

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS, CODES AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT. NO WORK SHOWN SPECIFIED OR IMPLIED SHALL BE CONSTRUCTED TO CONFLICT WITH ANY GOVERNMENT AGENCY OR BUILDING AUTHORITY MANDATE.
2. NO WORK SHALL BEGIN UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
3. GENERAL CONTRACTOR SHALL PROVIDE GENERAL LIABILITY INSURANCE, WORKMEN COMPENSATION INSURANCE AND DISABILITY INSURANCE BEFORE PERFORMING ANY WORK IN THIS BUILDING.
4. THE CONTRACTOR SHALL INSPECT THE SITE AND CHECK AND VERIFY EXISTING AND PROPOSED CONDITIONS BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL BRING THE DISCREPANCIES TO THE ARCHITECT'S OR ENGINEER'S ATTENTION BY WRITING PRIOR TO SUBMIT ANY QUOTES OR ESTIMATES PRIOR TO COMMENCING WORK.
5. ALL NEW WORK CONFORMS TO THE NEW YORK STATE ENERGY CODE.
6. ALL FEES, PERMITS APPLICATIONS, INSPECTIONS, CERTIFICATES AND SIGN-OFF SHALL BE SECURED BY THE CONTRACTOR AND PAID FOR BY THE OWNER UNLESS OTHERWISE NOTED.
7. ALL NOTES HEREIN MENTIONED ALONG WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
8. THE CONTRACTOR SHALL PROVIDE ALL THE LABOR AND MATERIAL NECESSARY FOR THE COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
9. THE CONTRACTOR SHALL CARRY OUT ALL THE WORK IN A FIRST CLASS WORKMANLIKE MANNER. HE SHALL MAINTAIN A SAFE, CLEAN JOB SITE AT ALL TIMES, FREE FROM DEBRIS ACCUMULATION, AND SHALL LEAVE THE JOB SITE BROOM CLEAN AT THE COMPLETION OF THE PROJECT.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO NEW OR EXISTING CONDITIONS CAUSED BY HIMSELF, HIS WORKMEN OR HIS SUBCONTRACTORS. HE SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED IN WRITING PRIOR TO STARTING WORK.
11. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, AISC, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW, FREE FROM DEFECTS, UNLESS OTHERWISE NOTED.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, STANDARDS AND GOOD PRACTICE. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS & THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY & HOLD THE ARCHITECT OR ENGINEER HARMLESS FROM ANY ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
13. THE ARCHITECT OR ENGINEER OF DESIGN HAS NOT BEEN RETAINED FOR ANY FILED SUPERVISION OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS.
14. MATERIALS NOT SPECIFIED SUCH AS MAKE, STYLE, COLOR, ETC. SHALL BE APPROVED BY THE OWNER PRIOR TO PURCHASING AND INSTALLATION BY CONTRACTORS.
15. ALL PLUMBING WORK SHALL BE PERFORMED BY LICENSED PLUMBER.
16. ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIAN.

N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE NOTES

A. "U" VALUES OF THE ENVELOPE SUBSYSTEMS (HEATING & COOLING) BUILDING ENVELOPE THERMAL TRANSMITTANCE VALUES AS PER TABLES 4-1 AND 4-2 COMPUTED BY EQUATION 4-1. (NEW YORK CITY 5000 DEGREE DAYS) WITH THE FOLLOWING EXCEPTION: 1&2 FAMILY DWELLINGS, 3 STORIES AND LESS AND LESS THAN 5000 SQ. FT. ARE DESIGNED WITH THERMAL TRANSMITTANCE VALUES AS PER TABLE 5-1. THE AREA OF WINDOWS & DOORS NOT EXCEEDING 24% OF TOTAL EXTERIOR WALL AREA (E502.2).

APPLICABLE THERMAL TRANSMITTANCE VALUES FOR BUILDINGS REGULATED BY SECTIONS PART 4 (7813)				
	1/2 FAMILY 3 STORIES AND LESS, LESS THAN 5,000 SQ. FT. (DETACHED) (SEE EXCEPTIONS BELOW)	OTHER RES. 3 STORIES AND LESS	BLDG. LESS THAN 3 STORIES NOT INCLUDING RESIDENTIAL	ALL BLDGS. INCLUDING RESIDENTIAL OVER 3 STORIES
MAX. U _o (WALLS)	.18	.29	.30	.36
MAX. U _o (ROOF/CEILING)	.05	.05	.08	.08
MAX. U _o (FLOORS OVER UNHEATED SPACES)	.05	.05	.08	.08
MIN. R (SLAB EDGE TO 24" INSIDE)	10	10	5.0	5.0
MAX. U _w (B3MT/CELLAR WALLS)	.09	.09	.20	.20

NOTE: 1- FOR RESIDENTIAL BUILDINGS, THE FOLLOWING THERMAL TRANSMITTANCES MAY NOT BE EXCEEDED: EXTERIOR WALLS U_w .08, GLAZING U_g .58, ENTRANCE DOORS U_d = .40.
2- FOR BASEMENT WALLS BELOW GRADE, THE "R" VALUE SHALL INCLUDE ALL OF THE THERMAL RESISTANCE OF THE WALL COMPONENTS.

GENERAL CRITERIA:
1-GLAZING-NOT TO EXCEED AREAS INDICATED IN E 402.1c.
2-FLOORS OVER UNHEATED SPACES-INSULATION IS OMITTED WHEN FOUNDATION WALLS ARE INSULATED TO PROVIDE THERMAL RESISTANCE IN COMPLIANCE WITH TABLE 4-1 OR 4-2 AND FOUNDATION WALL VENTS ARE PROVIDED WITH CLOSABLE DAMPERS.
3-ALL INSULATION CAPABLE OF ABSORBING WATER SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE
4-INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE AND SILL LINES AND CORNERS.

ADDITIONAL CRITERIA FOR COOLING:
ALL BUILDINGS EXCEPT 1&2 FAMILY RESIDENTIAL, 3 STORIES AND LESS, EXTERIOR WALLS DESIGNED WITH OVERALL THERMAL TRANSFER VALUE(OTTV) NOT EXCEEDING VALUES IN TABLE 4-3.

B. **INDOOR DESIGN TEMPERATURE:** MAXIMUM OF 72 1/2M+3B046 FOR HEATING AND A MINIMUM OF 78 1/2 M+3B046 FOR COOLING (E202.2).

MULTIPLE DWELLING NOTES

1. DOORS LEADING TO BATHROOMS TO HAVE 1/2" CLEAR SPACE BETWEEN BOTTOM OF DOOR AND SADDLES.
2. KITCHENETTE WALLS AND CEILINGS TO BE FIRE RETARDED WITH 5/8" THICK SHTRC FIRE CODE 60. UNLESS OTHERWISE NOTED.
3. NEW 144 SQUARE INCH. KITCHENETTE VENT DUCT TO BE A MINIMUM 8" WIDTH OF 24 GAUGE METAL. FIRE RETARDED WITH 5/8" S.R.F.C. 60 FOR ENTIRE RUN. PROVIDE GRAVITY DAMPERS, REGISTERS, FUSIBLE LINKS AND FAN PROVIDING AT LEAST 6 CHANGES OF AIR PER HOUR, 180 CFM PER KITCHENETTE. FAN TO BE CONNECTED TO LIGHT SWITCH. DUCT TO EXTEND 4'-0" ABOVE ROOF. FAN ON ROOF TO RUN CONTINUOUSLY.
4. ALL FIRE DAMPERS ARE TO BE APPROVED BY THE BOARD OF FIRE UNDERWRITERS.
5. ALL DOORS LEADING TO PUBLIC HALLS SHALL BE SELF-CLOSING.
6. SKYLIGHTS OVER PUBLIC HALLS TO HAVE AT LEAST 220 SQ. FT. OF PLAIN GLASS 144 SQ. INCHES OF FIXED RIDGE VENTS, WIRE SCREEN OVER AND UNDER. (OR 9 SQ. FT. WITH 40 SQ. INCHES IN FIXED RIDGE VENT, AS PER PLAN).
7. BUILDING TO COMPLY WITH SEC. D26-3.1 OF THE MULTIPLE DWELLING CODE, REGISTRATION OF OWNERSHIP.
8. SIGN IDENTIFYING OWNER OR AGENT AND SUPERINTENDENT AS PER D26-3.2 MULTIPLE DWELLING CODE.
9. ALL FLOORS TO BE PROPERLY DESIGNATED BY SIGNS AS PER SEC. C26-1453 ADMIN. CODE D26-3.19 I.M.D.C.
10. PROPER HOUSE NUMBER TO BE DISPLAYED AS PER SEC. 885 CHARTER.
11. PREMISES TO COMPLY WITH SEC. D26-3.4 M.D.C. REFERENCE TO KITCHENETTES.
12. BUILDING TO COMPLY WITH SEC. D26-3.10 REFERENCE TO HEATING AND WATER SUPPLY.
13. BUILDING TO COMPLY WITH SEC. D26-3.0 MAXIMUM OCCUPANCY MINIMUM FROM AREA.
14. ENTIRE BUILDING TO COMPLY WITH LOCAL LAWS APPLICABLE TO ART. 6 WITH M.D.C. AND DEPARTMENT RULES AND REGULATIONS
15. ALL NEW LUMBER TO BE GRADE MARKED BEFORE DELIVERY TO SITE.
16. ALL NEW STRUCTURAL LUMBER TO BE DOUGLAS FIR #1 COM. F = 1450.
17. ALL WINDOW SIZES GIVEN ARE B.S.B. ALL WINDOWS ARE DOUBLE HUNG.
18. ALL MASONRY WORK TO BE LAID IN 1:3 MORTAR.
19. ALL BATHROOMS TO HAVE TILE FLOOR AND 6" MIN. TILE BASE. WALLS AND CEILING PLASTERED, UNLESS OTHERWISE NOTED.
20. INDIVIDUAL C.I. VENT DUCTS FOR NEW BATHROOMS TO BE OF 24 GAUGE METAL, HAVING A MIN. GROSS SECTIONAL AREA OF ONE SQUARE FOOT. FIRE RETARDED WITH 5/8" SHEETROCK F.C. 60. ALSO PROVIDE REGISTER AND GRAVITY DAMPER WITH FUSIBLE LINK. FAN TO RUN CONTINUOUSLY FROM 6 A.M. TO 12 P.M. WITH FAN HOUSING EXTENDING 4'-0" ABOVE ROOF, M.D.L.
21. BUILDING TO COMPLY WITH SEC. 64 M.D.L. GAS METERS, GAS APPLIANCES, AND ARTIFICIAL LIGHTING.
22. SEPARATE APPLICATIONS WILL BE FILED IF SPRINKLER SYSTEM IS NECESSARY.
23. BUILDING TO COMPLY WITH SECTIONS D26-3-28 AND D267 OF M.D. CODE SPRINKLER TEST.
24. DRAINS FOR AREAWAY, YARD AND ROOF TO COMPLY WITH SEC. 77 M.D.
25. TENANTS' LAUNDRY TO COMPLY WITH SEC. D26-7B.C. M.D.L.
26. NEW STEEL STAIRS TO COMPLY WITH SEC. 8.6.4 B.C.
27. THERE ARE NO TRANSOMS IN THE BUILDING. REFER TO DRAWINGS FOR OTHER APPLICABLE NOTES.
28. PEEPHOLES OR DOOR INTERVIEWERS, APPROVED AS PER BOARD O STANDARDS AND APPEALS, TO BE PROVIDED IN ENTRANCE DOOR TO EACH HOUSING UNIT AS PER SEC. 51 M.D.
29. TWO LIGHTS, MINIMUM 50 WATTS, ONE EACH SIDE OF ENTRANCE WAY TO BE PROVIDED AS PER SEC. 35 M.D.L. AND DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY AND BUILDING DEPARTMENT RULES AND REGULATIONS.
30. PROPER AND ADEQUATE LIGHTING WITH A MINIMUM OF 40 WATTS TO BE PROVIDED IN YARDS AND COURTS AS PER SEC. 26 SUBD. 7A, AND DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY AND BUILDING DEPARTMENT RULES AND REGULATIONS.
31. EVERY VESTIBULE, ENTRANCE, PUBLIC AND STAIR HALL TO BE PROVIDED WITH A MINIMUM OF 60 WATTS LIGHTS AS PER SEC. 37, SUBD. 1. M.D.L.

C. **OUTDOOR DESIGN TEMPERATURE:** WINTER DESIGN DRY BULB TEMPERATURE 15 1/2 M+3B046. SUMMER DESIGN DRY BULB TEMPERATURE 59 1/2M+3B046 (TABLE 2-2).

D. **INFILTRATION:** ALL WINDOWS AND DOORS SHALL CONFORM TO SECTION E402.4 AND TABLE 4-4. MANUFACTURER TO SHOW RATING ON UNITS OR DISPLAY PROOF OF SAME. FIREPLACES CONFORM TO DIAGRAM 5-7, 20 CFM MAXIMUM WITH DAMPERS CLOSED.

E. **R VALUES OF INSULATION MATERIALS** SHALL BE AS INDICATED ON PLANS.

F. EQUIPMENT SYSTEM CONTROLS, SIZE & TYPE OF APPARATUS.

1-TEMPERATURE CONTROLS ON EACH HEATING OR COOLING SYSTEM. HEAT CONTROL ONLY, ADJUSTMENT RANGE BETWEEN 45 1/2M+3B046 AND 75 1/2M+3B046. COOLING CONTROL ONLY, ADJUSTMENT RANGE BETWEEN 70-1/2M+3B046 AND 85-1/2M+3B046. HEATING AND COOLING CONTROL, ADJUSTMENT RANGE BETWEEN 45-1/2M+3B046 AND 85-1/2M+3B046. IN ADDITION THE THERMOSTAT SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF 10-1/2M+3B046 BETWEEN FULL HEATING AND FULL COOLING (E 403.3a).
2-HUMIDITY CONTROLS, WINTER HEATING 30% MAX, SUMMER COOLING 60% MIN. (E403.3b).
3-ZONING FOR TEMPERATURE CONTROL. APPLICABLE SPECIFICATIONS OF E403.3c SHALL APPLY.
4-MECHANICAL VENTILATION. SPECIFICATIONS OF E403.6 REGARDING SHUTOFF DAMPERS AND VOLUME CONTROLS SHALL APPLY.
5-PIPING INSULATION (E403.9). ALL PIPING INSTALLED TO SERVICE BUILDINGS AND WITHIN BUILDINGS SHALL BE INSULATED IN ACCORDANCE WITH TABLE 4-5. ADDITIONAL INSULATION WITH VAPOR BARRIERS SHALL BE PROVIDED WHERE REQUIRED TO PREVENT CONDENSATION.
INSULATION IS NOT REQUIRED FOR, 1-PIPES CARRYING FLUIDS BETWEEN 55-1/2M+3B046 AND 120-1/2M+3B046 WHEN NOT REQUIRED FOR ENERGY CONSERVATION PURPOSES. 2-WHEN HEAT LOSS OR GAIN FROM THE PIPING DOES NOT INCREASE THE ENERGY REQUIREMENTS OF THE BUILDING. 3- 1 AND 2 FAMILY RESIDENTIAL WHICH HAVE INSULATED WALLS IN BASEMENT/CELLARS OR UNVENTILATED CRAWL SPACES ARE EXEMPT.
6-DUCT SYSTEM INSULATION. R VALUES CONFORM TO VALUES DERIVED FROM FORMULA IN SECTION E403.10 WITH EXCEPTIONS AS NOTED. ADDITIONAL INSULATION WITH VAPOR BARRIERS SHALL BE PROVIDED TO PREVENT CONDENSATION
7-DUCT CONSTRUCTION. SHALL CONFORM TO E403.11 AND APPLICABLE REFERENCE STANDARDS.
8-BALANCING. HVAC SYSTEM DESIGN SHALL PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS AS PER E403.12.
9-HVAC EQUIPMENT PERFORMANCE REQUIREMENTS. DESIGN OF CONTROLS AND OTHER COMPONENTS OF THE HVAC SYSTEM SHALL COMPLY WITH E403.13.
10-SERVICE WATER HEATING. HOT WATER FOR DOMESTIC, SANITARY AND SWIMMING POOL PURPOSES SHALL BE GENERATED AND DELIVERED FOLLOWING THE CRITERIA FOR DESIGN AND EQUIPMENT SELECTION SET FORTH IN SECTIONS E404.3 TO E404.9.

G. **ELECTRICAL LIGHTING AND POWER DESIGN:** THE ELECTRICAL POWER DISTRIBUTION AND LIGHTING SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS E405.2 AND E405.3 WITH THE FOLLOWING EXCEPTION: 1 AND 2 FAMILY DWELLINGS AND THE DWELLING PORTIONS OF OTHER RESIDENTIAL BUILDINGS ARE EXEMPT FROM THE REQUIREMENTS OF SECTION E405.3, LIGHTING POWER BUDGET.

GENERAL NOTES FOR SMOKE DETECTORS

1. ALL SMOKE DETECTORS INSTALLED SHALL ADHERE TO LOCAL LAW 62, 1981.
2. SMOKE DETECTORS COVER THE REQUIREMENTS FOR THE PROPER SELECTION, INSTALLATION, OPERATION AND MAINTENANCE OF FIRE WARNING EQUIPMENT FOR USE WITHIN THE DWELLING UNITS OR ROOMING UNITS.
3. THE INSTALLATION OF WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY ELECTRICAL CODE (HARD WIRED).
4. A SMOKE DETECTOR INSTALLED TO PROTECT A SLEEPING AREA IN ACCORDANCE WITH THE CODE SHALL BE LOCATED OUTSIDE THE BEDROOM BUT IN THE IMMEDIATE VICINITY OF THE SLEEPING AREA EXCEPT AS SET FORTH FOR THE ROOMING UNIT.
5. EACH SMOKE DETECTOR SHALL HAVE AN INTEGRAL TEST TO PERMIT THE OCCUPANT TO CHECK THAT IT IS OPERATIONAL. A CONTINUOUS POWER DISPLAY INDICATOR LIGHT IS RECOMMENDED.
6. SMOKE DETECTORS SHALL BE LOCATED ON OR NEAR THE CEILING, AND WITHIN FIFTEEN FEET OF ALL ROOMS USED FOR SLEEPING PURPOSES. IN ALL DWELLING UNITS WITH MULTIPLE LEVELS, WHEN ANY LEVEL HAS ONLY ONE MEANS OF EGRESS, THE DWELLING UNITS SHALL BE PROVIDED WITH SMOKE DETECTORS ON ALL LEVELS.
7. IF CEILING MOUNTED, THE CLOSET EDGE OF THE DETECTOR SHALL BE A MINIMUM OF FOUR (4) INCHES FROM ANY WALL.
8. IF WALL MOUNTED, THE CLOSET EDGE OF THE DETECTOR SHALL BE A MINIMUM OF FOUR (4) INCHES AND A MAXIMUM OF TWELVE (12) INCHES FROM THE CEILING.
9. SMOKE DETECTORS SHALL COMPLY WITH SECTION 4.26 OF ANSI A 117.1-1986, AS PER. LL. 58/87.

TENANT SAFETY PLAN

THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS FOR CONSTRUCTION WITHIN OCCUPIED PREMISES.

1. CONSTRUCTION WORK WILL BE CONFINED TO THE APARTMENT INTERIOR AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER APARTMENT UNITS WITHIN THE BUILDING.
2. CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.
3. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
4. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8 AM TO 5 PM, MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS.
5. THERE WILL BE NO ONE OCCUPYING THE APARTMENT TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.

NOTES:

FIRE SEPARATION (27-341) AS PER TABLE 5-1

NEW BUILDING OCCUPANCY J2 - - 2 HOURS. IN BUILDING OR SPACE CLASSIFIED IN OCCUPANCY J2 ALL PARTITIONS IN DWELLING UNITS LOCATED IN CELLAR HAVE A MINIMUM FIRE-RATING OF ONE HOUR.

CEILING - 1HR. RATED
ALL INTERIOR PARTITIONS & FL. - 1HR. RATED.
STAIR ENCLOSURES - 2HRS. RATED PARTITION.
ROOF - 3/4HRS RATED.

INTERIOR FINISH CLASS	FLAME SPREAD RATING
A	0 TO 25
B	26 TO 75

INTERIOR FINISH REQUIREMENTS CLASS TABLE 5-4

OCCUPANCY GROUP CLASSIFICATION OF THE SPACE	OCCUPANCY GROUP DESIGNATION	EXITS AND SHAFTS	CORRIDORS	THAN 1500 SQ. FT. IN AREA
RESIDENTIAL	J-2	A	A	B*

* INTERIOR FINISH WHEN USED IN THE FOLLOWING SPACES SHALL BE AT LEAST CLASS B:
1. KITCHENS, COOKING SPACES, AND PANTRIES IN BUILDINGS CLASSIFIED IN OCCUPANCY GROUPS THAN J-2.
2. REPAIR AND MAINTENANCE ROOMS
3. BOILER ROOMS AND INCINERATOR COMBUSTION ROOMS.

ENERGY ANALYSIS

RESIDENTIAL BUILDING
CLIMATE ZONE: 10B
CODE: 2010 NEW YORK ENERGY CONSERVATION CONSTRUCTION CODE

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE & CITATION
28 ELECTRIC PATO UNIT (PACKAGED TERMINAL AIR CONDITIONING UNITS), WITH COOLING CAPACITY OF 12.0 MBH EACH	EFFICIENCY: 11.9 EER	MINIMUM EFFICIENCY: 9.9 EER
10 GAS-FIRED HOT WATER HEATERS WITH GAS INPUT OF 40.0 MBH EACH	EFFICIENCY: 80% EC.	MINIMUM EFFICIENCY: 80% EC
HOT WATER PIPING TO BE INSULATED (EXCEPT BETWEEN TEMP. 55°F AND 105°F)	1.0" INSULATION FOR PIPING < 1.5" AND 2" PIPING > 1.5"	1.0" INSULATION FOR PIPING < 1.5" AND 2" PIPING > 1.5"

37-38, 37-40 103rd STREET
CORONA, NY 11368

AMENDED APPLICATION

Kai-Ki Wong

NOV 13 2013

EXAMINER FOR ZONING, EGRESS AND FIRE PREVENTION ONLY AS PER DOR. 205

B.P.P #: 401813597

SD1-2 #: SCQ-3/04SB

SD1-2 #: SCQ-4/04SB

D.O.B. #: 401804614

D.O.B. #: 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

NOTES

SCALE: AS NOTED

DRAWN BY:

CHECKED:

DATE:

REVISED

D.O.B. FILING TYPE

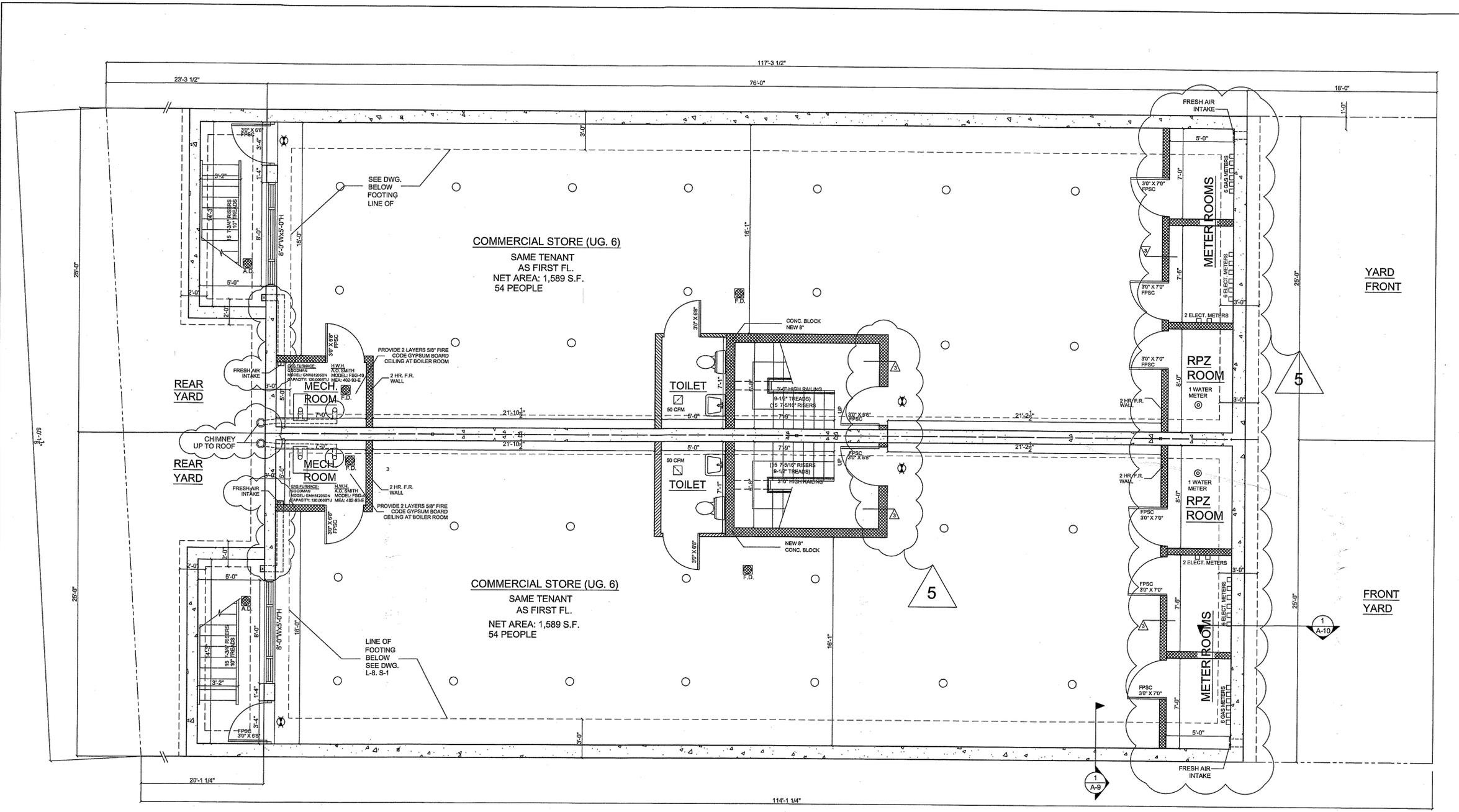
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SHEET NUMBER

A-1

37-38, 37-40 103rd STREET
CORONA, NY 11368

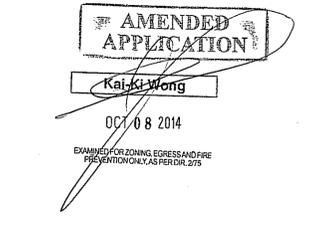


CELLAR FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

-  NEW CONCRETE WALL
 -  NEW EXTERIOR WALL-BRICK MASONRY WALL (4" FACE BRICK WITH 6" CONC. BLOCK)
 -  NEW 12" CMU BLOCK WALL FOR 1ST STORY
NEW 10" CMU BLOCK FOR OTHER STORIES
 -  NEW 2 HOUR RATED WALL (PUBLIC HALL)
STC 55 (BSA *301-80 SM)
- 2 LAYERS 5/8" GYP. BOARD
EACH SIDE ON 2-1/2" MTL. STUD.
 -  NEW 1 HOUR RATED WALL
STC 50 (BSA *453-73 SM)
- 1 LAYER 5/8" GYP. BOARD ON 2-1/2" MTL. STUD.
INCLUDING SOUND ATTENUATION BLANKET
 -  NEW NON-FIRE RATED PARTITION (WITHIN APARTMENT)
 -  HIDDEN LINE
 -  MECHANICAL VENTILATION
 -  SMOKE DETECTOR
 -  EXIT SIGN
 -  SPRINKLER HEAD
 -  FLOOR DRAIN / AREA DRAIN / ROOF DRAIN
- *NOTE: ALL WINDOWS IN THE RESIDENTIAL PORTION TO BE DOUBLE GLAZED



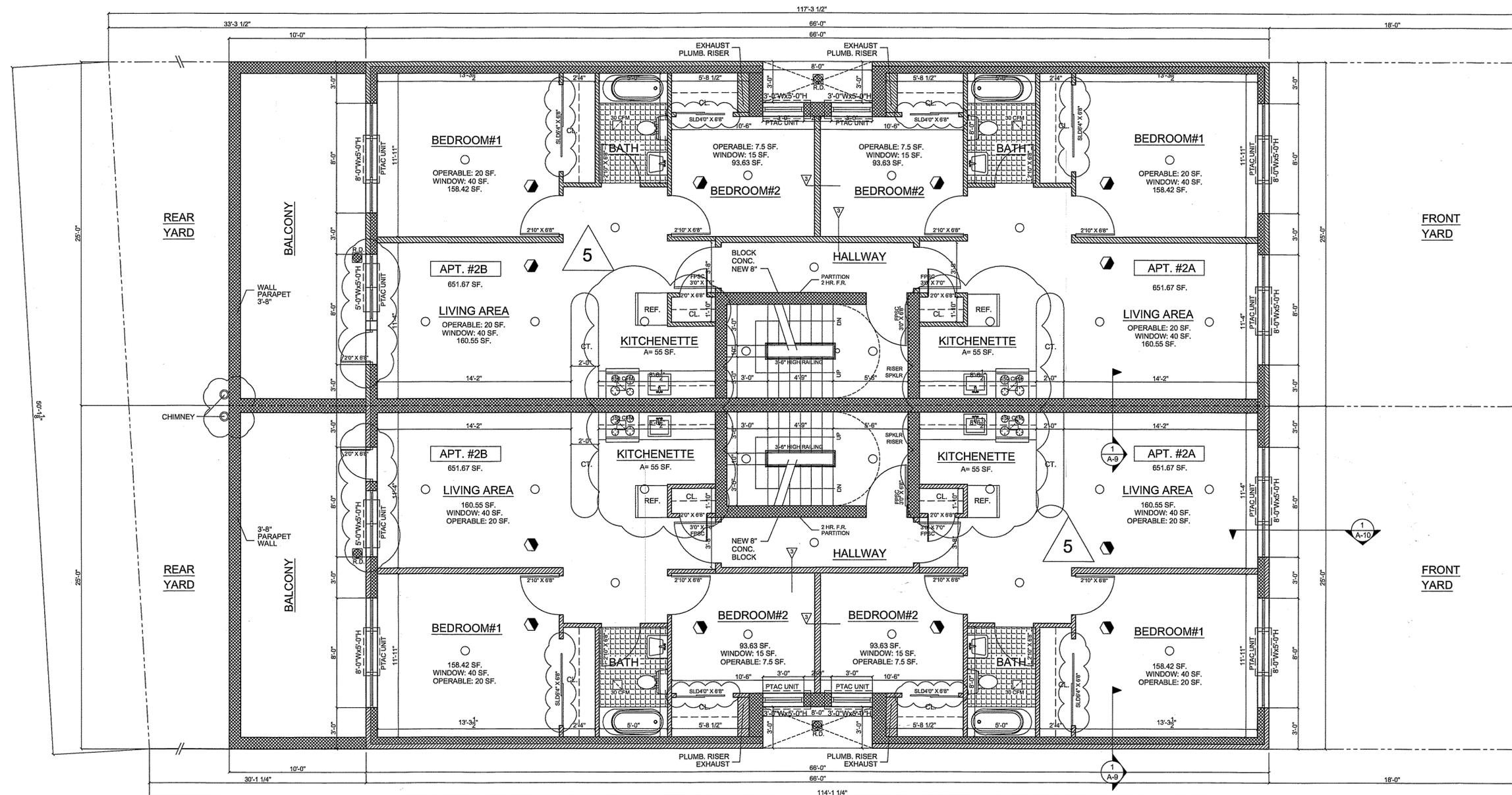
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CELLAR FLOOR PLAN

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DATE:	
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CORONA, NY 11368



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- | | | | |
|--|---|--|---|
| | NEW CONCRETE WALL | | NEW NON-FIRE RATED PARTITION (WITHIN APARTMENT) |
| | NEW EXTERIOR WALL-BRICK MASONRY WALL (4" FACE BRICK WITH 6" CONC. BLOCK) | | HIDDEN LINE |
| | NEW 12" CMU BLOCK WALL FOR 1ST STORY
NEW 10" CMU BLOCK FOR OTHER STORIES | | MECHANICAL VENTILATION |
| | NEW 2 HOUR RATED WALL (PUBLIC HALL)
STC 55 (BSA *301-60 SM)
- 2 LAYERS 5/8" GYP. BOARD
EACH SIDE ON 2-1/2" MTL. STUD. | | SMOKE DETECTOR |
| | NEW 1 HOUR RATED WALL
STC 50 (BSA *453-73 SM)
- 1 LAYER 5/8" GYP. BOARD ON 2-1/2" MTL. STUD.
INCLUDING SOUND ATTENUATION BLANKET | | EXIT SIGN |
| | | | SPRINKLER HEAD |
| | | | LG ELECTRONIC LP123HD3B (12,200 BTU, HEAT PUMP, W/3.5 KW, 230V-20A EER: 11.9) - B MODEL |
| | | | FLOOR DRAIN / AREA DRAIN / ROOF DRAIN
F.D./A.D./R.D. |

*NOTE: ALL WINDOWS IN THE RESIDENTIAL PORTION TO BE DOUBLE GLAZED



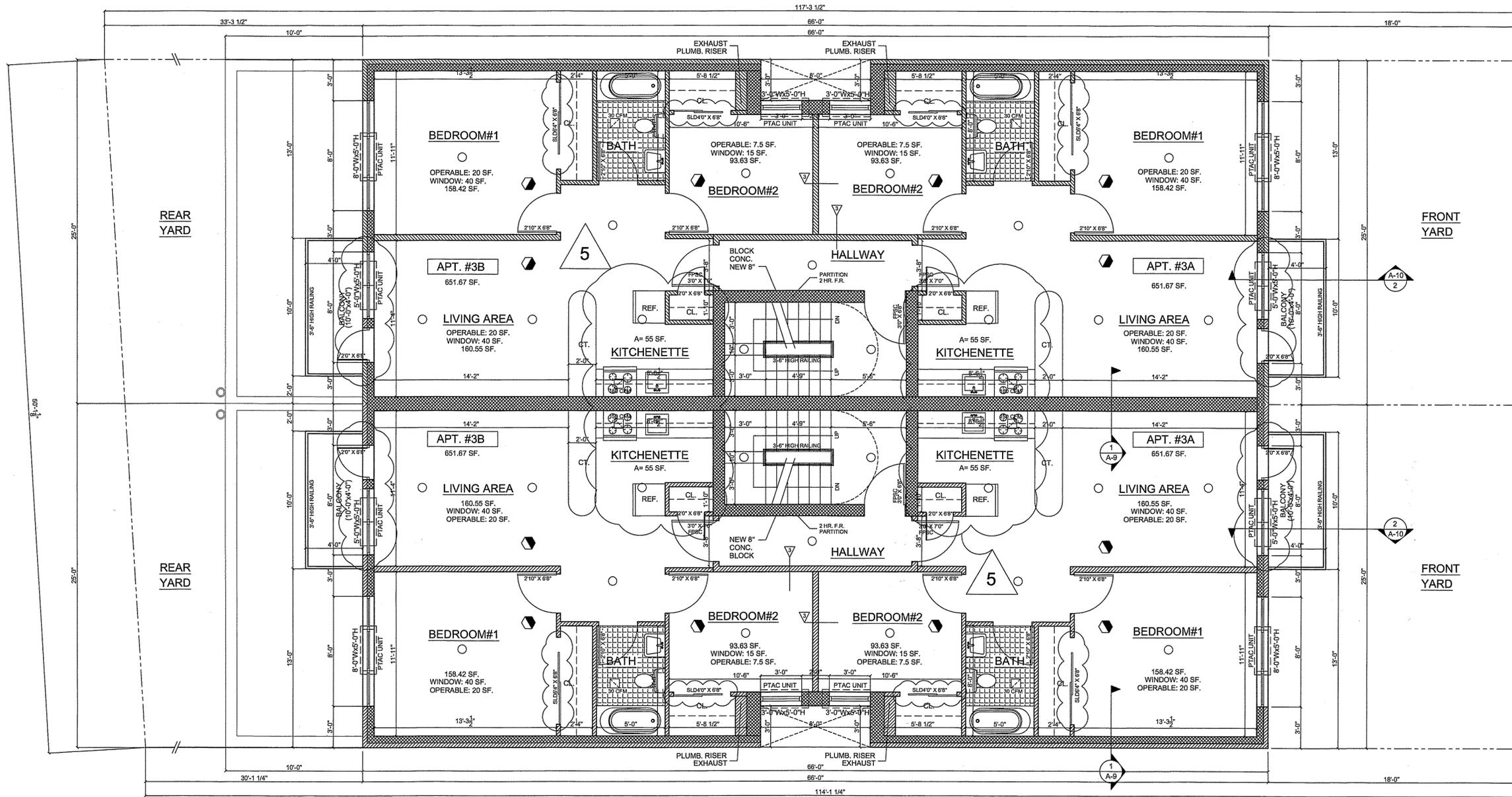
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SECOND FLOOR PLAN

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D.O.B. FILING TYPE	
N.B.	A-4

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CORONA, NY 11368



3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- | | | | |
|--|---|--|--|
| | NEW CONCRETE WALL | | NEW NON-FIRE RATED PARTITION (WITHIN APARTMENT) |
| | NEW EXTERIOR WALL-BRICK MASONRY WALL (4" FACE BRICK WITH 6" CONC. BLOCK) | | HIDDEN LINE |
| | NEW 12" CMU BLOCK WALL FOR 1ST STORY
NEW 10" CMU BLOCK FOR OTHER STORIES | | MECHANICAL VENTILATION |
| | NEW 2 HOUR RATED WALL (PUBLIC HALL)
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- 1 LAYER 5/8" GYP. BOARD ON 2-1/2" MTL. STUD.
INCLUDING SOUND ATTENUATION BLANKET | | EXIT SIGN |
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| | | | LG ELECTRONIC LP123HD3B
(12,200 BTU, HEAT PUMP, W/3.5 KW, 230V-20A EER: 11.9) - B MODEL |

*NOTE: ALL WINDOWS IN THE RESIDENTIAL PORTION TO BE DOUBLE GLAZED

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SD1-2 #: SC1-3/04SB
SD1-2 #: SCQ-4/04SB
D.O.B. #: 401804614
D.O.B. #: 401804605

AMENDED APPLICATION

Kai-Ki Wong

OCT 08 2014

EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY AS PER D.R. 275

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

THIRD FLOOR PLAN

SCALE: AS NOTED

DRAWN BY:

CHECKED:

DATE:

REVISED

D.O.B. FILING TYPE
N.B.



SHEET NUMBER
A-5

37-38, 37-40 103rd STREET
CORONA, NY 11368

AMENDED APPLICATION

KaiKi Wong

OCT 08 2014

EXAMINED FOR ZONING, EGRESS AND FIRE PRESENTATION ONLY AS PER ORR 275

B.P.P #: 401813597

SD1-2 #: SC1-3/04SB
SD1-2 #: SCQ-4/04SB

D.O.B. #: 401804614
D.O.B. #: 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

4TH FLOOR PLAN

SCALE: AS NOTED

DRAWN BY:

CHECKED:

DATE:

REVISED

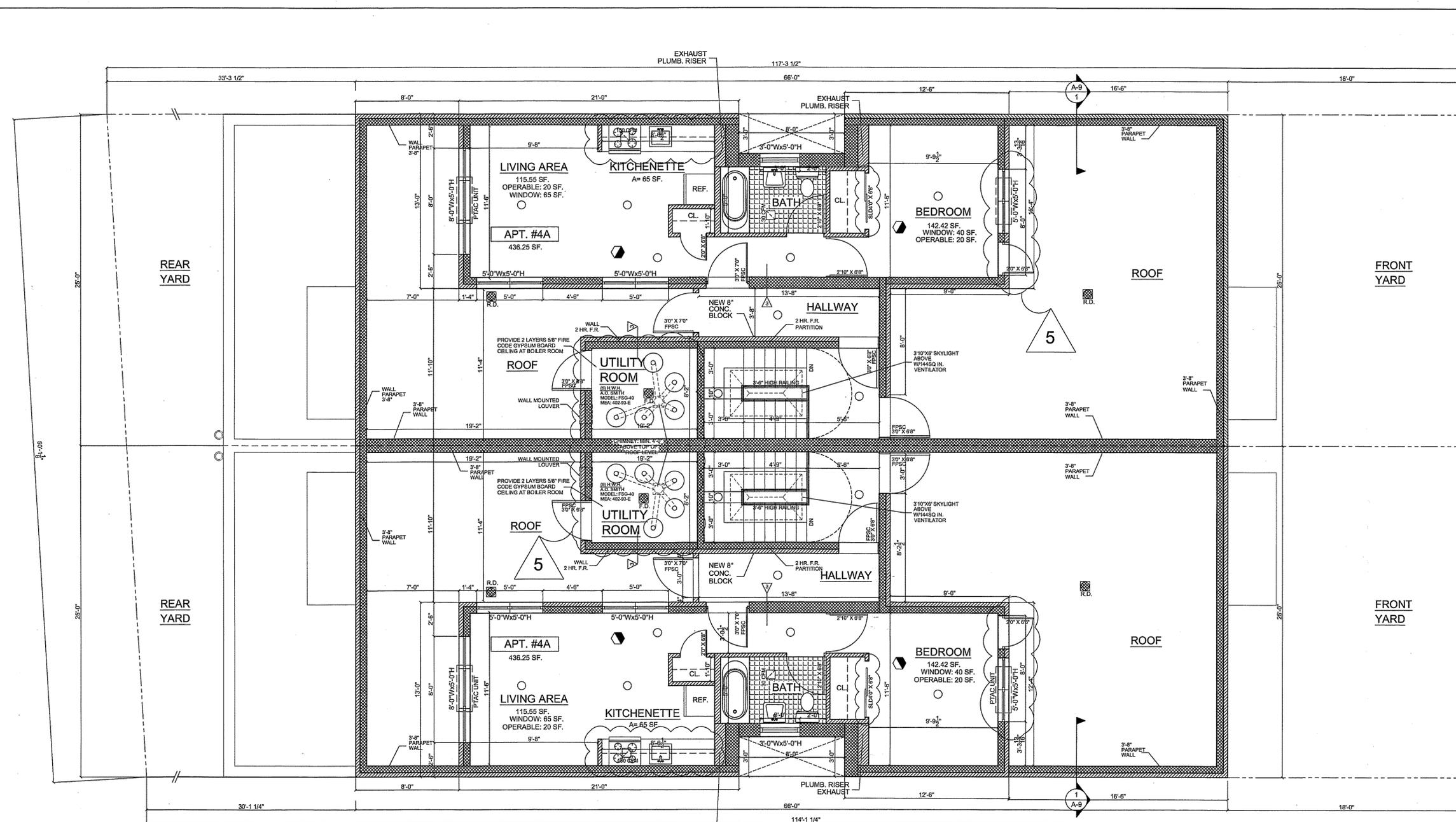
D.O.B. FILING TYPE

N.B.



SHEET NUMBER

A-6



4TH FLOOR PLAN

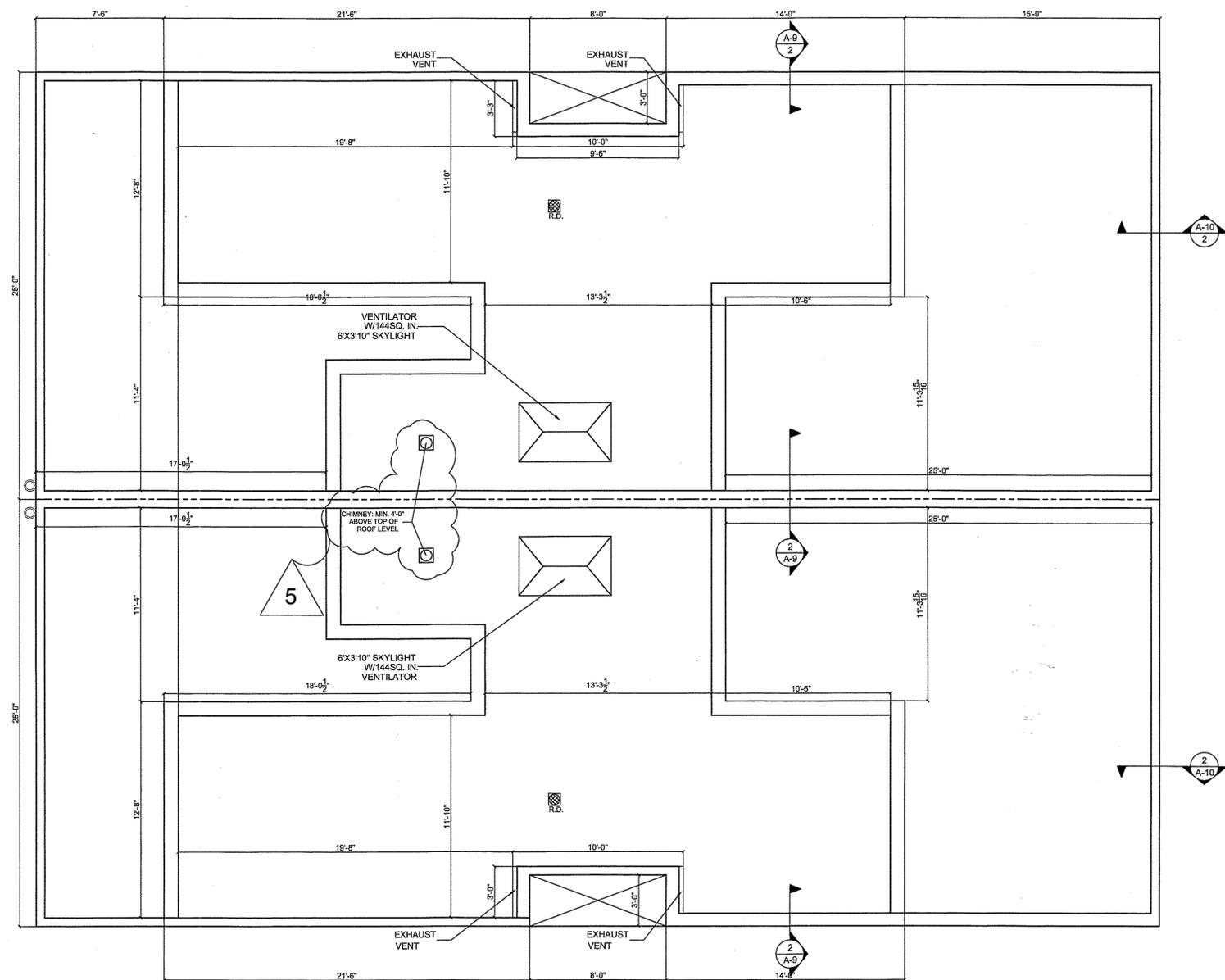
SCALE: 1/4" = 1'-0"

LEGEND

- NEW CONCRETE WALL
- NEW EXTERIOR WALL-BRICK MASONRY WALL (4" FACE BRICK WITH 6" CONC. BLOCK)
- NEW 12" CMU BLOCK WALL FOR 1ST STORY
NEW 10" CMU BLOCK FOR OTHER STORIES
- NEW 2 HOUR RATED WALL (PUBLIC HALL)
STC 55 (BSA *301-60 SM)
- 2 LAYERS 5/8" GYP. BOARD
EACH SIDE ON 2-1/2" MTL. STUD.
- NEW 1 HOUR RATED WALL
STC 50 (BSA *453-73 SM)
- 1 LAYER 5/8" GYP. BOARD ON 2-1/2" MTL. STUD.
INCLUDING SOUND ATTENUATION BLANKET
- NEW NON-FIRE RATED PARTITION (WITHIN APARTMENT)
- HIDDEN LINE
- MECHANICAL VENTILATION
- SMOKE DETECTOR
- EXIT SIGN
- SPRINKLER HEAD
- LG ELECTRONIC LP123HD3B
(12,200 BTU, HEAT PUMP, W/3.5 KW, 230V-20A EER: 11.9) - B MODEL
- FLOOR DRAIN / AREA DRAIN / ROOF DRAIN
F.D./A.D./R.D.

*NOTE: ALL WINDOWS IN THE RESIDENTIAL PORTION TO BE DOUBLE GLAZED

37-38, 37-40 103rd STREET
CORONA, NY 11368



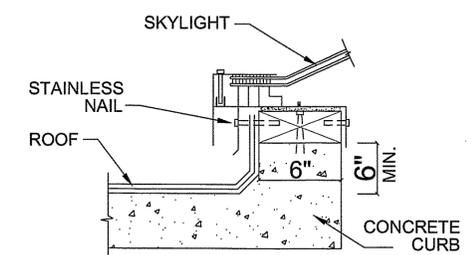
BULKHEAD PLAN

SCALE: 1/4" = 1'-0"

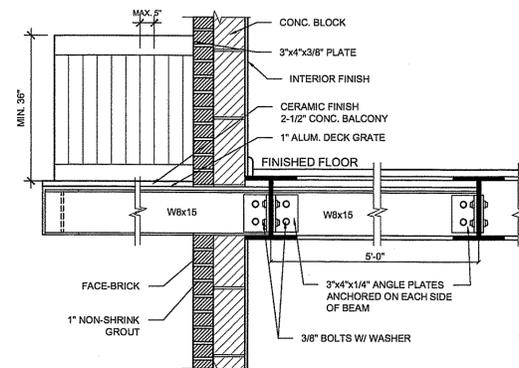
LEGEND

- | | | | |
|--|---|--|---|
| | NEW CONCRETE WALL | | NEW NON-FIRE RATED PARTITION (WITHIN APARTMENT) |
| | NEW EXTERIOR WALL-BRICK MASONRY WALL (4" FACE BRICK WITH 6" CONC. BLOCK) | | HIDDEN LINE |
| | NEW 12" CMU BLOCK WALL FOR 1ST STORY
NEW 10" CMU BLOCK FOR OTHER STORIES | | MECHANICAL VENTILATION |
| | NEW 2 HOUR RATED WALL (PUBLIC HALL)
STC 55 (BSA *301-80 SM)
- 2 LAYERS 5/8" GYP. BOARD
EACH SIDE ON 2-1/2" MTL. STUD. | | SMOKE DETECTOR |
| | NEW 1 HOUR RATED WALL
STC 50 (BSA *453-73 SM)
- 1 LAYER 5/8" GYP. BOARD ON 2-1/2" MTL. STUD.
INCLUDING SOUND ATTENUATION BLANKET | | EXIT SIGN |
| | | | SPRINKLER HEAD |
| | | | LG ELECTRONIC LP123HD3B
(12,200 BTU, HEAT PUMP, W/3.5 KW, 230V-20A EER: 11.9) -
B MODEL |
| | | | FLOOR DRAIN / AREA DRAIN / ROOF DRAIN
F.D./A.D./R.D. |

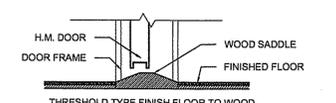
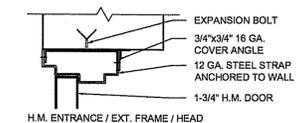
*NOTE: ALL WINDOWS IN THE RESIDENTIAL PORTION TO BE DOUBLE GLAZED



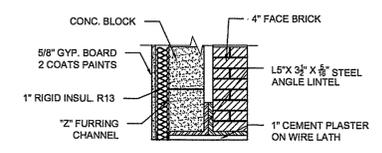
1 DETAIL OF SKYLIGHT CURB
SCALE: 1/4" = 1'-0"



2 DETAIL OF BALCONY
SCALE: 1/4" = 1'-0"



3 DOOR JAMB & SILL DETAIL
SCALE: 1/4" = 1'-0"



4 STEEL LINTEL DETAIL
SCALE: 1/4" = 1'-0"

AMENDED APPLICATION
Kai-Ki Wong
OCT 08 2014
EXAMINER FOR BUILDING, EGRESS AND FIRE PROTECTION ONLY AS PER ORD. 276

B.P.P # : 401813597
SD1-2 # : SCQ-3/04SB
SD1-2 # : SCQ-4/04SB
D.O.B. # : 401804614
D.O.B. # : 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

BULKHEAD PLAN & PARTITION TYPE

SCALE: AS NOTED	
DRAWN BY:	
CHECKED:	
DATE:	
REVISED:	
D.O.B. FILING TYPE N.B.	SHEET NUMBER A-7

37-38, 37-40 103rd STREET
CORONA, NY 11368

AMENDED APPLICATION

Kai-Ki Wong

OCT 08 2014

EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY AS PER G.R. 209

B.P.P #: 401813597

SD1-2 #: SC1-3/04SB
SD1-2 #: SCQ-4/04SB

D.O.B. #: 401804614
D.O.B. #: 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

FRONT ELEVATION

SCALE: AS NOTED

DRAWN BY:

CHECKED:

DATE:

REVISED

D.O.B. FILING TYPE

N.B. (PAA-2)



10/6/2014

SHEET NUMBER

A-8



FRONT ELEVATION

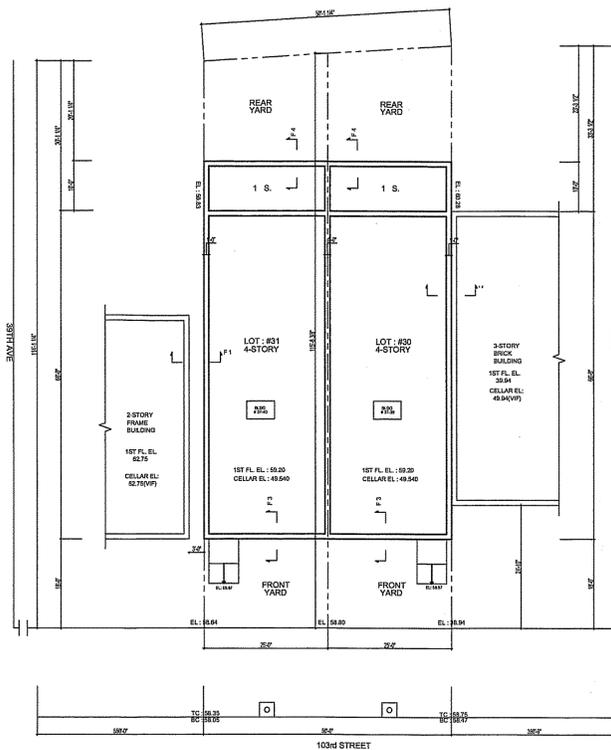
SCALE: 1/4" = 1'-0"

THE EXCAVATION / FOUNDATION CONTRACTOR SHALL RETAIN THE SERVICES OF AN INDEPENDENT ENGINEER TO REVIEW THE DESIGN INTENT OF THE DETAILS PROVIDED. THAT ENGINEER WILL PROVIDE SHOP DRAWINGS SIGNED AND SEALED UNDER AMENDMENT TO THE APPLICATION FOR PERMIT WHICH WILL BE SUBSTITUTED AS RECORD DESIGN DRAWINGS FOR MEANS AND METHODS OF THE EXCAVATION AND FOUNDATION OPERATIONS. THE INDEPENDENT ENGINEER WILL CONDUCT INSPECTIONS AT THE SITE AND PROVIDE REPORTS AS REQUIRED BY THE DEPARTMENT OF BUILDINGS FOR

SHORING AND BRACING STRUCTURAL STABILITY UNDERPINNING SUB-GRADE CONTROLLED FILL COMPACTION OF GRADE CONCRETE TEST CYLINDERS DESIGN MIX

THE UNDERPINNING WILL BE REQUIRED ALONG THE FULL LENGTH OF BUILDING (CONTRACTOR TO VERIFY EXISTING CONDITION) CONTRACTOR FOR UNDERPINNING TO BE 3000 PSI STONE CONCRETE AS PER N.Y.C. BUILDING CODE

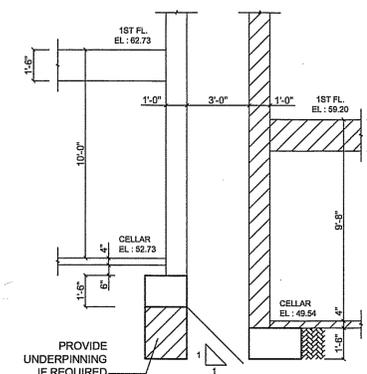
PRIOR TO STAR WORK, APPLICANT TO FILE SEPARATE APPLICATION AND ATTAIN LETTER OF APPROVAL FROM OWNER OF SUBJECT PREMISES



PROPERTY LINE CONDITION AT FOUNDATION LEVEL PLAN

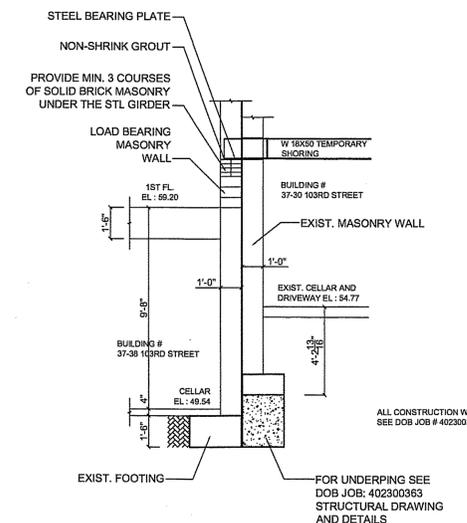
SCALE: N.T.S.

NOTES: SECTION F-3, F-4 PROVIDE SHORING AND BRACING IF REQUIRED



SECTION F-1

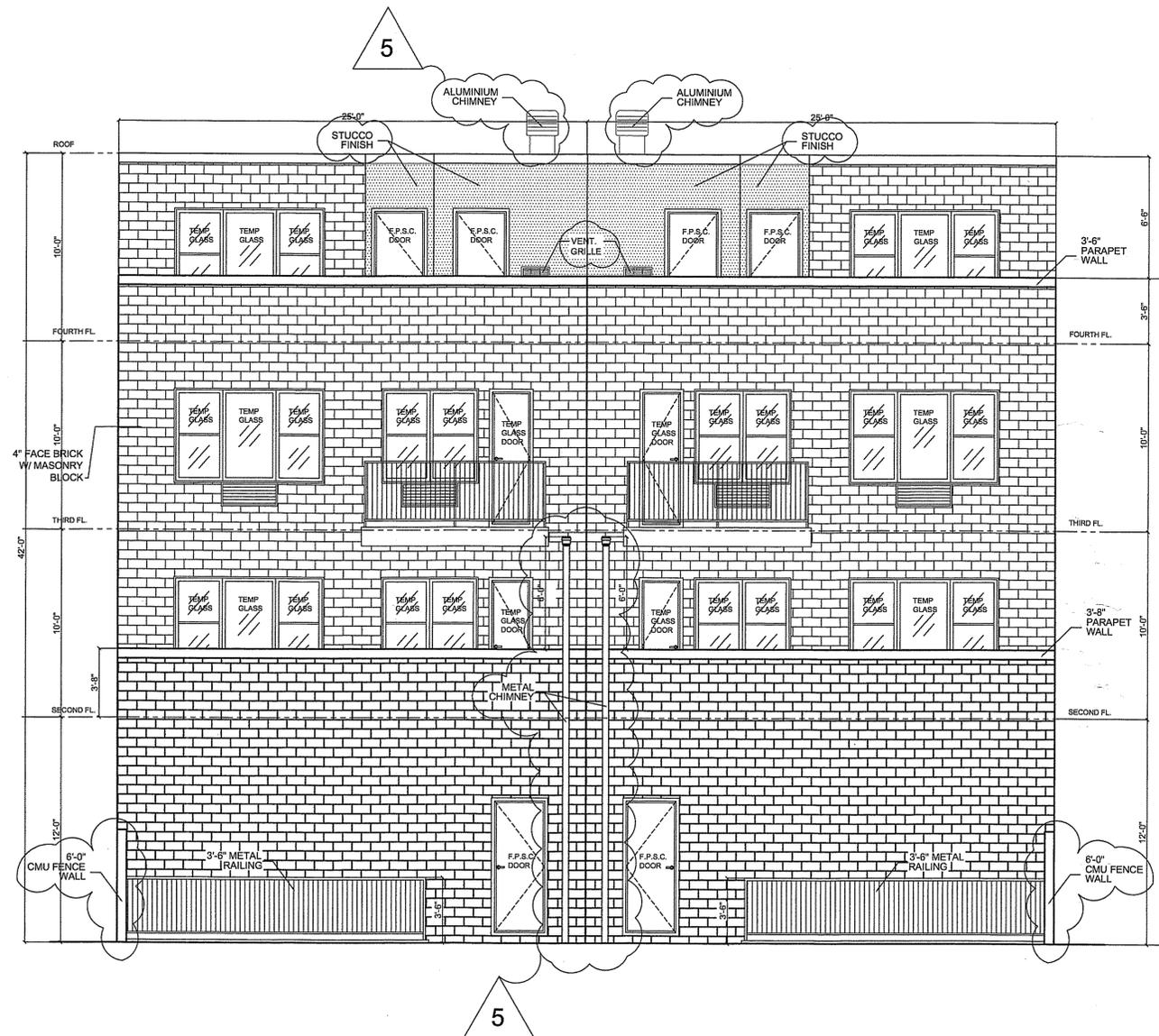
SCALE: 1/4" = 1'-0"



SECTION F-2

SCALE: 1/4" = 1'-0"

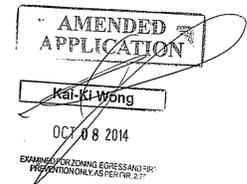
37-38, 37-40 103rd STREET
CORONA, NY 11368



REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ADJACENT 3-STORY BUILDING 37-30103RD STREET
UNDERPINNING UNDER JOB NO. 402300363



B.P.P #: 401813597

SD1-2 #: SCQ-3/04SB
SD1-2 #: SCQ-4/04SB

D.O.B. #: 401804614
D.O.B. #: 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

REAR ELEVATION

SCALE: AS NOTED

DRAWN BY:

CHECKED:

DATE:

REVISED

D.O.B. FILING TYPE

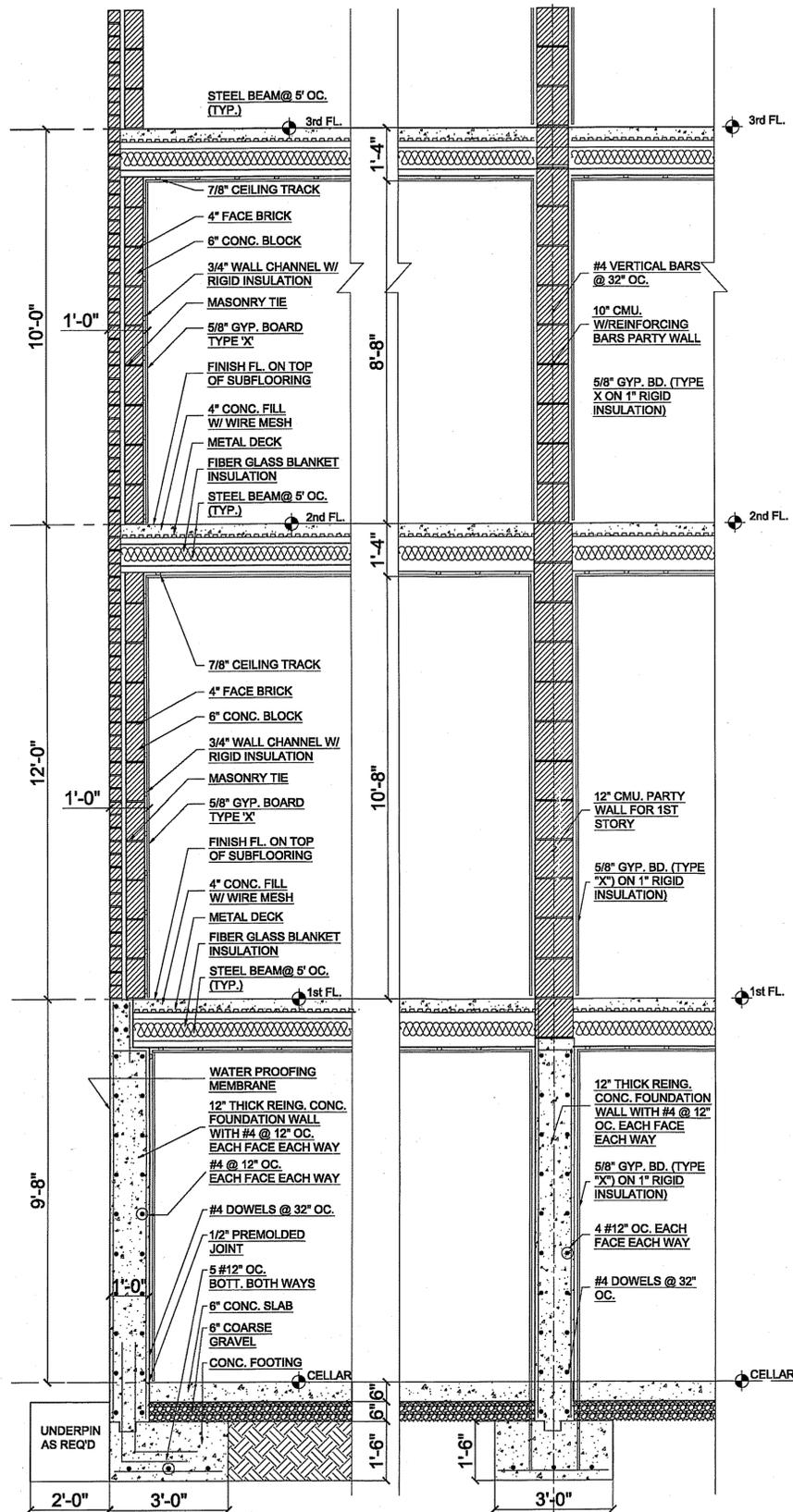
N.B.



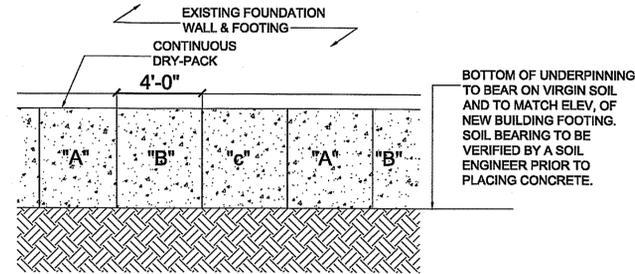
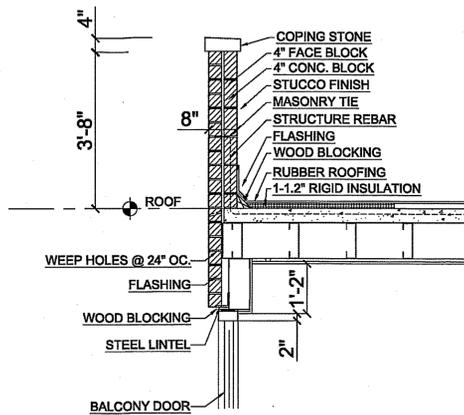
SHEET NUMBER

A-12

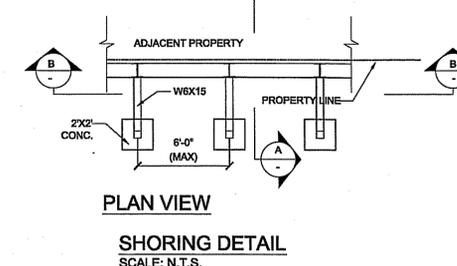
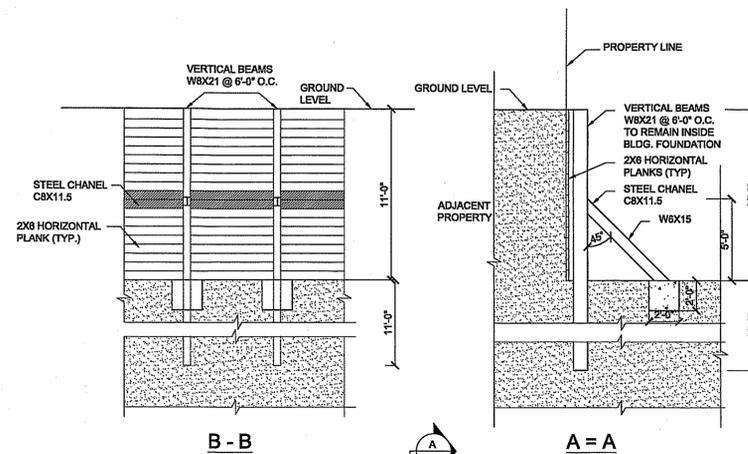
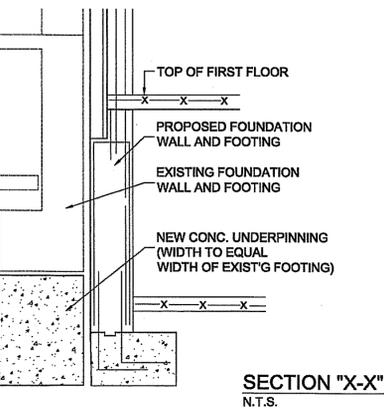
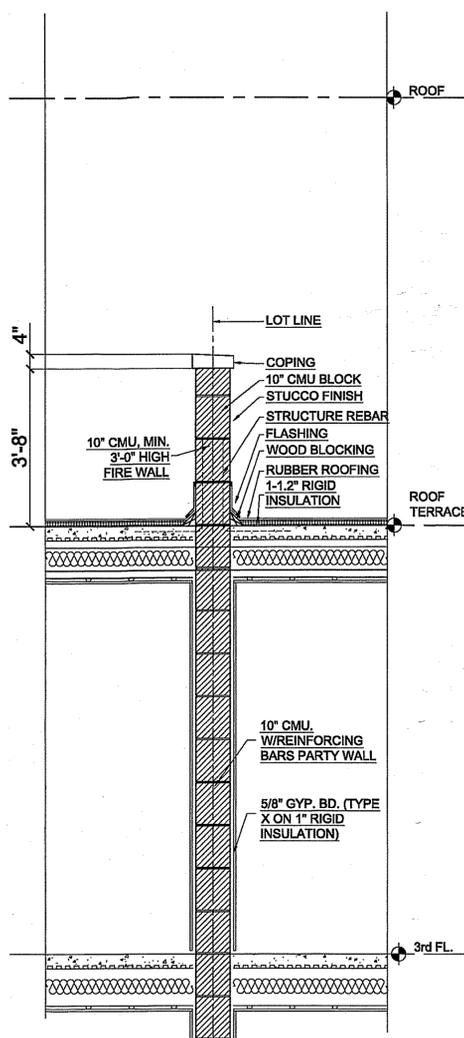
37-38, 37-40 103rd STREET
CORONA, NY 11368



1 SIDE WALL SECTION
SCALE: 1/2"=1'-0"



TYPICAL UNDERPINNING DETAIL
N.T.S.



B.P.P #: 401813597
SD1-2 #: SC1-3/04SB
SD1-2 #: SCQ-4/04SB
D.O.B. #: 401804614
D.O.B. #: 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

SIDE WALL SECTIONS

SCALE: AS NOTED

DRAWN BY:

CHECKED:

DATE:

REVISED

D.O.B. FILING TYPE

N.B. (PAA-2)

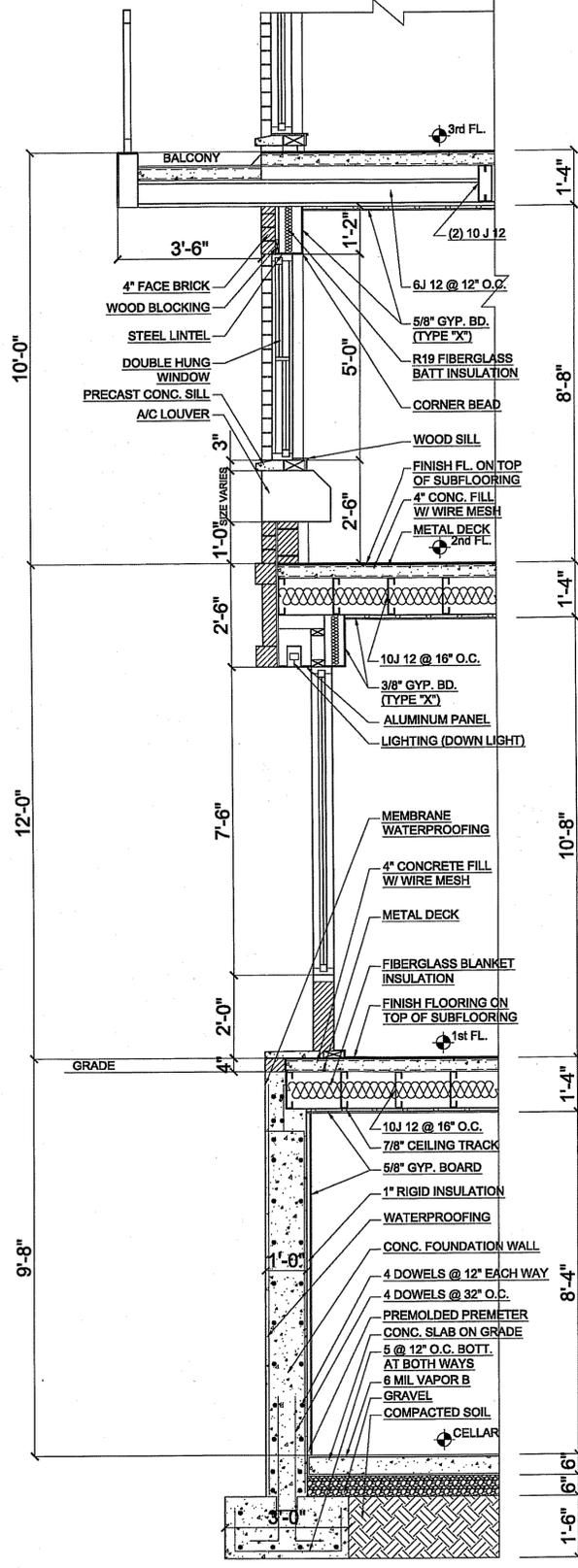


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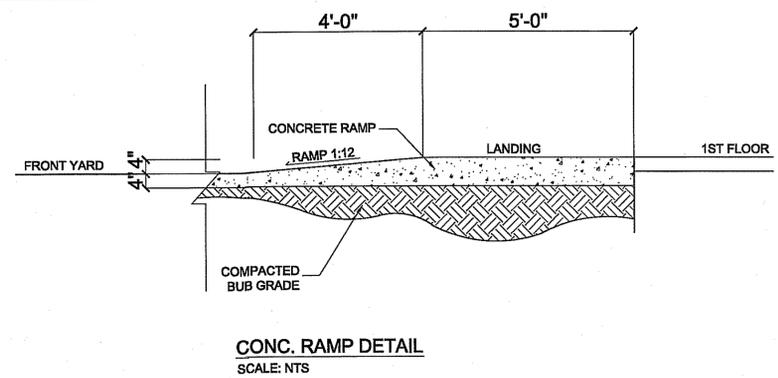
A-9

DATE: JUN 21 2013

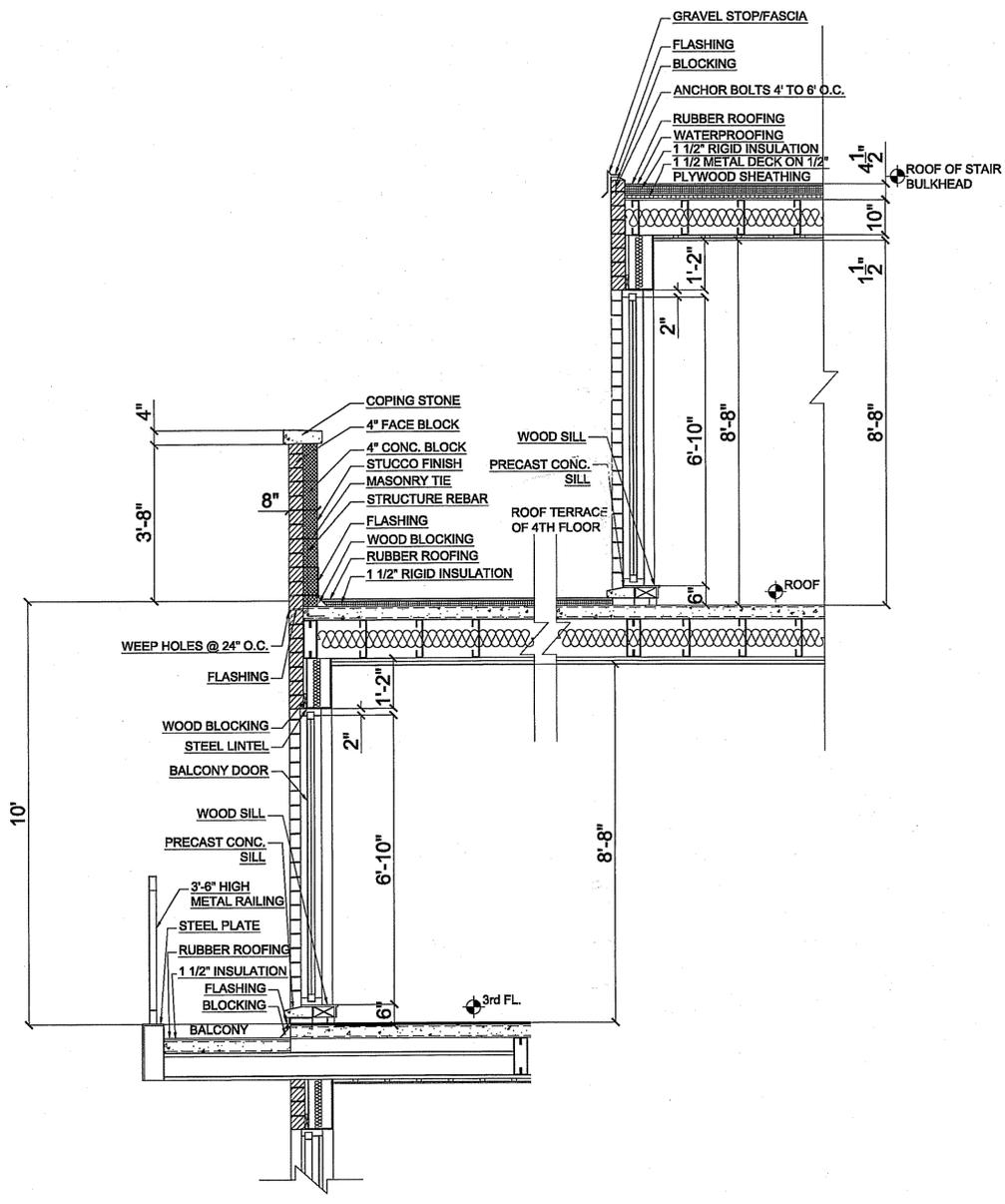
37-38, 37-40 103rd STREET
CORONA, NY 11368



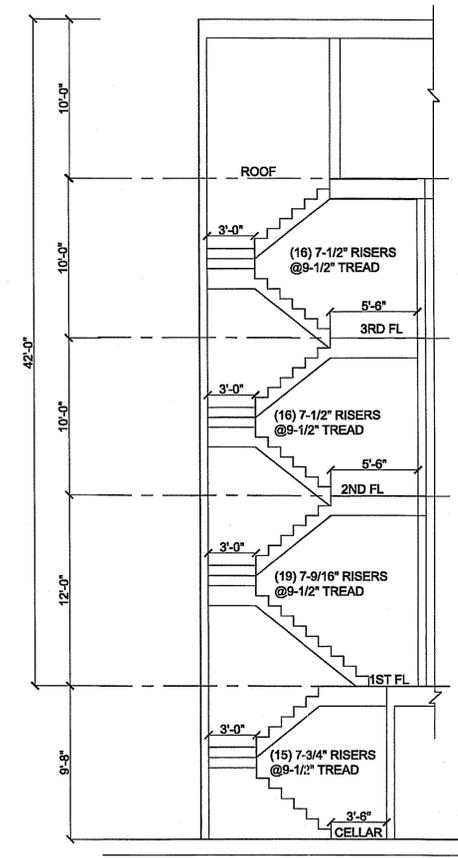
1 FRONT WALL SECTION
A-10 SCALE: 1/2" = 1'-0"



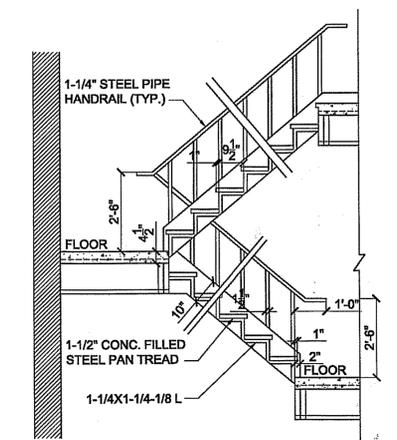
CONC. RAMP DETAIL
SCALE: NTS



2 FRONT WALL SECTION
A-10 SCALE: 1/2" = 1'-0"



STAIR RISER SECTION
SCALE: 3/16" = 1'-0"



CONC. STAIR SEC. DETAIL (TYP.)
SCALE: 3/8" = 1'-0"

B.P.P #: 401813597
SD1-2 #: SCQ-3/04SB
SD1-2 #: SCQ-4/04SB
D.O.B #: 401804614
D.O.B #: 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

FRONT WALL SECTIONS

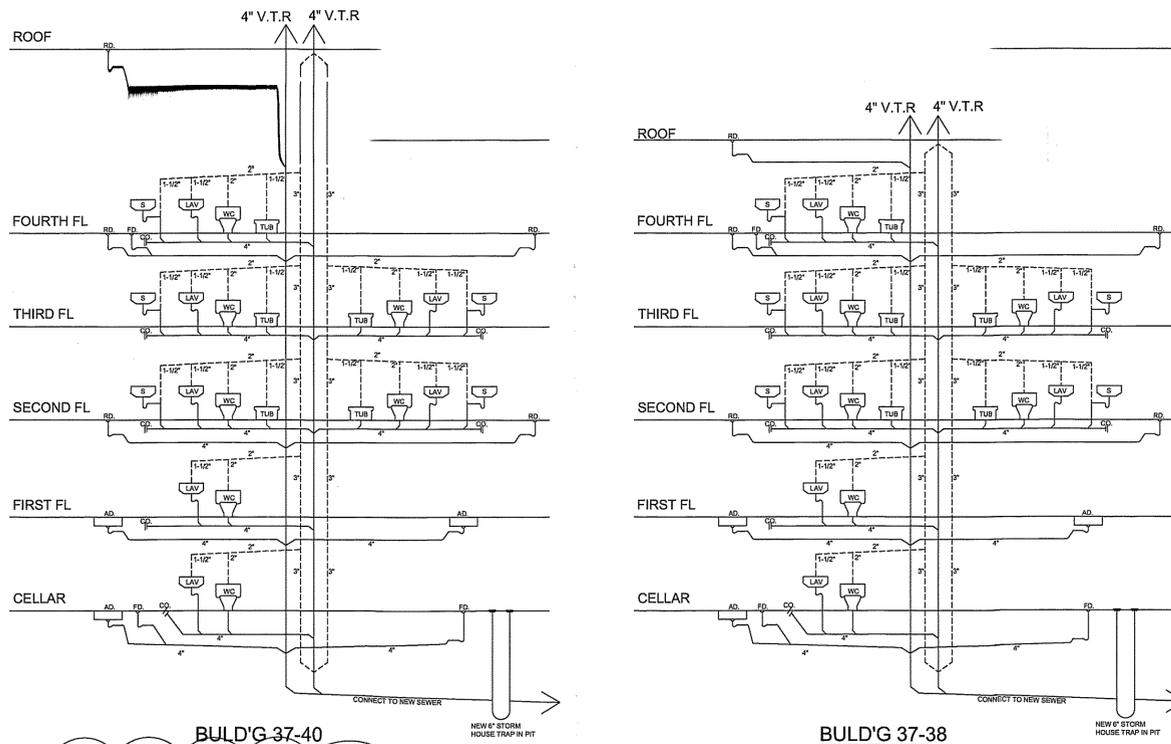
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DRAWN BY:
CHECKED:
DATE:
REVISED
D.O.B FILING TYPE
N.B.(PAA-2)

SHEET NUMBER
A-10



37-38, 37-40 103rd STREET

CORONA, NY 11368



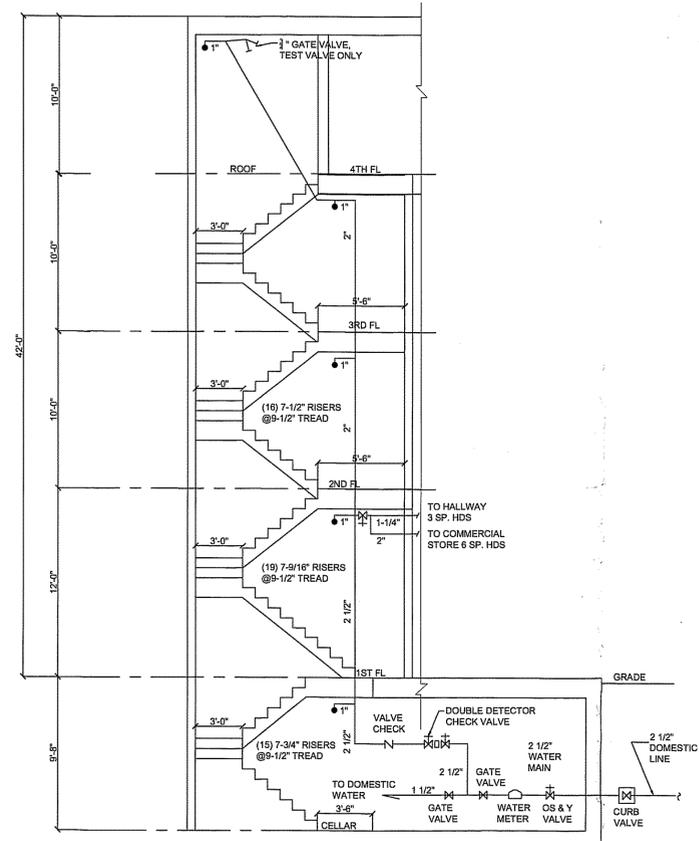
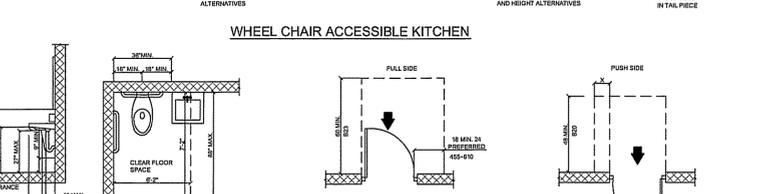
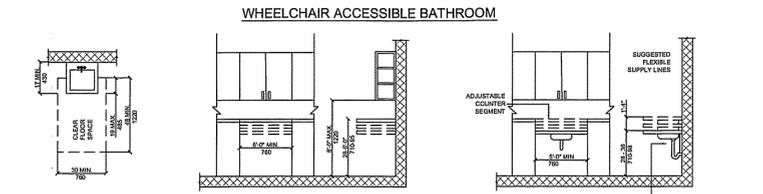
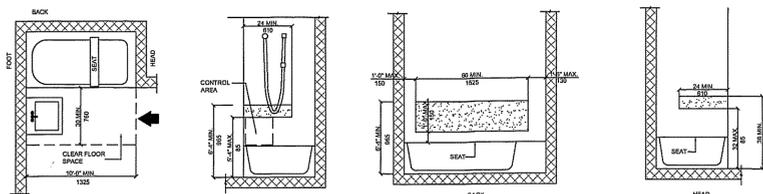
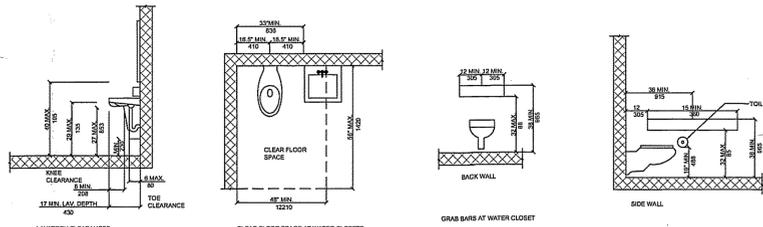
BULD'G 37-40

BULD'G 37-38

PLUMBING RISER DIAGRAM
N.T.S.

LOCAL LAW 58/87 NOTES

1. THE BUILDING SHALL COMPLY WITH PROVISIONS OF LOCAL LAW 58 OF 1987 AND APPLICABLE REQUIREMENTS OF ANSI A117.1-1986 REFERRED TO IN THE AMENDMENTS AS REFERENCE STANDARD RS 4-6.
2. AS PER SECTIONS 27-232, 27-292.5 AND 27-308 L.L.58, AN ACCESSIBLE ROUTE THAT CAN BE NEGOTIATED BY ALL CATEGORIES OF PEOPLE HAVING PHYSICAL DISABILITIES SHALL BE PROVIDED FROM THE PUBLIC SIDEWALK THROUGH THE PRIMARY ENTRANCE OF THE BUILDING TO ALL ACCESSIBLE SPACES IN THE BUILDING. RAMPS SHALL BE IN COMPLIANCE WITH REFERENCE STANDARD SECTION 4.8 RS 4-6. MANEUVERING CLEARANCE SHALL BE IN COMPLIANCE WITH REFERENCE STANDARD SECTIONS 4.13.6 AND RS 4-6.
3. AS PER SECTION 27-292.10 L.L.58, SPACES AND ROOMS INTENDED FOR GENERAL AND PUBLIC OCCUPANT USE SHALL BE ACCESSIBLE AND USABLE.
4. FACILITIES FOR PEOPLE HAVING PHYSICAL DISABILITIES SHALL BE PROVIDED IN TOILET ROOMS IN COMPLIANCE WITH REFERENCE STANDARD SECTION 4.16 RS 4-6 FOR WATER CLOSETS NOT IN STALLS AND SECTION 4.17 RS 4-6 FOR WATER CLOSETS IN STALLS. LAVATORIES, SINKS AND MIRRORS SHALL BE IN COMPLIANCE WITH REFERENCE STANDARD SECTION 4.19 RS 4-6. AS PER SECTION 27-292.10(b)(2)L.L.58, WHERE SUCH TOILET ROOM IS DESIGNED FOR USE BY NOT MORE THAN ONE PERSON AT A TIME AND HAS PROVISIONS FOR LOCKING FROM THE INSIDE SUCH TOILET ROOM SHALL BE PERMITTED TO BE USED BY EITHER SEX.
5. AS PER SECTIONS 27-29.10 L.L.58, AND REFERENCE STANDARD 4.5 RS 4-6, GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS, SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL BE MAINTAINED IN A DRY CONDITION.
6. AS PER SECTION 27-292.8(a)(2) L.L.58, ADAPTABLE UNITS SHALL BE PROVIDED WITH CLEAR DOOR OPENINGS(32") AND CLEAR FLOOR SPACES AS SET FORTH IN REFERENCE STANDARD RS 4-6.



STAIR RISER SECTION
SCALE: N.T.S.

SIZE OF PIPE DIAMETERS	MAXIMUM NUMBER OF SPRINKLER HEADS ALLOWED
1 1/4 INCH	2 HEADS
1 1/2 INCH	3 HEADS
2 INCH	5 HEADS
2 1/2 INCH	10 HEADS
3 INCH	30 HEADS
3 1/2 INCH	60 HEADS
4 INCH	100 HEADS
INCH	UNLIMITED HEADS

- LEGEND**
- SPRINKLER HEAD
- RELIABLE AUTOMATIC SPRINKLER CO.
FULLY RECESSED, CONCEALED
-MODEL G4 (MEA #258-93-E)
(BSA #587-75-SA)
 - STANDARD UPRIGHT OR PENDANT
-MODEL G (MEA #258-93-E)
(BSA #587-75-SA)
 - ⊥ CHECK VALVE W/ ABD
 - ⊕ O.S.&Y. VALVE
 - ⊖ METER

AMENDED APPLICATION
KSA/KAC/ENG
MAR 13 2014
EXAMINED FOR ZONING, EGRESS AND FIRE PREVENTION ONLY AS PER D.M.R. 275

B.P.P # : 401813597
SD1-2 # : SC1-3/04SB
SD1-2 # : SCQ-4/04SB
D.O.B. # : 401804614
D.O.B. # : 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

PLUMB. & SPKLR. RISER DIAGRAM & NOTES

SCALE: AS NOTED
DRAWN BY:
CHECKED:
DATE:
REVISED
D.O.B. FILING TYPE
N.B.

SHEET NUMBER
A-11



37-38, 37-40 103rd STREET
CORONA, NY 11368

AMENDED APPLICATION

Kai-ki Wong

NOV 26 2013

EXAMINED FOR ENGINEERING, EGRESS AND FIRE PREVENTION ONLY AS PER OR. 275

B.P.P # : 401813597

SD1-2 # : SCQ-3/04SB
SD1-2 # : SCQ-4/04SB

D.O.B. # : 401804614
D.O.B. # : 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

STRUCTURAL PLANS A

SCALE: AS NOTED

DRAWN BY:

CHECKED:

DATE:

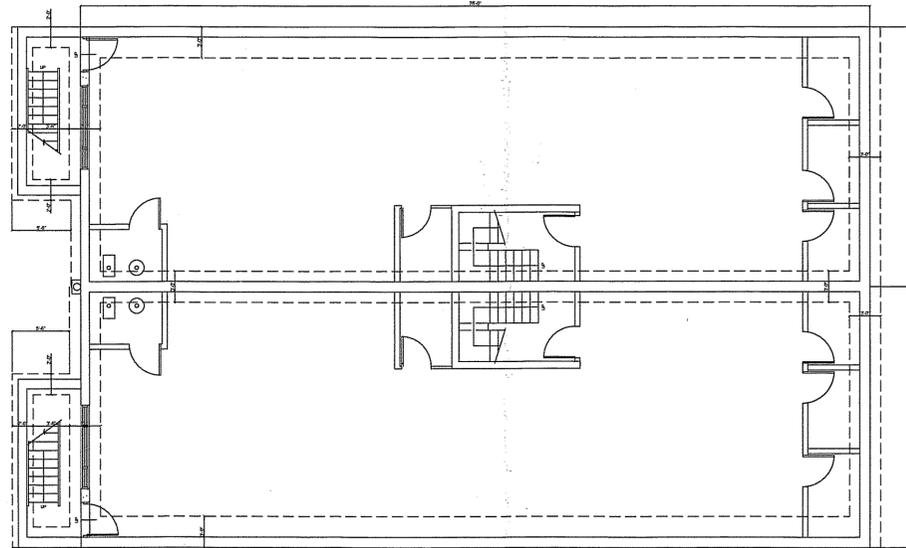
REVISED

D.O.B. FILING TYPE

N.B.

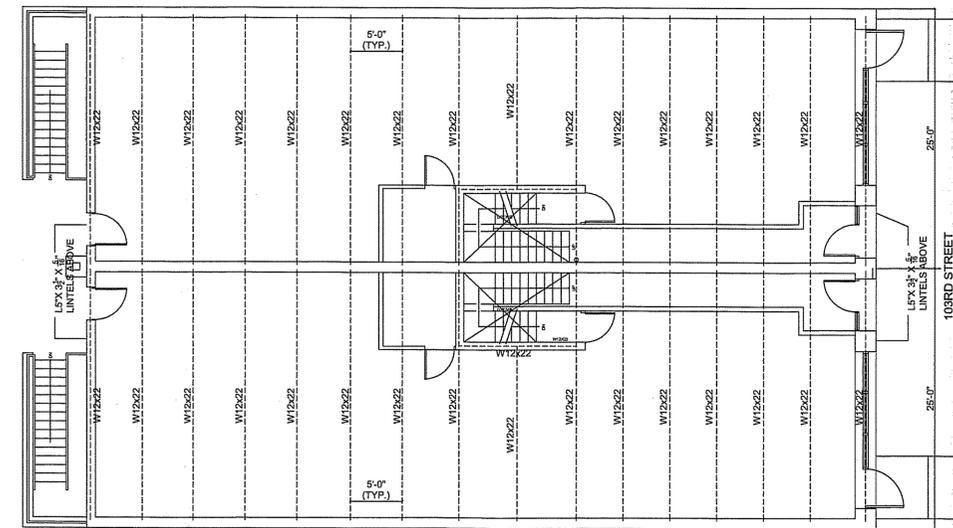
SHEET NUMBER

S-1



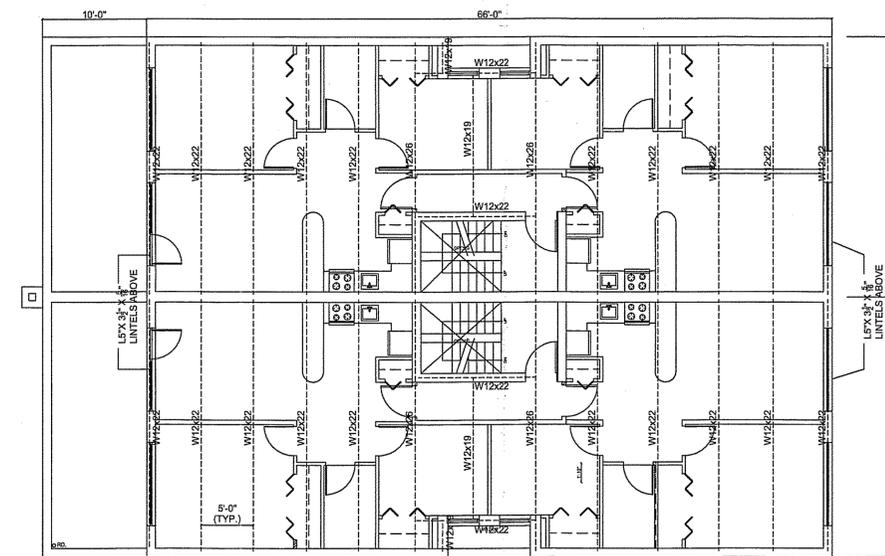
FOUNDATION PLAN

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



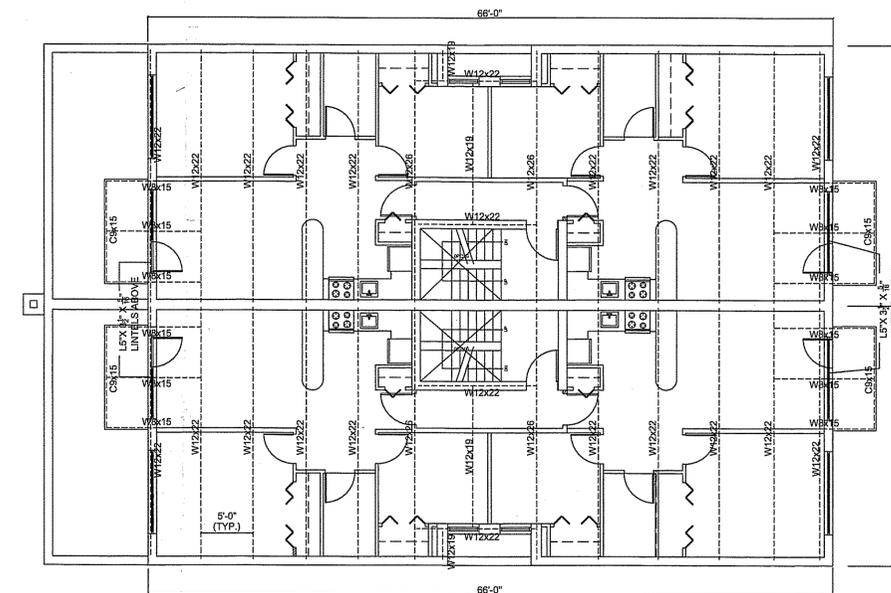
STRUCTURAL OF 1ST FLOOR

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



STRUCTURAL OF 2ND FLOOR

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



STRUCTURAL OF 3RD FLOOR

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

37-38, 37-40 103rd STREET
CORONA, NY 11368

AMENDED APPLICATION

Kai-Ki Wong
DEC 09 2013

EXAMINED FOR ZONING BY SPENCER ANDERSON
FRESH PASTOR ONLY AS PER DOX 275

B.P.P #: 401813597

SD1-2 #: SCQ-3/04SB
SD1-2 #: SCQ-4/04SB

D.O.B. #: 401804614
D.O.B. #: 401804605

AMERILAND BROOK LLC
39-15 MAIN STREET #308
FLUSHING, NY 11354
TEL: 646-533-2801
FAX: 212-213-6020

STRUCTURAL PLANS B

SCALE: AS NOTED

DRAWN BY:

CHECKED:

DATE:

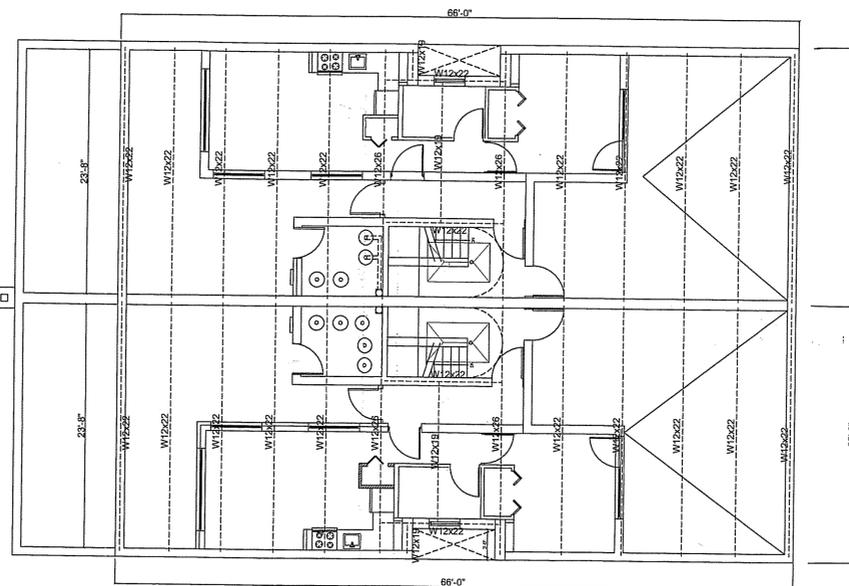
REVISED

D.O.B. FILING TYPE
N.B.

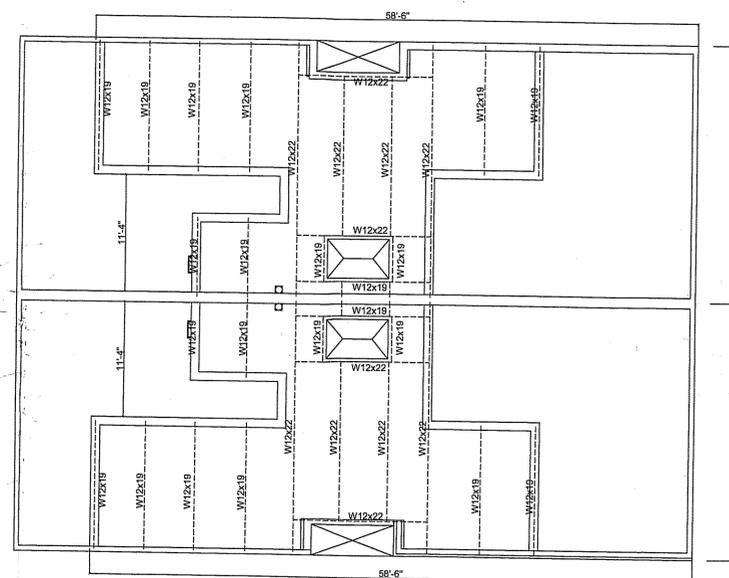


12/9/2013

SHEET NUMBER
S-2



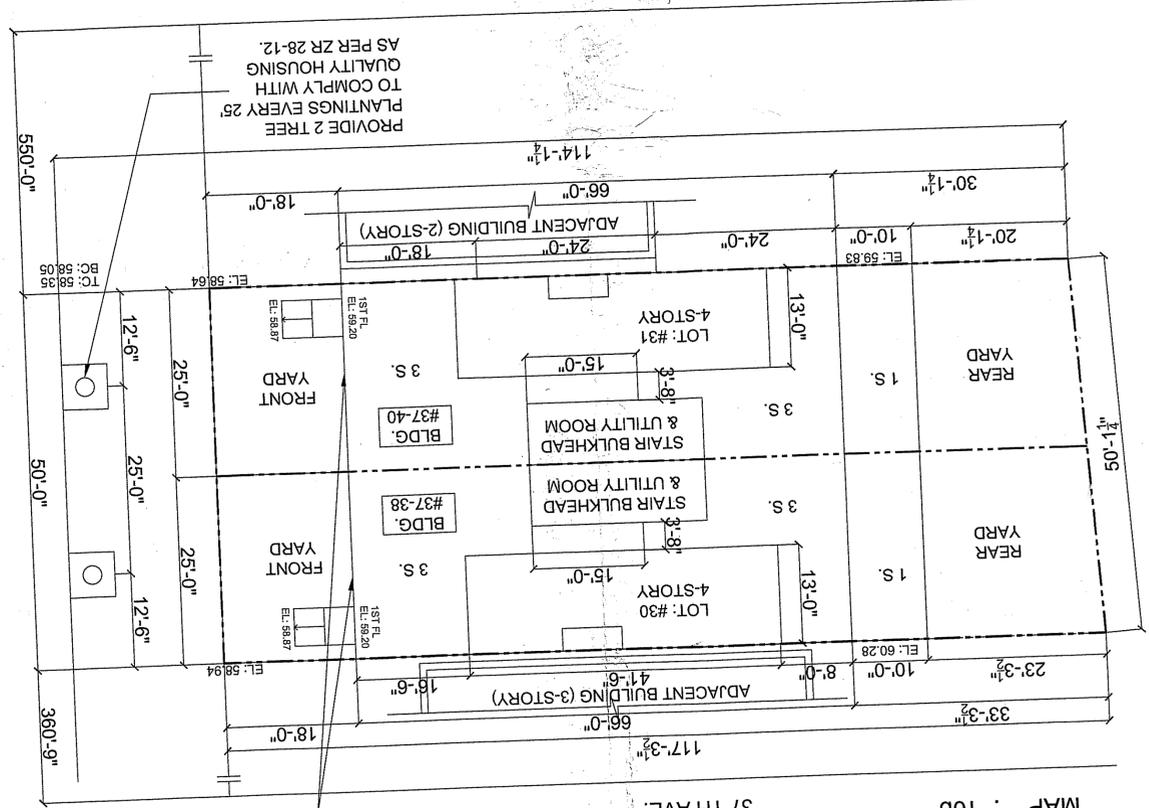
STRUCTURAL OF 4TH FLOOR
SCALE: 1/8" = 1'-0"



STRUCTURAL OF ROOF TOP
SCALE: 1/8" = 1'-0"

BLOCK: 1768
 LOT : #30, #31
 ZONE : C1-4 / R6B
 MAP : 10B

STREET WALL IS LINED UP W/ ADJACENT
 BUILDING PER MONROSE SURVEY NO. 59348
 DATED OCTOBER 17, 2013.



NOTE: BUILDING ENTRANCE IS WITHIN
 250' OF A FIRE HYDRANT

PLOT PLAN
 SCALE: N.T.S.

39 TH AVE

- LEGEND**
- NEW CONCRETE WALL
 - NEW EXTERIOR WALL-BRICK MASONRY WALL (4" FACE BRICK WITH 6" CONC. BLOCK)
 - NEW 12" CMU BLOCK WALL FOR 1ST STORIES
 - NEW 10" CMU BLOCK WALL FOR OTHER STORIES
 - NEW 2 HOUR RATED WALL (PUBLIC HALL) STC 55 (BSA #301-60 SM)
 - 2 LAYERS 5/8" GYP. BOARD EACH SIDE ON 2-1/2" MTL. STUD.
 - SHEET SECURED BETWEEN GYPSUM PANELS 18" ABOVE FLOOR LINE.
 - OVERALL ASSEMBLY THICKNESS IS 4-1/2"
 - HIDDEN LINE
 - MECHANICAL VENTILATION
 - SMOKE DETECTOR
 - SPRINKLER HEAD - OFF DOMESTIC SERVICE
 - CONTROLLED INSPECTIONS
 - BORING
 - MASONRY UNIT
 - CONCRETE CYLINDER
 - FIRE STOPS
 - STRUCTURAL STABILITY
 - MECHANICAL VENTILATION
 - ALL CONCRETE

ZONING CALCULATION

PREMISES	37 - 38 103RD STREET CORONA	C1-4 / R6B	ZONING DISTRICT
LOT	TAX LOT: 31	2.00	MAX. LOT COVERAGE (ZR 23-145)
		60%	ACT. LOT COVERAGE (25'X66') / 2,912.37 = 56.65% < 60% (OK)
			ACT. LOT COVERAGE (25'X66') / 2,872.53 = 57.44% < 60% (OKAY)
			MAX. FL. AREA - COMM. = 2,912.37 X 2 = 5,824.74 SQ. FT.
			MAX. FL. AREA - RESID. = 2,912.37 X 2 = 5,745.06 SQ. FT.
			MAX. FL. AREA - TOTAL = 2,872.53 X 2 = 5,745.06 SQ. FT.

PROPOSED BUILDING FLOOR AREA

FLOOR	76'X25' = 1,900 SQ. FT.	LOT 30, BLDG"	76'X25' = 1,900 SQ. FT.
CELLAR	76'X25' = 1,900 SQ. FT.		76'X25' = 1,900 SQ. FT.
FIRST FL.	66'X25' = 1,650, 1,650-24(SHAFT) = 1,626 SQ. FT.		66'X25' = 1,650, 1,650-24(SHAFT) = 1,626 SQ. FT.
SECOND FL.	66'X25' = 1,650, 1,650-24(SHAFT) = 1,626 SQ. FT.		66'X25' = 1,650, 1,650-24(SHAFT) = 1,626 SQ. FT.
THIRD FL.	41.5'X13'-24 (SHAFT) + 15'X3.67' = 570.6 SQ. FT.		41.5'X13'-24 (SHAFT) + 15'X3.67' = 570.6 SQ. FT.
FOURTH FL.	1,900 SQ. FT.		1,900 SQ. FT.
TOTAL COMM. AREA	3,822.6 SQ. FT.		3,822.6 SQ. FT.
TOTAL RESID. AREA	5,722.6 SQ. FT. (OKAY) < 5,824.74 SQ. FT.		5,722.6 SQ. FT. (FOR ESTIMATE)
TOTAL FLOOR AREA	7,622.6 SQ. FT. (FOR ESTIMATE)		7,622.6 SQ. FT. (FOR ESTIMATE)

YARD, PARKING & HEIGHT REQUIREMENT

YARD & HEIGHT	ALLOWABLE/REQUIRED	PROPOSED
FRONT YARD (ZR 35-51) COMM.	NONE	18'-0"
(ZR 23-45) RESID.	NONE	NONE
(ZR 33-25) COMM.	NONE	NONE
(ZR 23-42) RESID.	NONE	20'-0"
REAR YARD (ZR 33-26) COMM.	30'-0"	30'-1 1/4" (LOT 31)
(ZR 23-47) RESID.	50'-0"	42'-4"
MAX. HT. OF BLDG. (ZR 35-24)	MIN. 30'-0"	32'-4"
MAX. HT. (ZR 35-24)	MAX. 40'-0"	NONE (WAIVED)
PARKING (ZR 25-23) & (ZR 25-261)	REQ. 50% OF D.U.	

MAXIMUM ALLOWABLE DWELLING UNIT (ZR 23-222)

REQUIRED FLOOR AREA PER DWELLING UNIT IN R6: 680 S.F.	3,838.25 / 680 = 5.64 D.U.
MAX. ALLOWED D.U.	5 D.U. (OK)
PROPOSED D.U.	5 D.U. (OK)

CONSTRUCTION CLASSIFICATIONS AS PER TABLE 3-4

PROPOSED BUILDING CONSTRUCTION: CLASS I;
 ALL INTERIOR PARTITIONS & FL. - 1-HR. RATED
 STAIR ENCLOSURE - 2-HRS. RATED PARTITION
 ROOF - 3/4HRS. RATED

BALCONY ANALYSIS (ZR 23-132)

PROPOSED	ALLOWABLE / REQUIRED	4'-0" (OK)
	MAX. DEPTH OF BALCONY PROJECTED	7'-0" (OK)
	MAX. AGGREGATE LENGTH OF BALCONY	BACK: 25.33' (FRONTAGE) X 0.5 = 12.66' (MAX.)
	MAX. HEIGHT OF RAILING	4'-6" ALLOWED

"QUALITY HOUSING PROGRAM" REQUIREMENTS AS PER ZR 28

PROVIDED	TWO TREES	UNIT GROSS AREA	586 S.F.
	1. ONE TREE FOR EVERY 25' OF STREET FRONTAGE OF THE ZONING LOT.	2. SIZE OF DWELLING UNIT MIN. 400 S.F.	
	3. ALL WINDOWS IN THE RESIDENTIAL PORTION TO BE DOUBLE GLAZED		

NOTE: 1. NEW BUILDING 37-38 103 STREET (JOB# 401804605 CONJUNCTION WITH
 37-40 103 STREET (JOB# 401804614)

STATE OF NEW YORK
 OFFICE OF PROFESSIONAL ENGINEERING AND SURVEYING
 KALIN WONG
 LICENSE NO. 132013
 NOV 13 2013
 AMENDED APPLICATION

ZONING CALCULATION
 SCALE: AS NOTED
 DRAWN BY:
 CHECKED:
 DATE:
 REVISED
 D.O.B. FILING TYPE
 SHEET NUMBER
 A-0

AMERILAND BROOK LLC
 39-16 MAIN STREET #308
 FLUSHING, NY 11354
 TEL: 646-533-2801
 FAX: 212-213-6020

B.P.P. #: 401813597
 SD1-2 #: SCQ-3/04SB
 SD1-2 #: SCQ-4/04SB
 D.O.B. #: 401804614
 D.O.B. #: 401804605

37-38, 37-40 103rd STREET
 CORONA, NY 11368