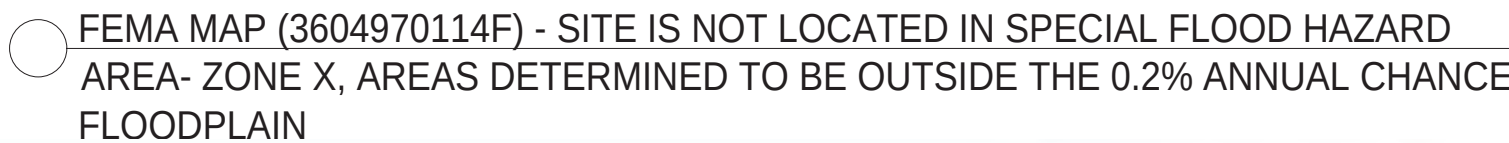


MAPS



ADDRESS

JOB DESCRIPTION

FILING FOR THE CONSTRUCTION OF A MIXED USE NEW BUILDING.

NOTES

BC 403.3 HIGH-RISE BUILDINGS
PROPOSED BUILDING IS A HIGH-RISE BUILDING. HIGH-RISE BUILDINGS SHALL COMPLY WITH SECTIONS BC 403.2 THROUGH 403.8.

BC 403.3 AUTOMATIC SPRINKLER SYSTEM
BUILDINGS AND STRUCTURES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. A SECONDARY WATER SUPPLY SHALL BE PROVIDED WHERE REQUIRED BY SECTION 903.3.5.2.

BC 403.4 EMERGENCY SYSTEMS
THE DETECTION, ALARM AND EMERGENCY SYSTEMS OF HIGH-RISE BUILDINGS SHALL COMPLY WITH SECTION 403.4.1 THROUGH 403.4.8

PROPOSED BUILDING CHARACTERISTICS

CONTROL INSPECTIONS REQUIRED

PROGRESS INSPECTIONS REQUIRED

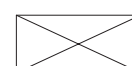
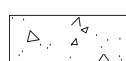
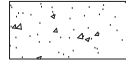
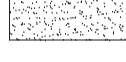
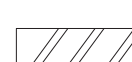
ENERGY CODE INSPECTIONS REQUIRED

INSULATION PLACEMENT AND R-VALUES	(IA2) (IIA2)
FENESTRATION AND DOOR U-FACTOR AND PRODUCT RATINGS	(IA3) (IIA3)
FENESTRATION AREAS	(IA5) (IIA5)
AIR BARRIER CONTINUITY PLAN TESTING/INSPECTION	(IIA8)
LIGHTING IN DWELLING UNITS	(IIC2)
INTERIOR LIGHTING POWER	(IC2) (IIC3)
EXTERIOR LIGHTING POWER	(IIC4)
LIGHTING CONTROLS	(IIC5)

RELATED JOB APPLICATIONS TO BE FILED UNDER SEPARATE APPLICATIONS

SUPPORT OF EXCAVATION	Q00498832-S1
FOUNDATION / EARTH WORK	Q00498832-S2
STRUCTURAL	Q00498832-S3
MECHANICAL	Q00498832-S4
SPRINKLER / STANDPIPE	Q00498832-S6
PLUMBING	Q00498832-S7
FIRE ALARM - RESIDENTIAL	23TMP-0082861
FIRE ALARM - COMMERCIAL	23TMP-0082918

LEGEND & SYMBOLS

	BRICK		FINISH WOOD		AREA OF WORK
	CONCRETE MASONRY UNITS		ROUGH WOOD, BLOCKING		WALL TYPE
	REINFORCED CONCRETE		PLYWOOD		DOOR DESIGNATION
	GRAVEL		METAL STUD WALL		ELEVATION
	PLASTER SAND CEMENT		METAL-SMALL SCALE		SECTION MARK
	EARTH		METAL-LARGE SCALE		DRAWING NUMBER DRAWING SHEET NUMBER
	MARBLE				ELEVATION MARK
	GLASS-SECTION				DRAWING NUMBER DRAWING SHEET NUMBER
	GLASS-ELEVATION				DETAIL MARK
	BATT INSULATION				DRAWING NUMBER DRAWING SHEET NUMBER
	RIGID INSULATION				EQUIPMENT DESIGNATION
	EL 118.3		GRADE ELEVATION		
	(EL. 118.3)		EXISTING GRADE ELEVATION		
			PROPOSED GRADE ELEVATION		

T-001	COVER SHEET
Z-001	ZONING ANALYSIS
Z-002	ZONING FLOOR AREA CALCULATION
Z-003	SITE PLAN & ZONING DIAGRAM

A-001	GENERAL NOTES & ABBREVIATIONS
A-002	NOTES
A-003	ADA DETAIL

A-101	SUBCELLAR FLOOR PLAN
A-102	CELLAR FLOOR PLAN
A-103	1ST FLOOR PLAN
A-104	2ND FLOOR PLAN
A-105	3RD FLOOR PLAN
A-106	4TH FLOOR PLAN
A-107	5TH - 9TH FLOOR PLAN
A-108	10TH FLOOR PLAN
A-109	11TH FLOOR PLAN
A-110	12TH FLOOR PLAN
A-111	13TH FLOOR PLAN
A-112	ROOF
A-113	ROOF BULKHEAD

A-200	SECTIONS
A-201	SECTIONS
A-202	SECTIONS
A-203	WALL DETAILS
A-204	WALL DETAILS
A-205	WALL DETAILS
A-206	WALL DETAILS
A-207	WALL DETAILS
A-208	WALL DETAILS
A-209	WALL DETAILS
A-210	WALL DETAILS

A-300	ELEVATION - SOUTH
A-301	ELEVATION - NORTH
A-302	ELEVATION - EAST
A-303	ELEVATION - WEST

A-401	RCP - SUBCEL
A-402	RCP - CEL
A-403	RCP - 1ST FLOOR
A-404	RCP - 2ND FLOOR
A-405	RCP - 3RD FLOOR
A-406	RCP - 4TH FLOOR
A-407	RCP - 5TH - 9TH FLOOR
A-408	RCP - 10TH FLOOR
A-409	RCP - 11TH FLOOR
A-410	RCP - 12TH FLOOR
A-411	RCP - 13TH FLOOR
A-412	RCP - ROOF
A-413	RCP - ROOF BULKHEAD

A-600	MISC DETAILS
A-601	MISC DETAILS
A-602	MISC DETAILS
A-603	ROOF TYPICAL DETAILS
A-700	DOOR SCHEDULE
A-701	DOOR SCHEDULE
A-702	DOOR SCHEDULE
A-703	DOOR SCHEDULE
A-704	WINDOW SCHEDULE
A-705	WINDOW SCHEDULE
A-706	WINDOW SCHEDULE
A-707	WINDOW SCHEDULE
A-708	FINISH SCHEDULE

A-801	EGRESS PLAN-SUBCELLAR
A-802	EGRESS PLAN-CELLAR
A-803	EGRESS PLAN-1ST FLOOR
A-804	EGRESS PLAN-2ND FLOOR
A-805	EGRESS PLAN-3RD FLOOR
A-806	EGRESS PLAN-4TH FLOOR
A-807	EGRESS PLAN-5TH - 9TH FLOOR
A-808	EGRESS PLAN-10TH FLOOR
A-809	EGRESS PLAN-11TH FLOOR
A-810	EGRESS PLAN-12TH FLOOR
A-811	EGRESS PLAN-13TH FLOOR
A-812	EGRESS PLAN-ROOF

The logo for MORALI ARCHITECTS features a stylized graphic of three overlapping triangles in shades of gray above the company name. The name 'MORALI ARCHITECTS' is in a bold, sans-serif font, with 'MORALI' in red and 'ARCHITECTS' in black. Below the name, the address '505 8TH AVENUE, SUITE 2022 NEW YORK, NY 10018' is listed, followed by the website 'MORALIARCHITECTURE.COM' and the phone number '212.219.2091'. A dark horizontal bar separates this section from the one below.

MEP ENGINEER:

EJC
ENGINEERING

136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

COPYRIGHT (C)
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE
 THE PROPERTY OF THE ARCHITECT.
 This and all documents produced by this firm under this
 agreement shall remain the sole property of this firm and may not
 be copied, copied, changed, altered, reproduced by the client or others
 without the written consent of this firm.
 INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS
 AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR
 FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES
 SHALL BE COMPLETED IN THE FIELD BY THE CONTRACTOR FOR
 ANY ERROR OR NEGLIGENCE ON HIS PART.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON
 THE APPLICATION SPECIFICATION SHEET. ALL OTHER
 MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO
 BE CONSIDERED AS PART OF THE APPROVED OR NOT
 IN ACCORDANCE WITH APPLICABLE CODES.

[illegible]

DOB NOW JOB#: Q00498832-11	
TITLE:	
COVER SHEET	
SCALE: AS NOTED	
SEAL: 	Date 06.20.24 Project Number - Drawn By YJ Checked By AM
PAGE# 01 OF 73	T001.00

[illegible]

SECTION ZR	ZONING ANALYSIS
BLOCK LOTS	5121 LOT 20, OLD LOT 23 (NEW LOT 7501), LOT 45
MAP 10b	ZONING DISTRICTS C1-2 OVER R-6 R-6 TOTAL AREA OF PLOT 42,462 SF 27,127 SF 69,589 SF
(22-00)	PERMITTED USES PROPOSED USES
(32-00)	PERMITTED USES PROPOSED USES
BULK (23-151)	RESIDENTIAL F.A.R.(AT HEIGHT FACTOR : 13)*
(35-32)	HF FAR TOTAL FLOOR AREA OF ENTIRE BLDGS (ZONING) = 305,430.26 SF TOTAL BUILDING LOT COVERAGE = 16,731 SF (MAPLE TOWER BLDG.#2) + 7,282 SF (VICTORIA TOWER BLDG.#1) + 0 SF (LANDMARK BLDG.#3) = 24,013 SF TOTAL FLOOR AREA OF ENTIRE BLDGS (ZONING) / TOTAL LOT COVERAGE OF ENTIRE BLDGS = 305,430.26 SF / 24,013 SF = 12.72 = 13 HEIGHT FACTOR
	HF OPEN SPACE TOTAL RESIDENTIAL FLOOR AREA = 169,032.86 SF TOTAL BUILDING LOT COVERAGE = 5,653.21 SF (MAPLE TOWER BLDG.#2) + 7,282 SF (VICTORIA TOWER BLDG.#1) + 0 SF (LANDMARK BLDG.#3) = 12,935.21 SF TOTAL RESIDENTIAL FLOOR AREA (ZONING) / RESIDENTIAL TOWER LOT COVERAGE = 169,032.86 SF / 12,935.21 SF = 13 HEIGHT FACTOR
	REQUIRED OPEN SPACE (AT H.F.:13) = 33.5% X 169,032.86 SF = 56,626.01 SF MAX. RESIDENTIAL TOWER COVERAGE = 69,589 SF (LOT) - 56,626.01 SF = 12,962.99 SF ACTUAL RES. TOWER COVERAGE = 7,282 SF (BLDG.#1) + 5,653.21 SF (BLDG.#2) = 12,935.21 SF < 12,962.99 SF (OK) ACTUAL OPEN SPACE = 69,589 SF (SITE) - 12,935.21 SF (TOTAL RES. TOWER LOT COVERAGE) = 56,653.79 SF > 56,626.01 SF (OK)
(33-121)	MAX. COMMERCIAL F.A.R. = 2.00 (FAR) X 42,462 (COMMERCIAL LOT AREA) = 92,924 SF MAX. COMMERCIAL FA 79,789.10 (ACTUAL) / 42,462 (COMMERCIAL LOT AREA) = 1.879 ACTUAL F.A.R. 79,789.10 ACTUAL COMMERCIAL FA ≤ 92,924 SF MAX. COMMERCIAL FA : THEREFORE OK
(33-121) (35-31) (24-162)	MAX. COMMUNITY FACILITY F.A.R. LIMITED TO MAX. 1.0 FAR COMMUNITY FACILITY WITHIN A MIXED USE BLDG = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. COMM. FACILITY FA = 1.0 (FAR) X 69,589 SF (LOT AREA) = 69,589 SF MAX. COMMUNITY FACILITY FA 14,000 SF + 42,608.30 SF = 56,608.30 SF ACTUAL COMMUNITY FACILITY FA 56,608.30 SF (ACTUAL) / 69,589 SF (LOT AREA) = 0.813 ACTUAL F.A.R. 56,608.30 SF ACTUAL COMMUNITY FACILITY FA ≤ 69,589 SF MAX. COMMUNITY FACILITY FA : THEREFORE OK
(35-31)	MAX. F.A.R. FOR A MIXED USE BUILDING TOTAL EXISTING / PROPOSED BUILDING COMMERCIAL FLOOR AREA COMMUNITY FACILITY FLOOR AREA RESIDENTIAL FLOOR AREA TOTAL PROPOSED FLOOR AREA * ZR 24-162 LIMITATIONS APPLY = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. FA FOR A MIXED USE BUILDING 79,789.10 SF (ACTUAL) ≤ 92,924 SF (MAX.) 56,608.30 SF (ACTUAL) ≤ 334,027.20 SF (MAX.) 169,032.86 SF (ACTUAL) ≤ 169,101.27 SF (MAX.)
DENSITY	
(23-24)	THE MAXIMUM NUMBER OF DWELLING UNITS
(23-22)	69,589 SF (LOT AREA) X 2.43 (RES. MAX FAR) = 169,101.27 SF / 680 DU FACTOR = 248.67 = 249 MAX DU ALLOWED ACTUAL NUMBER OF DWELLING UNITS PROPOSED = 99 UNITS (BLDG. #1) + 51 UNITS (BLDG. #2) = 150 UNITS 150 DU PROPOSED < 249 DU ALLOWED - THEREFORE O.K.

YARDS	
(23-45)	FRONT YARDS = NONE REQUIRED
(35-51)	FRONT YARDS = NONE REQUIRED
(23-462)(d)	SIDE YARDS = NONE REQUIRED, MINIMUM IF PROVIDED = 8'-0", ACTUAL 10'-7"
(35-52)	SIDE YARDS = NONE REQUIRED
(23-47)	REAR YARDS = 30' EXCEPT NONE REQUIRED WITHIN 100 FEET OF A CORNER (23-541)
(23-532)	REAR YARD EQUIVALENT ON THROUGH LOTS = 60'-0" MIDWAY BETWEEN 2 STREETS
(35-53)	RESIDENTIAL PORTION REQUIRED 30' RESIDENTIAL REAR YARD AT THE FLOOR LEVEL OF THE LOWEST STORY USED FOR DWELLING UNITS

HEIGHT AND SETBACK (MAIN ST. = WIDE STREET/SANFORD AVE. & MAPLE AVE. = NARROW STREET)	
IF THE FRONT WALL OR OTHER PORTION OF A BUILDING OR OTHER STRUCTURE IS LOCATED AT THE STREET LINE, THEN THE HEIGHT AND SETBACK OF THIS SECTION APPLY:	
(23-641)	STANDARD SETBACK MAXIMUM HEIGHT OF FRONT WALL = 60 FEET; PROP. HT. OF FRONT WALL = 36 FEET INITIAL SETBACK AT HEIGHT = 60' 20FT. ON NARROW ST / 15FT. ON WIDE ST; PROP. INITIAL SETBACK: 29'-10" SKY EXPOSURE PLANE ABOVE 60' 2.7 TO 1 ON NARROW ST / 5.6 TO 1 ON WIDE ST THE PROPOSED BUILDING IS WITHIN THESE SETBACK REQUIREMENT

PARKING SPACES REQUIRED:	
"VICTORIA TOWER" - EX. BLDG #1 (LOT 7501)	
(25-23)	REQUIRED PARKING FOR RESIDENTIAL = 70% OF 99 APARTMENTS = 69 CARS
(36-21)	REQUIRED PARKING FOR COMMERCIAL USES (CELLAR NON ZONING FL. AREA) = 10,884 SF (1/300 SF) = (36 CARS)
(25-31)	REQUIRED PARKING FOR COMM. FACILITY USES (AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITIES LISTED IN USE GROUP 4) = 14,000 SF (1/800 SF) = 18 CARS
	TOTAL REQUIRED PARKING = 123 CARS
"LANDMARK BUILDING" - EX. BLDG #3 (LOT 20)	
(36-21)	REQUIRED PARKING FOR COMMERCIAL USES (LOW-TRAFFIC GENERATING USES) = 75,201 SF (1/600 SF) = 125 CARS (N/A) -SEE BELOW
	TOTAL REQUIRED PARKING = 82 CARS + 10 RESERVOIRS (NO CHANGE) (IN AGREEMENT WITH CERT. OF OCCUPANCY 200751)
"MAPLE TOWER" - PROP. BLDG #2 (LOT 45)	
(25-23)	REQUIRED PARKING FOR RESIDENTIAL = 70% OF 51 APARTMENTS = 36 CARS
(36-21)	REQUIRED PARKING FOR COMMERCIAL USES (GENERAL RETAIL OR SERVICE USES) = 4,588.10 SF (1/300 SF) = 15 CARS
(25-31)	REQUIRED PARKING FOR COMM. FACILITY USES (AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITIES LISTED IN USE GROUP 4) = 42,608.30 SF (1/800 SF) = 53 CARS
	TOTAL REQUIRED PARKING = 104 CARS
	TOTAL COMBINED NUMBER OF REQUIRED PARKING SPACES = 123 + 82 + 10 + 104 = 319 SPACES

PARKING SPACES PROVIDED:	
"VICTORIA TOWER" - EX. BLDG #1 (LOT 7501)	
	NOTE THAT THE FLOOR TO CEILING HEIGHT IS 14'-0" AND CAN ACCOMMODATE LIFTS THE TOTAL NUMBER OF SPACES TO BE PROVIDED IS 82 SPACES + 10 RESERVOIRS (CO #401230431F)
"MAPLE TOWER" - PROP. BLDG #2 (LOT 45)	
	THE PARKING LOT WILL HAVE A 24 HOUR ATTENDANT THE TOTAL NUMBER OF SPACES TO BE PROVIDED IS 227 SPACES
	TOTAL COMBINED NUMBER OF SPACES PROVIDED= 92 + 227 = 319 SPACES ≥ 319 SPACES (OK)
(36-62)	REQUIRED LOADING BERTHS FOR COMMERCIAL USE = 10,884 SF-NON ZONING FA (BLDG.#1) + 4,588.10 SF (BLDG.#2) = 15,472.10 SF < 17,000 SF = 1 LOADING BERTH REQUIRED; BLDG.#3 IS EXEMPT AS PER BSA & C.O. #200751
	PROVIDED LOADING BERTHS FOR COMMERCIAL USE = 1 LOADING BERTH PROVIDED (BLDG.#1)

(36-711)	REQUIRED BICYCLE PARKING SPACES: RESIDENTIAL BLDG.#1: 99 DWELLING UNITS/ 2 = 50 BIKES REQUIRED; 50 BIKES PROVIDED BLDG.#2: 51 DWELLING UNITS/ 2 = 26 BIKES REQUIRED; 30 BIKES PROVIDED
(36-711)(d)	REQUIRED BICYCLE PARKING SPACES: COMMERCIAL BLDG.#1: 10,884 SF (NON ZONING FA) / 10,000 SF = 1 BIKE; 1 BIKE PROVIDED AT BLDG.#1 BLDG.#2: 4,588.10 SF / 10,000 SF = 1 BIKE < 3 BIKES; WAIVED BLDG.#3: 75,201 SF / 10,000 SF = 7.5 = 8 BIKES; 8 BIKES PROVIDED AT BLDG.#3
(36-711)	REQUIRED BICYCLE PARKING SPACES: COMMUNITY FACILITY BLDG.#1: 14,000 SF / 10,000 SF = 1 BIKE; 6 BIKES PROVIDED AT BLDG.#1 BLDG.#2: 42,608.30 SF / 10,000 SF = 4 BIKES
(26-41)	STREET TREE PLANTING REQUIRED BLDG.#1 (SANFORD AVE): 144'-28' / 25 = 6 TREES REQUIRED; CO# 401230431F-4 EXIST. TREES ON SITE & 2 TREES PAID INTO TREE FUND BLDG.#2 (MAPLE AVE): 100' / 25 = 4 TREES REQUIRED; 1 PROP. TREES ON SITE & 3 TREES PAID INTO TREE FUND

TOTAL ZONING FLOOR AREA - BLDG 1, 2 & 3				
USE	"VICTORIA TOWER" EX. BLDG #1 (LOT 7501)	"MAPLE TOWER" PROP. BLDG #2 (LOT 45)	"LANDMARK BLDG" EX. BLDG #3 (LOT 20)	TOTAL
COMMERCIAL	-	4,588.10	75,201.00	79,789.10
COMM. FAC.	14,000.00	42,608.30	-	56,608.30
RESIDENTIAL	121,530.00	47,502.86	-	169,032.86
TOTAL	135,530.00	94,699.26	75,201.00	305,430.26

FLOOR	PROPOSED USE	# OF DWELLING UNITS	"VICTORIA TOWER" EX. BLDG #1	"MAPLE TOWER" PROP. BLDG #2
SUB CELLAR	ACCESS. PARKING			
CELLAR	ACCESS. PARKING COMMERCIAL RES. LOBBY			
1ST FL	ACCESS. PARKING COMMERCIAL COMM. FAC.			
2nd FL	RESIDENTIAL COMMERCIAL COMM. FAC.			
3rd FL	COMMERCIAL COMM. FAC.			
4th FL	RESIDENTIAL	7		
5th FL	RESIDENTIAL	7		
6th FL	RESIDENTIAL	7		
7th FL	RESIDENTIAL	7		
8th FL	RESIDENTIAL	6		
9th FL	RESIDENTIAL	6		
10th FL	RESIDENTIAL	6		
11th FL	RESIDENTIAL	6		
12th FL	RESIDENTIAL	6		
13th FL	RESIDENTIAL	6		
14th FL	RESIDENTIAL	6		
15th FL	RESIDENTIAL	6		
16th FL	RESIDENTIAL	6		
17th FL	RESIDENTIAL	6		
18th FL	RESIDENTIAL	2		
19th FL	RESIDENTIAL	2		
ROOF	RESIDENTIAL			
ROOF BULKHEAD	RESIDENTIAL			
SUB TOTAL		99.00	51.00	
TOTAL		150.00	75,201.00	

SEE HF CALCULATION (FAR) / BUILDINGS LOT COVERAGE DIAGRAM - 1 / 2003, PAGE #4	
SEE HF CALCULATION (OSR) / RES TOWER LOT COVERAGE DIAGRAM - 3 / 2003, PAGE #4	

REQUIRED OPEN SPACE (AT H.F.:13) = 33.5% X 169,032.86 SF = 56,626.01 SF MAX. RESIDENTIAL TOWER COVERAGE = 69,589 SF (LOT) - 56,626.01 SF = 12,962.99 SF ACTUAL RES. TOWER COVERAGE = 7,282 SF (BLDG.#1) + 5,653.21 SF (BLDG.#2) = 12,935.21 SF < 12,962.99 SF (OK) ACTUAL OPEN SPACE = 69,589 SF (SITE) - 12,935.21 SF (TOTAL RES. TOWER LOT COVERAGE) = 56,653.79 SF > 56,626.01 SF (OK)	
MAX. COMMERCIAL F.A.R. = 2.00 (FAR) X 42,462 (COMMERCIAL LOT AREA) = 92,924 SF MAX. COMMERCIAL FA 79,789.10 (ACTUAL) / 42,462 (COMMERCIAL LOT AREA) = 1.879 ACTUAL F.A.R. 79,789.10 ACTUAL COMMERCIAL FA ≤ 92,924 SF MAX. COMMERCIAL FA : THEREFORE OK	
MAX. COMMUNITY FACILITY F.A.R. LIMITED TO MAX. 1.0 FAR COMMUNITY FACILITY WITHIN A MIXED USE BLDG = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. COMM. FACILITY FA = 1.0 (FAR) X 69,589 SF (LOT AREA) = 69,589 SF MAX. COMMUNITY FACILITY FA 14,000 SF + 42,608.30 SF = 56,608.30 SF ACTUAL COMMUNITY FACILITY FA 56,608.30 SF (ACTUAL) / 69,589 SF (LOT AREA) = 0.813 ACTUAL F.A.R. 56,608.30 SF ACTUAL COMMUNITY FACILITY FA ≤ 69,589 SF MAX. COMMUNITY FACILITY FA : THEREFORE OK	
MAX. F.A.R. FOR A MIXED USE BUILDING TOTAL EXISTING / PROPOSED BUILDING COMMERCIAL FLOOR AREA COMMUNITY FACILITY FLOOR AREA RESIDENTIAL FLOOR AREA TOTAL PROPOSED FLOOR AREA * ZR 24-162 LIMITATIONS APPLY = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. FA FOR A MIXED USE BUILDING 79,789.10 SF (ACTUAL) ≤ 92,924 SF (MAX.) 56,608.30 SF (ACTUAL) ≤ 334,027.20 SF (MAX.) 169,032.86 SF (ACTUAL) ≤ 169,101.27 SF (MAX.)	

REQUIRED OPEN SPACE (AT H.F.:13) = 33.5% X 169,032.86 SF = 56,626.01 SF MAX. RESIDENTIAL TOWER COVERAGE = 69,589 SF (LOT) - 56,626.01 SF = 12,962.99 SF ACTUAL RES. TOWER COVERAGE = 7,282 SF (BLDG.#1) + 5,653.21 SF (BLDG.#2) = 12,935.21 SF < 12,962.99 SF (OK) ACTUAL OPEN SPACE = 69,589 SF (SITE) - 12,935.21 SF (TOTAL RES. TOWER LOT COVERAGE) = 56,653.79 SF > 56,626.01 SF (OK)	
MAX. COMMERCIAL F.A.R. = 2.00 (FAR) X 42,462 (COMMERCIAL LOT AREA) = 92,924 SF MAX. COMMERCIAL FA 79,789.10 (ACTUAL) / 42,462 (COMMERCIAL LOT AREA) = 1.879 ACTUAL F.A.R. 79,789.10 ACTUAL COMMERCIAL FA ≤ 92,924 SF MAX. COMMERCIAL FA : THEREFORE OK	
MAX. COMMUNITY FACILITY F.A.R. LIMITED TO MAX. 1.0 FAR COMMUNITY FACILITY WITHIN A MIXED USE BLDG = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. COMM. FACILITY FA = 1.0 (FAR) X 69,589 SF (LOT AREA) = 69,589 SF MAX. COMMUNITY FACILITY FA 14,000 SF + 42,608.30 SF = 56,608.30 SF ACTUAL COMMUNITY FACILITY FA 56,608.30 SF (ACTUAL) / 69,589 SF (LOT AREA) = 0.813 ACTUAL F.A.R. 56,608.30 SF ACTUAL COMMUNITY FACILITY FA ≤ 69,589 SF MAX. COMMUNITY FACILITY FA : THEREFORE OK	
MAX. F.A.R. FOR A MIXED USE BUILDING TOTAL EXISTING / PROPOSED BUILDING COMMERCIAL FLOOR AREA COMMUNITY FACILITY FLOOR AREA RESIDENTIAL FLOOR AREA TOTAL PROPOSED FLOOR AREA * ZR 24-162 LIMITATIONS APPLY = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. FA FOR A MIXED USE BUILDING 79,789.10 SF (ACTUAL) ≤ 92,924 SF (MAX.) 56,608.30 SF (ACTUAL) ≤ 334,027.20 SF (MAX.) 169,032.86 SF (ACTUAL) ≤ 169,101.27 SF (MAX.)	

REQUIRED OPEN SPACE (AT H.F.:13) = 33.5% X 169,032.86 SF = 56,626.01 SF MAX. RESIDENTIAL TOWER COVERAGE = 69,589 SF (LOT) - 56,626.01 SF = 12,962.99 SF ACTUAL RES. TOWER COVERAGE = 7,282 SF (BLDG.#1) + 5,653.21 SF (BLDG.#2) = 12,935.21 SF < 12,962.99 SF (OK) ACTUAL OPEN SPACE = 69,589 SF (SITE) - 12,935.21 SF (TOTAL RES. TOWER LOT COVERAGE) = 56,653.79 SF > 56,626.01 SF (OK)	
MAX. COMMERCIAL F.A.R. = 2.00 (FAR) X 42,462 (COMMERCIAL LOT AREA) = 92,924 SF MAX. COMMERCIAL FA 79,789.10 (ACTUAL) / 42,462 (COMMERCIAL LOT AREA) = 1.879 ACTUAL F.A.R. 79,789.10 ACTUAL COMMERCIAL FA ≤ 92,924 SF MAX. COMMERCIAL FA : THEREFORE OK	
MAX. COMMUNITY FACILITY F.A.R. LIMITED TO MAX. 1.0 FAR COMMUNITY FACILITY WITHIN A MIXED USE BLDG = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. COMM. FACILITY FA = 1.0 (FAR) X 69,589 SF (LOT AREA) = 69,589 SF MAX. COMMUNITY FACILITY FA 14,000 SF + 42,608.30 SF = 56,608.30 SF ACTUAL COMMUNITY FACILITY FA 56,608.30 SF (ACTUAL) / 69,589 SF (LOT AREA) = 0.813 ACTUAL F.A.R. 56,608.30 SF ACTUAL COMMUNITY FACILITY FA ≤ 69,589 SF MAX. COMMUNITY FACILITY FA : THEREFORE OK	
MAX. F.A.R. FOR A MIXED USE BUILDING TOTAL EXISTING / PROPOSED BUILDING COMMERCIAL FLOOR AREA COMMUNITY FACILITY FLOOR AREA RESIDENTIAL FLOOR AREA TOTAL PROPOSED FLOOR AREA * ZR 24-162 LIMITATIONS APPLY = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. FA FOR A MIXED USE BUILDING 79,789.10 SF (ACTUAL) ≤ 92,924 SF (MAX.) 56,608.30 SF (ACTUAL) ≤ 334,027.20 SF (MAX.) 169,032.86 SF (ACTUAL) ≤ 169,101.27 SF (MAX.)	

REQUIRED OPEN SPACE (AT H.F.:13) = 33.5% X 169,032.86 SF = 56,626.01 SF MAX. RESIDENTIAL TOWER COVERAGE = 69,589 SF (LOT) - 56,626.01 SF = 12,962.99 SF ACTUAL RES. TOWER COVERAGE = 7,282 SF (BLDG.#1) + 5,653.21 SF (BLDG.#2) = 12,935.21 SF < 12,962.99 SF (OK) ACTUAL OPEN SPACE = 69,589 SF (SITE) - 12,935.21 SF (TOTAL RES. TOWER LOT COVERAGE) = 56,653.79 SF > 56,626.01 SF (OK)	
MAX. COMMERCIAL F.A.R. = 2.00 (FAR) X 42,462 (COMMERCIAL LOT AREA) = 92,924 SF MAX. COMMERCIAL FA 79,789.10 (ACTUAL) / 42,462 (COMMERCIAL LOT AREA) = 1.879 ACTUAL F.A.R. 79,789.10 ACTUAL COMMERCIAL FA ≤ 92,924 SF MAX. COMMERCIAL FA : THEREFORE OK	
MAX. COMMUNITY FACILITY F.A.R. LIMITED TO MAX. 1.0 FAR COMMUNITY FACILITY WITHIN A MIXED USE BLDG = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. COMM. FACILITY FA = 1.0 (FAR) X 69,589 SF (LOT AREA) = 69,589 SF MAX. COMMUNITY FACILITY FA 14,000 SF + 42,608.30 SF = 56,608.30 SF ACTUAL COMMUNITY FACILITY FA 56,608.30 SF (ACTUAL) / 69,589 SF (LOT AREA) = 0.813 ACTUAL F.A.R. 56,608.30 SF ACTUAL COMMUNITY FACILITY FA ≤ 69,589 SF MAX. COMMUNITY FACILITY FA : THEREFORE OK	
MAX. F.A.R. FOR A MIXED USE BUILDING TOTAL EXISTING / PROPOSED BUILDING COMMERCIAL FLOOR AREA COMMUNITY FACILITY FLOOR AREA RESIDENTIAL FLOOR AREA TOTAL PROPOSED FLOOR AREA * ZR 24-162 LIMITATIONS APPLY = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. FA FOR A MIXED USE BUILDING 79,789.10 SF (ACTUAL) ≤ 92,924 SF (MAX.) 56,608.30 SF (ACTUAL) ≤ 334,027.20 SF (MAX.) 169,032.86 SF (ACTUAL) ≤ 169,101.27 SF (MAX.)	

REQUIRED OPEN SPACE (AT H.F.:13) = 33.5% X 169,032.86 SF = 56,626.01 SF MAX. RESIDENTIAL TOWER COVERAGE = 69,589 SF (LOT) - 56,626.01 SF = 12,962.99 SF ACTUAL RES. TOWER COVERAGE = 7,282 SF (BLDG.#1) + 5,653.21 SF (BLDG.#2) = 12,935.21 SF < 12,962.99 SF (OK) ACTUAL OPEN SPACE = 69,589 SF (SITE) - 12,935.21 SF (TOTAL RES. TOWER LOT COVERAGE) = 56,653.79 SF > 56,626.01 SF (OK)	
MAX. COMMERCIAL F.A.R. = 2.00 (FAR) X 42,462 (COMMERCIAL LOT AREA) = 92,924 SF MAX. COMMERCIAL FA 79,789.10 (ACTUAL) / 42,462 (COMMERCIAL LOT AREA) = 1.879 ACTUAL F.A.R. 79,789.10 ACTUAL COMMERCIAL FA ≤ 92,924 SF MAX. COMMERCIAL FA : THEREFORE OK	
MAX. COMMUNITY FACILITY F.A.R. LIMITED TO MAX. 1.0 FAR COMMUNITY FACILITY WITHIN A MIXED USE BLDG = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. COMM. FACILITY FA = 1.0 (FAR) X 69,589 SF (LOT AREA) = 69,589 SF MAX. COMMUNITY FACILITY FA 14,000 SF + 42,608.30 SF = 56,608.30 SF ACTUAL COMMUNITY FACILITY FA 56,608.30 SF (ACTUAL) / 69,589 SF (LOT AREA) = 0.813 ACTUAL F.A.R. 56,608.30 SF ACTUAL COMMUNITY FACILITY FA ≤ 69,589 SF MAX. COMMUNITY FACILITY FA : THEREFORE OK	
MAX. F.A.R. FOR A MIXED USE BUILDING TOTAL EXISTING / PROPOSED BUILDING COMMERCIAL FLOOR AREA COMMUNITY FACILITY FLOOR AREA RESIDENTIAL FLOOR AREA TOTAL PROPOSED FLOOR AREA * ZR 24-162 LIMITATIONS APPLY = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. FA FOR A MIXED USE BUILDING 79,789.10 SF (ACTUAL) ≤ 92,924 SF (MAX.) 56,608.30 SF (ACTUAL) ≤ 334,027.20 SF (MAX.) 169,032.86 SF (ACTUAL) ≤ 169,101.27 SF (MAX.)	

REQUIRED OPEN SPACE (AT H.F.:13) = 33.5% X 169,032.86 SF = 56,626.01 SF MAX. RESIDENTIAL TOWER COVERAGE = 69,589 SF (LOT) - 56,626.01 SF = 12,962.99 SF ACTUAL RES. TOWER COVERAGE = 7,282 SF (BLDG.#1) + 5,653.21 SF (BLDG.#2) = 12,935.21 SF < 12,962.99 SF (OK) ACTUAL OPEN SPACE = 69,589 SF (SITE) - 12,935.21 SF (TOTAL RES. TOWER LOT COVERAGE) = 56,653.79 SF > 56,626.01 SF (OK)	
MAX. COMMERCIAL F.A.R. = 2.00 (FAR) X 42,462 (COMMERCIAL LOT AREA) = 92,924 SF MAX. COMMERCIAL FA 79,789.10 (ACTUAL) / 42,462 (COMMERCIAL LOT AREA) = 1.879 ACTUAL F.A.R. 79,789.10 ACTUAL COMMERCIAL FA ≤ 92,924 SF MAX. COMMERCIAL FA : THEREFORE OK	
MAX. COMMUNITY FACILITY F.A.R. LIMITED TO MAX. 1.0 FAR COMMUNITY FACILITY WITHIN A MIXED USE BLDG = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. COMM. FACILITY FA = 1.0 (FAR) X 69,589 SF (LOT AREA) = 69,589 SF MAX. COMMUNITY FACILITY FA 14,000 SF + 42,608.30 SF = 56,608.30 SF ACTUAL COMMUNITY FACILITY FA 56,608.30 SF (ACTUAL) / 69,589 SF (LOT AREA) = 0.813 ACTUAL F.A.R. 56,608.30 SF ACTUAL COMMUNITY FACILITY FA ≤ 69,589 SF MAX. COMMUNITY FACILITY FA : THEREFORE OK	
MAX. F.A.R. FOR A MIXED USE BUILDING TOTAL EXISTING / PROPOSED BUILDING COMMERCIAL FLOOR AREA COMMUNITY FACILITY FLOOR AREA RESIDENTIAL FLOOR AREA TOTAL PROPOSED FLOOR AREA * ZR 24-162 LIMITATIONS APPLY = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. FA FOR A MIXED USE BUILDING 79,789.10 SF (ACTUAL) ≤ 92,924 SF (MAX.) 56,608.30 SF (ACTUAL) ≤ 334,027.20 SF (MAX.) 169,032.86 SF (ACTUAL) ≤ 169,101.27 SF (MAX.)	

REQUIRED OPEN SPACE (AT H.F.:13) = 33.5% X 169,032.86 SF = 56,626.01 SF MAX. RESIDENTIAL TOWER COVERAGE = 69,589 SF (LOT) - 56,626.01 SF = 12,962.99 SF ACTUAL RES. TOWER COVERAGE = 7,282 SF (BLDG.#1) + 5,653.21 SF (BLDG.#2) = 12,935.21 SF < 12,962.99 SF (OK) ACTUAL OPEN SPACE = 69,589 SF (SITE) - 12,935.21 SF (TOTAL RES. TOWER LOT COVERAGE) = 56,653.79 SF > 56,626.01 SF (OK)	
MAX. COMMERCIAL F.A.R. = 2.00 (FAR) X 42,462 (COMMERCIAL LOT AREA) = 92,924 SF MAX. COMMERCIAL FA 79,789.10 (ACTUAL) / 42,462 (COMMERCIAL LOT AREA) = 1.879 ACTUAL F.A.R. 79,789.10 ACTUAL COMMERCIAL FA ≤ 92,924 SF MAX. COMMERCIAL FA : THEREFORE OK	
MAX. COMMUNITY FACILITY F.A.R. LIMITED TO MAX. 1.0 FAR COMMUNITY FACILITY WITHIN A MIXED USE BLDG = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. COMM. FACILITY FA = 1.0 (FAR) X 69,589 SF (LOT AREA) = 69,589 SF MAX. COMMUNITY FACILITY FA 14,000 SF + 42,608.30 SF = 56,608.30 SF ACTUAL COMMUNITY FACILITY FA 56,608.30 SF (ACTUAL) / 69,589 SF (LOT AREA) = 0.813 ACTUAL F.A.R. 56,608.30 SF ACTUAL COMMUNITY FACILITY FA ≤ 69,589 SF MAX. COMMUNITY FACILITY FA : THEREFORE OK	
MAX. F.A.R. FOR A MIXED USE BUILDING TOTAL EXISTING / PROPOSED BUILDING COMMERCIAL FLOOR AREA COMMUNITY FACILITY FLOOR AREA RESIDENTIAL FLOOR AREA TOTAL PROPOSED FLOOR AREA * ZR 24-162 LIMITATIONS APPLY = 4.80 (FAR) X 69,589 (LOT AREA) = 334,027.20 SF MAX. FA FOR A MIXED USE BUILDING 79,789.10 SF (ACTUAL) ≤ 92,924 SF (MAX.) 56,608.30 SF (ACTUAL) ≤ 334,027.20 SF (MAX.) 169,032.86 SF (ACTUAL) ≤ 169,101.27 SF (MAX.)	

EST STORY	PROPERTY

STRUCTURAL ENGINEER:

TB TIMES BUILDINGS PC
ENGINEERING SERVICES
61-12 182ND ST, 2ND FL
FRESH MEADOWS, NY 11365
TEL: (718) 502-9631 FAX: (718) 228-7348
WEB: WWW.TBES.US EMAIL: INFO@TBES.US

MEP ENGINEER:

EJC ENGINEERING
136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

COPYRIGHT (C)
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE
THE PROPERTY OF THE ARCHITECT.
This and all documents produced by this firm under this
agreement shall remain the sole property of this firm and may not
be used, copied, changed or distributed by the client or others
without the written consent of this firm.
INFRINGEMENTS WILL BE PROSECUTED.
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND
MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR
FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES
SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR
ANY ERROR OR NEGLIGENCE ON HIS PART.
"THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON
THE APPLICATION SPECIFICATION SHEET. ALL OTHER
MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO
BE CONSIDERED AS EITHER BEING APPROVED OR IN
ACCORDANCE WITH APPLICABLE CODES."

NYS
Building
Approved
Date: 02/14/2025

PROJECT:

**134-53 MAPLE AVE,
QUEENS, NY 11355**

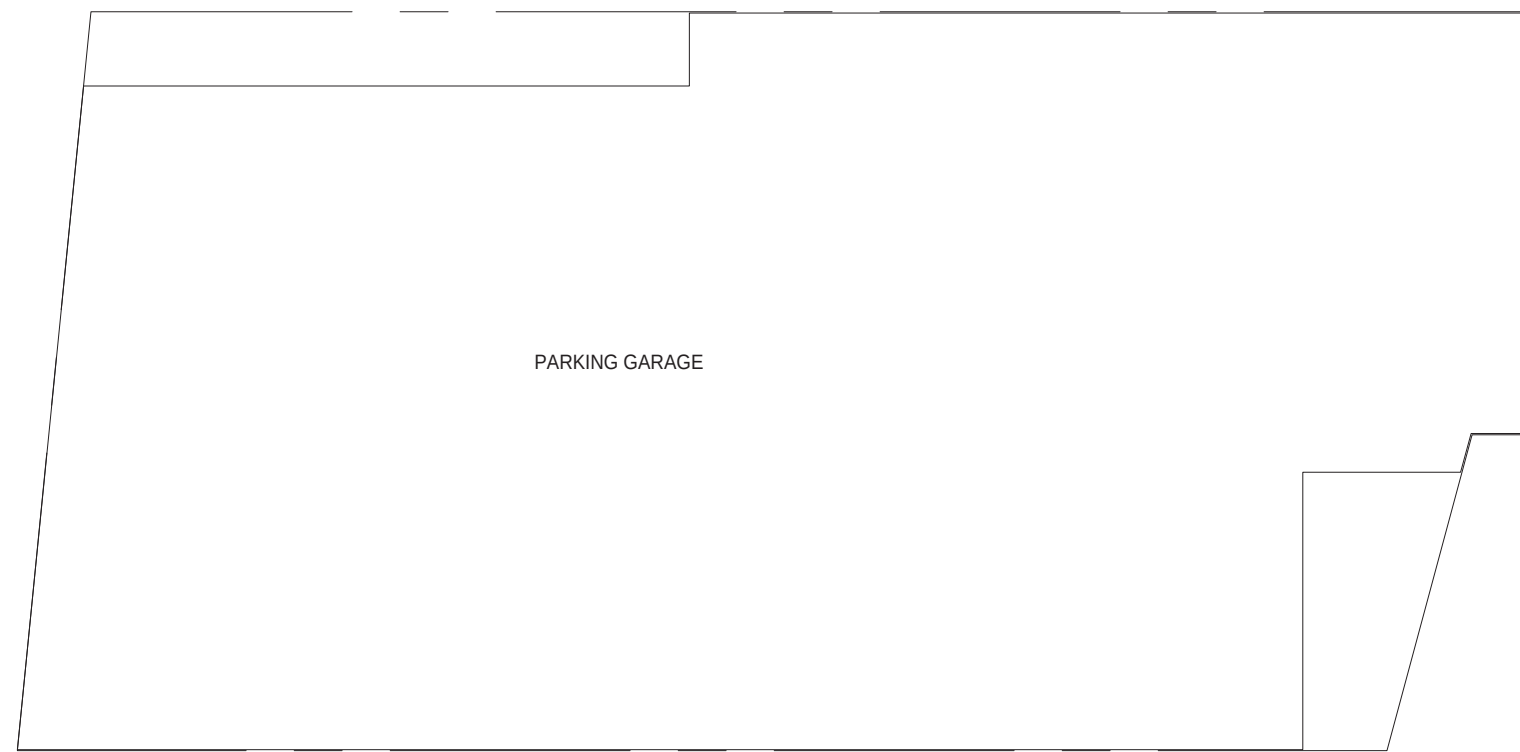
DOB NOW JOB#: Q00498832-11

TITLE:

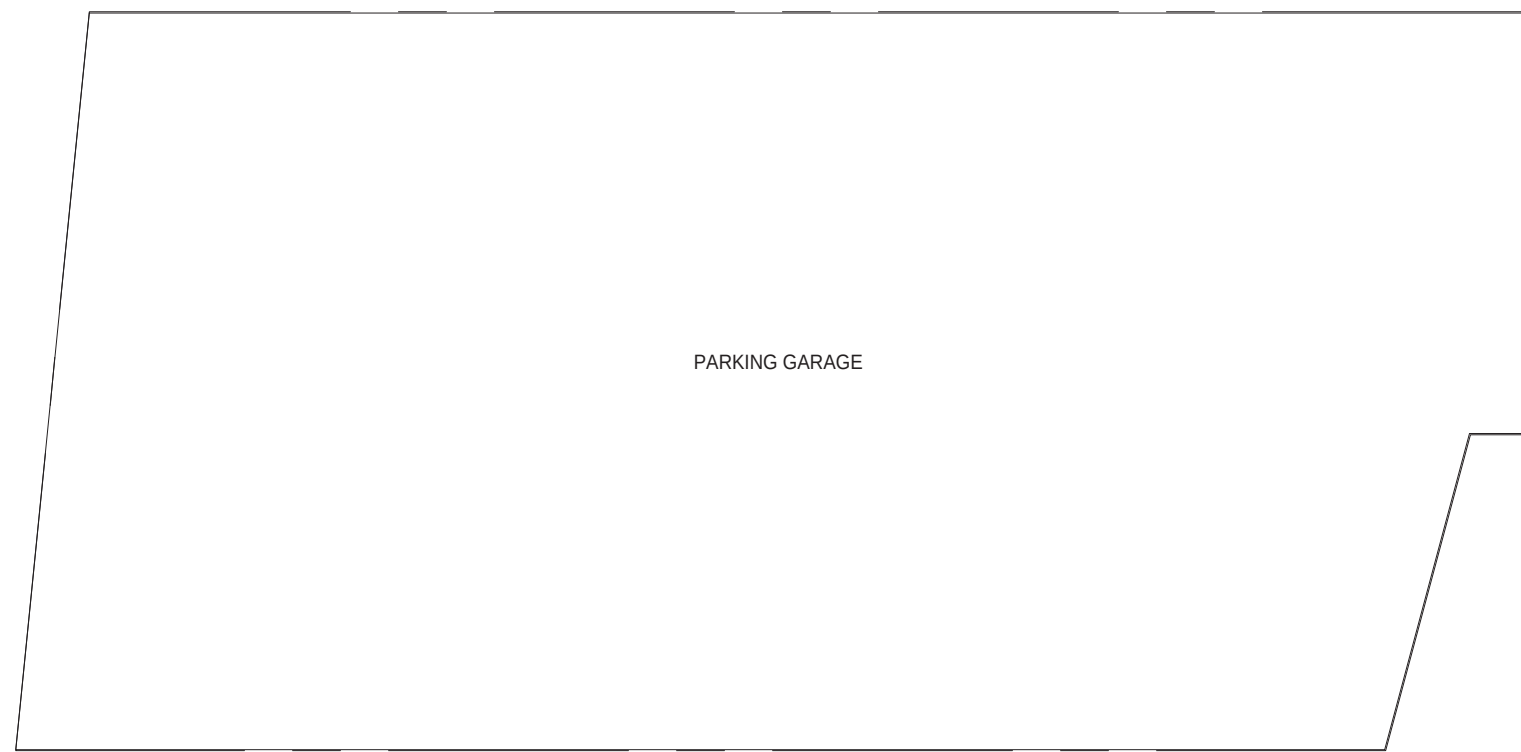
Floor Area Diagram

SCALE: AS NOTED

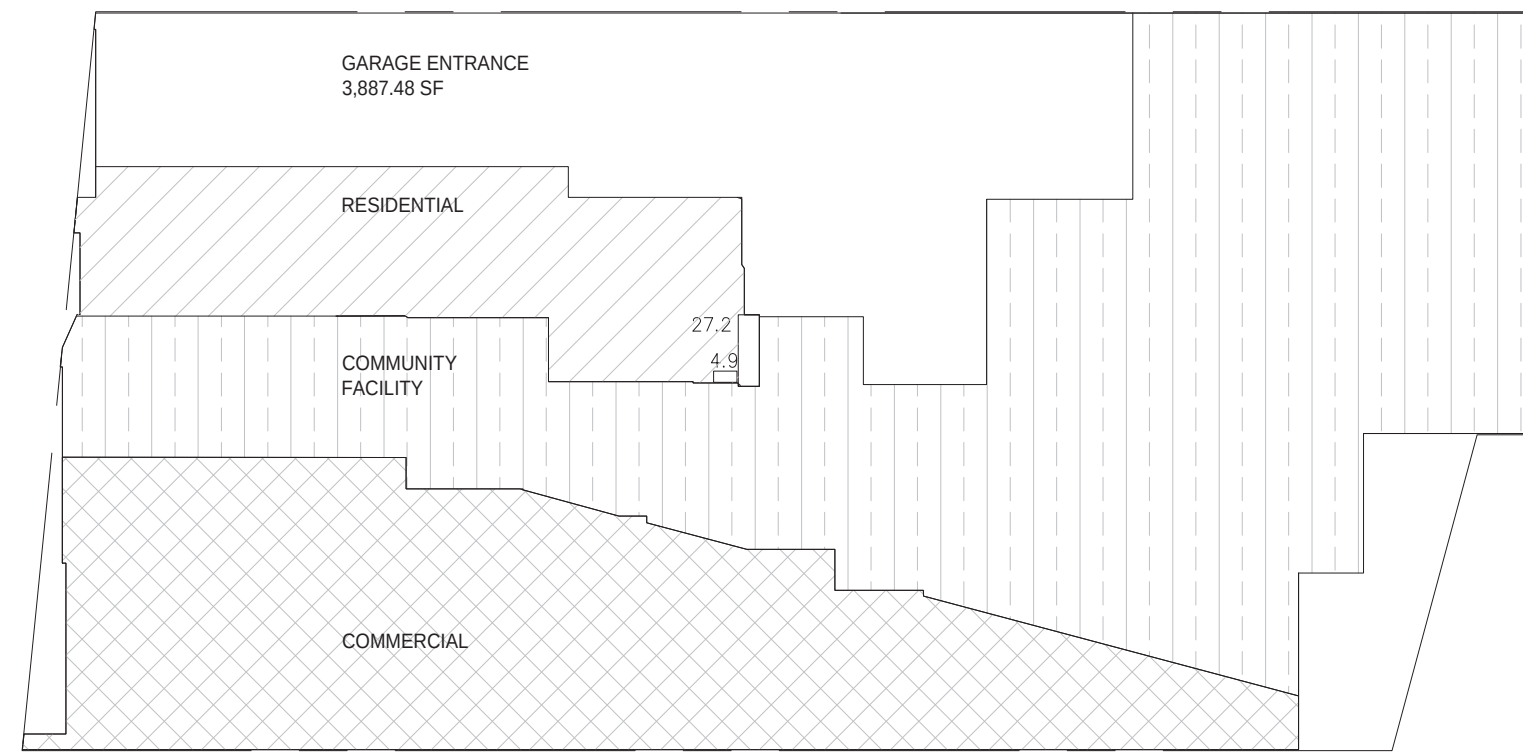
SEAL: **REGISTERED ARCHITECT**
ANTHONY J. MORALI
STATE OF NEW YORK
Date 08.08.24
Project Number
Drawn By YJ CL
Checked By AM
2002.00
PAGE# 03 OF 73



SUB CELL
N.T.S.
GFA : 17,682.82 SF
ZFA : 0 SF

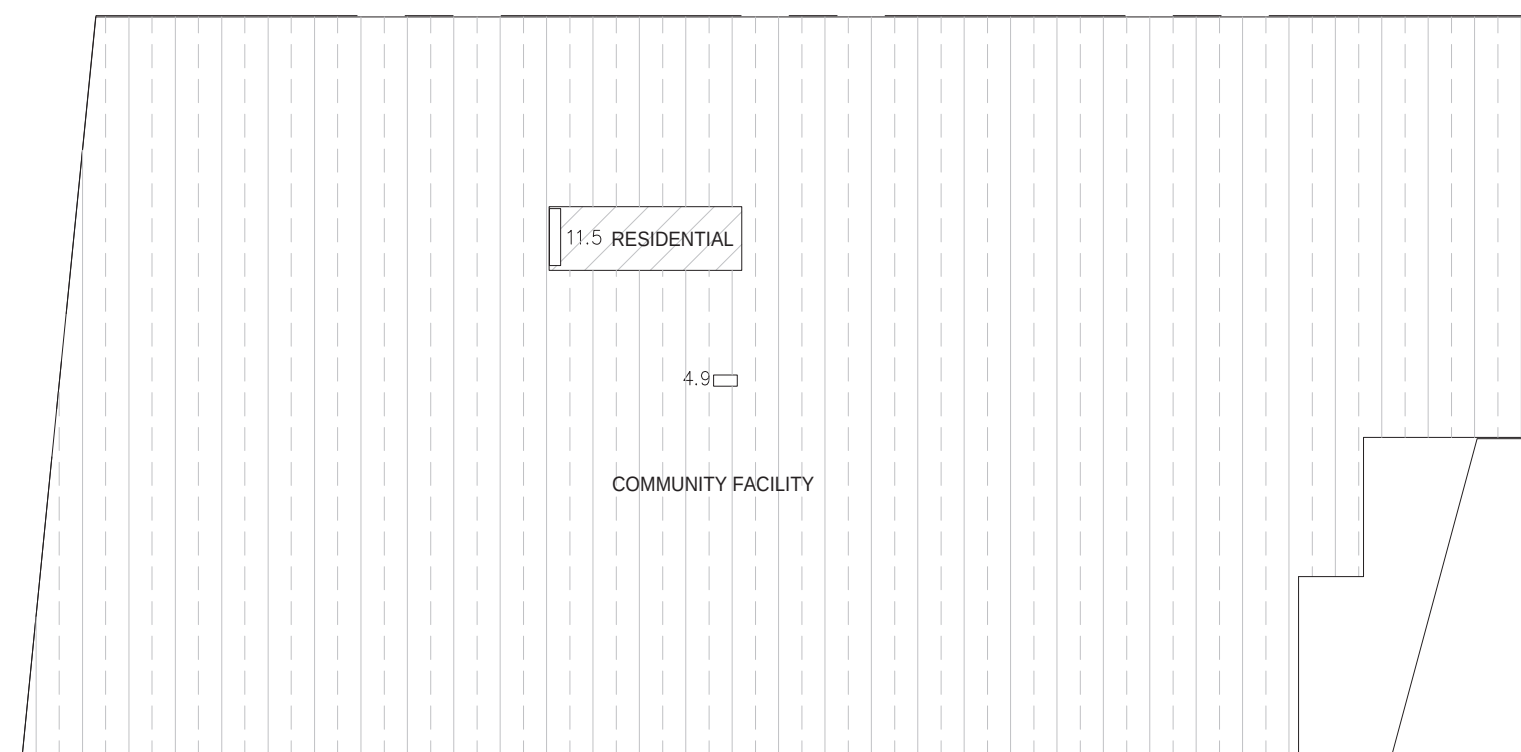


CELLAR
N.T.S.
GFA : 19,086.9 SF
ZFA : 0 SF

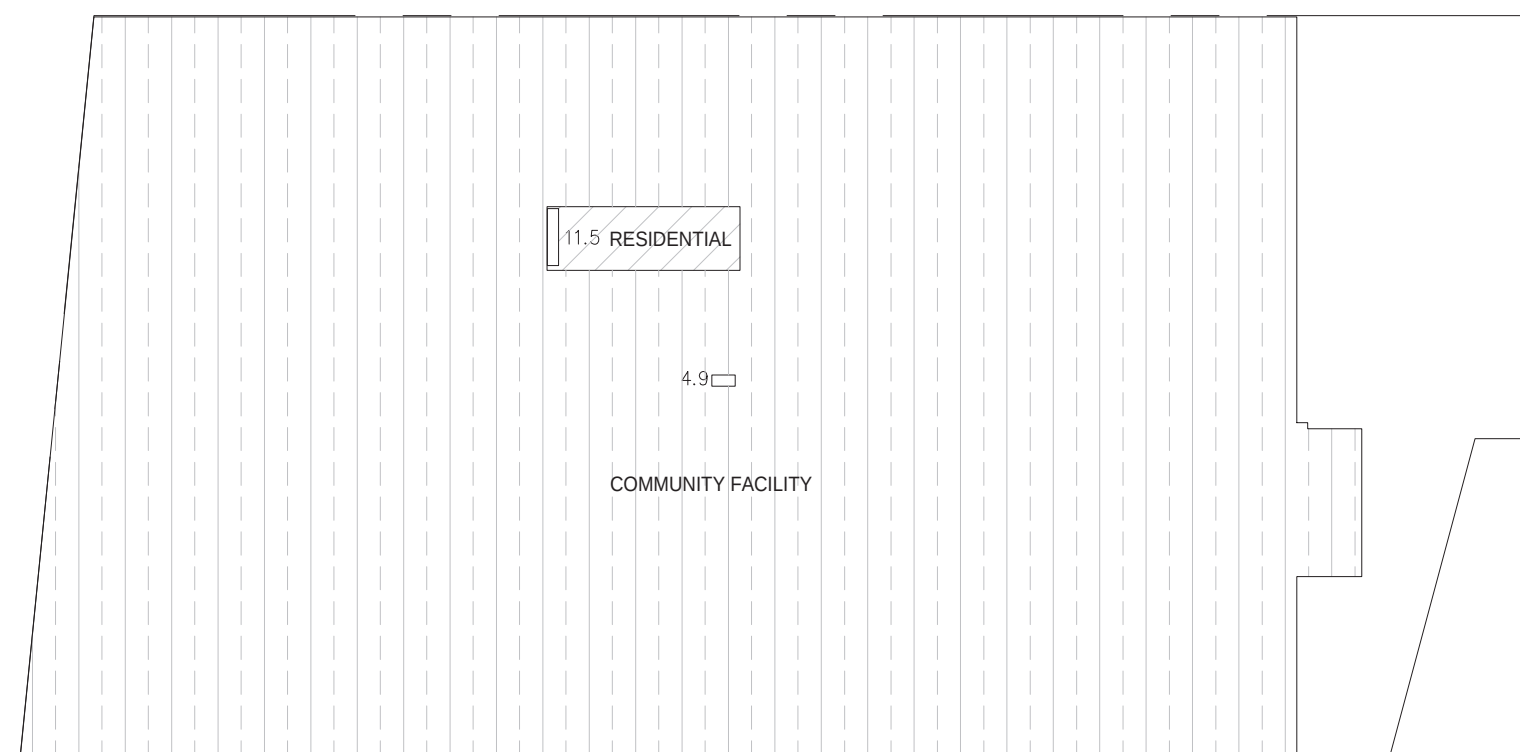


1 FL
N.T.S.
GFA : 18,250.68 SF
ZFA : RESIDENTIAL 1,887.16 SF
COMM. FACILITY 7,855.84 SF
COMMERCIAL 4,588.1 SF

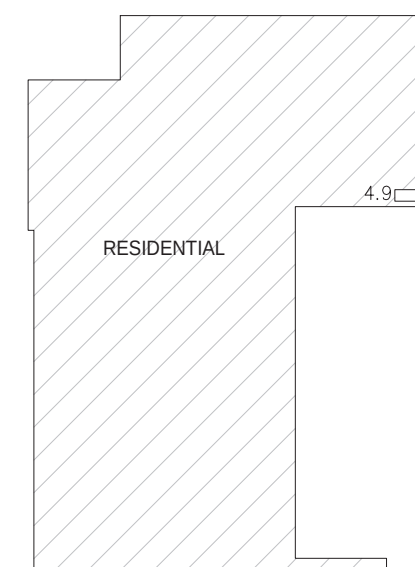
LEGEND	
	RESIDENTIAL ZONING AREA
	COMMERCIAL ZONING AREA
	COMMUNITY FACILITY ZONING AREA
	AREA DEDUCTED



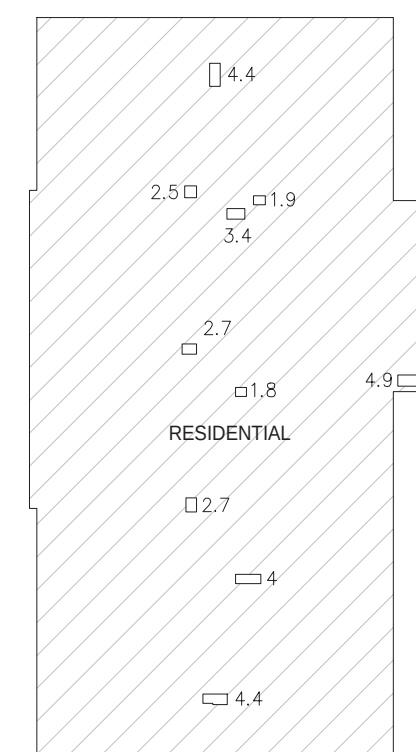
2 FL
N.T.S.
GFA : 18,476.88 SF
ZFA : RESIDENTIAL 211.3 SF
COMM. FACILITY 18,249.18 SF



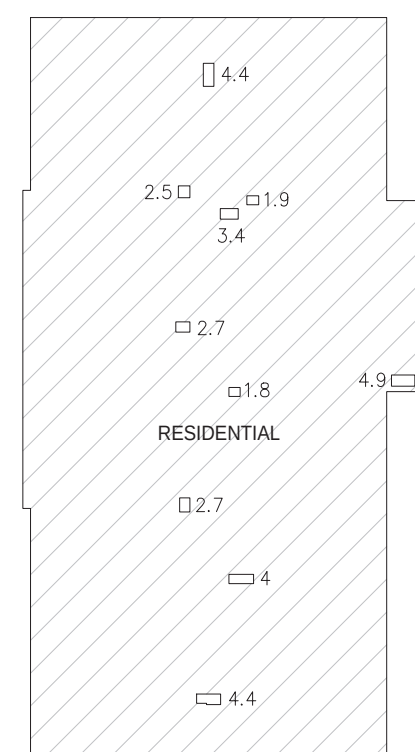
3 FL
N.T.S.
GFA : 16,730.98 SF
ZFA : RESIDENTIAL 211.3 SF
COMM. FACILITY 16,503.28 SF



4 FL
N.T.S.
GFA : 3,006.9 SF
ZFA : 3,002.0 SF



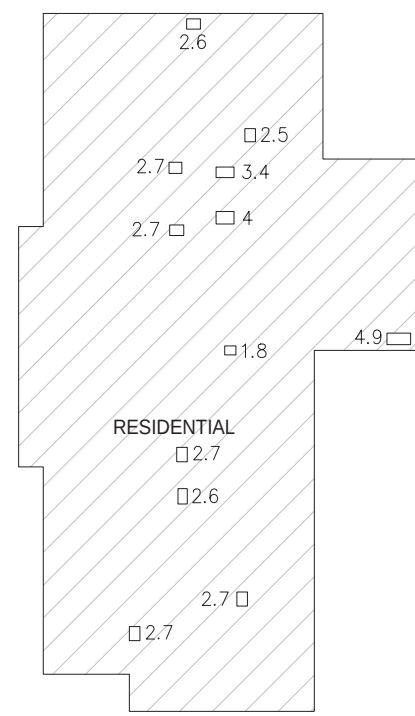
5 > 9 FL
N.T.S.
GFA : 4,923.9 SF
ZFA : 4,891.2 SF



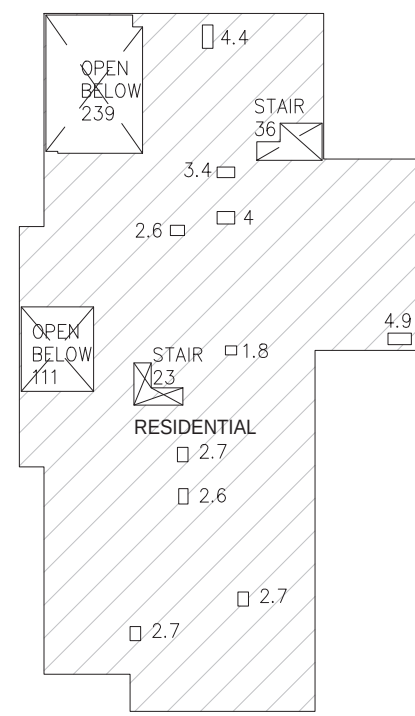
10 FL
N.T.S.
GFA : 4,923.9 SF
ZFA : 4,891.2 SF



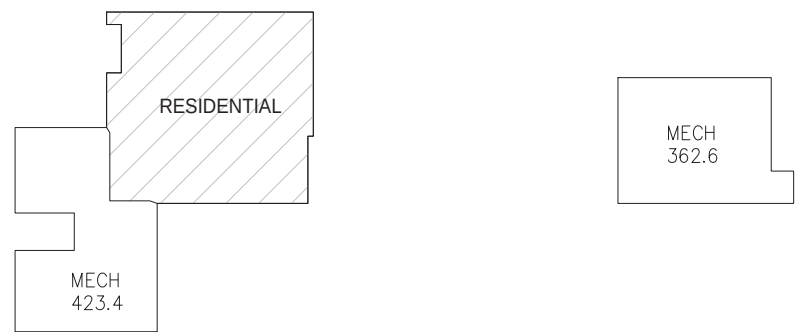
11 FL
N.T.S.
GFA : 4,923.9 SF
ZFA : 4,891.2 SF



12 FL
N.T.S.
GFA : 3,868.9 SF
ZFA : 3,833.6 SF



13 FL
N.T.S.
GFA : 3,868.9 SF
ZFA : 3,428.1 SF



ROOF
N.T.S.
GFA : 1,114.4 SF
ZFA : 691.0 SF

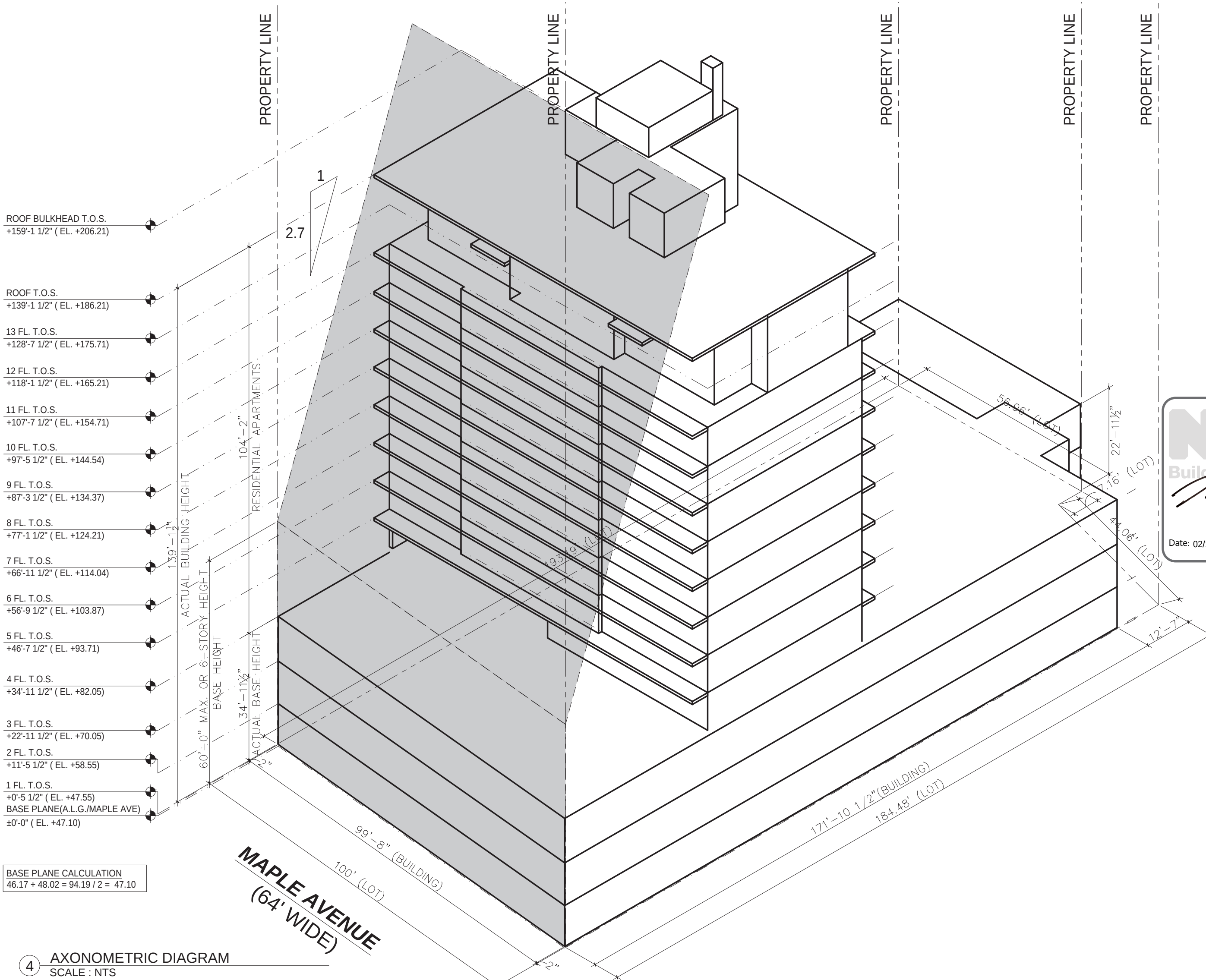
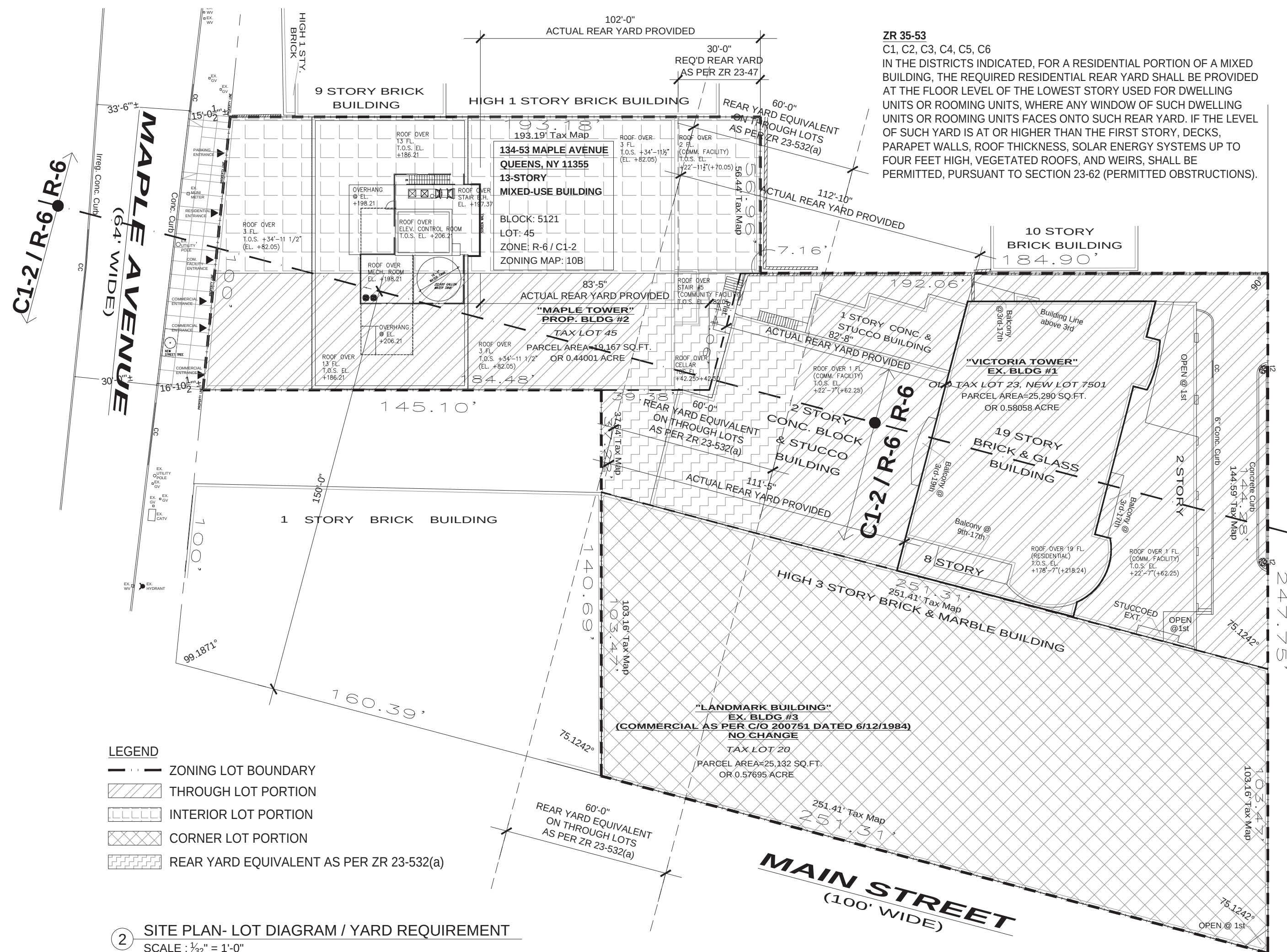
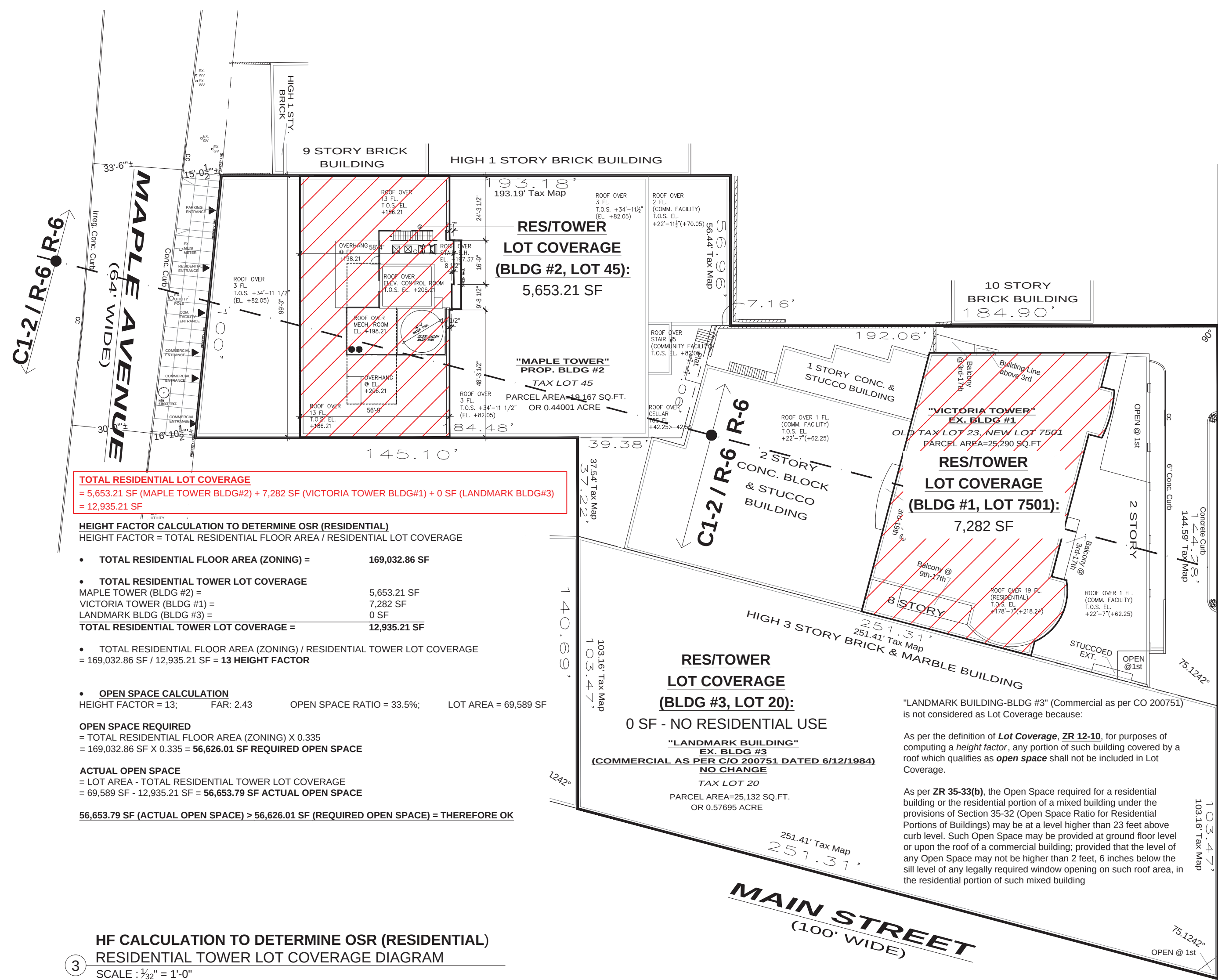
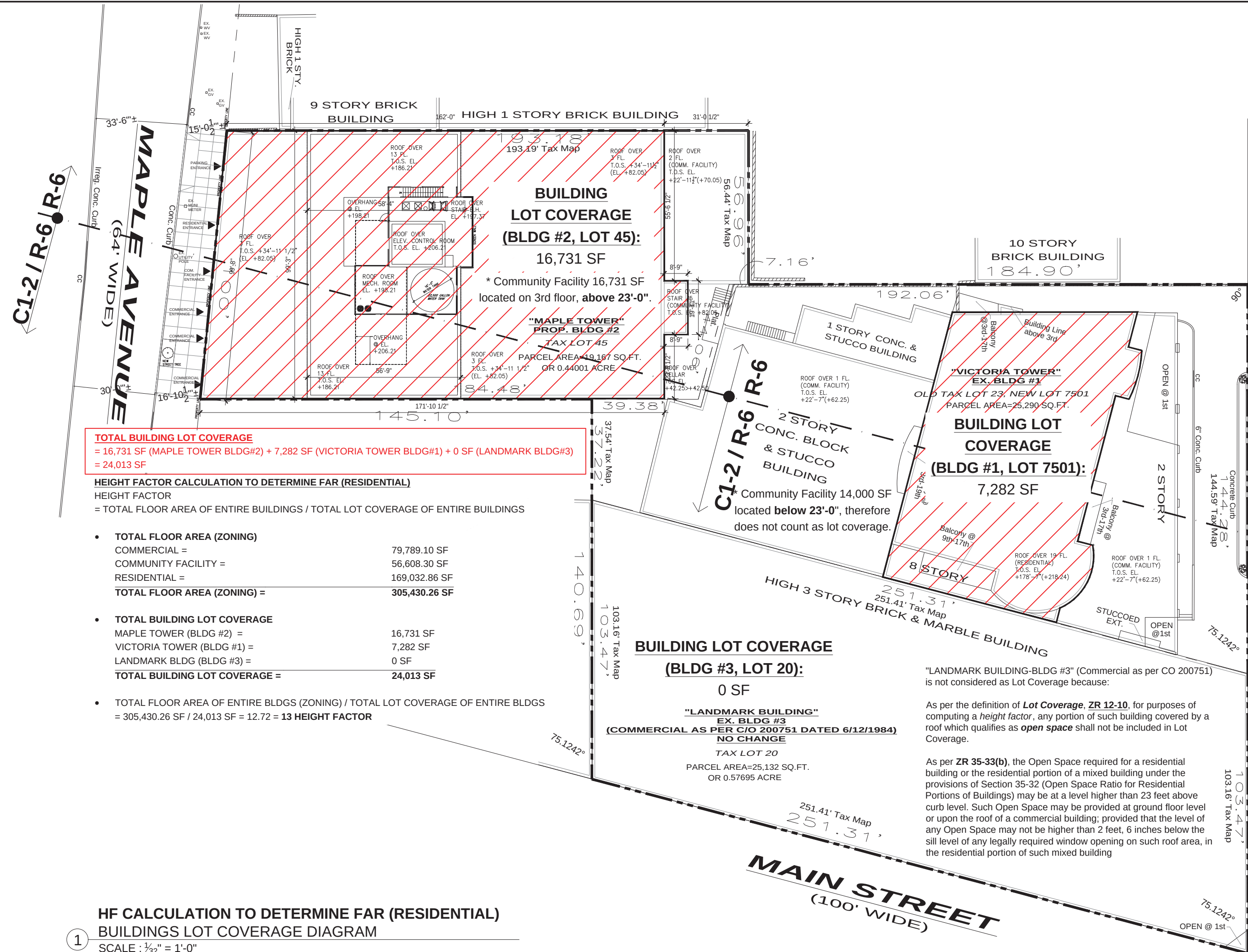


ROOF BULKHEAD
N.T.S.
GFA : 362.6 SF
ZFA : 0 SF

FLOOR AREA ANALYSIS
N.T.S.

FLOOR	GFA	ZFA				AREA DEDUCTED				UNIT COUNT			
		RESIDENTIAL	COM. FAC.	COMMERCIAL	TOTAL	GARAGE	MECH	OPEN BELOW	STAIR OP'NG	3 BR	2 BR	1 BR	TOTAL
SUB CELLAR	17,682.82												
CELLAR	19,086.9												
1 FL	18,250.68	1,887.16	7,855.84	4,588.1	14,331.1	3,887.48	32.1						
2 FL	18,476.88	211.3	18,249.18		18,460.48		16.4						
3 FL	16,730.98	211.3	16,503.28		16,714.58		16.4						
4 FL	3,006.9	3,002.0			3,002.0		4.9						
5 FL	4,923.9	4,891.2			4,891.2		32.7						
6 FL	4,923.9	4,891.2			4,891.2		32.7						
7 FL	4,923.9	4,891.2			4,891.2		32.7						
8 FL	4,923.9	4,891.2			4,891.2		32.7						
9 FL	4,923.9	4,891.2			4,891.2		32.7						
10 FL	4,923.9	4,891.2			4,891.2		32.7						
11 FL	4,923.9	4,891.2			4,891.2		32.7						
12 FL	3,868.9	3,833.6			3,833.6		35.3						
13 FL	3,868.9	3,428.1			3,428.1		31.8	350.0	59.0	1+(2) 0.5			1+(2) 0.5
ROOF	1,114.4	691.0			691.0		423.4						
BULKHEAD	362.6						362.6						
TOTAL	136,917.26	47,502.86	42,608.3	4,588.1	94,699.26					4	36	11	51

< 47,627.1 PERMITTED(HF 1.3)



ZR 35-53
C1, C2, C3, C4, C5, C6
IN THE DISTRICTS INDICATED, FOR A RESIDENTIAL PORTION OF A MIXED BUILDING, THE REQUIRED RESIDENTIAL REAR YARD SHALL BE PROVIDED AT THE FLOOR LEVEL OF THE LOWEST STORY USED FOR DWELLING UNITS OR ROOMING UNITS, WHERE ANY WINDOW OF SUCH DWELING UNITS OR ROOMING UNITS FACES ONTO SUCH REAR YARD. IF THE LEVEL OF SUCH YARD IS AT OR HIGHER THAN THE FIRST STORY, DECKS, PARAPET WALLS, ROOF THICKNESS, SOLAR ENERGY SYSTEMS UP TO FOUR FEET HIGH, VEGETATED ROOFS, AND PERMS, SHALL BE PERMITTED, PURSUANT TO SECTION 23-62 (PERMITTED OBSTRUCTIONS).

MORALI ARCHITECTS
505 8TH AVENUE, SUITE 2022 NEW YORK, NY 10018
MORALIARCHITECTURE.COM
212.219.2091

STRUCTURAL ENGINEER:



TB **TIMES BUILDINGS PC**
ENGINEERING SERVICES

61-12 182ND ST, 2ND FL
FRESH MEADOWS, NY 11365

TEL: (718) 502-9631 FAX: (718) 228-7348
WEB: WWW.TBES.US EMAIL: INFO@TBES.US

MEP ENGINEER:

EJC
ENGINEERING

COPYRIGHT (C)
THESE PLAN ARE AN INSTRUMENT OF SERVICE AND ARE
THE PROPERTY OF THE ARCHITECT.
This and all documents produced by this firm under this
agreement shall remain the sole property of this firm and may not
be used, copied, changed or distributed by the client or others
without the written consent of this firm.
INFRINGEMENTS WILL BE PROSECUTED.

"THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES."

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	03.13.23


 PROJECT:
 - E - 10 + E -
APPROVED
 Date: 02/14/2025 **124**

DOB NOW JOB#: Q00498832-I1

TITLE:

SITE PLAN & ZONING
DIAGRAMS

SCALE: AS NOTED

SEAL:	Date	05.30.24
	Project Number	-
	Drawn By	YJ
	Checked By	AM

Z003.00

PAGE# 04 OF 73

GENERAL NOTES

SECTION 1 - EXECUTION AND INTENT OF DRAWINGS

- 1.1 THE CONTRACTOR, BEFORE SUBMITTING A PROPOSAL, SHALL VISIT THE PREMISES FAMILIARIZING HIMSELF AS THE NATURE AND SCOPE OF THE WORK AND DIFFICULTIES THAT ATTEND ITS EXECUTION.
- 1.2 THE SUBMISSION OF THE PROPOSAL WILL BE CONSTRUCTED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN AVERTED HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- 1.3 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, THESE NOTES, AND CONDITIONS BEFORE COMMENCING ANY WORK OR ORDERING MATERIALS, AND REQUEST CLARIFICATION.

- 1.4 THE CONTRACTOR SHALL REVIEW THESE DOCUMENTS TO INSURE A FULL UNDERSTANDING OF THE SCOPE OF WORK. THE ARCHITECT OR PROJECT MANAGER SHALL BE AVAILABLE TO REVIEW AND CLARIFY ANY UNCLEAR ITEMS.

- 1.5 IF ANY UNFORESEEN CONDITIONS ARISE DURING ANY PORTION OF WORK, THE CONTRACTOR SHALL STOP IMMEDIATELY AND NOTIFY THE ARCHITECT AT ONCE.

- 1.6 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.

- 1.7 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE OVERALL COORDINATION WITH ALL SUBCONTRACTORS, WHETHER UNDER CONTRACT TO HIM OR NOT.

- 1.8 WHEN "APPROVAL EQUAL", "EQUAL TO" OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE REVIEW AND APPROVAL BY THE ARCHITECT NO MATERIAL SUBSTITUTION SHALL BE MADE WITHOUT FIRST INFORMING THE ARCHITECT. SUBMIT SUBSTITUTE MATERIAL SPECIFICATIONS AND SAMPLES FOR APPROVAL, IN WRITING, PRIOR TO COMMENCEMENTS OF WORK.

- 1.9 ALL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.

- 1.10 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF WORKMEN, PUBLIC AND PROPERTY.

- 1.11 ALL REQUIRED EXITS AND EXIT APPROACHES SHALL BE CONTINUOUSLY MAINTAINED FREE OF OBSTRUCTIONS THROUGHOUT THE CONSTRUCTION.

- 1.12 DURING THE ENTIRE CONSTRUCTION PERIOD, ALL EXISTING LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.

- 1.13 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF CHOPPING AND PATCHING FOR ALL TRADES, ALL CONDUITS, PIPING, BACKBOXES, ETC. SHALL BE CONCEALED WITHIN BUILDING CONSTRUCTION.

- 1.14 BEFORE WORK COMMENCES THE ARCHITECT IS TO APPROVE ALL LAYOUTS.

- 1.15 WHERE DRAWINGS CALL FOR A SPECIFIC MANUFACTURER TO SUBCONTRACTOR, THE GENERAL CONTRACTOR SHALL BE OBLIGATED TO USE THESE MANUFACTURERS OR SUBCONTRACTORS. THE GENERAL CONTRACTORS SHALL FURNISH A LIST OF SUB-CONTRACTORS AND MANUFACTURERS HE INTENDS TO USE BEFORE WORK COMMENCES.

- 1.16 DRAWINGS SHALL NOT BE SCALED, LARGER SCALE DRAWINGS SHALL ALWAYS GOVERN OVER SMALLER SCALE DRAWINGS.

- 1.17 THE A.I.A. GENERAL CONDITIONS, LATEST EDITION, SHALL BE BINDING ON THE WORK.

SECTION 2 - GOVERNING AGENCIES AND PERMITS

- 2.1 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY BUILDING PERMITS AND FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS, PROVIDING CONTROLLED INSPECTIONS OBTAINING CERTIFICATE OF OCCUPANCY AMENDED AS REQUIRED. THE G.C. SHALL BEAR THE COSTS OF ALL THE ABOVE ITEMS.
- 2.2 THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPROPRIATE MUNICIPAL AND REGULATORY AGENCIES' CODES HAVING JURISDICTION.
- 2.3 ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO ALL GOVERNING BUILDING CODES; FEDERAL, STATE, AND LOCAL AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
- 2.4 ALL WOOD SHALL BE FIRE-PROOFED AS REQUIRED BY THE BUILDING CODE.
- 2.5 IF THE CONTRACTORS VIOLATE ANY BUILDING DEPARTMENT CODES OR REGULATIONS, HE SHALL AT HIS OWN EXPENSES BEAR THE COSTS OF ALL PENALTIES AND CORRECTIVE MEASURES, AND HOLD HARMLESS THE OWNER AGAINST ANY DAMAGES WHICH MAY RESULT FROM SUCH VIOLATIONS.

SECTION 3 - INSURANCES

- 3.1 NO WORK SHALL COMMENCE UNTIL PROPER CERTIFICATES OF INSURANCE AS REQUIRED BY THE GOVERNING JURISDICTION ARE SUBMITTED TO THE OWNER AND DEPARTMENT OF BUILDINGS.

SECTION 4 - WORKMANSHIP

- 4.1 THE GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP AGAINST DEFECTS FOR ONE YEAR FROM FINAL PAYMENT AND MAKE GOOD ALL SUCH DEFECTS APPEARING DURING THIS PERIOD GUARANTEED.
- 4.2 ANY PATCHING AND FINISHING NECESSARY TO FINISH ANY WORK, BUT CALLED OUT ON THESE DRAWINGS, IS CONSIDERED TO BE WITHIN THE SCOPE OF THE WORK.
- 4.3 THE GENERAL CONTRACTOR SHALL CONTROL CLEANING TO PREVENT DIRT AND DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
- 4.4 ALL WALL SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, ETC.) FOR PAINTING OR WALL COVERING AS PER MANUFACTURER'S SPECIFICATIONS.
- 4.5 ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND IN ACCORDANCE WITH BEST PRACTICES WITH FIRST CLASS MATERIALS.
- 4.6 THE GENERAL CONTRACTOR WARRANTS THAT NONE BUT EXPERIENCED WORKMAN SHALL BE EMPLOYED ON THE PROJECT.
- 4.7 NO INTERIOR WORK OR MATERIAL SHALL BE ACCEPTED ON THIS PROJECT, WHETHER THEY ARE DISCOVERED AT THE TIME OF INSTALLATION OR AFTERWARDS; THIS WORK MUST BE REMOVED AND MADE CORRECT IMMEDIATELY.
- 4.8 ANY SUBSTITUTION THE GENERAL CONTRACTOR WISHES TO MAKE OTHER THAN THOSE STATED IN THIS PROPOSAL, SHALL BE SUBMITTED IN WRITING WITH THE COST DIFFERENCE BEFORE IT IS ACCEPTED.
- 4.9 THE GENERAL CONTRACTOR, AT HIS OWN EXPENSE, SHALL EMPLOY A COMPETENT, FULL-TIME SUPERINTENDENT TO SUPERVISE AND COORDINATE THE WORK OF HIS OWN MEN AND SUBCONTRACTORS.

SECTION 5 - SHOP DRAWINGS

- 5.1 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ONE REPRODUCIBLE AND THREE BLACK AND WHITE PRINTS FOR ALL SHOP FABRICATED ITEMS AND ALL OTHER ITEMS REQUIRED FOR APPROVAL.
- 5.2 THE GENERAL CONTRACTOR SHALL SUBMIT CUTS OF ALL FIXTURES, EQUIPMENT AND FINISHES FOR APPROVAL.
- 5.3 BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES THE GENERAL CONTRACTOR REPRESENTS THAT HE HAS VERIFIED FIELD MEASUREMENTS AND CONDITIONS RELATED TO THE CONSTRUCTION OF THAT SUBMISSION.

- 5.4 THE GENERAL CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATIONS, ERRORS OR OMISSIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE APPROVAL OF SHOP DRAWINGS OR CUTS OR SAMPLE.

SECTION 6 - CHANGE ORDERS AND FIELD ORDERS

- 6.1 THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING OR DEDUCTING FROM THE WORK. THE CONTRACT SUM WILL BE ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF THE TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.
- 6.2 NO EXTRAS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE GENERAL CONTRACTOR TO OWNER AND MUST INCLUDE THE FOLLOWING INFORMATION:
- DATE AND CHANGE ORDER NUMBER.
 - THE LOCATION AND COMPLETE DESCRIPTION OF THE WORK TO BE PERFORMED.
 - THE CHANGE ORDER COST INCLUDING A COMPLETE BREAKDOWN SO THAT AN EVALUATION OF THE CHANGE ORDER CAN BE MADE.
 - TIME SCHEDULE OF WORK TO BE DONE AND CONFORMATION THAT IT SHALL NOT IMPACT THE PROJECT COMPLETION DATE.

SECTION 7 - CUTTING AND PATCHING

- 7.1 THE GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING REQUIRED FOR ALL SUBCONTRACTORS TO COMPLETE THEIR WORK.
- 7.2 ALL PENETRATION THROUGH FIRE PARTITIONS SHALL BE FIRESTOPPED OR FILLED WITH NONCOMBUSTIBLE MATERIALS TO PREVENT THE PASSAGE OF FLAME, SMOKE, FUMES AND HOT GASSES. FLAMMABLE MATERIALS ARE NOT PERMITTED AS INSULATION OF FILL.
- 7.3 ALL EXISTING VALVES AND CONTROLS FOR MECHANICAL EQUIPMENT ARE TO BE KEPT CLEAN AND READY FOR ACCESS. ANY POSSIBLE CONSTRUCTION INTERFERENCE THAT WOULD PREVENT ACCESS IS TO BE BROUGHT TO THE ATTENTION OF M/G.

As per the provisions of 2702.2 of the 2014 Building code, the proposed building is an R-2 Occupancy and not a highrise building therefore does not require an emergency generator.

SECTION 8 - PROTECTION OF WORK AND PROPERTY

- 8.1 THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE EXISTING STRUCTURES, FACILITIES AND IMPROVEMENT ADJOINING THE AREA UNDER THIS CONTRACT. ANY DISTURBANCES FROM THE G.C.'S OPERATIONS SHALL BE PROMPTLY RESTORED.
- 8.2 THE G.C. SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONSTRUCTION AREAS UNTIL THE SPACE IS TURNED OVER TO THE OWNER.
- 8.3 THE G.C. SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS FROM BOTH HIS EMPLOYEE AND OTHER SUBCONTRACTORS.

SECTION 9 - SUBSTANTIAL COMPLETION

- 9.1 SUBSTANTIAL COMPLETION OF THE WORK IS DEFINED AS THE DATE CERTIFIED BY THE OWNER WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SO THAT THE OWNER CAN OCCUPY THE AREA FOR THE PURPOSE FOR WHICH IT WAS INTENDED.
- 9.2 WHEN THE G.C. CONSIDERS THAT THE WORK IS ACCEPTABLE HE SHOULD NOTIFY THE ARCHITECT TO CONDUCT A PUNCH LIST. UPON VERIFICATION THAT THE WORK IS SUBSTANTIALLY COMPLETE.
- 9.3 BEFORE FINAL PAYMENT IS ISSUED THE FOLLOWING ITEMS MUST BE SUBMITTED BUT NOT LIMITED TO THESE ITEMS:
- WAIVER OF LIENS.
 - ALL WARRANTIES AND GUARANTEES.
 - MANUALS AND INSTRUCTIONS.
 - ELECTRICAL PANELS TAGGED AND LABELED.

SECTION 10 - ASBESTOS

- 10.1 IF THE CONTRACTOR ENCOUNTERS ASBESTOS HE SHALL NOTIFY THE OWNER'S PROJECT MANAGER IMMEDIATELY AND TAKE PRECAUTIONS TO NOT DISTURB THE ASBESTOS UNTIL PROPER MEASURES FOR ITS REMOVAL HAVE BEEN MADE.

SECTION 11 - SITE SAFETY

- PRIOR TO CONSTRUCTION, CONTRACTOR IS TO SUBMIT SITE SAFETY PROGRAM MANUAL AND SITE SAFETY PLAN.
- SITE SAFETY PLAN DIAGRAMS AT A MINIMUM SHALL INCLUDE THE FOLLOWINGS:
- 1 LOCATION OF CONSTRUCTION FENCE
 - 2 LOCATION OF ALL GATES IN FENCE
 - 3 LOCATION OF GUARDRAIL AROUND EXCAVATION
 - 4 HORIZONTAL AND VERTICAL NETTING, INCLUDING DETAILS OF INITIAL INSTALLATION, DESIGNATED CRANE AND LIFTING AREAS WHERE NETTING IS OMITTED
 - 5 SIDEWALK SHEDS
 - 6 TEMPORARY WALKWAYS
 - 7 FOOT BRIDGES AND VEHICLE RAMPS
 - 8 PROTECTION OF SITE EXCAVATION
 - 9 LOCATION OF STREET AND SIDEWALK CLOSING
 - 10 MATERIALS AND PERSONNEL HOIST AND LOADING
 - 11 CRANE AND DERRICK LOADING AREA
 - 12 LOCATION OF SURROUNDING BUILDINGS, ROOT PROTECTION
 - 13 LOCATION OF STANDPIPE SIAMSE CONNECTIONS
 - 14 LOCATION OF TEMPORARY ELEVATORS FOR FIRE DEPT.(75.00' HIGHER)
 - 15 LOCATION OF CONTRACTORS SHED
 - 16 SAFETY NETTING AND SCAFFOLDING
 - 17 SIDEWALKS AND ROADWAY WIDTHS
 - 18 SPECIAL CASE CONSTRUCTIONS

THE MANUAL SHALL INDICATE THE CONSTRUCTION MANAGER, SITE SAFETY MANAGER AND ALTERNATE SITE SAFETY MANAGER

SECTION BC 1207
SOUND TRANSMISSION

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 plumbed.

SECTION BC 1213
REFUSE AND RECYCLABLE STORAGE

1213.
2 Compactor.
A refuse compacting system shall be provided in multiple dwellings in a Group I-1 or R-2 occupancy that are four or more stories in height and contain 12 or more dwelling units, and in buildings of any size occupied as a Group R-1 multiple dwelling. Such system shall be located within a refuse storage room constructed in accordance with Section 1213.1 or in a refuse chute termination room constructed in accordance with Section 707.13.4. The floor within such room shall be constructed of concrete and shall be sloped to a floor drain connected to the building sewer. A hose connection shall be provided within such room.
- 1213.3 Refuse chute.
A multiple dwelling that is five or more stories in height and that contains more than 9 or more dwelling units shall be provided with a refuse chute, refuse chute access rooms, and refuse chute termination room constructed in accordance with Section 707.13.
- A minimum of 5 square feet (0.470 m2) of floor area within each refuse chute access room shall be provided for the temporary holding of recyclables. Such floor area shall be clearly identified on the construction documents. In I-1 and R-1 occupancies, access to the chute access room shall be permitted to be restricted to employees provided that separate refuse storage rooms are located on each story for general occupant use.
- Exceptions:
1.In buildings without an elevator, floor area within refuse chute access rooms for the temporary holding of recyclables is not required.
2.In buildings equipped with separate chutes designated for refuse, for paper and cardboard, and for metal, glass and plastic, and in buildings equipped with a chute system that provides for source separation of recyclable materials without cross contamination, floor area within refuse chute access rooms for the temporary holding of recyclables is not required. Chutes for designated recyclable materials shall be constructed in accordance with Section 707.13 of this code.
3.The refuse chute and the occupant use storage rooms shall not be required in transient hotels meeting the following requirements:
3.1.the refuse is removed from rooms by a daily cleaning service, with the staff using a service elevator that is not accessed by hotel guests;
3.2.the building is of Group I or Group II construction; or
3.3.a compactor and refuse storage room is provided in accordance with Section 1213.2.
- 1213.3.1 Refuse chute access room floor and wall base finish materials.
Refuse chute access rooms shall have a smooth, hard and nonabsorbent surface. The intersection of such floors with walls shall have a smooth, hard and nonabsorbent vertical base that extends upward onto the walls at least 4 inches (101.6 mm).

ARCHITECTURAL ABBREVIATIONS

∠	ANGLE	GA	GAUGE	QT	QUARRY TILE
Ø	DIAMETER	GAL	GALLON	R	RISE/RADIUS
#	POUNDS	GALV	GALVANIZED	RA	RETURN AIR
#-	NUMBER	GCC	GENERAL CONSTRUCT. CONTRACTOR	RAD	RADIOLOGY
C	CHANNEL	GL	GLASS	RC	ROOF CONDUCTOR
CL	CENTER LINE	GWB	GYPSPUM WALLBOARD	RCP	REFLECTED CEILING PLAN
@	AT	GPM	GALLONS PER MINUTE	RD	ROOF DRAIN
AB	ANCHOR BOLTS			REBAR	REINFORCING BAR
A/C	AIR CONDITIONING	H	HIGH	REC	RECESSED/RECEPTACLE
ACT	ACTUAL/ACOUSTICAL CEILING TILE	HB	HOSE BIB	RECT	RECTANGLE/RECTANGULAR
ACU	AIR CONDITIONING UNIT	HC	HOLLOW CORE	REF	REFRIGERATOR/REFERENCE
ADJ	ADJUSTABLE/ADJACENT	HCWD	HOLLOW CORE WOOD	REIN	REINFORCING
ADD'L	ADDITIONAL	HD	HEAD	RELOC	RELOCATED/RELOCATED
ADDN	ADDITION	HDCP	HANDICAPPED	REM	REMOVE
AFF	ABOVE FINISHED FLOOR	HDR	HEADER	REQD	REQUIRED
AGGR	AGGREGATE	HDWD	HARDWOOD	RESIL	RESILIENT
AHU	AIR HANDLING UNIT	HGT	HEIGHT	RET	RETURN
ALUM	ALUMINUM	HM	HOLLOW METAL	REV	REVERSE/REVISION
ALT	ALTERNATE	HORIZ	HORIZONTAL	RFS	RADIOGRAPHIC & FLUOROSCOPIC
ANOD	ANODIZED	HP	HORSE POWER	RFS	ROOFING
APPL	APPLIED	HV	HEATING & VENTILATING		
APPROX	APPROXIMATE/APPROXIMATELY	HVAC	HEAT,V.ENTILANT'G & AIR CONDIT'G		
ARCH	ARCHITECTURAL	HW	HOT WATER		
ASPH	ASPHALT	HWR	HOT WATER RETURN		
AVG	AVERAGE				
B/	BOTTOM OF	ID	INSIDE DIAMETER	RH	RELATIVE HUMIDITY/RIGHT HAND
BD	BOARD	IE	INVERT ELEVATION	RI	ROUGH-IN
BTU	BRITISH THERMAL UNIT	IF	INSIDE FACE	RM	ROOM
BITUM	BITUMINOUS	IN	INCH	RO	ROUGH OPENING
BLDG	BUILDING	INCL	INCLUDE	ROW	RIGHT OF WAY
BLK	BLOCK/BLACK	INFO	INFORMATION	RPM	REVOLUTIONS PER MINUTE
BLKG	BLOCKING	INSUL	INSULATION	RTU	ROOF TOP UNIT
BM	BEAM/BENCH MARK	INT	INTERIOR	S	SOUTH
BOF	BOTTOM OF FOOTING	INV	INVERT	SA	SUPPLY AIR
BOT	BOTTOM			SAN	SANITARY
BRG	BEARING	JAN	JANITOR	SC	SOLID CORE
BRK	BRICK	JB	JUNCTION BOX	SCHED	SCHEDULE
BRKT	BRACKET	JC	JANITOR'S CLOSET	SCWD	SOLID CORE WOOD DOOR
BSMT	BASEMENT	JST	JOIST	SECT	SECTION
BUR	BUILT-UP ROOF (ING)	JT	JOINT	SERV	SERVICE
				SF	SQUARE FOOT
CAB	CABINET	K	KIPS	SGL	SINGLE
CB	CATCH BASIN/CIRCUIT BREAKER	KSI	KIPS PER SQUARE INCH	SH	SHELF
CC	CENTER TO CENTER	KW	KILOWATTS	SHT	SHEET
CFI	CONTRACTOR FURNISH AND INSTALL	KWH	KILOWATT HOUR	SHTG	SHEATHING
CFM	CUBIC FEET PER MINUTE			SIM	SIMILAR
CG	CORNER GUARD	LAB	LABORATORY	SM	SMOOTH/SMALL
CHWR	CHILLED WATER RETURN	LAM	LAMINATE/LAMINATED	SP	SOIL PIPE
CHWS	CHILLED WATER SUPPLY	LAT	LEAVING AIR TEMPERATURE	SPEC	SPECIFICATION
CIP	CAST IN PLACE	LAV	LAVATORY	SPKR	SPEAKER
CJ	CONTROL JOINT	LB	POUNDS	SPR	SPRINKLER
CLG	CEILING	LG	LONG	SS	STAINLESS STEEL
CLO	CLOSET	LH	LEFT HAND	STM	STORM SEWER
CLR	CLEAR	LKR	LOCKER	STA	STATION
CMU	CONCRETE MASONRY UNIT	LL	LEAD LINED/LIVE LOAD	STD	STANDARD
CND	CONDUIT	LOG	LOGARITHM	STL	STEEL
CNTR	COUNTER	LPS	LOW PRESSURE STEAM	STOR	STORAGE
CO	CLEAN OUT	LT	LIGHT	STRUCT	STRUCTURE/STRUCTURAL
COL	COLUMN	LTG	LIGHTING	SUSP	SUSPENDED
COMB	COMBINE/COMBINATION	LTV	LIGHTWEIGHT	SW	SWITCH
COMP	COMPACT/COMPACTED	LWT	LEAVING WATER TEMPERATURE	SWR	SEWER
COMPR	COMPRESS/COMPRESSED			SYM	SYMMETRICAL
CONC	CONCRETE	M	MEN	SYS	SYSTEM
CONN	CONNECT/CONNECTION	MBH	1000 BTU'S PER HOUR		
CONST	CONSTRUCTION	MSC	MAGNETIC SHIELD CONTRACTOR		
CONT	CONTINUOUS	MAS	MASONRY	T	THREAD
COR	CORNER	MATL	MATERIAL	T/	TOP OF
CORR	CORRIDOR	MAX	MAXIMUM	T/B	TOP OF BEAM
CPT	CARPET	MC	MECHANICAL CONTRACTOR	T&B	TOP & BOTTOM
CRS	COURSE/COURSES	MOP	MAIN DISTRIBUTION PANEL	T/C	TOP OF CURB
CT	CERAMIC TILE/COMPUTERIZED TOMO..	MECH	MECHANICAL	TEL	TELEPHONE
CTL	CONTROL	MEMB	MEMBRANE	TEMP	TEMPERATURE/TEMPERATURE/TEMPERED
CTR	CENTER	MFR	MANUFACTURER	TERR	TERRAZZO
CW	COLD WATER	MH	MANHOLE	T&G	TONGUE & GROOVE
CWR	COLD WATER RETURN	MIN	MINIMUM	THK	THICK
CU	CUBIC	MIR	MIRROR	TILT	TOILET
		MISC	MISCELLANEOUS	TOL	TOLERANCE
DBT	DRY BULB TEMPERATURE	MM	MILLIMETER	TOS	TOP OF STEEL/TOP OF SLAB
DB	DECIBEL	MO	MASONRY OPENING	TRANS	TRANSFORMER
DP	DEEP/DEPTH	MRI	MAGNETIC RESONANCE IMAGING	TS	TUBULAR STEEL
DCLC	D.C. LIGHTING CONTROLLER	MTL	METAL	T-STAT	THERMOSTAT
DEMO	DEMOLITION			T & S	TEMPERATURE & SHRINKAGE
DEPT	DEPARTMENT	N	NORTH	TYP	TYPICAL
DH	DOUBLE HUNG	NA	NOT APPLICABLE		
DIA	DIAMETER	NAT	NATURAL	UCD	UNDER-CUT DOOR
DIAG	DIAGONAL	NC	NURSE CALL	UNEXC	UNEXCAVATED
DIM	DIMENSION	NIC	NOT IN CONTRACT	UNFIN	UNFINISHED
DIV	DIVISION	NO	NUMBER		
DL	DEAD LOAD	NOM	NOMINAL		
DN	DOWN	NS	NON-SHRINK	UON	UNLESS OTHERWISE NOTED
DO	DITTO	NTS	NOT TO SCALE	UTL	UTILITY
DOOR	DOOR			V	VOLT
DS	DOWN SPOUT	O	OXYGEN	VA	VOLT AMPERE
DTL	DETAIL	OA	OUTSIDE AIR/OVER ALL	VAC	VACUUM
DWG	DRAWING	OC	ON CENTER	VAR	VARIABLE
		OD	OUTSIDE DIAMETER	VAV	VARIABLE AIR VOLUME
E	EAST	OFCI	OWNER FURN. CONTRACTOR INSTALL	VB	VAPOR BARRIER
EA	EACH	OFI	OWNER FURNISH AND INSTALL	VCT	VINYL COMPOSITION TILE
EAT	ENTERING AIR TEMPERATURE	OH	OVERHEAD	VEL	VELOCITY
EC	ELECTRICAL CONTRACTOR	OPHD	OPPOSITE HAND	VENT	VENTILATOR
EE	EACH END	OPG	OPENING	VERT	VERTICAL
EF	EXHAUST FAN/EACH FACE	OPP	OPPOSITE	VOL	VOLUME
EFF	EFFICIENCY	OSD	OPEN SITE DRAIN	VWC	VINYL WALL COVERING
EJ	EXPANSION JOINT	OZ	OUNCE	VVT	VARIABLE VOLUME & TEMPERATURE
ELEC	ELECTRICAL			W	WOMEN/WEST/WIDE/WATT
ELEV	ELEVATION	PA	PROJECT ARCHITECT/PUBLIC ADDRESS	W/	WITH
EMBED	EMBEDMENT	PC	PRECAST CONCRETE/PLUMB'G CONTRACTOR	WO	WITHOUT
EMERG	EMERGENCY	PCF	POUNDS PER CUBIC FEET	WC	WATER CLOSET
ENCL	ENCLOSURE/ENCLOSURE	PCS	PIECES	WD	WOOD
ENGR	ENGINEER	PD	PRESSURE DROP	WDW	WINDOW
ENT	ENTRY/ENTRANCE	PERF	PERFORATED	WG	WIRE GLASS
EQ	EQUAL	PERIM	PERIMETER	WH	WALL HUNG
EQUIP	EQUIPMENT	PH	PHASE	WP	WASTE PIPE
EST	ESTIMATED	PL	PROPERTY LINE/PLASTIC LAMINATE	WR	WATER RESISTANT
ETR	EXISTING TO REMAIN	PLBG	PLUMBING	WT	WEIGHT
EW	EACH WAY	PLYWD	PLYWOOD	WWF	WELDED WIRE FABRIC
EWG	ELECTRIC WATER COOLER	PM	PROJECT MANAGER		
EWT	ENTERING WATER TEMPERATURE	PNL	PANEL	YD	YARD
EX	EXISTING	POL	POLISHED		
EXC	EXCAVATE	PPM	PARTS PER MILLION		
EXP	EXPANSION	PT	PRESSURE TREATED		
EXT	EXTERIOR	PR	PAIR		
F	FAHRENHEIT	PREFAB	PREFABRICATED		
FB	FACE BRICK	PREFIN	PREFINISHED		
FC	FAN COIL UNIT	PRELIM	PRELIMINARY		
FRKG	FLOOR CLEAN OUT	PRESS	PRESSURE		
FD	FLOOR DRAIN	PROJ	PROJECT/PROJECTION		
FDN	FOUNDATION	PROP	PROPERTY		
FM	FIELD MEASURED	PART	PARTITION		
FEC	FIRE EXTINGUISHER CABINET	PSF	POUNDS PER SQUARE FOOT		
FIN	FINISH	PSI	POUNDS PER SQUARE INCH		
FLR	FLOOR	PSIA	PSI ABSOLUTE		
FLUOR	FLUORESCENT	PSIG	PSI GAUGE		
FOC	FACE OF CONCRETE	PTD	PAINTED		
FOM	FACE OF MASONRY	PVC	POLYVINYL CHLORIDE		
FPM	FEET PER MINUTE	PVMT	PAVEMENT		
FT	FIRE TREATED/FOOT/FEET	PWR	POWER		
FTG	FOOTING				
FUT	FUTURE				
FV	FLUSH VALVE/FIELD VERIFY				



PROJECT:
134-53 MAPLE AVE,
QUEENS, NY 11355

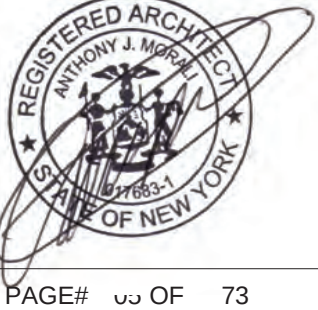
DOB NOW JOB#: Q00498832-11

TITLE:

GENERAL NOTES

SCALE: AS NOTED

SEAL:

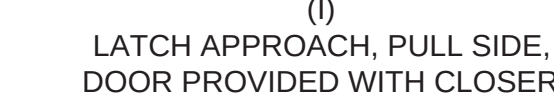
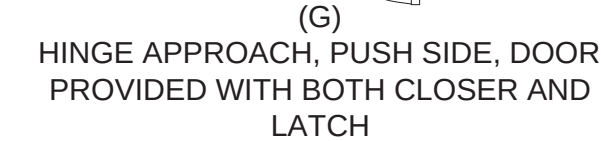
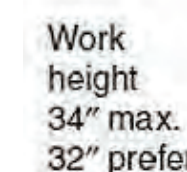
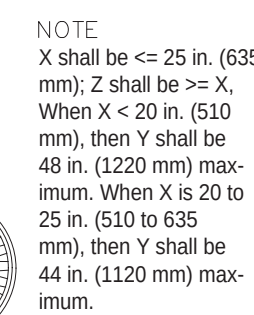
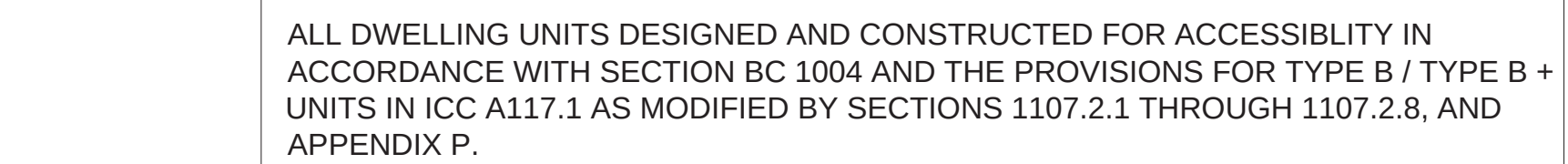


Date 03.13.2023
Project Number -
Drawn By YJ
Checked By AM

A001.00



STRUCTURAL ENGINEER:



MEP ENGINEER:

136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

"THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES."

[illegible]

DOB NOW JOB#: Q00498832-I1

TITLE:

ADA DIAGRAM

SCALE: AS NOTED

SEAL:

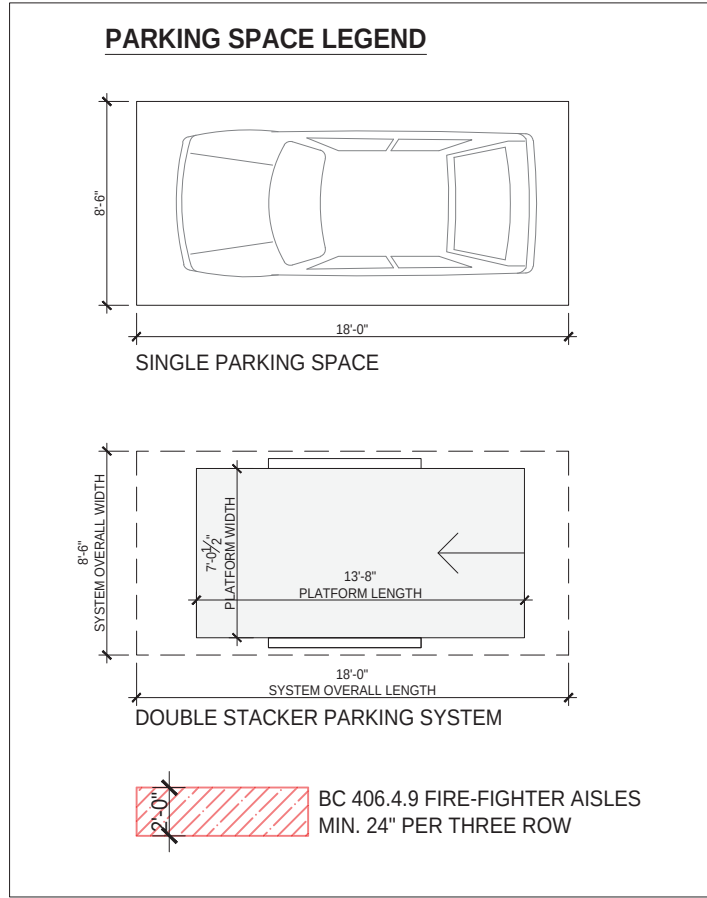
Date	03.13.2023
------	------------

Project Number	-
----------------	---

Drawn By	YJ
Checked By	AM

A003.00

PAGE# 51 OF 73



STRUCTURAL ENGINEER:

MEP ENGINEER:

EJC
ENGINEERING

136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

COPYRIGHT (C)
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT.
THIS AND ALL DOCUMENTS PRODUCED BY THIS FIRM UNDER THIS AGREEMENT SHALL REMAIN THE SOLE PROPERTY OF THIS FIRM AND MAY NOT BE USED, COPIED, CHANGED OR DISTRIBUTED BY THE CLIENT OR OTHERS WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	03.13.23

PROJECT:

**134-53 MAPLE AVE,
QUEENS, NY 11355**

DOB NOW JOB#: Q00498832-11

TITLE:

**Floor Plan
(Cellar)**

SCALE: AS NOTED

SEAL:

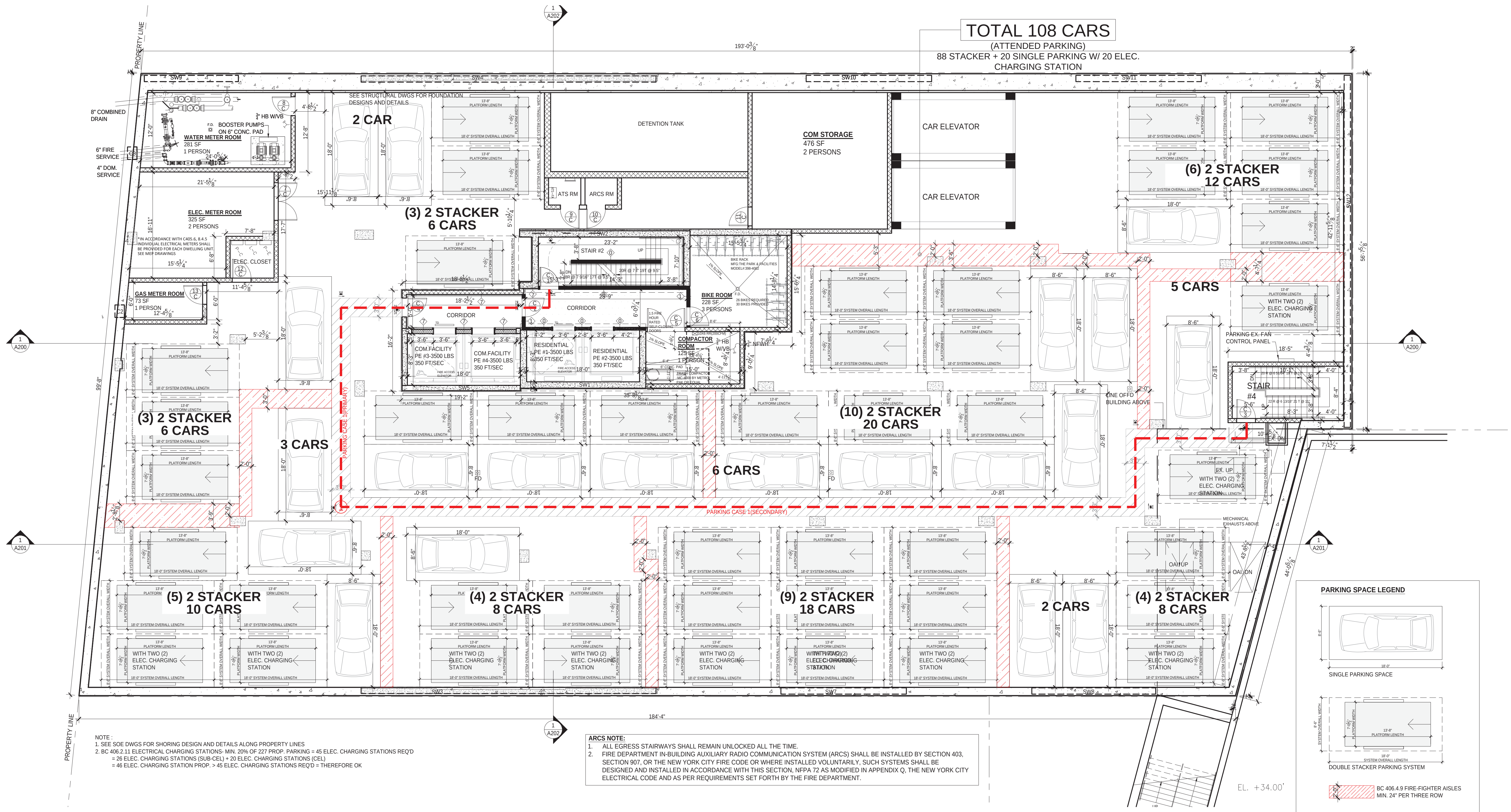
Date 08.08.24
Project Number
Drawn By Y3 CL
Checked By AM

A102.00

PAGE# 09 OF 73

TOTAL 108 CARS

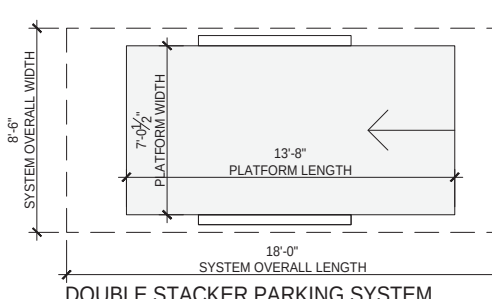
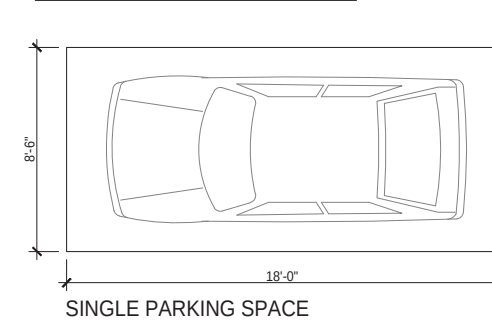
(ATTENDED PARKING)
88 STACKER + 20 SINGLE PARKING W/ 20 ELEC.
CHARGING STATION



NOTE:
1. SEE SOE DWGS FOR SHORING DESIGN AND DETAILS ALONG PROPERTY LINES
2. BC 406.2.11 ELECTRICAL CHARGING STATIONS- MIN. 20% OF 227 PROP. PARKING = 45 ELEC. CHARGING STATIONS REQ'D
= 26 ELEC. CHARGING STATIONS (SUB-CEL) + 19 ELEC. CHARGING STATIONS (CE)
= 46 ELEC. CHARGING STATION PROP. > 45 ELEC. CHARGING STATIONS REQ'D = THEREFORE OK

ARCS NOTE:
1. ALL EGRESS STAIRWAYS SHALL REMAIN UNLOCKED ALL THE TIME.
2. FIRE DEPARTMENT IN-BUILDING AUXILIARY RADIO COMMUNICATION SYSTEM (ARCS) SHALL BE INSTALLED BY SECTION 403, SECTION 907, OR THE NEW YORK CITY FIRE CODE OR WHERE INSTALLED VOLUNTARILY, SUCH SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS SECTION, NFPA 72 AS MODIFIED IN APPENDIX Q, THE NEW YORK CITY ELECTRICAL CODE AND AS PER REQUIREMENTS SET FORTH BY THE FIRE DEPARTMENT.

PARKING SPACE LEGEND



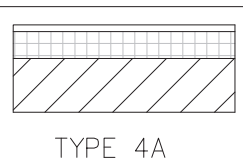
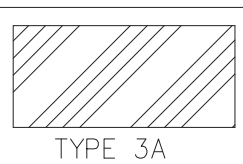
BC 406.4.9 FIRE-FIGHTER AISLES
MIN. 24" PER THREE ROW

1 CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"

GFA : 19,086.9 SF
ZFA :

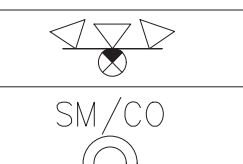
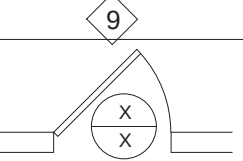
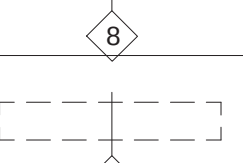
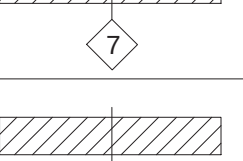
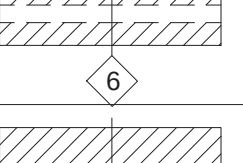
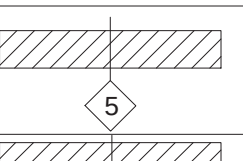
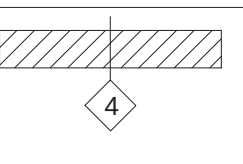
EXTERIOR WALL TYPE LEGEND

	TYPE 1A-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" O.C. WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 1B-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 12" REINFORCED CONCRETE WALL
	TYPE 1C-2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" O.C. WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 1D-2" XPS RIGID INSULATION BOARD(R-10) ATTACHED TO BACK UP WALL OF 16" OR 20" REINFORCED CONCRETE FOUNDATION WALL
	TYPE 2A-1" METAL PANEL RAINSCREEN + 4" M.W. SEMI RIGID INSULATION BOARD(R-17.2) ATTACHED TO BACK UP WALL OF 8" CMU WALL
	TYPE 2B-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" CMU WALL AND (1) LAYER OF 8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @ 16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 2C-2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" CMU WALL AND (1) LAYER OF 8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @ 16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB

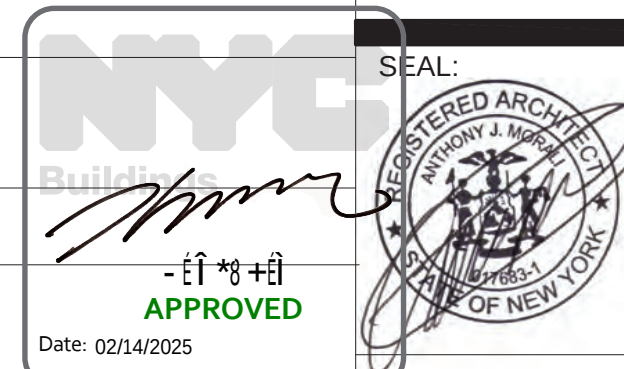


INTERIOR WALL TYPE LEGEND

	TYPE 3A-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF (1) LAYER OF 8" EXTERIOR SHEATING ON EXTERIOR SIDE AND (1) LAYER OF 8" TYPE X GYP BD ON INTERIOR SIDE OF 6" METAL STUDS, 16 GA @ 16" O.C. WITH 6" M.W. BATT INSULATION(R-24) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 4A-GLAZED 1" OPAQUE I.G.U. + 1.5" XPS RIGID INSULATION BOARD(R-7.5) + 2 1/2" METAL STUDS, 24 GA @ 16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) + (1) LAYER OF 8" TYPE X GYP BD TO UNDERSIDE OF CONCRETE SLAB
	CAST IN PLACE CONCRETE WALL
	CONCRETE MASONRY WALL
	2 HOUR FIRE RATED PARTITION MASONRY EQUIVALENT - (1) LAYER OF 8" IMPACT RESISTANCE GYP BD WHICH MEETS OR EXCEEDS HARD BODY IMPACT CLASSIFICATION LEVEL 3 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M AND (1) LAYER OF 8" TYPE X GYP BD ON BOTH SIDES OF 3 1/2" METAL STUDS, 20 GA, 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED PARTITION - (2) LAYERS OF 8" TYPE X GYP BD ON BOTH SIDES OF 3 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED PARTITION - (2) LAYERS OF 8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED SHAFT WALL - (1) LAYER OF 8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS W/1"x24" TYPE X GYP PANEL INSERTED BETWEEN 2 1/2" FLOOR AND CEILING TRACK



	1 HOUR FIRE RATED PARTITION - (1) LAYER OF 8" TYPE X GYP BD ON BOTH SIDES OF 3 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	1 HOUR FIRE RATED PARTITION - (1) LAYER OF 8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	1 HOUR FIRE RATED PARTITION - (1) LAYER OF 8" TYPE X GYP BD ON ROOM SIDES OF (2) SETS OF 2 1/2" METAL STUDS, X" APART, 20 GA, @ 16" O.C. W/2" BATT INSULATIONS TO UNDERSIDE OF CONCRETE SLAB
	INTERIOR FURRING PARTITION - (1) LAYER OF 8" TYPE X GYP BD ON ROOM SIDE OF 2 1/2" METAL STUDS 20 GA, 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	INTERIOR FURRING PARTITION - (1) LAYER OF 8" TYPE X GYP BD ON ROOM SIDE OF 8" METAL FURRING STRIPS 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	INTERIOR KNEE WALL PARTITION - (1) LAYER OF 8" TYPE X GYP BD ON BOTH SIDES OF 3 1/2" METAL STUDS 16" O.C. TO UNDER SIDE OF COUNTER TOP
	DOOR AS SPECIFIED. SEE DOOR SCHEDULE
	EXIT SIGN & EMERGENCY LIGHT W/ (1-1/2)HR BATTERY PACK
	SMOKE AND CARBON MONOXIDE DETECTOR



STRUCTURAL ENGINEER:

MEP ENGINEER:

EJC
ENGINEERING

136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

COPYRIGHT (C)
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT.
This and all documents produced by this firm under this agreement shall remain the sole property of this firm and may not be used, copied, changed or distributed by the client or others without the written consent of this firm.
INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

"THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES."

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	03.13.23

PROJECT:

**134-53 MAPLE AVE,
QUEENS, NY 11355**

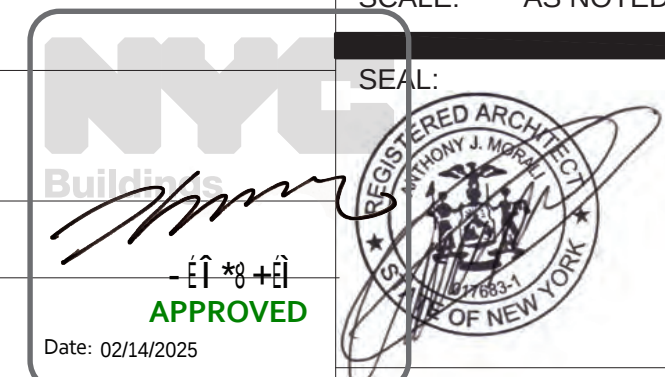
DOB NOW JOB#: Q00498832-11

TITLE:

**Floor Plan
(1st Floor)**

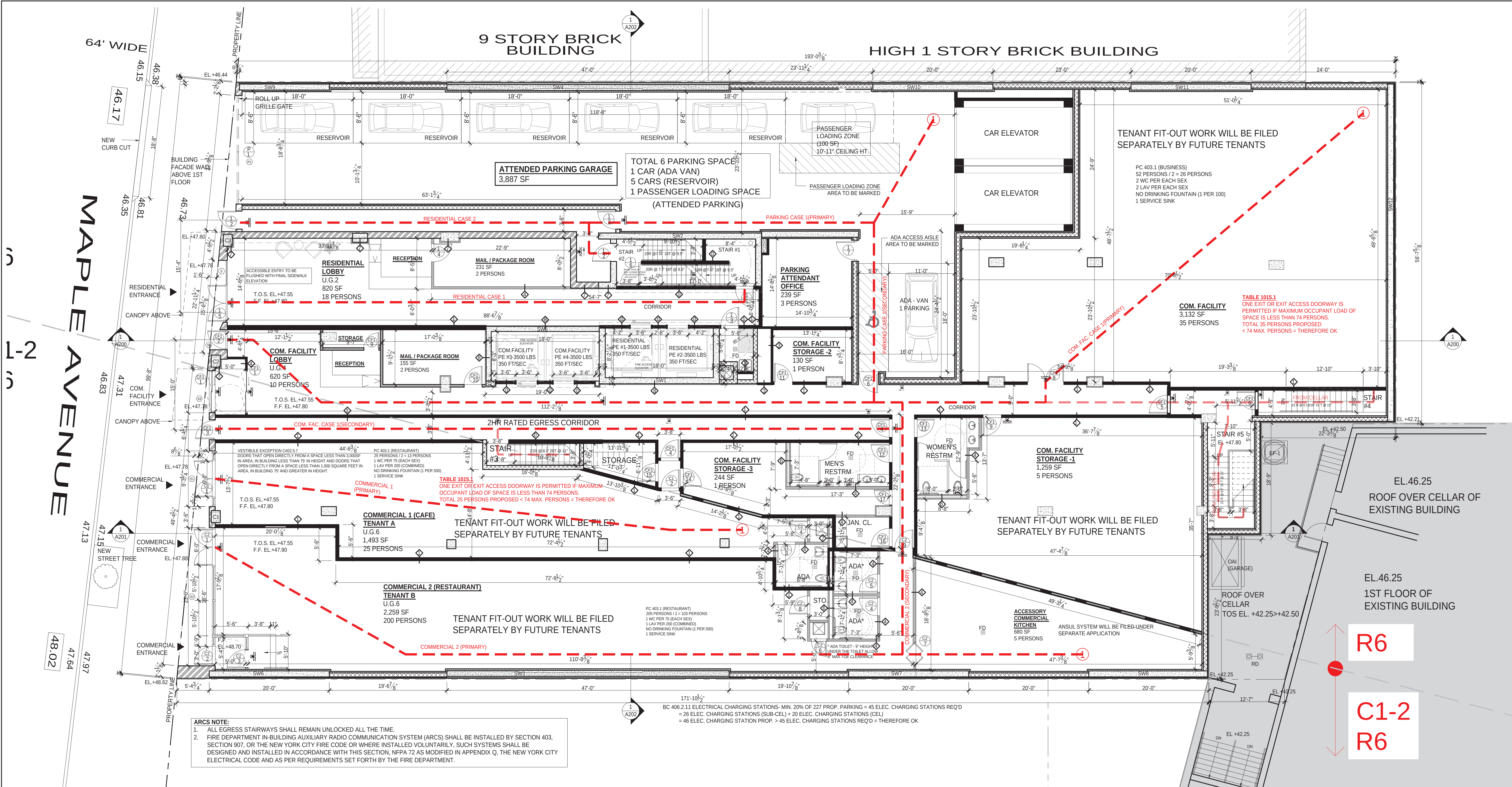
SCALE: AS NOTED

SEAL:



Date 08.08.24
Project Number
Drawn By Y3 CL
Checked By AM

A103.00



1st FLOOR PLAN
SCALE : 1/8" = 1'-0"
GFA : 18,250.68 SF
ZFA : RESIDENTIAL 1,887.16 SF
COMM. FACILITY 7,855.84 SF
COMMERCIAL 4,588.1 SF

EXTERIOR WALL TYPE LEGEND

	TYPE 1A
	TYPE 1B
	TYPE 1C
	TYPE 1D
	TYPE 2A
	TYPE 2B
	TYPE 2C

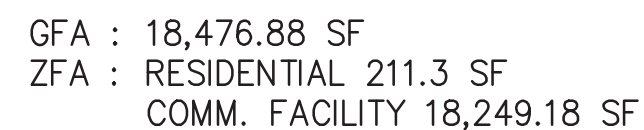
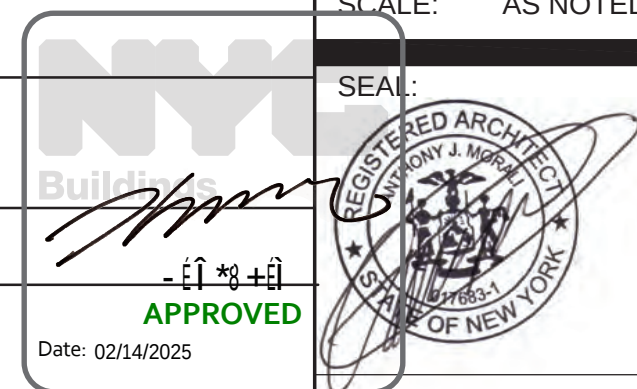
INTERIOR WALL TYPE LEGEND

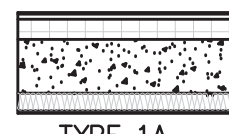
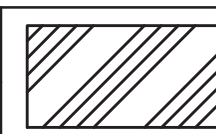
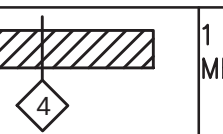
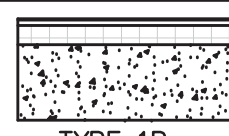
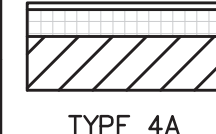
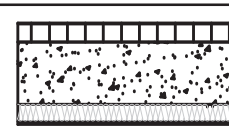
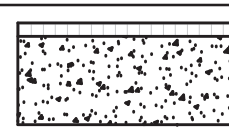
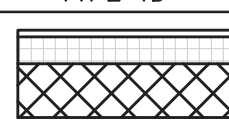
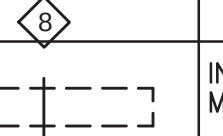
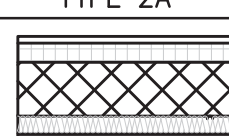
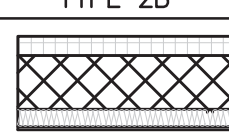
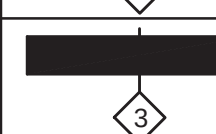
	TYPE 3A
	TYPE 4A
	TYPE 5A
	TYPE 6A
	TYPE 7A
	TYPE 8A
	TYPE 9A
	TYPE 10A

	TYPE 11A
	TYPE 12A
	TYPE 13A
	TYPE 14A
	TYPE 15A
	TYPE 16A
	TYPE 17A
	TYPE 18A
	TYPE 19A

[illegible]

	A104.00
---	---------



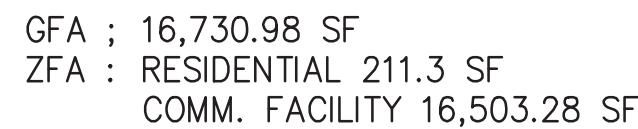
EXTERIOR WALL TYPE LEGEND		INTERIOR WALL TYPE LEGEND			
 TYPE 1A	TYPE 1A-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 5/8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" OC WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB	 TYPE 3A	TYPE 3A-1" METAL PANEL RAIN SCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF (1)LAYER OF 5/8" EXTERIOR SHEATING ON EXTERIOR SIDE AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 6" METAL STUDS, 16 GA @16" O.C. WITH 6" M.W. BATT INSULATION(R-24) TO UNDERSIDE OF CONCRETE SLAB		1 HOUR FIRE RATED PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
 TYPE 1B	TYPE 1B-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 12" REINFORCED CONCRETE WALL	 TYPE 4A	TYPE 4A-GLAZED 1" OPAQUE I.G.U. + 1.5" XPS RIGID INSULATION BOARD(R-7.5) + 2 1/2" METAL STUDS, 24 GA @ 16" O.C WITH 2.5" M.W. BATT INSULATION(R-10) + (1) LAYER OF 5/8" TYPE X GYP BD TO UNDERSIDE OF CONCRETE SLAB		1 HOUR FIRE RATED PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
 TYPE 1C	TYPE 1C-2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 5/8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" OC WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB	INTERIOR WALL TYPE LEGEND			1 HOUR FIRE RATED PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON ROOM SIDES OF (2) SECTIONS OF 2 1/2" METAL STUDS, X" APART, 20 GA, @ 16" O.C. W/2" BATT INSULATIONS TO UNDERSIDE OF CONCRETE SLAB
 TYPE 1D	TYPE 1D-2" XPS RIGID INSULATION BOARD(R-10) ATTACHED TO BACK UP WALL OF 16" OR 20" REINFORCED CONCRETE FOUNDATION WALL				CAST IN PLACE CONCRETE WALL
 TYPE 2A	TYPE 2A-1" METAL PANEL RAIN SCRTREEN + 4" M.W. SEMI RIGID INSULATION BOARD(R-17.2) ATTACHED TO BACK UP WALL OF 8" CMU WALL		CONCRETE MASONRY WALL		INTERIOR FURRING PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON ROOM SIDE OF 5/8" METAL FURRING STRIPS 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
 TYPE 2B	TYPE 2B-1" METAL PANEL RAIN SCRTREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB		2 HOUR FIRE RATED PARTITION MASONRY EQUIVALENT - (1) LAYER OF 5/8" IMPACT RESISTANCE GYP BD WHICH MEETS OR EXCEEDS HARD BODY IMPACT CLASSIFICATION LEVEL 3 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M AND (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDE OF 3 5/8" METAL STUDS, 20 GA, 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB		INTERIOR KNEE WALL PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 16" O.C. TO UNDER SIDE OF COUNTER TOP
 TYPE 2C	TYPE 2C-2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB		2 HOUR FIRE RATED PARTITION - (2) LAYERS OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB		DOOR AS SPECIFIED. SEE DOOR SCHEDULE
			2 HOUR FIRE RATED PARTITION - (2) LAYERS OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB		EXIT SIGN & EMERGENCY LIGHT W/ (1-1/2HR BATTERY PACK)
			2 HOUR FIRE RATED SHAFT WALL - (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS W/1"x24" TYPE X GYP PANEL INSERTED BETWEEN 2 1/2" FLOOR AND CEILING TRACK		SMOKE AND CARBON MONOXIDE DETECTOR



Building Science Corporation

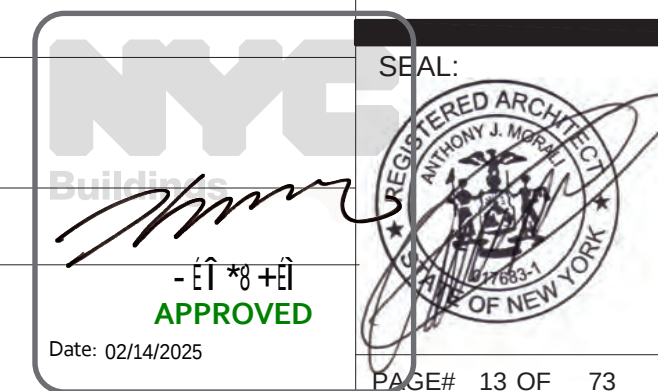
APPROVE

Date: 02/14/2025

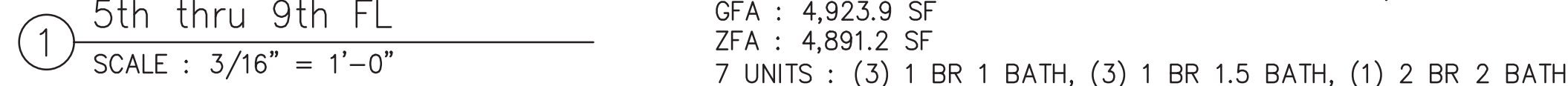


EXTERIOR WALL TYPE LEGEND		INTERIOR WALL TYPE LEGEND			
	TYPE 1A—1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 5/8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" OC WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB		TYPE 3A—1" METAL PANEL RAIN SCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF (1)LAYER OF 5/8" EXTERIOR SHEATING ON EXTERIOR SIDE AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 6" METAL STUDS, 16 GA @16" O.C. WITH 6" M.W. BATT INSULATION(R-24) TO UNDERSIDE OF CONCRETE SLAB		1 HOUR FIRE RATED PARTITION – (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	TYPE 1B—1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 12" REINFORCED CONCRETE WALL		TYPE 4A—GLAZED 1" OPAQUE I.G.U. + 1.5" XPS RIGID INSULATION BOARD(R-7.5) + 2 1/2" METAL STUDS, 24 GA @ 16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) + (1) LAYER OF 5/8" TYPE X. GYP BD TO UNDERSIDE OF CONCRETE SLAB		1 HOUR FIRE RATED PARTITION – (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	TYPE 1C—2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 5/8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" OC WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB		CAST IN PLACE CONCRETE WALL		1 HOUR FIRE RATED PARTITION – (1) LAYER OF 5/8" TYPE X GYP BD ON ROOM SIDES OF (2) SETS OF 2 1/2" METAL STUDS, X" APART, 20 GA, @ 16" O.C. W/2" BATT INSULATIONS TO UNDERSIDE OF CONCRETE SLAB
	TYPE 1D—2" XPS RIGID INSULATION BOARD(R-10) ATTACHED TO BACK UP WALL OF 16" OR 20" REINFORCED CONCRETE FOUNDATION WALL		CONCRETE MASONRY WALL		INTERIOR FURRING PARTITION – (1) LAYER OF 5/8" TYPE X GYP BD ON ROOM SIDE OF 2 1/2" METAL STUDS 20 GA, 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	TYPE 2A—1" METAL PANEL RAIN SCREEN + 4" M.W. SEMI RIGID INSULATION BOARD(R-17.2) ATTACHED TO BACK UP WALL OF 8" CMU WALL		2 HOUR FIRE RATED PARTITION MASONRY EQUIVALENT – (1) LAYER OF 5/8" IMPACT RESISTANCE GYP BD WHICH MEETS OR EXCEEDS HARD BODY IMPACT CLASSIFICATION LEVEL 3 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M AND (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDE OF 3 5/8" METAL STUDS, 20 GA, 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB		INTERIOR FURRING PARTITION – (1) LAYER OF 5/8" TYPE X GYP BD ON ROOM SIDE OF 5/8" METAL FURRING STRIPS 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	TYPE 2B—1" METAL PANEL RAIN SCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB		2 HOUR FIRE RATED PARTITION – (2) LAYERS OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB		INTERIOR KNEE WALL PARTITION – (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 16" O.C. TO UNDER SIDE OF COUNTER TOP
	TYPE 2C—2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB		2 HOUR FIRE RATED PARTITION – (2) LAYERS OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB		DOOR AS SPECIFIED. SEE DOOR SCHEDULE
	TYPE 2D—2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB		2 HOUR FIRE RATED SHAFT WALL – (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS W/1"x24" TYPE X GYP PANEL INSERTED BETWEEN 2 1/2" FLOOR AND CEILING TRACK		EXIT SIGN & EMERGENCY LIGHT W/ (1-1/2HR BATTERY PACK)
	TYPE 2E—2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB		2 HOUR FIRE RATED SHAFT WALL – (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS W/1"x24" TYPE X GYP PANEL INSERTED BETWEEN 2 1/2" FLOOR AND CEILING TRACK		SMOKE AND CARBON MONOXIDE DETECTOR

Date: 02/14/2025
APPROVED



H



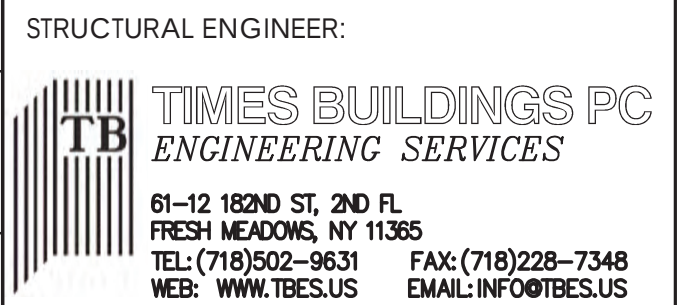
GFA : 4,923.9 SF
ZFA : 4,891.2 SF
7 UNITS : (3) 1 BR 1 BATH, (3) 1 BR 1.5 BATH, (1) 2 BR 2 BATH

ARCS NOTE:

1. ALL EGRESS STAIRWAYS SHALL REMAIN UNLOCKED ALL THE TIME.
2. FIRE DEPARTMENT IN-BUILDING AUXILIARY RADIO COMMUNICATION SYSTEM (ARCS) SHALL BE INSTALLED BY SECTION 403, SECTION 907, OR THE NEW YORK CITY FIRE CODE OR WHERE INSTALLED VOLUNTARILY, SUCH SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS SECTION, NFPA 72 AS MODIFIED IN APPENDIX Q, THE NEW YORK CITY ELECTRICAL CODE AND AS PER REQUIREMENTS SET FORTH BY THE FIRE DEPARTMENT.

TYPE 1A	TYPE 1A-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 5/8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" OC WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
TYPE 1B	TYPE 1B-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 12" REINFORCED CONCRETE WALL
TYPE 1C	TYPE 1C-2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 5/8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" OC WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
TYPE 1D	TYPE 1D-2" XPS RIGID INSULATION BOARD(R-10) ATTACHED TO BACK UP WALL OF 16" OR 20" REINFORCED CONCRETE FOUNDATION WALL
TYPE 2A	TYPE 2A-1" METAL PANEL RAIN SCREEN + 4" M.W. SEMI RIGID INSULATION BOARD(R-17.2) ATTACHED TO BACK UP WALL OF 8" CMU WALL
TYPE 2B	TYPE 2B-1" METAL PANEL RAIN SCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
TYPE 2C	TYPE 2C-2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
TYPE 3A	TYPE 3A-1" METAL PANEL RAIN SCREEN +3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF (1)LAYER OF 5/8" EXTERIOR SHEATING ON EXTERIOR SIDE AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 6" METAL STUDS, 16 GA @16" O.C. WITH 6" M.W. BATT INSULATION(R-24) TO UNDERSIDE OF CONCRETE SLAB
TYPE 4A	TYPE 4A-GLAZED 1" OPAQUE I.G.U. + 1.5" XPS RIGID INSULATION BOARD(R-7.5) + 2 1/2" METAL STUDS, 24 GA @ 16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) + (1) LAYER OF 5/8" TYPE X GYP BD TO UNDERSIDE OF CONCRETE SLAB

	CAST IN PLACE CONCRETE WALL
	2 HOUR FIRE RATED PARTITION MASONRY EQUIVALENT – (1) LAYER OF $\frac{5}{8}$ " IMPACT RESISTANCE GYP BD WHICH MEETS OR EXCEEDS HARD BODY IMPACT CLASSIFICATION LEVEL 3 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M AND (1) LAYER OF $\frac{3}{8}$ " TYPE X GYP BD ON BOTH SIDE OF 3 $\frac{5}{8}$ " METAL STUDS, 20 GA, 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED PARTITION – (2) LAYERS OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 3 $\frac{5}{8}$ " METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED PARTITION – (2) LAYERS OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 2 $\frac{1}{2}$ " METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED SHAFT WALL – (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 2 $\frac{1}{2}$ " METAL STUDS W/1"x24" TYPE X GYP PANEL INSERTED BETWEEN 2 $\frac{1}{2}$ " FLOOR AND CEILING TRACK
	1 HOUR FIRE RATED PARTITION – (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 3 $\frac{5}{8}$ " METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	1 HOUR FIRE RATED PARTITION – (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 2 $\frac{1}{2}$ " METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	1 HOUR FIRE RATED PARTITION – (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON ROOM SIDES OF (2) SETS OF 2 $\frac{1}{2}$ " METAL STUDS, X" APART, 20 GA, @ 16" O.C. W/2" BATT INSULATIONS TO UNDERSIDE OF CONCRETE SLAB
	INTERIOR FURRING PARTITION – (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON ROOM SIDE OF 2 $\frac{1}{2}$ " METAL STUDS 20 GA, 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	INTERIOR FURRING PARTITION – (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON ROOM SIDE OF $\frac{1}{2}$ " METAL FURRING STRIPS 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	INTERIOR KNEE WALL PARTITION – (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 3 $\frac{3}{8}$ " METAL STUDS 16" O.C. TO UNDER SIDE OF COUNTER TOP
	DOOR AS SPECIFIED. SEE DOOR SCHEDULE
	EXIT SIGN & EMERGENCY LIGHT W/ (1-1/2HR BATTERY PACK)
	SMOKE AND CARBON MONOXIDE DETECTOR



MEP ENGINEER:

EJC
ENGINEERING

136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

COPYRIGHT (C)
THESE PLAN ARE AN INSTRUMENT OF SERVICE AND ARE
THE PROPERTY OF THE ARCHITECT.
THIS PLAN AND DOCUMENT ARE THE PROPERTY OF THIS FIRM UNDER THIS
AGREEMENT shall remain the sole property of this firm and may not
be used, copied, changed or distributed by the client or others
without the written consent of the ARCHITECT. VIOLATION OF THESE
INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND
MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR
FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES
SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR
ANY ERROR OR NEGLIGENCE ON HIS PART.

"THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON
THE APPLICATION SPECIFICATION SHEET. ALL OTHER
MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO
BE CONSIDERED MADE AS EITHER BEING APPROVED OR IN
ACCORDANCE WITH APPLICABLE CODES."

[illegible]

PROJECT:

**134-53 MAPLE AVE,
QUEENS, NY 11355**

DOB NOW JOB#: Q00498832-I1

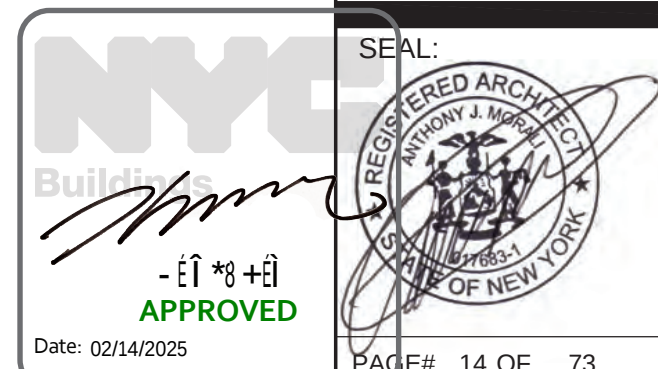
TITLE:

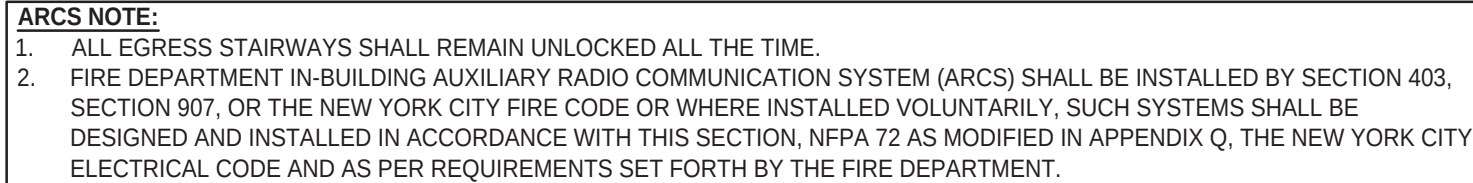
Floor Plan
(5th thru 9th Floor)

SCALE: AS NOTED

	Date	08.08.24
	Project Number	
	Drawn By	YJ CL
	Checked By	AM

A107.00



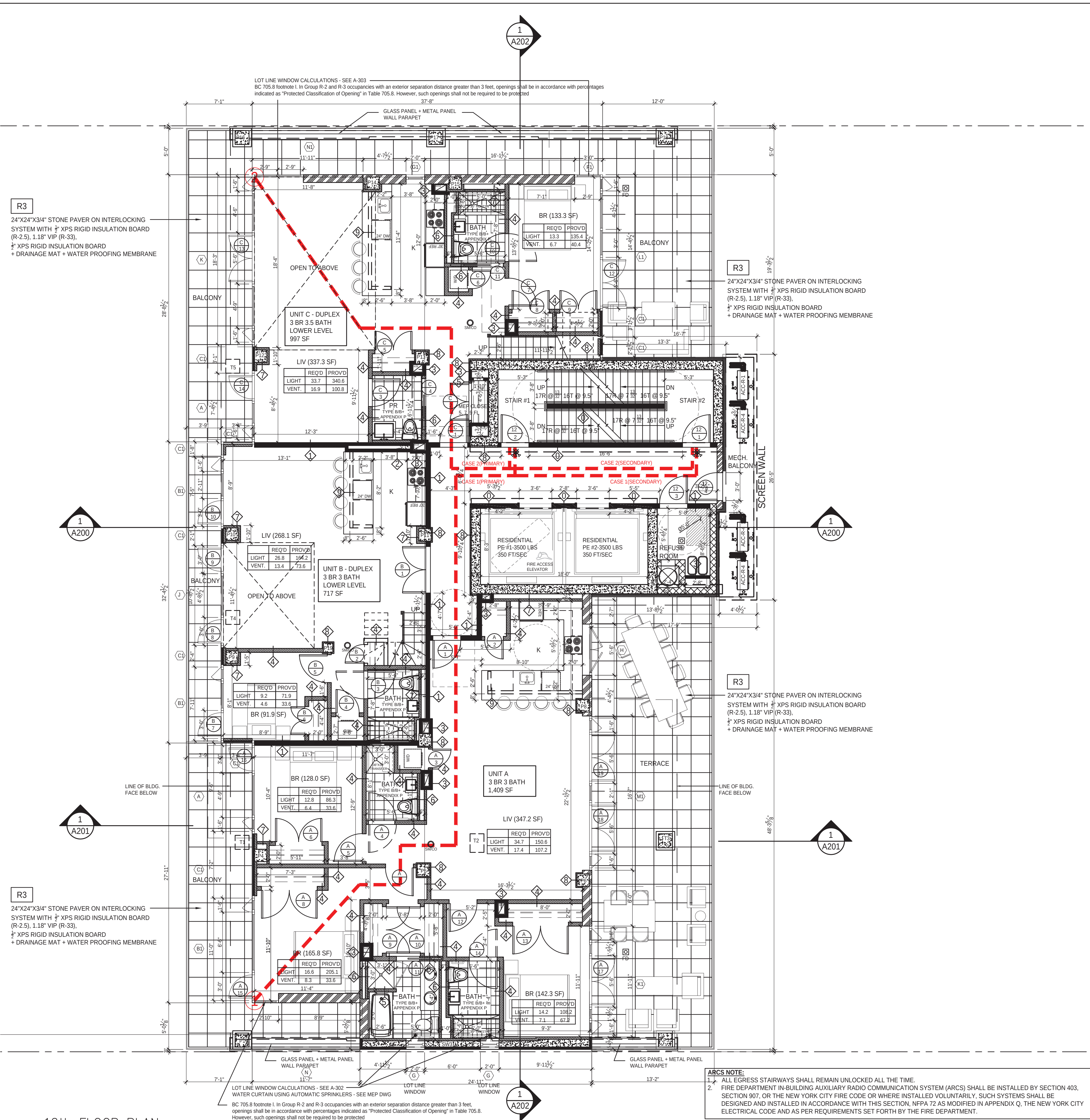
PAGE# 15 OF 73



ARCS NOTE:

1. ALL EGRESS STAIRWAYS SHALL REMAIN UNLOCKED ALL THE TIME.
2. FIRE DEPARTMENT IN-BUILDING AUXILIARY RADIO COMMUNICATION SYSTEM (ARCS) SHALL BE INSTALLED BY SECTION 403, SECTION 907, OR THE NEW YORK CITY FIRE CODE OR WHERE INSTALLED VOLUNTARILY, SUCH SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS SECTION, NFPA 72 AS MODIFIED IN APPENDIX Q, THE NEW YORK CITY ELECTRICAL CODE AND AS PER REQUIREMENTS SET FORTH BY THE FIRE DEPARTMENT.

MORALI ARCHITECTS 505 8TH AVENUE, SUITE 2022 NEW YORK, NY 10018 MORALIARCHITECTURE.COM 212.219.2091		
STRUCTURAL ENGINEER:		
TB	TIMES BUILDINGS PC ENGINEERING SERVICES 61-12 182ND ST, 2ND FL FRESH MEADOWS, NY 11365 TEL: (718)502-9631 FAX: (718)228-7348 WEB: WWW.TBES.US EMAIL: INFO@TBES.US	
MEP ENGINEER:		
EJC ENGINEERING	136-18 39TH AVE, UNIT 703 FLUSHING, NY 11354 Tel: 718-353-8010 Email: info@ejceng.com	
COPYRIGHT (C) THESE PLAN ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. This and all documents produced by this firm under this agreement shall remain the sole property of this firm and may not be used, copied, changed or distributed by the client or others without the written consent of this firm. INFRINGEMENTS WILL BE PROSECUTED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART. "THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES."		
No.	Description	Date
1	ISSUED FOR CONSTRUCTION	03.13.23
PROJECT:		
134-53 MAPLE AVE, QUEENS, NY 11355		
DOB NOW JOB#: Q00498832-1I		
TITLE:		
Floor Plan (11th Floor)		
SCALE: AS NOTED		
SEAL: REGISTERED ARCHITECT ANTHONY J. MORALI STATE OF NEW YORK	Date 08.08.24 Project Number Drawn By YJ CL Checked By AM	
A109.00		
PAGE# 16	OF 17	73



EXTERIOR WALL TYPE LEGEND

	TYPE 1A	TYPE 1A-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 5/8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" OC WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 1B	TYPE 1B-1" METAL PANEL RAINSCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 12" REINFORCED CONCRETE WALL
	TYPE 1C	TYPE 1C-2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" OR 10" OR 12" REINFORCED CONCRETE WALL AND (1) LAYER OF 5/8" TYPE X GYP. BD. ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 16 GA @ 16" OC WITH 2 1/2" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 1D	TYPE 1D-2" XPS RIGID INSULATION BOARD(R-10) ATTACHED TO BACK UP WALL OF 16" OR 20" REINFORCED CONCRETE FOUNDATION WALL
	TYPE 2A	TYPE 2A-1" METAL PANEL RAIN SCREEN + 4" M.W. SEMI RIGID INSULATION BOARD(R-17.2) ATTACHED TO BACK UP WALL OF 8" CMU WALL
	TYPE 2B	TYPE 2B-1" METAL PANEL RAIN SCREEN + 3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 2C	TYPE 2C-2" XPS RIGID INSULATION BOARD(R-10) PINNED TO BACK UP WALL OF 8" CMU WALL AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 2 1/2" METAL STUDS, 24 GA @16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 3A	TYPE 3A-1" METAL PANEL RAIN SCREEN +3" M.W. SEMI RIGID INSULATION BOARD(R-12.9) ATTACHED TO BACK UP WALL OF (1)LAYER OF 5/8" EXTERIOR SHEATING ON EXTERIOR SIDE AND (1)LAYER OF 5/8" TYPE X GYP BD ON INTERIOR SIDE OF 6" METAL STUDS, 16 GA @16" O.C. WITH 6" M.W. BATT INSULATION(R-24) TO UNDERSIDE OF CONCRETE SLAB
	TYPE 4A	TYPE 4A-GLAZED 1" OPAQUE I.G.U. + 1.5" XPS RIGID INSULATION BOARD(R-7.5) + 2 1/2" METAL STUDS, 24 GA @ 16" O.C. WITH 2.5" M.W. BATT INSULATION(R-10) + (1) LAYER OF 5/8" TYPE X. GYP BD TO UNDERSIDE OF CONCRETE SLAB

INTERIOR WALL TYPE LEGEND

	CAST IN PLACE CONCRETE WALL
	CONCRETE MASONRY WALL
	2 HOUR FIRE RATED PARTITION MASONRY EQUIVALENT - (1) LAYER OF 5/8" IMPACT RESISTANCE GYP BD WHICH MEETS OR EXCEEDS HARD BODY IMPACT CLASSIFICATION LEVEL 3 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M AND (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDE OF 3 5/8" METAL STUDS, 20 GA, 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED PARTITION - (2) LAYERS OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED PARTITION - (2) LAYERS OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED SHAFT WALL - (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS W/1"x24" TYPE X GYP PANEL INSERTED BETWEEN 2 1/2" FLOOR AND CEILING TRACK
	1 HOUR FIRE RATED PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	1 HOUR FIRE RATED PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 2 1/2" METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	1 HOUR FIRE RATED PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON ROOM SIDES OF (2) SETS OF 2 1/2" METAL STUDS, X" APART, 20 GA, @ 16" O.C. W/2" BATT INSULATIONS TO UNDERSIDE OF CONCRETE SLAB
	INTERIOR FURRING PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON ROOM SIDE OF 2 1/2" METAL STUDS 20 GA, 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	INTERIOR FURRING PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON ROOM SIDE OF 1" METAL FURRING STRIPS 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	INTERIOR KNEE WALL PARTITION - (1) LAYER OF 5/8" TYPE X GYP BD ON BOTH SIDES OF 3 5/8" METAL STUDS 16" O.C. TO UNDER SIDE OF COUNTER TOP
	DOOR AS SPECIFIED. SEE DOOR SCHEDULE
	EXIT SIGN & EMERGENCY LIGHT W/ (1-1/2HR BATTERY PACK)
	SMOKE AND CARBON MONOXIDE DETECTOR

MORALI ARCHITECTS
505 8TH AVENUE, SUITE 2022 NEW YORK, NY 10018
MORALIARCHITECTURE.COM
212.219.2091

STRUCTURAL ENGINEER:

TB TIMES BUILDINGS PC
ENGINEERING SERVICES
61-12 182ND ST, 2ND FL.
FRESH MEADOWS, NY 11365
TEL: (718) 502-8631 FAX: (718) 228-7348
WEB: WWW.TBES.US EMAIL: INFO@TBES.US

MEP ENGINEER:

EJC ENGINEERING
136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

COPYRIGHT (C) THESE PLAN ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. This and all documents produced by this firm under this agreement shall remain the sole property of this firm and may not be used, copied, changed or distributed by the client or others without the written consent of this firm. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	03.13.23

PROJECT:

**134-53 MAPLE AVE,
QUEENS, NY 11355**

DOB NOW JOB#: Q00498832-11

TITLE:

**Floor Plan
(12th Floor)**

SCALE: AS NOTED

SEAL:

Date: 02/14/2025

Date: 08.08.24
Project Number
Drawn By Y3 CL
Checked By AM

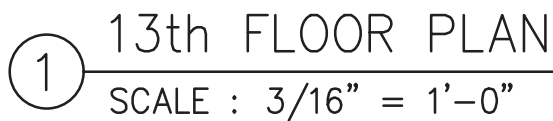
A110.00

PAGE# 17 OF 73

12th FLOOR PLAN
SCALE : 3/16" = 1'-0"

BC 705.8 footnote 1. In Group R-2 and R-3 occupancies with an exterior separation distance greater than 3 feet, openings shall be in accordance with percentages indicated as "Protected Classification of Opening" in Table 705.8. However, such openings shall not be required to be protected.

GFA : 3,869.8 SF
ZFA : 3,833.6 SF
3 UNITS : (1/2) DUPLEX 3 BR 3 BATH, (1/2) DUPLEX 3 BR 3.5 BATH, (1) 3 BR 3 BATH

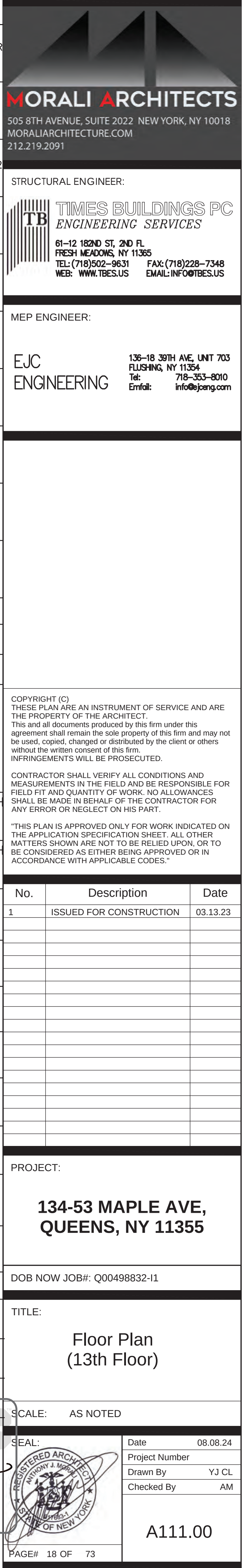


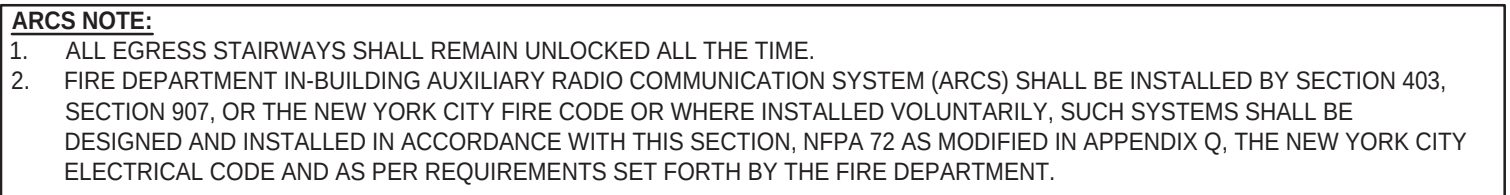
GFA : 3,868.9 SF
ZFA : 3,428.1 SF
3 UNITS : (1/2) DUPLEX 3 BR 3 BATH, (1/2) DUPLEX 3 BR 3.5 BATH, (1) 3 BR 3 BATH

ARCS NOTE:

1. ALL EGRESS STAIRWAYS SHALL REMAIN UNLOCKED ALL THE TIME.
2. FIRE DEPARTMENT IN-BUILDING AUXILIARY RADIO COMMUNICATION SYSTEM (ARCS) SHALL BE INSTALLED BY SECTION 403, SECTION 907, OR THE NEW YORK CITY FIRE CODE OR WHERE INSTALLED VOLUNTARILY, SUCH SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS SECTION, NFPA 72 AS MODIFIED IN APPENDIX Q, THE NEW YORK CITY ELECTRICAL CODE AND AS PER REQUIREMENTS SET FORTH BY THE FIRE DEPARTMENT.

INTERIOR WALL TYPE LEGEND	
	CAST IN PLACE CONCRETE WALL
	CONCRETE MASONRY WALL
	2 HOUR FIRE RATED PARTITION MASONRY EQUIVALENT - (1) LAYER OF $\frac{5}{8}$ " IMPACT RESISTANCE GYP BD WHICH MEETS OR EXCEEDS HARD BODY IMPACT CLASSIFICATION LEVEL 3 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M AND (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDE OF 3 $\frac{5}{8}$ " METAL STUDS, 20 GA, 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED PARTITION - (2) LAYERS OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 3 $\frac{5}{8}$ " METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED PARTITION - (2) LAYERS OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 2 $\frac{1}{2}$ " METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	2 HOUR FIRE RATED SHAFT WALL - (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 2 $\frac{1}{2}$ " METAL STUDS W/1"x24" TYPE X GYP PANEL INSERTED BETWEEN 2 $\frac{1}{2}$ " FLOOR AND CEILING TRACK
	1 HOUR FIRE RATED PARTITION - (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 3 $\frac{5}{8}$ " METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	1 HOUR FIRE RATED PARTITION - (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 2 $\frac{1}{2}$ " METAL STUDS 20 GA, @ 16" O.C. W/4" BATT INSULATION TO UNDERSIDE OF CONCRETE SLAB
	1 HOUR FIRE RATED PARTITION - (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON ROOM SIDES OF (2) SETS OF 2 $\frac{1}{2}$ " METAL STUDS, X" APART, 20 GA, @ 16" O.C. W/2" BATT INSULATIONS TO UNDERSIDE OF CONCRETE SLAB
	INTERIOR FURRING PARTITION - (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON ROOM SIDE OF 2 $\frac{1}{2}$ " METAL STUDS 20 GA, 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	INTERIOR FURRING PARTITION - (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON ROOM SIDE OF $\frac{1}{2}$ " METAL FURRING STRIPS 16" O.C. TO UNDER SIDE OF CONCRETE SLAB
	INTERIOR KNEE WALL PARTITION - (1) LAYER OF $\frac{5}{8}$ " TYPE X GYP BD ON BOTH SIDES OF 3 $\frac{5}{8}$ " METAL STUDS 16" O.C. TO UNDER SIDE OF COUNTER TOP
	DOOR AS SPECIFIED. SEE DOOR SCHEDULE
	EXIT SIGN & EMERGENCY LIGHT W/ (1-1/2HR BATTERY PACK)
	SMOKE AND CARBON MONOXIDE DETECTOR

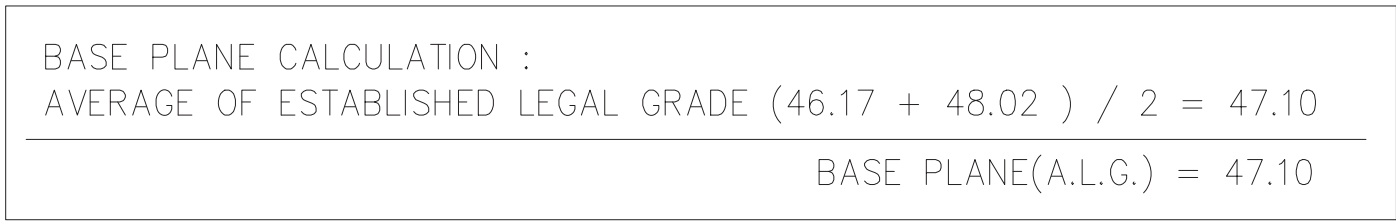


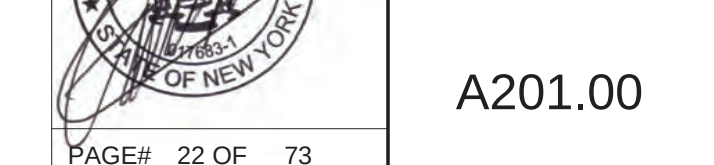
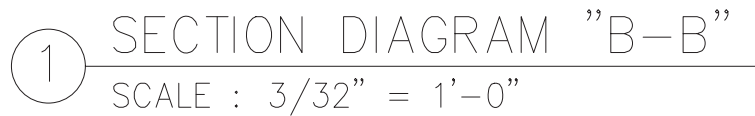


NYC
Building
[Signature]
- E1 *8 + E1
APPROVED
Date: 02/14/2025

Date	06.20.24
Project Number	
Drawn By	
Checked By	

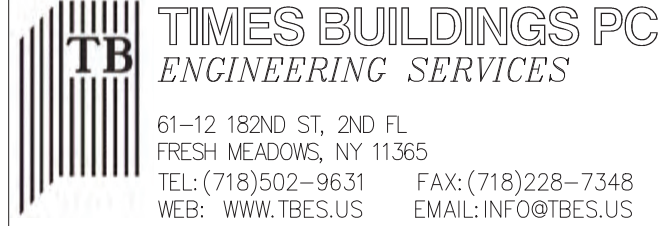
A113.00







STRUCTURAL ENGINEER



MEP ENGINEER:

EJC
ENGINEERING

136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

CD DWGS
IN PROGRESS

COPYRIGHT (C)
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE
THE PROPERTY OF THE ARCHITECT.
This and all documents produced by this firm under this
agreement shall remain the sole property of this firm and may not
be used, copied, changed or distributed by the client or others
without the written consent of this firm.
INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

"THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES."

[illegible]PROJECT
*011

APPROVE

Date: 02/14/202

**134-53 MAPLE AVE,
QUEENS, NY 11355**

DOB NOW JOB#: Q00498832-11

TITLE:

Sections

SCALE: AS NOTED

SEAL:

Date	05.30.24
------	----------

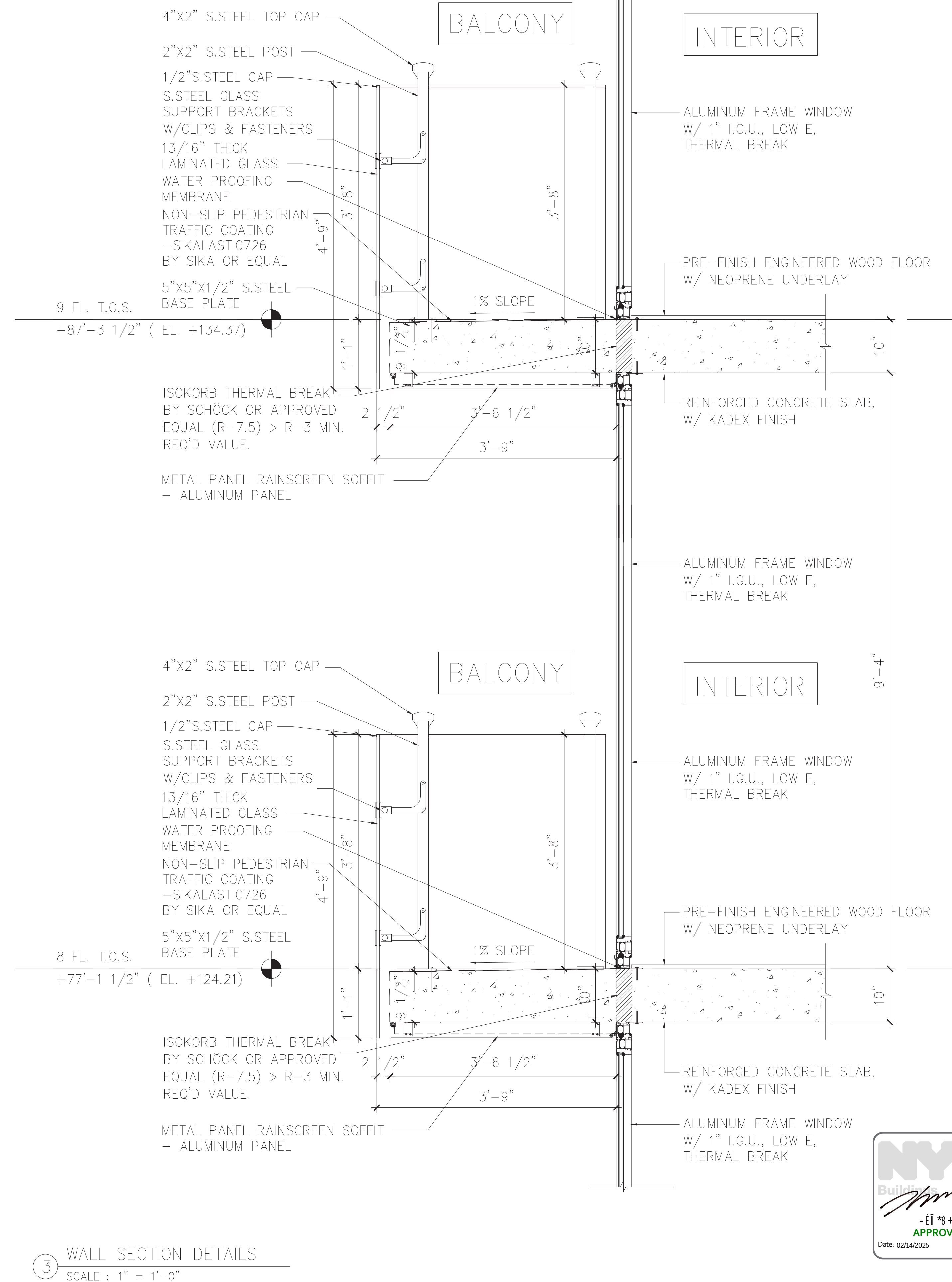
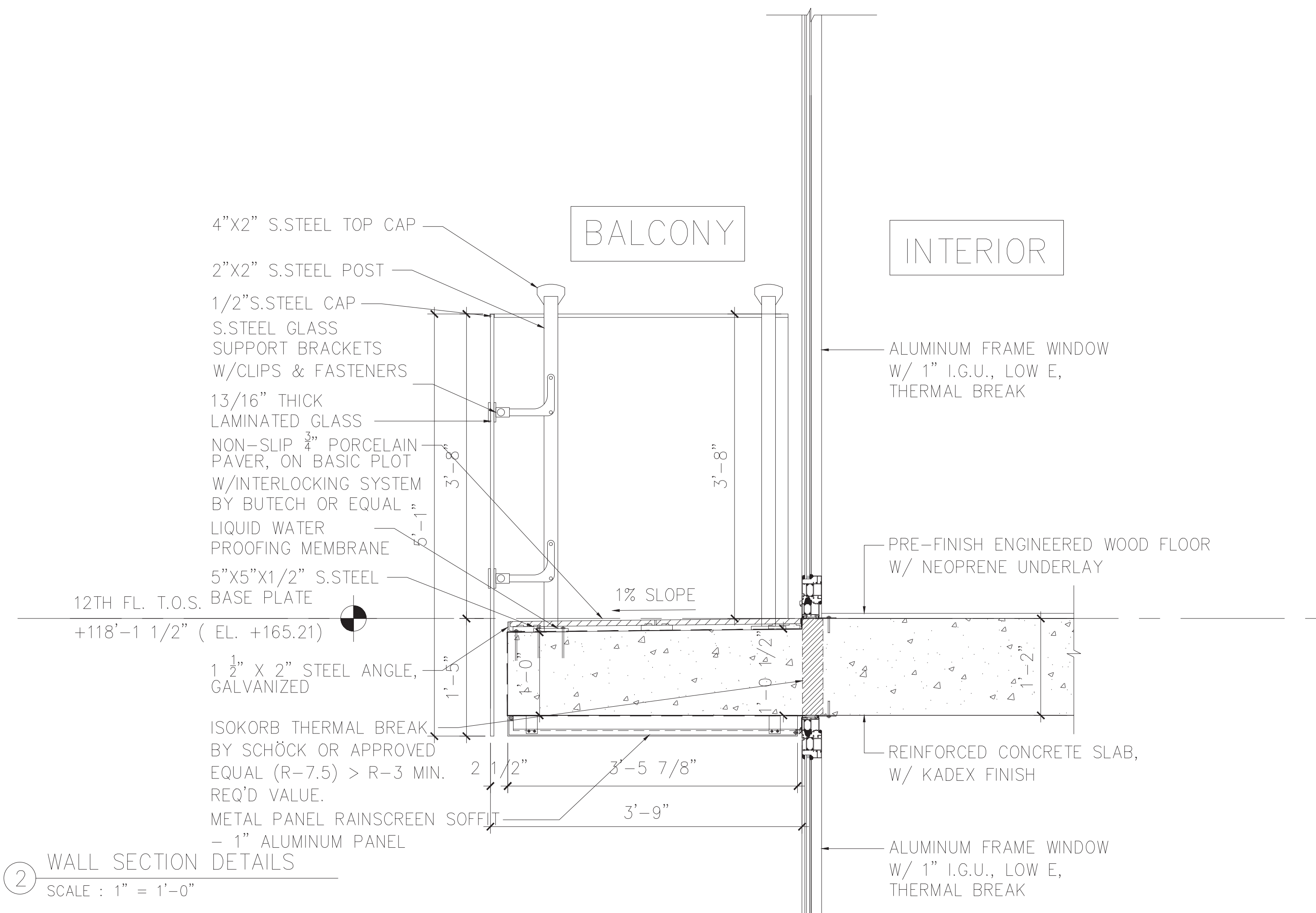
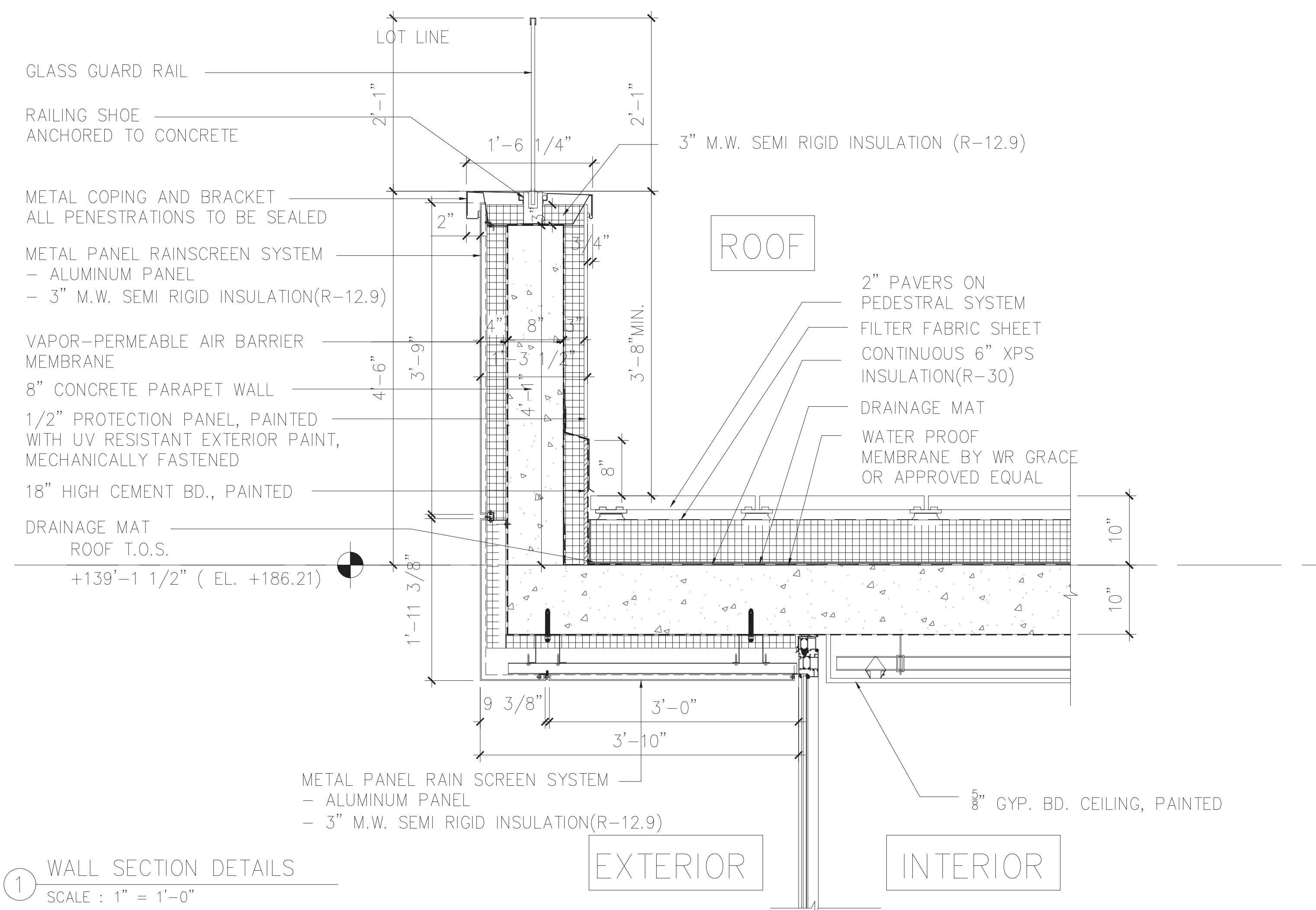
Project Number

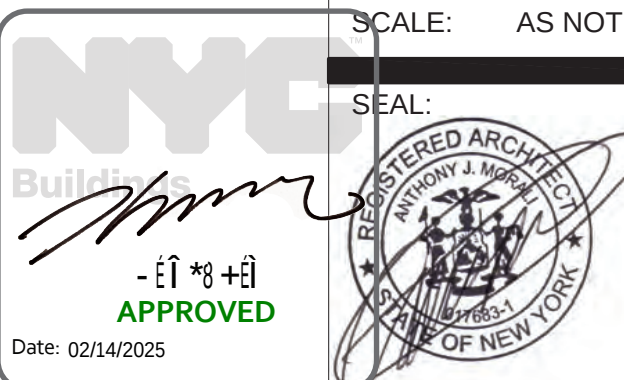
Drawn By

Checked B

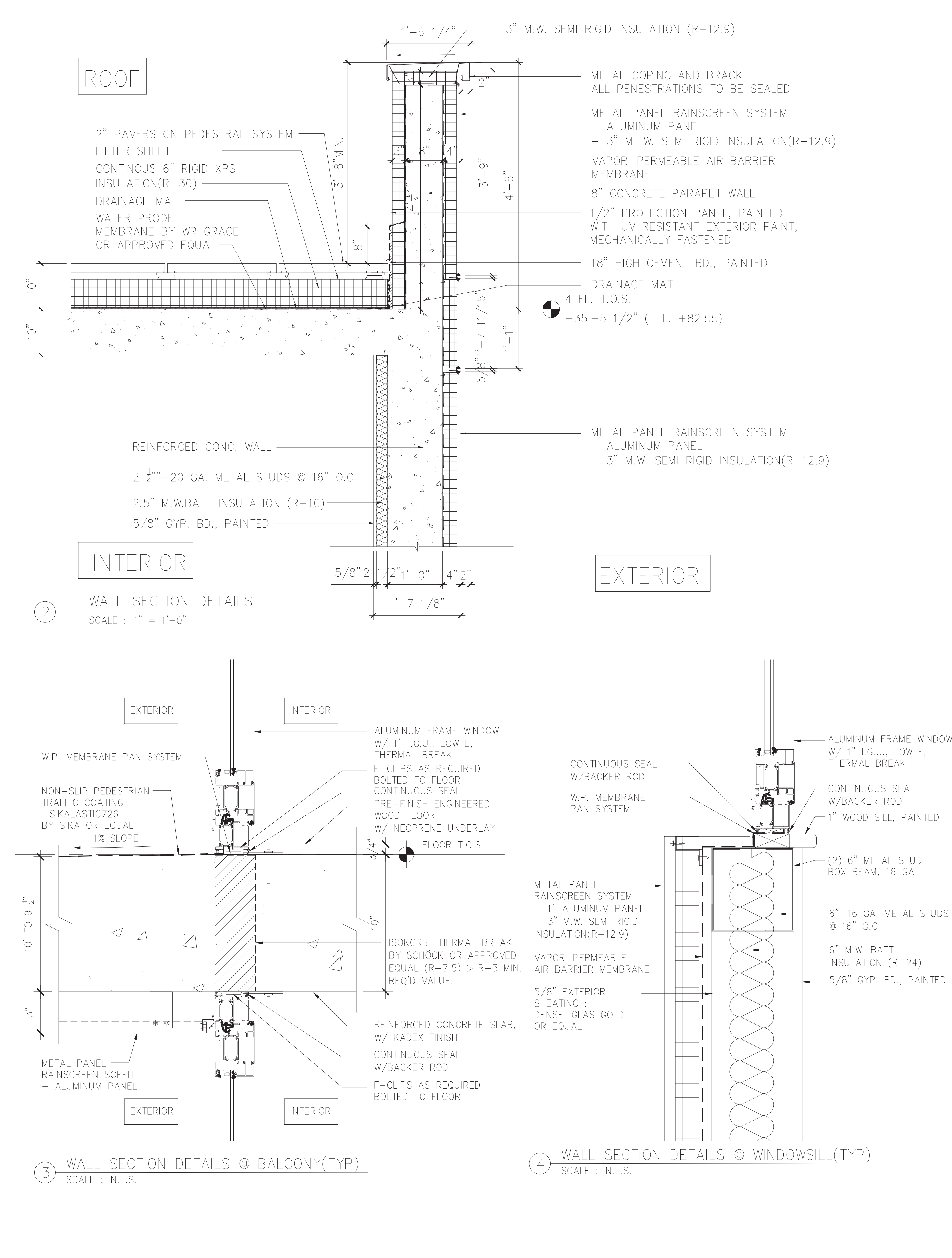
A202.00

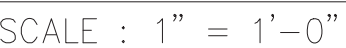
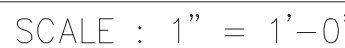
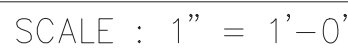


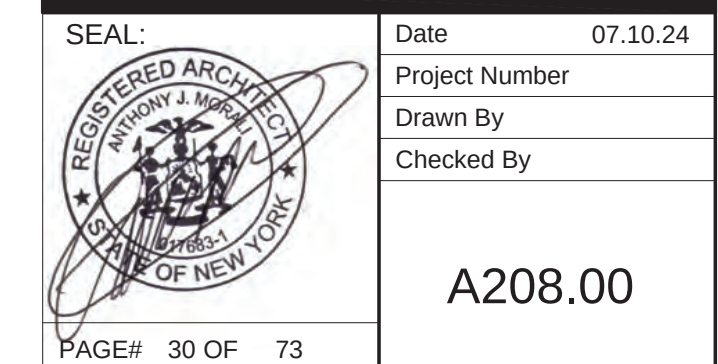
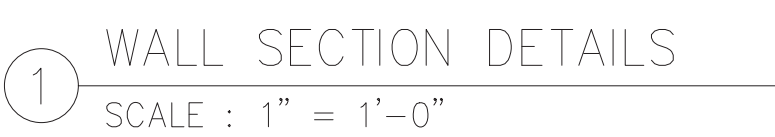
[illegible]



③ ENTRANCE DOOR DETAIL
SCALE : NTS







[illegible]

MEP ENGINEER:

EJC
ENGINEERING

136-18 39TH AVE, UNIT 703
FLUSHING, NY 11354
Tel: 718-353-8010
Email: info@ejceng.com

CD DWGS
IN PROGRESS

COPYRIGHT (C)
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE
THE PROPERTY OF THE ARCHITECT.
NO COPIES OR REPRODUCTIONS OF ANY KIND FROM UNDER
THIS AGREEMENT SHALL REMAIN THE SOLE PROPERTY OF THIS FIRM AND MAY NOT
BE USED, COPIED, CHANGED OR DISTRIBUTED BY THE CLIENT OR OTHERS
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND
MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR
FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES
SHALL BE IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE
FOR ANY ERROR OR NEGLECT ON HIS PART.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON
THE APPLICATION SPECIFICATION SHEET. ALL OTHER
MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO
BE CONSIDERED AS EITHER BEING APPROVED OR NOT
IN ACCORDANCE WITH APPLICABLE CODES.

[illegible]

PROJECT: **134-53 MAPLE AVE,**
QUEENS, NY 11355

DOB NOW JOB#: Q00498832-I1

TITLE:

Elevations
(South)

SCALE: AS NOTED

SEAL:	Date	06.20.24
	Project Number	
	Drawn By	
	Checked By	

A300.00

PAGE# 32 OF 73



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

ROOF BULKHEAD T.O.S.
+159'-1 1/2" (EL. +206.21)

ROOF T.O.S.
+139'-1 1/2" (EL. +186.21)

13 FL. T.O.S.
+128'-7 1/2" (EL. +175.71)

12 FL. T.O.S.
+118'-1 1/2" (EL. +165.21)

11 FL. T.O.S.
+107'-7 1/2" (EL. +154.71)

10 FL. T.O.S.
+97'-5 1/2" (EL. +144.54)

9 FL. T.O.S.
+87'-3 1/2" (EL. +134.37)

8 FL. T.O.S.
+77'-1 1/2" (EL. +124.21)

7 FL. T.O.S.
+66'-11 1/2" (EL. +114.04)

6 FL. T.O.S.
+56'-9 1/2" (EL. +103.87)

5 FL. T.O.S.
+46'-7 1/2" (EL. +93.71)

4 FL. T.O.S.
+34'-11 1/2" (EL. +82.05)

3 FL. T.O.S.
+22'-11 1/2" (EL. +70.05)

2 FL. T.O.S.
+11'-5 1/2" (EL. +58.55)

1 FL. T.O.S.
+0'-5 1/2" (EL. +47.55)

BASE PLANE(A.L.G./MAPLE AVE)
±0'-0" (EL. +47.10)

OVERHANG FASCIA
DARK GRAY FINISH

COLUMN CLADDED
W/METAL PANEL

COPPER/BRASS
LOUVER WALL

GALV. REFUSE CHUTE CAP
WITH SPARK ARRESTER

METAL PANEL RAINSCREEN
OVER 4" XPS RIGID INSULATION

COPPER/BRASS
SCREEN WALL

COPPER/BRASS
LOUVER WALL

GLASS GUARD RAIL
METAL PANEL RAINSCREEN
OVER 2" XPS RIGID INSULATION

COLUMN CLADDED
W/METAL PANEL
WINDOW WALL SYSTEM
±1" I.G.U.
THERMALLY BROKEN

COLUMN CLADDED
W/METAL PANEL

GLASS RAILING

DECORATIVE
METAL SCREEN WALL

METAL PANEL RAINSCREEN
OVER 2" XPS RIGID INSULATION

COLUMN CLADDED
W/METAL PANEL

METAL COPING CAP

METAL PANEL RAINSCREEN
OVER 2" XPS RIGID INSULATION
WINDOW W/ 1" I.G.U.
THERMALLY BROKEN

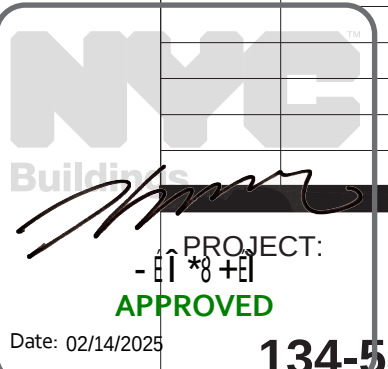
CD DWGS IN PROGRESS

COPYRIGHT (C)
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE
THE PROPERTY OF THE ARCHITECT.
This and all documents produced by this firm under this
agreement shall remain the sole property of this firm and may not
be used, copied, changed or distributed by the client or others
without the written consent of this firm.
INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND
MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR
FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES
SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR
ANY ERROR OR NEGLIGENCE ON HIS PART.

"THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON
THE APPLICATION SPECIFICATION SHEET. ALL OTHER
MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO
BE CONSIDERED AS EITHER BEING APPROVED OR IN
ACCORDANCE WITH APPLICABLE CODES."

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	03.13.23



PROJECT:

APPROVED

Date: 02/14/2025

134-53 MAPLE AVE,
QUEENS, NY 11355

DOB NOW JOB#: Q00498832-11

TITLE:

Elevations
(North)

SCALE: AS NOTED

SEAL:

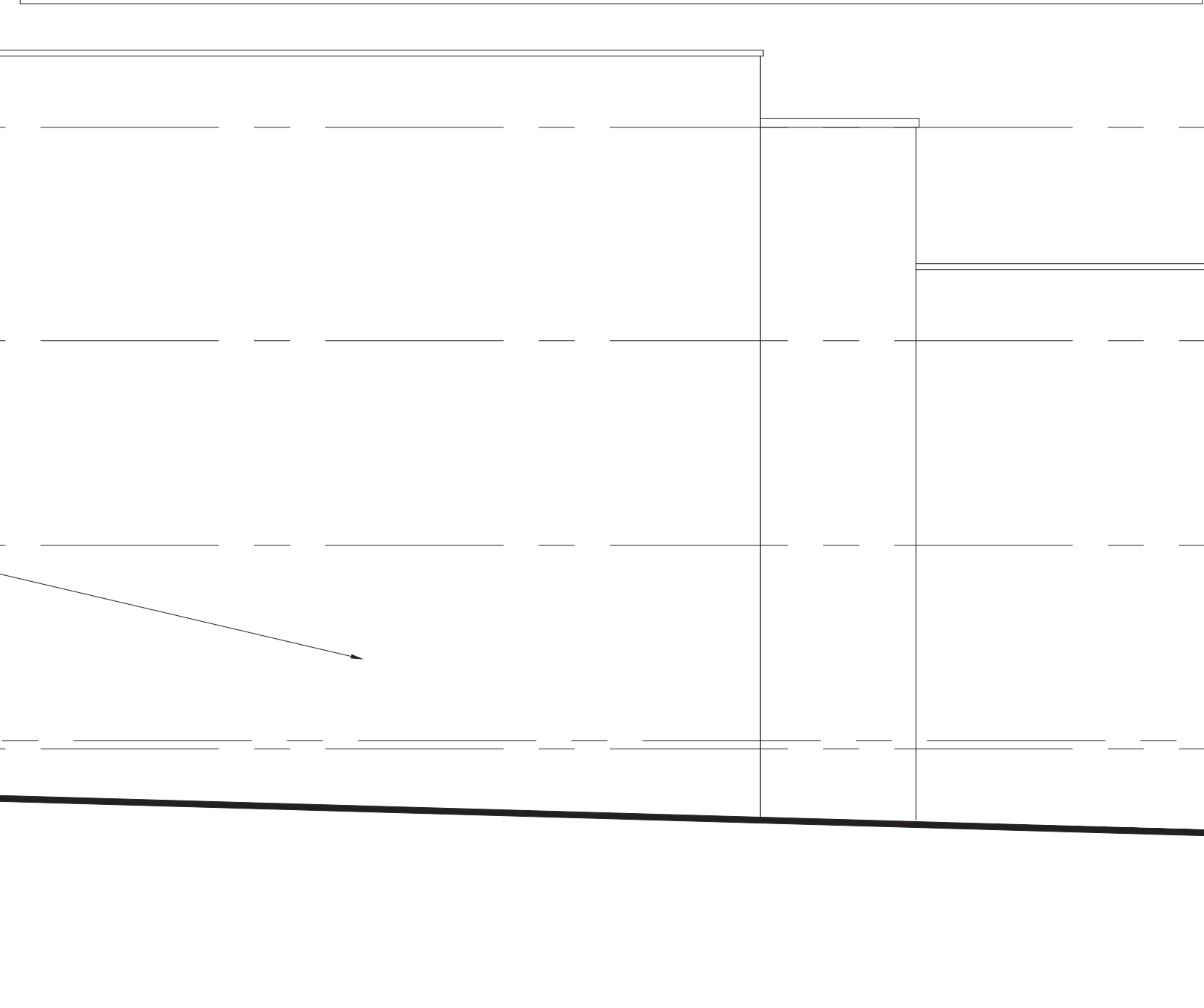
REGISTERED ARCHITECT
ANTHONY J. MARRAS
STATE OF NEW YORK

Date 05.30.24
Project Number
Drawn By
Checked By

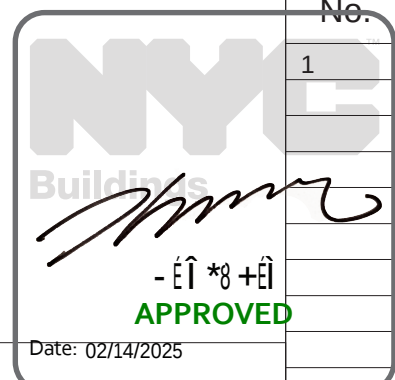
A301.00

PAGE# 33 OF 73

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

[illegible]

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



NOTES

- ### AUTOMATIC DAYLIGHT RESPONSIVE CONTROLS NOTES

Automatic daylight responsive controls for sidelighting shall have the following characteristics:

- Automatic Daylight Responsive Controls for toplighting shall have the following characteristics:

- c. General lighting in overlapping top-lighted and side-lighted daylight areas shall be controlled together with general lighting in the daylight area under skylights or daylight area under roof monitors.

	CEILING LIGHT-RECESSED
	CEILING LIGHT-RECESSED AT BATHROOM
	CEILING LIGHT-RECESSED AT CORRIDOR
	BALCONY CEILING LIGHT-RECESSED, EXTERIOR
	CEILING LIGHT-RECESSED, W/EMERGENCY BATTERY BACK UP
	SHOWER LIGHT-RECESSED, WATER PROOF
	CEILING LIGHT-PENDANT
	CEILING LIGHT 9" D - SURFACE MOUNTED
	CEILING LIGHT 12" D - SURFACE MOUNTED
	WALL SCONCE(BATHROOM)
	WALL SCONCE(CORRIDOR)
	WALL SCONCE(EXTERIOR-WEATHER PROOF)
	WALL PACK(EXTERIOR - WEATHER PROOF)
	LED CEILING LIGHT, SURFACE MOUNTED

	LED CEILING LIGHT, SURFACE MOUNTED W/EMERGENCY BATTERY BACK UP
	SMOKE/CARBON MONOXIDE DETECTOR, HARD WIRED, CEILING MOUNT
	EXIT SIGN & EMERGENCY LIGHT W/ (1-1/2HR BATTERY PACK) LED W/ 3 ADJUSTABLE 1-WATT LED LIGHTING HEADS AND 6" RED LETTERS (SINGLE/DOUBLE FACE), BATTER BACKUP, 4W C405.1.1 EXIT SIGNS INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 W PER FACE.
	OCCUPANCY SENSOR
	DUPLEX RECEPTACLE
	DUPLEX GFI RECEPTACLE @ 44" AFF
	DUPLEX RECEPTACLE, EXTERIOR
	QUADRUPLEX RECEPTACLE
	PHONE/DATA OUTLET
	THERMOSTAT
	INTERCOM, 52" AFF

Type	Fixture Description	Source/Lamp Type	Source/Lamp Wattage	Ballast/Transformer/Driver Type (1)	System Input Load	Source Efficacy (lumen/watt)	Quantity
	Dwelling Downlight -Recessed	LED, 2700 degree Kelvin	25 watts	LED Driver TBD (Dimmable, assume 4-wire)	25 watts	65	
	Bathroom Downlight -Recessed	LED, 2700 degree Kelvin	25 watts	LED Driver TBD (Dimmable, assume 4-wire)	25 watts	65	
	Corridor Downlight -Recessed	LED, 2700 degree Kelvin	25 watts	LED Driver TBD (Dimmable, assume 4-wire)	25 watts	65	5
	Bathroom Shower Light -Recessed	LED, 2700 degree Kelvin	15 watts	LED Driver TBD (Dimmable, assume 4-wire)	15 watts	65	
	Kitchen Ceiling Light -Pendant	LED, 2700 degree Kelvin	15 watts	LED Driver TBD (Dimmable, assume 4-wire)	15 watts	65	
	Dwelling Ceiling Light -Surface Mounted	LED, 2700 degree Kelvin	40 watts	LED Driver TBD (Dimmable, assume 4-wire)	40 watts	65	
	Dwelling Ceiling Light -Surface Mounted	LED, 2700 degree Kelvin	40 watts	LED Driver TBD (Dimmable, assume 4-wire)	40 watts	65	
	Bathroom Wall Sconce	LED, 2700 degree Kelvin	25 watts	LED Driver TBD (Dimmable, assume 4-wire)	25 watts	65	
	Wall Sconce at Elevator Hallway	LED, 2700 degree Kelvin	25 watts	LED Driver TBD (Dimmable, assume 4-wire)	25 watts	65	
	Stair, Utility Ceiling Light	LED, 4000 degree Kelvin	12 watts	LED Driver TBD (Dimmable, assume 4-wire)	8 watts	65	4
	Garage Ceiling Light - surface mounted	LED, 2700 degree Kelvin	15 watts	LED Driver TBD	15 watts	65	29
	Exterior Wall Sconce -Weather Proof	LED, 2700 degree Kelvin	15 watts	LED Driver TBD (Dimmable, assume 4-wire)	15 watts	65	
	Exterior Recessed Downlight-Balcony	LED, 2700 degree Kelvin	15 watts	LED Driver TBD (Dimmable, assume 4-wire)	15 watts	65	
	Exterior Wall Pack -Weather Proof	LED, 2700 degree Kelvin	15 watts	LED Driver TBD	15 watts	65	

CAR ELEVATOR

CARS

"THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES."

PROJECT

DOB NOW JOB#: Q00498832-11

SCALE: AS NOTED

SEAL:

Date	08.08.24
------	----------

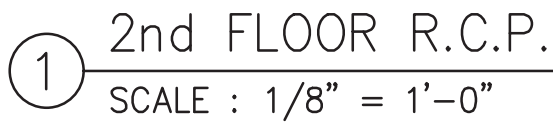
Project Number

Drawn By	TS CL
Checked By	AM

A401.00

PAGE# 36 OF 73

R.C.P. LEGEND	
 CEILING LIGHT-RECESSED	 LED CEILING LIGHT, SURFACE MOUNTED
 CEILING LIGHT-RECESSED AT BATHROOM	 W/EMERGENCY BATTERY BACK UP
 CEILING LIGHT-RECESSED AT CORRIDOR	 SMOKE/CARBON MONOXIDE DETECTOR, HARD WIRED, CEILING MOUNT
 BALCONY CEILING LIGHT-RECESSED, EXTERIOR	 EXIT SIGN & EMERGENCY LIGHT W/ (1-1/2HR BATTERY PACK) LED W/ 3 ADJUSTABLE 1-WATT LED LIGHTING HEADS AND 6" RED LETTERS (SINGLE/DOUBLE FACE), BATTER BACKUP, 4W C405.1.1 EXIT SIGNS INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 W PER FACE.
 CEILING LIGHT-RECESSED, W/EMERGENCY BATTERY BACK UP	 OCCUPANCY SENSOR
 SHOWER LIGHT-RECESSED, WATER PROOF	 DUPLEX RECEPTACLE
 CEILING LIGHT-PENDANT	 DUPLEX GFI RECEPTACLE @ 44" AFF
 CEILING LIGHT 9" D -SURFACE MOUNTED	 DUPLEX RECEPTACLE, EXTERIOR
 CEILING LIGHT 12" D -SURFACE MOUNTED	 QUADRUPEX RECEPTACLE
 WALL SCONCE(BATHROOM)	 PHONE/DATA OUTLET
 WALL SCONCE(CORRIDOR)	 THERMOSTAT
 WALL SCONCE(EXTERIOR-WEATHER PROOF)	 INTERCOM, 52" AFF
 WALL PACK(EXTERIOR - WEATHER PROOF)	
 LED CEILING LIGHT, SURFACE MOUNTED	

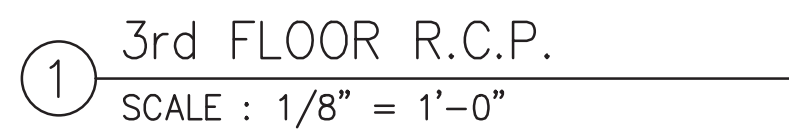


4. Automatic Daylight Responsive Controls for lighting shall have the following characteristics:
 - a. The photocell control shall reduce electric lighting in response to available daylight using continuous dimming or with at least one control point between 50% and 70° of design lighting power, a second control point between 20% and 40% of design lighting power or the lowest dimming level the technology allows, and a third control point that turns off all the controlled lighting.
 - b. The calibration shall not require the physical presence of a person at the sensor while the calibration is processing.
5. General lighting in overlapping lighted and sidelighted daylight areas shall be controlled together with general lighting in the daylight area under skylights or daylight area under roof monitors.

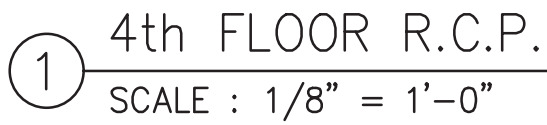
Narrative:	
Room Number/Type	Control Strategy Recommendation
Corridor, Stairs	Occupancy sensor to fully automatic on and de-energize 50% of fixtures within 15 minutes of vacancy. 50% of fixtures to remain reenergized at all times (i.e. emergency fixtures remain on)
Refuse Chute, Restrooms, Jan Closet Elec. Closet	Local switches to control fixtures (manual on/off) with occupancy sensor to automatically turned off all fixtures within 15 minutes of vacancy.

No.	Description	Date
1.	ISSUED FOR CONSTRUCTION	03.13.23
 - [Signature] APPROVED Date: 02/14/2025		
Source Efficacy (lumen/watt)	Quantity	
65		
65	9	

PAGE# 39 OF 73



PAGE# 40 OF 73



PAGE# 41 OF 73

① 5th thru 9th R.C.P.
SCALE : $3/16" = 1'-0"$

PAGE# 42 OF 73