2323 FIRST AVENUE NEW YORK, NY 10035

BC 1913.10

BC 110.3.1

BC 110.3.5

BC 110.3.4

SCOPE OF WORK

PROPOSED VERTICAL ENLARGEMENT TO AN EXISTING 2 STORY BUILDING. PROPOSED 6 STORY AND CELLAR RESIDENTIAL BUILDING, TOTAL OF 12 DWELLING UNITS. PROPOSED BUILDING TO COMPLY WITH QUALITY HOUSING PROGRAM.

USE GROUP: 2
STRUCTURAL OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: B
OCCUPANCY CLASSIFICATION: R-2
CONSTRUCTION CLASSIFICATION: IB
MULTIPLE DWELLING CLASSIFICATION: HAEA

THIS PROJECT DOES NOT INCLUDE MODULAR CONSTRUCTION.

SEPARATE FILING

STRUCTURAL, FOUNDATION/EXCAVATION PLAN
MECHANICAL PLAN
SPRINKLER PLAN
FIRE ALARM
BUILDER'S PAVEMENT PLAN

SD 1 & 2

SPECIAL INSPECTION ITEMS STRUCTURAL STEEL - WELDING BC 1704.3.1 BC 1704.3.2 STRUCTURAL STEEL - DETAILS STRUCTURAL STEEL - HIGH STRENGTH BOLTING BC 1704.3.3 STRUCTURAL COLD-FORMED STEEL BC 1704.3.4 CONCRETE - CAST-IN-PLACE BC 1704.4 BC 1704.5 SPRAYED FIRE-RESISTANT MATERIALS BC 1704.11 MECHANICAL SYSTEM BC 1704.16 UNDERPINNING BC 1704.20.3 BC 1814 SPRINKLER SYSTEM BC 1704.23 **HEATING SYSTEM** BC 1704.25 FIRE-RESISTANT PENETRATION AND JOINTS BC 1704.27 CONCRETE DESIGN MIX BC 1905.3 BC 1913.5 BC 1905.6 CONCRETE SAMPLING AND TESTING

FOOTING AND FOUNDATION ENERGY CODE INSPECTION FIRE-RESISTANCE RATED CONSTRUCTION

	DRAWING INDEX
Z-000	ZONING ANALYSIS AND PLOT PLAN
Z-001	ZONING PLANS
Z-002	AXONOMETRIC DIAGRAM, ZONING PLANS
A-000	BC NOTES AND EGRESS DIAGRAM
A-100	CELLAR THRU FIRST FLOOR PLAN
A-101	SECOND THRU FIFTH FLOOR PLAN
A-102	SIXTH FLOOR THRU MEZZANINE PLAN
A-103	ROOF PLAN
A-200	REFLECTED CEILING PLANS
A-300	BUILDING ELEVATIONS
A-301	BUILDING SECTIONS
A-500	WALL SECTIONS
A-600	WALL SCHEDULE
A-601	BATHROOM ENLARGED PLANS AND DETAILS
A-602	BATHROOM ENLARGED PLANS AND DETAILS
A-603	KITCHEN ENLARGED PLANS AND DETAILS
A-700	WINDOW / DOOR SCHEDULE & ADA DIAGRAMS
EN-001	ENERGY ANALYSIS
EN-002	EXTERIOR WALL PERFORMANCE
P-001	GAS AND PLUMBING RISER DIAGRAM

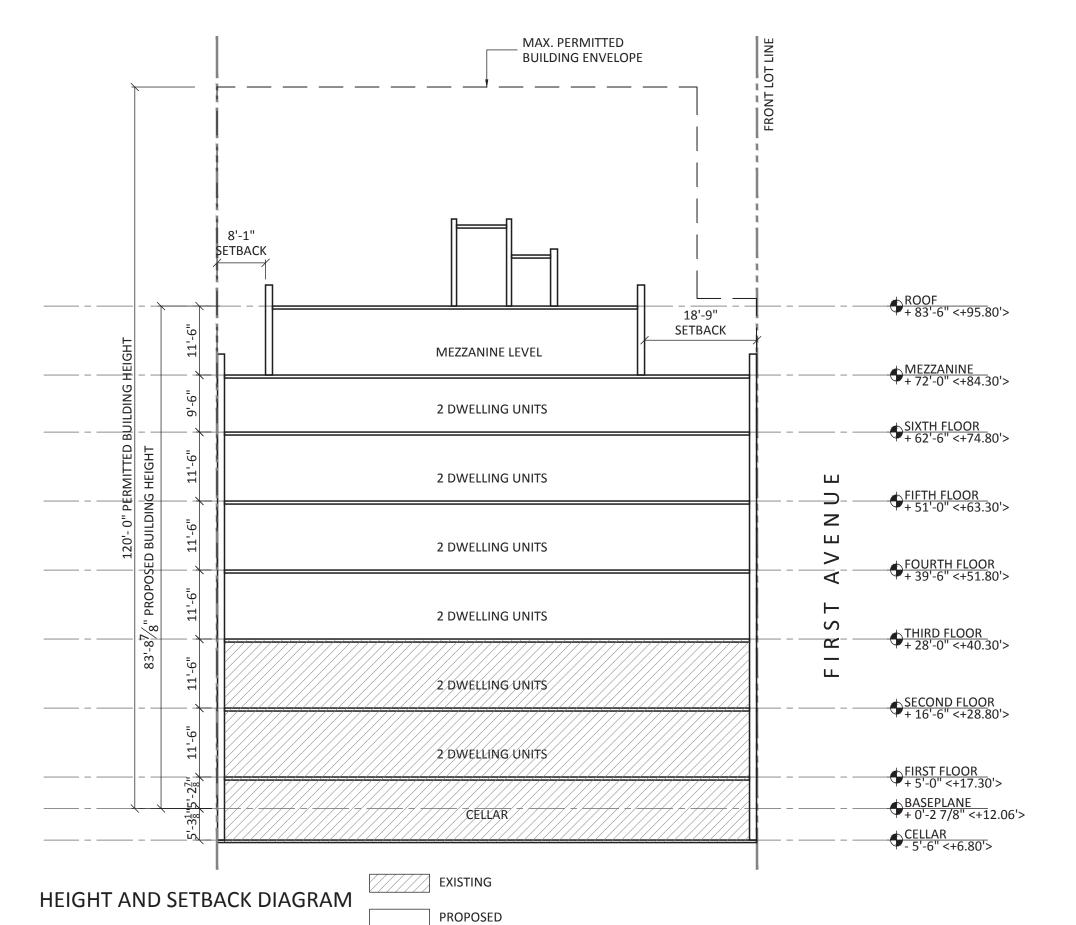
SCALE: 1/8" = 1'-0"

PROPERTY DATA

ADDRESS: 2323 FIRST AVENUE BLOCK: 1795 LOT: 31 ZONING MAP NO.: 6B ZONE: R7X/C1-5 LOT WIDTH: 25'-5" LOT DEPTH: 90'-0" LOT AREA: 2,287.50 SF

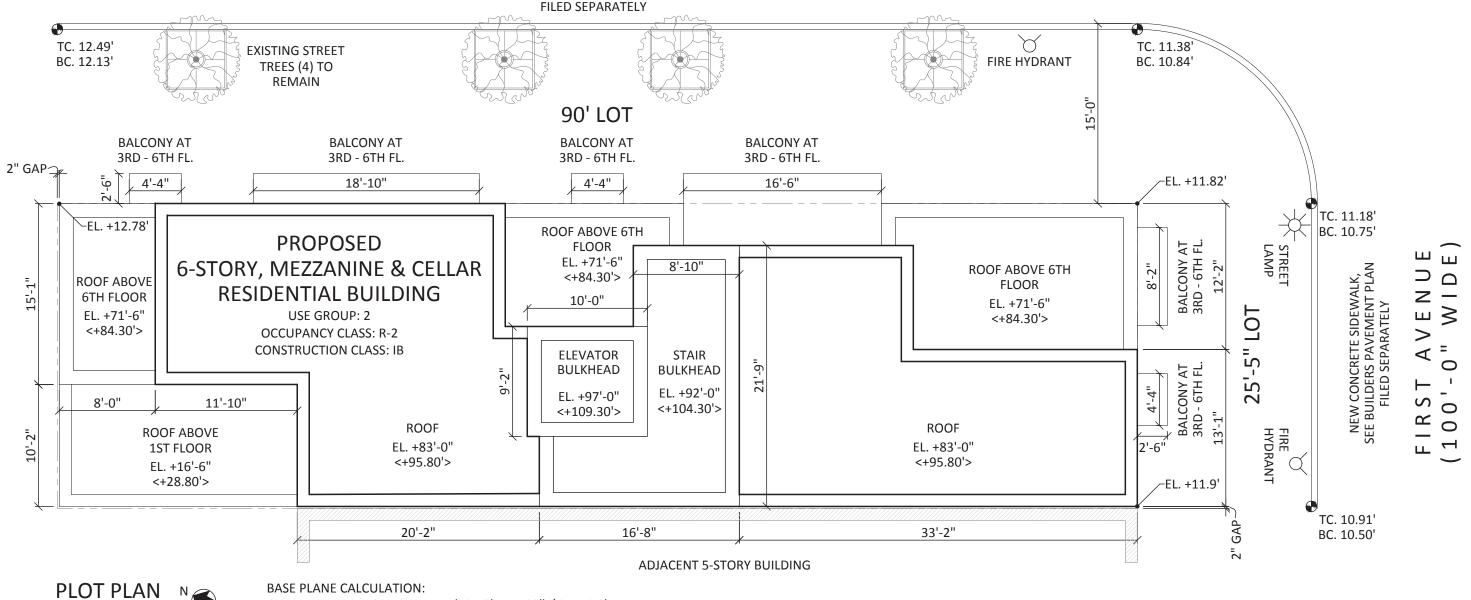


ZONING MAP 6b



EAST 119TH STREET (60'-0" WIDE)

> NEW CONCRETE SIDEWALK, SEE BUILDERS PAVEMENT PLAN



BASE PLANE CALCULATION: CURB LEVEL AT 119TH STREET = (12.78' + 11.82') / 2 = 12.3' CURB LEVEL AT FIRST AVE = (11.82' + 11.9') / 2 = 11.86' BASE PLANE = 12.3' X 90' / (90' + 100') + 11.86' X 100' / (90' + 100') = 12.06'

ZONING ANALYSIS ARTICLE II - RESIDENCE DISTRICT REGULATIONS CHAPTER **ZR SECTION** PROPOSED PERMITTED / REQUIRED CHAPTER 2 22-10 USE GROUP 1, 2, 3, 4 PROPOSED USE GROUP 2, COMPILES. **USE REGULATIONS USES PERMITTED** AS-OF-RIGHT CHAPTER 3 REQUIRED STREET TREE = 115'-5" / 25' = 5 STREET TREE PLANTING IN IN ALL DISTRICTS, AS INDICATED, THE FOLLOWING SHALL PROVIDE #STREET# TREES IN **RESIDENTIAL BULK** 4 EXISTING AND 1 PLANTED OFF-SITE, COMPLIES. RESIDENCE DISTRICTS REGULATIONS IN ACCORDANCE WITH SECTION 26-41 (STREET TREE PLANTING) **RESIDENTIAL DISTRICTS** ONE #STREET# TREE, PRE-EXISTING OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET STREET TREE PLANTING OF #STREET# FRONTAGE OF THE #ZONING LOT#. FRACTIONS EQUAL TO OR GREATER THAN ONE-HALF RESULTING FROM THIS CALCULATION SHALL BE CONSIDERED TO BE ONE TREE. PROPOSED LOT COVERAGE = 96.15%, COMPLIES. IN THE DISTRICTS INDICATED, FOR #QUALITY HOUSING BUILDINGS#, THE MAXIMUM #FLOOR AREA OPEN SPACE AND FLOOR RATIO# AND MAXIMUM #RESIDENTIAL LOT COVERAGE# FOR #INTERIOR LOTS# OR #THROUGH AREA REGULATIONS IN R6 MAX. PERMITTED RESIDENTIAL FLOOR AREA = 2,287.5 X 5.00 = 11,437.5 SF LOTS# SHALL BE AS SET FORTH IN THE TABLE IN THIS SECTION. THE MAXIMUM #RESIDENTIAL LOT THROUGH R10 DISTRICTS PROPOSED RESIDENTIAL FLOOR AREA = 11,314.63 SF < 11,437.5 SF COVERAGE# FOR A #CORNER LOT# SHALL BE 100 PERCENT. PROPOSED RESIDENTIAL FAR = 11,314.63 / 2,287.5 = 4.94 FOR QUALITY HOUSING SEE Z-001 FOR CALCULATION, COMPLIES. MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO BUILDINGS FOR QUALITY HOUSING BUILDINGS MAXIMUM #FLOOR AREA RATIO# IN ALL DISTRICTS, AS INDICATED, THE MAXIMUM NUMBER OF #DWELLING UNITS# SHALL EQUAL MAX. PERMITTED NUMBER OF DWELLING UNITS MAXIMUM NUMBER OF THE MAXIMUM #RESIDENTIAL FLOOR AREA# PERMITTED ON THE #ZONING LOT# DIVIDED BY THE = (2,287.5 X 5.00) / 680 DWELLING UNITS OR APPLICABLE FACTOR IN THE FOLLOWING TABLE FACTOR FOR DWELLING UNITS **ROOMING UNITS** DISTRICT PROPOSED NUMBER OF DWELLING UNITS = 12, COMPLIES. REQUIRED MINIMUM LOT AREA AND LOT WIDTH EXISTING LOT AREA = 2,287.5 SF WITH 25'-5" & 90' LOT WIDTH, MINIMUM LOT AREA OR LOT | TYPE OF #RESIDENCE# MINIMUM #LOT AREA# MINIMUM #LOT WIDTH# SEE PLOT PLAN SURVEY ON Z-000, COMPLIES. ANY OTHER PERMITTED WIDTH FOR RESIDENCES NO SIDE YARD PROPOSED, COMPLIES. SIDE YARDS FOR ALL OTHER (c) IN THE DISTRICTS INDICATED, NO #SIDE YARDS# ARE REQUIRED.HOWEVER, IF ANY OPEN AREA **BUILDINGS CONTAINING** 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#. 23-541 R6 R7 R8 R9 R10 NO REAR YARD PROPOSED, COMPLIES. IN THE DISTRICTS INDICATED, NO #REAR YARD# SHALL BE REQUIRED WITHIN 100 FEET OF THE WITHIN ONE HUNDRED FEET OF CORNERS POINT OF INTERSECTION OF TWO #STREET LINES# INTERSECTING AT AN ANGLE OF 135 DEGREES OR (1) THE #STREET WALL# SHALL BE LOCATED NO CLOSER TO THE #STREET LINE# THAN THE #STREET ALIGNS WITH ADJACENT BUILDING. SEE PLOT PLAN ON Z-000 STREET WALL LOCATION WALL#, OR PORTION THEREOF, OF AN EXISTING ADJACENT #BUILDING# ON AN ADJOINING #ZONING LOT# LOCATED ON THE SAME #STREET# FRONTAGE, THAT IS BOTH WITHIN TEN FEET OF THE #STREET LINE# AND WITHIN 25 FEET OF THE SHARED #SIDE LOT LINE# BETWEEN THE #ZONING LOTS#. WHERE SUCH EXISTING ADJACENT #BUILDING#, OR PORTION THEREOF, HAS #STREET WALLS# LOCATED AT VARYING DEPTHS, THE #STREET WALL# SHALL NOT BE LOCATED CLOSER TO THE #STREET LINE# THAN THE FURTHEST PORTION OF SUCH EXISTING ADJACENT #STREET WALL# THAT IS AT LEAST FIVE FEET IN WIDTH. (2) ON #CORNER LOTS#, THE #STREET WALL# LOCATION PROVISIONS OF PARAGRAPH (a)(1) SHALL APPLY ALONG ONLY ONE #STREET LINE#. PROPOSED BUILDING HEIGHT = 83'-8 7/8" MINIMUM BASE HEIGHT. MAXIMUM BASE HEIGHT. SEE HEIGHT AND SETBACK DIAGRAM ON Z-000, COMPLIES. MAXIMUM HEIGHT OF BUILDINGS AND SETBACK AND MAXIMUM BUILDING HEIGHT REGULATIONS MAXIMUM MAXIMUM HEIGHT OF MINIMUM BASE HEIGHT #BUILDINGS OR OTHER STRUCTURES# MANHATTAN CORE REDUCED REQUIREMENTS FOR 12 DWELLING UNITS X 30% = 4 SPACES, PARKING REDUCED REQUIREMENTS SMALL ZONING LOTS 4 SPACES < 15 SPACES, THEREFORE PARKING REQUIREMENT IS WAIVED, COMPLIES. PARKING SPACES REQUIRED AS A **#LOT AREA#** PERCENT OF TOTAL #DWELLING UNITS# R7-1 R7A R7D R7X 10,000 SQUARE FEET OR LESS FOR #DEVELOPMENTS# AND #DWELLING UNITS# WITHIN #ENLARGED# PORTIONS OF WAIVER OF REQUIREMENTS #BUILDINGS# IN R5D, R6, R7, R8 R9 AND R10 DISTRICTS, THE MAXIMUM NUMBER OF FOR SMALL NUMBER OF #ACCESSORY# OFF-STREET PARKING SPACES FOR WHICH REQUIREMENTS ARE WAIVED IS SET FORTH IN THE FOLLOWING TABLE: SPACES R7-2 R7A R7D R7X R8 R9 R10 FOR DEVELOPMENTS OR **ENLARGEMENTS** REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL OR 12 DWELLING UNITS X (1 PER 2 #DWELLING UNITS) = 6 ENCLOSED BICYCLE PARKING COMMUNITY FACILITY USES 6 BICYCLE PARKING SPACES, PROVIDED IN CELLAR, SEE A-100, COMPLIES. SPACES **BICYCLE PARKING SPACES REQUIRED IN RELATION TO** SPECIFIED UNIT OF MEASUREMENT USE GROUP 2 1 PER 2 #DWELLING UNITS# CHAPTER 8 #RESIDENTIAL# STORAGE AND REMOVAL LOCATIONS SHALL BE PROVIDED AT THE RATE OF 2.9 REQUIRED REFUSE STORAGE = 12 X 2.9 = 34.8 CF QUALITY HOUSING REFUSE STORAGE AND CUBIC FEET PER #DWELLING UNIT# PROPOSED COMPACTOR ROOM = 860.94 CF, COMPLIES. DISPOSAL A REFUSE DISPOSAL ROOM OF NOT LESS THAN TWELVE SQUARE FEET WITH NO DIMENSION LESS PROPOSED REFUSE ROOM MORE THAN 12 SF WITH DIMENSION MORE THAN 3 FEET FROM 1ST THAN THREE FEET SHALL BE PROVIDED ON EACH #STORY# THAT HAS ENTRANCES TO #DWELLING THROUGH 6TH FLOOR, COMPLIES. UNITS# OR #ROOMING UNITS#. TWELVE SQUARE FEET OF SUCH REFUSE STORAGE ROOM SHALL BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA# PER #STORY#. FIFTY PERCENT OF THE SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE PROPOSED GLASS ENTRY DOOR WITH MORE THAN 20SF CLEAR GLASS AT FIRST FLOOR, SEE

DEFINITION OF #FLOOR AREA# IF A WINDOW WITH A CLEAR, NON-TINTED, GLAZED AREA OF AT

IF THE NUMBER OF #DWELLING UNITS# SERVED BY A #VERTICAL CIRCULATION CORE# AND

SUCH #STORY# MAY BE EXCLUDED FROM THE DEFINITION OF #FLOOR AREA#.

CORRIDOR ON EACH #STORY# DOES NOT EXCEED THE NUMBER SET FORTH IN THE FOLLOWING

TABLE, 50 PERCENT OF THE SQUARE FEET OF THE CORRIDOR SERVING SUCH #DWELLING UNITS# ON

LEAST 20 SQUARE FEET IS PROVIDED IN SUCH CORRIDOR.

(AS A PERCENTAGE OF THE #RESIDENTIAL FLOOR AREA#)

NUMBER OF #DWELLING UNITS# AND #ROOMING UNITS#

MINIMUM REQUIRED RECREATION SPACE

SERVED BY A CORRIDOR PER #STORY#

DAYLIGHT IN CORRIDORS

REQUIRED RECREATION

DENSITY PER CORRIDOR

S D J L U ARCHITECT

office@djluarchitect.com 646.820.3558 611 Broadway, Suite 829, New York, New York 10012

PROJECT

2323 FIRST AVENUE

2323 FIRST AVENUE

NEW YORK, NY 10035

OSTERED ARCHITICAL AND DE-JAN LU TROPOSTATION OF NEW TOPS AND THE PROPERTY OF THE PROPERTY OF

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DESCRIPTION

the sealed drawings will govern.

NO. DATE

WINDOW SCHEDULE ON A-700 AND Z-001 FOR DEDUCTION CALCULATION, COMPLIES.

PROPOSED 393.33 SF OUTDOOR RECREATION SPACE ON ROOF, TOTAL OF 393.33 SF, SEE A-103,

PROPOSED 2 DWELLING UNITS SERVED BY A VERTICAL CIRCULATION CORE, SEE Z-001 FOR

REQUIRED RECREATION SPACE = 11,405.46 X 3.3% = 376.38 SF

DEDUCTION CALCULATION, COMPLIES.

SEAL & SIGNA

ZONING ANALYSIS AND PLOT

 $\begin{array}{c|cccc} & & \text{DATE} & & 12/29/2016 \\ \hline Z-000.00 & & \text{SCALE} & \text{AS NOTED} \\ \hline & \text{DRAWN BY} & \text{P.Z.} \end{array}$

2323 FIRST AVENUE 2323 FIRST AVENUE NEW YORK, NY 10035

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 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

=112.98

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

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 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

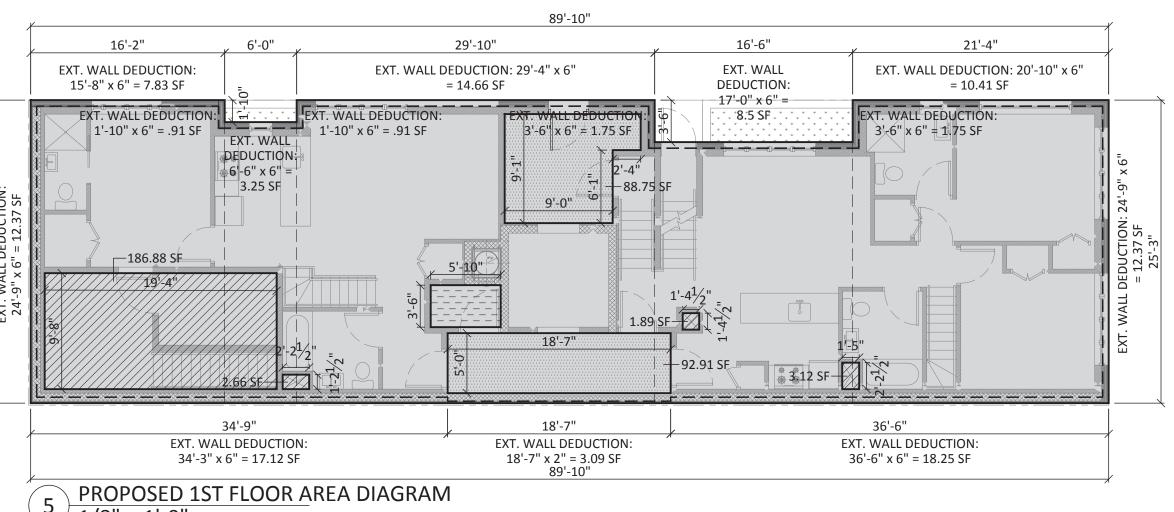
(5'-0" x 18'-7") + (9'-1" x 9'-0") + (3'-0" x 2'-4") = 181.66 3.12 + 1.89 + 2.66 + 186.88 = 194.55

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

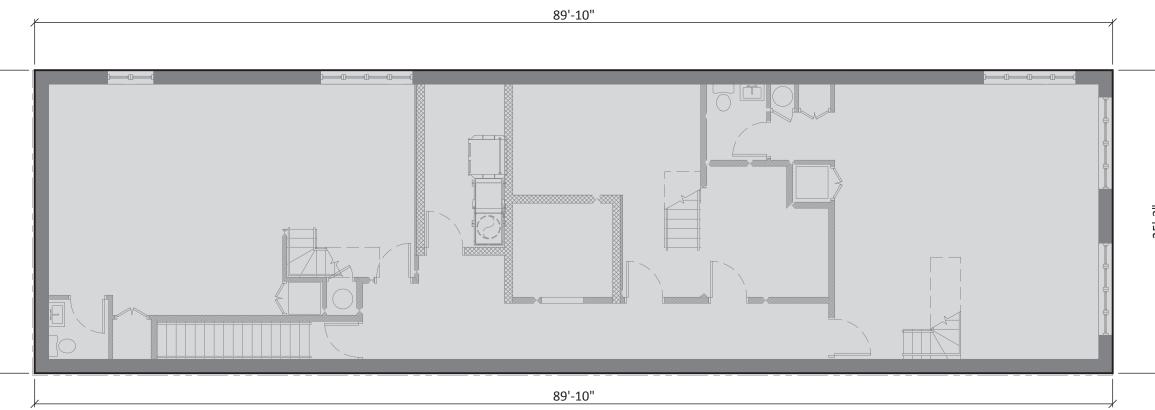
89'-10" 16'-6" 16'-2" 6'-0" 29'-10" 21'-4" EXT. WALL DEDUCTION: EXT. WALL DEDUCTION: 29' 4" x 6" EXT. WALL EXT. WALL DEDUCTION: 20'-10" x 6" 15'-8" x 6" = 7.83 SF = 14.66 SF DEDUCTION: = 10.41 SF $-17'-0" \times 6" = -$ EXT. WALL DEDUCTION: EXT. WALL DEDUCTION EXT. WALL DEDUCTION: EXT. WALL DEDUCTION **№8.5 SF** 1'-10" x 6" = .91 SF $3'-6'' \times 6'' = 1.75 \text{ SF}$ 3'-6" x 6" = **1.7**5 SF EXT. WALL DEDUCTION **6-6** x 6' = 1 3.25 SF 1.28 SF 医 4.00 SF 1.89 SF EXT. WALL DEDUCTION: EXT. WALL 19'-10" x 6" = 9.91 SF DEDUCTION: 5 10'-2" x 6" = 0 5.08 SF 18'-7" 36'-6" EXT. WALL DEDUCTION: EXT. WALL DEDUCTION: EXT. WALL DEDUCTION: 14'-5" x 6" = 7.02 SF 18'-7" x 2" = 3.09 SF 36'-6" x 6" = 18.25 SF 70'-0"

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

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



5 PROPOSED 1 1/8" = 1'-0"



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

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ISSUE / REVISION RECORD

DESCRIPTION

NO. DATE

DRAWING TITLE

ZONING FLOOR PLANS, AXONOMETRIC DIAGRAM

DATE 12/29/2016 SCALE AS NOTED Z - 001.002 OF 20 CHECKED BY D.L.

	3 EXISTING 2ND FLOOR AREA DIAGRAM 1/8" = 1'-0"		
	89'-10"		
25'-3"	EXISTING MEDICAL OFFICES ALL EXTERIOR WALLS, INTERIOR PARTITIONS, AND PLUMBING FIXTURES TO BE REMOVED	25'-3"	89'-10" X 25'-3" = 2,268.29
	89'-10"	,	
	2 EXISTING 1ST FLOOR AREA DIAGRAM 1/8" = 1'-0"		
	89'-10"	,	
25'-3"	EXISTING STORAGE	25'-3"	89'-10" X 25'-3" = 2,268.29

89'-10"

EXISTING

— PROFESSIONAL —

OFFICES

ALL EXTERIOR WALLS, INTERIOR PARTITIONS, AND

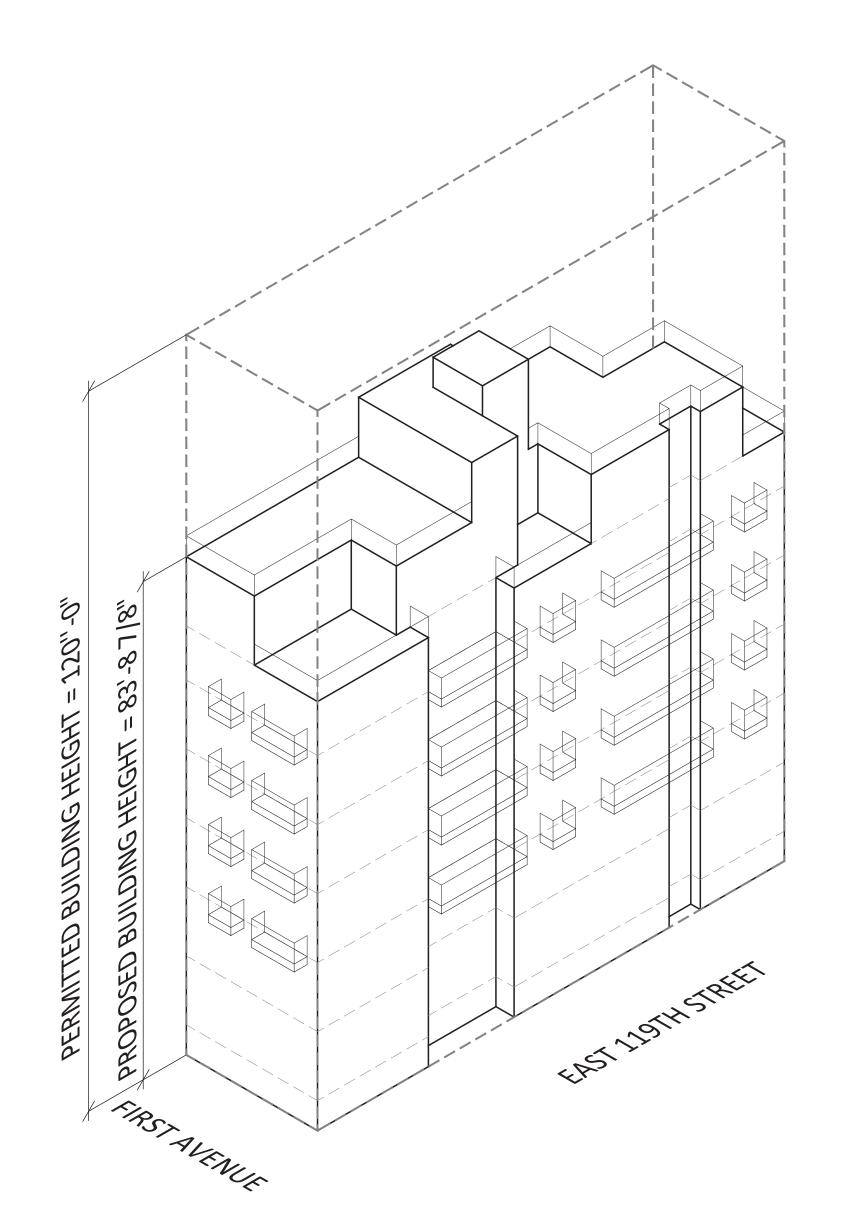
PLUMBING FIXTURES TO BE

89'-10"

89'-10"

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

REMOVED



ZONEX

PROJECT LOCATION

ZONEX

PROPOSED BUILDING

MAXIMUM BUILDING ENVELOPE

AXONOMETRIC DIAGRAM
NOT TO SCALE

PANEL 0091F

FLOOD INSURANCE RATE MAP

BRONX, RICHMOND, NEW YORK,

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

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

Federal Emergency Management Agency

NUMBER PANEL SUFFIX

MAP NUMBER

3604970091F

MAP REVISED

SEPTEMBER 5, 2007

360497 0091 F

QUEENS, AND KINGS COUNTIES

FIRM

CITY OF

CONTAINS:

COMMUNITY

NEW YORK, CITY OF

subject community.

NEW YORK,

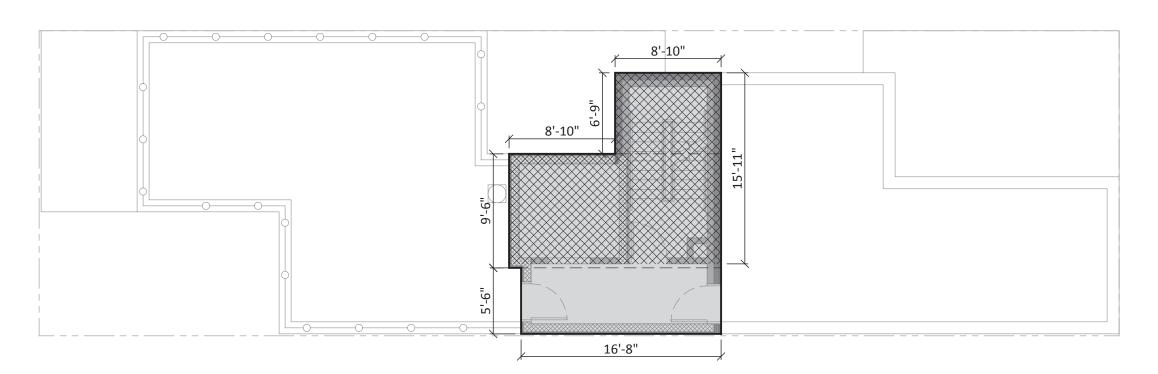
NEW YORK

PANEL 91 OF 457

[4[000]]

NATIONAPAL

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	G AREA	11,3	14.63 SF			
	PROPOSED FAR = 11,314.63/ 2,287.50 = 4.94						

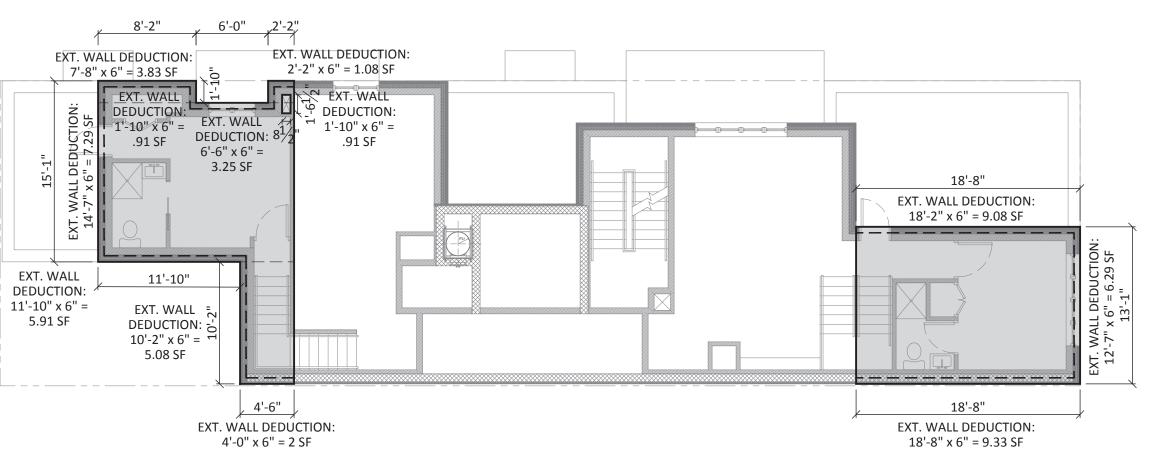


	ROOF						
	GROSS AREA (SF)						
	319.13						
	FLOOR AREA DEDUCTION (SF)						
221.59 BULKHEAD							
	221.59	TOTAL DEDUCTION					
ZONING FLOOR AREA (SF)							
		97.54					

(8'-10"X 6'-9") + (17'-8" X 9'-6") + (16'-8" X 5'-6") = 319.13

(8'-10" X 6'-9") + (17'-8" X 9'-2") = 221.59

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



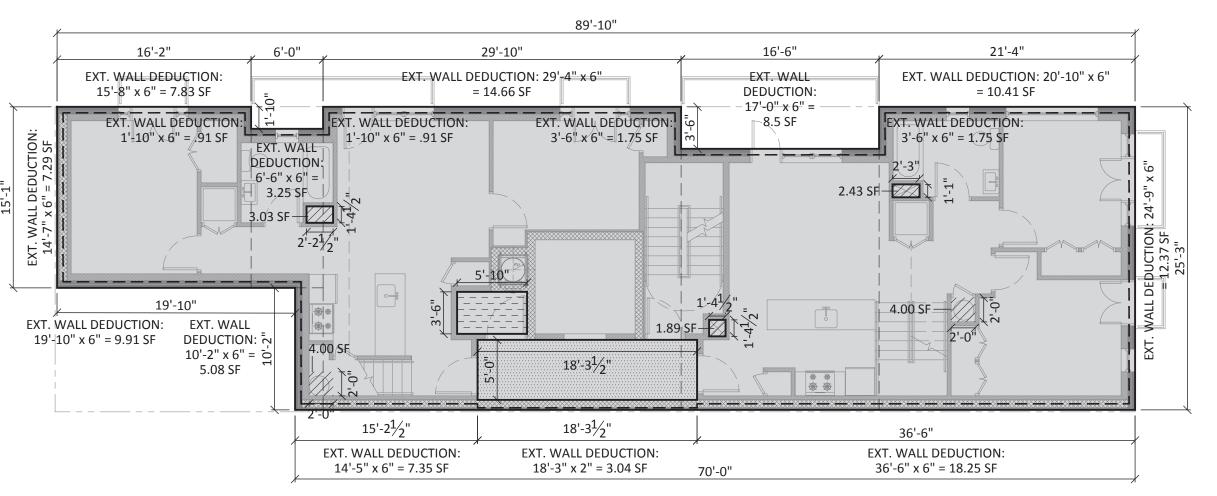
MEZZANINE								
GROSS AREA (SF)								
		525.33						
	FLOOR AREA DEDUCTION (SF)							
	— 54.96 EXTERIOR WALL DEDUCTION							
	1.09	MECHANICAL						
56.05 TOTAL DEDUCTION								
ZONING FLOOR AREA (SF)								
	·	469.28						

(18'-8"x13'-1") + (8'-2"x1'-10") + (2'-2"x1'-10") + (16'-4"x13'-3") + (4'-6"x10'-2") = 525.33

1'-6.5" x 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 =

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



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

	6TH FLOOR						
	GR	OSS 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							
	ZONING FLOOR AREA (SF)						
		1,811.57					

(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

18'-3" x 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



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ISSUE / REVISION RECORD

NO. DATE

DESCRIPTION

2323 FIRST AVENUE

2323 FIRST AVENUE

NEW YORK, NY 10035

ZONING FLOOR PLANS,
AXONOMETRIC DIAGRAM

FEMA MAP

DRAWING NO.

DATE 12/29/2016

SCALE AS NOTED

DRAWN BY P.Z.

3 OF 20 CHECKED BY D.L.

TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS										
		TYI	PE I	TYF	PE II	TYP	E III	TYPE IV	TYF	PE V
		А	В	А	В	А	В	HT	А	В
	HEIGHT (FEET)									
GROUP	HEIGHT (S)	UL	160	65	55	65	55	65	50	40
	S	UL	UL	6	NP	6	3	6	NP	NP
R-2	Α	UL	UL	UL	NP	24,000	5,600	20,500	NP	NP

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS									
	TYI	PEI	TYI	PE II	TYP	E III	TYPE IV	TYF	PE V
BUILDING ELEMENT	А	В	Α	В	Α	В	HT	Α	В
PRIMARY STRUCTURAL FRAME		2	1	0	1	0	нт	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 EXTERIOR			SEE TABLE 602						
NONBEARING WALLS AND PARTITIONS INTERIOR	0	0	0	0	0	0	SEE SECTION 602.4.6	0	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2	2	1	0	1	0	нт	1	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1-1/2	1	1	0	1	0	нт	1	0

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, L
X < 5	ALL	3	2	1
5 < X< 10	IA	3	2	1
3 7 10	OTHERS	2	1	1
	IA, IB	2	1	1
10 ≤ X< 30	IIB, VB	1	0	0
	OTHERS	1	1	1
X > 30	ALL	0	0	0

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE						
OCCUPANCY	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM				
А	SEE SECTION	ON 1028.7				
E, F-1, M, R, S-1	150	200				
В	200	300				
F-2, S-2, U	200	250				
H-1	NOT PREMITTED	75				
H-2	NOT PREMITTED	100				
H-3	NOT PREMITTED	150				
H-4	NOT PREMITTED	175				
H-5	NOT PREMITTED	200				
I-1, I-2, I-3, I-4	NOT PREMITTED	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 EXCEPTION 4 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: ROOF EGRESS DIAGRAM

MEZZANINE EGRESS DIAGRAM

6TH FLOOR EGRESS DIAGRAM

2ND - 5TH FLOOR EGRESS DIAGRAM

1ST FLOOR EGRESS DIAGRAM

CELLAR EGRESS DIAGRAM

1/8"=1'-0"

1/8"=1'-0"

1/8"=1'-0"

1/8"=1'-0"

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. 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.

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.

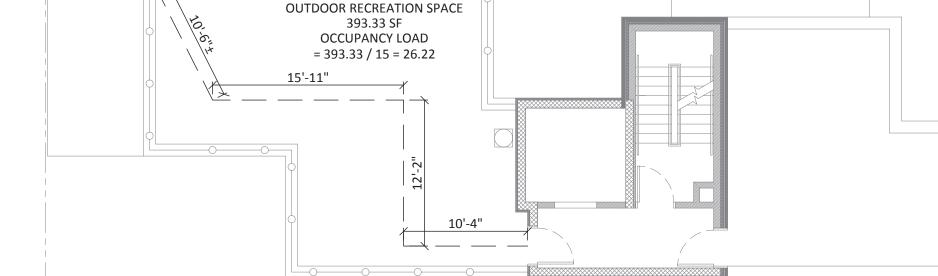
EXCEPTION 3 R-2 OCCUPANCIES.IN GROUP R-2 OCCUPANCIES, WHERE STAIRS ARE ENCLOSED IN WALLS HAVING AT LEAST A 2-HOUR FIRE-RESISTANCE RATING AND CONSTRUCTED OF MASONRY OR MASONRY EQUIVALENT IN ACCORDANCE WITH DEPARTMENT

3.1. THE EXIT DOORS TO SUCH STAIRS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 15 FEET (4572 MM);

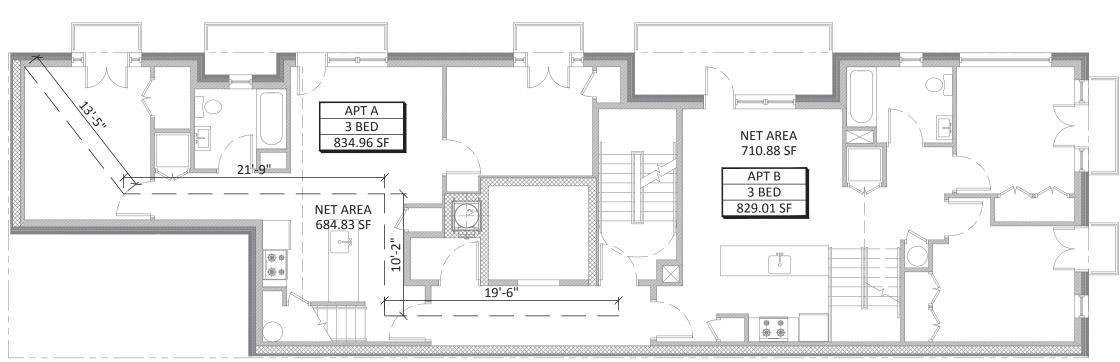
1018.2 CORRIDOR WIDTH.THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED IN SECTION 1005.1, BUT NOT LESS THAN 44 INCHES

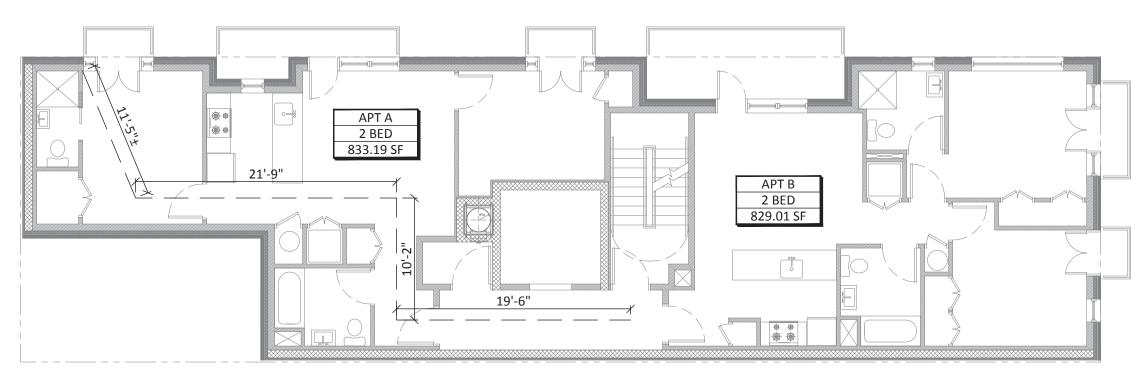
BC 1018.4 DEAD ENDS.

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.

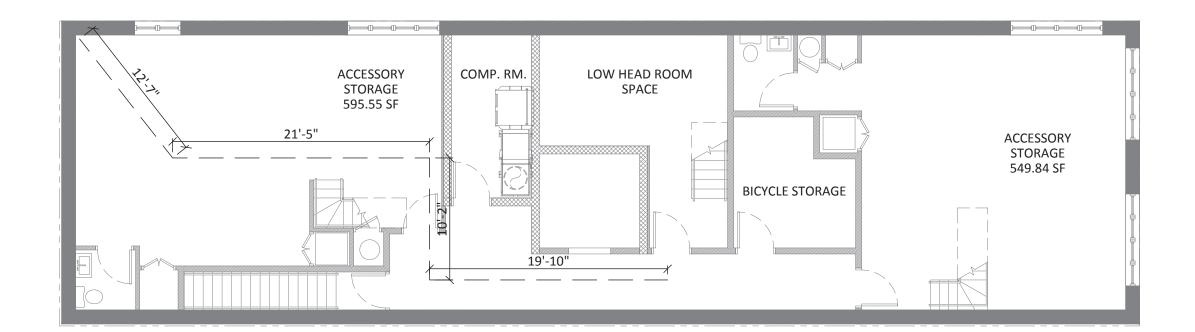


273.74 SF **NET AREA** OPEN TO 203.12 SF BELOW OPEN TO NET AREA 188.12 SF BELOW





19'-6" * *



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

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

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

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

PROPOSED 36" STAIR

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"

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

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.

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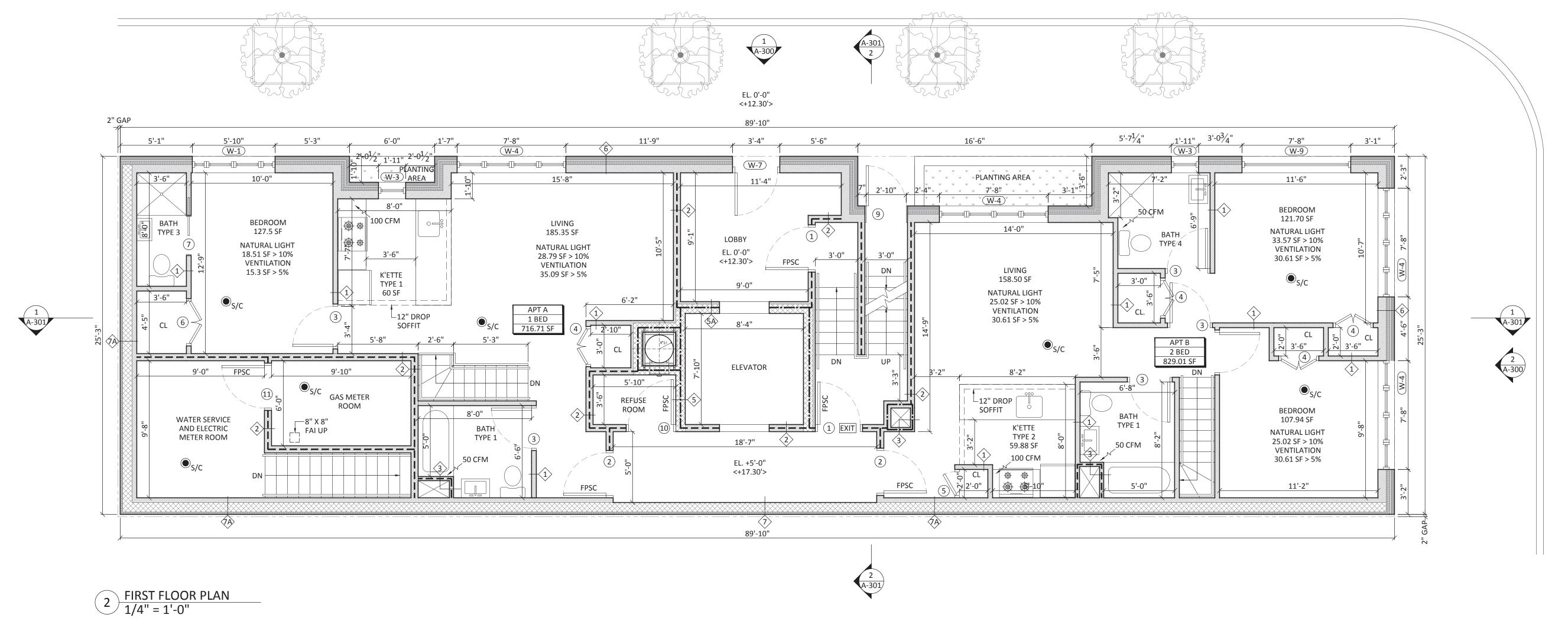
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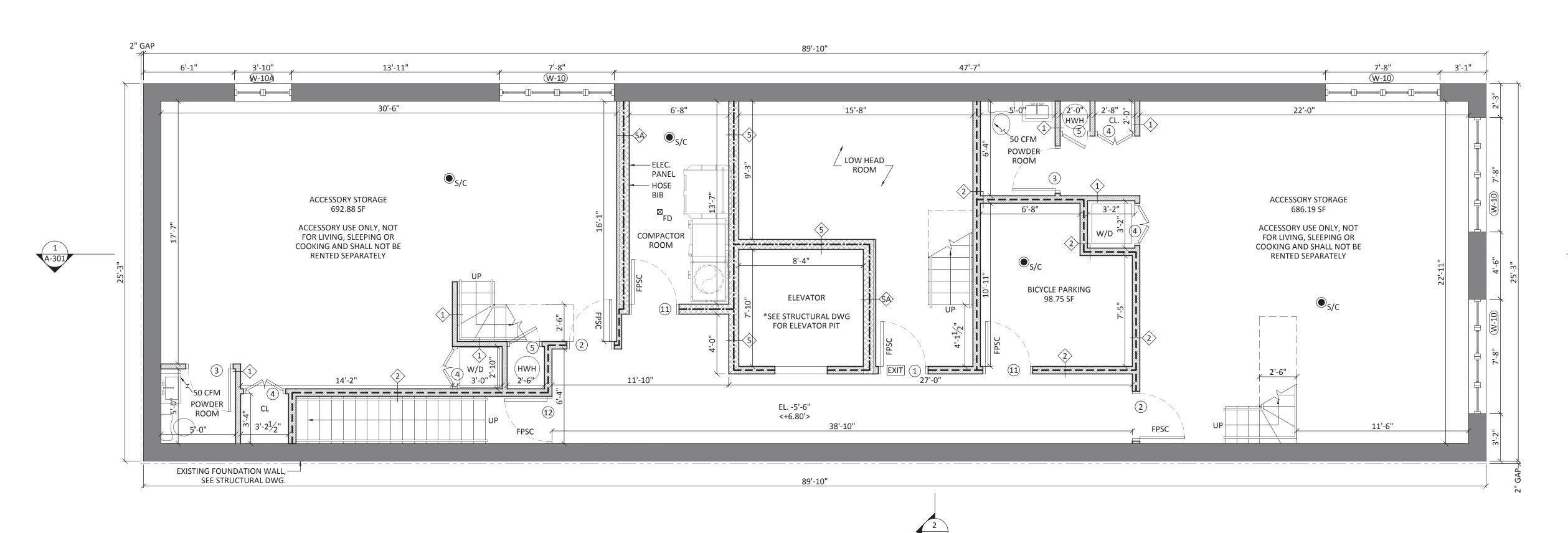
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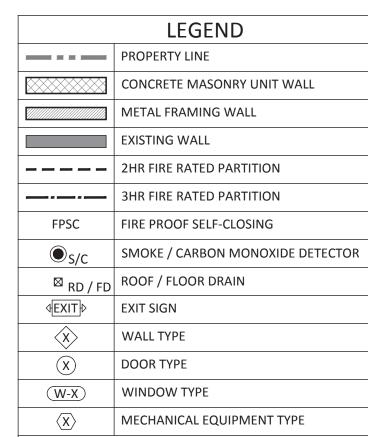
BUILDING CODE NOTES AND EGRESS DIAGRAM

DATE 12/29/2016 SCALE AS NOTED DRAWN BY P.Z.









ELEVATOR NOTE: ONE HANDICAP ACCESSIBLE PASSENGER ELEVATOR FILED SEPARATELY. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER BC 3002.4. REFER TO

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.

SECTION BC G304 POST-FIRM CONSTRUCTION AND SUBSTANTIALIMPROVEMENTS 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.ENCLOSED SPACES 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;

FDNY ROOF ACCESS DIAGRAM ON A-700 FOR MINIMUM ELEVATOR CAR SIZE.

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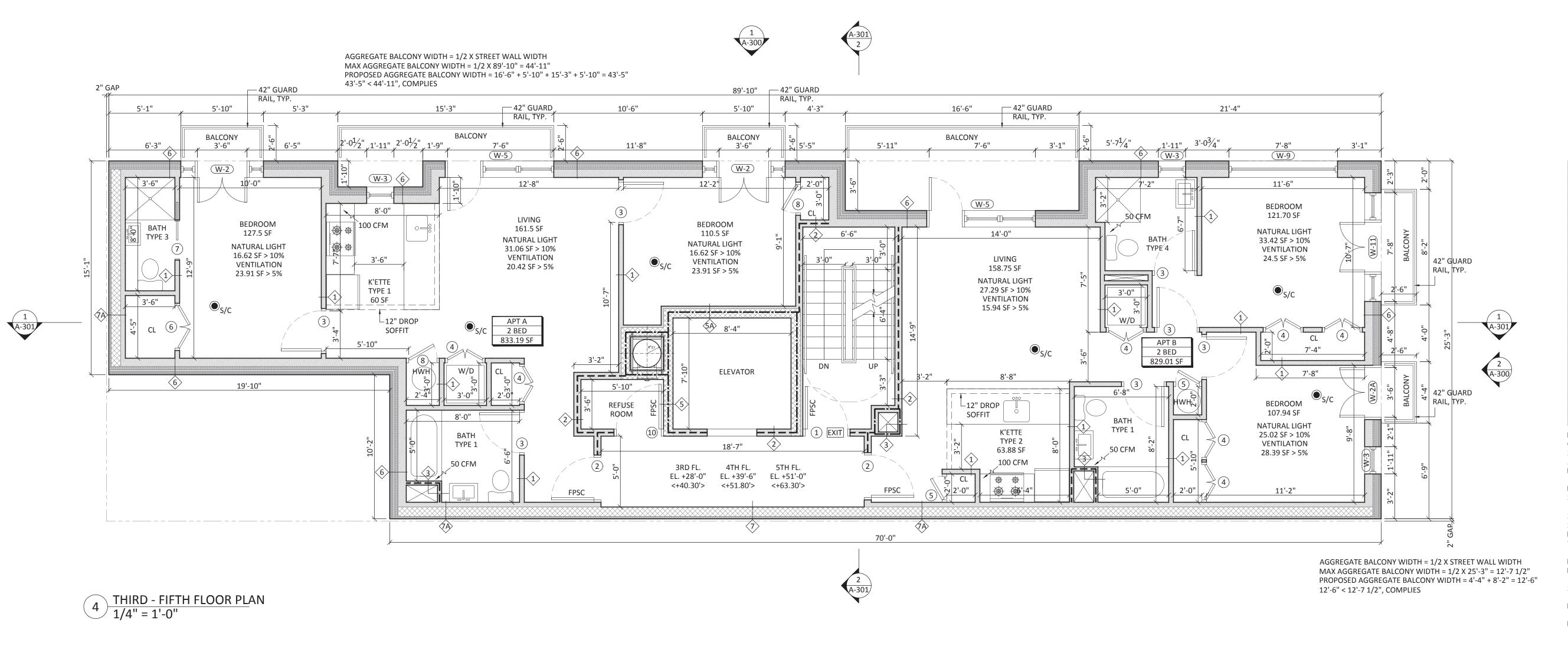


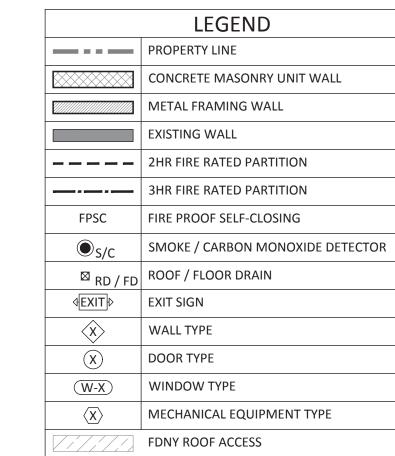
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PLAN

DATE 12/29/2016 SCALE AS NOTED





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.

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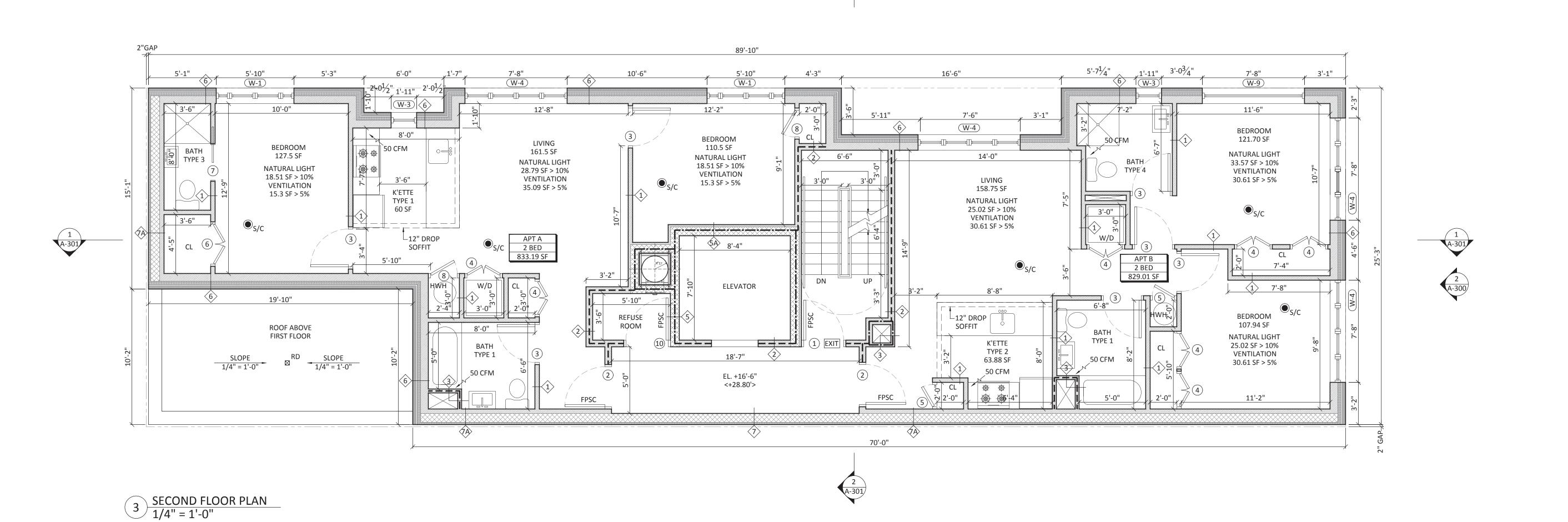
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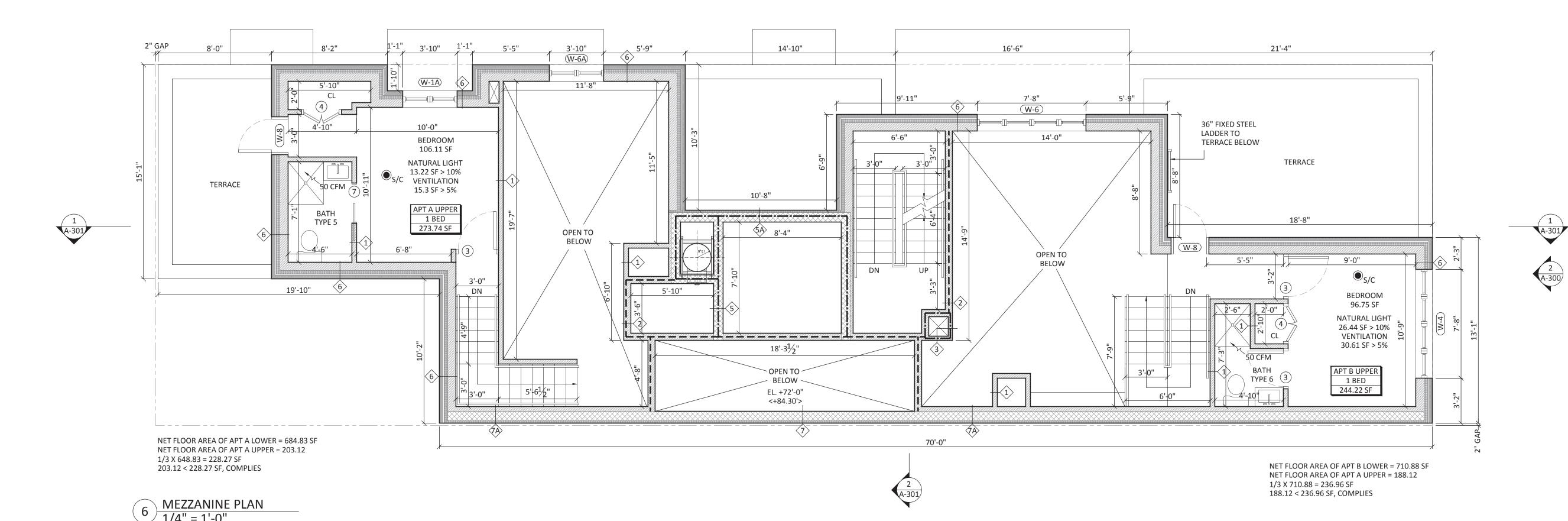


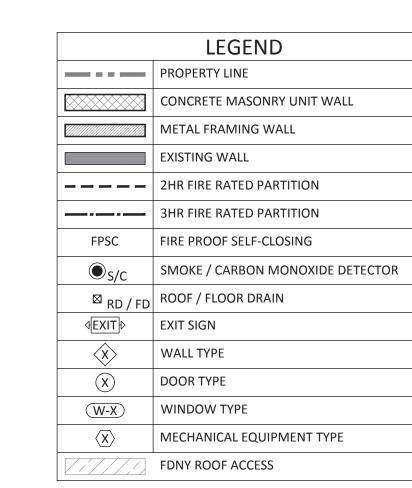
DRAWING TITLE SECOND - FIFTH FLOOR PLAN

DRAW	ING NO.		DATE	12/29/2016
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	6	OF 20	CHECKED BY	D.L.









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.

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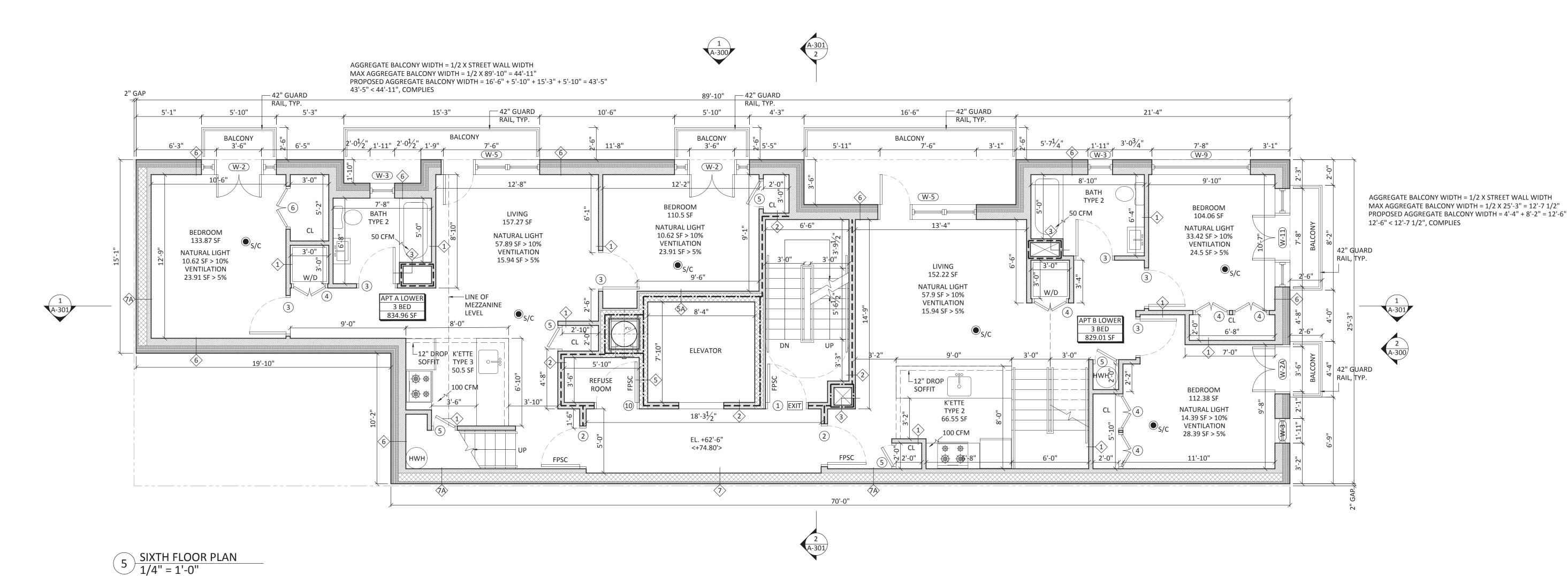
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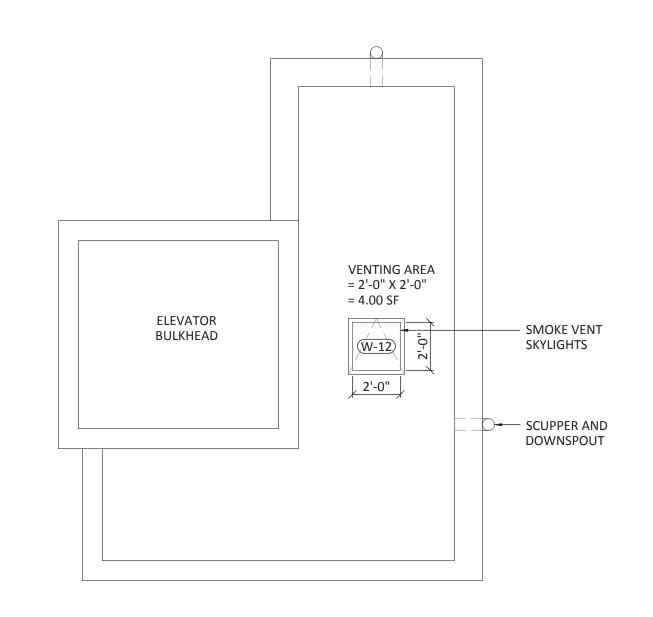




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SIXTH FLOOR - MEZZANINE

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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

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 3½
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

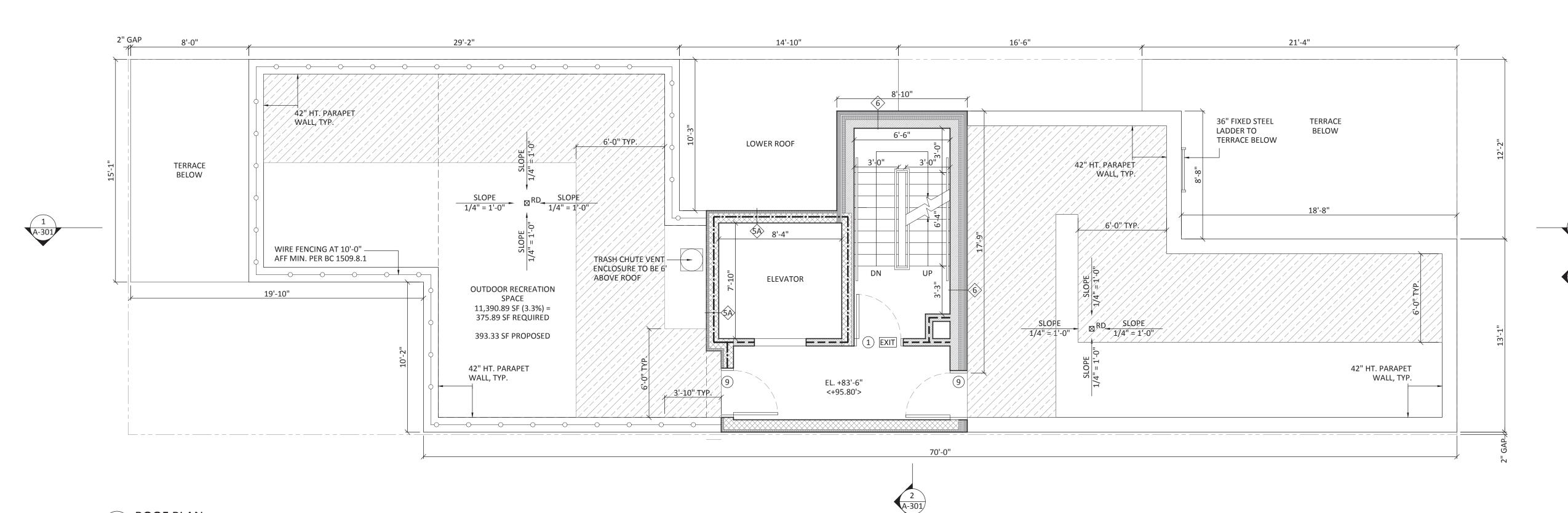
PROPOSED VENTING AREA

= 4.00 SF SEE WINDOW TYPE W-12 ON WINDOW SCHEDULE

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









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PROJECT

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PROPERTY LINE CONCRETE MASONRY UNIT WALL METAL FRAMING WALL EXISTING WALL **─── ─ ─ O** 2HR FIRE RATED PARTITION **3**HR FIRE RATED PARTITION FIRE PROOF SELF-CLOSING SMOKE / CARBON MONOXIDE DETECTOR ⊠ RD / FD ROOF / FLOOR DRAIN ◆EXIT DESCRIPTION $\langle x \rangle$ WALL TYPE DOOR TYPE W-X WINDOW TYPE MECHANICAL EQUIPMENT TYPE FDNY ROOF ACCESS

LEGEND

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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ROOF PLAN

DRAWING NO.

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8 OF 20 CHECKED BY D.L.

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

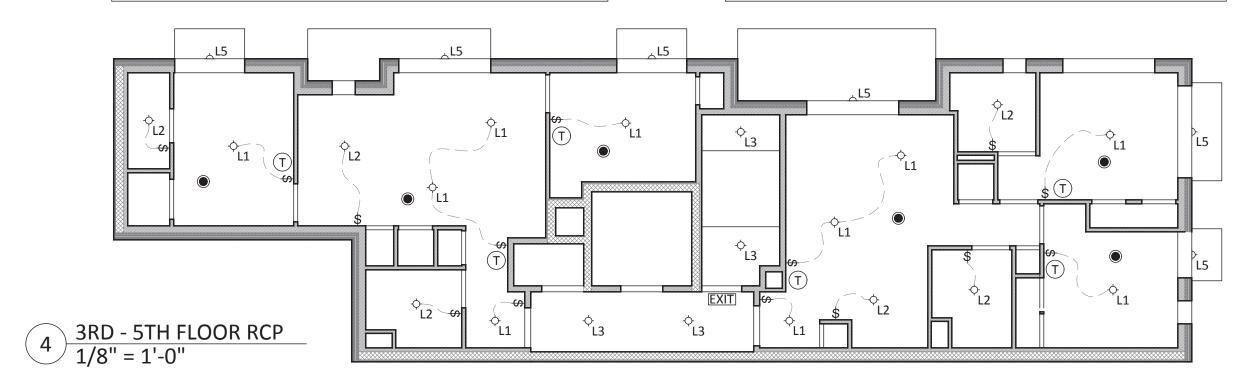
INTERIOR LIGHTING POWER DENSITY CALCULATION

RESIDENTIAL COMMON AREA

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

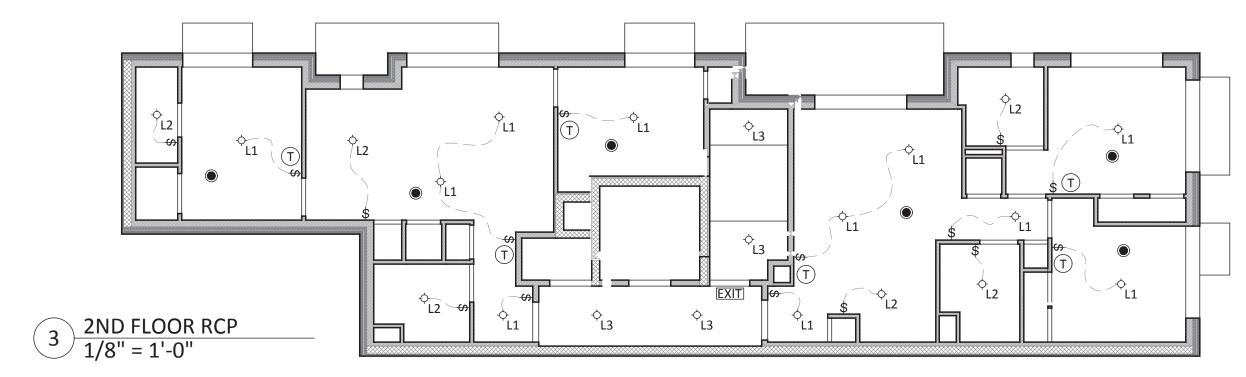
SPACE	DOOR WIDTH	LIGHTING POWER	WATT/LF
MAIN	18'-8"	6 X L5(60W) = 360W	360W / 18'-8" = 19
ENTRANCE			
TOTAL W	ATTS / LF = 19.28 \	W/LF < 20 W/LF; COMPLIED	



INTERIOR LIGHTING POWER DENSITY CALCULATION

RESIDENTIAL COMMON AREA

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				



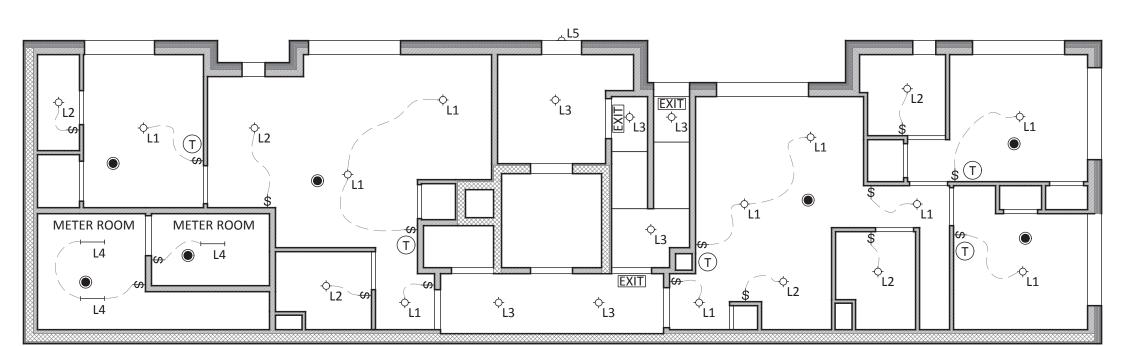
INTERIOR LIGHTING POWER DENSITY CALCULATION

RESIDENTIAL COMMON AREA

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 V	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					

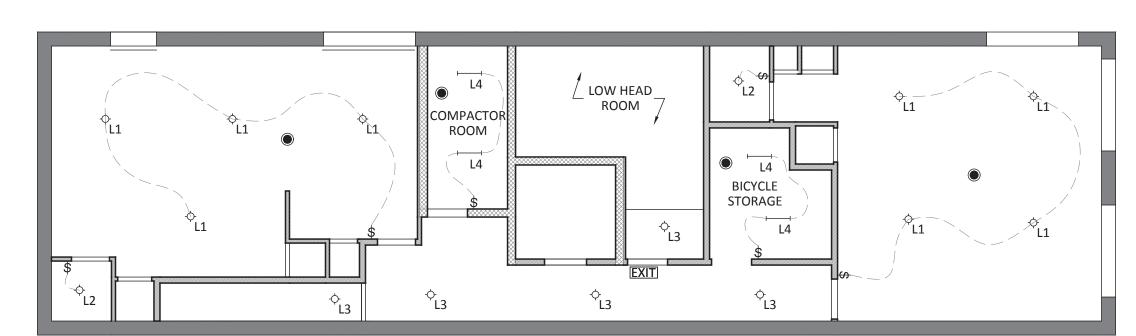


2 1ST FLOOR RCP 1/8" = 1'-0"

INTERIOR LIGHTING POWER DENSITY CALCULATION

RESIDENTIAL COMMON AREA

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 / 29.62 SF = .34	
TOTAL WATTS / SF = 163 W / 521.25 SF = .31 W/SF < .7W/SF; COMPLIES				



LEGEND

LIGHTING FIXTURE; SEE SCHEDULE	LEVEL	AREA	LIGHTING POWER		
	ROOF	163.17 SF	L3 X 4 = 52 W		
SMOKE/CARBON MONOXIDE DETECTOR	MEZZANINE	89.84 SF	L3 X 2 = 26 W		
	6TH FLOOR	181.29 SF	L3 X 4 = 52 W		
ELECTRICAL SWITCH	5TH FLOOR	182.75 SF	L3 X 4 = 52 W		
	4TH FLOOR	182.75 SF	L3 X 4 = 52 W		
PROGRAMMABLE THERMOSTAT	3RD FLOOR	182.75 SF	L3 X 4 = 52 W		
	2ND FLOOR	182.75 SF	L3 X 4 = 52 W		
EMERGENCY EXIT SIGN	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 LI	TOTAL LIGHTING POWER DENSITY = 579 / 1,958.05 = 0.29 W/SF			

	FIXTURE MANUFACTURER	MODEL	BULB	EFFICACY (LUMENS/WATT)	WATTAGE
L1	SEAGULL LIGHTING	79364BLE-15	13 W SELF-BALLASTED CFL X 2	62	26 W
L2	SEAGULL LIGHTING	5901BLE-15	13 W SELF-BALLASTED CFL X 1	62	13 W
L3	SEAGULL LIGHTING	79434BLE-05	13 W SELF-BALLASTED CFL X 1	62	13 W
L4	PHILIPS	SLC-N-2-17	17 W 24" T8	82	17 W
L5	COOPER LIGHTING	303-W1-LEDB1	8.5 W LED X 7	42	60 W
L6	COOPER LIGHTING	ENT-F01-LED-E1-BL3	25 W - 7 LED LIGHTBAR	85	25 W
EXIT	SIGN				4.7 W

INTERIOR LIGHTING POWER DENSITY CALCULATION

RESIDENTIAL COMMON AREA

RESIDENTIAL COMMON AREA

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 V	TOTAL WATTS / SF = 52 W / 163.17 SF = .31 W/SF < .7W/SF; COMPLIES					

INTERIOR LIGHTING POWER DENSITY CALCULATION

TOTAL WATTS / SF = 26 W / 89.84 SF = .28 W/SF < .7W/SF; COMPLIES

INTERIOR LIGHTING POWER DENSITY CALCULATION LIGHTING CONTROL KEY NOTES:

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
TOTALLI	CUTING DOME	D DENCITY = 70 / 1 000 00 0 0 0 0 0 0 / 100

RE MANUFACTURER	MODEL	BULB	EFFICACY (LUMENS/WATT)	WATTAGE
ULL LIGHTING	79364BLE-15	13 W SELF-BALLASTED CFL X 2	62	26 W
ULL LIGHTING	5901BLE-15	13 W SELF-BALLASTED CFL X 1	62	13 W
ULL LIGHTING	79434BLE-05	13 W SELF-BALLASTED CFL X 1	62	13 W
PS	SLC-N-2-17	17 W 24" T8	82	17 W
ER LIGHTING	303-W1-LEDB1	8.5 W LED X 7	42	60 W
ER LIGHTING	ENT-F01-LED-E1-BL3	25 W - 7 LED LIGHTBAR	85	25 W

26W / 89.84 SF = .28

HALLWAY/STAIRS	EGRESS COMPONENT - LIGHTING TO REMAIN
	IN CONTINUOUS OPERATION
MECHANICAL	LOCAL SWITCHES WITH DUAL TECHNOLOGY
	OCCUPANCY SENSOR

50W / 5'-4" = 9.37

1. 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. 2. PER C405.2.1, OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN THE FOLLOWING SPACE TYPES: 1.CLASSROOMS/LECTURE/TRAINING ROOMS. 2.CONFERENCE/MEETING/MULTIPURPOSE ROOMS.

3. COPY/PRINT ROOMS. 4. LOUNGES. 5. EMPLOYEE LUNCH AND BREAK ROOMS. 6.PRIVATE OFFICES. 7. RESTROOMS. 8. STORAGE ROOMS. 9. JANITORIAL CLOSETS. 10. LOCKER ROOMS. 11. OTHER SPACES 300 SQUARE FEET OR LESS THAT ARE ENCLOSED BY FLOOR-TO-CEILING HEIGHT PARTITIONS. 12. WAREHOUSES. 13. 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.

3. 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 C405.2.2.1. - OCCUPANCY SENSORS PROVIDED IN ALL NON-DWELLING UNIT SPACES, TIME SWITCH CONTROL NOT REQUIRED.

4. 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: 1. BE PROVIDED WITH A CONTROL THAT AUTOMATICALLY TURNS OFF THE LIGHTING AS A FUNCTION OF AVAILABLE DAYLIGHT. 2. 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. 3. 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.

LICUTING CONTROL	NA DD ATIVE
LIGHTING CONTROL I	NAKKATIVE
SPACE (NON D.U.)	CONTROL STRATEGY
HALLWAY/STAIRS	EGRESS COMPONENT - LIGHTING TO REMAIN
,	IN CONTINUOUS OPERATION
MECHANICAL	LOCAL SWITCHES WITH DUAL TECHNOLOGY
	OCCUDANCY SENSOR

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

INTERIOR LIGHTING POWER DENSITY CALCULATION

RESIDENTIAL COMMON AREA

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 W	/ATTS / SF = 52 W /	181.29 SF = .28 W/SF < .7W/SF	; COMPLIES

EXTERIOR LIGHTING POWER DENSITY CALCULATION

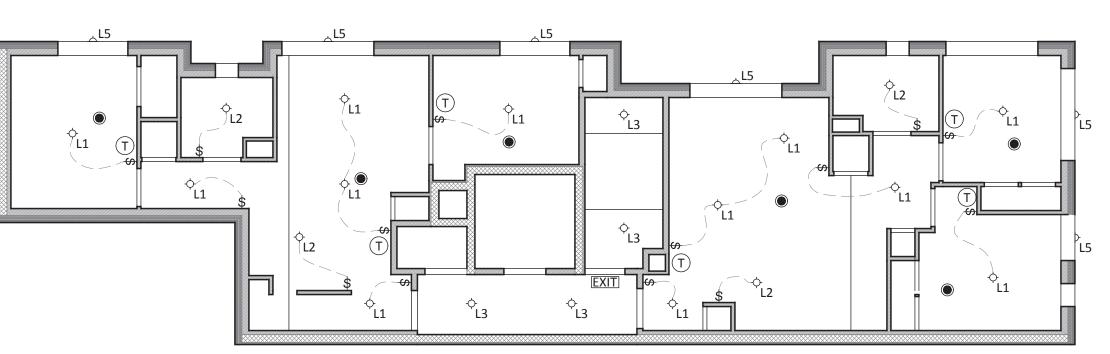
EXTERIOR LIGHTING POWER DENSITY CALCULATION

 $2 \times L6(25W) = 50W$

DOOR WIDTH LIGHTING POWER

ENTRANCE TOTAL WATTS / LF = 9.37 W/LF < 20 W/LF; COMPLIED

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



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



REFLECTED CEILING PLAN

SCALE AS NOTED A-200.00

33'-2" 39'-0" ELEVATOR BULKHEAD STAIR BULKHEAD — + ─ 42" AFF PARAPET WALL, TYP. WALL, TYP. - 42" AFF PARAPET — 42" AFF PARAPET - 42" AFF PARAPET WALL, TYP. WALL, TYP. WALL, TYP. — 42" AFF PARAPET WALL, TYP. (W-9) W-3 W-2A (W-9) — FIBER CEMENT FIBER CEMENT PANELS PANELS (W-9) W-3 W 2A (W-9) W-5 3RD FLOOR +28'-0"<+40.30'> (W-9) W-4 W-4 ADJACENT 5-STORY – DOUBLE GLAZED WINDOW, TYP. SEE WINDOW SCHEDULE FOR DETAIL 2ND FLOOR +16'-6"<+28.80'> – COMPOSITE WALL PANEL COMPOSITE WALL (W-9) W 4 W-4 W₄ W-10A W-10 W-10 W-10 1 SIDE ELEVATION 1/8" = 1'-0" 2 FRONT ELEVATION 1/8" = 1'-0"

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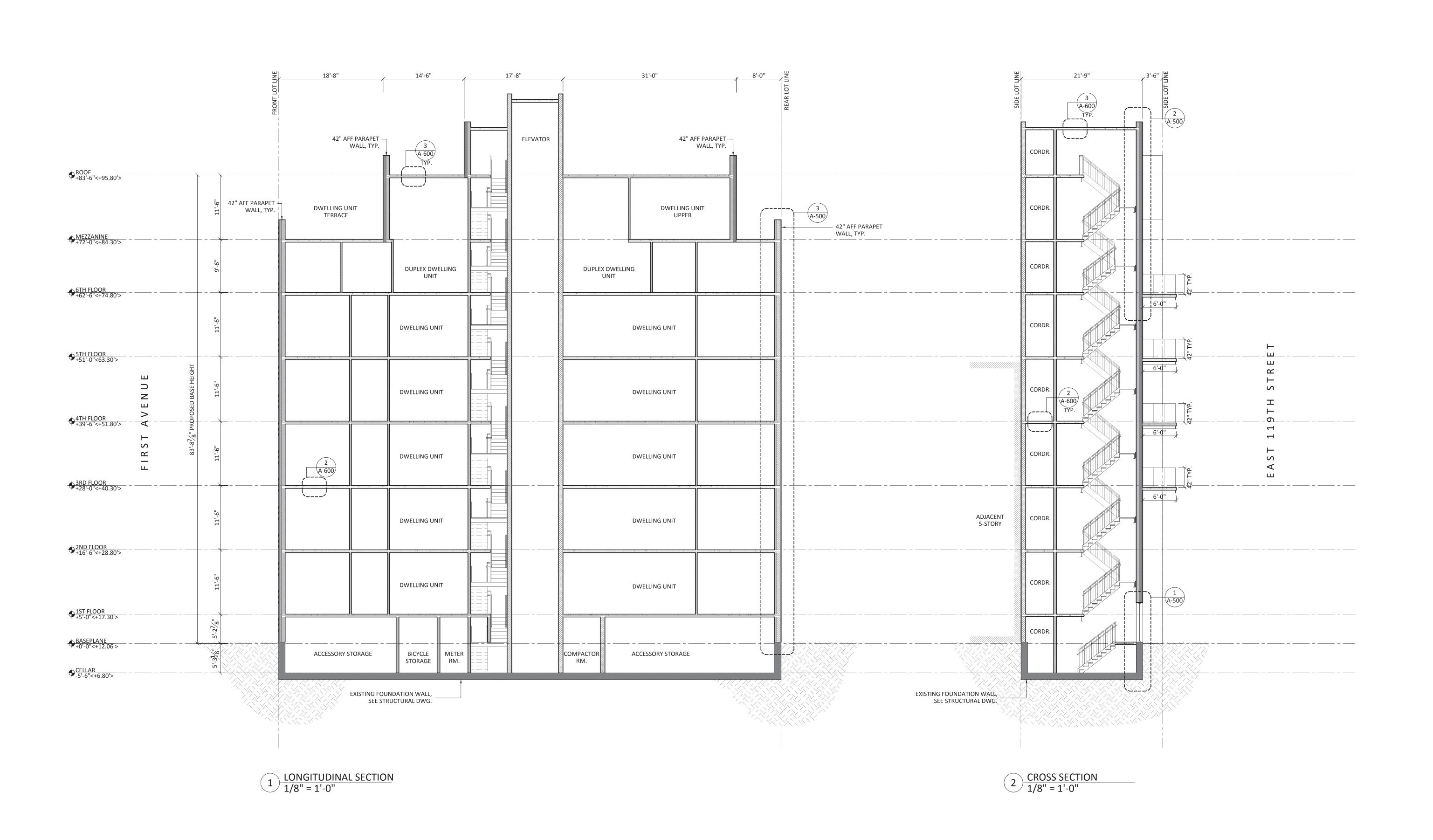
BUILDING ELEVATIONS

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DATE 12/29/20

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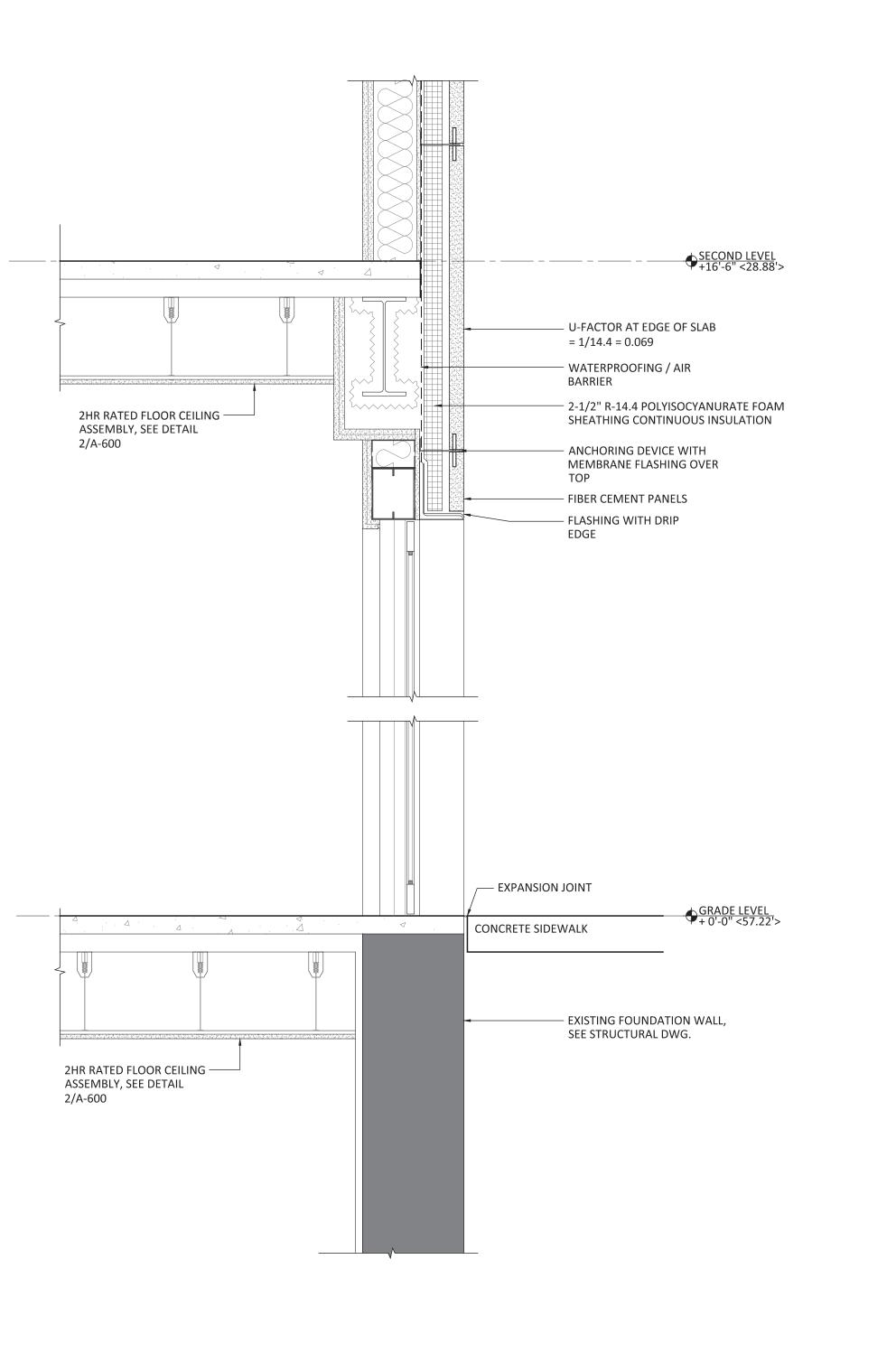


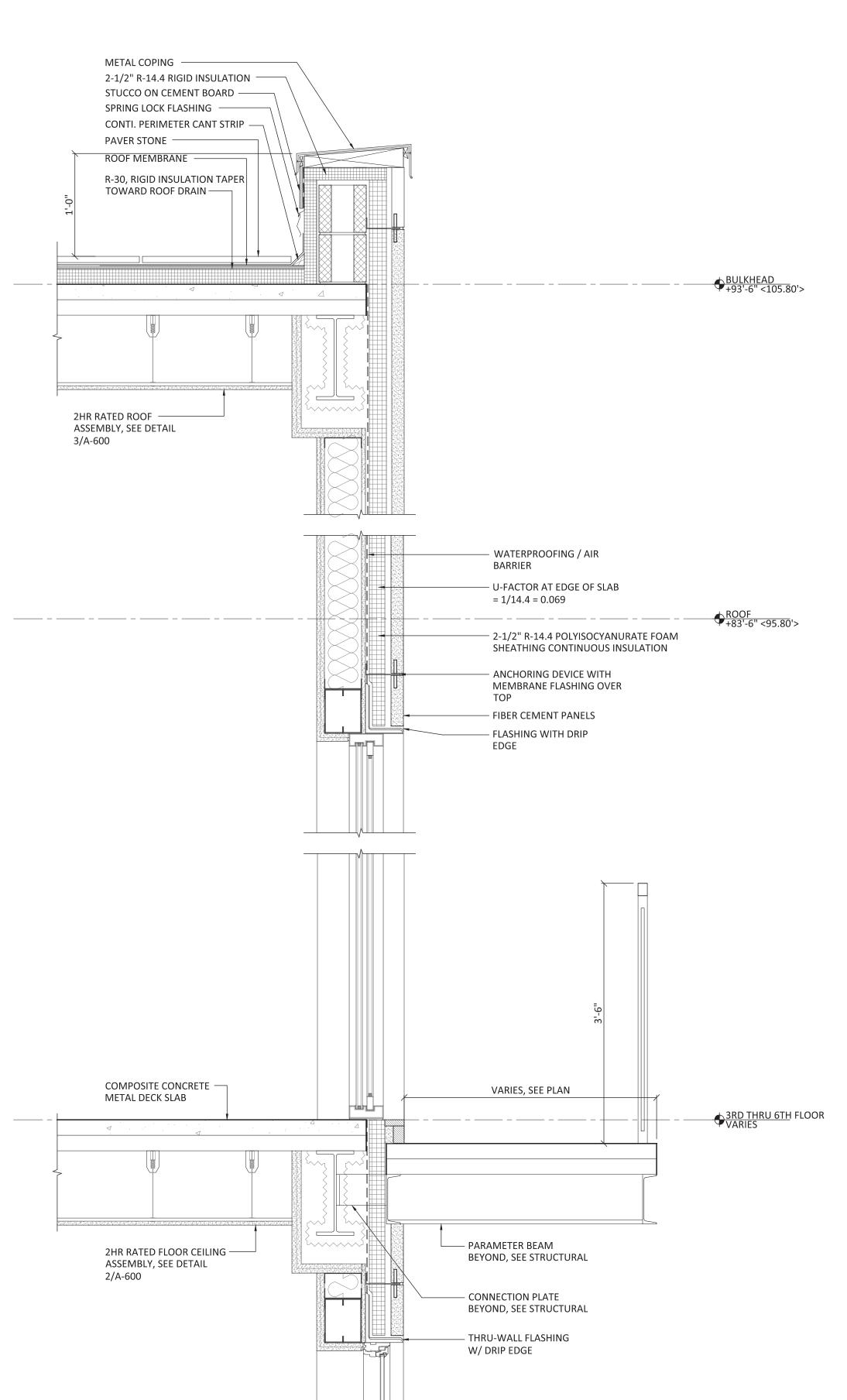
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BUILDING SECTIONS

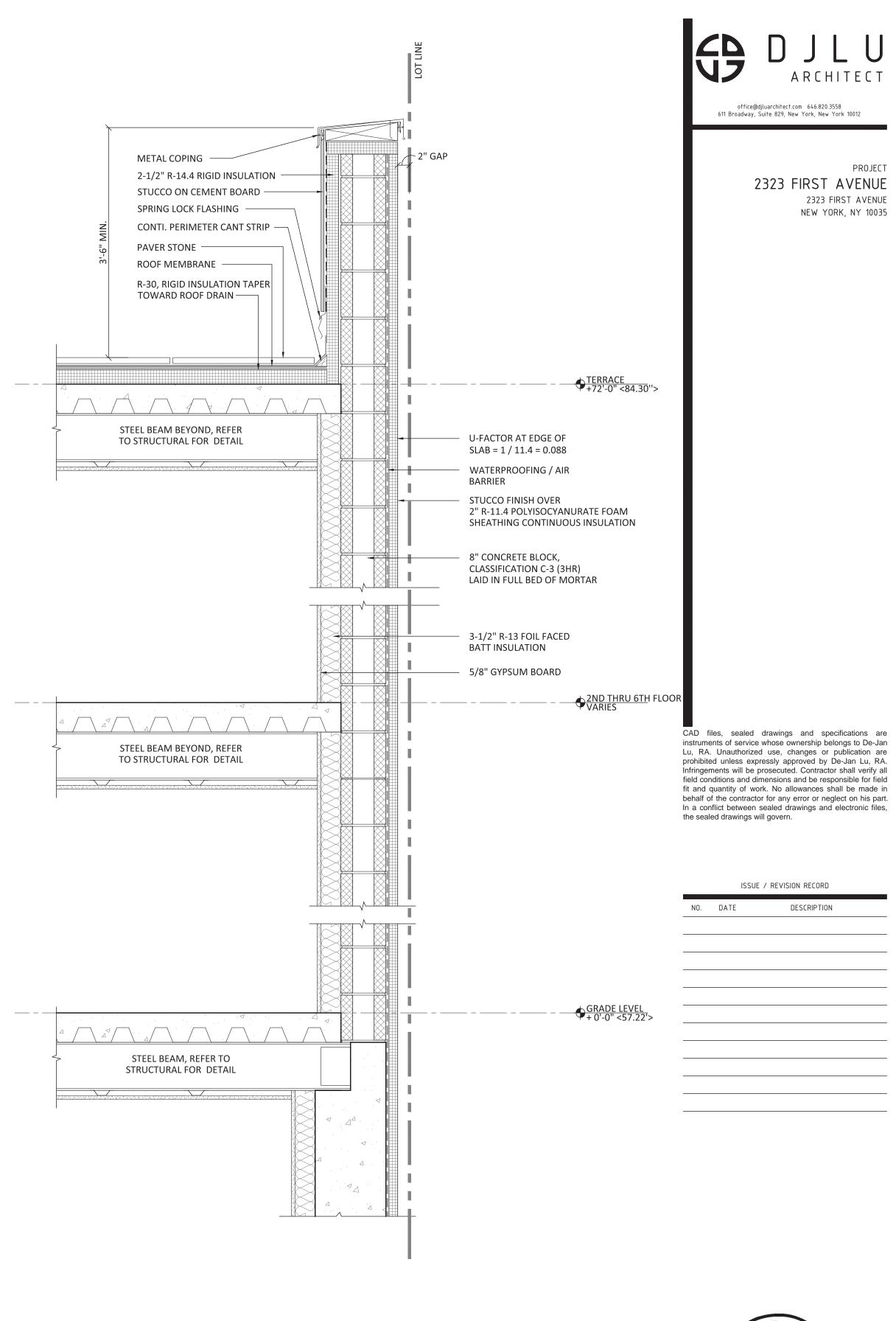
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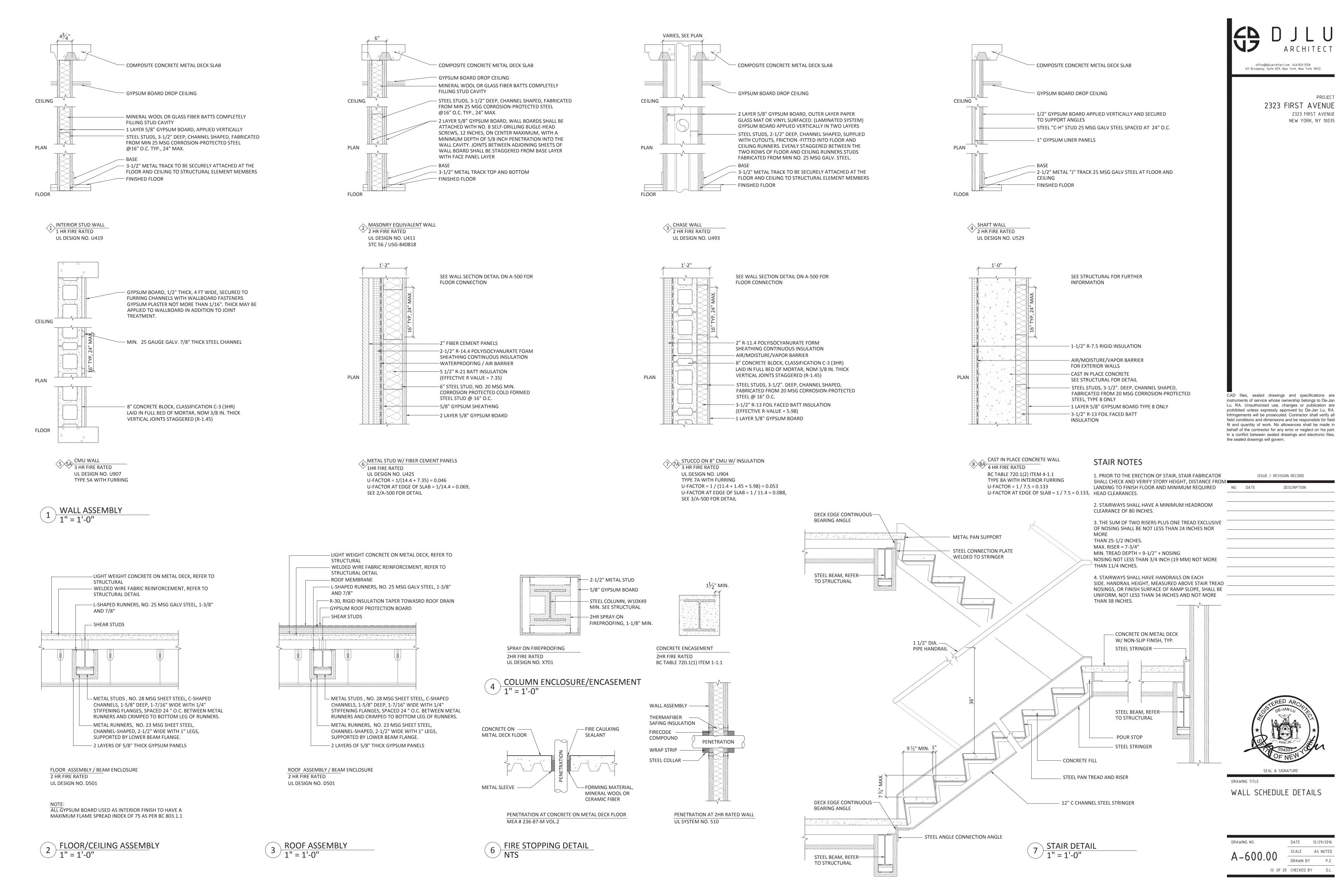
WALL SECTIONS

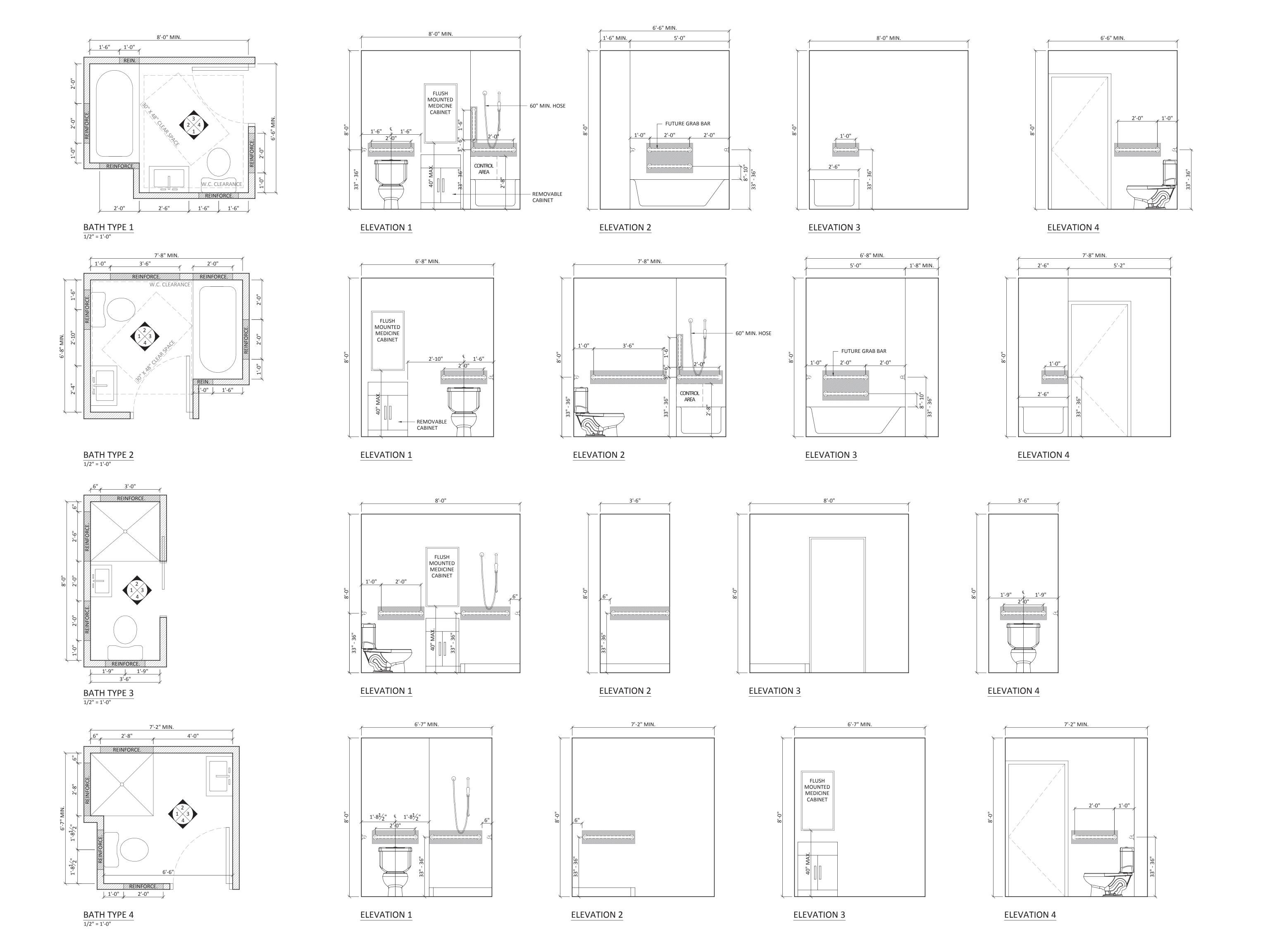
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BATHROOM ENLARGED

PLANS AND DETAILS

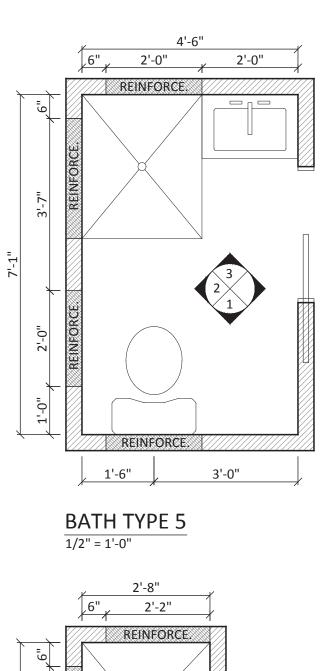
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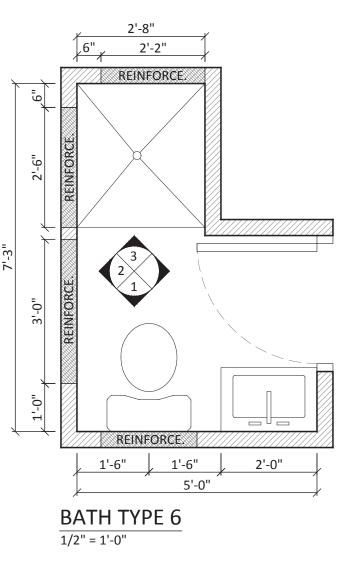
DATE 12/29/2016

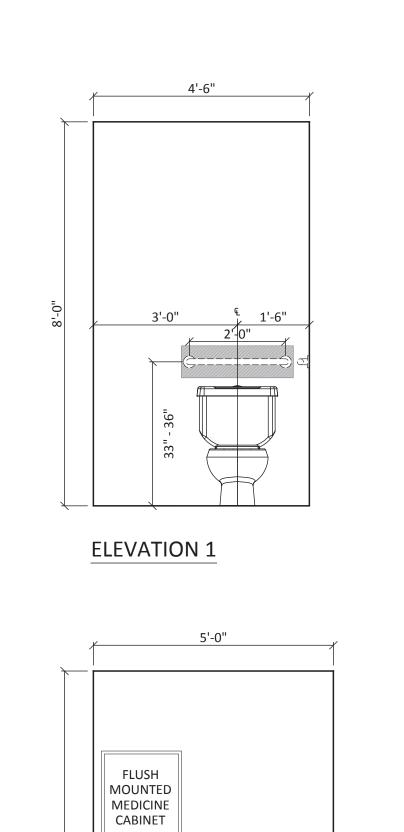
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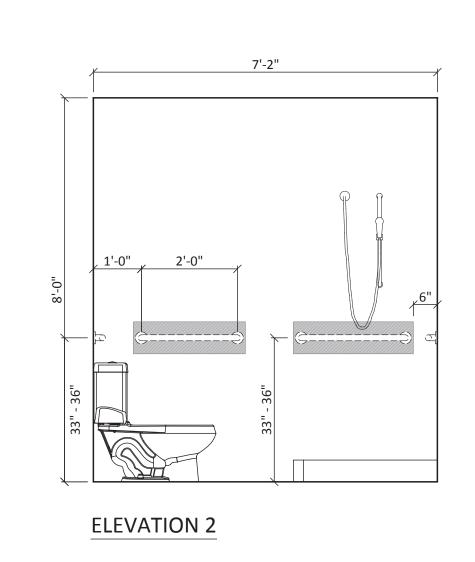
14 OF 20 CHECKED BY D.L.

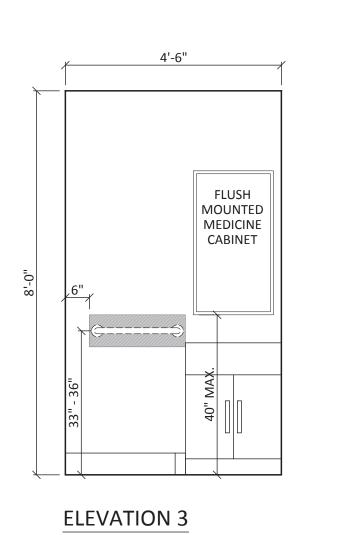


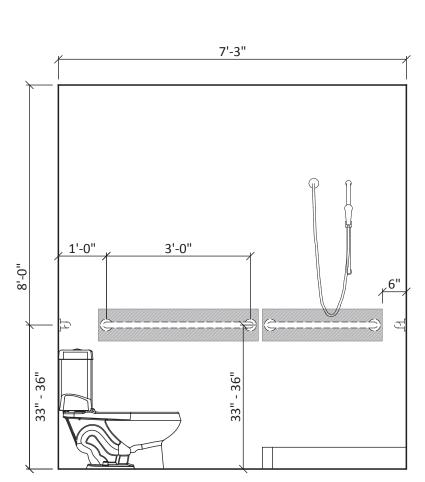




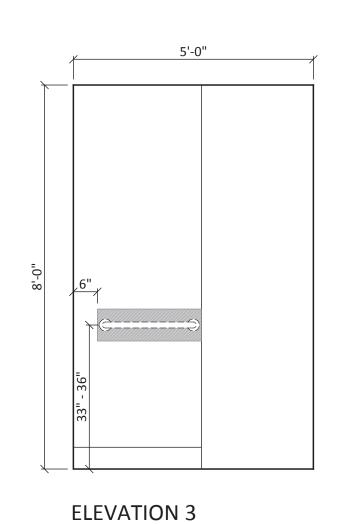
ELEVATION 1







ELEVATION 2



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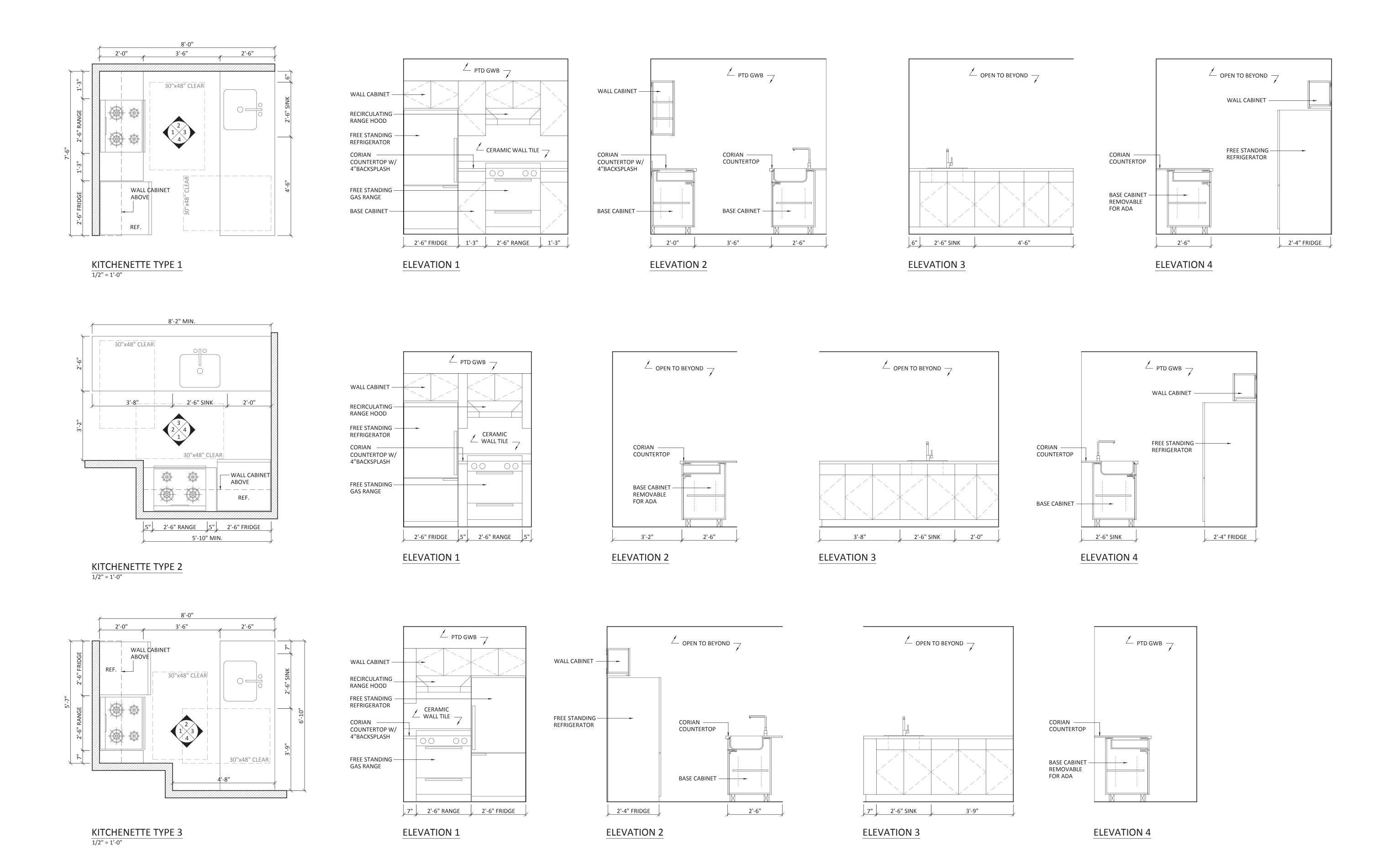


DRAWING TITLE

BATHROOM ENLARGED

PLANS AND DETAILS

DRAWING NO. DATE 12/29/2016 $A-602.00 \qquad \begin{array}{c} \text{DATE} \qquad 12/29/2016 \\ \hline \text{SCALE} \qquad \text{AS NOTED} \\ \hline \text{DRAWN BY} \qquad \text{P.Z.} \end{array}$





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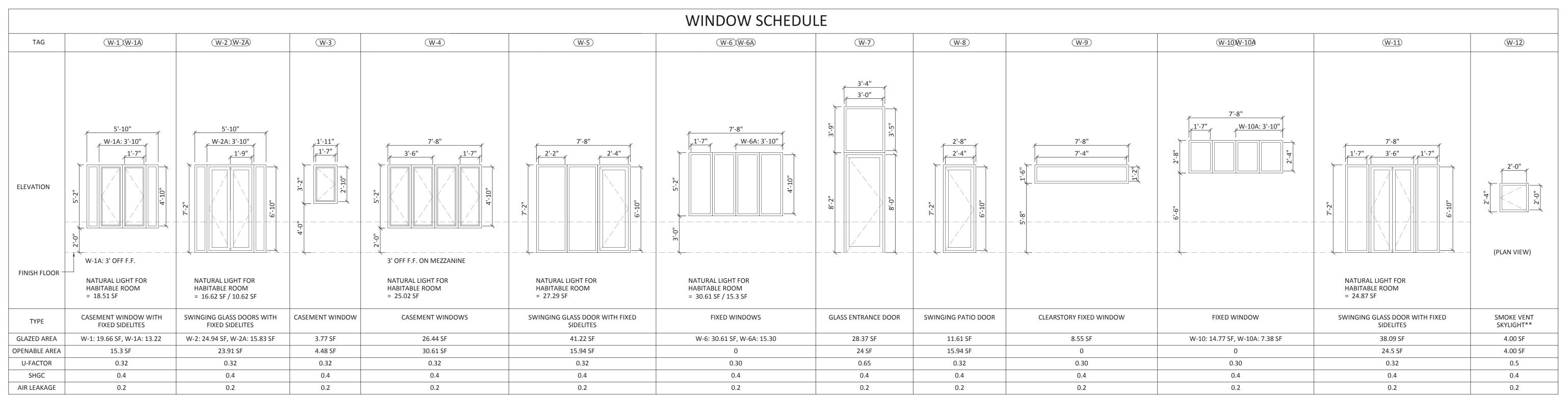
DATE 12/29/2016

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16 OF 20 CHECKED BY D.L.

KITCHEN ENLARGED PLANS



ALL RESIDENTIAL WINDOWS SHALL BE DOUBLE GLAZED

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

*NYCECC 2014, TABLE C402.4.3. THE AIR LEAKAGE OF FENESTRATION ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOPE SHALL MEET 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/I.S.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 ENGRANCE DOORS SHALL NOT EXCEED 1.00 CFM/SF TESTED PER NFRC 400 OR ASTM E 283 AT 1.57 PSF.

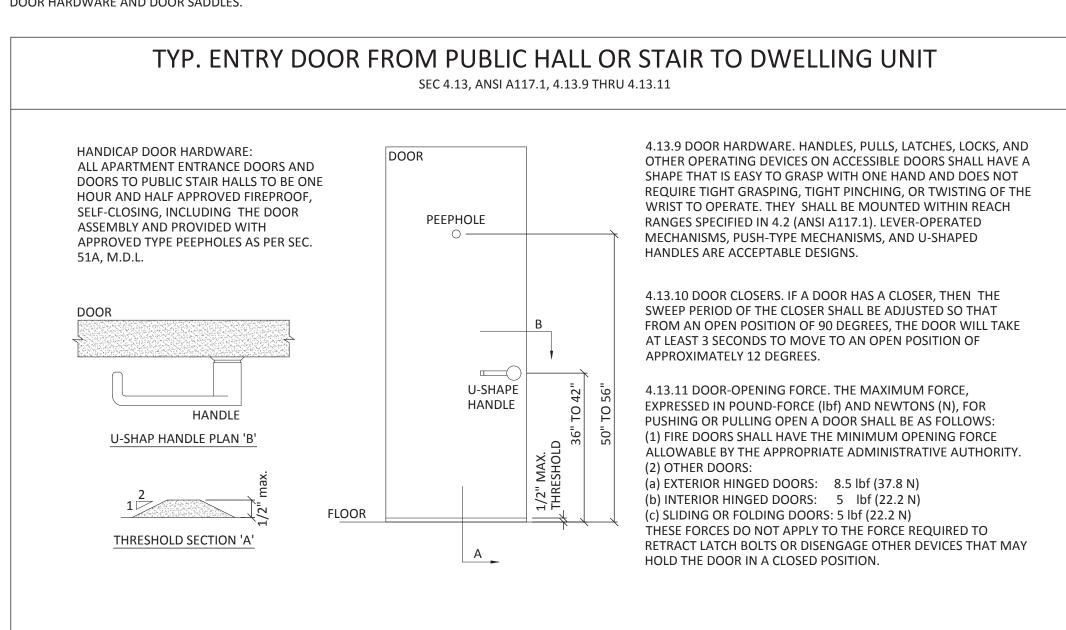
** PER NYCECC 2014, C403.2.4.4.1, PROVIDE CLASS I MOTORIZED DAMPERS WITH MAX AIR LEAKAGE OF 4CFM/SF, INCLUDES CONTROLS SO THAT IT CAN AUTOMATICALLY OPEN WHEN: 1. THE ACTIVATION OF ANY FIRE ALARM INITIATING DEVICE OF THE BUILDING'S FIRE ALARM SYSTEM; OR 2. THE INTERRUPTION OF POWER TO THE DAMPER

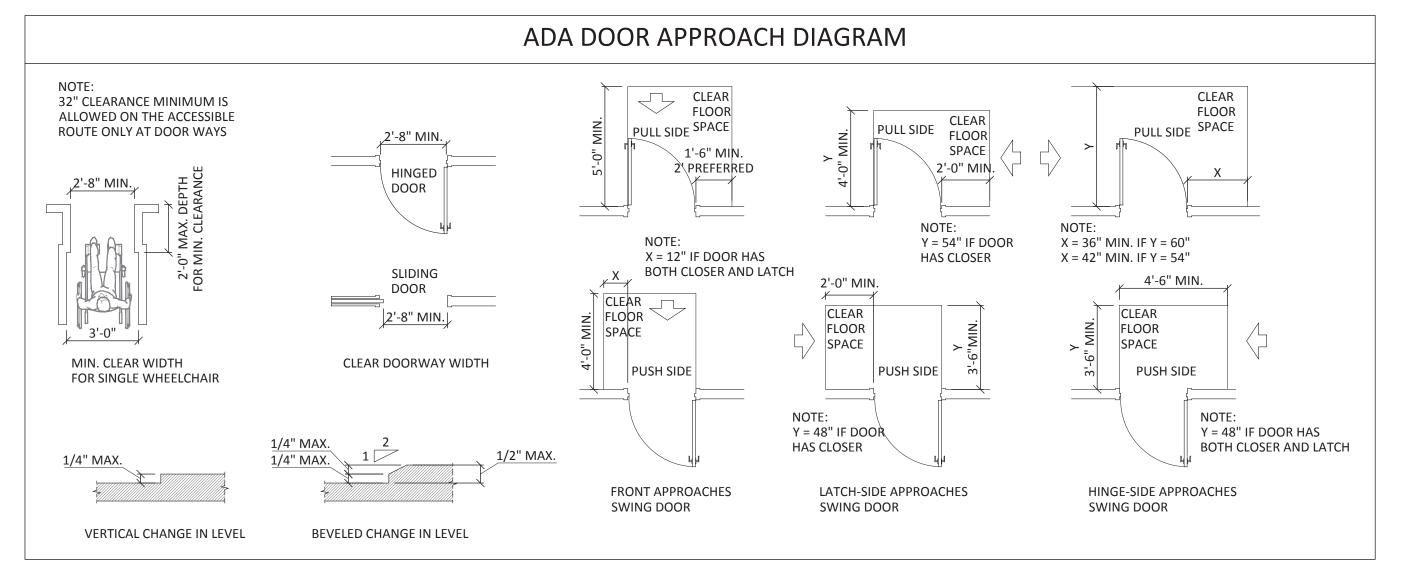
DOOR SCHEDULE								
TAG	LOCATION	DOOR SIZE	DOOR MAT.	SWING	FRAME	FIRE RATING	SADDLE	REMARKS
1	STAIRS*	3'-0" X 7'-4"	H.M.	SINGLE	H.M.	1-1/2 HR	ALUM.	FPSC, U-FACTOR = 0.61
2	APT ENTRANCE	3'-0" X 7'-4"	H.M.	SINGLE	H.M.	1-1/2 HR	ALUM.	FPSC, U-FACTOR = 0.61
3	BEDROOM / BATHROOM	2'-10" X 6'-8"	W.D.	SINGLE	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

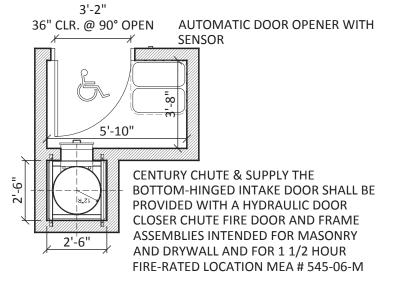
* ALL STAIR DOORS SHALL BE SMOKE PROOF, ASSEMBLY TO COMPLY WITH UL 1784.

ALL DOORS THROUGH THE BUILDING SHALL BE PROVIDED WITH DISABLE PERSON COMPLIANT

DOOR HARDWARE AND DOOR SADDLES.







ACCESSIBLE COMMON-USE REFUSE DISPOSAL / STORAGE ROOM

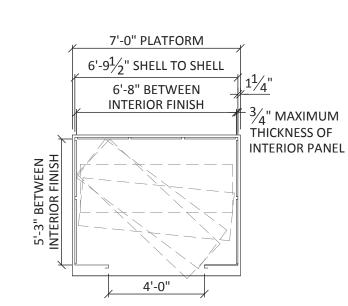
COMMON - USE REFUSE DISPOSAL / STORAGE ROOM THAT ARE REQUIRED TO BE ACCESSIBLE PURSUANT TO ADMINISTRATIVE CODE SECTION 27-292.5(C), SECTION 27-292.10, AND TABLE 4 OF REFERENCE STANDARD RS 4-6 SHALL COMPLY WITH SECTION 4.2 THROUGH 4.32 OF RS 4-6 INCLUDING, BUT NOT LIMITED TO, WHEELCHAIR TURNING SPACE, 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:

- 1. 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.
- 2. THE REFUSE DISPOSAL / STORAGE ROOM SHALL BE PROVIDED WITH MANEUVERING CLEARANCE INCLUDING A MINIMUM OF 36" CLSAR 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.
- 3. THE DOOR OF THE REFUSE DISPOSAL / STORAGE ROOM SHALL COMPLY WITH SECTION 4.13.6(MEANUEVERING 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.
- 4. 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

- 5. 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.
- 6. 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.
- 7. THE REFUSE DISPOSAL / STORAGE ROOM SHALL BE PROVIDED WITH A FIRE - RATED DOOR THAT REMAINS CLOSED DURING PERIODS OD 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.
- 8. 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 LL58/87 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

611 Broadway, Suite 829, New York, New York 10012

2323 FIRST AVENUE 2323 FIRST AVENUE NEW YORK, NY 10035

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ISSUE / REVISION RECORD

NO.	DATE	DESCRIPTION



DRAWING TITLE

SCHEDULES AND ADA DIAGRAMS

DATE 12/29/2016 SCALE AS NOTED DRAWN BY P.Z.

PLUMI	BING F	IXTU	RE SC	CHEC	UL
FIXTURE	SYMBOL	SOIL	VENT	HW	CW
WATER CLOSET		4"	3"		2"
LAVATORY		2"	1½"	1/2"	1/2"
SINK		2"	1½"	1/2"	1/2"
BATHTUB		2"	1½"	1/2"	1/2"
SHOWER STALL		2"	1½"	½"	½"



office@djluarchitect.com 646.820.3558 611 Broadway, Suite 829, New York, New York 10012

2323 FIRST AVENUE 2323 FIRST AVENUE NEW YORK, NY 10035

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ISSUE	/	REVISION	RECORD	

NO.	DATE	DESCRIPTION



DRAWING TITLE GAS AND PLUMBING RISER

DIAGRAM

SCALE AS NOTED

	INSPECTION/TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6) OR OTHER CRITERIA	OTHER
			,	CITATION
IIA	ENVELOPE INSPECTIONS			
IIA1	PROTECTION OF EXPOSED FOUNDATION INSULATION: INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER PROTECTION WHERE APPLIED TO THE EXTERIOR OF BASEMENT OR CELLAR WALLS, CRAWL-SPACE WALLS AND/OR THE PERIMETER OF SLAB-ON-GRADE FLOORS	AS REQUIRED DURING FOUNDATION WORK AND PRIOR TO BACKFILL	APPROVED CONSTRUCTION DOCUMENTS	303.2.1; ASHRAE 90.1- 5.8.1.7
IIA2	INSULATION PLACEMENT AND R-VALUES: INSTALLED INSULATION FOR EACH COMPONENT OF THE CONDITIONED SPACE ENVELOPE AND AT JUNCTIONS BETWEEN COMPONENTS SHALL BE VISUALLY INSPECTED TO ENSURE THAT THE R-VALUES ARE MARKED, THAT SUCH R-VALUES CONFORM TO THE R-VALUES IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND THAT THE INSULATION IS PROPERLY INSTALLED. CERTIFICATIONS FOR UNMARKED INSULATION SHALL BE SIMILARLY VISUALLY INSPECTED.	AS REQUIRED TO VERIFY CONTINUOUS ENCLOSURE WHILE WALLS, CEILINGS AND FLOORS ARE OPEN	APPROVED CONSTRUCTION DOCUMENTS	303.1, 303.1.1, 303.1.2, 502.1, 502.2; ASHRAE 90.1 -5.5, 5.6 OR 11; 5.8.1
IIA3	FENESTRATION THERMAL VALUES AND PRODUCT RATINGS: U-FACTORS AND SHGC VALUES OF INSTALLED FENESTRATION SHALL BE VISUALLY INSPECTED FOR CONFORMANCE WITH THE U-FACTORS AND SHGC VALUES IDENTIFIED IN THE CONSTRUCTION DRAWINGS BY VERIFYING THE MANUFACTURER'S NFRC LABELS OR, WHERE NOT LABELED, USING THE RATINGS IN ECC TABLES 303.1.3(1), (2) AND (3). WHERE ASHRAE 90.1 IS USED, VISIBLE LIGHT TRANSMITTANCE VALUES SHALL ALSO BE VERIFIED.	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DOCUMENTS; NFRC 100, NFRC 200	303.1, 303.1.3, 502.3; ASHRAE 90.1 -5.5 5.6 OR 11; 5.8.2
IIA4	FENESTRATION AND DOOR ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE: WINDOWS AND SLIDING OR SWINGING DOOR ASSEMBLIES, EXCEPT SITE-BUILT WINDOWS AND/OR DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT INSTALLED ASSEMBLIES ARE LISTED AND LABELED BY THE MANUFACTURER TO THE REFERENCED STANDARD. FOR CURTAIN WALL, STOREFRONT GLAZING, COMMERCIAL ENTRANCE DOORS AND REVOLVING DOORS, THE TESTING REPORTS SHALL BE REVIEWED TO VERIFY THAT THE INSTALLED ASSEMBLY COMPLIES WITH THE STANDARD CITED IN THE	AS REQUIRED DURING INSTALLATION; PRIOR TO FINAL CONSTRUCTION INSPECTION	NFRC 400, AAMA/WDMA/CSA 101/I.S.2/A440 ASTM E283; ANSI/DASMA 105	502.4; ASHRAE 90.1 -5.4.3.2
IIA5	APPROVED PLANS. FENESTRATION AREAS: DIMENSIONS OF WINDOWS, DOORS AND SKYLIGHTS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	502.3; ASHRAE 90.1 - 5.5.4, 5.6 C
IIA6	SEALING: OPENINGS AND PENETRATIONS IN THE BUILDING ENVELOPE, INCLUDING SITE-BUILT FENESTRATION AND DOORS, SHALL BE VISUALLY INSPECTED TO VERIFY THAT A CONTINUOUS AIR BARRIER AROUND THE ENVELOPE FORMS AN AIR-TIGHT ENCLOSURE. THE PROGRESS INSPECTOR SHALL VISUALLY INSPECT TO VERIFY THAT MATERIALS AND/OR ASSEMBLIES HAVE BEEN TESTED AND MEET THE REQUIREMENTS OF THE RESPECTIVE STANDARDS, OR THAT THE BUILDING IS TESTED AND MEETS THE REQUIREMENTS OF THE STANDARD, IN ACCORDANCE WITH THE STANDARD(S) CITED IN APPROVED PLANS.	AS REQUIRED DURING CONSTRUCTION	APPROVED CONSTRUCTION DOCUMENTS; ASTM E2178, ASTM E2357, ASTM E1677, ASTM E779, ASTM E283.	502.4.3, 502.4.7; ASHRAE 90.1 - 5.4.3.1
IIB	MECHANICAL AND SERVICE WATER INSPECTION OUTDOOR AIR INTAKES AND EXHAUST OPENINGS: DAMPERS FOR STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE VISUALLY INSPECTED TO VERIFY THAT SUCH DAMPERS, EXCEPT WHERE PERMITTED TO BE GRAVITY DAMPERS, COMPLY WITH APPROVED CONSTRUCTION DRAWINGS. MANUFACTURER'S LITERATURE SHALL BE REVIEWED TO VERIFY THAT THE PRODUCT HAS BEEN TESTED AND FOUND TO MEET THE STANDARD.	AS REQUIRED DURING INSTALLATION	APPROVED CONSTRUCTION DOCUMENTS; AMCA 500D	502.4.4; ASHRAE 90.1 - 6.4.3.4
IIB3	HVAC, SERVICE WATER HEATING AND POOL EQUIPMENT SIZING AND PERFORMANCE: EQUIPMENT SIZING, EFFICIENCIES AND OTHER PERFORMANCE FACTORS OF ALL MAJOR EQUIPMENT UNITS, AS DETERMINED BY THE APPLICANT OF RECORD, AND NO LESS THAN 15% OF MINOR EQUIPMENT UNITS, SHALL BE VERIFIED BY VISUAL INSPECTION AND, WHERE NECESSARY, REVIEW OF MANUFACTURER'S DATA. POOL HEATERS AND COVERS SHALL BE VERIFIED BY VISUAL INSPECTION.	PRIOR TO FINAL PLUMBING AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	503.2, 504.2, 504.7; ASHRAE 90.1 - 6.3, 6.4.1, 6.4.2, 6.8; 7.4, 7.8
IIB4	HVAC SYSTEM CONTROLS AND ECONOMIZERS AND SERVICE HOT WATER SYSTEM CONTROLS: NO LESS THAN 20% OF EACH TYPE OF REQUIRED CONTROLS AND ECONOMIZERS SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION. SUCH CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO: 1 THERMOSTATIC	AFTER INSTALLATION AND PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION, EXCEPT THAT FOR CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY, SUCH TESTING SHALL BE PERFORMED BEFORE SIGN-OFF FOR ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY	CTRICAL AND ON INSPECTION, FOR CONTROLS NALLY DEPENDENT ITY, SUCH TESTING FORMED BEFORE R ISSUANCE OF A INCLUDING CONTROL SYSTEM NARRATIVES; ASHRAE GUIDELINE 1: THE HVAC COMMISSIONING PROCESS WHER APPLICABLE	503.2.4, 503.2.5.1 503.2.11, 503.3, 503.4, 504.3, 504.6, 504.7; ASHRAE 90.1 - 6.3 6.4, 6.5, 6.7.2.4, 7.4.4, 7.4.5
	CONTROLS WITH SEASONALLY DEPENDENT FUNCTIONALITY: CONTROLS WHOSE COMPLETE OPERATION CANNOT BE DEMONSTRATED DUE TO PREVAILING WEATHER CONDITIONS TYPICAL OF THE SEASON DURING WHICH PROGRESS INSPECTIONS WILL BE PERFORMED SHALL BE PERMITTED TO BE SIGNED OFF FOR THE PURPOSE OF A TEMPORARY CERTIFICATE OF OCCUPANCY WITH ONLY A VISUAL INSPECTION, PROVIDED, HOWEVER, THAT THE PROGRESS INSPECTOR SHALL PERFORM A SUPPLEMENTAL INSPECTION WHERE THE CONTROLS ARE VISUALLY INSPECTED AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION DURING THE NEXT IMMEDIATE SEASON THEREAFTER. THE OWNER SHALL PROVIDE FULL ACCESS TO THE PROGRESS INSPECTOR WITHIN TWO WEEKS OF THE PROGRESS INSPECTOR'S REQUEST FOR SUCH ACCESS TO PERFORM THE PROGRESS INSPECTION. FOR SUCH SUPPLEMENTAL INSPECTIONS, THE DEPARTMENT SHALL BE NOTIFIED BY THE APPROVED PROGRESS INSPECTION AGENCY OF ANY UNRESOLVED DEFICIENCIES IN THE INSTALLED WORK WITHIN 180 DAYS OF SUCH SUPPLEMENTAL INSPECTION.			
IIB5	DUCT, PLENUM AND PIPING INSULATION AND SEALING: INSTALLED DUCT AND PIPING INSULATION SHALL BE VISUALLY INSPECTED TO VERIFY PROPER INSULATION PLACEMENT AND VALUES. JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE VISUALLY INSPECTED FOR PROPER SEALING.	AFTER INSTALLATION AND PRIOR TO CLOSING SHAFTS, CEILINGS AND WALLS	APPROVED CONSTRUCTION DOCUMENTS; SMACNA DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE	503.2.7, 503.2.8, 504.5; ASHRAE 90.1 - 6.3, 6.4.4.2 6.8.2, 6.8.3; 7.4.3
IIC1	ELECTRICAL POWER AND LIGHTING SYSTEMS ELECTRICAL METERING: THE PRESENCE AND OPERATION OF INDIVIDUAL METERS OR OTHER MEANS OF MONITORING INDIVIDUAL APARTMENTS SHALL BE VERIFIED BY VISUAL INSPECTION FOR ALL APARTMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.7
IIC2	LIGHTING IN DWELLING UNITS: LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE VISUALLY INSPECTED TO VERIFY COMPLIANCE WITH HIGH-EFFICACY REQUIREMENTS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.5.3
IIC3	INTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.5; ASHRAE 90.1 -9.1, 9.2, 9.5 9.6; 1RCNY §101- 07(C)(3)(V)(C)4
IIC4	EXTERIOR LIGHTING: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH SOURCE EFFICACY AND/OR THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND RELEVANT TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.6; ASHRAE 90.1 - 9.4.4, 9.4.5 1RCNY §101- 07(C)(3)(V)(C)4
IIC5	LIGHTING CONTROLS: EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING: OCCUPANT SENSORS MANUAL INTERIOR LIGHTING CONTROLS LIGHT-REDUCTION CONTROLS AUTOMATIC LIGHTING SHUT-OFF DAYLIGHT ZONE CONTROLS SLEEPING UNIT CONTROLS EXTERIOR LIGHTING CONTROLS SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	505.2, 505.2.2.2; ASHRAE 90.1 - 9.4.1, 9.4.1.2 (AS MODIFIED BY SECTION ECC A10
IIC6	EXIT SIGNS: INSTALLED EXIT SIGNS SHALL BE VISUALLY INSPECTED TO VERIFY THAT THE LABEL INDICATES THAT THEY DO NOT EXCEED MAXIMUM PERMITTED WATTAGE.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	505.4; ASHRAE 90.1 - 9.4.3
IID / IID	MAINTENANCE INFORMATION: MAINTENANCE MANUALS FOR MECHANICAL, SERVICE HOT WATER AND ELECTRICAL EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE SHALL BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEMS BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS SHALL BE INSPECTED FOR ACCURACY AND COMPLETENESS.	PRIOR TO SIGN OFF OR ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ELECTRICAL DRAWINGS WHERE APPLICABLE; ASHRAE GUIDELINE 4: PREPARATION OF OPERATING AND MAINTENANCE DOCUMENTATION FOR BUILDING SYSTEMS	303.3, 503.2.9.3; ASHRAE 90.1 - 4.2.2.3, 6.7.2.2, 8.7.2

	Т	HERMAL ENVELOPE REQUIREMENTS - OPAQ NYCECC TABLE C402.1.4	UE	
PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
ROOF ASSEMBLY - INSULATION ENTIRELY ABOVE DECK	NEW ROOF MEMBRANE AND THERMAL INSULATION	R-30 CONTINUOUS INSULATION ABOVE DECK	MINIMUM R-30 CONTINUOUS INSULATION	A-600 - DETAIL 3 A-500 - WALL SECTIONS 2 & 3
WALLS, ABOVE-GRADE: MASS	CMU WALL WITH CONTINUOUS RIGID INSULATION AND STUCCO FINISH	2" R-11.4 RIGID INSULATION	R-11.4 ci	1/A-600 - EXTERIOR WALL TYPE 7&7A
WALLS, ABOVE GRADE: METAL FRAMED	6" STEEL STUD FRAMED WALL WITH CONTINUOUS RIGID INSULATION AND FIBER BOARD FINISH	R-21 BATT CAVITY INSULATION + R-13 + R-7.5 ci 1 2 1/2" R-14.4 RIGID INSULATION		1/A-600 - EXTERIOR WALL TYPE 6
BELOW GRADE WALLS	CAST IN PLACE CONCRETE WALL WITH CONTINUOUS RIGID INSULATION	1 1/2" R-7.5 RIGID INSULATION R-7.5 ci		1/A-600 - EXTERIOR WALL TYPE 8&8A
SLAB-ON-GRADE FLOORS: UNHEATED SLABS	SLAB ON GRADE PROPOSED AT CELLAR LEVEL, ±5'-2" BELOW GRADE	WHERE THE SLAB-ON-GRADE FLOOR IS GR MM) BELOW THE FINISHED EXTERIOR GRA IS NOT REQUIRED.	A-300 - BUILDING SECTIONS A-500 - WALL SECTION 1	
SWINGING OPAQUE DOORS	INSULATED METAL ENTRY DOOR	U = 0.61 U = 0.61		A-700 - DOOR TYPE 1, 2, 9 A-300 - FRONT ELEVATION
	THEI	RMAL ENVELOPE REQUIREMENTS - FENESTRA NYCECC TABLE C402.4	ATION	
	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
FIXED FENESTRATION	PROPOSED WINDOW TYPE 6/6A, 9 & 10/10A	U=0.30, SHGC= 0.40	WINDOW: U = 0.38, SHGC = 0.40	A-300 - BUILDING ELEVATIONS A-700 - WINDOW SCHEDULE
OPERABLE FENESTRATION	PROPOSED WINDOW TYPES 1/1A, 2/2A, 3, 4, 5, 8 & 11	U=0.32, SHGC= 0.40	WINDOW: U = 0.45, SHGC = 0.40	
ENTRANCE DOORS	PROPOSED WINDOW TYPES 7	U=0.65, SHGC= 0.40	WINDOW: U = 0.77, SHGC = 0.40	
SKYLIGHTS	PROPOSED WINDOW TYPE 12	U=0.50, SHGC= 0.40	WINDOW: U = 0.50, SHGC = 0.40	

NYC ENERGY CODE STATEMENT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2016 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK CITY, COMMERCIAL ENERGY EFFICIENCY. **ENERGY CODE PROGRESS INSPECTIONS:** - PROTECTION OF FOUNDATION INSULATION - INSULATION PLACEMENT AND R VALUES - FENESTRATION THERMAL VALUES AND RATING - FENESTRATION RATINGS FOR AIR LEAKAGE

(IIA1) (IIA2) (IIA3) (IIA4) - FENESTRATION AREAS (IIA5) (IIA6) - AIR SEALING AND INSULATION - VISUAL (IIB2) - SHUTOFF DAMPERS - HVAC AND SERVICE WATER HEATING EQUIPMENTS (IIB3) (IIB4) - HVAC AND SERVICE WATER SYSTEM CONTROLS - DUCT PLENUM AND PIPING INSULATION AND SEALING (IIB5) (IIC1) - ELECTRICAL ENERGY CONSUMPTION (IIC2) - LIGHTING IN DWELLING UNITS - INTERIOR LIGHTING POWER (IIC3) (IIC4) - EXTERIOR LIGHTING POWER - LIGHTING CONTROLS (IIC5) (IIC6) - EXIT SIGNS - MAINTENANCE INFORMATION (IID1)

THE MECHANICAL CONTRACTOR IS REQUIRED AT COMPLETION OF CONSTRUCTION TO ISSUE THE OWNER THE OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENTS INSTALLED.

SEE MECHANICAL PLANS FOR COMPLIANCE WITH ECC C403 MECHANICAL SYSTEMS, C404 SERVICE WATER HEATING, AND C408 SYSTEM COMMISSIONING.

			NYCECC 2016 SECTION C40 BUILDING ENVELOPE REQUIREN		
NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
C402.4.1	WINDOW TO WALL RATIO (WWR)	UNMODIFIED WWR	10.61%	30% MAXIMUM	EN-002 - WALL PERFORMANCE ANALYSIS
C402.5.1	AIR BARRIER CONSTRUCTION	CONTINUOUS AIR BARRIER OF EXTRUDED POLYSTYRENE INSULATION	CONTINUOUS AIR BARRIER OF EXTRUDED POLYSTYRENE INSULATION MIN. 1/2"	CONTINUOUS AIR BARRIER OF EXTRUDED POLYSTYRENE INSULATION MIN. 1/2"	A-500.00 - WALL SECTIONS
C402.5.1.1	AIR BARRIER PENETRATIONS	EXPANDABLE SPRAY-APPLIED POLYURETHANE FOAM SEALANT, CONTINUOUS AT WINDOW ROUGH OPENINGS	EXPANDABLE SPRAY-APPLIED POLYURETHANE FOAM SEALANT AT WINDOW ROUGH OPENINGS TO CREATE CONTINUOUS AIR BARRIER.	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED: SEALING ALL SEAMS, OPENINGS AND PENETRATIONS OF THE BUILDING AND SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATABLE WITH THE CONSTRUCTION MATERIALS AND LOCATION.	A-700.00 - WINDOW SCHEDULE NOTES
C402.5.2	AIR LEAKAGE OF FENESTRATION	ALL PROPOSED WINDOW AND DOOR ASSEMBLIES	ALL WINDOWS AND DOORS: AIR LEAKAGE ≤ 0.20 CFM/SF	MAXIMUM AIR LEAKAGE FOR WINDOWS, SLIDING DOORS, SWINGING DOORS = 0.2 CFM/SF	A-700.00 - WINDOW SCHEDULE
C402.5.4	DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS, AND ELEVATOR LOBBIES	STAIR DOORS	STAIR DOOR ASSEMBLY TO COMPLY WITH UL 1784.	ACCESS OPENING FROM CONDITIONED SPACE TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES SHALL MEET C402.5.2 OR BE GASKETED, WEATHERSTRIPPED, OR SEALED. EXCEPTION: DOORS AND DOOR OPENINGS REQUIRED TO COMPLY WITH UL 1748 BY THE NEW YORK CITY BUILDING CODE.	A-700.00 - DOOR SCHEDULE
C402.5.5	SHUTOFF DAMPERS	NEW VENTS AND AIR INTAKES	ALL NEW VENTS AND AIR INTAKES TO BE PROVIDED WITH CLASS I MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAX. LEAKAGE RATE OF 4 CFM/SF AT 1.0 IN. W.G.	STAIR AND ELEVATOR SHAFT VENTS AND OTHER OUTDOOR AIR INTAKES AND EXHAUST OPENINGS INTEGRAL TO THE BLDG ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS 1 MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAX LEAKAGE RATE OF 4 CFM/SF AT 1.0 IN. WG	SEE MECHANICAL PLANS AND SPECIFICATIONS

NYCECC 2016 SECTION C405 ELECTRICAL POWER AND LIGHTING SYSTEMS							
NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION		
C405.1	DWELLING UNIT LIGHTING	DWELLING UNIT LIGHTING FIXTURES	PERMANENTLY INSTALLED LIGHTING FIXTURES CONTAIN 100% HIGH EFFICACY LAMPS	DWELLING UNITS WITHIN COMMERCIAL BUILDINGS SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS C405.2 THROUGH C405.5, PROVIDED THAT THEY COMPLY WITH SECTION R404.1	A-200 - LIGHTING SCHEDULE		
C405.2	INTERIOR LIGHTING CONTROLS	MANUAL SWITCHES	MANUAL SWITCH PROVIDED IN EACH ENCLOSED AREA EXCEPT STAIRWAYS AND CORRIDOR.	LIGHTING SYSTEMS SHALL BE PROVIDED WITH CONTROLS AS SPECIFIED IN SECTIONS C405.2.1, C405.2.2, C405.2.3, C405.2.4 AND C405.2.5. LIGHTING CONTROLS SHALL BE COMMISSIONED AND COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION C408.3. EXCEPTIONS: AREAS DESIGNATED AS SECURITY OR EMERGENCY AREAS THAT ARE REQUIRED TO BE CONTINUOUSLY LIGHTED. INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS. EMERGENCY EGRESS LIGHTING THAT IS NORMALLY OFF.	A-200 - REFLECTED CEILING PLANS		
C405.2.1	OCCUPANT SENSORS	MANUAL-ON, AUTO-OFF OCCUPANCY SENSORS IN MECHANICAL ROOMS, AND BICYCLE STORAGE	MANUAL-ON, AUTO-OFF OCCUPANCY SENSORS INSTALLED IN ALL ENCLOSED SPACES < 300 SF TO AUTOMATICALLY TURN LIGHTS OFF WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE	OCCUPANCY SENSORS IN SPACES OTHER THAN WAREHOUSES SHALL COMPLY WITH THE FOLLOWING: AUTOMATICALLY TURN OFF LIGHTS WITHIN 20 MINUTES OF OCCUPANTS LEAVING SPACE. BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN ON LIGHTS NOT MORE THAN 50 PERCENT POWER. INCORPORATE MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN LIGHTS OFF.	A-200 - LIGHTING CONTROL NARRATIVE		
C405.3	EXIT SIGN	ALL PROPOSED EXIT SIGNS	4.7W PER SIDE	INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE	A-200 - LIGHTING SCHEDULE		
C405.4.2	INTERIOR LIGHTING POWER	INTERIOR LIGHTING POWER USING BUILDING AREA METHOD	MULTIFAMILY: 0.29 W	MULTIFAMILY: 0.51 W/SF	A-200 - REFLECTED CEILING PLANS A-200 - LIGHTING SCHEDULE		
C405.6	ELECTRICAL ENERGY CONSUMPTION	SEPARATE ELECTRICAL METERS HAVE BEEN PROVIDED FOR EACH UNIT	SEPARATE ELECTRICAL METERS HAVE BEEN PROVIDED FOR EACH UNIT IN CELLAR.	EACH DWELLING UNIT LOCATED IN A GROUP R-2 BUILDING SHALL HAVE A SEPARATE ELECTRICAL METER	A-100 - CELLAR PLAN		
C406.3	EFFICIENT LIGHTING SYSTEM	REDUCED INTERIOR LIGHTING POWER	MULTIFAMILY: 0.29 W	MULTIFAMILY: 0.46 W/SF	A-200 - REFLECTED CEILING PLANS, LIGHTING SCHEDULE		



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PROJECT 2323 FIRST AVENUE 2323 FIRST AVENUE NEW YORK, NY 10035

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ISSUE	/	REVISION	RECORD	

NO.	DATE	DESCRIPTION



ENERGY ANALYSIS

GROSS EXTERIOR WALL TOTAL = 7,409.08 SF (W-9) |= = = = = = = = = | = '= = = ' = = = | = = | = = = | = = = | = = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | = = | (W-9) W-3 (W-9) W-3 WALL TYPE (W-9) W-3 (W-9) W-3 W-10 89'-10" **ELEVATION 1 OPAQUE TOTAL** = 6,015.39 SF

81'-10"

└─ WALL TYPE ── W7

89'-10"

└─ WALL TYPE ──

— WALL TYPE —

W7A

= 7,409.08 SF

= 0 SF

└─ WALL TYPE -

ELEVATION 3

OPAQUE TOTAL

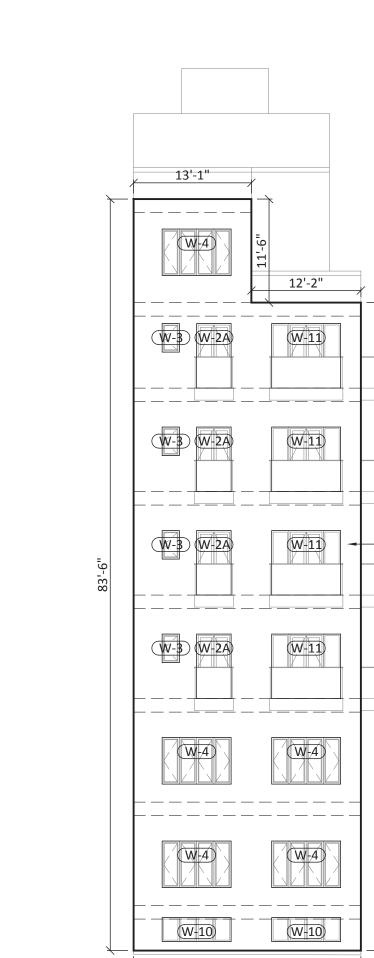
FENESTRATION TOTAL

FENESTRATION TOTAL

GROSS EXTERIOR WALL TOTAL

= 1,393.69 SF

= 7,409.08 SF



25'-3"

GROSS EXTERIOR WALL TOTAL

= 1,375.57 SF

= 592.88 SF

= 1,968.45 SF

ELEVATION 2

OPAQUE TOTAL FENESTRATION TOTAL

13'-1"		
13-1 		
W-3 W-2A	1	
W-3 W-2A	W-11	
W-3 (W-2A)	W-11	
W-3 W-2A	W-11)	72,
W-4	W.4	
	W.4	

─ WALL TYPE ─

- — — — — —

_ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _

— WALL TYPE -

W7A

- - - - - - - -

. — — — — — -

ELEVATION 4

OPAQUE TOTAL

FENESTRATION TOTAL

GROSS EXTERIOR WALL TOTAL

- - - - - - - + - - - -

- - - - - - - - - - - - -

25'-3"

+----

+---

= 2,089.16 SF

= 19.11 SF

= 2,108.37 SF

				, ,			
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 TOTA	L	13,842.85 SF		731.43		1,007.406

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

1,146.27 SF

67.88 SF

179.52 SF

552 SF

40.88 SF

19.11 SF

2,005.66 SF

15,848.51 SF

ENERGY EFFICIENCY OF OPAQUE WALL COMPARING PROPOSED WITH CODE REQUIREMENT

ENERGY EFFICIENCY OF GROSS EXTERIOR WALL COMPARING PROPOSED WITH CODE REQUIREMENT

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) WINDOW W-7 X 1, #8 X 1

(ENTRANCE DOORS) WINDOW W-10 X 2, W-10A X 1, W-9 X 6, W-6 X 1, W-6A X 1

(FIXED FENESTRATION) WINDOW W-4 X 5, W-3 X 4,

W-2A X 4, W-11 X 4

(OPENABLE FENESTRATION) WINDOW W-10 X 2

(FIXED FENESTRATION)

WINDOW

(OPENABLE FENESTRATION)

WINDOW W-8 X 1

(OPENABLE FENESTRATION)

FENESTRATION TOTAL

EXTERIOR GROSS WALL TOTAL

ELEVATION 1

ELEVATION 2

ELEVATION 3

ELEVATION 3

(PROPOSED)

0.32

0.65

0.30

0.32

0.30

0.32

0.32

U-FACTOR UA (PROPOSED) U-FACTOR (CODE) UA (CODE)

0.45

0.77

0.38

0.45

0.38

0.45

0.45

731.434 / 1,007.406 X 100 =

1,391.238/1,916.247 X 100 =

366.806

44.122

53.856

176.64

12.26

6.115

659.803

1,391.238

ENERGY EFFICIENCY ALLOWABLE PER ZR 12-10(12)(ii)(1) =

ENERGY EFFICIENCY ALLOWABLE PER ZR 12-10(12)(ii)(1) =

TOTAL UA OPAQUE WALL (PROPOSED) / TOTAL UA OPAQUE WALL (CODE) =

EXTERIOR GROSS WALL UA (PROPOSED) / EXTERIOR GROSS WALL UA (CODE) =

515.821

52.267

68.217

248.4

15.534

0

8.599

908.84

1,916.247

72.60%

80%

72.60%

90%

ELEVATION	ТҮРЕ	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
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	OPAQUE WALL TOTA	L	13,842.85 SF		731.43		1,007.406

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ISSUE	/	REVISION	RECORD

	15501	E / REVISION RECORD
NO.	DATE	DESCRIPTION



DRAWING TITLE EXTERIOR WALL PERFORMANCE ANALYSIS

DATE 12/29/2016 EN-002.00 SCALE AS NOTED DRAWN BY P.Z. 20 OF 20 CHECKED BY D.L.