

BRAND NEW OFFICE / FLEX SPACE

76-09 QUEENS BLVD ELMHURST, NY 11373

Also Known As: 76-07 47th Ave Elmhurst, NY 11373

GENERAL NOTES

- THE ARCHITECT HAS NOT BEEN RETAINED AUTHORIZED TO PERFORM ANY CONSTRUCTION SUPERVISION AND OR SITE INSPECTION.
- ALL CONDITIONS AND DIMENSIONS ARE TO BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
- ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND RELIABLE CONTRACTORS LICENSED IN THE STATE OF NEW YORK AND REQUIRED BY LOCAL GOVERNING AGENCY.
- ANY DISCREPANCIES FROM THIS PLAN AND THE ACTUAL CONDITIONS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT OR REPRESENTATIVE.
- ALL CONSTRUCTION MATERIAL ARE TO BE NEW AND OF A LEVEL OF QUALITY WHICH WILL INSURE THE QUALITY OF WORK DESIRED BY THE OWNER.
- NO WORK IS TO COMMENCE UNTIL PLANS ARE APPROVED BY THE NY CITY DEPARTMENT OF BUILDING AND A PERMITTED BUILD IS OBTAINED.
- PRIOR TO COMPLETION OF THE WORK REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS AND WASTE DEBRIS AS OTHERWISE NOTED BY THE OWNER.
- ALL CONDITIONS INDICATED OR IMPLIED AS EXISTING AT THE TIME OF THIS APPLICATION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
- ALL CONDITIONS AS BUILT NO CONSTRUCTION PROPOSED.

SCOPE OF WORK

PROPOSED NEW INTERIOR PARTITIONS AT THIRD FLOOR.
NON LOAD BEARING PARTITIONS AS PER PLAN.

THE FLOOD ZONE FOR THIS PROPERTY IS #3604870307Y EFFECTIVE ON 08/06/2007
PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA)
PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA (SFHA) EFFECTIVE IN 2015.

SYMBOL	DESCRIPTION
	EXIST ILLUMINATED EXIT SIGN WITH BATTERY PACK
	NEW ILLUMINATED EXIT SIGN WITH BATTERY PACK
	NEW 3/4" METAL STUD STAGGERED 4", SOUND MAT 1 LAYER 3/8" PC 60 INSIDE, 1 LAYER HIGH IMPACT 3/8" DRYWALL OUTSIDE.
	EXIST CONSTRUCTION TO REMAIN
	EXIST COLUMN TO REMAIN

DOOR SCHEDULE

ALL DOORS TO BE AS PER OWNER'S SELECTION
ALL DOORS TO BE PROVIDED W/ CUT-OUT FOR HARDWARE
AS SPECIFIED & AS SELECTED BY OWNER'S SELECTION
ALL EXTERIOR DOORS TO BE PROVIDED W/ WEATHER STRIPPING

SYMBOL	SIZE	REMARK
	3'-0" x 6'-0"	FTFC WOOD DOOR SOUND CORE

TABLE G-1 DETERMINATION OF EXIT AND ACCESS REQUIREMENTS			
CCC GROUP	MAX. TRAVEL DISTANCE	MAX. TRAVEL DISTANCE	TO OUTDOORS AT LEVEL
G-1 (A) (1) (A) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	150'-0"	150'-0"	150'-0"
G-2 (A) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	150'-0"	150'-0"	150'-0"
G-3 (A) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	150'-0"	150'-0"	150'-0"

ZONING INFORMATION:

ADDRESS: 76-09 QUEENS BLVD, QUEENS 11373
LOT AREA: 14,997 SF
LAND USE: COMMERCIAL 4 OFFICE BUILDINGS
ZONING: M-1-1
ZONING MAP: 9D
C of O 4862876-0000001

CARNER ASSOCIATES INC.
23-25 RUTGE LF HELL BLVD.
BAYSIDE NY 11369
PHONE: 718-224-0180

DESIGNER:
GREGORY V. PEROTTO
40-10 23RD STREET,
OCCOGEON, NY 11368
P.E. LIC. # 73813
(718) 746-1700

SITE LOCATION
76-09 QUEENS BLVD
QUEENS, NY 11373

SCOPE OF WORK:
NEW INTERIOR PARTITIONS

REVISIONS

No.	REASON	DATE

DRAWN BY: PV
DATE: 09-22
FILE No: 27-2021
DRAWING TITLE
PLOT PLAN, LEGEND & NOTES
JOB JOB#
Q08005986-11
A-100.00
SHEET No. 1 of 3

EXISTING THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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76-09 QUEENS BLVD
QUEENS, NY 11373

SCOPE OF WORK:
NEW INTERIOR PARTITIONS

REVISIONS

No.	REASON	DATE

DRAWN BY: PV
DATE: 09-22
FILE No: 27-2021
DRAWING TITLE
EXISTING THIRD FLOOR
JOB JOB#
Q08005986-11
A-200.00
SHEET No. 2 of 3



CONTACT EXCLUSIVE AGENT:

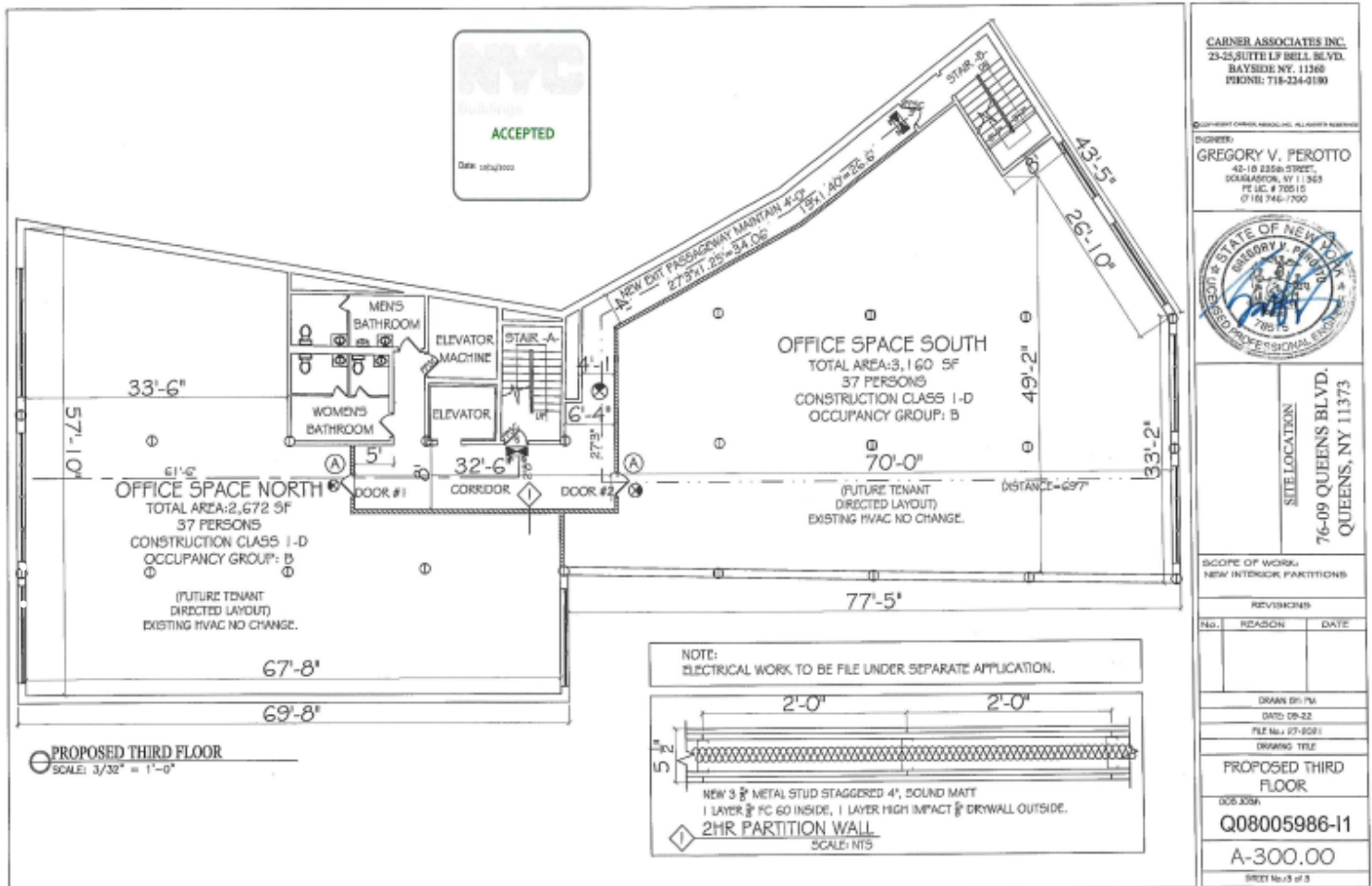
Christina Cricenti
347-484-9965
azurerealty@gmail.com



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Christina Cricenti
347-484-9965
azurerealtyny@gmail.com

