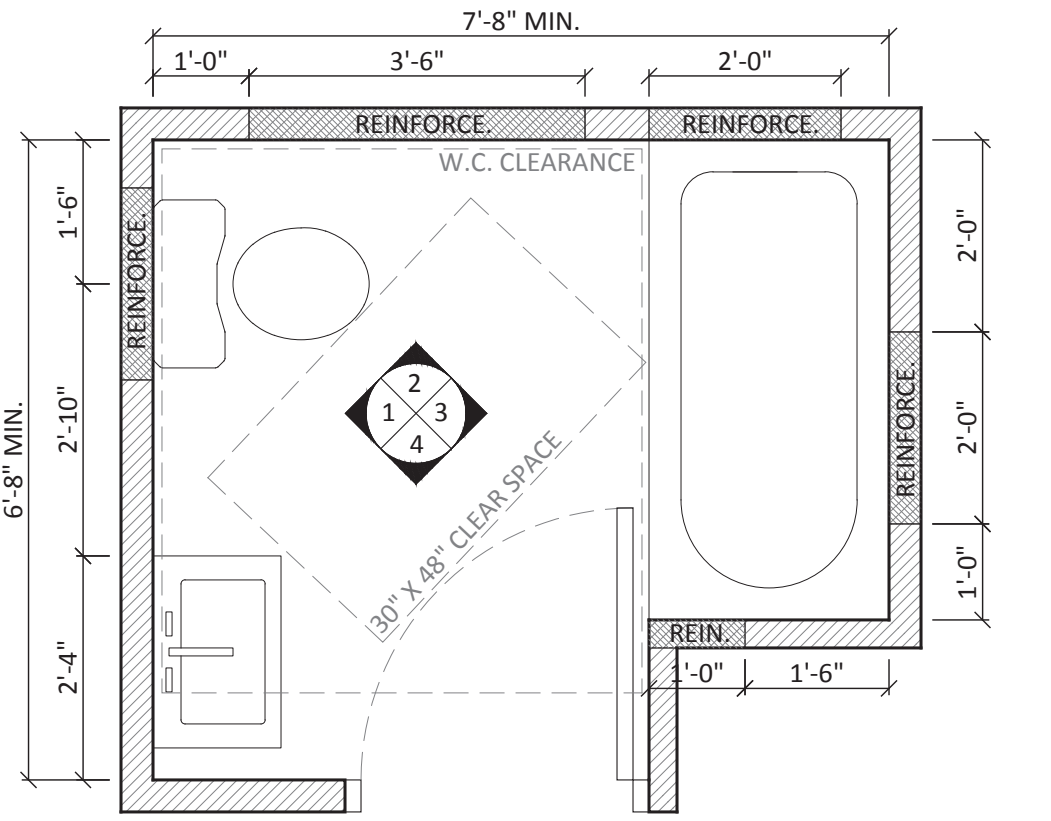
**ELEVATION 2**



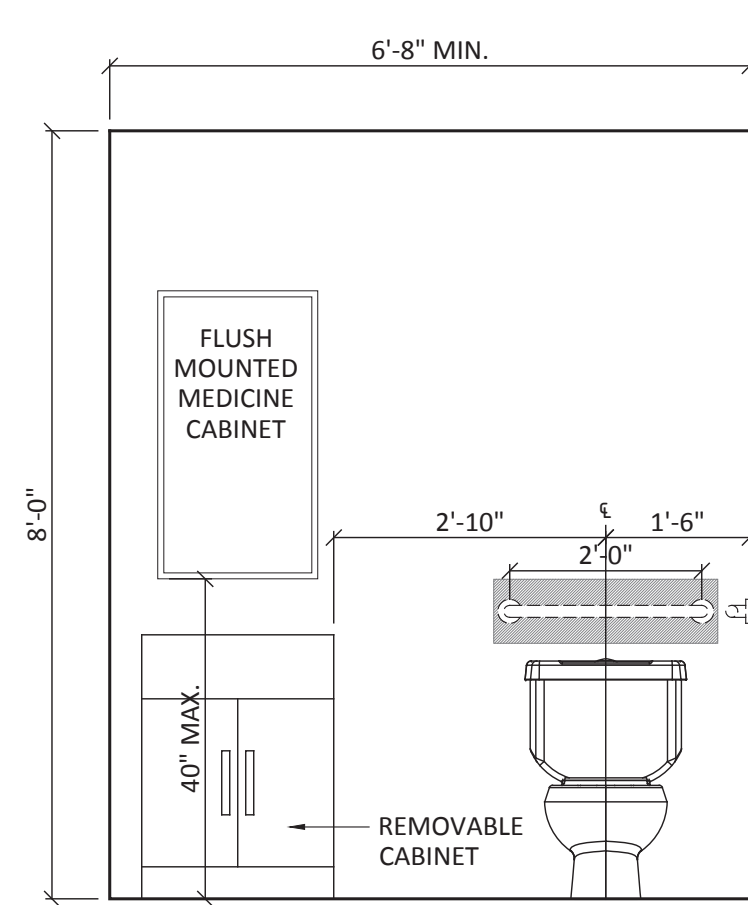
**ELEVATION 3**



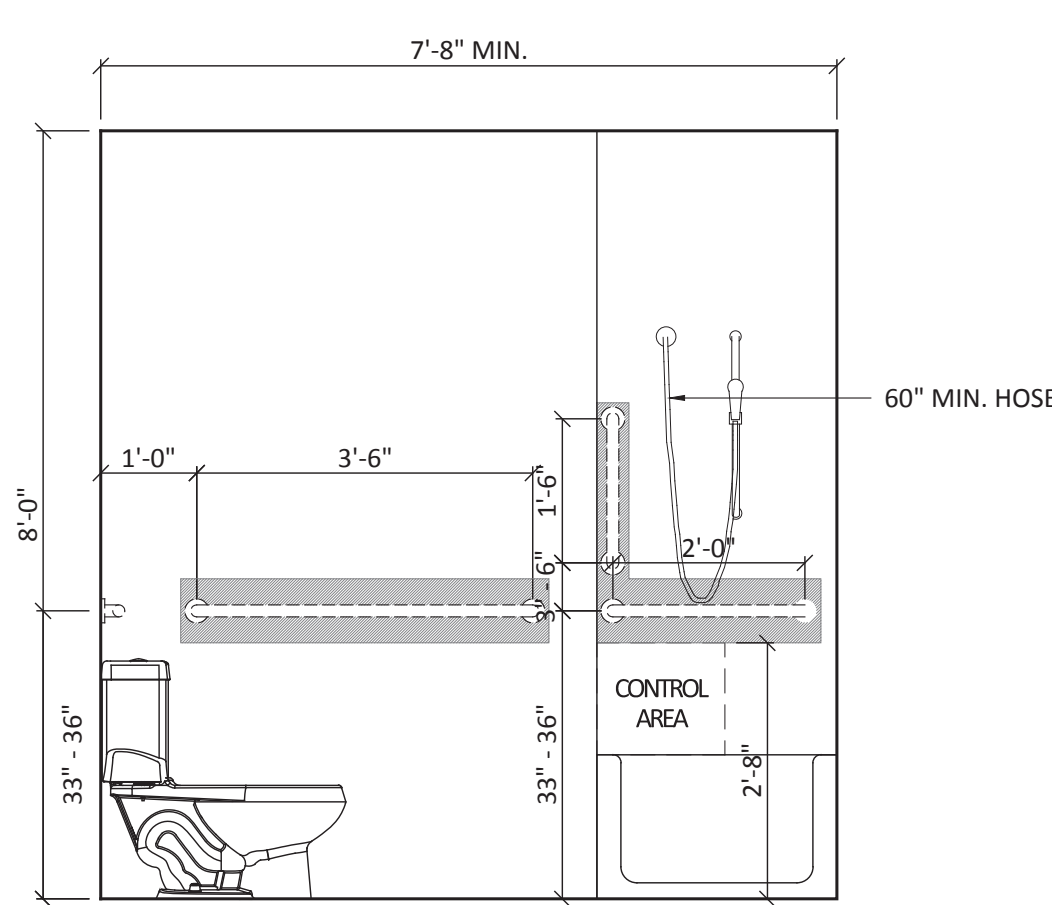
**ELEVATION 4**



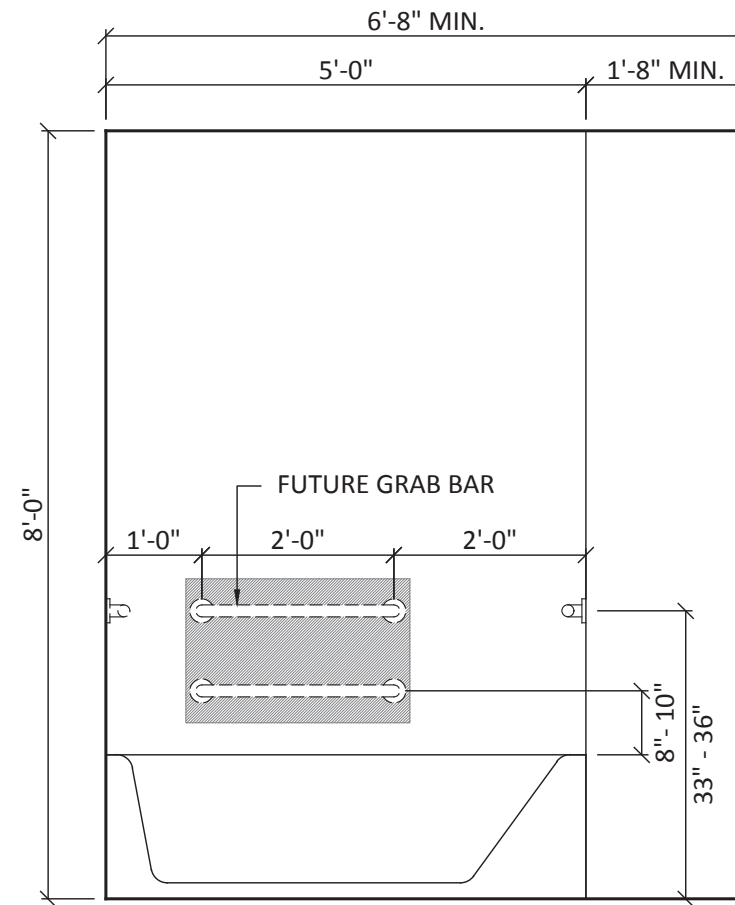
**BATH TYPE 2**  
1/2" = 1'-0"



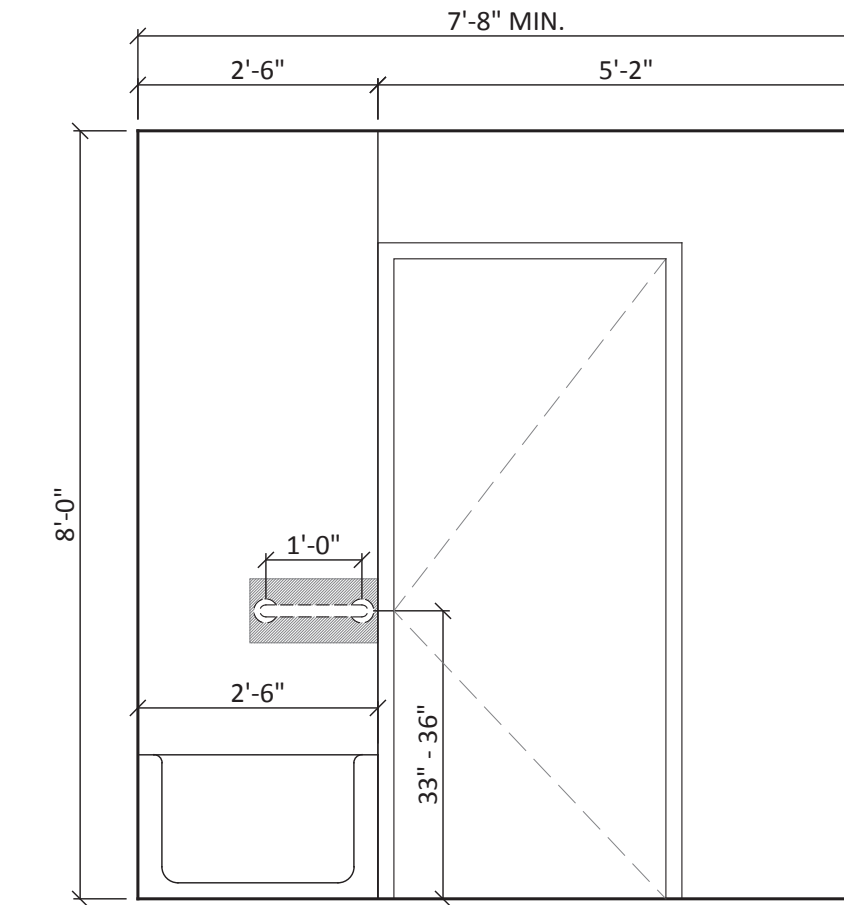
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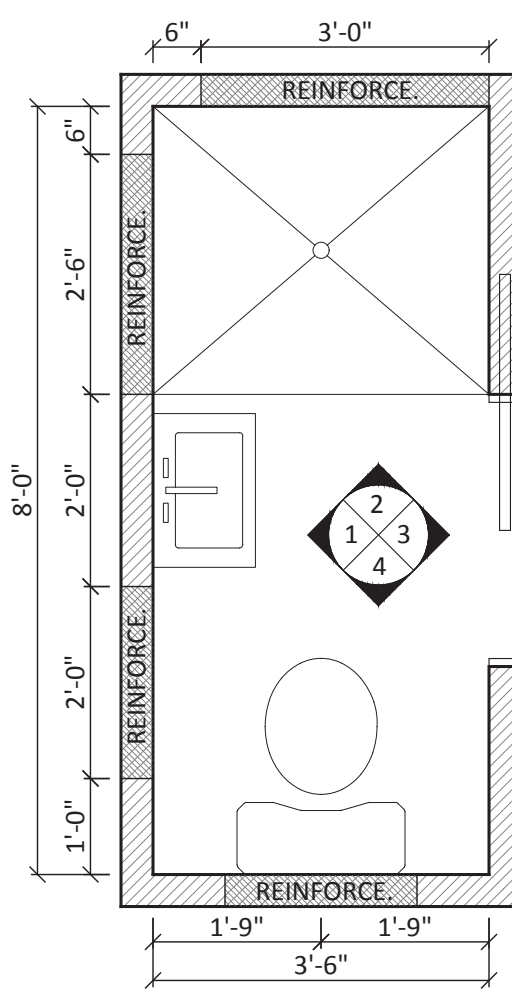
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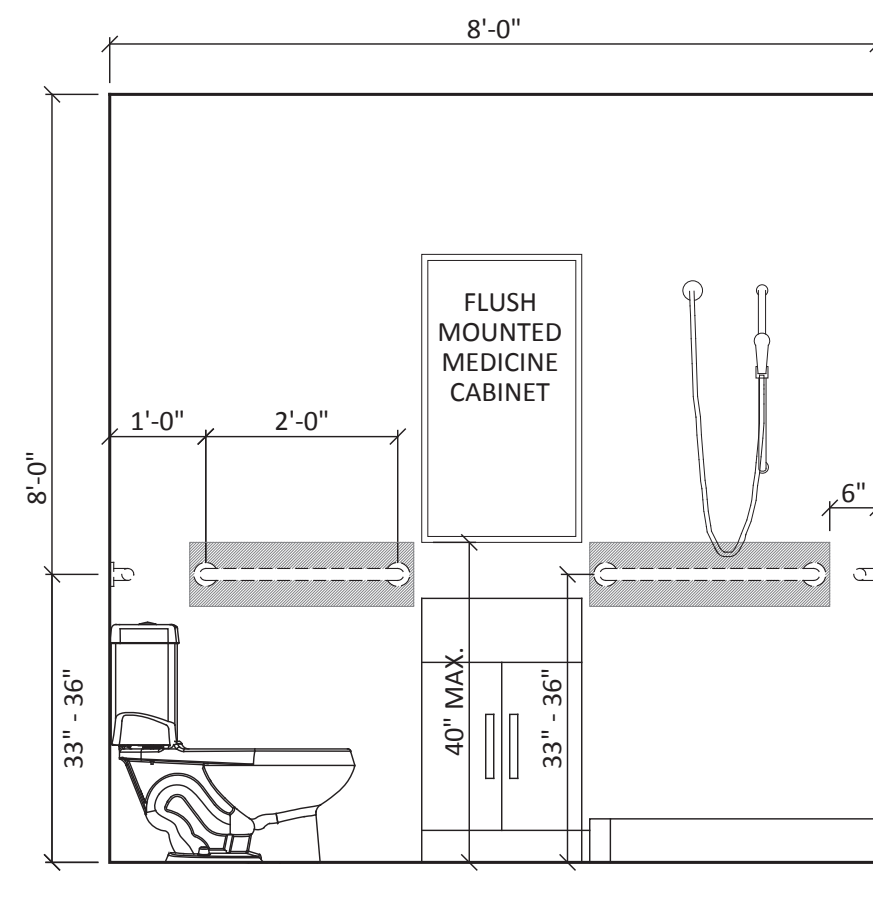
**ELEVATION 3**



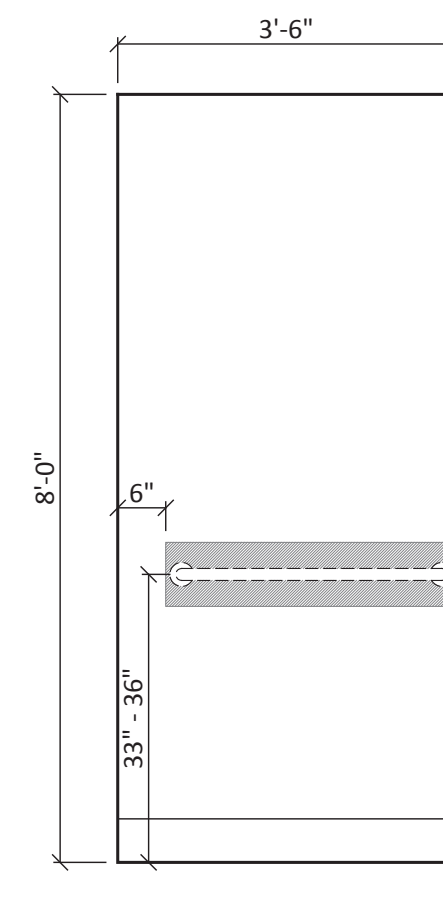
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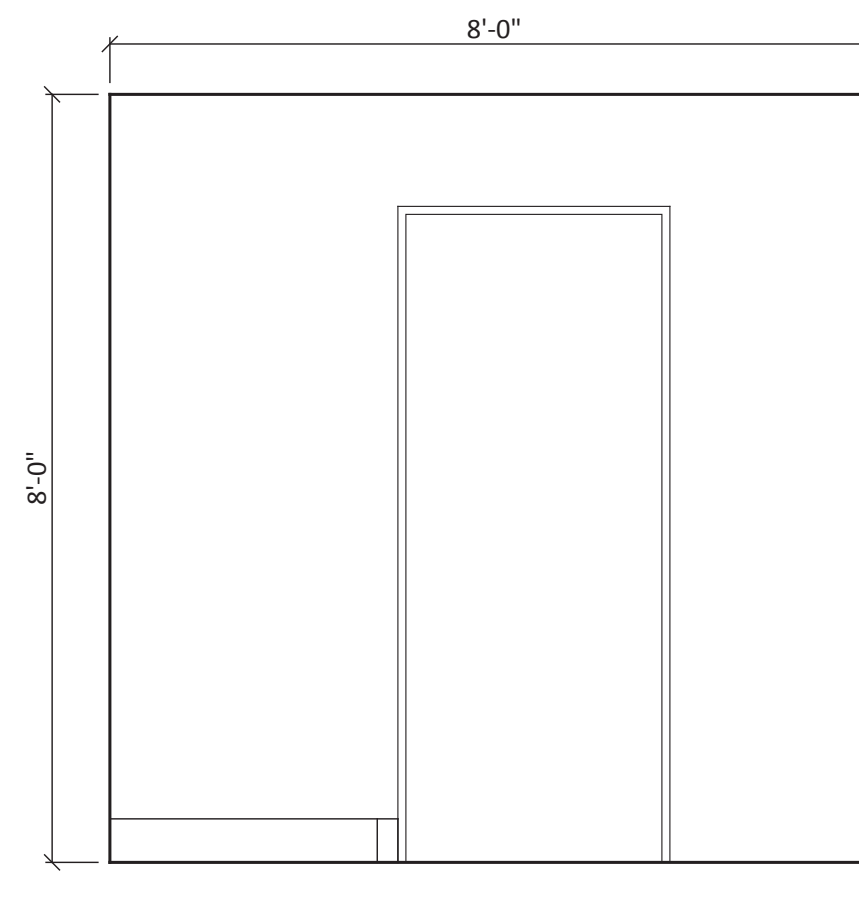
**BATH TYPE 3**  
1/2" = 1'-0"



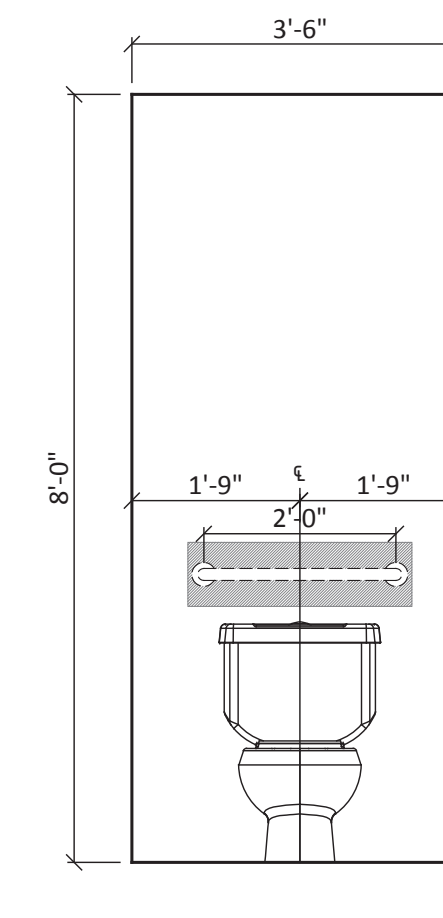
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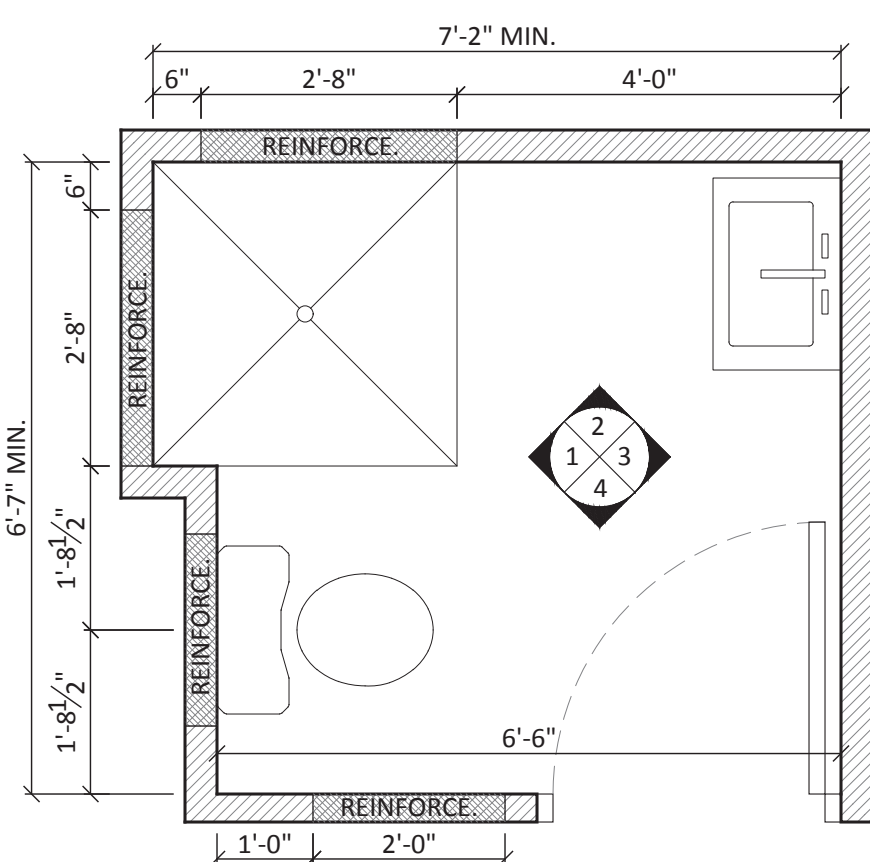
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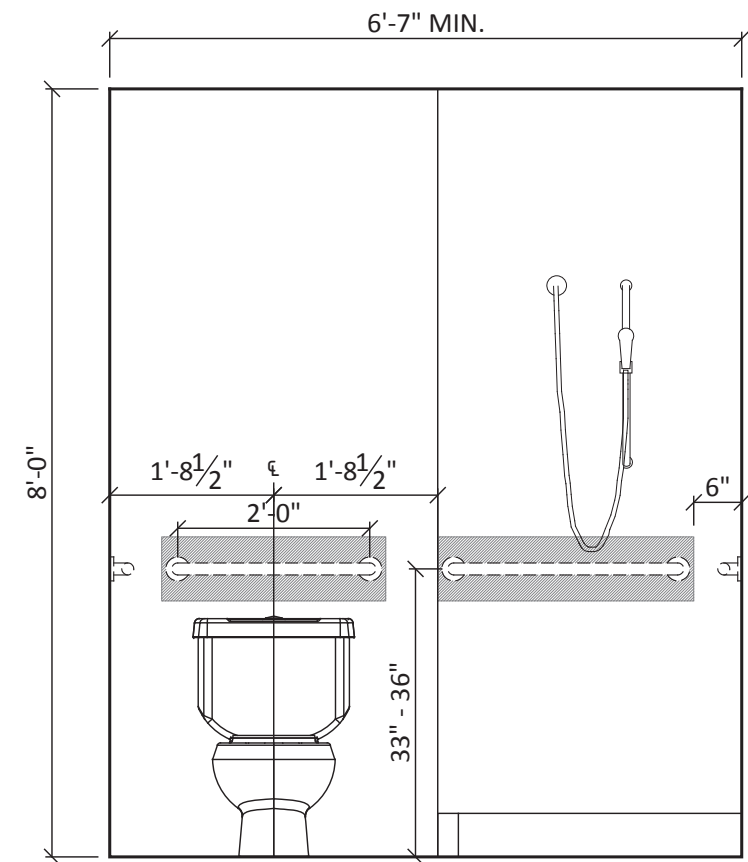
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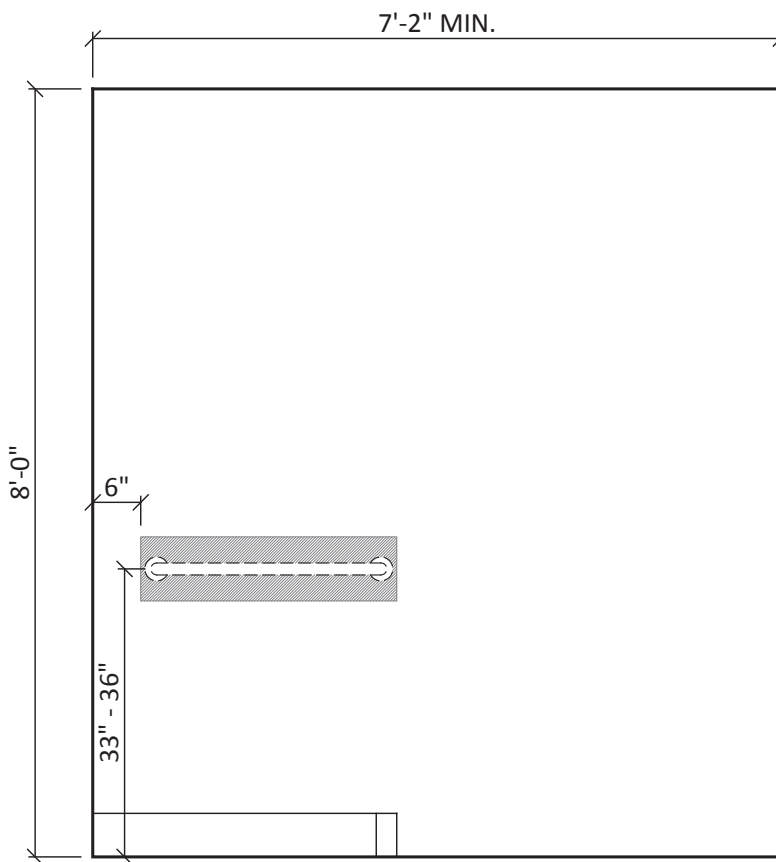
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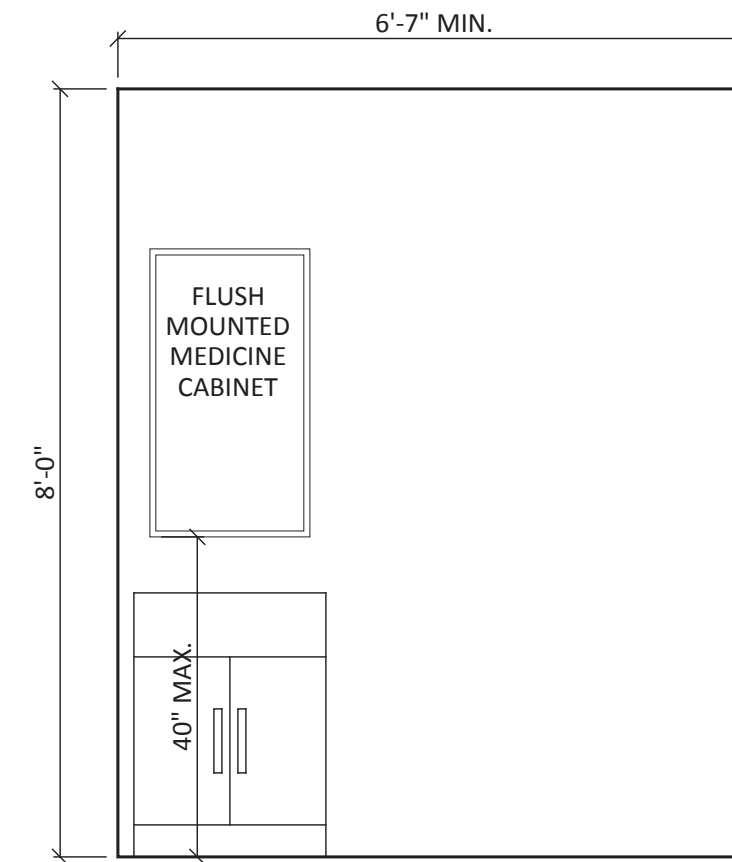
**BATH TYPE 4**  
1/2" = 1'-0"



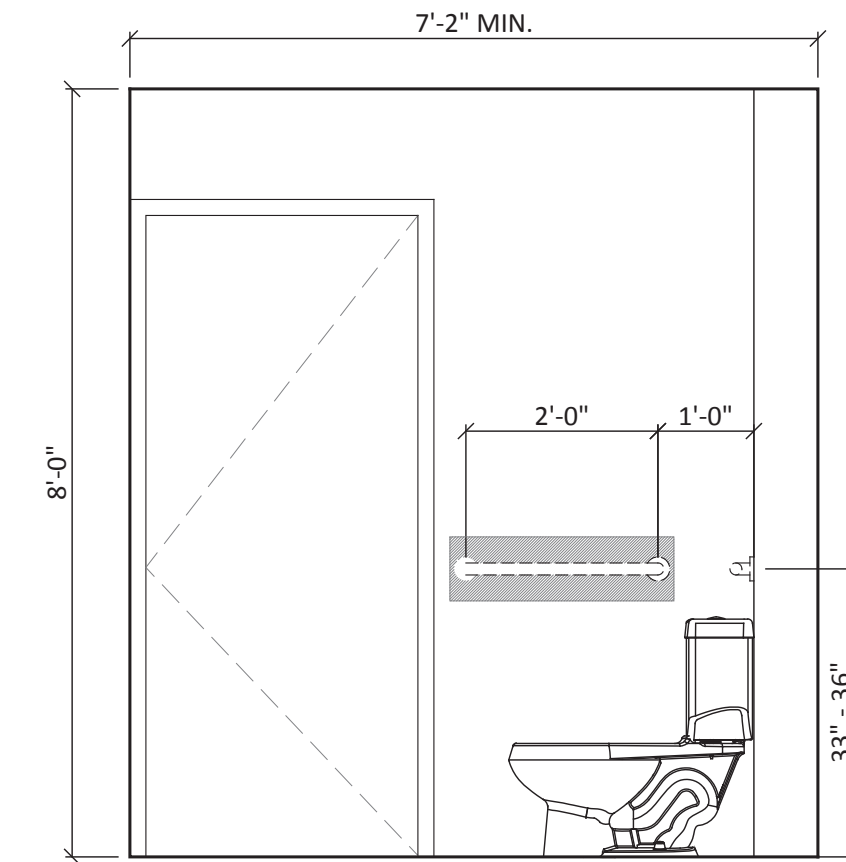
**ELEVATION 1**



**ELEVATION 2**



**ELEVATION 3**



**ELEVATION 4**

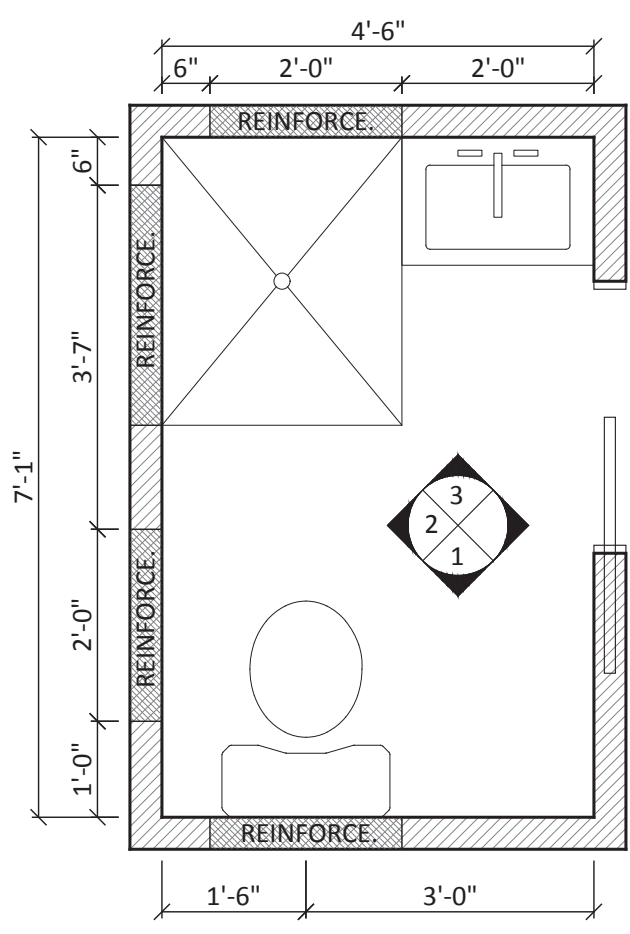
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ISSUE / REVISION RECORD		
NO.	DATE	DESCRIPTION

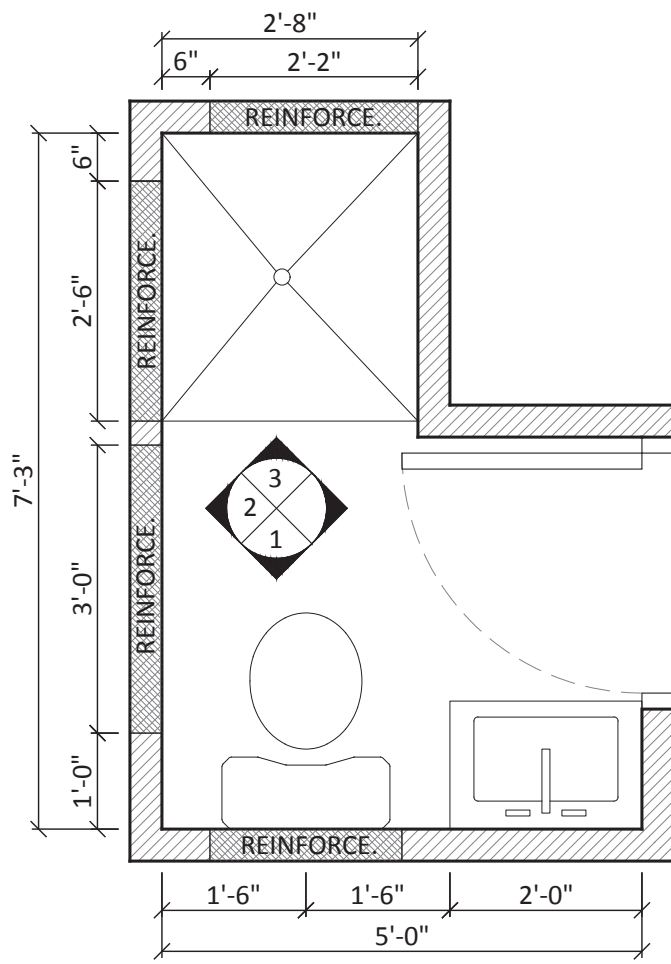


SEAL & SIGNATURE  
DRAWING TITLE  
**BATHROOM ENLARGED  
PLANS AND DETAILS**

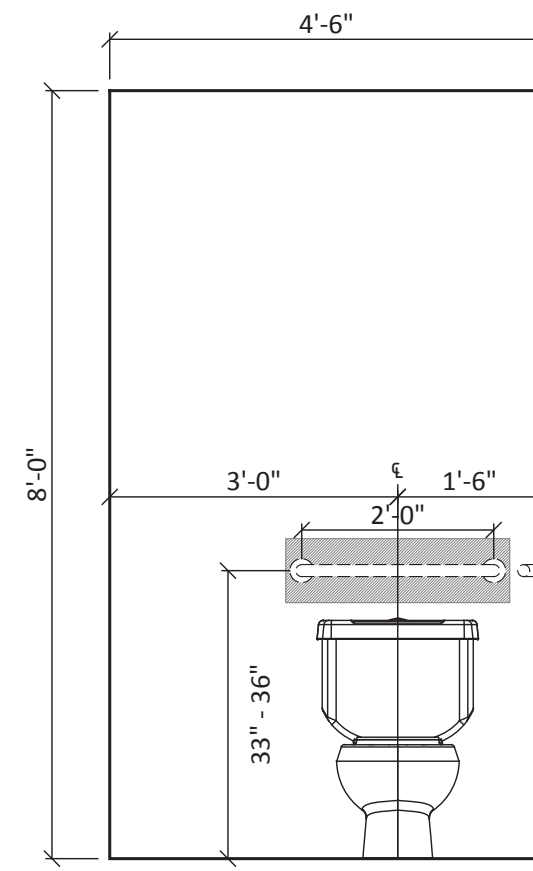
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SCALE AS NOTED  
DRAWN BY P.Z.  
CHECKED BY D.L.



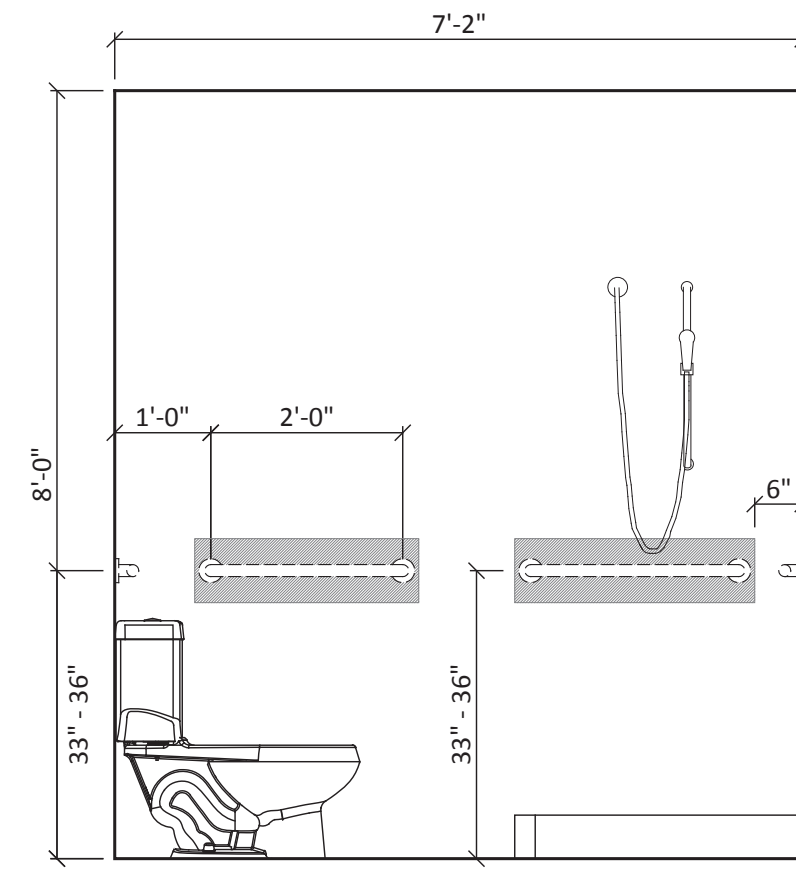
**BATH TYPE 5**  
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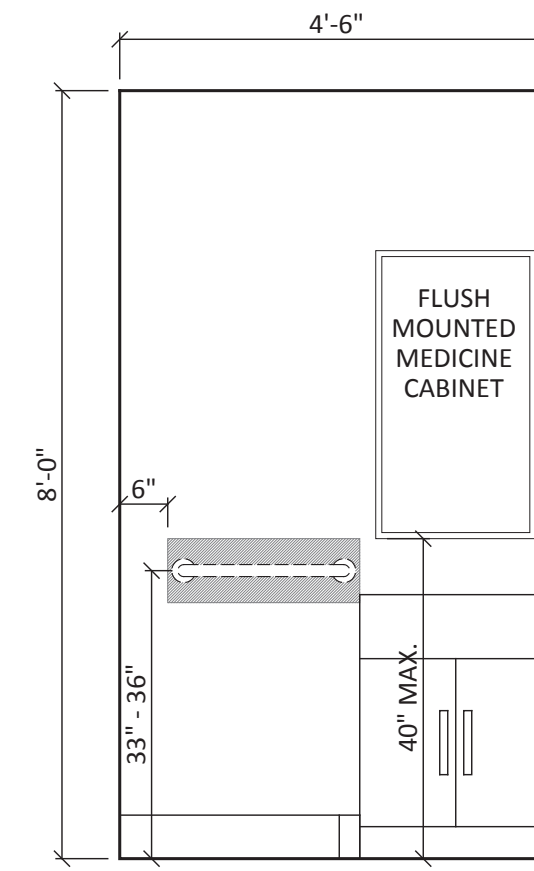
**BATH TYPE 6**  
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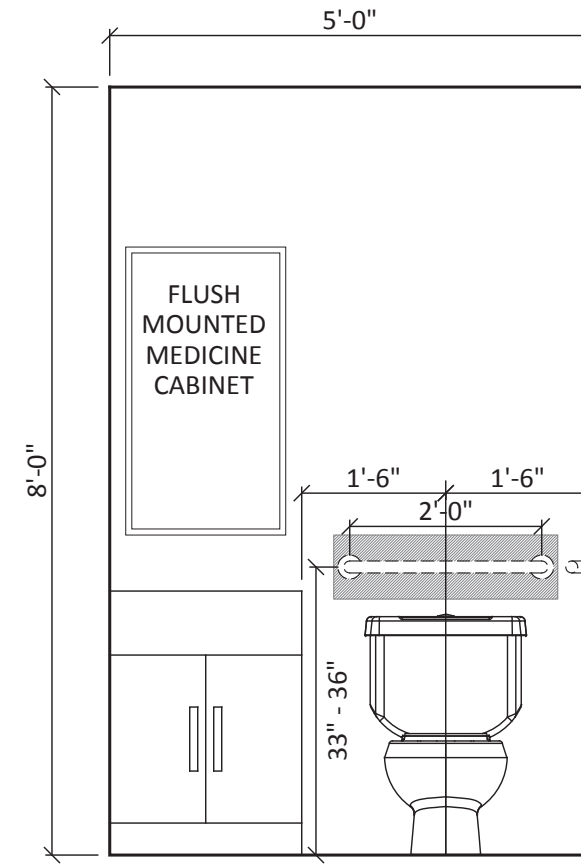
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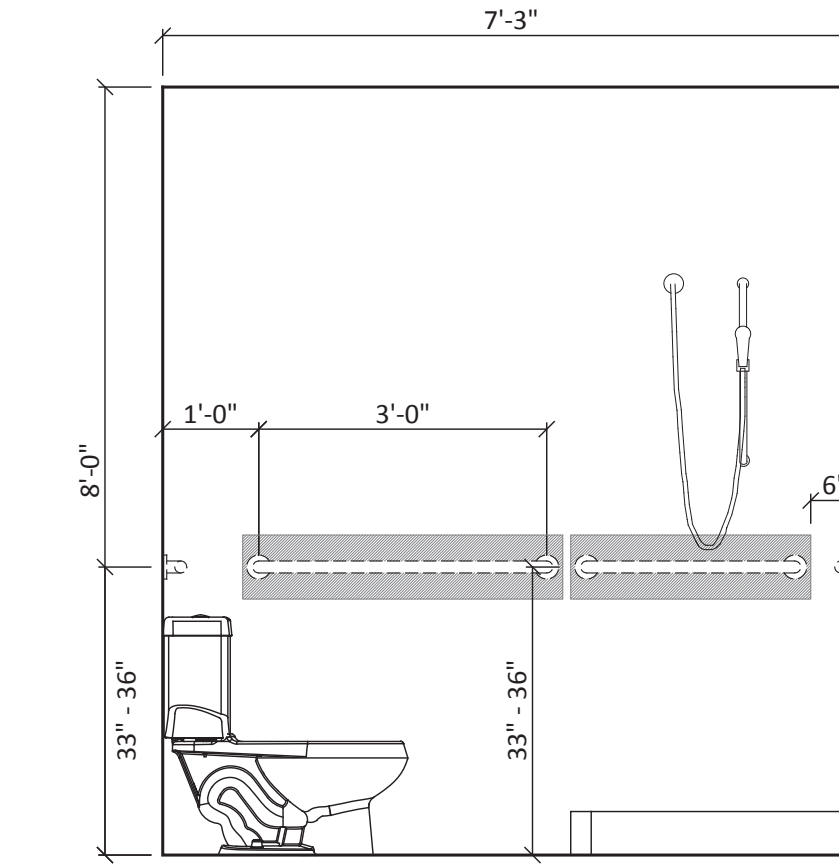
**ELEVATION 2**



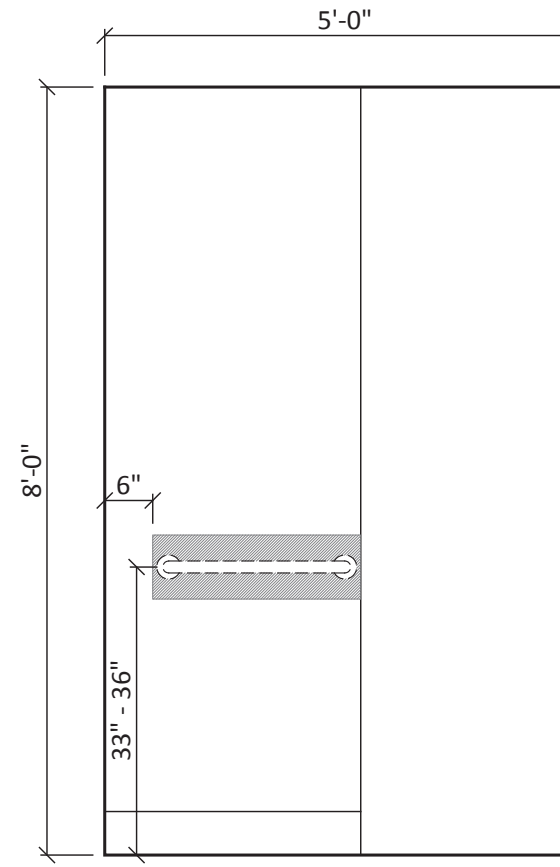
**ELEVATION 3**



**ELEVATION 1**



**ELEVATION 2**



**ELEVATION 3**

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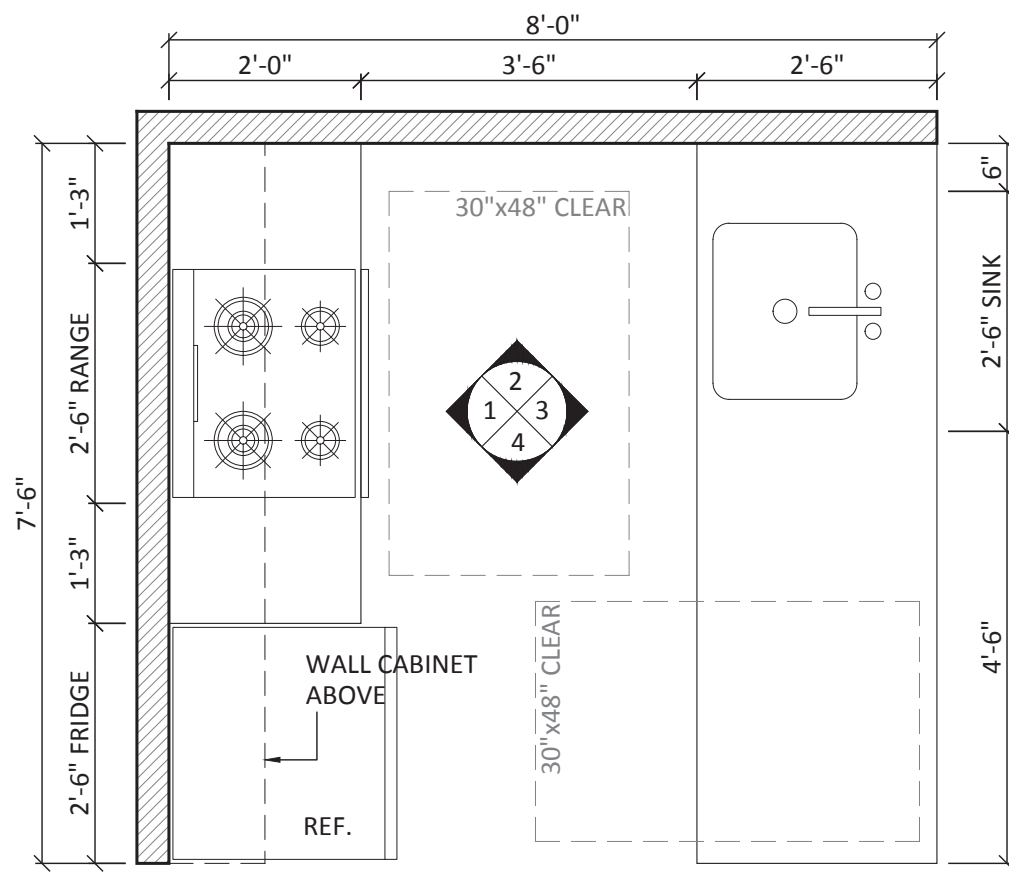
ISSUE / REVISION RECORD

NO.	DATE	DESCRIPTION

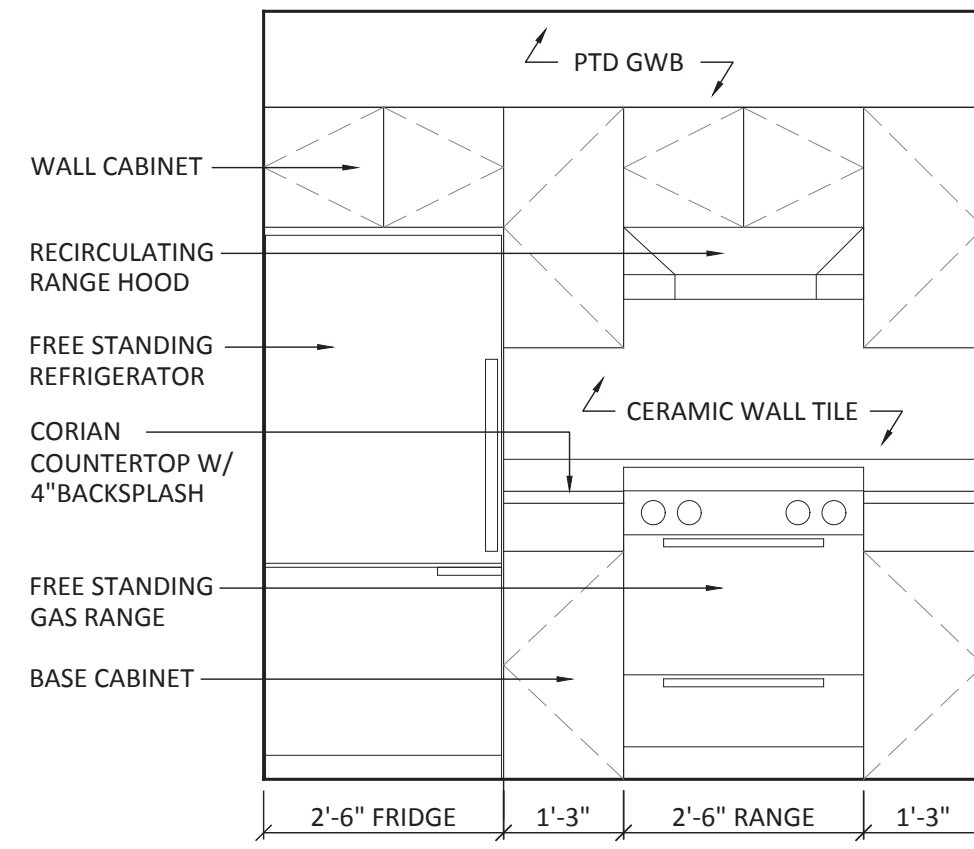


DRAWING TITLE  
**BATHROOM ENLARGED  
PLANS AND DETAILS**

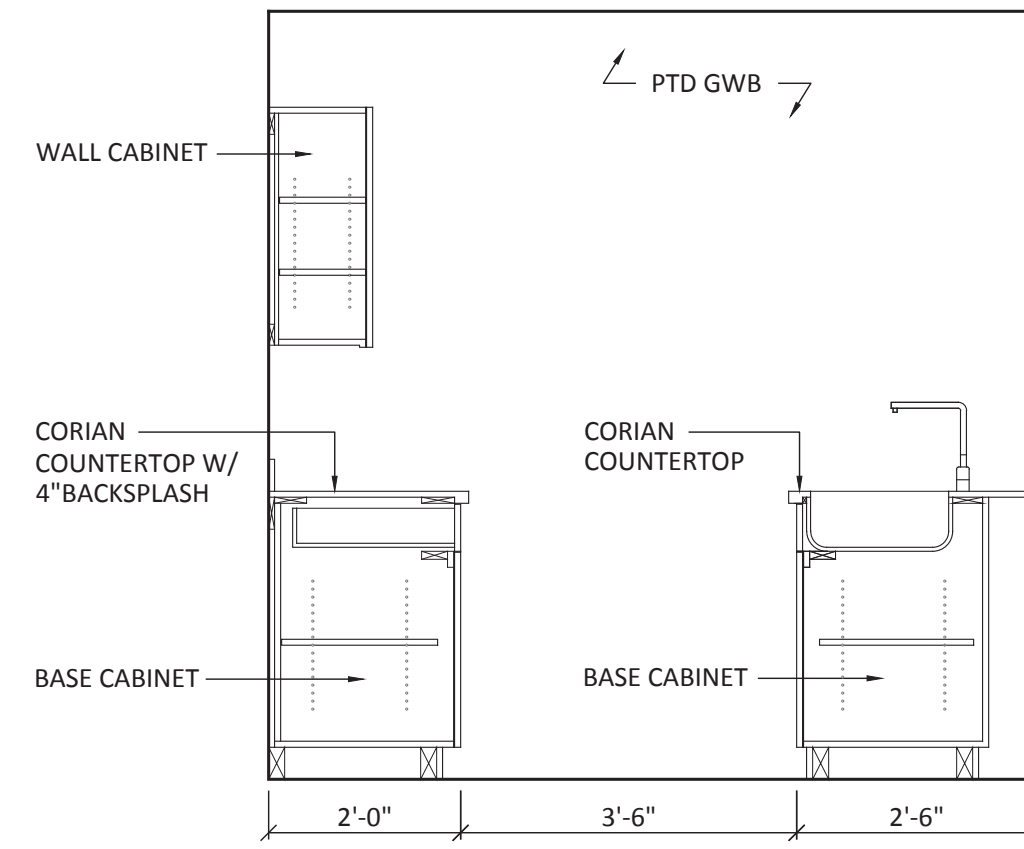
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<b>A-602.00</b>	SCALE	AS NOTED
	DRAWN BY	P.Z.
15 OF 20	CHECKED BY	D.L.



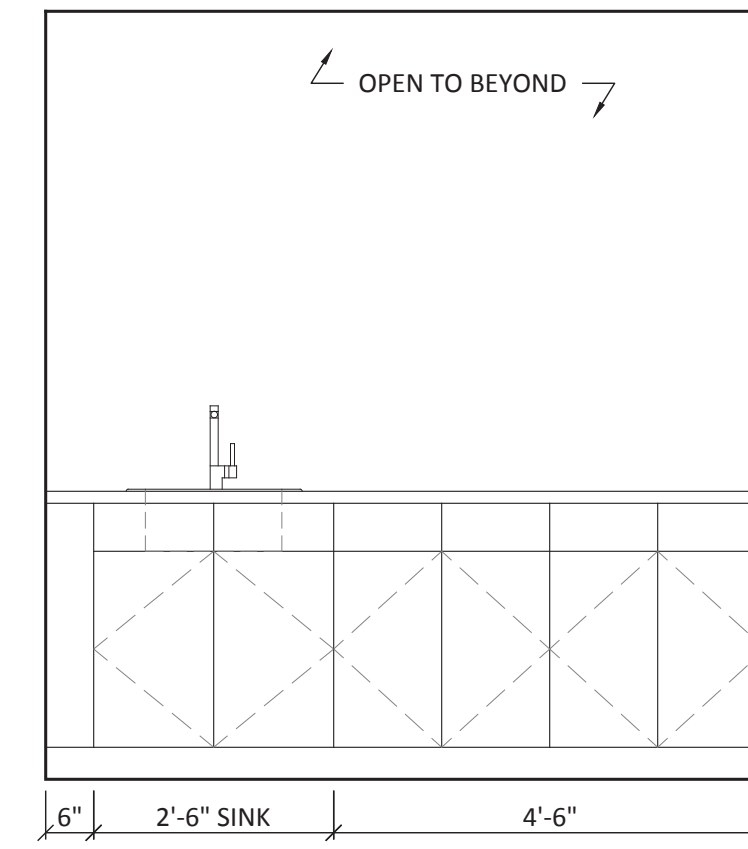
KITCHENETTE TYPE 1  
1/2" = 1'-0"



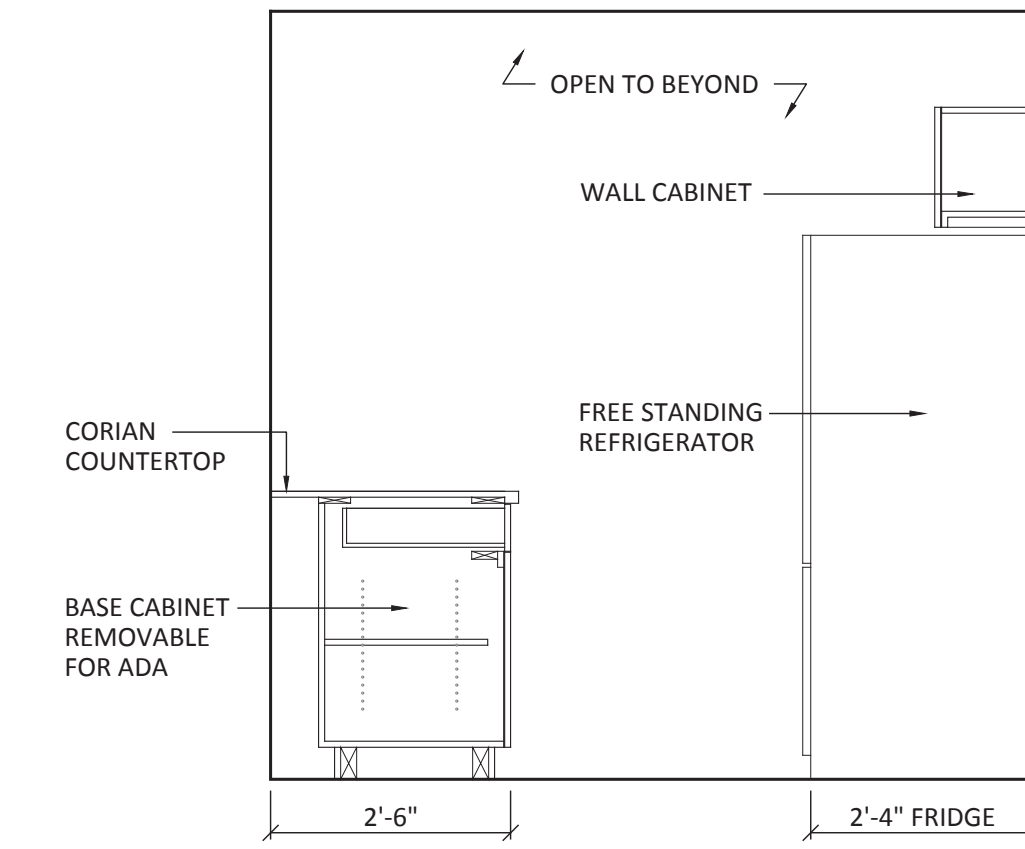
ELEVATION 1



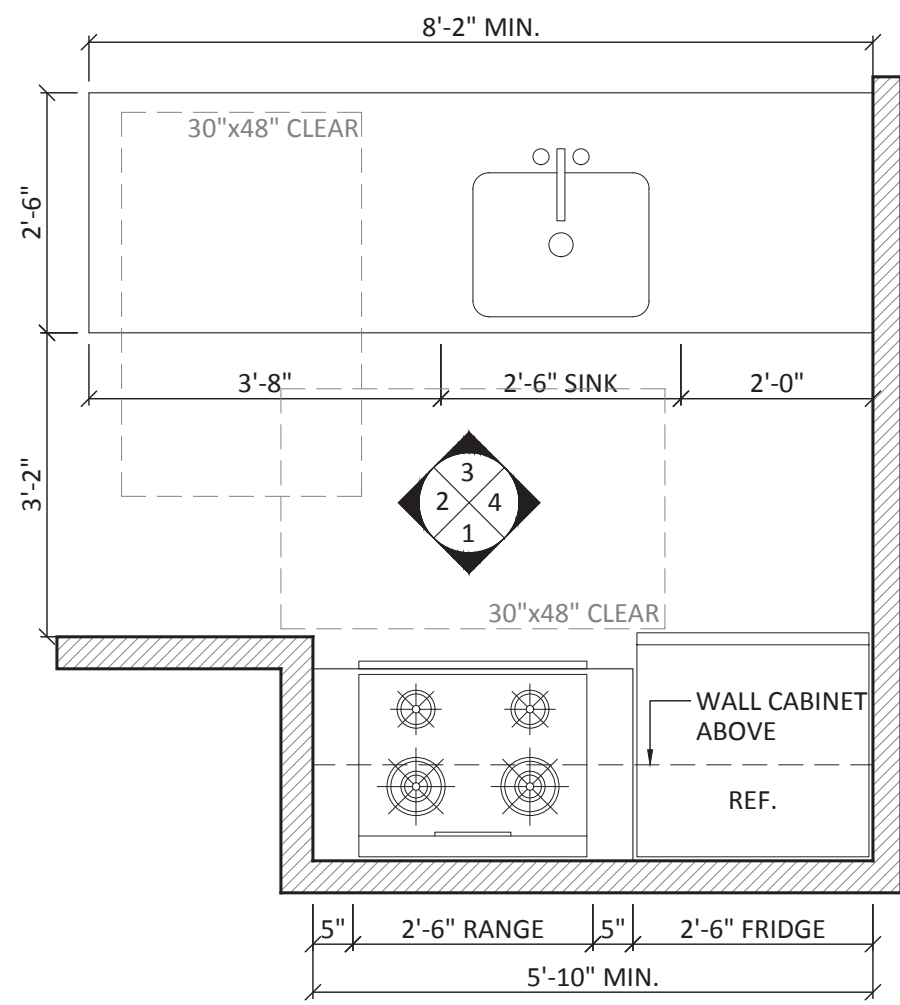
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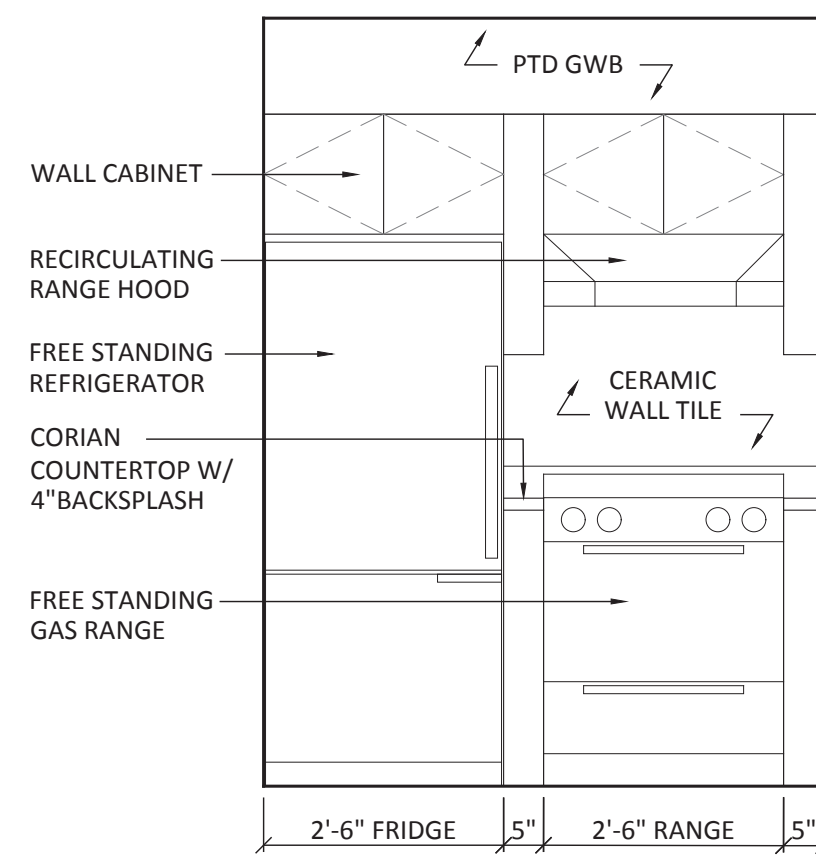
ELEVATION 3



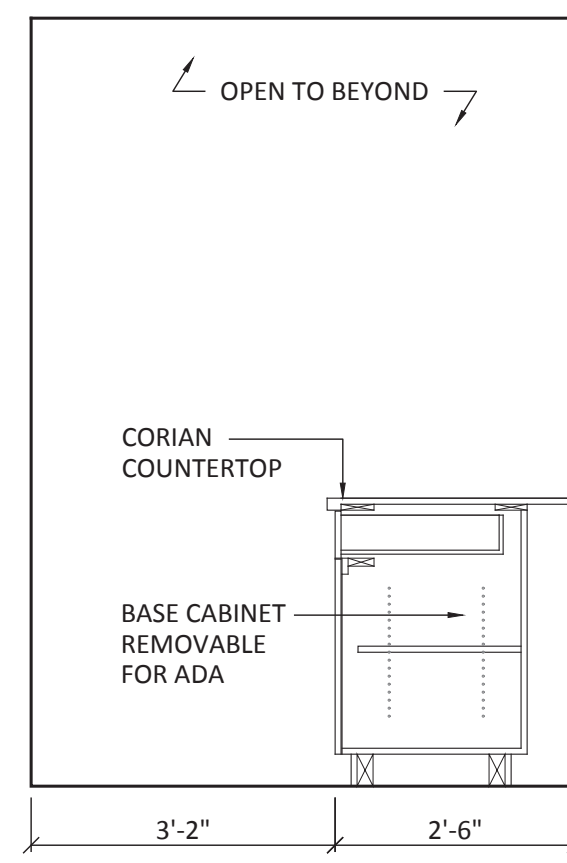
ELEVATION 4



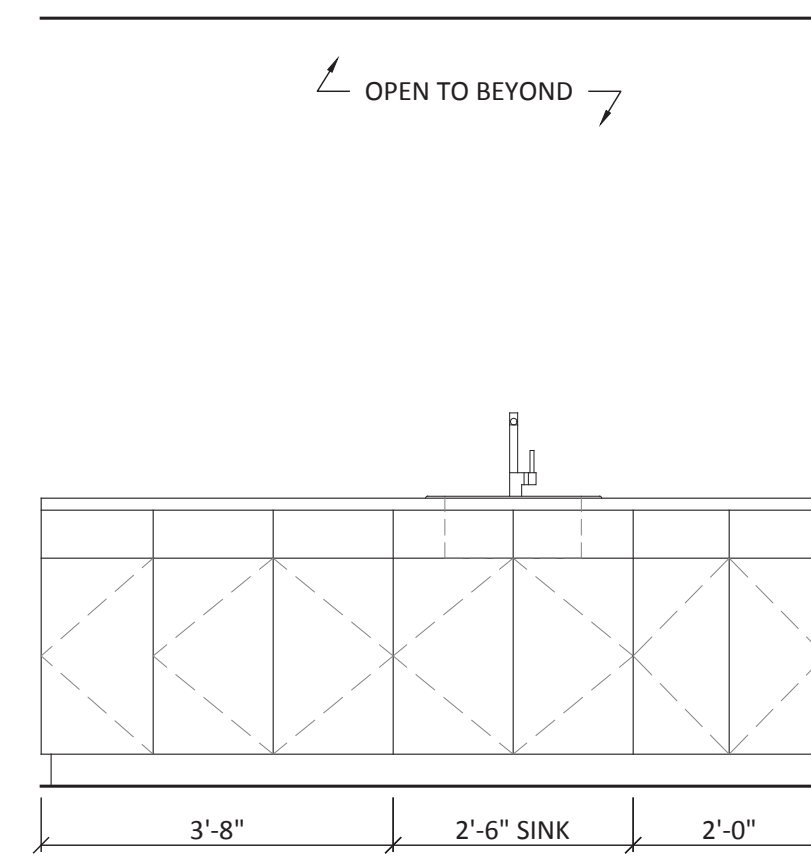
KITCHENETTE TYPE 2  
1/2" = 1'-0"



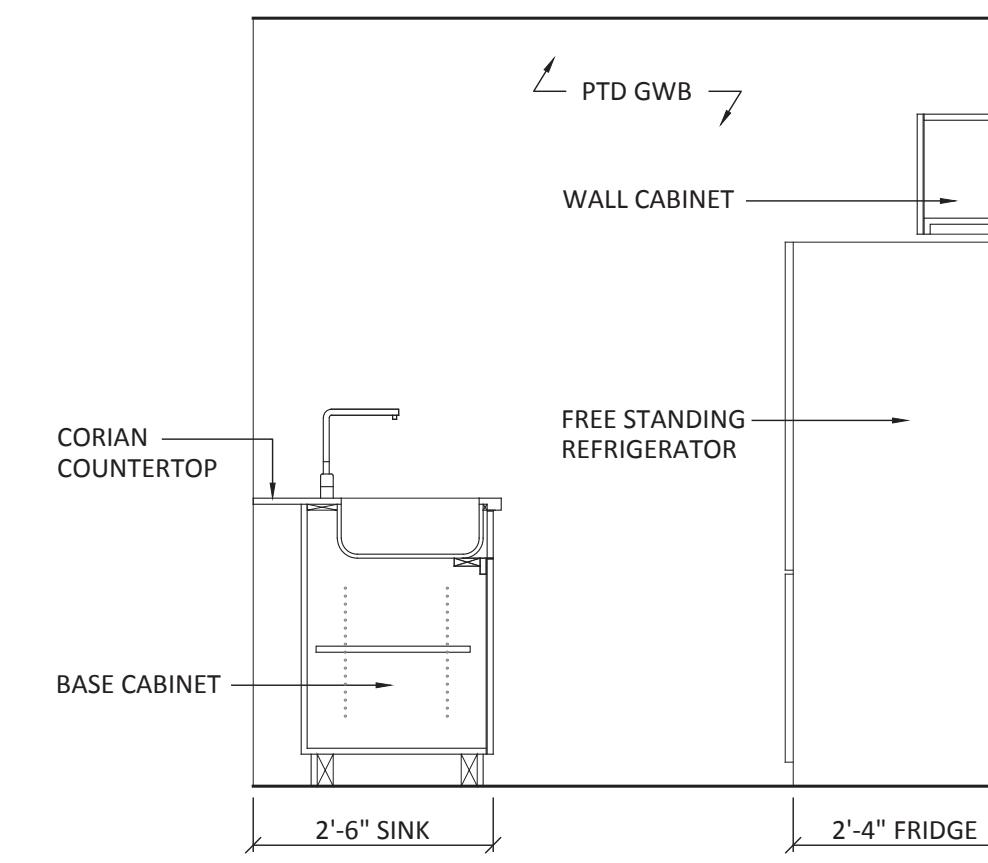
ELEVATION 1



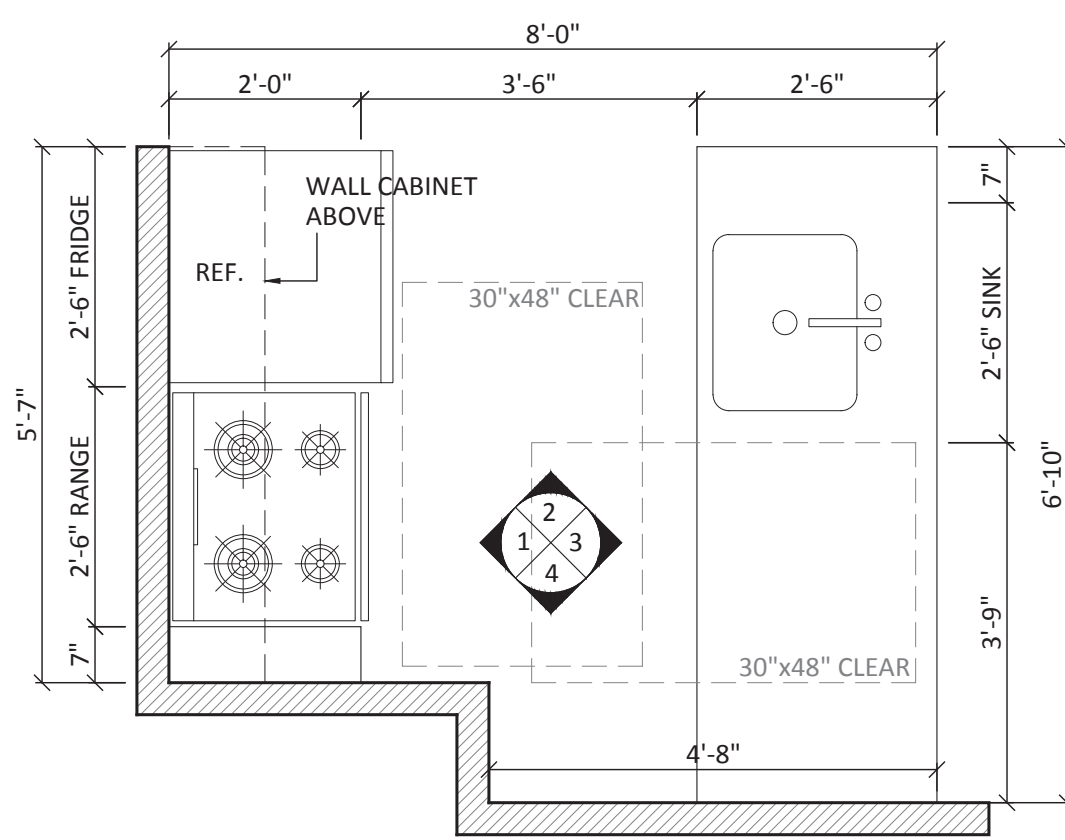
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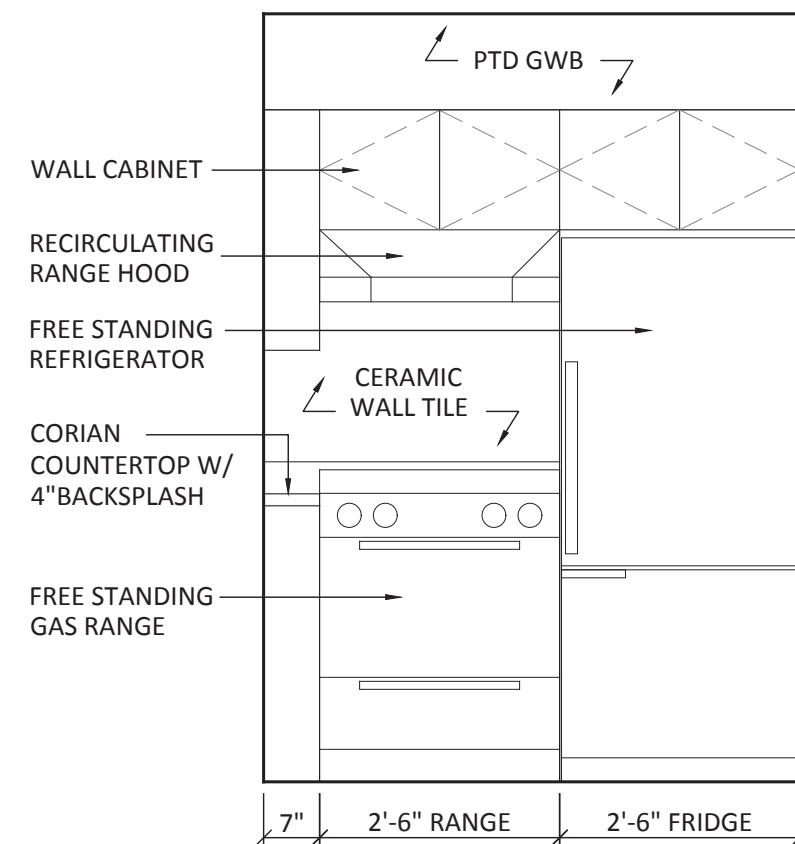
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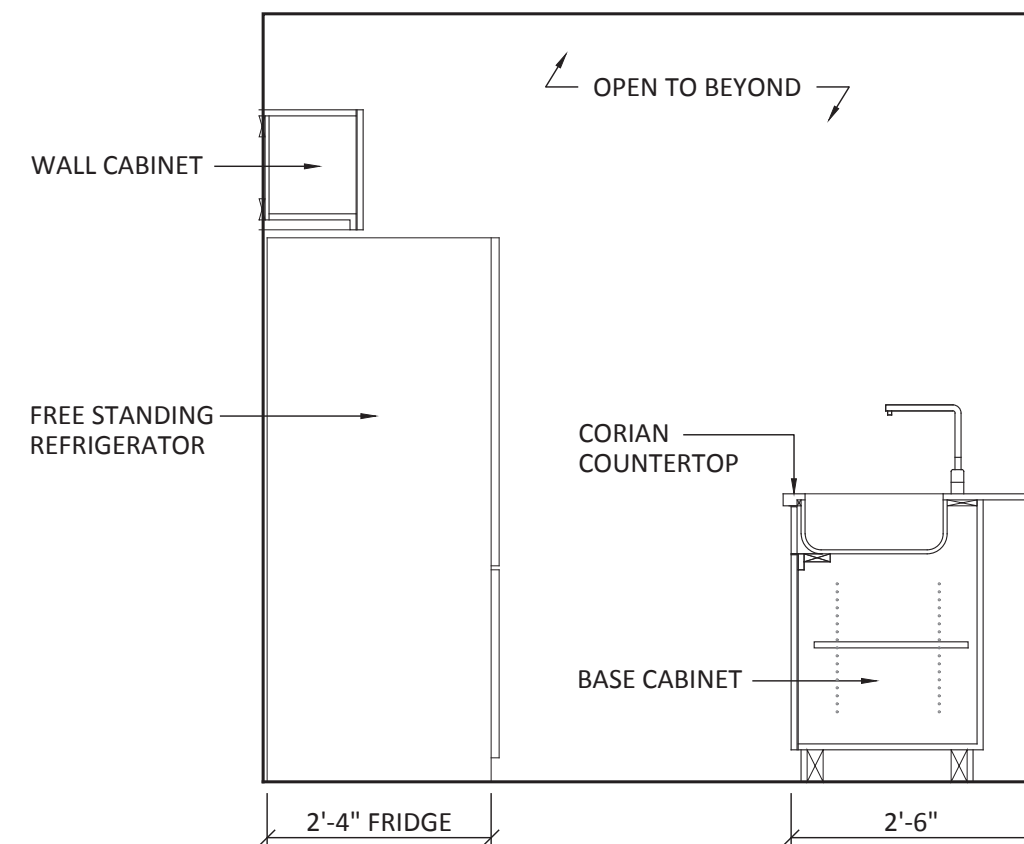
ELEVATION 4



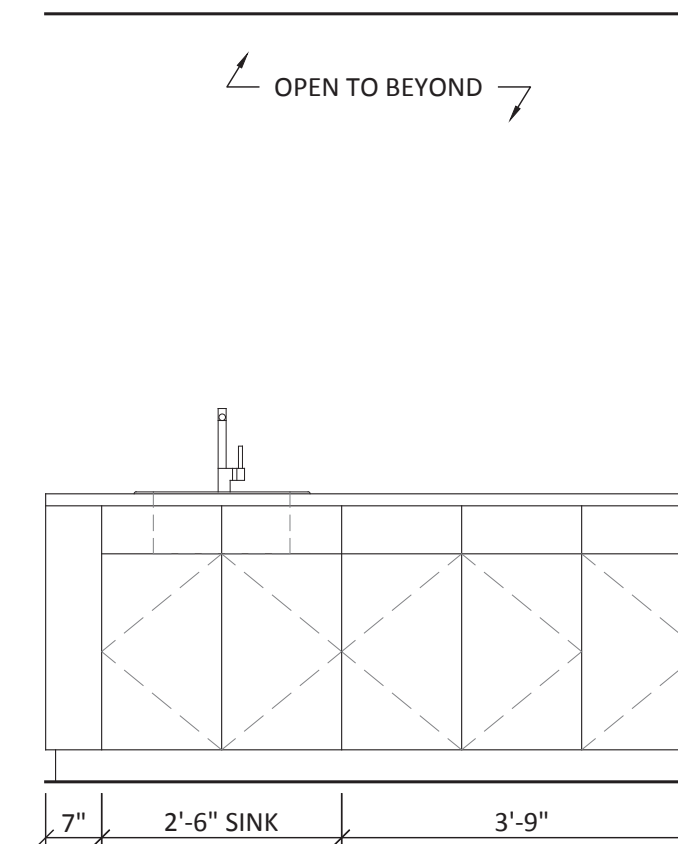
KITCHENETTE TYPE 3  
1/2" = 1'-0"



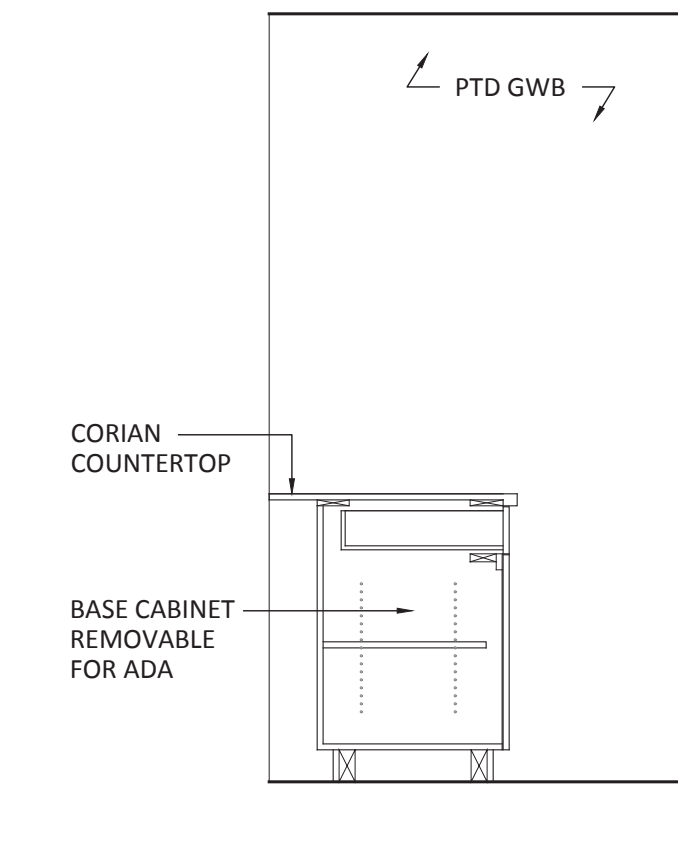
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

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NO.	DATE	DESCRIPTION



SEAL & SIGNATURE

DRAWING TITLE  
KITCHEN ENLARGED PLANS  
AND DETAILS

DRAWING NO.	DATE	SCALE	NOTED
A-603.00	12/29/2016	AS NOTED	P.Z.
16 OF 20	CHECKED BY	D.L.	



WINDOW SCHEDULE

TAG	W-1\W-1A	W-2\W-2A	W-3	W-4	W-5	W-6\W-6A	W-7	W-8	W-9	W-10\W-10A	W-11	W-12
ELEVATION												
FINISH FLOOR	W-1A: 3' OFF F.F.			3' OFF F.F. ON MEZZANINE								(PLAN VIEW)
	NATURAL LIGHT FOR HABITABLE ROOM = 18.51 SF	NATURAL LIGHT FOR HABITABLE ROOM = 16.62 SF / 10.62 SF		NATURAL LIGHT FOR HABITABLE ROOM = 25.02 SF	NATURAL LIGHT FOR HABITABLE ROOM = 27.29 SF	NATURAL LIGHT FOR HABITABLE ROOM = 30.61 SF / 15.3 SF					NATURAL LIGHT FOR HABITABLE ROOM = 24.87 SF	
TYPE	CASEMENT WINDOW WITH FIXED SIDELITES	SWINGING GLASS DOORS WITH FIXED SIDELITES	CASEMENT WINDOW	CASEMENT WINDOWS	SWINGING GLASS DOOR WITH FIXED SIDELITES	FIXED WINDOWS	GLASS ENTRANCE DOOR	SWINGING PATIO DOOR	CLEARSTORY FIXED WINDOW	FIXED WINDOW	SWINGING GLASS DOOR WITH FIXED SIDELITES	SMOKE VENT SKYLIGHT**
GLAZED AREA	W-1: 19.66 SF, W-1A: 13.22	W-2: 24.94 SF, W-2A: 15.83 SF	3.77 SF	26.44 SF	41.22 SF	W-6: 30.61 SF, W-6A: 15.30	28.37 SF	11.61 SF	8.55 SF	W-10: 14.77 SF, W-10A: 7.38 SF	38.09 SF	4.00 SF
OPENABLE AREA	15.3 SF	23.91 SF	4.48 SF	30.61 SF	15.94 SF	0	24 SF	15.94 SF	0	0	24.5 SF	4.00 SF
U-FACTOR	0.32	0.32	0.32	0.32	0.32	0.30	0.65	0.32	0.30	0.30	0.32	0.5
SHGC	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
AIR LEAKAGE	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2

ALL RESIDENTIAL WINDOWS SHALL BE DOUBLE GLAZED

AS PER NYCCEC 2014 C402.4.2, EXPANDABLE SPRAY-APPLIED POLYURETHANE FOAM SEALANT TO BE APPLIED AT WINDOW ROUGH OPENINGS TO CREATE CONTINUOUS AIR BARRIER.

\*NYCEC 2014, TABLE C402.4.3, THE AIR LEAKAGE OF PENETRATION ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL MEET THE FOLLOWING PROVISIONS WITH THE FOLLOWING APPLICABLE REFERENCE TEST BY AN ACCREDITED, INDEPENDENT TESTING LABORATORY AND LABELED BY THE MANUFACTURER. - WINDOWS, SLIDING DOORS AND SWINGING DOORS SHALL NOT EXCEED 0.2 CFM/SF TESTED PER AAMA/WDMA/CSA101/1.5.2/A440 OR NFRC 400. - CURTAIN WALL AND STOREFRONT GLAZING ENVELOPE SHALL NOT EXCEED 0.06 CFM/SF TESTED PER NFRC 400 OR ASTM E 283 AT 1.57 PSF. - COMMERCIAL GLAZED SWINGING ENTRANCE DOORS SHALL NOT EXCEED 1.00 CFM/SF TESTED PER NFRC 400 OR ASTM E 283 AT 1.57 PSF.

\*\* PER NYCCEC 2014, C403.2.4.4.1, PROVIDE CLASS I MOTORIZED DAMPERS WITH MAX AIR LEAKAGE OF 4CFM/SF, INCLUDES CONTROLS SO THAT IT CAN AUTOMATICALLY OPEN WHEN: 1. THE ACTIVATION OF ANY FIRE ALARM INITIATING DEVICE OF THE BUILDING'S FIRE ALARM SYSTEM; OR 2. THE INTERRUPTION OF POWER TO THE DAMPER

DOOR SCHEDULE

TAG	LOCATION	DOOR SIZE	DOOR MAT.	SWING	FRAME	FIRE RATING	SADDLE	REMARKS
1	STAIRS*	3'-0" X 7'-4"	H.M.	SINGLE	H.M.	1-1/2 HR	ALUM.	FPSC, U-FACTOR = 0.61
2	APT ENTRANCE	3'-0" X 7'-4"	H.M.	SINGLE	H.M.	1-1/2 HR	ALUM.	FPSC, U-FACTOR = 0.61
3	BEDROOM / BATHROOM	2'-10" X 6'-8"	W.D.	SINGLE	W.D.		MARBLE	SADDLE AT BATHROOMS
4	CLOSET	2'-6" X 6'-8"	W.D.	DOUBLE	W.D.			
5	CLOSET	1'-8" X 6'-8"	W.D.	SINGLE	W.D.			
6	CLOSET	3'-0" X 6'-8"	W.D.	DOUBLE	W.D.			
7	BATHROOM	2'-8" X 6'-8"	W.D.	SLIDING	W.D.			
8	CLOSET	2'-0" X 6'-8"	W.D.	SINGLE	W.D.			
9	EXTERIOR DOOR	2'-10" X 6'-8"	H.M.	SINGLE	H.M.	1-1/2 HR	ALUM.	FPSC, U-FACTOR = 0.61
10	REFUSE ROOM	3'-2" X 7'-4"	H.M.	SINGLE	H.M.	1-1/2 HR	ALUM.	SELF-CLOSING DOOR
11	MECHANICAL ROOM	3'-0" X 7'-4"	H.M.	SINGLE	H.M.	1-1/2 HR	ALUM.	SELF-CLOSING DOOR
12	MECHANICAL ROOM	2'-10" X 6'-8"	H.M.	SINGLE	H.M.	1-1/2 HR	ALUM.	SELF-CLOSING DOOR

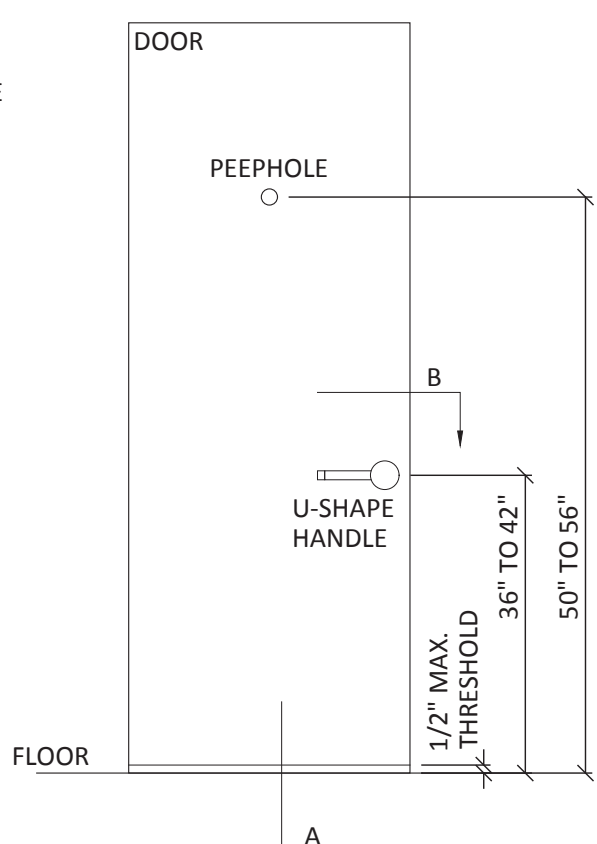
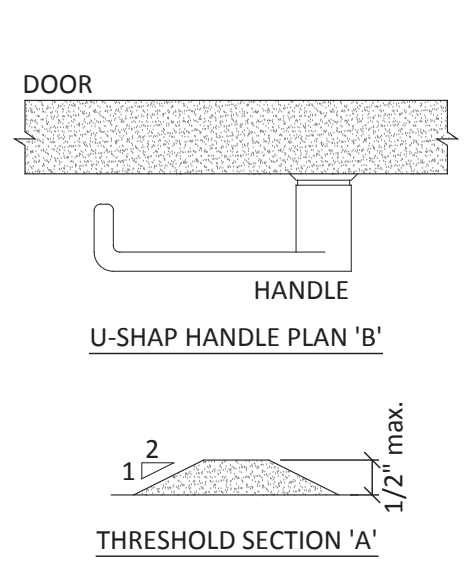
\* ALL STAIR DOORS SHALL BE SMOKE PROOF, ASSEMBLY TO COMPLY WITH UL 1784.

ALL DOORS THROUGH THE BUILDING SHALL BE PROVIDED WITH DISABLE PERSON COMPLIANT DOOR HARDWARE AND DOOR SADDLES.

TYP. ENTRY DOOR FROM PUBLIC HALL OR STAIR TO DWELLING UNIT

SEC 4.13, ANSI A117.1, 4.13.9 THRU 4.13.11

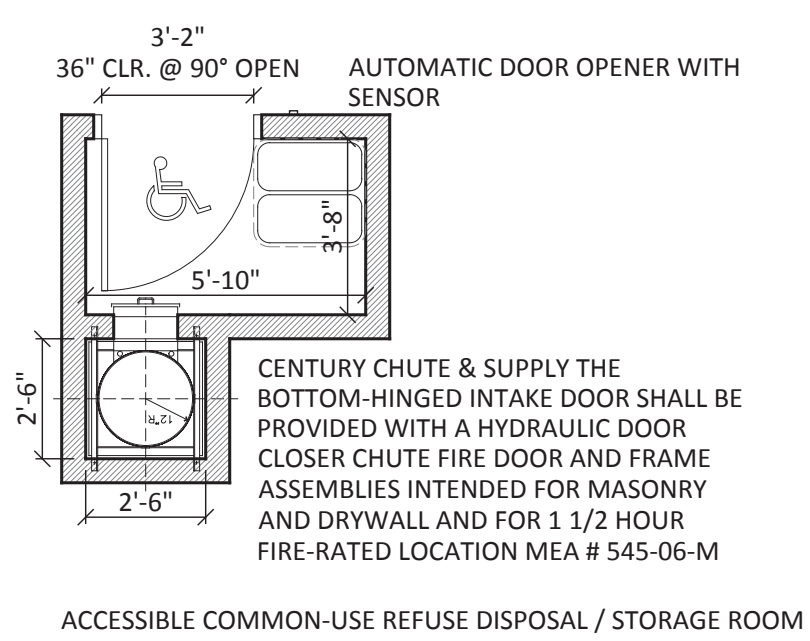
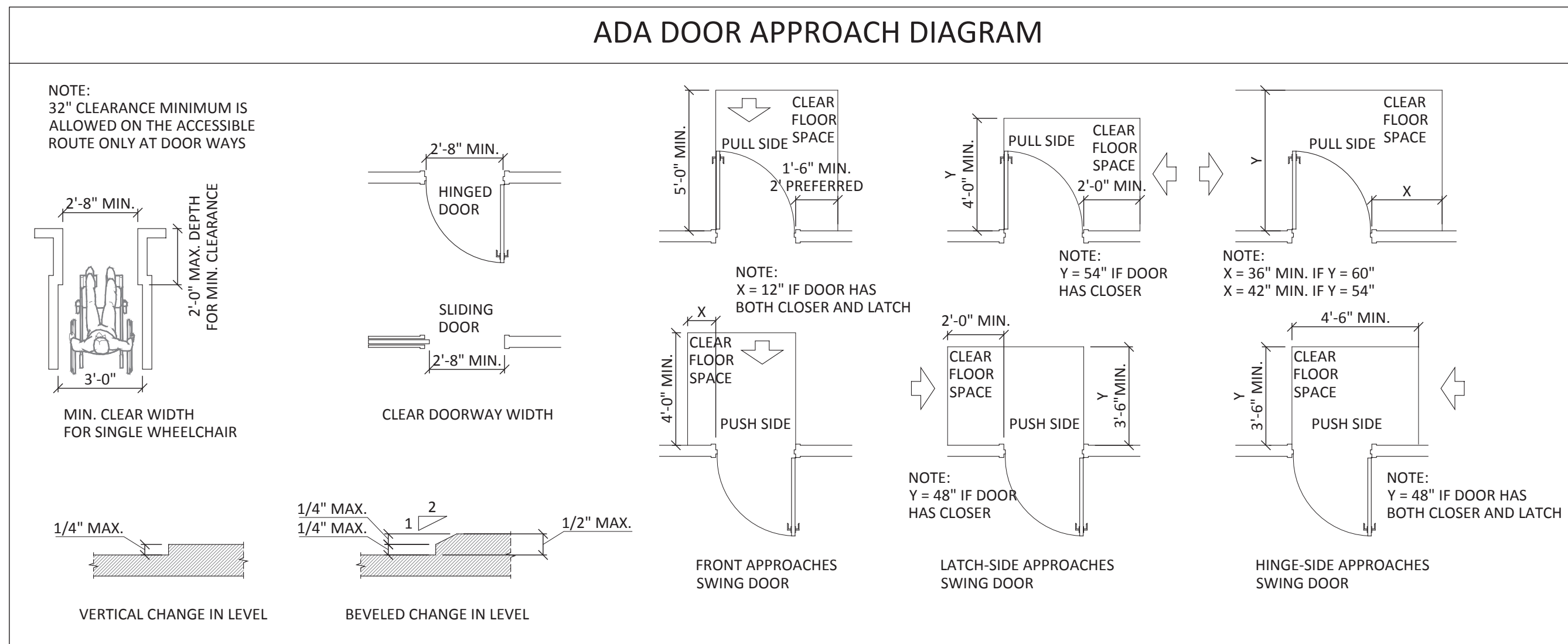
HANDICAP DOOR HARDWARE:  
ALL APARTMENT ENTRANCE DOORS AND DOORS TO PUBLIC STAIR HALLS TO BE ONE HOUR AND HALF APPROVED FIREPROOF, SELF-CLOSING, INCLUDING THE DOOR ASSEMBLY AND PROVIDED WITH APPROVED TYPE PEEPHOLES AS PER SEC. 51A, M.D.L.



4.13.9 DOOR HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED WITHIN REACH RANGES SPECIFIED IN 4.2 (ANSI A117.1). LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.

4.13.10 DOOR CLOSERS. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12 DEGREES.

4.13.11 DOOR-OPENING FORCE. THE MAXIMUM FORCE, EXPRESSED IN POUND-FORCE (lbf) AND NEWTONS (N), FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:  
(1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.  
(2) OTHER DOORS:  
(a) EXTERIOR HINGED DOORS: 8.5 lbf (37.8 N)  
(b) INTERIOR HINGED DOORS: 5 lbf (22.2 N)  
(c) SLIDING OR FOLDING DOORS: 5 lbf (22.2 N)  
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.



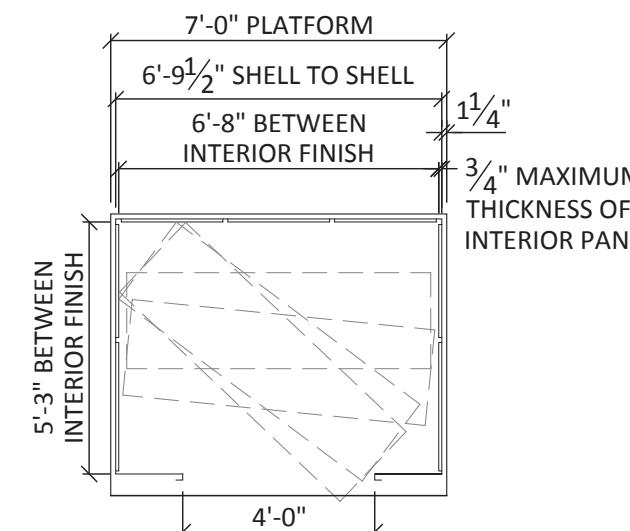
COMMON - USE REFUSE DISPOSAL / STORAGE ROOM THAT ARE REQUIRED TO BE ACCESSIBLE PURSUANT TO ADMINISTRATIVE CODE SECTION 27-292.5(C), SECTION 27-292.10, AND TABLE 4 OF REFERENCE STANDARD RS 4-6 SHALL COMPLY WITH SECTION 4.2 THROUGH 4.32 OF RS 4-6 INCLUDING, BUT NOT LIMITED TO, WHEELCHAIR TURNING SPACE, CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS, AND MANEUVERING CLEARANCES AT THE DOOR ( AS SEEN IN FIGURE ). AN ALTERNATIVE TO THE STANDARD DESIGN FOR SUCH REFUSE DISPOSAL / STORAGE ROOM HAS BEEN REVIEWED AND FOUND COMPLIANT WITH RS 4-6. PROVIDED IT MEET ALL OF THE FOLLOWING:

- THE REFUSE DISPOSAL / STORAGE ROOM SHALL BE DESIGNED SO THAT THE WHEEL CHAIR USER CAN ENTER THE ROOM HEAD ON, AND BACK OUT WITHOUT TURNING OR CHANGING DIRECTION.
- THE REFUSE DISPOSAL / STORAGE ROOM SHALL BE PROVIDED WITH MANEUVERING CLEARANCE INCLUDING A MINIMUM OF 36" CLEAR WIDTH AT THE DOORWAY FOR A FORWARD APPROACH AS PER SECTION 4.2.4.2 AND FIG. 4 (E) OF RS 4-6. SUCH CLEAR WIDTH AT THE DOOR SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. THIS WILL TYPICALLY REQUIRE A 38" WIDE DOOR.
- THE DOOR OF THE REFUSE DISPOSAL / STORAGE ROOM SHALL COMPLY WITH SECTION 4.13.6 (MANEUVERING CLEARANCES AT DOORS) OF RS 4-6 EXCEPT SUCH CLEARANCE IS NOT REQUIRED INSIDE THE REFUSE DISPOSAL ROOM. THRESHOLDS AT THE DOORWAY SHALL COMPLY WITH SECTION 4.13.8 OF 4.6.
- THE DOOR OF THE REFUSE DISPOSAL / STORAGE ROOM SHALL BE A FULL AUTOMATIC DOOR COMPLYING WITH SECTION 4.13.12 OF RS 4-6 AND ANSI/BHMA A 156.10-1985. CONTROLS FOR THE AUTOMATIC DOOR SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE, ROOM IDENTIFICATION AND SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED NEAR THE CONTROL AND SHALL COMPLY WITH SECTION 4.28 OF RS 4-6

- AN OCCUPANCY SENSOR SHALL BE PROVIDED IN THE REFUSE DISPOSAL / STORAGE ROOM TO DETECT THE PRESENCE AND THE ABSENCE OF OCCUPANTS. UPON THE DETECTION OF AN OCCUPANT IN THE ROOM, THE DOOR SHALL BE MAINTAINED IN THE OPEN POSITION DURING THE ENTIRE PERIOD OF OCCUPANCY OF THE ROOM. UPON THE ABSENCE OF AN OCCUPANT IN THE ROOM, THE DOOR SHALL AUTOMATICALLY RETURN TO THE CLOSED POSITION.
- THE AUTOMATIC DOOR OF THE REFUSE DISPOSAL / STORAGE ROOM SHALL RETURN TO THE CLOSED POSITION IN THE CASE OF A POWER FAILURE, UPON THE ACTIVATION OF THE FIRE ALARM SYSTEMS (IF A FIRE ALARM SYSTEM IS PROVIDED IN THE BUILDING), OR UPON THE ACTIVATION OF SMOKE DETECTORS.
- THE REFUSE DISPOSAL / STORAGE ROOM SHALL BE PROVIDED WITH A FIRE - RATED DOOR THAT REMAINS CLOSED DURING PERIODS OF NON USE. THE PLACEMENT OF THE STORAGE BINS AND / OR SHELVES AND THE LOCATION OF THE REFUSE CHUTE ACCESS OPENING SHALL COMPLY WITH REACH RANGES OF SECTION 4.2.5 OR 4.2.6 OF RS 4-6.
- ALL CONTROLS AND OPERATING MECHANISM SHALL COMPLY WITH SECTION 4.25 OR RS 4-6

OTHER CONFIGURATIONS OR REFUSE DISPOSAL / STORAGE ROOM SHALL BE GUIDED BY THE STANDARD DESIGN OR THE ANNEXED ALTERNATIVE DESIGN AND SHALL BE SUBJECT TO BOROUGH OFFICES' FURTHER REVIEW TO DEMONSTRATE COMPLIANCE WITH L58/87 AND RS 4-6.

1207.3.1 REFUSE CHUTES.  
METAL REFUSE CHUTES, METAL CHUTE SUPPORTS, AND/OR METAL CHUTE BRACING SHALL BE FREE OF DIRECT CONTACT WITH THE SHAFT ENCLOSURE AND THE OPENINGS PROVIDED IN THE FLOOR CONSTRUCTION. METAL CHUTES SHALL BE RESILIENTLY SUPPORTED AT EACH STRUCTURAL SUPPORT LOCATION. ISOLATORS SHALL PROVIDE A MINIMUM STATIC DEFLECTION OF 0.3 INCHES (7.62 MM). ALL CHUTES SHALL BE PLUMB.



STANDARD CAPACITY CAR WITH NON-STANDARD OPENING DOOR  
76" X 24" STRETCHER SHOWN DOTTED O.K. TO MANEUVER

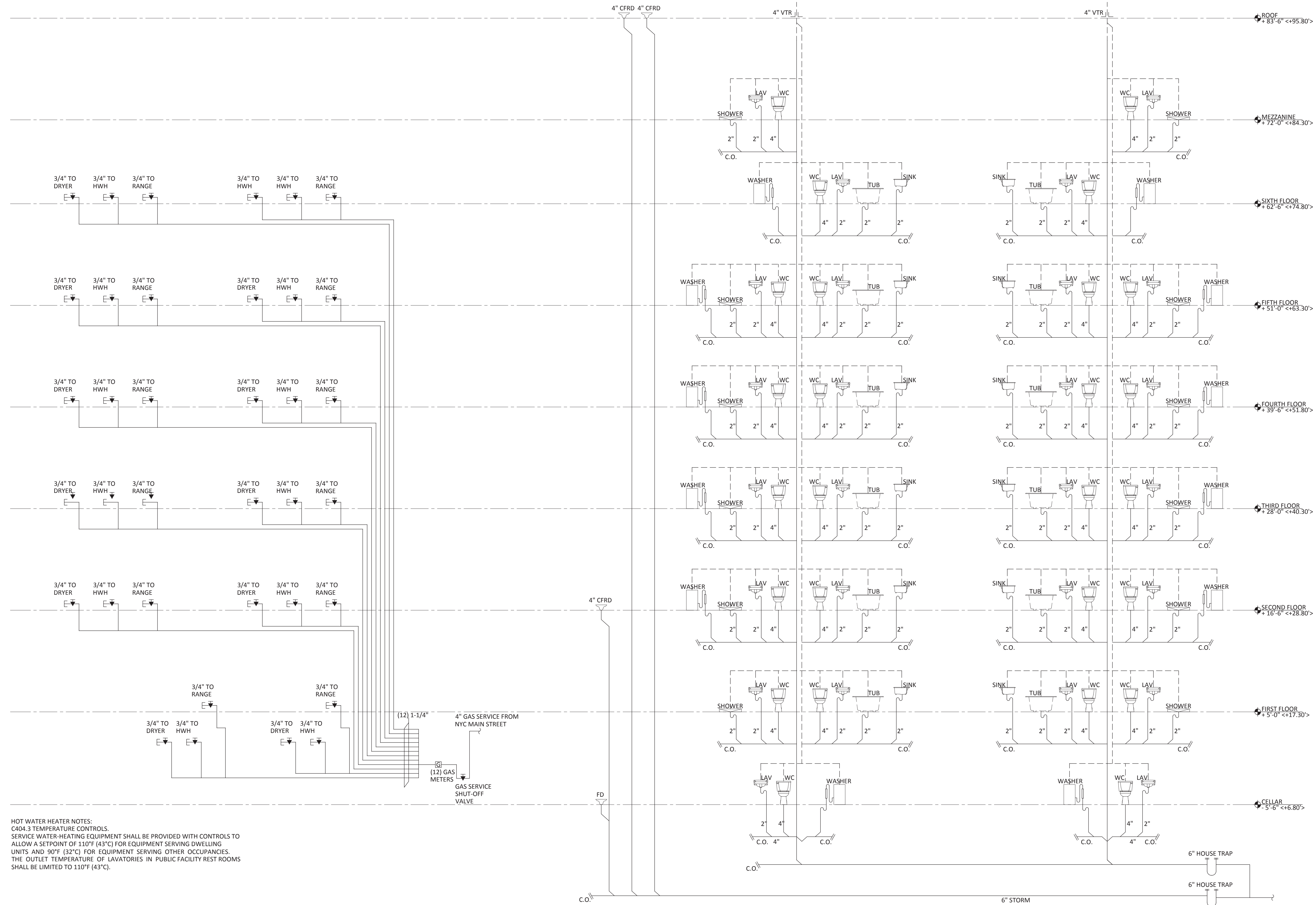
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NO.	DATE	DESCRIPTION

PLUMBING FIXTURE SCHEDULE

FIXTURE	SYMBOL	SOIL	VENT	HW	CW
WATER CLOSET		4"	3"	2"	
LAVATORY		2"	1 1/2"	1/2"	1/2"
SINK		2"	1 1/2"	1/2"	1/2"
BATHTUB		2"	1 1/2"	1/2"	1/2"
SHOWER STALL		2"	1 1/2"	1/2"	1/2"



HOT WATER HEATER NOTES:  
C404.3 TEMPERATURE CONTROLS.  
SERVICE WATER-HEATING EQUIPMENT SHALL BE PROVIDED WITH CONTROLS TO ALLOW A SETPOINT OF 110°F (43°C) FOR EQUIPMENT SERVING DWELLING UNITS AND 90°F (32°C) FOR EQUIPMENT SERVING OTHER OCCUPANCIES.  
THE OUTLET TEMPERATURE OF LAVATORIES IN PUBLIC FACILITY REST ROOMS SHALL BE LIMITED TO 110°F (43°C).

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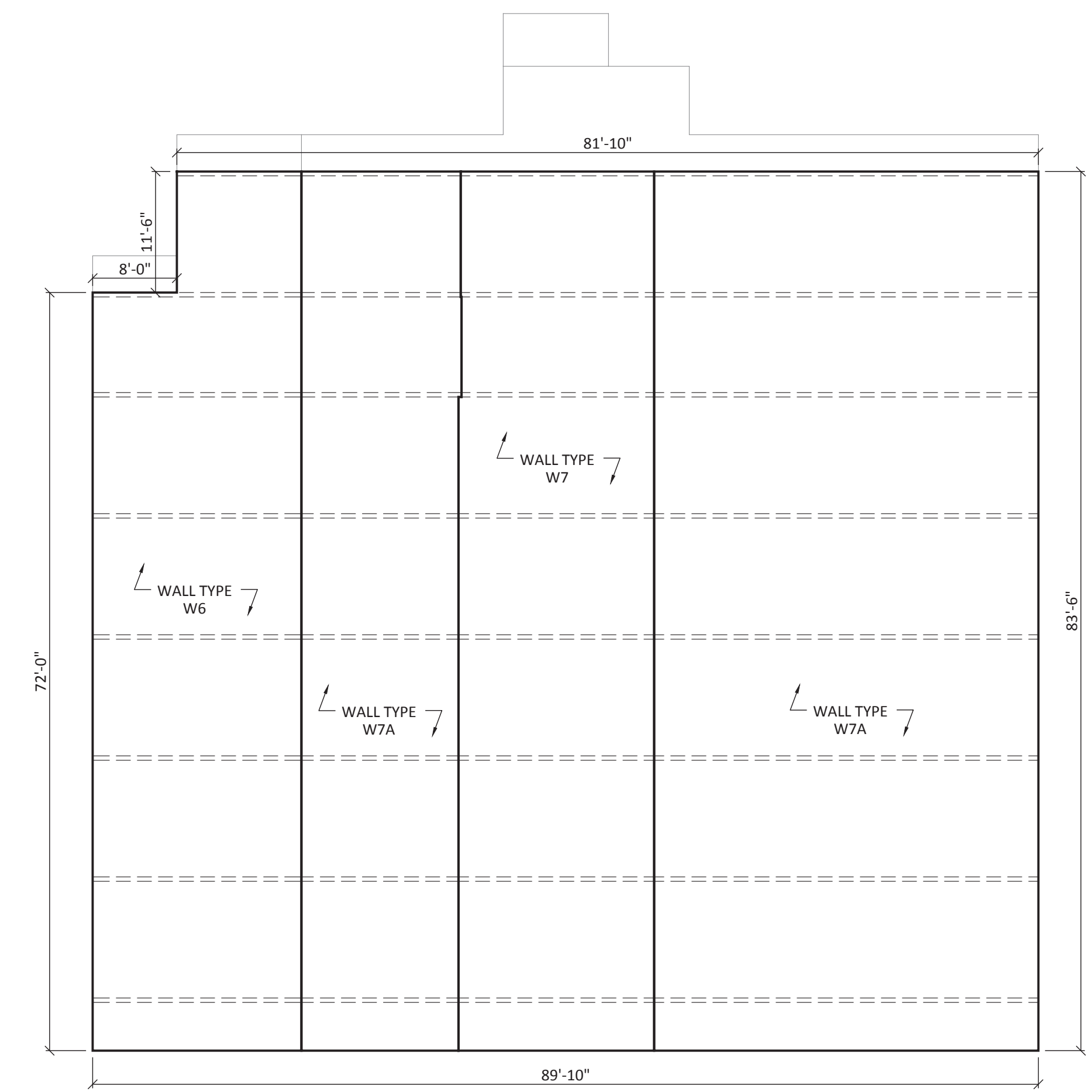
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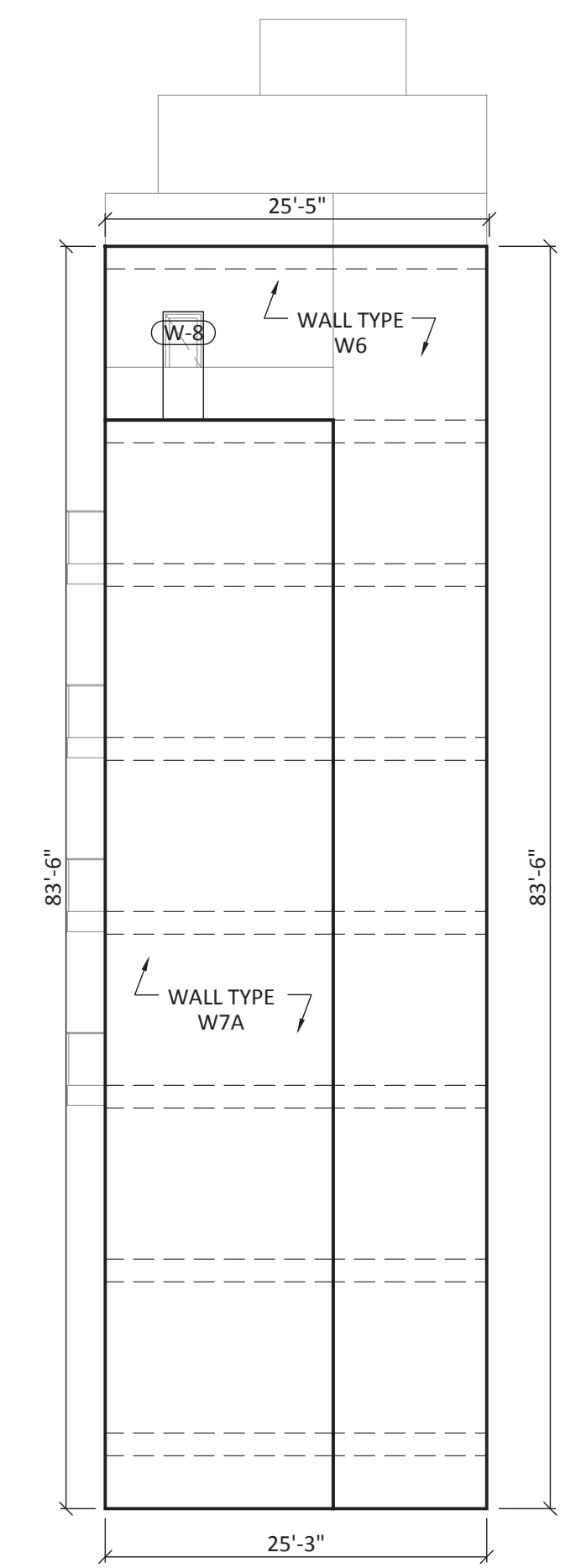
SEAL & SIGNATURE  
DRAWING TITLE  
GAS AND PLUMBING RISER DIAGRAM

1 PLUMBING & GAS RISER DIAGRAM  
NTS





ELEVATION 3  
OPAQUE TOTAL = 7,409.08 SF  
FENESTRATION TOTAL = 0 SF  
GROSS EXTERIOR WALL TOTAL = 7,409.08 SF

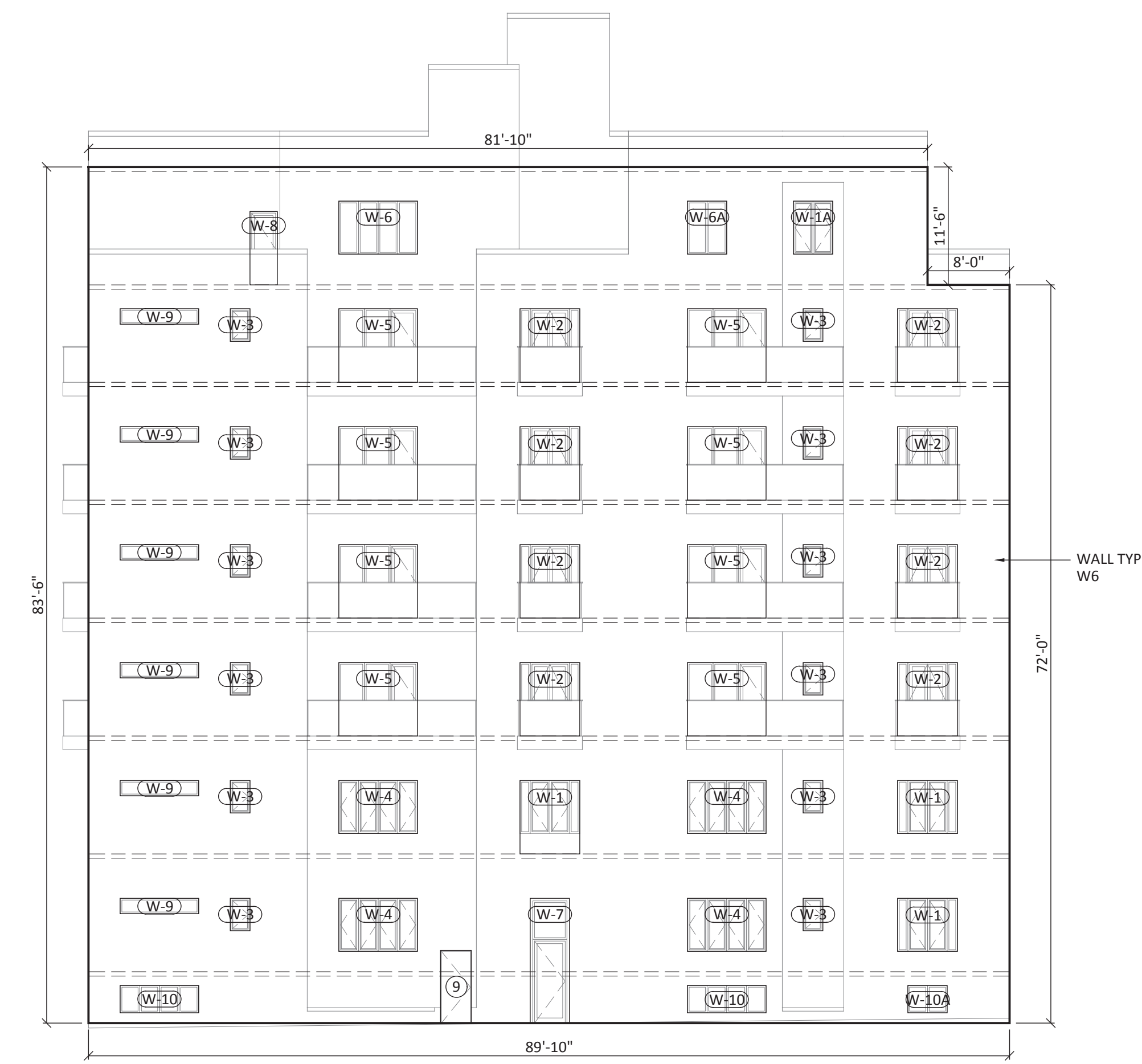


ELEVATION 4  
OPAQUE TOTAL = 2,089.16 SF  
FENESTRATION TOTAL = 19.11 SF  
GROSS EXTERIOR WALL TOTAL = 2,108.37 SF

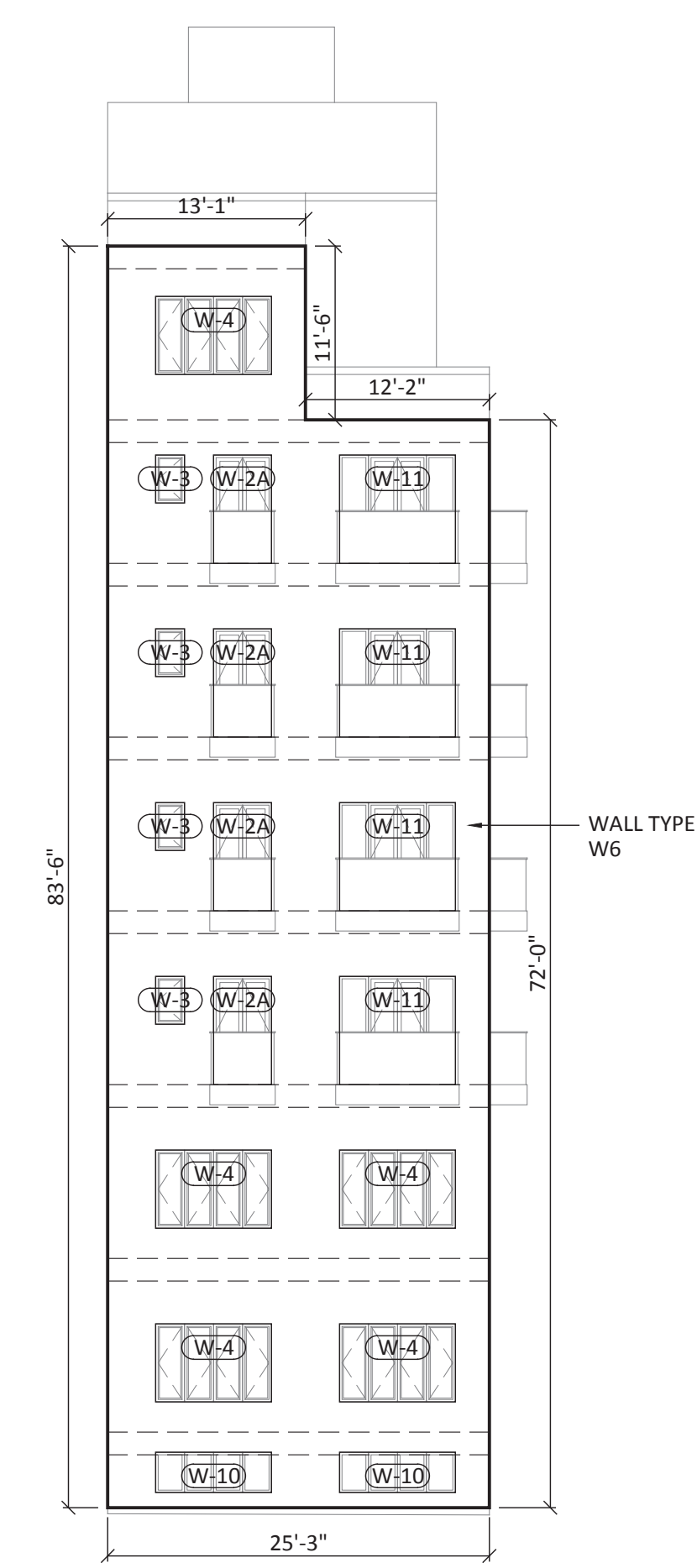
ZR 12-10 (12)(ii)(1,2) EXTERIOR WALL DEDUCTION - WALL PERFORMANCE ANALYSIS

ELEVATION	TYPE	WALL THICKNESS	AREA	U-FACTOR (PROPOSED)	UA (PROPOSED)	U-FACTOR (CODE)	UA (CODE)
ELEVATION 1	WALL W6 (METAL FRAME)	1'-2" TOTAL 6" DEDUCTION	5,719.28 SF	0.046	263.086	0.064	366.033
	WALL W6 AT SLAB EDGE (MASS)		296.11 SF	0.069	20.431	0.090	26.649
ELEVATION 2	WALL W6 (METAL FRAME)	1'-2" TOTAL 6" DEDUCTION	1,090.82 SF	0.046	50.177	0.064	69.812
	WALL W6 AT SLAB EDGE (MASS)		284.75 SF	0.069	19.647	0.090	25.627
ELEVATION 3	WALL W6 (METAL FRAME)	1'-2" TOTAL 6" DEDUCTION	1,483.31 SF	0.046	68.232	0.064	94.932
	WALL W6 AT SLAB EDGE (MASS)		62.77 SF	0.069	4.331	0.09	5.649
	WALL W7 (METAL FRAME)		1,485.01 SF	0.077	114.345	0.090	133.650
	WALL W7 AT SLAB EDGE (MASS)		61.64 SF	0.088	5.424	0.090	5.547
	WALL W7A (METAL FRAME)		1,079.11 SF	0.053	57.192	0.090	97.119
	WALL W7A AT SLAB EDGE (MASS)		171.68 SF	0.088	15.107	0.090	15.451
ELEVATION 4	WALL W6 (METAL FRAME)	1'-2" TOTAL 6" DEDUCTION	877.75 SF	0.046	40.376	0.064	56.176
	WALL W6 AT SLAB EDGE (MASS)		144.62 SF	0.069	9.978	0.090	13.015
	WALL W7A (METAL FRAME)		927.63 SF	0.053	49.164	0.090	83.486
	WALL W7A AT SLAB EDGE (MASS)		158.37 SF	0.088	13.936	0.090	14.253
OPAQUE WALL TOTAL			13,842.85 SF		731.43		1,007.406

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ELEVATION 1  
OPAQUE TOTAL = 6,015.39 SF  
FENESTRATION TOTAL = 1,393.69 SF  
GROSS EXTERIOR WALL TOTAL = 7,409.08 SF



ELEVATION 2  
OPAQUE TOTAL = 1,375.57 SF  
FENESTRATION TOTAL = 592.88 SF  
GROSS EXTERIOR WALL TOTAL = 1,968.45 SF

ZR 12-10 (12)(ii)(1,2) EXTERIOR WALL DEDUCTION - WALL PERFORMANCE ANALYSIS

ELEVATION	TYPE	AREA	U-FACTOR (PROPOSED)	UA (PROPOSED)	U-FACTOR (CODE)	UA (CODE)
ELEVATION 1	WINDOW W-1 X 3, W-1A X 1, W-2 X 8, W-3 X 12, W-4 X 4, W-5 X 8, W-8 X 1 (OPENABLE FENESTRATION)	1,146.27 SF	0.32	366.806	0.45	515.821
	WINDOW W-7 X 1, #8 X 1 (ENTRANCE DOORS)	67.88 SF	0.65	44.122	0.77	52.267
	WINDOW W-10 X 2, W-10A X 1, W-9 X 6, W-6 X 1, W-6A X 1 (FIXED FENESTRATION)	179.52 SF	0.30	53.856	0.38	68.217
ELEVATION 2	WINDOW W-4 X 5, W-3 X 4, W-2A X 4, W-11 X 4 (OPENABLE FENESTRATION)	552 SF	0.32	176.64	0.45	248.4
	WINDOW W-10 X 2 (FIXED FENESTRATION)	40.88 SF	0.30	12.26	0.38	15.534
ELEVATION 3	WINDOW (OPENABLE FENESTRATION)	0 SF	0.32	0	0.45	0
ELEVATION 3	WINDOW W-8 X 1 (OPENABLE FENESTRATION)	19.11 SF	0.32	6.115	0.45	8.599
FENESTRATION TOTAL		2,005.66 SF		659.803		908.84
EXTERIOR GROSS WALL TOTAL		15,848.51 SF		1,391.238		1,916.247
ENERGY EFFICIENCY OF OPAQUE WALL COMPARING PROPOSED WITH CODE REQUIREMENT						
TOTAL UA OPAQUE WALL (PROPOSED) / TOTAL UA OPAQUE WALL (CODE) = 731.434 / 1,007.406 X 100 =						72.60%
ENERGY EFFICIENCY ALLOWABLE PER ZR 12-10(12)(ii)(1) =						80%
ENERGY EFFICIENCY OF GROSS EXTERIOR WALL COMPARING PROPOSED WITH CODE REQUIREMENT						
EXTERIOR GROSS WALL UA (PROPOSED) / EXTERIOR GROSS WALL UA (CODE) = 1,391.238 / 1,916.247 X 100 =						72.60%
ENERGY EFFICIENCY ALLOWABLE PER ZR 12-10(12)(ii)(1) =						90%

ISSUE / REVISION RECORD

NO.	DATE	DESCRIPTION



DRAWING TITLE  
EXTERIOR WALL  
PERFORMANCE ANALYSIS