ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) AND SUPPLEMENTAL STUDIES TO THE EAS

133 Beach 116th Street Rezoning

Queens, NY
Block 16226, Lots 15, 17, 19, 21, 22, 23, 25, and p/o 12

CEQR Reference No: 21DCP015Q

Lead Agency:
Department of City Planning
120 Broadway, 31St Floor
New York, NY 10271

Prepared for:
Beach 116 Associates LLC

Prepared by:
Equity Environmental Engineering
500 International Drive, Suite 150
Mount Olive, NJ 07828

April 2nd, 2021

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City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* Beach 116 Associates LLC

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
21DCP015Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable)
210148ZMQ	(*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Beach 116 Associates LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Olga Abinader, Director, Environmental Assessment and Review Division			Kevin Williams, Equity Environmental Engineering LLC		
ADDRESS 120 Broadway			ADDRESS 500 International Drive, Suite 150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 973-527-7451x301	EMAIL kevin.williams@equityenvironmental.com	

5. *Project Description*

The Applicant, Beach 116 Associates LLC, proposes a zoning map amendment to rezone Block 16226, Lots 15, 17, 19, 21, 22, 23, 25, and part of Lot 12 ("Affected Area") from the existing R7A/C1-3 zoning district to a R7A/C2-4 zoning district (The Proposed Action).

The Proposed Action would facilitate the development of two buildings on the Project Site (Block 16226, Lots 23 and 25; 133 Beach 116th Street), Building A and Building B, in addition to the already existing 3,060 GSF commercial building on Lot 23. Building A is a mixed-use tower building built within the R7A/C1-3 portion of the lot, and will include 133,223 GSF of uses, 14,032 GSF of ground floor commercial (approximately 4,000 GSF for PCE use and 10,032 GSF for local retail), 99,765 GSF of residential floor area, and 19,425 GSF of cellar level residential parking area. The building will rise to a height of 8 stories (85 feet tall) and will include 19,425 GSF of cellar level parking (108 spaces provided where 73 spaces are required for Buildings A and B) and 78 market rate dwelling units. Building B will be a residential building located within the R7A portion of the lot totaling 18,382 GSF of uses, and will include 16,860 GSF of residential floor area and 1,522 GSF for a first-floor parking ramp with 8 total dwelling units.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 14	STREET ADDRESS 133 Beach 116th Street
TAX BLOCK(S) AND LOT(S) Block 16226, Lots 15, 17, 19, 20, 21, 22, 23, 25, and p/o 12		ZIP CODE 11694

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Area is 150 feet south of Rockaway Beach Boulevard and 200 feet north of Ocean Promenade and is bounded on the east by Beach 116h Street and on the west by Beach 117th Street.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
R7A/C1-3	30b

6. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT ☐ ZONING CERTIFICATION ☐ CONCESSION
☒ ZONING MAP AMENDMENT ☐ ZONING AUTHORIZATION ☐ UDAAP
☐ ZONING TEXT AMENDMENT ☐ ACQUISITION—REAL PROPERTY ☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY ☐ DISPOSITION—REAL PROPERTY ☐ FRANCHISE
☐ HOUSING PLAN & PROJECT ☐ OTHER, explain:
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☒ YES ☐ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION ☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING ☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:
☐ OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 39,319 Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 25,011 Other, describe (sq. ft.):

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 154,665
NUMBER OF BUILDINGS: 2 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Building A: 133,223; Building B: 18,382
HEIGHT OF EACH BUILDING (ft.): Building A: 85; Building B: 51 NUMBER OF STORIES OF EACH BUILDING: Building A: 8; Building B: 4

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 32,000
The total square feet not owned or controlled by the applicant: 7,319

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 32,000 sq. ft. (width x length) VOLUME OF DISTURBANCE: 193,770 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 19,377 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	116,625	17,092		

Type (*e.g.,* retail, office, school)	86 units	PCE, Local Retail, Restaurant		

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 0 NUMBER OF ADDITIONAL WORKERS: 0

Provide a brief explanation of how these numbers were determined: No increment between No-Action and With-Action

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The as-of-right development is currently under construction and is assumed to be the No-Action scenario

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2022

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: A single phase of interior conversions

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☒
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): (41*86) + (79*17) = 4,869 pounds per week		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): (126.7 x 116,625) + (216.3*17,092) = 18,473,387.1		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☒	☐
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒

	YES	NO
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. .		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Robert Greene	4/1/2021

SIGNATURE Robert Greene

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

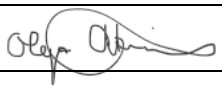
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	DATE
Olga Abinader	April 2, 2021

SIGNATURE 

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed action is a Zoning Map Amendment to rezone the project area (Block 16226, Lots 15, 17, 19, 21, 22, 23, 25, and part of Lot 12) from the existing R7A/C1-3 zoning district to an R7A/C2-4 zoning district. Additionally, following approval of the proposed action, the applicant would apply for a Special Permit from the Board of Standards and Appeals to include a Physical Culture Establishment (PCE) use. The proposed action would not change the amount of floor area that could be built, but would permit a greater range of commercial uses (Use Groups 7, 8, 9 and 14) in the proposed rezoning area, including the applicant's development, which has already been constructed. The applicant's development would contain 4,000 gsf of proposed PCE as a result of the proposed actions. In addition to the applicant's planned development, two potential sites were identified. The sites are already built to the bulk and occupied with conforming uses, and would be redeveloped in the future with uses that would be permitted with the proposed action. Potential Development Site 1 (Block 16226, Lot 15) contains 4,290 gsf of commercial uses and would be reoccupied with a Use Group 14 bicycle sales and repair shop, and Potential Development Site 2 (Block 16226, Lot 17) contains 2,000 gsf of commercial uses and would be reoccupied with a Use Group 9 wholesale establishment. The proposed rezoning would allow development of commercial uses consistent with existing uses along the local commercial corridors of Rockaway Beach Boulevard and Beach 116th Street. The proposed zoning district is mapped along Beach 116th Street, which is a wide street appropriate for a higher mix of commercial uses. The proposed action would not adversely affect or be incompatible with surrounding land uses or zoning. The proposed rezoning area is located within the coastal zone, and the proposed action would also be consistent with all applicable policies of the Waterfront Revitalization Program (WRP). The analysis concludes that there are no significant adverse impacts are anticipated to land use, zoning and public policy.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Annabelle Meunier at +1 212-720-3426.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Olga Abinader	DATE April 2, 2021
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE April 5, 2021
SIGNATURE	

Figure 1: Project Location Map



Figure 2: Land Use Map

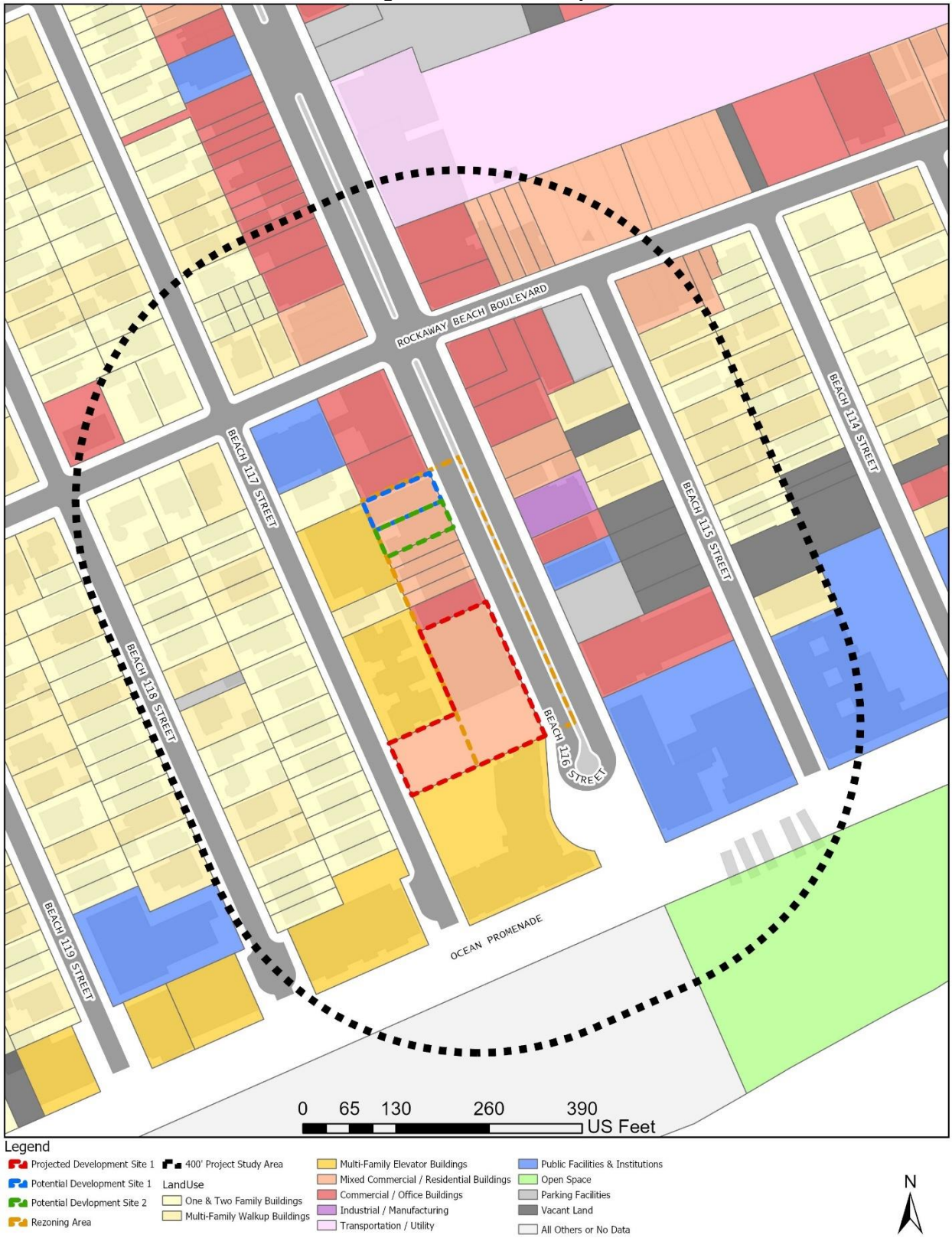


Figure 3: Tax Map

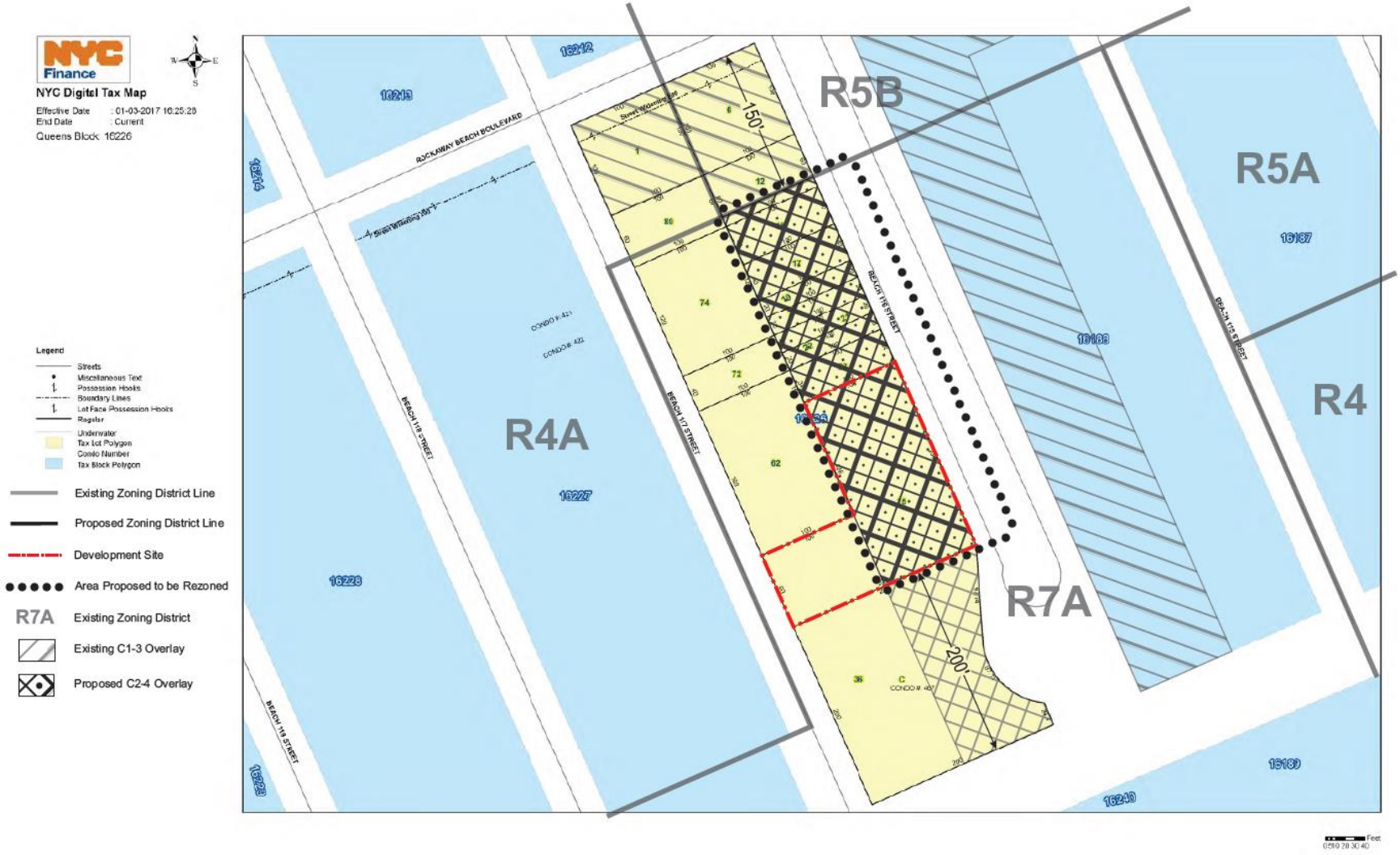
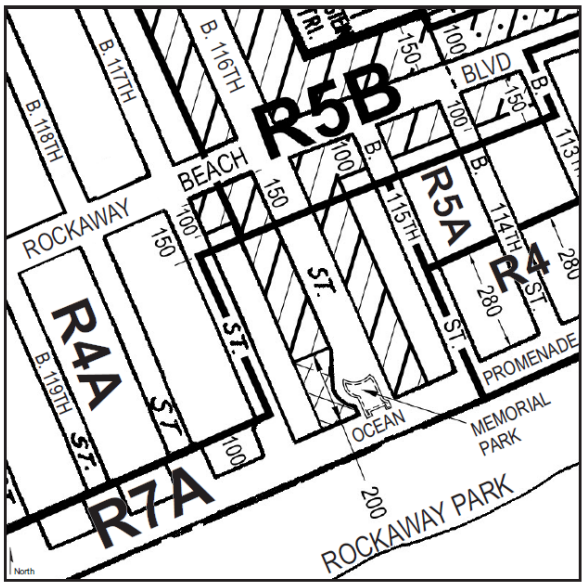
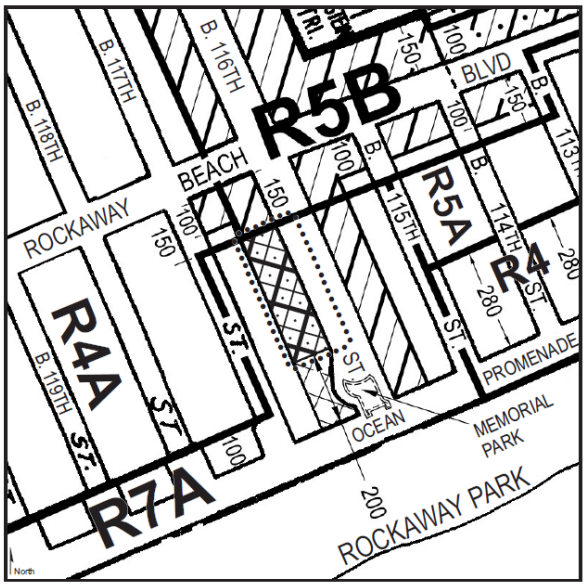


Figure 4: Zoning Change Map

Zoning Change Map



Current Zoning Map (30b)



Proposed Zoning Map (30b) - Area being rezoned is outlined with dotted lines

Rezoning from R7A/C1-3 to R7A/C2-4

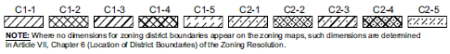


Figure 5: Zoning Map

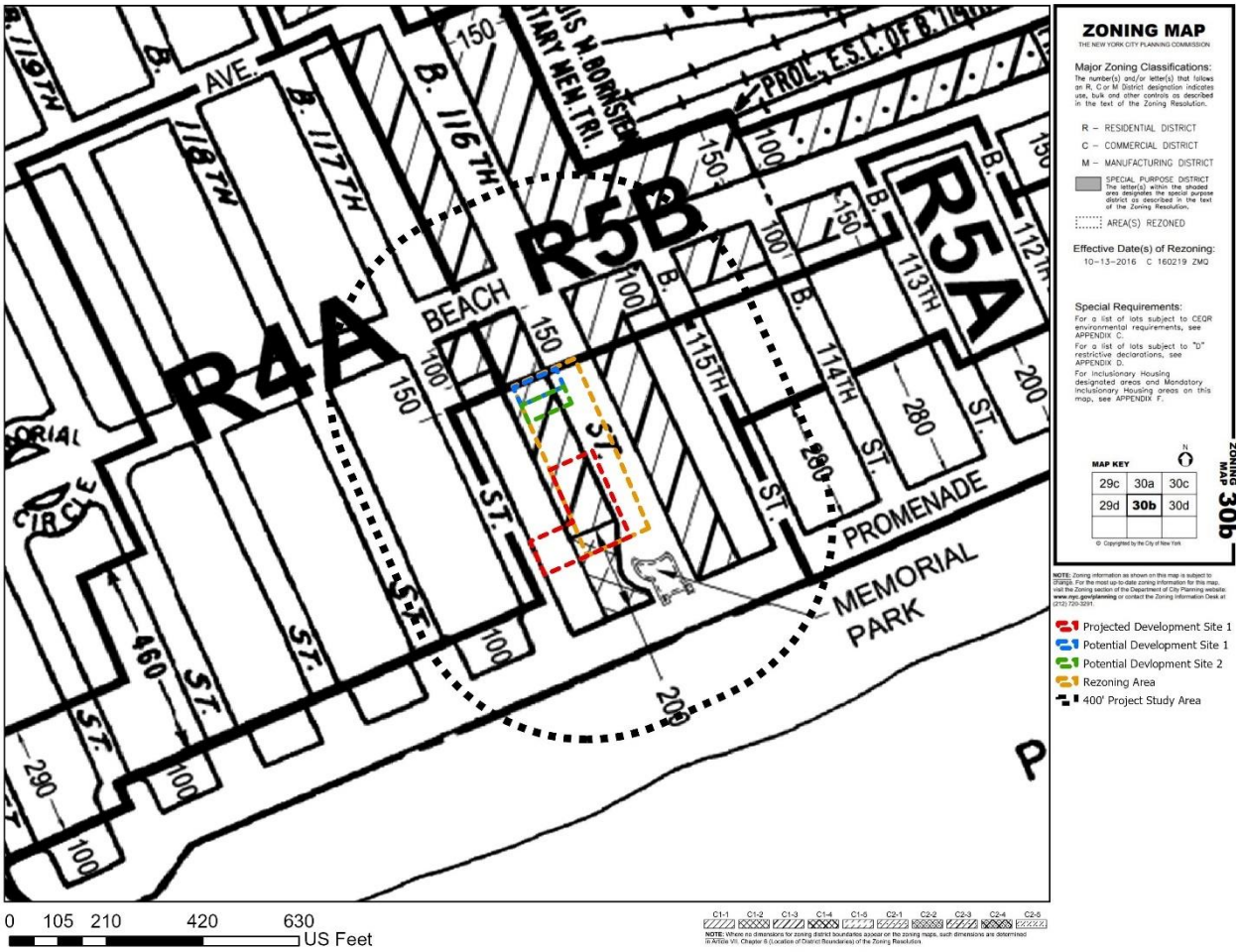


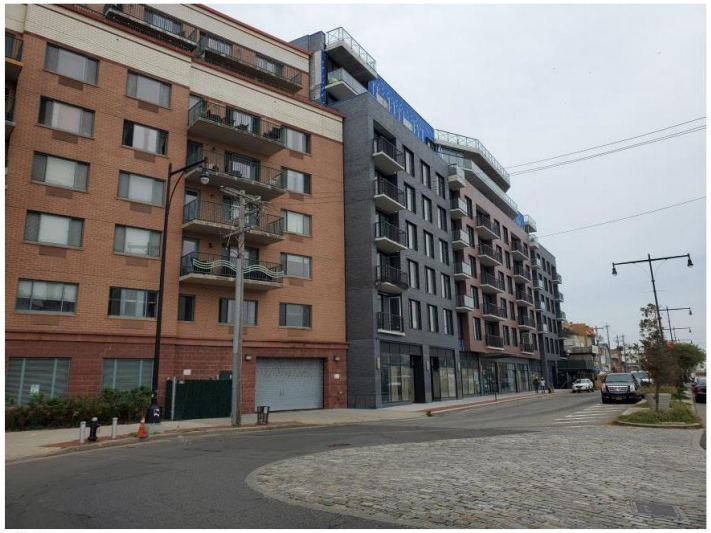
Figure 6: Photo Key



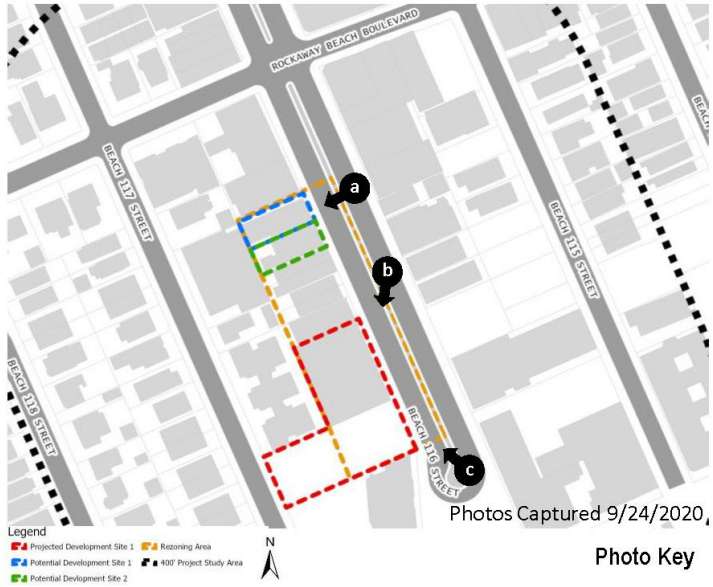
a View west from Beach 116th St



b View southwest from Beach 116th St



c View northwest from Beach 116th St





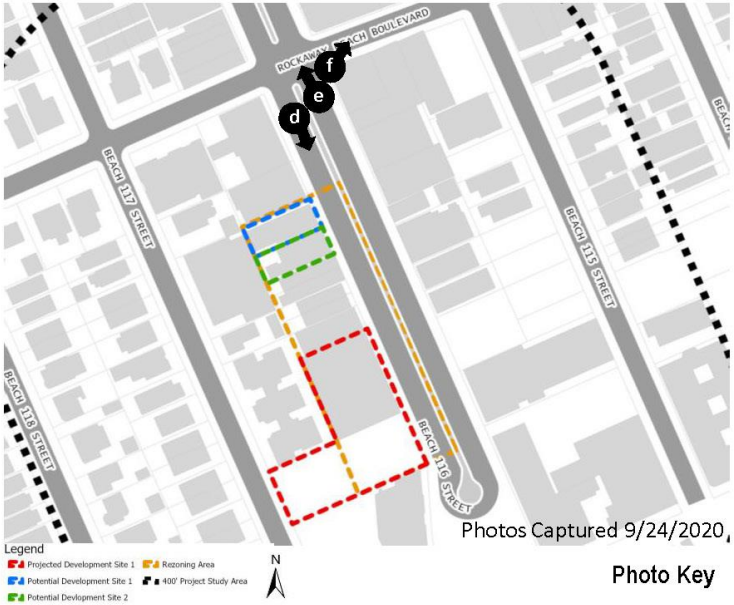
d View south from Beach 116th St



e View north from the intersection of Beach 116th St and Rockaway Beach Blvd



f View northeast from the intersection of Beach 116th St and Rockaway Beach Blvd





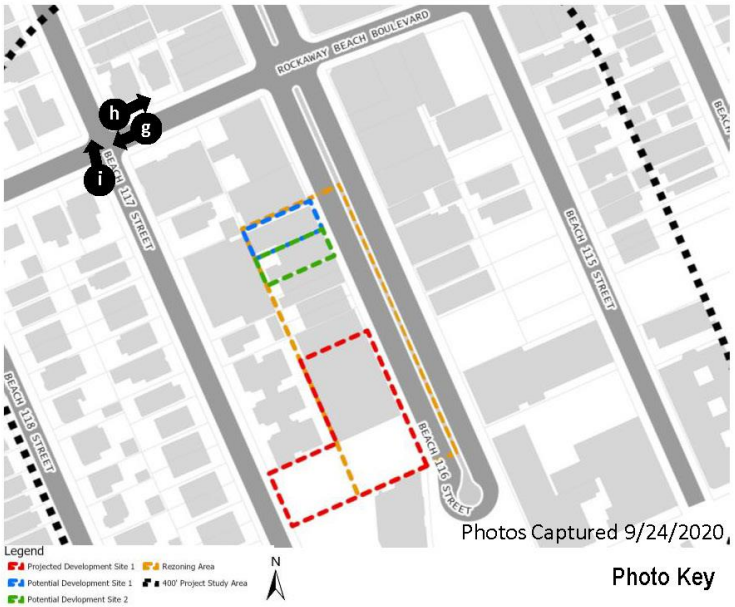
g View west from the intersection of Rockaway Beach Blvd and Beach 117th St



h View east from the intersection of Rockaway Beach Blvd and Beach 117th St



i View north from the intersection of Rockaway Beach Blvd and Beach 117th St





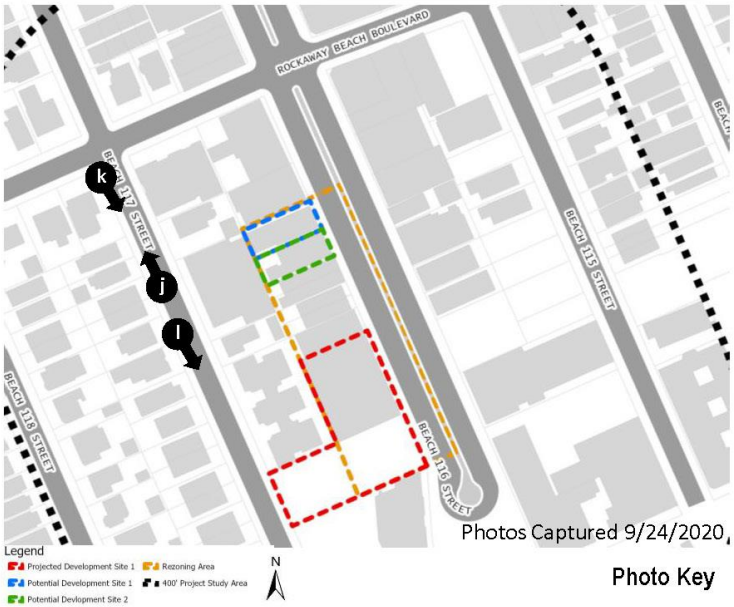
j View north from Beach 117th St



k View south from Beach 117th St



l View south from Beach 117th St



1. Project Description

1.1 Introduction

The Applicant, Beach 116 Associates LLC, proposes a zoning map amendment to rezone Block 16226, Lots 15, 17, 19, 20, 21, 22, 23, and portions of Lots 12 and 25 ("Affected Area") from the existing R7A/C1-3 zoning district to a R7A/C2-4 zoning district (The Proposed Action).

Though the Proposed Action would not increase FAR within the rezoning area, it would introduce UG's 7, 8, 9, and 14 to the Affected Area, allowing for a more diverse mix of commercial uses and the ability to attract a larger number of potential tenants to create a more economically resilient area. Therefore, the Proposed Action would facilitate the development of two buildings on Lot 25, Building A and Building B, in addition to the already existing 3,060 GSF commercial building on Lot 23 (Lots 23 and 25 constitute the Project Site). Building A is a mixed-use tower building built within the R7A/C1-3 portion of Lot 25, and will include 133,223 GSF of uses, 14,032 GSF of ground floor commercial (approximately 4,000 GSF for PCE use and 10,032 GSF for local retail), 99,765 GSF of residential floor area, and 19,425 GSF of cellar level residential parking area. The building will rise to a height of 8 stories (85 feet tall) and will include 19,425 GSF of cellar level parking (108 spaces provided where 73 spaces are required for Buildings A and B) and 78 market rate dwelling units. Building B will be a residential building located within the R7A portion of the lot totaling 18,382 GSF of uses, and will include 16,860 GSF of residential floor area and 1,522 GSF for a first-floor parking ramp with 8 total dwelling units.

The Proposed Action is a discretionary action subject to environmental review. The New York City (NYC) Department of City Planning (DCP) shall be the lead agency on behalf of the NYC City Planning Commission (CPC) for environmental review under CEQR.

1.2 Background

The Affected Area was zoned R5/C1-2 in the 1961 zoning ordinance before being rezoned R7A/C1-3 as part of the 1989 Rockaway Park Rezoning (C890853ZMQ). The rezoning was initiated to reflect the existing building types and densities in the area, and to induce higher density developments.

According to DOB records and historic aerials, Lot 23 has been improved with a one-story commercial building since at least 1929.

Lot 25 has been improved with a one-story commercial building since at least 1951. The building was in operation as a bingo meeting hall until 1993 when it was converted into a restaurant, converted again in 1997 into a catering hall, before finally being demolished in 2016. Construction on buildings A and B has been completed.

An E-Designation issued on 08/14/2008 on Lot 25, E-215, requires that any new residential and/or commercial development must ensure that the heating, ventilating, and air conditioning stacks are located at least 121 and 89 feet for Oil No. 4 and Oil No. 2 from the lot line facing Ocean Promenade, or use Natural Gas as the type of fuel for HVAC systems to avoid any potential significant adverse impacts.

1.3 Description of the Surrounding Area

The Affected Area is located in the Rockaway Park neighborhood within Queens Community District 14. The Project Area is 150 feet south of Rockaway Beach Boulevard and 200 feet north of Ocean Promenade and is bounded on the east by Beach 116th Street and on the west by Beach 117th Street. Rockaway Beach Boulevard is an east-west road with one moving lane of traffic in each direction and curbside parking. Beach 116th Street is a north-south road with one moving lane in each direction, curbside parking, and a planted median that ends in a cul-de-sac adjacent to the project site. Ocean Promenade is a concrete walkway that runs along the beach on the southern side of the Rockaway peninsula and includes benches and beach access. Beach 117th Street is a north-south road with one moving lane in each direction, curbside parking, and dead ends at Ocean Promenade.

Existing land uses in the 400-foot surrounding area include one- and two-family residential, multi-family residential walk-up and elevator buildings, public facilities (including several nursing homes, such as Park Nursing Home, Park Inn Home for Adults, Ocean Grande, and Ocean Promenade Nursing Center; a church; and a branch of the Queens Public Library, Queens Library at Seaside), commercial and office buildings (several restaurants, including Cuisine By Claudette, Tiberio Di Mare, Ciro's, Carvel, Brisas Del Mar II, Beach 116st Deli and Grocery, Kim's, and Rockaway Crown; local retail stores such as Surf Shop Rockaway, Paul Bicycle Shop, Sweet 116, Harbor Wine and Spirits, and King's Pharmacy; and grocery stores such as Eden European Market and Pickles and Pies Food Market and Deli), open space, and industrial and manufacturing (a plumbing and hardware wholesaler, New SR Plumbing and Home Center). Built form in the area is generally low-rise residential and commercial, with mid-rise public facilities and multi-family elevator buildings, including the 8-story, 93-unit condominium building at the end of the affected block.

The Affected Area is within an R7A zoning district that includes a C1-3 commercial overlay. There are various zoning districts in the surrounding area, including R4A immediately to the west, R4 to the east, R5B to the north, R5A to the northeast, and M1-1 to the northeast. Commercial overlays are mapped along Beach 116th Street (C1-2 and C1-3) and along Rockaway Boulevard (C1-3 and C2-3).

The traffic grid is regular, and the Affected Area is located along Beach 116th Street, which is a wide road at 100 feet in width. Although the area is not within a Transit Zone, the Rockaway Park-Beach 116th Street station is located approximately 700 feet northeast of the Affected Area, with service provided by MTA with stops for the A and S trains. Also nearby are bus stops for the Q22 and QM16 along Rockaway Boulevard and the Q53-SBS along Beach 116th Street.

The Affected Area is located within the Shaded X Zone and the AE Zone on the 2015 Preliminary Flood Insurance Rate Maps, indicating that portions of the proposed rezoning area are within the .2 percent and 1 percent annual chance floodplain. Because of the Proposed Project Area's location within the floodplain the building will comply with Appendix G of the NYC Building Code and building mechanicals would be located above the base flood elevation. Also applicable is the newly proposed Zoning for Coastal Flood Resiliency (ZCFR), which provides flexibility to new and existing buildings to comply with Appendix G of the NYC Building Code. As the proposed development will already comply with Appendix G, the allowances proposed in ZCFR would not be applicable to the proposed development. However, any additional development that may occur in the future as a result of the Proposed Action would be afforded the design flexibility permitted under the ZCFR.

1.4 Description of the Affected Area

The Affected Area is shown above in **Figures 1 through 6**. The Affected Area is zoned R7A/C1-3, which allows residential development up to 4.00 FAR, commercial development up to 2.00 FAR, and community facility development up to 4.00 FAR.

The Development Site is Block 16226, Lots 23 and 25:

Lot 23 is a 3,400 SF interior lot with 34 feet of frontage along Beach 116th Street and a depth of 100 feet. The lot is improved with a one-story, 15-foot structure originally built around 1929 and includes 3,060 GSF of commercial uses. The building will remain and is considered Building C as part of the Proposed Development.

Lot 25 is a 28,600 SF through-lot with 206 feet of frontage along Beach 116th Street at a depth of 200 feet. Construction on Building A and Building B has been completed. Building A is a mixed-use tower building built within the R7A/C1-3 portion of the lot, and will include 113,798 GSF of uses (not including parking): 14,032 GSF of ground floor commercial and 99,765 GSF of residential floor area as-of-right. The building will rise to a height of 8 stories (85 feet tall) and will include 19,425 GSF of cellar level parking (residential accessory parking) with 108 parking spaces (73 are required for the residential uses in Buildings A and B). Building B will be a residential building located within the R7A portion of the lot, and will include 16,860 GSF of residential floor area and 1,522 GSF for a first-floor parking ramp.

The remaining lots in the Proposed Project Area/Affected Area are Block 16226, Lots 15, 17, 19, 20, 21, 22, and p/o 12.

- Lot 15: An approximately 4,000 sf lot with 40 feet of frontage along Beach 116th Street. The lot is improved with a 2-story, 4,920 GSF commercial building constructed in 1929 currently tenanted by the Rockaway Beach Surf Shop.

- Lot 17: The lot is approximately 4,000 sf with 40 feet of frontage along Beach 116th Street. Built in 1929, the mixed-use commercial and residential building is 4,800 GSF and includes 1 dwelling unit and Mr. Rocco's Unisex Salon.

- Lot 19: A 2,000 sf lot with 20 feet of frontage along Beach 116th Street, the lot is improved with a mixed-use commercial and residential building. Originally constructed in 1929 and altered in 2007, the building is 3 stories tall, 3,591 GSF, and includes 2 dwelling units and The Original Ciro's Italian Restaurant.

- Lot 20: The lot is 2,000 sf and has 20 feet of frontage along Beach 116th Street. Constructed in 1929, the 3,592 GSF, 3-story building is a mixed-use commercial and residential building with 4 dwelling units and Georgina's Bakery Café.

- Lot 21: The 2,000 sf lot has 20 feet of frontage along Beach 116th Street and is improved with a 3-story mixed-use commercial and residential building. The structure has four dwelling units and Paul's Bicycle Shop operating on the ground floor. The building was constructed around 1912 and is 3,900 GSF.

- Lot 22: A 2,000 sf lot with 20 feet of frontage along Beach 116th Street. The lot is improved with a 3,900 GSF, 3-story mixed-use commercial and residential structure built around 1912. The building includes two dwelling units and Flowers at Paper Panda, a local florist.

- Lot 12: Approximately 211 sf of this 6,000 sf lot is included in the rezoning area. The lot has 60 feet of frontage along Beach 116th Street and is improved with a 10,400 GSF, 2-story commercial building. Originally constructed in 1929, the building was altered in 2005 and is tenanted by a Carvel ice cream shop, Jump Dance Studio, Harbor Wine and Spirits, a Hot Yoga studio, Ying Li Laundromat, and Joseph O'Grady Plumbing & Heating.

1.5 Description of the Proposed Development

With the rezoning, the Applicant proposes to develop two buildings on Lot 25, Building A and Building B, in addition to the already existing 3,060 GSF commercial building on Lot 23. Building A is a mixed-use tower building built within the R7A/C1-3 portion of the lot, and includes 133,223 GSF of uses, 14,032 GSF of ground floor commercial (approximately 4,000 GSF for PCE use and 10,032 GSF for local retail), 99,765 GSF of residential floor area, and 19,425 GSF of cellar level residential parking area. The building will rise to a height of 8 stories (85 feet tall) and will include 19,425 GSF of cellar level parking (108 spaces provided where 73 spaces are required for Buildings A and B) and 78 market rate dwelling units. Building B is a 4-story residential building located within the R7A portion of the lot totaling 18,382 GSF of uses, and includes 16,860 GSF of residential floor area and 1,522 GSF for a first-floor parking ramp with 8 total dwelling units.

The cellar level is below the Design Flood Elevation, and will therefore be protected by a membrane below the mat slab and another membrane for foundation walls. All exposed concrete columns in parking areas will also be protected by heavy duty rubber column guards. Additionally, all utility and mechanical room floor areas are finished with a durable water-resistant, slip-resistant coating.

Without the rezoning the as-of-right buildings would remain on the Project Site, which would have the same bulk and FAR as that under the rezoning condition. However, UG's 7, 8, 9, and 14 would not be permitted on the site and the Applicant would only include local retail on the ground floor of Building A. The proposed rezoning would allow for additional use groups and the Applicant's ability to apply for a BSA special permit for a PCE use, allowing for a more diverse mix of commercial uses and the ability to attract a larger number of potential tenants to create a more economically resilient area.

1.6 Action(s) Necessary to Facilitate the Project

The action necessary to facilitate the Proposed Development is a Zoning Map Amendment to rezone the existing R7A/C1-3 zoning district on Block 16226, Lots 15, 17, 19, 20, 21, 22, 23, and portions of Lots 12 and 25 to an R7A/C2-4 zoning district.

1.7 Purpose and Need

The Applicant is proposing a zoning map amendment to change the existing C1-3 commercial overlay to a C2-4 commercial overlay. The Applicant believes that the Proposed Action would introduce UG's 7, 8, 9, and 14 to the Affected Area allowing for a more diverse mix of commercial uses and the ability to attract a larger

number of potential tenants to create a more economically resilient area. The Applicant believes that the area's adjacency to Beach 116th Street, a wide road classified as a major arterial roadway, and Rockaway Beach Boulevard, a minor arterial roadway, is appropriate for the uses that would be introduced.

1.8 Analysis Framework

Build Year

The analysis year for the Proposed Action is 2022 based on an 18-month period for the environmental review and ULURP processes and a 6-month schedule for soft site interior conversions for the two buildings on Lot 25. No other sites are expected to redevelop as a result of the Proposed Action in the foreseeable future as discussed in detail below and as reflected by the analysis year.

The analysis which follows compares the difference between the future without the Proposed Action (No-Action Condition) and the future with the Proposed Action (With-Action Condition) for the 2022 analysis year. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action.

No-Action Condition

In the No-Action Condition, the Applicant's as-of-right development would remain. Lot 23 would contain the existing 3,060 GSF commercial building known as Building C. Lot 25 would be improved with Building A, a mixed-use commercial and residential building and Building B, a residential building. There would be 86 market rate dwelling units within 116,625 GSF of residential floor area, 14,032 GSF of commercial floor area would be introduced within Building A, and 20,947 GSF of cellar level parking would be provided for residential use. 73 residential accessory parking spaces would be required, and 108 would be provided at cellar level of Building A. Commercial uses would be local retail.

No other development would be expected to occur in the No-Action condition.

With-Action Condition

Projected Development Site 1 (Block 16226, Lots 23 and 25; 133 Beach 116th Street)

The With-Action Condition would be the same as the No-Action Condition and the proposed development except that the ground floor use within Building A would be occupied by a PCE use instead of commercial local retail. There would be no difference in bulk or FAR. Commercial uses would be 4,000 GSF for PCE use and 10,032 GSF for local retail uses. In total the three buildings on Lots 23 and 25 would be built at 154,665 GSF (127,799 ZSF; 3.99 FAR), 116,625 GSF residential (110,707 ZSF; 3.46 FAR), 17,092 GSF commercial (17,092 ZSF; .53 FAR), and 20,947 GSF of cellar level parking for residential accessory uses.

Potential Site 1 (Block 16226, Lot 15; 177 Beach 116th Street)

Although the site would not be induced to redevelop, the building may still be retenanted with a newly permitted UG as a result of the rezoning. The existing building has 4,920 GSF of commercial space, and in the With-Action Scenario it is assumed that the space will be converted to a UG 14 bicycle sales, rental and

repair shop. There would be no change in FAR or bulk, and the building would be 4,920 GSF and 1.23 FAR. No parking spaces would be required or provided.

Potential Site 2 (Block 16226, Lot 17; 1-73 Beach 116th Street)

Although the site would not be induced to redevelop, the building may still be retenanted with a newly permitted UG as a result of the rezoning. The existing building has 2,000 GSF of commercial space, and in the With-Action Scenario it is assumed that the space will be converted to a UG 9 wholesale establishment. There would be no change in FAR or bulk, and the building would be 4,000 GSF, with 2,000 GSF of residential and 2,000 GSF of commercial uses (1.20 FAR).

Other Affected Sites

Other Site 1 (1.00 commercial FAR): Lot 12, a 6,000 SF lot, would only have approximately 211 SF included in the rezoning area, and per the 25-foot rule there would be no changes in zoning to the lot.

Other Site 2 (.60 commercial FAR): Lot 19. The structure was built around 1929 and is built out to the lot line. If the lot were to be redeveloped it would have to comply with the 65% lot coverage requirement within an R7A zoning district, which would represent a decrease in ground floor commercial use. The rezoning would introduce UG's 7, 8, 9, and 14 and would decrease the parking requirement from 1 space per 400 SF to 1 space per 1,000 SF. However, due to the lot size (2,000 SF) and maximum development potential, the lot would always fall under the 15 spaces or fewer waiver for parking. For these reasons it is not expected that the proposed rezoning would induce development.

Other Site 3 (.60 commercial FAR): Lot 20. The structure was built around 1929 and is built out to the lot line. If the lot were to be redeveloped it would have to comply with the 65% lot coverage requirement within an R7A zoning district, which would represent a decrease in ground floor commercial use. The rezoning would introduce UG's 7, 8, 9, and 14 and would decrease the parking requirement from 1 space per 400 SF to 1 space per 1,000 SF. However, due to the lot size (2,000 SF) and maximum development potential, the lot would always fall under the 15 spaces or fewer waiver for parking. For these reasons it is not expected that the proposed rezoning would induce development.

Other Site 4 (.65 commercial FAR): Lot 21. The structure was built around 1912 and is built out to the lot line. If the lot were to be redeveloped it would have to comply with the 65% lot coverage requirement within an R7A zoning district, which would represent a decrease in ground floor commercial use. The rezoning would introduce UG's 7, 8, 9, and 14 and would decrease the parking requirement from 1 space per 400 SF to 1 space per 1,000 SF. However, due to the lot size (2,000 SF) and maximum development potential, the lot would always fall under the 15 spaces or fewer waiver for parking. For these reasons it is not expected that the proposed rezoning would induce development.

Other Site 5 (1.13 commercial FAR): Lot 22. The structure was built around 1912 and is built out to the lot line. If the lot were to be redeveloped it would have to comply with the 65% lot coverage requirement within an R7A zoning district, which would represent a decrease in ground floor commercial use. The rezoning would introduce UG's 7, 8, 9, and 14 and would decrease the parking requirement from 1 space per 400 SF to 1 space per 1,000 SF. However, due to the lot size (2,000 SF) and maximum development potential, the lot would always fall under the 15 spaces or fewer waiver for parking. For these reasons it is not expected that the proposed rezoning would induce development.

Because development of potential sites is considered less likely to occur, the potential sites described above are not included in the total amount of development predicted to occur as a result of the Proposed Action. The Projected Development Site will be analyzed for both density-related and site-specific impacts, whereas potential sites will be analyzed for potential site-specific impacts only.

Density effects are those that occur as a result of an increase or decrease in the population living in or going to and from a specific site or area, due to a change in the amount or type of development in the area. Site-specific effects are attributable to a building's specific design and location.

The Projected and Potential Development Sites are shown in **Figure 1.** The RWCDS Analysis Framework described above is shown below in **Table 1.8-1 and Table 1.8-2.**

Table 1.8-1: Existing, No-Action, and With-Action Conditions														
Site Info				Existing		No-Action Condition				With-Action Condition				Increment
Site ID	Block	Lot	Lot Area (gsf)	Zoning	Com. (gsf)	Zoning	Res. (gsf)	DU	Com. (gsf)	Zoning	Res. (gsf)	DU	Com. (gsf)	
Projected Site 1	16226	23, 25	32,000	R7A/C1-3	3,060	R7A/C1-3	116,625	86	17,092	R7A/C2-4	116,625	86	17,092	Res.: 0; DU: 0; Com.: 0
Total			**32,000**		**3,060**		**116,625**	**86**	**17,092**		**116,625**	**86**	**17,092**	**0**

DU = Dwelling Units

gsf = gross square feet

Res. = Residential

Com. = Commercial

Table 1.8-2: RWCDS Analysis Framework Table

Description of Existing and Proposed Conditions — **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type of residential structures	N/A	One 8-story multi-family; One 4-story multi-family	One 8-story multi-family; One 4-story multi-family	
No. of dwelling units	N/A	86	86	0
No. of low- to moderate-income units	N/A	0	0	0
Gross floor area (sq. ft.)	N/A	116,625	116,625	0
Commercial	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type (retail, office, other)	Restaurant	Restaurant	PCE, Local Retail, Restaurant	PCE (4,000 GSF)
Gross floor area (sq. ft.)	3,060	17,092	17,092	0
Manufacturing/Industrial	N/A	N/A	N/A	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	☑ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:	Unimproved Lot	N/A	N/A	
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	N/A	0	0	
No. of accessory spaces	N/A	108	108	0
Operating hours	N/A	24/7	24/7	
Attended or non-attended	N/A	Non-attended	Non-attended	
Lots	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	

Description of Existing and Proposed Conditions

Part II - RWCDS Analysis Framework Table

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Population				
Residents	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify number:	N/A	247	247	0
Briefly explain how the number of residents was calculated:	Queens CD 14 avg. household size of 2.87			
Businesses	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	1 restaurant	1 restaurant; 7 local retail	1 restaurant; 1 local retail; 1 PCE	
No. and type of workers by business	9	51	51	
No. and type of non-residents who are not workers	300	3,100	3,100	0
Briefly explain how the number of businesses was calculated:	Local Retail = 1 per 2,000 GSF			
Other (students, visitors, concert-goers, *etc*.)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:	3 employees/1,000 GSF of local retail/restaurant/PCE use. 103.4 patrons per restaurant use. 205 patrons per 1,000 GSF local retail/PCE use.			
Zoning				
Zoning classification	R7A/C1-3	R7A/C1-3	R7A/C2-4	
Maximum amount of floor area that can be developed	4.00	4.00	4.00	0.00
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land Use: Public facilities; multifamily residential; manufacturing; commercial Zoning: R7A, C1-3, R4, R4A, R5B	Land Use: Public facilities; multifamily residential; manufacturing; commercial Zoning: R7A, C1-3, R4, R4A, R5B	Land Use: Public facilities; multifamily residential; manufacturing; commercial Zoning: R7A, C1-3, R4, R4A, R5B	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

2. Environmental Review

2.1 Land Use, Zoning, and Public Policy

The CEQR Technical Manual recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the area in which the Proposed Action may have an effect. Because the Proposed Action would permit development of uses (UGs 7, 8, 9, and 14) that are not permitted as of right under the existing R7A/C1-3 zoning, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 20v4 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area were performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No-Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies programs and documentation.

Land Use

The CEQR Technical Manual suggests that a land use, zoning and public policy study area should generally extend 400 feet from the Affected Area. Existing land uses within approximately 400 feet of the Affected Area are presented in Figure 2. The proposed zoning map amendment would affect the following lots: Block 16226, Lots 15, 17, 19, 20, 21, 22, 23, and portions of Lots 12 and 25.

Existing Conditions

Land Use Study Area

As stated in **Section 1.3**, the area is developed with a wide variety of uses, including one- and two-family residential, multi-family walk-up and elevator buildings, public facilities, commercial and office buildings, open space, and industrial and manufacturing uses. Residential uses are primarily developed west of Beach 116th Street, with commercial uses developed along Beach 116th Street and Rockaway Boulevard. Public facilities are largely developed to the east of the Affected Area, along Ocean Promenade, including Park Nursing Home, Park Inn Home for Adults, Ocean Promenade Nursing Center, Queens Library at Seaside

Affected Area

A full breakdown of each lot within the Affected Area can be found in **Section 1.4**.

The Development Site is located on Block 16226, Lots 23 and 25. Lot 23 is currently improved with a one-story, 15-foot-tall commercial building that is 3,060 GSF. Construction of two new as-of-right buildings on Lot 25 was completed totaling 113,798 GSF: 14,032 GSF of ground floor commercial uses and 99,765 GSF of residential uses on the upper floors.

The other lots in the Affected Area are Block 16226, Lots 15, 17, 19, 20, 21, 22, and a portion of Lot 12. Each of the lots is developed between 1.00 and 2.43 FAR. Lots 12 and 15 are entirely commercial uses, and Lots 17, 19, 20, 21, and 22 are mixed-use commercial and residential buildings. The commercial uses within the Affected Area include a liquor shop, a surf shop, a car service, a barber shop, a bicycle shop, and several restaurants.

Analysis

Future No-Action Condition

In the No-Action Condition The Applicant's as-of-right development would remain. Lot 23 would contain the existing 3,060 GSF commercial building known as Building C. Lot 25 would be improved with Building A, a mixed-use commercial and residential building and Building B, a residential building. There would be 86 market rate dwelling units within 116,625 GSF of residential floor area, 14,032 GSF of commercial floor area would be introduced within Building A, and 20,947 GSF of cellar level parking would be provided for residential use. 73 residential accessory parking spaces would be required, and 108 would be provided at cellar level of Building A. Commercial uses would be local retail.

There is one active project within the surrounding area: a 1,660 GSF enlargement of an existing structure at 115-10 Rockaway Beach Boulevard that will introduce two additional dwelling units to the existing building.

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the land use study area are anticipated to remain unchanged in the future with the Proposed Action with the exception of 115-10 Rockaway Beach Boulevard. Any new development would be consistent with the existing low- and medium-density residential zoning districts surrounding the Affected Area, and the commercial overlays along Beach 116th Street and Rockaway Beach Boulevard.

Affected Area

Projected Development Site 1 (Block 16226, Lots 23 and 25; 133 Beach 116th Street)

The With-Action Condition would be the same as the No-Action Condition and the proposed development except that the ground floor use within Building A would be occupied by a PCE use instead of commercial local retail. There would be no difference in bulk or FAR. Commercial uses would be 4,000 GSF for PCE use and 10,032 GSF for local retail uses. In total the three buildings on Lots 23 and 25 would be built at 154,665 GSF (127,799 ZSF; 3.99 FAR), 116,625 GSF residential (110,707 ZSF; 3.46 FAR), 17,092 GSF commercial (17,092 ZSF; .53 FAR), and 20,947 GSF of cellar level parking for residential accessory uses.

The density and uses permitted by the Proposed Action would be consistent with existing and nearby uses along Beach 116th Street and Rockaway Beach Boulevard. The rezoning would introduce UG's 7, 8, 9, and 14 to the Affected Area, and would not result in the development of uses that are inconsistent with the area.

Zoning

The CEQR Technical Manual suggests that a zoning study area should extend 400 feet from the affected area. Existing zoning districts within approximately 400 feet of the Project Site are presented in **Figure 5**. The proposed zoning map amendment would affect the following lots: Block 16226, Lots 15, 17, 19, 20, 21, 22, 23, and portions of Lots 25 and 12.

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R4, R4A, R5A, R5B, R7A, and C1-2 and C1-3 commercial overlays.

Table 2.1-1: Zoning Districts in the Surrounding Area

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R4	Non-Contextual Residential UGs 1-4	.90 FAR - Residential 2.00 FAR - Community Facility	1 per DU; 50% of IRHU
R4A	Contextual Residential UGs 1-4	.90 FAR – Residential 2.00 FAR – Community Facility	1 per DU; 50% of IRHU
R5A	Contextual Residential UGs 1-4	1.10 FAR - Residential 2.00 FAR - Community Facility	1 per DU
R5B	Contextual Residential UGs 1-4	1.35 FAR - Residential 2.00 FAR - Community Facility	66% of DU; 42.5% of IRHU
R7A	Contextual Residential UGs 1-4	4.00 FAR - Residential 4.00 FAR - Community Facility	50% of DU; 15% of IRHU
C1-2 Commercial Overlay	Local Retail UGs 1-6	1.00 FAR - Commercial (R1-R5B) 2.00 FAR - Commercial (R5B - R10X)	1 per 300 sf
C1-3 Commercial Overlay	Local Retail UGs 1-6	1.00 FAR - Commercial (R1-R5B) 2.00 FAR - Commercial (R5B - R10X)	1 per 400 sf

Source: Zoning Handbook, New York City Department of City Planning, 2019

Existing zoning districts in the surrounding area include:

R4

The floor area ratio (FAR) of 0.75, plus an attic allowance of up to 20% for inclusion of space under the pitched roof common to these districts, usually produces buildings with three stories instead of the two-story homes characteristic of R3 districts. Much of the residential development in North Corona in Queens and Arden Heights in Staten Island is typical of R4 districts.

To accommodate a potential third floor beneath a pitched roof, the perimeter wall in R4 districts may rise to 25 feet before being set back to the maximum building height of 35 feet. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to provide sufficient space for on-site parking. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; the driveway must be within the side lot ribbon unless the lot is wider than 35 feet. Detached houses must have two side yards that total at least 13 feet and each one must be at least five feet wide. Semi-detached buildings need one side yard with a minimum width of eight feet. The maximum street wall length for a building on a single zoning lot is 185 feet. One off-street parking space is required for each dwelling unit. However, requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.

R4A

R4A contextual districts permit only one- and two-family detached residences. Differences in the maximum permitted floor area ratio (FAR) and minimum required lot size, however, result in variations in the typical building envelope found in each district. Characterized by houses with two stories and an attic beneath a pitched roof, R4A districts have an FAR of up to 0.75 (plus an attic allowance) and a minimum lot width of 30 feet. The districts are usually mapped in older neighborhoods, such as Woodlawn and Throgs Neck in the Bronx.

The perimeter wall of a house may rise to 21 feet before sloping or being set back to the maximum building height of 35 feet. A front yard must be at least as deep as an adjacent front yard and at least 10 feet deep, but it need not exceed a depth of 20 feet. A 30-foot-deep rear yard, and two side yards that total at least 10 feet with a minimum width of two feet each are also required. There must be at least eight feet between buildings on adjacent lots. Parking must be located in the side or rear yard and the driveway must be within the side lot ribbon. If the lot is 35 feet or wider, a garage is permitted within the house, provided the driveway is at least 18 feet deep to prevent cars from jutting onto the sidewalk. One off-street parking space is required for each dwelling unit.

R5A

R5A contextual districts, mapped in the northeast Bronx neighborhoods of Olinville and Williamsbridge, permit only one- and two-family detached residences with a maximum 1.1floor area ratio (FAR). Similar to R4A districts, R5A districts are characterized by houses with two stories and an attic beneath a pitched roof, but the greater FAR and higher perimeter wall allow for somewhat larger buildings.

The perimeter wall of a house may rise to 25 feet in R5A districts (compared to 21 feet in R4A districts) before sloping or being set back to the maximum building height of 35 feet. The minimum lot width is 30 feet. The amount of required open space is governed by yard requirements that are the same as those in R4A districts: a front yard must be at least as deep as an adjacent front yard and at least 10 feet deep but it need not exceed a depth of 20 feet; a 30 foot deep rear yard; and two side yards that total at least 10 feet, each with a minimum width of two feet. Cars may park in the side or rear yard; parking is also allowed within the front yard when the lot is wider than 35 feet. An in-house garage is permitted if the lot is at least 35 feet wide. One off-street parking space is required for each dwelling unit.

R5B

Although an R5B contextual district permits detached and semi-detached buildings, it is primarily a three-story rowhouse district typical of such neighborhoods as Windsor Terrace and Bay Ridge in Brooklyn. The traditional quality of R5B districts is reflected in the district's height and setback, front yard and curb cuts regulations that maintain the character of the neighborhood.

The floor area ratio (FAR) of 1.35 typically produces a building with a maximum street wall height of 30 feet, above which the building slopes or is set back to a maximum height of 33 feet. As in R4B districts, the front yard must be at least five feet deep and it must be at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached rowhouses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lot frontages less than 40 feet. Where off-street parking is required, on-site spaces must be provided for two-thirds of the dwelling units although parking can be waived when only one space is required. Requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone. Front yard parking is prohibited.

R7A

The contextual Quality Housing regulations, which are mandatory in R7A districts, typically produce high lot coverage, seven- to nine- -story apartment buildings, blending with existing buildings in many established neighborhoods. R7A districts are mapped along Prospect Park South and Ocean Parkway in Brooklyn, Jackson Heights in Queens, and in Harlem and along the avenues in the East Village in Manhattan.

The floor area ratio (FAR) in R7A districts is 4.0. Above a base height of 40 to 65 feet, or 75 feet if providing a qualifying ground floor, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 80 feet, or 85 feet if providing a qualifying ground floor. In order to preserve the traditional streetscape, the street wall of a new building can be no closer to the street line, than any adjacent street wall, but need not be farther than 10 feet. Buildings must have interior amenities for the residents pursuant to the Quality Housing Program. Off-street parking is not allowed in front of a building.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots 10,000 square feet or less. Off-street parking requirements can be waived if 15 or fewer parking spaces are required.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

C1-2 and C1-3 Commercial Overlays

C1-2 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Affected Area

The Affected Area is zoned R7A/C1-3 which permits medium-density contextual residential and community facility development, and also permits low-density local retail uses.

Analysis

Future No-Action Condition

Zoning Study Area and Affected Area

No changes to zoning would occur in the future without the Proposed Action. Existing zoning patterns would remain. The Affected Area would continue to be subject to R7A/C1-3 zoning regulations.

Future With-Action Condition

Zoning Study Area

No changes to zoning would occur in the surrounding area in the future with the Proposed Action.

Affected Area – R7A/C2-4

The existing R7A/C1-3 zoning district on Block 16226, Lots 15, 17, 19, 20, 21, 22, 23, and portions of Lots 12 and 25 would be rezoned to an R7A/C2-4 zoning district.

Conclusion

The Applicant believes that the proposed rezoning would induce development of commercial uses consistent with existing uses along the local commercial corridors of Rockaway Beach Boulevard and Beach 116th Street. The proposed zoning district is mapped along Beach 116th Street, which is a wide street appropriate for a higher mix of commercial uses. The rezoning would not adversely affect surrounding land uses, nor would it be incompatible with those land uses. Therefore, no significant adverse impacts are anticipated to land use and zoning, and further analysis is not necessary.

Public Policy

The project site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the

New York City Landmarks Law. The Proposed Action is also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2030 for sustainability is not warranted.

Public Policies within the Affected Area

Waterfront Revitalization Program

The project is within the Coastal Zone Boundary, which is subject to review under the Waterfront Revitalization Program (WRP). The WRP establishes the City's policies for waterfront planning, preservation, and development projects to ensure consistency over the long term. The goal of the program is to maximize the benefits derived from economic development, environmental conservation, and public use of the waterfront, while minimizing any potential conflicts among these objectives.

Analysis

Because the Affected Area is located within the boundaries of the New York City Coastal Zone and is subject to CEQR discretionary review procedures, the Proposed Action must be reviewed and assessed for consistency with the policies and conditions set forth in the New York City WRP.

The WRP Consistency Assessment Form (CAF) was completed (see Appendix B) to determine if the Proposed Action is consistent with the WRP policies. The Project Site is within the 2007 Effective FEMA Flood Insurance Rate Map (FIRM) 0.2% chance annual floodplain and the 2015 Preliminary FEMA Flood Insurance Map (PFIRM) 1% chance annual floodplain. No hazardous features would be introduced to the area under the Proposed Action. **Figure 2.1-1** below shows the 2007 FIRM comparison to the 2015 PFIRM. **Figure 2.1-2** below shows the Affected Area in relation to Coastal Zone Boundary special area designations.

The development of the project site is already underway, and plans have been approved and filed with DOB. Because of the status of development, several areas of the WRP CAF were not applicable. The applicable policies are discussed below.

Figure 2.1-1: 2007 FIRM and 2015 PFIRMS

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards

FEMA

Effective



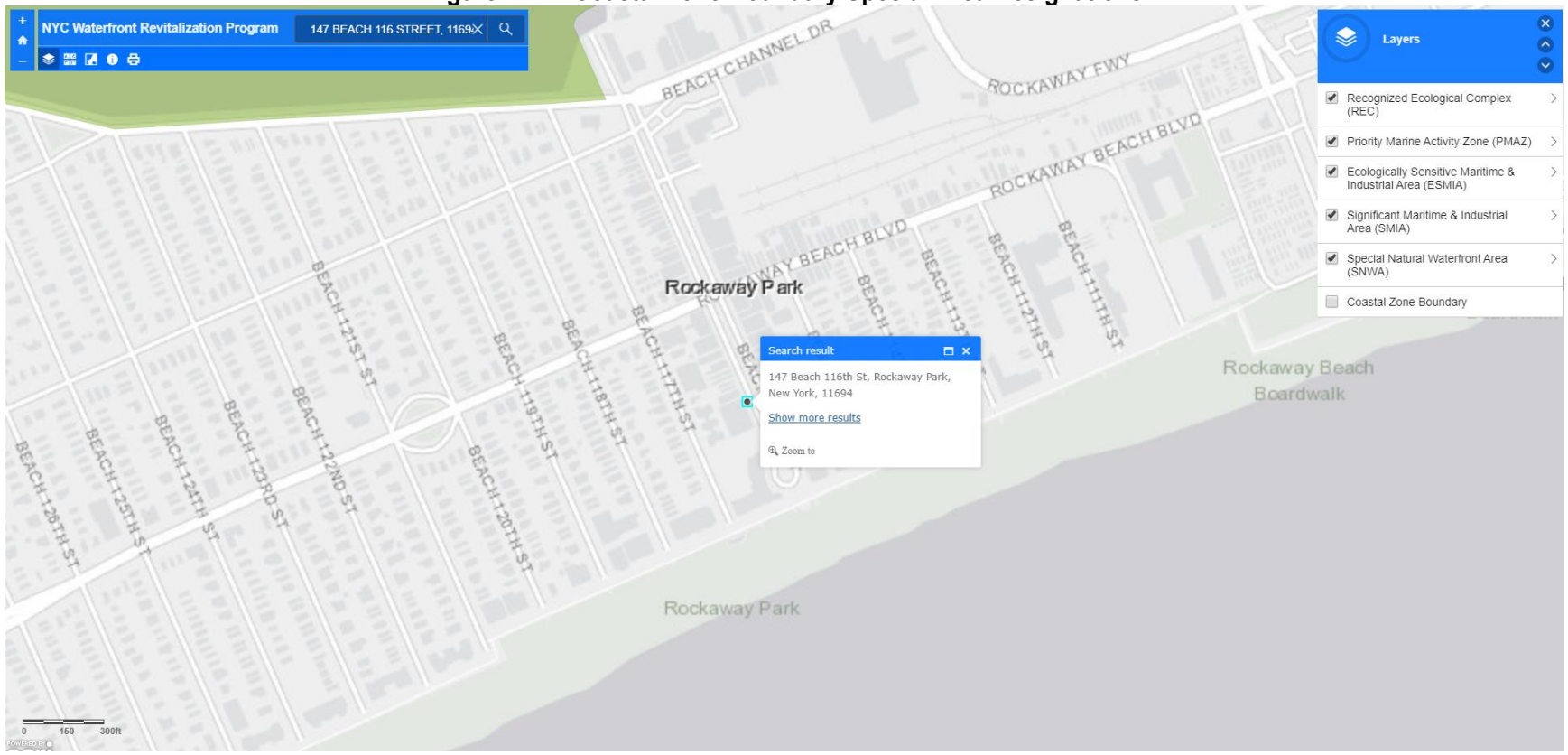
Effective	
POI Longitude/Latitude	-73.8368, 40.5786
Effective FIRM Panel	3604970379F
Effective Date	9/5/2007
Flood Zone	X
Static BFE*	Not Available
Flood Depth	Not Available
Vertical Datum	Not Available

Preliminary



Preliminary	
POI Longitude/Latitude	-73.8368, 40.5786
Preliminary FIRM Panel	3604970379G
Preliminary Issue Date	1/30/2015
Flood Zone	X
Estimated Static BFE*	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

Figure 2.1-2: Coastal Zone Boundary Special Area Designations



POLICY 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development

Policy 1.1: Encourage commercial & residential redevelopment in appropriate coastal zone areas.

The Proposed Action would permit additional commercial uses in the Affected Area. The area fronts a wide road and is bounded by two main commercial corridors in the Rockaway Park neighborhood that are both mapped with commercial overlays. The Proposed Action would add to the economic resiliency of the area and permit a wider range of potential tenants within the Affected Area, and therefore the Proposed Action is consistent with policy 1.1.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed

The Project Site is located in an area with fully developed infrastructure and adequate capacity to support the proposed project. The surrounding community provides supportive infrastructure complementary to commercial uses, such as residential neighborhoods and open space resources. Additionally, the Project Site is located near adequate roadway access and mass-transit available within walking distance to support the proposed development.

Policy 5: Protect and Improve Water Quality in The New York City Coastal Area

Policy 5.1: Manage direct or indirect discharges to waterbodies.

Policy Considerations:

A. *Minimize the negative impacts to fish and wildlife habitats caused by artificial input of large quantities of freshwater into tidal or brackish waterbodies and enhances freshwater inputs when it can be demonstrated that there will be ecological benefits.*
B. *Minimize the negative impacts to fish and wildlife habitats caused by effluent discharge that result in thermal changes from steam generating, heating, air conditioning, and industrial facilities.*
C. *Limit discharge of vessel wastewaters into waterways by providing adequate pumpout facilities.*

While the Proposed Development would not involve industrial use that would result in a new direct or indirect discharge into water bodies, the Proposed Action will be required to ensure that the site would not be impacted by hazardous materials. In the event that hazardous materials are identified on the site, the Proposed Action would require remediation which would prevent further discharge of such contamination into the groundwater and waterways. Therefore, the Proposed Action would minimize the negative impacts on fish and wildlife habitats caused by effluent discharge.

Policy 5.2: Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.

Policy Considerations:

A. *Use sustainable stormwater management strategies, such as green infrastructure, use of permeable surfaces, on-site detention, and the preservation and enhancement of vegetation, wetlands, and ecosystems to minimize nonpoint discharge into coastal waters of excess nutrients, organics, eroded soils, and pollutants, and to control stormwater runoff from roadways and other developed areas.*

B. Minimize nonpoint source pollution of coastal waters using the following approaches listed in order of priority: (1) avoid pollution by limiting sources; or (2) reduce pollutant loads to recipient waters by managing unavoidable sources.
C. Limit sources of atmospheric deposition of pollutants to New York City waterbodies and streams, particularly from nitrogen sources, which may deteriorate water quality or impair aquatic habitats.
D. As described in WRP Policy 7.1, use accepted best management practices to prevent the run-off of pollutants and potentially contaminated sediment into waterways.

Any required remediation of the Project Site would occur pursuant to applicable City, State, and Federal regulatory guidance. All control measures will comply with the Stormwater Pollution Prevention Plan (SWPPP). Control measures, such as an Erosion and Sediment Control Plan during site remediation and construction, and additional measures shall be implemented if conditions change or warrant additional control measures. With these stormwater management provisions in place, pollution and discharge into coastal waters will be managed to avoid impact. Accordingly, the Proposed Action is consistent with Policy 5.1.

Conclusion

The Proposed Action would be consistent with all applicable policies of the WRP, and there are no other applicable public policies within the Affected Area. The Proposed Action would not create a land use conflict or conflict with public plans for the site or surrounding area, nor would it result in significant material changes to existing regulations or policy. Therefore, further analysis is not necessary.

2.2 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the CEQR Technical Manual.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Existing Conditions

Architectural Resources

Per CEQR Technical Manual guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the project site plus an approximately 400-foot radius around the Proposed Action area.

To determine whether the projected development has the potential to affect nearby off-site historic or architectural resources, the study area was screened for historic and architectural resources. No architectural resources were found in the project area that were considered historic or significant.

The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and by letter dated September 14, 2020, indicated that the study area includes one S/NR eligible structure: Rockaway Park Station, located at 222 Beach 116th Street (see Appendix A).

Cultural and Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The CEQR Technical Manual requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The Proposed Actions would result in new in-ground construction on the Projected Development Sites. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on September 14, 2020 (see Appendix A). The LPC has indicated that no cultural resource of archaeological significance is associated with the study area. Therefore,

significant adverse impacts to archaeological resources are not expected because of the Proposed Actions, and further analysis is not warranted.

Analysis

Future No-Action Condition

As The Applicant's as-of-right buildings have already completed construction there would be no substantial changes in the Future No-Action condition as compared to existing conditions or Future With-Action conditions. Ground floor use of Building A would be locally serving retail.

Future With-Action Condition

The With-Action Condition would be the same as the No-Action Condition and Existing Conditions except that the ground floor use within Building A would be occupied by a PCE use instead of commercial local retail. There would be no difference in bulk or FAR, no in-ground disturbance, and all construction would take place on the interior of the building to fit out the commercial space for PCE use.

Conclusion

Construction impacts may occur to buildings within 90 feet of construction activities, and must be evaluated, per the CEQR Technical Manual, for all construction activities within 400 feet of a historic resource. The S/NR eligible structure, Rockaway Park Station, located at 222 Beach 116th Street, is approximately 500 feet from the Project Site. Because of the distance from the Project Site (greater than 400 feet) and the fact that construction activities have already completed, there would be no significant adverse impacts to the identified historic resource as a result of the Proposed Action.

Appendix A: Agency Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: BOARD OF STANDARDS AND APPEALS / LA-CEQR-Q
Project: BEACH 116 ST.
Date Received: 9/8/2020

Properties with no Architectural or Archaeological significance:

1) 177 BEACH 116 STREET, BBL: 4162260015
2) 1-73 BEACH 116 STREET, BBL: 4162260017
3) 1-65 BEACH 116 STREET, BBL: 4162260019
4) 1-63 BEACH 116 STREET, BBL: 4162260020
5) 157 BEACH 116 STREET, BBL: 4162260021
6) 155 BEACH 116 STREET, BBL: 4162260022
7) 1-43 BEACH 116 STREET, BBL: 4162260023
8) 147 BEACH 116 STREET, BBL: 4162260025

Comments:

S/NR ELIGIBLE ROCKAWAY PARK STATION, 222 BEACH 116 STREET WITHIN RADIUS.

Gina Santucci 9/14/2020

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35162_FSO_DNP_09142020.docx

Appendix B: WRP Assessment

FOR INTERNAL USE ONLY	WRP No. 19-171
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Beach 116 Associates LLC

Name of Applicant Representative: Robert Greene

Address: 500 International Drive, Suite 150

Telephone: 973-527-7451 Email: robert.greene@equityenvironmental.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant, Beach 116 Associates LLC, proposes a zoning map amendment to rezone Block 16226, Lots 15, 17, 19, 21, 22, 23, 25, and part of Lot 12 ("Affected Area") from the existing R7A/C1-3 zoning district to a R7A/C2-4 zoning district (The Proposed Action).

The Proposed Action would facilitate the development of two buildings on the Project Site (Block 16226, Lots 23 and 25; 133 Beach 116th Street), Building A and Building B, in addition to the already existing 3,060 GSF commercial building on Lot 23. Building A is a mixed-use tower building built within the R7A/C1-3 portion of the lot, and will include 133,223 GSF of uses, 14,032 GSF of ground floor commercial (approximately 4,000 GSF for PCE use and 10,032 GSF for local retail), 99,765 GSF of residential floor area, and 19,425 GSF of cellar level residential parking area. The building will rise to a height of 8 stories (85 feet tall) and will include 19,425 GSF of cellar level parking (108 spaces provided where 73 spaces are required for Buildings A and B) and 78 market rate dwelling units. Building B will be a residential building located within the R7A portion of the lot totaling 18,382 GSF of uses, and will include 16,860 GSF of residential floor area and 1,522 GSF for a first-floor parking ramp with 8 total dwelling units.

2. Purpose of activity

The rezoning would permit the Applicant to apply for a special permit for a PCE use within Building A of the proposed development.

C. PROJECT LOCATION

Borough: Queens Tax Block/Lot(s): Block 16226, Lots 15, 17, 19, 20, 21, 22, 23, 25, p/o 12

Street Address: 133 Beach 116th Street

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1.	Does the project require a waterfront site?	☐ Yes	☑ No
2.	Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?	☐ Yes	☑ No
3.	Is the project located on publicly owned land or receiving public assistance?	☐ Yes	☑ No
4.	Is the project located within a FEMA 1% annual chance floodplain? *(6.2)*	☑ Yes	☐ No
5.	Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)*	☐ Yes	☑ No
6.	Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).*	☐ Yes	☑ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☐	☐	☑

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☐
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☐
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☐
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☐
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☐
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☐
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☐
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☐
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☐
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☐
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☐
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☐
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☐
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☐
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☐
4.8	Maintain and protect living aquatic resources.	☐	☐	☐

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☑	☐	☐
5.1	Manage direct or indirect discharges to waterbodies.	☑	☐	☐
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☑	☐	☐
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☐	☐	☑
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☐	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☐	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☐
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☐
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☐
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☐

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☐
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☐
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☐
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☐
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☐

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Robert Greene

Address: 500 International Drive, Suite 150

Telephone: 973-527-7451 Email: robert.greene@equityenvironmental.com

Applicant/Agent's Signature: Robert Greene

Date: 9/29/20

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☐ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☐ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

Appendix C: Architectural Drawings

ONE SIXTEEN

MIXED-USE DEVELOPMENT (COMMERCIAL AND RESIDENTIAL)

133 BEACH 116TH STREET, ROCKAWAY PARK, NY 11694
150 BEACH 117TH STREET, ROCKAWAY PARK, NY 11694







04

Client: BEACH 116 ASSOCIATES LLC 620 Foster Ave, Suite 301, Brooklyn, NY 11230 TEL: 718-210-0036 FAX: 718-434-2674	Architect: FISCHER + MAKOOI ARCHITECTS, PLLC 242 W. 30TH STREET,NEW YORK, NY 10001 TEL: 212-212-9733 FAX: 212-219-8980	Structure Engineer: TITAN ENGINEERS, P.C. 1331 STUYVESANT AVENUE, UNION, NJ 07083 TEL: 908-624-0044 FAX: 877-364-8484	MEP Engineer: TSF Engineering, P.C. 200 Park Avenue South, Suite 1020, New York, NY 10003 TEL: 212-253-7303 FAX: 212-253-6512	Interior Designer:
Filing Representative: YONA LOVE CONSULTING SERVICES, INC. 1928 BAY AVENUE, 3RD FLOOR, BROOKLYN, NY 11230 TEL: 718-252-9576 FAX: 718-732-3046	Building Specification Writer: ROBERT SCHWARTZ & ASSOCIATES 333 WEST 39TH STREET, SUITE 1501, NEW YORK, NY 10018 TEL: 212-691-3248 FAX: 646.202.1607	Geotechnical Engineer: GEO TECH CONSULTANTS LLC 52 EAST 2ND STREET, MINEOLA, NY 11501 TEL: 516-355-0168 FAX: 516-355-0271	Envelope Consultant: FRANK SETA & ASSOCIATES, LLC 35 West 35th Street, New York, NY 10001 TEL: 212-465-1600	Environmental Consultant:

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	04	06.27.2019	ISSUED TO DOB FOR PAA-4
09	03	03.14.2019	ISSUED FOR CONSTRUCTION
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

MEP ENGINEER:
TSF Engineering, P.C.
200 Park Ave. South, NY, NY 10003
T 212.253.7303 F 212.253.6512

STRUCTURAL ENGINEER:
TITAN ENGINEERS PC
1331 STUYVESANT AVE. UNION, NJ 07083
T 908-624-0044 F 877-364-8484
E INFO@TITANENGINEERSLLC.COM W WWW.TITANENGINEERS.COM

CLIENT:
BEACH 116 ASSOCIATES LLC
2361 NOSTRAND AVENUE, SUITE 901, BROOKLYN, NY 11210
TEL: 718-210-0036 FAX: 718-434-2674

FISCHER +MAKOOI ARCHITECTS PLLC RA,AIA
242 WEST 30TH STREET, SUITE 1102
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-8980
WEB SITE: WWW.XFARCHITECT.COM

SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
COVER SHEET

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	T-001.03
checked	FM		

ARCHITECTURAL DRAWING LIST

ISSUED TO DOB FOR PAA-4 (06.27.2019)	ISSUED FOR CONSTRUCTION (03.14.2019)	ISSUED FOR DOB PAA-3 APPROVAL (07.23.2018)	ISSUED FOR DOB PAA-3 (04.12.2018)	ISSUED FOR DOB PAA-2 (03.23.2018)	ISSUED FOR DOB PAA-1 (09.12.2017)	ISSUED FOR DOB (04.25.2017)	ISSUED FOR DOB (03.14.2017)	ISSUED FOR BID (01.16.2017)	ISSUED FOR HPD (11.17.2016)	ISSUED TO DOB (10.14.2016)	DRAWING NO.	SHEET TITLE
											T-001 . 03	COVER SHEET
											T-002 . 04	DRAWING LIST
											G-001 . 03	GENERAL NOTES, ARCHITECTURAL SYMBOLS & LEGEND
											G-002 . 02	GENERAL NOTES
											G-003 . 03	GENERAL NOTES
											G-004 . 02	GENERAL NOTES
											G-005 . 02	ADA STANDARDS DESIGN DIAGRAMS
											G-006 . 02	ADA STANDARDS DESIGN DIAGRAMS
											G-007 . 02	ADA STANDARDS DESIGN DIAGRAMS
											G-008 . 02	ADA STANDARDS DESIGN DIAGRAMS
											G-009 . 00	ADA STANDARDS DESIGN DIAGRAMS
											G-010 . 00	ADA STANDARDS DESIGN DIAGRAMS
											G-011 . 00	ADA STANDARDS DESIGN DIAGRAMS
											G-012 . 00	PARKING NOTES & STANDARDDIAGRAMS
											G-013 . 00	MULTIPLE DWELLING NOTES
											G-014 . 00	MULTIPLE DWELLING NOTES & DIAGRAMS
											G-015 . 00	MULTIPLE DWELLING NOTES & STANDARD DIAGRAMS
											G-016 . 00	MULTIPLE DWELLING NOTES & STANDARD DIAGRAMS
											Z-001 . 04	ZONING ANALYSIS
											Z-002 . 04	ZONING ANALYSIS
											Z-003 . 04	ZONING ANALYSIS AREA CHARTS
											Z-004 . 02	ZONING ANALYSIS MAPS
											Z-005 . 01	ZONING ANALYSIS DIAGRAMS
											Z-100 . 00	ZONING ANALYSIS - GROSS FLOOR AREA DIAGRAMS
											Z-101 . 01	ZONING ANALYSIS - GROSS FLOOR AREA DIAGRAMS
											Z-102 . 00	ZONING ANALYSIS - FLOOR AREA DEDUCTION DIAGRAMS
											Z-103 . 01	ZONING ANALYSIS - FLOOR AREA DEDUCTION DIAGRAMS
											V-001 . 00	ARCHITECTURAL SURVEY
											EN-001 . 00	ENERGY COMPLIANCE NOTES
											EN-002 . 00	ENERGY COMPLIANCE NOTES
											EN-003 . 00	ENERGY COMPLIANCE ANALYSIS
											EN-004 . 00	ENERGY COMPLIANCE ANALYSIS
											EN-005 . 00	ENERGY COMPLIANCE ANALYSIS
											EN-006 . 00	ENERGY COMPLIANCE ANALYSIS
											EN-100 . 00	ENERGY COMPLIANCE ANALYSIS, DIAGRAMS
											EN-101 . 00	ENERGY COMPLIANCE ANALYSIS, DIAGRAMS
											EN-102 . 00	ENERGY COMPLIANCE ANALYSIS, DIAGRAMS
											EN-103 . 00	ENERGY COMPLIANCE ANALYSIS, DIAGRAMS
											EN-104 . 00	ENERGY COMPLIANCE ANALYSIS, DIAGRAMS
											EN-200 . 00	ENERGY COMPLIANCE ANALYSIS - ELEVATIONS DIAGRAMS
											EN-201 . 00	ENERGY COMPLIANCE ANALYSIS - ELEVATIONS DIAGRAMS
											EN-202 . 00	ENERGY COMPLIANCE ANALYSIS - ELEVATIONS DIAGRAMS
											EN-203 . 00	ENERGY COMPLIANCE ANALYSIS - ELEVATIONS DIAGRAMS
											EN-300 . 00	ENERGY COMPLIANCE ANALYSIS - SECTION DIAGRAMS
											A-001 . 02	LIFE & SAFETY DIAGRAMS
											A-002 . 02	LIFE & SAFETY DIAGRAMS
											A-004 . 01	LIGHT & AIR DIAGRAMS
											A-005 . 01	LIGHT & AIR DIAGRAMS
											A-010 . 03	SITE PLAN
											A-100 . 04	CELLAR FLOOR PLAN
											A-101 . 04	1ST FLOOR PLAN
											A-102 . 04	2ND FLOOR PLAN
											A-103 . 03	3RD FLOOR PLAN
											A-104 . 04	4TH FLOOR PLAN
											A-105 . 04	5TH FLOOR PLAN
											A-106 . 04	6TH FLOOR PLAN
											A-107 . 03	7th FLOOR PLAN
											A-108 . 03	8TH FLOOR PLAN
											A-109 . 03	MAIN ROOF & BULKHEAD PLAN
											A-110 . 03	BULKHEAD 1 ROOF & BULKHEAD 2 ROOF PLAN
											A-120 . 01	CELLAR (CF-1) ENLARGED FLOOR PLAN
											A-121 . 01	CELLAR (CF-2) ENLARGED FLOOR PLAN
											A-122 . 01	CELLAR (CF-3) ENLARGED FLOOR PLAN
											A-123 . 01	1ST FLOOR (1F-1) ENLARGED FLOOR PLAN
											A-124 . 01	1ST FLOOR (1F-2) ENLARGED FLOOR PLAN
											A-125 . 01	1ST FLOOR (1F-3) ENLARGED FLOOR PLAN
											A-126 . 00	2nd FLOOR (2F-1) ENLARGED FLOOR PLAN
											A-127 . 00	2nd FLOOR (2F-2) ENLARGED FLOOR PLAN
											A-128 . 00	2nd FLOOR (2F-3) ENLARGED FLOOR PLAN
											A-129 . 00	3rd FLOOR (3F-1) ENLARGED FLOOR PLAN
											A-130 . 00	3rd FLOOR (3F-2) ENLARGED FLOOR PLAN
											A-131 . 00	3rd FLOOR (3F-3) ENLARGED FLOOR PLAN
											A-132 . 00	4th FLOOR (4F-1) ENLARGED FLOOR PLAN
											A-133 . 00	4th FLOOR (4F-2) ENLARGED FLOOR PLAN
											A-134 . 00	4th FLOOR (4F-3) ENLARGED FLOOR PLAN
											A-135 . 00	5th FLOOR (5F-1) ENLARGED FLOOR PLAN
											A-136 . 00	5th FLOOR (5F-2) ENLARGED FLOOR PLAN
											A-137 . 00	5th FLOOR (5F-3) ENLARGED FLOOR PLAN
											A-138 . 00	6th FLOOR (6F-1) ENLARGED FLOOR PLAN
											A-139 . 00	6th FLOOR (6F-2) ENLARGED FLOOR PLAN
											A-140 . 00	6th FLOOR (6F-3) ENLARGED FLOOR PLAN
											A-141 . 01	7th FLOOR (7F-1) ENLARGED FLOOR PLAN
											A-142 . 01	7th FLOOR (7F-2) ENLARGED FLOOR PLAN
											A-143 . 01	7th FLOOR (7F-3) ENLARGED FLOOR PLAN
											A-144 . 01	8th FLOOR (8F-1) ENLARGED FLOOR PLAN
											A-145 . 01	8th FLOOR (8F-2) ENLARGED FLOOR PLAN
											A-146 . 01	8th FLOOR (8F-3) ENLARGED FLOOR PLAN
											A-147 . 01	BULKHEAD & MAIN ROOF (BF-1) ENLARGED FLOOR PLAN
											A-148 . 01	BULKHEAD & MAIN ROOF (BF-2) ENLARGED FLOOR PLAN
											A-149 . 01	BULKHEAD & MAIN ROOF (BF-3) ENLARGED FLOOR PLAN
											A-150 . 01	BULKHEAD 1 ROOF (BR-1) ENLARGED FLOOR PLAN

ARCHITECTURAL DRAWING LIST

ISSUED TO DOB FOR PAA-4 (06.27.2019)	ISSUED FOR CONSTRUCTION (03.14.2019)	ISSUED FOR DOB PAA-3 APPROVAL (07.23.2018)	ISSUED FOR DOB PAA-3 (04.12.2018)	ISSUED FOR DOB PAA-2 (03.23.2018)	ISSUED FOR DOB PAA-1 (09.12.2017)	ISSUED FOR DOB (04.25.2017)	ISSUED FOR DOB (03.14.2017)	ISSUED FOR BID (01.16.2017)	ISSUED FOR HPD (11.17.2016)	ISSUED TO DOB (10.14.2016)	DRAWING NO.	SHEET TITLE
											A-151 . 00	BULKHEAD 2 ROOF (BR-2) ENLARGED FLOOR PLAN
											A-160 . 01	1ST FLOOR PLAN TOWNHOUSES ENLARGED FLOOR PLAN
											A-161 . 01	2nd FLOOR PLAN TOWNHOUSES ENLARGED FLOOR PLAN
											A-162 . 01	3rd FLOOR PLAN TOWNHOUSES ENLARGED FLOOR PLAN
											A-163 . 01	4th FLOOR PLAN TOWNHOUSES ENLARGED FLOOR PLAN
											A-164 . 01	MEZZANINE FLOOR PLAN TOWNHOUSES ENLARGED FLOOR PLAN
											A-165 . 01	ROOF FLOOR PLAN TOWNHOUSES ENLARGED FLOOR PLAN
											A-200 . 04	ELEVATION (E-1) - BEACH 116 STREET
											A-201 . 04	ELEVATION (E-2) - REAR ELEVATION
											A-202 . 04	ELEVATION (E-3) - SOUTH ELEVATION
											A-203 . 04	ELEVATIONS (E-4) & (E-5) - NORTH ELEVATION
											A-204 . 04	ELEVATIONS (E-6) & (E-7) - TOWNHOUSES
OMIT											A-205 . 00	BEACH 117TH STREET SIDE ELEVATIONS
											A-210 . 01	ENLARGED ELEVATION (E1-1)
											A-211 . 01	ENLARGED ELEVATION (E1-2)
											A-212 . 01	ENLARGED ELEVATION (E1-3)
											A-213 . 01	ENLARGED ELEVATION (E2-1)
											A-214 . 01	ENLARGED ELEVATION (E2-2)
											A-215 . 01	ENLARGED ELEVATION (E2-3)
											A-216 . 01	ENLARGED ELEVATION (E3-1)
											A-217 . 01	ENLARGED ELEVATION (E3-2)
											A-218 . 01	ENLARGED ELEVATION (E-4)
											A-219 . 01	ENLARGED ELEVATIONS BULKHEAD (EB-1), (EB-2), (EB-3) & (EB-4)
											A-220 . 01	ENLARGED ELEVATION (E-5) - TOWNHOUSES
											A-221 . 01	ENLARGED ELEVATION (E-6) - TOWNHOUSES
											A-222 . 01	ENLARGED ELEVATION (E-7) - TOWNHOUSES
											A-300 . 04	BUILDING SECTION (A)
											A-301 . 03	BUILDING SECTION (B)
OMIT											A-302 . 01	SECTIONS - BEACH 117TH STREET
											A-400 . 00	STAIR 'A' & 'B' PLANS
											A-401 . 01	STAIR 'A' & 'B' SECTIONS
											A-403 . 00	STAIR DETAILS
											A-410 . 00	ELEVATOR BANK 'A' PLANS
											A-411 . 01	ELEVATOR BANK 'A' SECTIONS
											A-500 . 03	WALL TYPES
											A-501 . 01	WALL TYPES
											A-502 . 03	WALL TYPES & NOTES
											A-503 . 02	EXTERIOR WALL TYPES
OMIT											A-503 . 00	REFUSE CHUTE DETAILS
											A-505 . 00	CEILING AND FIRE-RATED WALL DETAILS
											A-506 . 00	SHAFT WALLS DETAILS
											A-507 . 00	THROUGH-PENETRATION FIRESTOP DETAILS
											A-510 . 02	LADDER WITH CAGE & SHIP LADDER DETAILS
											A-511 . 02	REFUSE CHUTE PLANS & SECTIONS
											A-512 . 02	ARCHITECTURAL DETAILS
											A-513 . 00	ARCHITECTURAL DETAILS
											A-520 . 01	ARCHITECTURAL SECTION DETAILS
											A-521 . 01	ARCHITECTURAL SECTION DETAILS
											A-522 . 01	ARCHITECTURAL SECTION DETAILS
											A-523 . 01	ARCHITECTURAL SECTION DETAILS
											A-524 . 01	ARCHITECTURAL SECTION DETAILS
											A-525 . 01	ARCHITECTURAL SECTION DETAILS
											A-526 . 01	ARCHITECTURAL SECTION DETAILS
											A-527 . 00	ARCHITECTURAL SECTION DETAILS
											A-530 . 00	ARCHITECTURAL SECTION DETAILS
											A-531 . 00	ARCHITECTURAL SECTION DETAILS
											A-532 . 00	ARCHITECTURAL SECTION DETAILS
											A-533 . 00	ARCHITECTURAL SECTION DETAILS
											A-700 . 02	DOOR SCHEDULE, NOTES
											A-701 . 02	DOOR & FRAME TYPES
											A-702 . 01	DOOR DETAILS
											A-710 . 01	WINDOW SCHEDULE & NOTES
											A-711 . 01	WINDOW SCHEDULE & NOTES

ARCHITECTURAL DRAWING LIST

ISSUED FOR CONSTRUCTION (03.14.2019)	ISSUED FOR CONSTRUCTION (07.23.2018)	ISSUED FOR COORDINATION (04.12.2018)	ISSUED FOR DOB (04.25.2017)	ISSUED FOR DOB (03.14.2017)	ISSUED FOR BID (01.16.2017)	ISSUED FOR HPD (11.17.2016)	ISSUED TO DOB (10.14.2016)	DRAWING NO.	SHEET TITLE
								A-800 . 00	CELLAR FLOOR SLAB EDGE PLAN
								A-801 . 00	1ST FLOOR SLAB EDGE PLAN
								A-802 . 00	2ND FLOOR SLAB EDGE PLAN
								A-803 . 00	3RD FLOOR SLAB EDGE PLAN
								A-804 . 00	4TH FLOOR SLAB EDGE PLAN
								A-805 . 00	5TH FLOOR SLAB EDGE PLAN
								A-806 . 00	6TH FLOOR SLAB EDGE PLAN
								A-807 . 00	7TH FLOOR SLAB EDGE PLAN
								A-808 . 00	8TH FLOOR SLAB EDGE PLAN
								A-809 . 00	BULKHEAD MAIN ROOF SLAB EDGE PLAN
								A-810 . 00	BULKHEAD ROOF SLAB EDGE PLAN
								A-820 . 00	CELLAR (CF-1) ENLARGED SLAB EDGE PLAN
								A-821 . 00	CELLAR (CF-2) ENLARGED SLAB EDGE PLAN
								A-822 . 00	CELLAR (CF-3) ENLARGED SLAB EDGE PLAN
								A-823 . 00	1ST FLOOR (1F-1) ENLARGED SLAB EDGE PLAN
								A-824 . 00	1ST FLOOR (1F-2) ENLARGED SLAB EDGE PLAN
								A-825 . 00	1ST FLOOR (1F-3) ENLARGED SLAB EDGE PLAN
								A-826 . 00	2nd FLOOR (2F-1) ENLARGED SLAB EDGE PLAN
								A-827 . 00	2nd FLOOR (2F-2) ENLARGED SLAB EDGE PLAN
								A-828 . 00	2nd FLOOR (2F-3) ENLARGED SLAB EDGE PLAN
								A-829 . 00	3rd FLOOR (3F-1) ENLARGED SLAB EDGE PLAN
								A-830 . 00	3rd FLOOR (3F-2) ENLARGED SLAB EDGE PLAN
								A-831 . 00	3rd FLOOR (3F-3) ENLARGED SLAB EDGE PLAN
								A-832 . 00	4th FLOOR (4F-1) ENLARGED SLAB EDGE PLAN
								A-833 . 00	4th FLOOR (4F-2) ENLARGED SLAB EDGE PLAN
								A-834 . 00	4th FLOOR (4F-3) ENLARGED SLAB EDGE PLAN
								A-835 . 00	5th FLOOR (5F-1) ENLARGED SLAB EDGE PLAN
								A-836 . 00	5th FLOOR (5F-2) ENLARGED SLAB EDGE PLAN
								A-837 . 00	5th FLOOR (5F-3) ENLARGED SLAB EDGE PLAN
								A-838 . 00	6th FLOOR (6F-1) ENLARGED SLAB EDGE PLAN
								A-839 . 00	6th FLOOR (6F-2) ENLARGED SLAB EDGE PLAN
								A-840 . 00	6th FLOOR (6F-3) ENLARGED SLAB EDGE PLAN
								A-841 . 00	7th FLOOR (7F-1) ENLARGED SLAB EDGE PLAN
								A-842 . 00	7th FLOOR (7F-2) ENLARGED SLAB EDGE PLAN
								A-843 . 00	7th FLOOR (7F-3) ENLARGED SLAB EDGE PLAN
								A-844 . 00	8th FLOOR (8F-1) ENLARGED SLAB EDGE PLAN
								A-845 . 00	8th FLOOR (8F-2) ENLARGED SLAB EDGE PLAN
								A-846 . 00	8th FLOOR (8F-3) ENLARGED SLAB EDGE PLAN
								A-847 . 00	BULKHEAD & MAIN ROOF (BF-1) ENLARGED SLAB EDGE PLAN
								A-848 . 00	BULKHEAD & MAIN ROOF (BF-2) ENLARGED SLAB EDGE PLAN
								A-849 . 00	BULKHEAD & MAIN ROOF (BF-3) ENLARGED SLAB EDGE PLAN
								A-850 . 00	ELEV. OVERRUN (EO-1) & BULKHEAD ROOF (BR-1) ENLARG. SLAB EDGE PLAN
								A-859 . 00	CELLAR FLOOR TOWHHOUSES ENLARGED EDGE OF SLAB PLAN
								A-860 . 00	1ST FLOOR TOWHHOUSES (CF-4) ENLARGED EDGE OF SLAB PLAN
								A-861 . 00	2nd FLOOR TOWHHOUSES (1F-4) ENLARGED EDGE OF SLAB PLAN
								A-862 . 00	3rd FLOOR TOWHHOUSES (2F-4) ENLARGED EDGE OF SLAB PLAN
								A-863 . 00	4th FLOOR TOWHHOUSES (3F-4) ENLARGED EDGE OF SLAB PLAN
								A-864 . 00	MEZZANINE FLOOR TOWHHOUSES (4F-4) ENLARGED EDGE OF SLAB PLAN
								A-865 . 00	ROOF TOWHHOUSES (5F-4) ENLARGED EDGE OF SLAB PLAN

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
07	05	06.27.2019	ISSUED TO DOB FOR PAA-4
06	04	03.14.2019	ISSUED FOR CONSTRUCTION
05	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
04		04.12.2018	ISSUED FOR PAA-3
03	02	03.23.2018	ISSUED FOR PAA-2
02	01	09.12.2017	ISSUED FOR PAA-1
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
DRAWINGS LIST

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	T-002.04
checked	FM		

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
A/C	AIR CONDITIONING
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECT
@	AT
BD.	BOARD
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
B.O.	BOTTOM OF
B.U.R.	BUILT-UP-ROOFING
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CIP	CAST-IN PLACE
C.J.	CONTROL JOINT
℄	CENTERLINE
CLG.	CEILING
CLOS.	CLOSET
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
COL. DIM.	COLUMN DIMENSION
COMP. FL.	COMPOSITION FLOORING
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
CRS.	COURSE(S)
C.T.	CERAMIC TILE
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.S.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
E.F.	EXHAUST FAN
E.I.F.S.	EXTERIOR INSULATION AND FINISHING SYSTEM
EL.	ELEVATION
ELEC.	ELECTRIC
ELEV.	ELEVATOR
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXP. JT.	EXPANSION JOINT
F.B.C.	FIRE BLANKET CABINET
FD	FLOOR DRAIN
FDN.	FOUNDATION
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOOR
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GEO.	GEODETIC
GL.	GLASS
GYP. BD.	GYPSUM BOARD
H.	HEIGHT
HDCP	HANDICAPPED
H.MTL.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.	HANDRAIL
HTR.	HEATER
H.W.	HOT WATER
H.W.H.	HOT WATER HEATER
IND.	INDIVIDUAL
INSTR.	INSTRUMENT
INSUL./INS.	INSULATION
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LDR.	LEADER
L.P.	LOW POINT
MACH.	MACHINE
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
M.O.	MASONRY OPENING
MOD.	MODIFIED
MTL.	METAL
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
N.T.S.	NOT TO SCALE
NYC BC	NEW YORK CITY BUILDING CODE
NYC MC	NEW YORK CITY MECHANICAL CODE
NYC PC	NEW YORK CITY PLUMBING CODE
NYCF GC	NEW YORK CITY FUEL GAS CODE
O.C.	ON CENTER
O.H.	OVERHEAD
PART.	PARTITION
P.C.	PRECAST
P.I.P.	POURED IN PLACE
℄	PROPERTY LINE
P. LAM	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PM.F.	PREMOLDED FILLER
R.D.	ROOF DRAIN
REC.	RECEPTACLE
REINF.	REINFORCEMENT
REQ. RM.	REQUIRED ROOM
S.A.C.	SPRAY-APPLIED ACOUSTICAL PLASTER
S.A.T.	SUSPENDED ACOUSTICAL TILE
SECT.	SECTION
SIM.	SIMILAR
SPEC.	SPECIFICATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
TEMP.	TEMPERATURE
TEMPD.	TEMPERED
TOIL.	TOILET
T.O.	TOP OF
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF STEEL, TOP OF SLAB
T.F.F.	TOP OF FINISHED FLOOR
TYP.	TYPICAL
U/S	UNDERSIDE
UL	UNDERWRITERS LABORATORIES
U.V.	UNIT VENTILATOR
VERT.	VERTICAL
VEST.	VESTIBULE
VCT	VINYL COMPOSITION TILE
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WG.	WIRE GLASS
W.W.F.	WELDED WIRE FABRIC

WALL LEGEND

- GYPSUM BOARD WALL, NOT FIRE RATED - REFER TO WALL TYPES DRAWINGS A-500 SERIES.
- 1 HR-FIRE RATED WALL - REFER TO WALL TYPES DRAWINGS A-500 SERIES.
- 2 HR-FIRE RATED WALL - REFER TO WALL TYPES DRAWINGS A-500 SERIES.
- 3 HR-FIRE RATED WALL - REFER TO WALL TYPES DRAWINGS A-500 SERIES.
- SMOKE RATED WALL
- C.M.U. WALL - REFER TO WALL TYPES DRAWINGS A-500 SERIES.
- POURED-IN-PLACE CONCRETE WALL - REFER TO STRUCTURAL DRAWINGS.

SYMBOLS

- ADA MANEUVERING CLEARANCE T-SHAPED SPACE
- 5' DIAMETER ADA TURNING CIRCLE
- INTERNATIONAL SYMBOL FOR SPACES WITH COMMUNICATION FEATURES FOR PERSONAL WITH HEARING IMPAIRED
- ADA MANEUVERING CLEARANCE / SEATING SPACE, MIN. OF 30"x48"
- XX / X.X / X — EXTERIOR OPENING TAG
- FACP — FIRE ALARM COMMAND PANEL
- XX-X — Room or Space Number / DOOR TAG / Door Number
- FAA — FIRE ALARM REMOTE ANNUNCIATOR PANEL
- XX — WALL TAG
- F — MANUAL FIRE ALARM PULL STATION
- X 00'-00" — Ceiling Type / CEILING TAG / Ceiling Height
- EP/TEL — ELECTRIC/TELECOM PANEL BOARD "EP" DENOTES ELECTRIC PANEL "TEL" DENOTES TELECOM PANEL
- X — KEY NOTE TAG
- CEILING MOUNTED EXIT SIGN WITH 8" HIGH RED LETTERS
- CEILING MOUNTED EXIT SIGN WITH 8" HIGH RED LETTERS & ARROW DIRECTION
- XX — EQUIPMENT TAG
- WALL MOUNTED EXIT SIGN WITH 8" HIGH RED LETTERS
- WALL MOUNTED EXIT SIGN WITH 8" HIGH RED LETTERS & ARROW DIRECTION
- XXX — FOOD SERVICE EQUIPMENT TAG
- XX / X.XXX — Elevation Number / BUILDING ELEVATION / Sheet Number
- COMBINED SPRINKLER & STANDPIPE SYSTEM
- XX / X.XXX — Section Number / DETAIL SECTION / Sheet Number
- RD/ OF-RD — ROOF DRAIN "RD" DENOTES RESTRICTED ROOF DRAIN FLOW "OF-RD" DENOTES OVERFLOW ROOF DRAIN
- XX / X.XXX — Section Number / BUILDING SECTION / Sheet Number
- FD — FLOOR DRAIN
- XX / X.XXX — Detail Number / ENLARGED DETAIL / Sheet Number
- CODP — CLEANOUT W/ DECK PLATE
- XX / X — Revised Area / REVISION / Revision Number
- TD — TRENCH DRAIN
- H — HEAT DETECTOR
- HB — WALL HOSE BIB
- NFWH — NON-FREEZE WALL HYDRANT - RECESSED
- S EL, SB — CEILING MOUNTED PHOTOELECTRIC SMOKE & CARBON MONOXIDE DETECTOR "EL" DENOTES ELEVATOR RECALL "SB" DENOTES SOUNDER BASE
- S EL, SB — WALL MOUNTED PHOTOELECTRIC SMOKE & CARBON MONOXIDE DETECTOR "EL" DENOTES ELEVATOR RECALL "SB" DENOTES SOUNDER BASE
- PORTABLE FIRE EXTINGUISHERS TO COMPLY W/ NYC FIRE CODE.
- FEC-R — "FEC-R" DENOTES FIRE EXTINGUISHER CABINET, RECESSED
- FEC — "FEC" DENOTES FIRE EXTINGUISHER CABINET, SURFACE MOUNTED

SHEET DISCIPLINE IDENTIFICATION:

A-000.00

- A-000.00 — DISCIPLINE DESIGNATION / SHEET TYPE
- A-000.00 — REVISION NUMBER: DOB SUBMITTAL ONLY / SEQUENCE NUMBERS

A	ARCHITECTURAL
T	TITLE / COVER SHEET
G	GENERAL
EN	ENERGY ANALYSIS
Z	ZONING INFORMATION & ANALYSIS
S	STRUCTURAL
FO	FOUNDATION
P	PLUMBING
M	MECHANICAL
FA	FIRE ALARM
E	ELECTRICAL
F	FIRE SUPPRESSION SYSTEMS
LS	LIFE SAFETY
SSP	SITE SAFETY PLAN
L	LANDSCAPE
FS	FOOD SERVICE
PA	PLACE OF ASSEMBLY
ID	INTERIOR DESIGN
SOE	SUPPORT OF EXCAVATION
BPP	BUILDERS PAVEMENT PLANS
FPP	FIRE PROTECTION PLAN
CC	CURB CUT
C	CIVIL
EQ	CONSTRUCTION RELATED EQUIPMENT
FP	FIRE PROTECTION
SD	STANDPIPE, IF FILED SEPARATELY
SP	SPRINKLER, IF FILED SEPARATELY
DM	DEMOLITION
V	SURVEY
DV	DATA, VOICE & SECURITY

TR1: TECHNICAL REPORT STATEMENT OF RESPONSIBILITY

SPECIAL INSPECTION ITEMS	CODE/SECTION
• Structural Steel - Welding	BC 1704.3.1
• Structural Steel - High Strength Bolting	BC 1704.3.3
• Structurqal Cold-Formed Steel	BC 1704.3.4
• Concrete - Cast-In-Place	BC 1704.4
• Masonry	BC 1704.5
• Subgrade Inspection	BC 1704.7.1
• Subsurface Conditions - Fill Placement and In-Place Density	BC 1704.7.2, BC 1704.7.3
• Subsurface Investigations (Borings/Test Pits)	BC 1704.7.4 ---------- TR4 Required
• Deep Foundation Elements	BC 1704.8 ---------- TR5 Required
• Wall Panels, Curtain Walls, and Veneers	BC 1704.10 ---------- Report Required
• Exterior Insulation and Finish Systems (EIFS)	BC 1704.13
• Alternative Materials - OTCR Buildings Bulletin # 2015-015	BC 1704.14
• Mechanical Systems	BC 1704.16
• Excavation - Sheeting, Shoring and Bracing	BC 1704.20.2
• Private On-Site Storm Water Drainage Disposal systems, and Detention Facilities Installation	BC 1704.21.2
• Sprinkler Systems	BC 1704.23
• Standpipe Systems	BC 1704.24
• Heating Systems	BC 1704.25
• Fire-Resistant Penetrations and Joints	BC 1704.27
• Flood Zone Compliance (attach FEMA elevation/dry floodproofing certificate where applicable)	BC 1704.29, BC G105
• Concrete Design Mix	BC 1905.3, BC 1913.5 ------- TR3 Required
• Concrete Sampling and testing	BC 1905.6, BC 1913.10 ------ TR2 Required

PROGRESS INSPECTIONS ITEMS	CODE/SECTION
• Footing and Foundation	BC 110.3.1
• Lowest Floor Elevation	BC 110.3.2
• Energy Code Compliance Inspections	BC 110.3.5 ---------- TR8 Required
• Fire-Resistance Rated Construction	BC 110.3.4

ENERGY CONSERVATION CODE NOTES

THE NYCECC DEFINES COMMERCIAL BUILDINGS AS ANY BUILDING THAT IS NOT A RESIDENTIAL BUILDING. THIS INCLUDES ONE, TWO OR MULTIPLE-FAMILY DWELLINGS FOUR STORIES OR HIGHER, WHICH ARE CALLED GROUP R BUILDINGS IN NYCECC CHAPTER 4 FOR ENVELOPE PURPOSES AS WELL AS ALL OTHER OCCUPANCY TYPES, REGARDLESS OF NUMBER OF STORIES.

COMMERCIAL PROJECTS MUST USE EITHER CHAPTER 4 OF THE NYCECC OR ASHRAE 90.1 FOR COMPLIANCE.

ONE OF THE FOLLOWING FORMATS SHALL BE USED FOR AN ENERGY ANALYSIS OF A NEW COMMERCIAL BUILDING.

1. COMCHECK: SHALL BE USED TO DEMONSTRATE COMPLIANCE WITH THE NYCECC FOR A NEW COMMERCIAL BUILDING ANALYSIS.
2. DOE2-BASED ENERGY MODELING SOFTWARE: SHALL BE USED TO DEMONSTRATE COMPLIANCE WITH THE NYCECC FOR A NEW COMMERCIAL BUILDING ANALYSIS. THE ANALYSIS MUST BE REPORTED ON THE ENERGY COST BUDGET WORKSHEET (EN1 FORM). EITHER SECTION ECC 506 OF THE NYCECC OR CHAPTER 11 IN ASHRAE 90.1 AND ENERGY MODELING BASED ON THE DOE2 PROGRAM SHALL BE USED.
3. TABULAR ANALYSIS: SHALL BE USED TO DEMONSTRATE COMPLIANCE WITH THE NYCECC FOR A NEW COMMERCIAL BUILDING ANALYSIS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2016 NEW YORK CITY ENERGY CONSERVATION CONSTRUCTION CODE.

SURVEY NOTES

1. THESE DRAWINGS ARE BASED ON FIELD SURVEYS AND DRAWINGS FURNISHED TO THE ARCHITECT BY OTHERS.
2. THE ACCURACY OF SUCH SURVEYS AND DRAWINGS HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE ARCHITECT.
3. THERE MAY BE SIGNIFICANT DISCREPANCIES BETWEEN THE DIMENSIONS REFLECTED ON THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS AT THE PROJECT SITE.
4. ACCORDINGLY, IT IS IMPERATIVE THAT THE CONTRACTOR INVESTIGATE AND VERIFY ALL FIELD MEASUREMENTS, DIMENSIONS AND SITE CONDITIONS FOR PERFORMANCE OF THE WORK AND CHECK AND COORDINATE SUCH INFORMATION WITH THE INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS.

GENERAL CONSTRUCTION DOCUMENTS NOTES

1. KITCHEN AND BATH DESIGN / FINISHES: REFER TO INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS
2. INTERIOR FINISH SCHEDULE: REFER TO INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS.
3. STRUCTURE AND SOE DESIGN: REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS.
3. MECHANICAL DESIGN: REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS.
4. ELECTRICAL DESIGN (POWER AND LIGHT): REFER TO ELECTRICAL DRAWINGS AND SPECIFICATION.
5. PARTITION TYPES: REFER TO SHEETS A-500 SERIES.
6. DOOR SCHEDULE AND DETAILS: REFER TO SHEETS A-700 SERIES.
7. ALL DIMENSIONS AT PARTITIONS ARE TO THE FACE OF PARTITION.
8. FINAL LOCATION OF ALL MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
9. ALL REQUIRED ACCESS PANELS FOR MEP EQUIPMENT AND FIXTURES ARE SUBJECT TO FINAL COORDINATION AND SIGN-OFF BY ALL TRADES PRIOR TO INSTALLATION.
10. REFER TO STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE FOR ALL INTERIOR MASONRY OPENINGS
11. PROVIDE WALL REINFORCEMENT FOR ALL FUTURE GRAB BARS IN BATHROOM, REFER TO SHEETS G-001 SERIES.
12. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND TYPES. ALL CEILING FIXTURES ARE SUBJECT TO FINAL COORDINATION AND SIGN-OFF BY ALL TRADES PRIOR TO INSTALLATION.
13. REFER TO MEP DRAWINGS AND CITY/STATE AGENCY APPROVED DRAWINGS AND DOCUMENTS FOR LOCATION AND SIZE OF ALL UTILITIES.
14. DIFFERENT OCCUPANCIES SHALL BE SEPARATED FROM EACH OTHER, VERTICALLY AND HORIZONTALLY, BY FIRE DIVISIONS HAVING A FIRE RESISTIVE RATING AS PER NYC BC 2014, TABLE 508.4

BUILDING CONSTRUCTION INFORMATION

PROJECT : MIXED USE DEVELOPMENT (RESIDENTIAL & COMMERCIAL)
ADDRESS: 133 BEACH 116TH STREET, QUEENS, NY 11694
BLOCK: 16226
TAX LOT(s): 23, 25
BUILDING CODE: NYC 2014
ENERGY CODE: ASHARE 9.1 - 2013
PRIMARY OCCUPANCY GROUP: R2 (MULTI-FAMILY RESIDENTIAL)
SECONDARY OCCUPANCY GROUP: M (COMMERCIAL RETAIL)
PRIMARY STRUCTURAL SYSTEM: CONCRETE (CIP)
CONSTRUCTION CLASS: I-B
HIGH RISE BUILDING: YES
SITE SAFETY PROJECT: NO
FLOOD ZONE: ZONE "AE" & "X"
LANDMARK: NO

AGENCY FILING APPLICATIONS LIST

APPLICATIONS FILED UNDER "NB" #421395751:
1. GENERAL CONSTRUCTION, DOCUMENT #01
2. MECHANICAL, PLUMBING & FIRE PROTECTION, DOCUMENT #02
3. STRUCTURE, DOCUMENT #03

APPLICATIONS FILED UNDER "ALT 2":
1. FIRE ALARM SYSTEM, APPLICATION #421410896
2. SUPPORT OF EXCAVATION (SOE) #421572541
3. UNDERGROUND PLUMBING #421605490

APPLICATIONS FILED UNDER "ALT 3":
1. BUILDERS PAVEMENT PLAN (BPP), APPLICATION #421408364
2. FIRE PROTECTION PLAN (FPP), APPLICATION #----------

PROPOSED BUILDING SEISMIC EVALUATION

STRUCTURAL OCCUPANCY/RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: B

SEISMIC STRUCTURAL SEPARATION CALCULATION

STRUCTURES SEPARATED FROM ADJACENT STRUCTURES:
AT LEAST (1) INCH FOR EACH 50 FEET OF HEIGHT AND A MINIMUM OF (1) INCH.
PROPOSED BUILDING HEIGHT = 85'-0"
NEW BUILDING STRUCTURE SEPARATION REQUIRED = 85/50 = 1.7"
NEW BUILDING STRUCTURE SEPARATION PROPOSED = 2" > 1.7" OK

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		03.23.2018	ISSUED FOR PAA-2
04		04.25.2017	ISSUED FOR HUB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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CLIENT:
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SEAL
REGISTERED ARCHITECT FAHIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
GENERAL NOTES
ARCHITECTURAL SYMBOLS & LEGEND

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	02
checked	FM		G-001.02

GENERAL NOTES

1. THE PROPOSED WORK ON THESE DRAWINGS SHALL COMPLY WITH NEW YORK CITY BUILDING CODE REQUIREMENTS, INCLUDING LOCAL LAW #17/95 (THE NEW YORK CITY SEISMIC CODE).
2. PRIOR TO THE START OF WORK, THE GENERAL CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT AND PAY ALL REQUIRED FEES TO THE NEW YORK CITY DEPARTMENT OF BUILDINGS (DOB) BASED ON THE PROPOSED WORK OF THESE DRAWINGS AND SPECIFICATIONS.
3. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE NEW YORK CITY ELECTRICAL CODE. HE SHALL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS AND OBTAINING ALL REQUIRED ELECTRICAL SIGN-OFFS AND CERTIFICATES OF COMPLETION FROM THE DEPARTMENT OF BUILDINGS ELECTRICAL UNIT.
4. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE NEW YORK CITY PLUMBING CODE. HE SHALL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS AND OBTAINING ALL REQUIRED PLUMBING SIGN-OFFS AND CERTIFICATES OF COMPLETION FROM THE DEPARTMENT OF BUILDINGS PLUMBING UNIT.
5. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR THE GENERAL PUBLIC AND CONSTRUCTION WORKERS IN AND AROUND THE CONSTRUCTION AREA AND FOR THE ADJACENT PROPERTY AND PERSONS. ADEQUATE BARRIERS SHALL BE PROVIDED TO EXERCISE CONTROL OF SAFE INGRESS AND EGRESS FROM THE PREMISES. FIRE EXITS SHALL BE MAINTAINED AT ALL TIMES AND AT NO TIME BE BLOCKED. THE CONTRACTOR SHALL BARRICADE ALL UNSAFE OR INJURIOUS CONDITIONS.
6. ALL EXISTING CONSTRUCTION AND EQUIPMENT SHALL BE PROTECTED BY THE CONTRACTOR DURING THE ENTIRE DURATION OF THE WORK. AREAS DISTURBED OR DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF CONSTRUCTION DEBRIS. ALL UNUSED MATERIAL AND DEBRIS SHALL BE LEGALLY DISPOSED OF AWAY FROM THE PREMISES. NO ON-SITE STORAGE OR BURIAL OF DEBRIS SHALL BE ALLOWED.
8. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS ON THE SITE PRIOR TO START OF WORK. HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF RECORD OF ANY DISCREPANCIES AND/OR CHANGE OF LAYOUT BETWEEN THE FIELD CONDITIONS AND THESE DRAWINGS. FAILURE TO DO SO WILL INDICATE THE GENERAL CONTRACTOR'S ACCEPTANCE OF THESE DRAWINGS AND WILLINGNESS TO TAKE FULL RESPONSIBILITY FOR SAID WORK BEING PERFORMED.
9. THE ARCHITECT/ENGINEER OF RECORD HAS NOT BEEN RETAINED TO SUPERVISE THE CONSTRUCTION. ALL SITE VISITS AND FIELD REPORTS ISSUED BY THE ARCHITECT/ENGINEER OF RECORD ARE FOR PROGRESS RECORD AND GENERAL/SUB CONTRACTOR USE.
10. THE GENERAL CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED ARCHITECT/ENGINEER FOR ALL REQUIRED SPECIAL INSPECTIONS.
11. THE GENERAL CONTRACTOR SHALL OBTAIN SIGN-OFF FROM THE DEPARTMENT OF BUILDINGS AFTER COMPLETION OF WORK.
12. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL BE KNOWLEDGEABLE OF CONDITIONS AND SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND NOTIFY THE OWNER OF ANY CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
13. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS.
14. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.
15. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. MINOR DETAILS OR INCIDENTAL ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR A PROPER AND COMPLETE INSTALLATION OF ANY PART OF THE WORK SHALL BE INCLUDED AS REQUIRED, AS IF THEY WERE INDICATED ON THE DRAWINGS. WHERE SPECIFIED DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
16. ALL ELEVATOR OPENINGS SHALL BE CERTIFIED BY THE ELEVATOR SUBCONTRACTOR PRIOR TO FORMING. REQUIRED MODIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR APPROVAL PRIOR TO FORMING.
17. REFER TO CERTIFIED MECHANICAL AND ELECTRICAL CONTRACTOR'S DRAWINGS AND MANUFACTURER'S TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETTING TEMPLATES, ISOLATORS, SPRING ISOLATORS, ETC., NOT SHOWN ON THE DRAWINGS.
18. CONTRACTOR TO COORDINATE ALL EQUIPMENT BASE AND HOUSEKEEPING PADS WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS. EQUIPMENT BASES AND HOUSEKEEPING PADS TO BE A MINIMUM OF 4" HIGH UNLESS OTHERWISE NOTED.
19. CONCRETE PADS AND MOUNTINGS IN MECHANICAL SPACES SHALL BE COORDINATED WITH ELECTRICAL AND PLUMBING CONTRACTORS.
20. CONTRACTOR TO COORDINATE ALL MECHANICAL AND ELECTRICAL FLOOR AND WALL SLEEVES AND ALL MECHANICAL SHAFTS WITH MECHANICAL, PLUMBING, FIRE-PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
21. PROVIDE ACCESS PANELS AS APPLICABLE AND AS REQUIRED FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
22. PORTABLE FIRE EXTINGUISHERS LOCATED ON THE DRAWINGS SHALL RECEIVE APPROVAL OF FIRE DEPARTMENT PRIOR TO INSTALLATION. (N/A)
23. ALL SPRINKLER HEADS IN ACOUSTICAL TILE SHALL BE INSTALLED CENTERED IN THE ACOUSTICAL TILE.
24. ALL EXTERIOR HANDRAILS AND EXTERIOR EXPOSED METAL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
25. ALL EXTERIOR DOORS SHALL PREVENT AIR LEAKAGE/INFILTRATION AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION.
26. ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOFS, AND BETWEEN WALLS AND PANELS AT PENETRATION OF UTILITIES THROUGH THE ENVELOPE SHALL BE SEALED, CAULKED OR WEATHER STRIPPED TO PREVENT AIR LEAKAGE/INFILTRATION.
27. ALL EXTERIOR SOFFITS SHALL BE CONSTRUCTED WITH RIGID GALVANIZED METAL FRAME MEMBERS AND SHALL RESIST UPLIFTING WIND LOADS OF 1.5 TIMES THE WIND PRESSURE DIAGRAM.
28. ALL EXTERIOR SOFFITS SHALL BE INSTALLED TO PROVIDE A 'U' VALUE OF 0.09, SHALL HAVE A VAPOR BARRIER AND SHALL BE PROPERLY SEALED AGAINST AIR INFILTRATION.
29. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID MOLECULAR BREAKDOWN.
30. FUTURE TENANT DEVELOPMENT TO BE COVERED UNDER SEPARATE PERMITS.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL AND REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF WORK.
32. THE CONTRACTOR SHALL REPLACE AND REPAIR MISSING OR BROKEN SIDEWALK, CURB, OR ROADWAY DAMAGED DURING CONSTRUCTION AS DIRECTED BY THE NYC DEPARTMENT OF BUILDINGS, NYC DEPARTMENT OF TRANSPORTATION, OR OTHER AGENCIES.

DIMENSIONING NOTES

1. ALL WALLS ARE ORTHOGONAL TO THE PROPERTY LINES UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE KNOWLEDGEABLE OF WHICH PROPERTY LINE DETERMINES THE ORIENTATION OF EACH WALL, AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
2. PARTITIONS ARE DIMENSIONED TO THE FURNISHED FACE OF THE WALL UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE THE DRAWINGS.
4. ALL DIMENSIONS OF EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY CORRECTIONS.
5. WHEN UNDIMENSIONED PARTITIONS APPEAR IN CONJUNCTION WITH DOOR OPENINGS, THE DOOR WIDTH AND DOOR FRAME DETAILS DETERMINE THE LOCATION OF THE ADJACENT WALLS AND FRAMES.
6. ALL ACCESSIBLE DIMENSIONS TO BE PROVIDED TO FINISH WALL, CEILING AND FLOORS.

WIND LOADS NOTES

1. BUILDINGS, STRUCTURES AND PARTS THEREOF SHALL BE DESIGNED TO WITHSTAND THE MINIMUM WIND LOADS PRESCRIBED IN THE 2014 NYC BC, CHAPTER 16 STRUCTURAL DESIGN, SECTION BC 1609 WIND LOADS. DECREASES IN WIND LOADS SHALL NOT BE MADE FOR THE EFFECT OF SHIELDING BY OTHER STRUCTURES.
2. AS PER SECTION 1609.1.1 DETERMINATION OF WIND LOADS, WIND LOADS ON EVERY BUILDING OR STRUCTURE SHALL BE DETERMINED IN ACCORDANCE WITH CHAPTER 6 OF ASCE 7, WITH THE BASIC WIND SPEED AND THE EXPOSURE CATEGORY DETERMINED IN ACCORDANCE WITH SECTIONS 1609.3 THROUGH 1609.4. WIND LOADS MAY ALSO BE DETERMINED USING PROVISIONS OF THE ALTERNATE METHODS DESCRIBED IN SECTION 1609.6. WIND SHALL BE ASSUMED TO COME FROM ANY HORIZONTAL DIRECTION AND WIND PRESSURES SHALL BE ASSUMED TO ACT NORMAL TO THE SURFACE CONSIDERED.

SMOKE DETECTING DEVICES NOTES

1. SMOKE DETECTING DEVICES SHALL CONFORM TO THE 2014 NYC BC SECTION BC 907 FIRE ALARM AND DETECTION SYSTEMS. SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS MODIFIED IN APPENDIX Q AND THE NEW YORK CITY ELECTRICAL CODE.
2. SMOKE DETECTORS WITHIN DWELLING UNITS ARE REQUIRED IN THE FOLLOWING AREAS AS PER SECTION 907.2.8.3: IN SLEEPING AREAS AND IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE DWELLING UNIT.
3. AS PER SECTION 907.2.11.2, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION. EXCEPTION: SMOKE ALARMS WITH INTEGRAL STROBES SHALL NOT REQUIRE BATTERY BACKUP PROVIDED THAT THE SMOKE ALARMS ARE CONNECTED TO AN EMERGENCY ELECTRICAL SOURCE.
4. ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH ICC/ANSI A117.1.
5. AS PER SECTION 901.2, FIRE PROTECTION SYSTEMS SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE 2014 NYC BC AND THE NEW YORK CITY FIRE CODE.
6. AS PER SECTION 901.5 ACCEPTANCE TESTS, FIRE PROTECTION SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2014 NYC BC AND THE NEW YORK CITY FIRE CODE.

CARBON MONOXIDE DETECTING DEVICES NOTES

1. CARBON MONOXIDE ALARMS AND DETECTORS SHALL CONFORM TO THE 2014 NYC BC SECTION BC 908.7.
2. CARBON MONOXIDE ALARMS OR DETECTORS WITHIN DWELLING UNITS ARE REQUIRED IN THE FOLLOWING AREAS AS PER SECTION 908.7.1.1: OUTSIDE ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15 FEET OF THE ENTRANCE TO SUCH ROOM AND IN ANY ROOM USED FOR SLEEPING PURPOSES.
3. AS PER SECTION 908.7.1.1.2, CARBON MONOXIDE ALARMS OR DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENTS AS REQUIRED FOR SMOKE ALARMS IN ACCORDANCE WITH SECTIONS 907.2.11.2 THROUGH 907.2.11.3.
4. AS PER SECTION 908.7.4 INSTALLATION, CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 2075.
5. ACCESSIBLE AUDIBLE AND VISIBLE ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH ICC/ANSI A117.1.
6. THE MAINTENANCE OF CARBON MONOXIDE DETECTION AND ALARM SYSTEMS AND THE INSTALLATION AND TESTING OF CARBON MONOXIDE DETECTING DEVICES THAT ARE INTERCONNECTED WITH A FIRE ALARM SYSTEM OR MONITORED BY A CENTRAL STATION SHALL BE ENFORCED AS PER ARTICLE 103 OF CHAPTER 1 OF THE GENERAL ADMINISTRATIVE PROVISIONS OF THE 2014 NYC BC.

PLUMBING SYSTEMS NOTES

1. THE 2014 NEW YORK CITY PLUMBING CODE SHALL GOVERN THE ERECTION, INSTALLATION, ALTERATION, REPAIR, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF PLUMBING SYSTEMS. PLUMBING SYSTEMS AND EQUIPMENT SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK CITY PLUMBING CODE.
2. ALL MATERIALS, FIXTURES, AND APPLIANCES SHALL COMPLY WITH CHAPTER 3 GENERAL REGULATIONS, SECTION PC 303 MATERIALS .
3. ALL GAS-FIRED EQUIPMENT AND ACCESSORY EQUIPMENT SHALL COMPLY WITH THE 2014 NYC MECHANICAL CODE AND THE 2014 NYC FUEL GAS CODE.
4. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY (BASED ON CONDITIONS UNCOVERED IN THE FIELD), IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE 2014 NYC BC, THE 2014 NYC PLUMBING CODE, AND/OR AS PER DESIGNS SHOWN IN THE CONTRACT DOCUMENTS.
5. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS AS PER SECTION PC 107 INSPECTION AND TESTING, SECTION 107.5 SIGN-OFF OF COMPLETED WORK. REFER TO ARTICLE 116 OF CHAPTER 28 OF THE ADMINISTRATIVE CODE.

MECHANICAL SYSTEMS NOTES

1. MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK CITY MECHANICAL CODE AND THE NEW YORK CITY FUEL GAS CODE. MASONRY CHIMNEYS, FIREPLACES AND BARBECUES SHALL COMPLY WITH THE NYC 2014 MECHANICAL CODE AND NYC BC 2014, CHAPTER 21 MASONRY.
2. ALL BATHROOM AND TOILET ROOMS IN DWELLING UNITS TO HAVE MECHANICAL EXHAUST SYSTEM OF MIN. 50 CFM WHEN DESIGNED TO OPERATE INTERMITTENTLY AND MIN. OF 25 CFM WHEN DESIGNED TO OPERATE CONTINUOUSLY DURING NORMAL HOURS OF USE.
3. PUBLIC TOILETS SHALL BE VENTILATED WITH MECHANICAL EXHAUST SYSTEM OF 50/70 CFM RATES PER WATER CLOSET OR URINAL. THE HIGHER RATE SHALL BE PROVIDED WHERE PERIODS OF HEAVY USE ARE EXPECTED TO OCCUR, SUCH AS TOILETS IN THEATERS, SCHOOLS AND SPORTS FACILITIES. THE LOWER RATE SHALL BE PERMITTED WHERE PERIODS OF HEAVY USE ARE NOT EXPECTED.
4. IN DWELLING UNITS, WHEN KITCHEN REQUIRED TO HAVE MECHANICAL EXHAUST SYSTEM AND ALL KITCHENETTES TO BE PROVIDED WITH MIN. OF 100 CFM WHEN DESIGNED TO OPERATE INTERMITTENTLY AND MIN. OF 25 CFM WHEN DESIGNED TO OPERATE CONTINUOUSLY DURING NORMAL HOURS OF USE.
5. DUCT RISERS TO BE FIRE PROTECTED WITH TWO (2) HOUR FIRE RATED CONSTRUCTION ON ALL SIDES.
6. WHERE DUCTS PASS THROUGH FLOOR, FLOOR OPENINGS TO BE CUT TIGHT TO DUCT, AND REMAINING GAP BETWEEN DUCT AND FLOOR CONSTRUCTION TO BE FILLED WITH MINERAL WOOL OR EQUAL.
7. WHEN EACH BATHROOM AND KITCHEN TO BE EQUIPPED WITH ITS OWN INDEPENDENT EXHAUST BLOWER BACKDRAFT DAMPER TO BE PROVIDED OR AS PER MECHANICAL DOCUMENTS.
8. EACH BATHROOM AND KITCHEN/KITCHENETTE OUTLET TO BE EQUIPPED WITH APPROVED FIRE DAMPER WHEN REQUIRED.
9. MINIMUM FRESH AIR INTAKE (F.A.I.) WITH APPROVED FIRE DAMPER TO BE PROVIDED FOR BOILER ROOM AS PER MECHANICAL DOCUMENTS.
10. BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES IN OTHER THAN R AND I-1 OCCUPANCIES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE NYC 2014 MECHANICAL CODE, WHETHER OR NOT THEY ARE ALSO PROVIDED WITH NATURAL VENTILATION.
11. AIR INTAKE OPENING LOCATIONS SHALL COMPLY WITH THE FOLLOWING:
    - INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM LOT LINES OR BUILDINGS ON THE SAME LOT.
    - FOR BUILDINGS ON LOTS MEASURING LESS THAN 20 FEET IN WIDTH, INTAKE OPENINGS SHALL BE LOCATED AT THE CENTERLINE BETWEEN LOT LINES. WHERE OPENINGS FRONT ON A STREET OR PUBLIC WAY, THE INSTALLATION SHALL BE MEASURED TO THE CENTERLINE OF THE STREET OR PUBLIC WAY.
    - OUTDOOR INTAKES FOR HIGH-RISE OFFICE BUILDINGS HAVING OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SERVING SPACES ABOVE THE SECOND STORY AND SERVING SPACES GREATER THAN 10,000 SQUARE FEET OF FLOOR AREA SHALL BE LOCATED AT LEAST 20 FEET ABOVE GROUND LEVEL, AT LEAST 30 FEET FROM EXHAUST OUTLETS AND OTHER EXHAUST DISCHARGES, AND AT LEAST 20 FEET FROM AREAS THAT MAY COLLECT VEHICULAR EXHAUST, SUCH AS OFF STREET LOADING BAYS.
    - MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FEET HORIZONTALLY FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SOURCE.
    - INTAKE OPENINGS ON STRUCTURES IN FLOOD HAZARD AREAS SHALL COMPLY WITH APPENDIX G OF THE NYC BC 2014.
    - EXCEPTION: GROUP R-3 OCCUPANCIES ARE NOT REQUIRED TO COMPLY WITH ABOVE.
10. AIR INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES. OPENINGS IN LOUVERS, GRILLES AND SCREENS SHALL BE SIZED IN ACCORDANCE WITH TABLE 401.5, NYC 2014 MECHANICAL CODE AND SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS. OUTDOOR AIR INTAKE OPENINGS LOCATED IN EXTERIOR WALLS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES IN ACCORDANCE WITH THE NYC BC 2014.
11. FOR HIGH-RISE BUILDINGS, OUTDOOR AIR INTAKES SERVING SPACES ABOVE THE SECOND STORY AND SERVING SPACES GREATER THAN 10,000 SQUARE FEET OF FLOOR AREA SHALL BE LOCATED IN ACCORDANCE WITH SECTION 401.5 OF THE NYC 2014 MECHANICAL CODE. EXCEPTION: GROUP R-2 OCCUPANCY.
12. ENCLOSED PARKING GARAGES. MECHANICAL VENTILATION SYSTEMS FOR ENCLOSED PARKING GARAGES SHALL BE PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM IS ARRANGED TO OPERATE AUTOMATICALLY UPON DETECTION OF A CONCENTRATION OF CARBON MONOXIDE.

PARTITION NOTES

1. DEFLECTION FOR ALL PARTITIONS SHALL NOT EXCEED 1/240TH OF THE SPAN MAXIMUM FOR TYPICAL GYPSUM PARTITIONS, OR 1/360 FOR WOOD-CLAD PARTITIONS OR STONE-CLAD PARTITION SYSTEMS.
2. WATER RESISTANT DRYWALL (FOR THE FULL HEIGHT OF THE PARTITION CONSTRUCTION) SHALL BE USED IN TOILETS, SHOWERS, SERVICE ROOMS, ETC. USE STANDARD GYPSUM BOARD FOR CEILING CONSTRUCTION.
3. PENETRATIONS: COORDINATE WITH MECHANICAL CONTRACTOR FOR OPENINGS REQUIRED FOR RETURN AIR IN FULL HEIGHT PARTITIONS.
4. PROVIDE LATERAL BRACING TO STRUCTURE ABOVE FINISHED CEILINGS FOR PARTITIONS EXCEEDING UNSUPPORTED HEIGHTS INDICATED ON DRAWINGS.
5. PROVIDE HORIZONTAL CONTROL JOINTS AT 12'-0" O.C. IN THE VERTICAL DIRECTION UNLESS NOTED OTHERWISE.
6. PROVIDE CONTROL JOINTS IN GYPSUM WALLBOARD CONSTRUCTION SUCH THAT PARTITION OR FURRING RUNS DO NOT EXCEED 30' AND CEILING DIMENSIONS DO NOT EXCEED 50' IN EITHER DIRECTION WITH PERIMETER RELIEF OR 30' WITHOUT PERIMETER RELIEF.
7. PROVIDE VERTICAL CONTROL JOINTS WITH SEALANT IN MASONRY WALLS AS SHOWN ON DRAWINGS, WITH MAXIMUM SPACING OF 25'-0".
8. COMPLETELY SEAL WITH ACOUSTICAL SEALANT HEADS, BASES, AND ENDS, PLUS ALL PENETRATIONS (INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING WORK).
9. PROVIDE SOUND BLANKETS AS INDICATED.

EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) NOTES

1. EIFS SHALL BE CONSTRUCTED SUCH THAT IT MEETS THE PERFORMANCE CHARACTERISTICS REQUIRED IN ASTM E 2568.
2. THE UNDERLYING STRUCTURAL FRAMING AND SUBSTRATE SHALL BE DESIGNED AND CONSTRUCTED TO RESIST LOADS AS REQUIRED BY NUC B 2014, CHAPTER 16.
3. EIFS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST WIND AND RAIN IN ACCORDANCE WITH THIS THE MANUFACTURER'S APPLICATION INSTRUCTIONS.
4. EIFS WITH DRAINAGE SHALL HAVE AN AVERAGE MINIMUM DRAINAGE EFFICIENCY OF 90 PERCENT WHEN TESTED IN ACCORDANCE WITH REQUIREMENTS OF ASTM E 2273.
5. EIFS WITH DRAINAGE SHALL HAVE A WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 1404.2 OR ASTM E 2570.
6. INSTALLATION OF EIFS AND EIFS WITH DRAINAGE SHALL BE IN ACCORDANCE WITH THE EIFS MANUFACTURER'S INSTRUCTIONS.
7. EIFS INSTALLATION SPECIAL INSPECTIONS SHALL COMPLY WITH THE PROVISIONS OF NYC BC 2014, CHAPTER 17.

FINISHES & DETAILS NOTES - NYC BC 2014, CHAPTER 8

1. AS PER SECTION BC 803.1.1.2 INTERIOR FLAME SPREAD INDEX REQUIREMENTS BASED ON OCCUPANCY GROUP, INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT FOR THE CLASSIFICATION RATING SPECIFIED IN TABLE 803.1 'INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY FOR THE GROUP AND LOCATION DESIGNATED.
2. AS PER SECTION BC 803.1.1.3 INTERIOR SMOKE DEVELOPED INDEX REQUIREMENTS BASED ON OCCUPANCY GROUP, EXCEPT WHERE PERMITTED FOR INTERIOR TRIM IN SECTION 806.5, ACCEPTABLE SMOKE-DEVELOPED INDICES SHALL RANGE FROM 0-450 WITH THE FOLLOWING RESTRICTIONS:
    EXITS, CORRIDORS ..... 25 OR LESS
    OCCUPANCY GROUP I ..... 50 OR LESS
    ROOMS IN WHICH THE NET
    FLOOR AREA PER OCCUPANT
    IS 10 SQUARE FEET OR LESS ..... 100 OR LESS
3. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE PROVISIONS OF SECTION BC 803.3.
4. AS PER SECTION BC 803.5 TOXICITY, INTERIOR WALL OR CEILING FINISHES, OTHER THAN TEXTILES, UPON EXPOSURE TO FIRE, SHALL NOT PRODUCE PRODUCTS OF DECOMPOSITION OR COMBUSTION THAT ARE MORE TOXIC IN POINT OF CONCENTRATION THAN THOSE GIVEN OFF BY WOOD OR PAPER WHEN DECOMPOSING OR BURNING UNDER COMPARABLE CONDITIONS AS TESTED IN ACCORDANCE WITH NFPA 269.
5. COMBUSTIBLE FLOORING MATERIALS ARE PERMITTED AS PER SECTION BC 805 COMBUSTIBLE FLOORING MATERIALS IN TYPES I AND II CONSTRUCTION.
6. THERMAL AND ACOUSTICAL INSULATION SHALL COMPLY WITH SECTION BC 807.
7. ACOUSTICAL CEILING SYSTEMS SHALL COMPLY WITH SECTION BC 808.
8. COMBUSTIBLE MATERIALS USED FOR MILLWORK, DOORS, AND TRIM ARE PERMITTED AS PER THE 2014 NYC BC CHAPTER 6 TYPES OF CONSTRUCTION, SECTION BC 603 COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION.
9. ALL GLASS FOR INTERIOR USE IN BOTH VERTICAL AND SLOPED APPLICATIONS SHALL COMPLY WITH THE NYC BC 2014, CHAPTER 24 GLASS AND GLAZING.
10. FLOORS AND WALL BASE FINISH MATERIALS IN TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES. EXCEPTION: OCCUPANCY CLASSES I-1, R-1 AND R-2 SHALL HAVE A VERTICAL BASE THAT EXTENDS UPWARD ONTO WALLS AT LEAST 6 INCHES.

SEISMIC/EARTHQUAKE NOTES

1. THE PROPOSED BUILDING HAS BEEN DESIGNED IN COMPLIANCE WITH THE NEW YORK CITY SEISMIC CODE: LOCAL LAW 17/95.
2. EVERY STRUCTURE, AND PORTION THEREOF, INCLUDING NONSTRUCTURAL COMPONENTS THAT ARE PERMANENTLY ATTACHED TO STRUCTURES AND THEIR SUPPORTS AND ATTACHMENTS, SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF EARTHQUAKE MOTIONS IN ACCORDANCE WITH THE 2014 NYC BC, CHAPTER 16 STRUCTURAL DESIGN, SECTION BC 1613 EARTHQUAKE LOADS, AND ASCE 7-10 (2010 EDITION), EXCLUDING CHAPTER 14 AND APPENDIX 11A. THE SEISMIC DESIGN CATEGORY FOR A STRUCTURE SHALL BE DETERMINED IN ACCORDANCE WITH EITHER SECTION 1613 OR ASCE 7-10 (2010 EDITION).
3. THE PROPOSED BUILDING HAS BEEN DESIGNED WITH STRUCTURAL SEPARATIONS AS PER 2014 NYC BC 1613.7. ALL STRUCTURES SHALL BE SEPARATED FROM ADJACENT STRUCTURES. WHEN A STRUCTURE ADJOINS A PROPERTY LINE NOT COMMON TO A PUBLIC WAY (TYPICALLY SIDE OR REAR LOT LINES), THAT STRUCTURE SHALL ALSO BE SET BACK FROM THE PROPERTY LINE BY AT LEAST 1 INCH FOR EACH 50 FEET OF HEIGHT AND A MINIMUM OF 1 INCH FOR STRUCTURES WITH HEIGHTS LESS THAN 50 FEET. FOR STRUCTURES IN SEISMIC DESIGN CATEGORY D, REFER TO ASCE 7-10 FOR ADDITIONAL REQUIREMENTS.
4. FOR STRUCTURES ADJACENT TO EXISTING UN REINFORCED MASONRY BEARING WALL STRUCTURES, THE STRUCTURAL SEPARATION SHALL BE FILLED WITH A MATERIAL WITH A MINIMUM COMPRESSIVE STRENGTH OF 25 PSI AND A MAXIMUM COMPRESSIVE STRENGTH OF 100 PSI. ADDITIONALLY, WHEN THE ADJACENT WALL IS A PARTY WALL, THE PARTY WALL SHALL BE MADE SECURE BY THE PARTY RESPONSIBLE FOR THE NEW CONSTRUCTION AS PER CHAPTER 33.
5. THE INFILL MATERIAL SHALL BE COVERED ON ALL SIDES AND SHALL MEET THE APPROPRIATE PROVISIONS OF CHAPTER 26. THE COVERING MUST BE OF ADEQUATE STRENGTH TO RESIST THE WIND LOADS FOR CLADDING AS SPECIFIED IN CHAPTER 16 AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS IN CHAPTER 14.
6. WHEN A BUILDING SEPARATION WIDER THAN 5 INCHES IS CREATED PURSUANT TO SECTION 1613.7, SUCH SEPARATION, AT THE ROOF LEVEL OF THE PROPOSED NEW BUILDING, OR AT THE ROOF LEVEL OF AN EXISTING ADJOINING BUILDING WHERE IF THAT BUILDING IS LOWER THAN THE PROPOSED NEW BUILDING, SHALL HAVE A HORIZONTAL COVER/CLOSURE TH

OCCUPANCY FIRE-RESISTANCE RATINGS NOTES

1. FIRE-RESISTANCE RATING NOTES OUTLINED IN THIS SECTION REFER TO 2014 NYC BC CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES, UNLESS NOTED OTHERWISE. ALL FIRE-RESISTANCE RATINGS SHALL COMPLY WITH 2014 NYC BC CHAPTER 7.
2. UNLESS NOTED OTHERWISE ALL STEEL COLUMNS, BEAMS AND OTHER STRUCTURAL MEMBERS SHALL HAVE SPRAYED ON FIREPROOFING INSTALLED AT THE REQUIRED THICKNESS AND DENSITY TO ACHIEVE THE HOURLY RATINGS AS SET FORTH HEREAFTER. ALL SPRAYED-ON FIREPROOFING SHALL COMPLY WITH SECTION BC 720 PRESCRIPTIVE FIRE RESISTANCE, TABLE 720.1(1) AND ALL INSPECTION REQUIREMENTS OF THE 2014 NYC BC.
3. ALL RATED PARTITIONS SHALL RUN PAST STRUCTURAL BEAMS, TO THE UNDERSIDE OF STRUCTURAL SLAB. WHERE THE PARTITIONS TERMINATE TO THE UNDERSIDE OF STRUCTURAL BEAMS, THE STRUCTURAL STEEL BEAMS SHALL HAVE ADDITIONAL SPRAYED-ON FIREPROOFING TO ACHIEVE AN AREA SEPARATION RATING EQUAL TO THAT OF THE PARTITION RATING, IF REQUIRED.
4. SPACE BETWEEN SLAB AND EXTERIOR WALL AND ALL OPENINGS IN THE FLOOR SLABS INCLUDING SPACES BETWEEN DUCTS, CONDUIT, PIPING, ETC., (EXCEPT WHEN COMPLETELY ENCLOSED BY FIRE RATED CONSTRUCTION), SHALL BE SAFED-OFF (FILLED) WITH APPROVED SAFING MATERIAL TO MAINTAIN FIRE RATING CONTINUITY OF THE FLOOR CONSTRUCTION. ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION SHALL BE TIGHT AND PREVENT THE PASSAGE OF SMOKE OR FLAME.
5. WHERE MASONRY WALLS AT INTERIOR LOT LINES ARE BROKEN TO ACCOMMODATE STRUCTURE THEREBY REDUCING THE FIRE RATING OF THE WALL AT THE STRUCTURE, THEN THE STRUCTURE SHALL BE FIREPROOFED AT THE REQUIRED WALL RATING.
6. ALL FIRE DOORS SHALL HAVE THE APPROPRIATE LABELS AFFIXED TO BOTH DOOR AND FRAME AS PER SECTION BC 715 OPENING PROTECTIVES.
7. A FINISH OR FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH OF WALL IS TO BE FINISHED OR FIRE RATED AS INDICATED.
8. ALL PIPING, DUCTS, ETC., THAT PENETRATE FLOOR SLABS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.
9. WHERE INTERIOR FINISH MATERIALS ARE SPACED (FURRED) FROM THEIR SUPPORTING MEMBERS, THE CONCEALED SPACES CREATED SHALL HAVE FIREBLOCKING INSTALLED AS PER SECTION BC 717 CONCEALED SPACES.
10. LINTELS OVER OPENINGS WIDER THAN 4 FEET IN MASONRY WALLS, SHALL BE FIRE PROTECTED AS REQUIRED BY SECTION BC 704.3 WHEN THE FULL LOAD OVER THE OPENING IS NOT RELIEVED BY A MASONRY ARCH OF REQUIRED STRENGTH. EXCEPTIONS:
    a. THE MEMBERS OF AN ASSEMBLED METAL LINTEL THAT SUPPORT ONLY OUTER FACE MASONRY THAT IS SECURELY BONDED OR ANCHORED TO BACKING NEED NOT BE FIRE PROTECTED, PROVIDED THAT THE INNER MEMBERS OF THE ASSEMBLY SUPPORT THE FULL LOAD IMPOSED.
    b. THE USE OF STONE LINTELS IN SPANS EXCEEDING 4 FEET SHALL NOT BE PERMITTED UNLESS SUPPLEMENTED BY FIRE-PROTECTED STRUCTURAL MEMBERS OR MASONRY ARCHES OF THE REQUIRED STRENGTH TO SUPPORT THE SUPERIMPOSED LOADS.
11. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC. PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2% OF ANY ONE FACE OF SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE-FITTING METAL ESCUTCHEONS OR PLATES AND CONCEALED SPACE SHALL BE FIRESTOPPED AT EACH STORY AS PER SECTION BC 704 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS, 704.8 EMBEDMENTS AND ENCLOSURES.
12. FIRE BARRIER WALLS SHALL COMPLY WITH PROVISIONS OF SECTION BC 706 FIRE WALLS AND SHALL EXTEND FROM THE TOP OF THE FLOOR/ CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR ABOVE. THESE WALLS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. HOLLOW VERTICAL SPACES WITHIN THE FIRE BARRIER WALL SHALL BE FIRESTOPPED AT EVERY FLOOR.
13. FLOOR AND ROOF ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL COMPLY WITH SECTION BC 712 HORIZONTAL ASSEMBLIES.
14. THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF HORIZONTAL ASSEMBLIES AND FIRE-RESISTANCE-RATED WALL ASSEMBLIES SHALL COMPLY WITH THE REGULATIONS SET FORTH IN SECTION BC 713 PENETRATIONS. IN ADDITION, DUCTS AND AIR TRANSFER OPENINGS SHALL COMPLY WITH THE REGULATIONS SET FORTH IN SECTION BC 716 AND THE NEW YORK CITY MECHANICAL CODE. SHAFT ENCLOSURES SHALL COMPLY WITH THE REGULATIONS SET FORTH IN SECTION BC 708.
15. OPENINGS IN FIRE RATED CONSTRUCTION TO COMPLY WITH SECTION BC 715 OPENING PROTECTIVES.
16. CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, STAIRS, FURRING, PIPE SPACES, COLUMN ENCLOSURES, ETC., SHALL HAVE FIREBLOCKING INSTALLED IN COMPLIANCE WITH REGULATIONS SET FORTH IN SECTION BC 717.
17. THE PROPOSED BUILDING OCCUPANCY CLASSIFICATION IS RESIDENTIAL GROUP R-1, AS PER 2014 NYC BC CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION, SECTIONS BC 302 AND BC 310.
18. TABLE 503 FROM 2014 NYC BC CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS; SEPARATION OF OCCUPANCIES, SECTION BC 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS.

TABLE 503
ALLOWABLE BUILDING HEIGHTS AND AREAS[a]

Building height limitations shown in feet above grade plane. Story limitations shown as stories above grade plane.
Building area limitations shown in square feet, as determined by the definition of "Area, building," per story.

GROUP		TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V		
		A	B	A	B	A	B	HT	A	B	
	HEIGHT (feet) HEIGH (S)	UL	160[f]	65	55	65	55	65	50	40	
A-1	S	UL	UL	6	3	6	3	6	3	2	
	A	UL	UL	17,500	10,500	14,700	5,600	15,000	8,400	5,500	
A-2	S	UL	UL	6	3	6	3	6	3	2	
	A	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500	
A-3	S	UL	UL	6	3	6	3	6	3	2	
	A	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500	
A-4	S	UL	UL	6	3	6	3	6	3	2	
	A	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500	
A-5	S	UL	UL	UL	UL	UL	UL	6	UL	UL	
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL	
B	S	UL	UL	6	3	6	3	6	3	2	
	A	UL	UL	37,500	10,500	28,500	5,600	36,000	8,400	5,500	
E	S	UL	UL	4	3	4	3	6	3	2	
	A	UL	UL	26,000	10,500	23,500	5,600	25,500	8,400	5,500	
F-1	S	UL	UL	6	3	6	3	6	3	2	
	A	UL	UL	12,500	7,500	7,500	3,000	10,000	5,000	1,000	
F-2	S	UL	UL	6	3	6	3	6	3	2	
	A	UL	UL	37,500	10,500	28,500	5,600	30,000	8,400	5,500	
H-1	S	1	1	1	1	1	1	1	1	NP	
	A	21,000	16,500	11,000	7,500	9,500	7,000	10,500	7,500	NP	
H-2[d]	S	UL	3	2	1	2	1	2	1	1	
	A	21,000	16,500	11,000	7,500	9,500	7,000	10,500	7,500	3,000	
H-3[d]	S	UL	6	4	2	4	2	4	2	1	
	A	UL	60,000	26,500	14,000	17,500	13,000	25,000	10,000	5,000	
H-4	S	UL	7	5	3	5	3	5	3	2	
	A	UL	UL	37,500	17,500	28,500	17,500	36,000	18,000	6,500	
H-5	S	3	3	3	3	3	3	3	3	2	
	A	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000	
I-1	S	UL	UL	6	NP	4	3	4	NP	NP	
	A	UL	UL	19,000	NP	16,500	5,600	18,000	NP	NP	
I-2	S	UL	6	4	4	5	3	5	3	NP	
	A	UL	UL	7,000	3,500	5,000	1,200	6,500	2,000	NP	
I-3	S	UL	4	4	3	4	2	4	3	NP	
	A	UL	UL	7,000	3,500	5,000	1,200	6,500	2,000	NP	
I-4	S	UL	UL	3	3	3	3	3	2	2	
	A	UL	UL	26,500	9,500	23,500	5,600	25,500	8,400	5,500	
M	S	UL	UL	6	3	6	3	6	3	2	
	A	UL	UL	21,500	7,500	18,500	5,600	14,000	8,400	5,500	
R-1	S	UL	UL	6	NP	6	NP	6	NP	NP	
	A	UL	UL	UL	NP	24,000	NP	20,500	NP	NP	
R-2	S	UL	UL	6	NP	6	3	6	NP	NP	
	A	UL	UL	UL	NP	24,000	5,600	20,500	NP	NP	
R-3	S	UL	UL	6	3	6	3	6	3	3	
	A	UL	UL	17,500	10,500	14,700	5,600	30,000	8,400	5,500	
S-1	S	UL	UL	6	5	4	3	4	3	2	
	A	UL	UL	68,000	12,000	7,500	7,500	7,500	5,000	1,000	
S-2[b,c]	S	UL	UL	6	3	6	4	6	3	2	
	A	UL	UL	15,000	10,000	10,000	8,500	10,000	8,400	5,500	
U[g]	S	UL	4	3	3	4	2	4	2	1	
	A	UL	35,000	19,000	8,500	14,000	8,500	18,000	9,000	5,500	

= Not permitted in Fire District.

= Not permitted in Fire District without sprinklers.

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2
A = building area per story, S = stories above grade plane,
UL = Unlimited, NP = Not permitted

a. See the following sections for general exceptions to Table 503:
    1. Section 504.2, Allowable height increase due to automatic sprinkler system installation.
    2. Section 506.2, Allowable area increase due to frontage.
    3. Section 506.3, Allowable area increase due to automatic sprinkler system installation.
    4. Section 507, Unlimited area building.
b. For open parking structures, see Section 406.3.
c. For private garages, see Section 406.1.
d. See Section 415.5 for limitations.
e. Except for Occupancy Groups F-1, H-1 through H-5, I-2, I-3, S-1 and U, buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. shall be unlimited in height.

OCCUPANCY FIRE-RESISTANCE RATINGS NOTES (CONTINUED)

19. TABLE 508.4 OF 2014 NYC BC CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS; SEPARATION OF OCCUPANCIES, SECTION BC 508 MIXED USE AND OCCUPANCY.

TABLE 508.4
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A, E		I-1, I-3, I-4		I-2		R[a]		F-2, S-2[b], U		B		F-1		M		S-1		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A,E	N	N	1	2	2	NP	1	2	N	1	1	2	1	2	1	2	1	2	NP	NP	3	4	2	3	2	NP
I-1, I-3, I-4	--	--	N	N	2	NP	1	NP	1	2	1	2	1	2	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	--	--	--	--	N	N	2	NP	2	NP	2	NP	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R[a]	--	--	--	--	--	--	N	N	1[f]	2[f]	1	2	1	2	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2[b], U	--	--	--	--	--	--	--	--	N	N	1	2	1	2	1	2	1	2	NP	NP	3	4	2	3	2	NP
B	--	--	--	--	--	--	--	--	--	--	N	N	2	3	1	2	2	3	NP	NP	2	3	1	2	1	NP
F-1	--	--	--	--	--	--	--	--	--	--	--	--	N	N	2	3	2	3	NP	NP	2	3	1	2	1	NP
M	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N	N	2	3	NP	NP	2	3	1	2	1	NP
S-1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N	N	NP	NP	2	3	1	2	1	NP
H-1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N	NP	NP	NP	NP	NP	NP	NP
H-2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N	NP	1	NP	1	NP
H-3, H-4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1[d]	NP	1	NP
H-5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
N = No separation requirement
NP = Not permitted
a. See Section 420.
b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but to not less than 1 hour.
c. See Section 406.1.4.
d. Separation is not required between occupancies of the same classification.

20. TABLE 601 OF 2014 NYC BC CHAPTER 6 TYPES OF CONSTRUCTION, SECTION BC 601 GENERAL.

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V[j]	
	A	B	A[d]	B	A[d]	B	HT	A[d]	B
Primary structural frame[g,k] (see Section 202)	3[k]	2[k]	1	0	1	0	HT	1	0
Bearing walls									
Exterior[f,g,h]	3	2	1	0	2	2	2	1	0
Interior	3[k]	2[k]	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions Exterior	See Table 602								
Nonbearing walls and partitions Interior[e]	0	0	0	0	0	0	See Section 602.4.6	0	0
Floor construction[i] and secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and secondary members (see Section 202)	1½[k]	1[b,c,k]	1[k,c]	0[b,c]	1[b,c]	0	HT	1[b,c]	0

For SI: 1 foot = 304.8 mm.
a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. 1. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
    2. Except in Group F occupancies subject to regulation under Sections 264(1) and 264(2) of the *New York State Labor Law* , and in Group I-1, R-1, and R-2 occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
c. Except in Group F occupancies subject to regulation under Sections 264(1) and 264(2) of the *New York State Labor Law* , and in Group I-1, R-1 and R-2 occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
d. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
e. Not less than the fire-resistance rating required by other sections of this code.
f. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
g. Not less than the fire-resistance rating as referenced in Section 704.10.
h. See note g of Table 602.
i. See Section 712.3 for additional requirements.
j. Type V construction is not permitted inside fire districts except as provided for in Section D105.1 of Appendix D.
k. See Section BC 403.2.1 for additional requirements for high-rise buildings.

21. TABLE 602 OF 2014 NYC BC CHAPTER 6 TYPES OF CONSTRUCTION, SECTION BC 602 CONSTRUCTION CLASSIFICATION.

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE[a-e,g,h]

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[f]	OCCUPANCY GROUP F-1, M, S-1[g]	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U[h]
X < 5[c]	All	3	2	1
5 ≤ X < 10	IA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA,IB	2	1	1[d]
	IIB, VB	1	0	0
	Others	1	1	1[d]
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.
a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. Group U when used as accessory to Group R-3 shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet or more for free standing private garages in compliance with Section 406.1, and when the separation distance is 3 feet or more for other freestanding Group U buildings. For free standing private garages where the fire separation distance is less than 5 feet, refer to Section 406.1 for required fire-resistance rating for exterior walls.
c. See Section 706.1.1 for party walls.
d. Open parking garages complying with Section 406 shall not be required to have a fire resistance rating.
e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
f. For special requirements for Group H occupancies, see Section 415.3.
g. Inside the fire district, exterior load-bearing walls of Type II buildings shall have a fire-resistance rating not less than prescribed below:
    X < 5 — 2 hours
    5 ≤ X < 10 — 2 hours
    10 ≤ X < 30 — 1 hour
    X ≥ 30 — As per Table 602.
h. Inside the fire district, exterior nonload-bearing walls of Type II buildings shall have a fire-resistance rating not less than prescribed below:
    X < 5 — As per Table 602.
    5 ≤ X < 10 — As per Table 602.
    10 ≤ X < 30 — 1 hour
    X ≥ 30 — As per table 602.

MEANS OF EGRESS NOTES

1. MEANS OF EGRESS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2014 NYC BC, CHAPTER 10 MEANS OF EGRESS. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6", EXCEPT AS NOTED IN SECTION 1003.2 PROTRUDING OBJECTS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1003.3.
2. OCCUPANT LOADS SHALL COMPLY WITH BC SECTION 1004 AND TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.
3. EXITS, EXIT DISCHARGES AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES AS PER BC SECTION 1006.1. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE, AS PER SECTION 1006.2.
4. DOORS, GATES, AND TURNSTILES ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF BC SECTION 1008.
5. INTERIOR STAIRS AND HANDRAILS ARE TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS BC 1009 AND 1012, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
    a. SECTION 1009.2 HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 84" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. EXCEPT IN R-2 OCCUPANCIES STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80".
    b. SECTION 1009.4.2 RISER AND TREAD DEPTH. STAIR RISER HEIGHTS SHALL BE 7" MAX. AND 4" MINIMUM RECTANGULAR TREAD DEPTHS SHALL BE 11" MINIMUM
        - IN GROUP R-2 OCCUPANCIES, THE SUM OF TWO RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL BE NOT LESS THAN 24" NOR MORE THAN 25-1/2". THE MAX. RISER HEIGHT SHALL BE 7-3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9-1/2" PLUS NOSING. TREADS MAY BE UNDERCUT A DISTANCE EQUAL TO THE NOSING. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11.
        - WITHIN DWELLING UNITS IN GROUP R-2, THE MAX. RISER HEIGHT SHALL BE 8-1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9" PLUS NOSING. A NOSING OF 1-1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
    c. SECTION 1009.5 STAIRWAY LANDINGS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48" WHERE THE STAIRWAY HAS A STRAIGHT RUN.
    d. SECTION 1009.7 VERTICAL RISE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.
    e. SECTION 1009.12 HANDRAILS. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, EXCEPT ONE HANDRAIL SHALL BE ALLOWED IN ENCLOSED EXIT STAIRS LESS THAN 44 INCHES WIDE THAT DO NOT SERVE AS AN ACCESSIBLE MEANS OF EGRESS.
        - SECTION 1012.2 HEIGHT. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAIL HEIGHT OF ALTERNATING TREAD DEVICES AND SHIP LADDERS, MEASURED ABOVE TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 30" AND NOT MORE THAN 34".
        - SECTION 1012.6 HANDRAIL EXTENSIONS. HANDRAILS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN.
        - SECTION 1012.7 CLEARANCE. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1½". A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
        - SECTION 1012.9 INTERMEDIATE HANDRAILS. STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30" OF A HANDRAIL.
7. AS PER SECTION 1006.3, IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
    a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS.
    c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    e. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
8. AS PER SECTION 1006.3.1, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.
9. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS; ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION BC 1007.
10. EXIT SIGNS TO BE PROVIDED AS REQUIRED AND AS SPECIFIED IN SECTION BC 1011. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL AS PER SECTION 1011.1. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.
11. REQUIRED EXITS SHALL BE LOCATED IN A MANNER THAT MAKES THEIR AVAILABILITY OBVIOUS AND SHALL BE UNOBSTRUCTED AT ALL TIMES, AS PER SECTION 1015.2.
12. SIGNS IDENTIFYING STAIRWAYS AND FLOOR LEVELS SHALL COMPLY WITH SECTIONS 1022.8.1 THROUGH 1022.8.5.
13. ELEVATOR IDENTIFICATION AND EMERGENCY SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 3002.3.
14. PENETRATIONS INTO AND OPENINGS THROUGH AN EXIT ENCLOSURE ARE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT VENTILATION OR PRESSURIZATION, HYDRONIC PIPING AND RELATED HEATING EQUIPMENT LIMITED TO SERVING THE EXIT ENCLOSURE IN WHICH SUCH PIPING AND EQUIPMENT IS LOCATED, SPRINKLER PIPING, STANDPIPES, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION AND ELECTRICAL RACEWAY SERVING THE EXIT ENCLOSURE AND TERMINATING AT A STEEL BOX NOT EXCEEDING 16 SQUARE INCHES AS PER SECTION 1022.4.
15. MAXIMUM TRAVEL DISTANCE SHALL COMPLY WITH SECTION BC 1016 TABLE 1016.1.

TABLE 1016.1
EXIT ACCESS TRAVEL DISTANCE[a]

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A	See Section 1028.7	
E, F-1, M, R, S-1	150	200[b]
B	200	300[c]
F-2, S-2, U	200	250[b]
H-1	Not Permitted	75[c]
H-2	Not Permitted	100[c]
H-3	Not Permitted	150[c]
H-4	Not Permitted	175[c]
H-5	Not Permitted	200[c]
I-1, I-2, I-3, I-4	Not Permitted	200[c]

For SI: 1 foot = 304.8 mm.
a. See the following sections for modifications to exit access travel distance requirements:
    Section 402.4: For the distance limitation in malls.
    Section 404.9: For the distance limitation through an atrium space.
    Section 407.4: For the distance limitation in Group I-2.
    Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.
    Sections 411.4: For the distance limitation in special amusement buildings.
    Sections 1014.2.2 through 1014.2.7: For the distance limitation in Group I-2 hospital suites.
    Section 1015.4: For the distance limitation in refrigeration machinery rooms.
    Section 1015.5: For the distance limitation in refrigerated rooms and spaces.
    Section 1021.2: For buildings with one exit.
    Section 1028.7: For increased limitation in assembly seating.
    Section 1028.7: For increased limitation for assembly open-air-seating.
    Section 3103.4: For temporary structures.
    Section 3104.9: For pedestrian walkways.
b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where sprinkler systems according to Section 903.3.1.2 are permitted.
c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

MEANS OF EGRESS NOTES (CONTINUED)

16. MINIMUM NUMBER OF EXITS REQUIRED SHALL COMPLY WITH NYC BC 2014, SECTION 1021 NUMBER OF EXITS AND CONTINUITY, TABLE 1021.1 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD.
17. THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY FACTORS IN NYC BC 2014, SECTION 1005.1.
18. THE PROPOSED BUILDING SHALL COMPLY WITH BC 2014 SECTION 1007 ACCESSIBLE MEANS OF EGRESS. THE BUILDING HAS TWO ACCESSIBLE MEANS OF EGRESS (EXIT STA

ACCESSIBILITY NOTES

1. BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THE 2014 NYC BC, CHAPTER 11 ACCESSIBILITY, APPENDICES (E, N & P) AND ICC A117.1-2009 (ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES).
2. ACCESSIBLE ROUTES WITHIN THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED, AND SHALL COMPLY WITH ICC A117.1-2009 CHAPTER 4, ACCESSIBLE ROUTES.
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE AND SHALL COMPLY WITH NYC BC 2014, SECTION 1104.5.
4. WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH PORTION OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES CONNECTING ACCESSIBLE PEDESTRIAN WALKWAYS AND THE PUBLIC WAY.
5. SPACES FREQUENTED ONLY BY PERSONNEL FOR MAINTENANCE, REPAIR OR MONITORING OF EQUIPMENT ARE NOT REQUIRED TO BE ACCESSIBLE. SUCH SPACES INCLUDE, BUT ARE NOT LIMITED TO, ELEVATOR PITS, ELEVATOR PENTHOUSES, MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS, PIPING OR EQUIPMENT CATWALKS.
6. WALK-IN COOLERS AND FREEZERS INTENDED FOR EMPLOYEE USE ONLY ARE NOT REQUIRED TO BE ACCESSIBLE.
7. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE LEVEL, INCLUDING MEZZANINES, IN MULTILEVEL BUILDINGS AND FACILITIES. EXCEPTIONS:
   A. IN NONRESIDENTIAL BUILDINGS, AN ACCESSIBLE ROUTE IS NOT REQUIRED TO LEVELS AND MEZZANINES ABOVE AND BELOW ACCESSIBLE LEVELS WHERE THE AGGREGATE AREA OF ALL SUCH LEVELS AND MEZZANINES THAT ARE NOT PROVIDED WITH ACCESSIBLE ROUTES IS NOT MORE THAN 2,500 SQUARE FEET. THIS EXCEPTION SHALL NOT APPLY TO:
   a. MULTIPLE TENANT FACILITIES OF GROUP M OCCUPANCIES CONTAINING FIVE OR MORE TENANT SPACES;
   b. LEVELS CONTAINING OFFICES OF HEALTH CARE PROVIDERS (GROUP B OR I);
   c. LEVELS FREQUENTED BY THE PUBLIC FOR ASSEMBLY PURPOSES OTHER THAN LEVELS WHERE WHEELCHAIR SPACES ARE NOT REQUIRED TO BE PROVIDED.
   d. LEVELS FREQUENTED BY THE PUBLIC FOR GOVERNMENT, PUBLIC UTILITY OR HEALTH FACILITY PURPOSES.
   B. LEVELS THAT DO NOT CONTAIN ACCESSIBLE ELEMENTS OR OTHER SPACES AS PERMITTED BY NYC BC SECTIONS 1107 OR 1108 ARE NOT REQUIRED TO BE SERVED BY AN ACCESSIBLE ROUTE FROM AN ACCESSIBLE LEVEL.
   C. WHERE A TWO STORY BUILDING OR FACILITY HAS ONE STORY WITH AN OCCUPANT LOAD OF FIVE OR FEWER PERSONS THAT DOES NOT CONTAIN PUBLIC USE SPACE, THAT STORY SHALL NOT BE REQUIRED TO BE CONNECTED BY AN ACCESSIBLE ROUTE TO THE STORY ABOVE OR BELOW.

   THE EXEMPTION OF A LEVEL FROM ACCESSIBLE ROUTE REQUIREMENTS SHALL NOT BE CONSTRUED TO AUTOMATICALLY EXEMPT SUCH LEVEL FROM OTHER ACCESSIBILITY PROVISIONS INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR ACCESSIBLE DOORS, TOILETS AND LEVEL FLOORS. SUCH OTHER ACCESSIBILITY PROVISIONS REMAIN APPLICABLE TO SUCH LEVEL SPECIFICALLY EXEMPTED BY OTHER SECTION OF NYC BC.
8. ALL ENTRANCES TO TENANT SPACES THAT ARE REQUIRED TO BE ACCESSIBLE SHALL BE ACCESSIBLE ENTRANCES.
9. ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

   EXCEPTIONS: LOADING AND SERVICE ENTRANCES THAT ARE NOT THE ONLY ENTRANCE TO A BUILDING OR A TENANT SPACE, REVOLVING DOORS, REVOLVING GATES, OR TURNSTILES SHALL NOT BE REQUIRED TO BE ACCESSIBLE PROVIDED THAT AN ACCESSIBLE ENTRANCE IS AVAILABLE ADJACENT TO SUCH REVOLVING DOORS, REVOLVING GATES OR TURNSTILES.
10. ACCESSIBLE MEANS OF EGRESS TO BE PROVIDED AS PER 2014 NYC BC, CHAPTER 10 MEANS OF EGRESS, SECTION BC 1007.
11. WHERE RESTRICTED ENTRANCES ARE PROVIDED TO A BUILDING OR FACILITY, ALL SUCH RESTRICTED ENTRANCES SHALL BE ACCESSIBLE.
12. DOOR CLOSER SHALL BE INSTALLED AT 78 INCHES MINIMUM ABOVE THE FINISHED FLOOR, AS PER 2014 NYC BC CHAPTER 10 MEANS OF EGRESS, SECTION BC 1008 DOORS, GATES, AND TURNSTILES, AND ADJUSTED AS PER ICC A117.1-2009, SECTION 404.2.7, SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
13. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN ICC A117.1-2009, CHAPTER 3 BUILDING BLOCKS, SECTION 308. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM AS PER ICC A117.1-2009 SECTION 309.
14. GRAB BARS TO BE PROVIDED IN ALL ACCESSIBLE BATHROOMS AS DESCRIBED IN ICC A117.1-2009, SECTION 604 WATER CLOSETS AND TOILET COMPARTMENTS AND SECTION 608 SHOWER COMPARTMENTS. GRAB BARS AND SHOWER SEATS SHALL BE DESIGNED TO RESIST LOADS AS SPECIFIED IN 2014 NYC BC CHAPTER 16 STRUCTURAL DESIGN, SECTION BC 1607 LIVE LOADS. GRAB BAR AND SHOWER SEAT REINFORCEMENT SHALL BE PROVIDED IN WALLS AS PER ICC A117.1-2009 CHAPTER 10 DWELLING UNITS AND SLEEPING UNITS, SECTION 1004.11.1 GRAB BAR AND SHOWER SEAT REINFORCEMENT.
15. FLOOR SURFACES SHALL BE AS PER ICC A117.1-2009 CHAPTER 3 BUILDING BLOCKS, SECTION 302.
16. WHERE WATER CLOSET COMPARTMENTS ARE PROVIDED IN A TOILET ROOM OR BATHING ROOM, AT LEAST ONE WHEELCHAIR-ACCESSIBLE COMPARTMENT SHALL BE PROVIDED. WHERE THE COMBINED TOTAL WATER CLOSET COMPARTMENTS AND URINALS PROVIDED IN A TOILET ROOM OR BATHING ROOM IS SIX OR MORE, AT LEAST ONE AMBULATORY-ACCESSIBLE WATER CLOSET COMPARTMENT SHALL BE PROVIDED IN ADDITION TO THE WHEELCHAIR-ACCESSIBLE COMPARTMENT.
17. WHERE LAVATORIES ARE PROVIDED, AT LEAST 5 PERCENT, BUT NOT LESS THAN ONE, SHALL BE ACCESSIBLE. WHERE THE TOTAL LAVATORIES PROVIDED IN A TOILET ROOM OR BATHING ROOM IS SIX OR MORE, AT LEAST ONE LAVATORY WITH ENHANCED REACH RANGES IN ACCORDANCE WITH ICC A117.1-2009, SHALL BE PROVIDED.
18. WHERE SINKS ARE PROVIDED, AT LEAST FIVE PERCENT, BUT NOT LESS THAN ONE, PROVIDED IN ACCESSIBLE SPACES SHALL COMPLY WITH ICC A117.1-2009, INCLUDING SECTION 606 (LAVATORIES AND SINKS).

    EXCEPTION: MOP OR SERVICE SINKS ARE NOT REQUIRED TO BE ACCESSIBLE.
19. WHERE KITCHEN, KITCHENETTES AND WET BARS NOT LOCATED WITHIN DWELLING OR SLEEPING UNITS, ARE PROVIDED IN ACCESSIBLE SPACES OR ROOMS, THEY SHALL BE ACCESSIBLE IN ACCORDANCE WITH ICC A117.1 INCLUDING SECTION 804 (KITCHENS AND KITCHENETTES).
20. WHERE DRINKING FOUNTAINS ARE PROVIDED ON AN EXTERIOR SITE, ON A FLOOR OR WITHIN A SECURED AREA, THE DRINKING FOUNTAINS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1109.5.1 AND 1109.5.2. NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH THE REQUIREMENTS FOR STANDING PERSONS.

    EXCEPTION: A SINGLE DRINKING FOUNTAIN THAT COMPLIES WITH THE REQUIREMENTS FOR PEOPLE WHO USE A WHEELCHAIR AND STANDING PERSONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR TWO SEPARATE DRINKING FOUNTAINS.
21. AS PER NYC BC 2014, CHAPTER 11 ACCESSIBILITY, SECTION BC 1110 SIGNAGE, *1110.2, DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT OR IN CLOSE PROXIMITY TO THE FOLLOWING LOCATIONS, SUCH THAT A PERSON WITH DISABILITIES WILL NOT BE REQUIRED TO RETRACE THE APPROACH ROUTE FROM THE INACCESSIBLE ELEMENT. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL COMPLY WITH SECTION 703.2 OR SECTIONS 703.3 AND 703.4 OF ICC A117.1-2009:
    a. INACCESSIBLE BUILDING ENTRANCES.
    b. INACCESSIBLE PUBLIC TOILETS AND BATHING FACILITIES.
    c. ELEVATORS NOT SERVING AN ACCESSIBLE ROUTE.
    d. AT EACH SEPARATE-SEX TOILET AND BATHING ROOM AND INACCESSIBLE SINGLE OCCUPANT TOILET ROOM INDICATING THE LOCATION OF THE NEAREST ACCESSIBLE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM WHERE PROVIDED IN ACCORDANCE WITH SECTION 1109.2.1.
    e. AT EXITS AND EXIT STAIRWAYS SERVING AN ACCESSIBLE SPACE, BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1007.10.

    * SECTION 1110.2 WAS AMENDED BY LOCAL LAW 79 OF 2016 EFFECTIVE DATE OF OCTOBER 26, 2016.
15. AS PER 2014 NYC BC CHAPTER 11 ACCESSIBILITY, SECTION BC 1110 SIGNAGE, 1110.3, SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AS FOLLOWS:
    a. EACH ASSEMBLY AREA REQUIRED TO COMPLY WITH SECTION 1108.2.7 SHALL PROVIDE A SIGN NOTIFYING PATRONS OF THE AVAILABILITY OF ASSISTIVE LISTENING SYSTEMS.
    b. AT EACH DOOR TO AN AREA OF RESCUE ASSISTANCE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EGRESS STAIRWAY, EXIT PASSAGEWAY AND EXIT DISCHARGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1011.3.
    c. AT EXTERIOR AREAS FOR ASSISTED RESCUE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1007.11.
    d. AT TWO-WAY COMMUNICATION SYSTEMS, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1007.8.2
    e. WITHIN EXIT ENCLOSURES, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1022.8.
16. THE GENERAL CONTRACTOR MUST DO ALL WORK IN ACCORDANCE WITH THESE REGULATIONS.

ELEVATOR NOTES - 2014 NYC BC CHAPTER 30

1. PROPOSED BUILDING ELEVATORS SHALL ALSO CONFORM TO THE PROVISIONS OF THE 2014 NYC BC, CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY, SECTION BC 403 HIGH-RISE BUILDINGS.
2. SECTION 3001.3, PASSENGER ELEVATORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11, INCLUDING DESTINATION-ORIENTED ELEVATORS, SHALL CONFORM TO ICC A117.1-2009.
3. SECTION 3001.5, NO PIPING OR DUCTWORK OF ANY KIND SHALL BE PERMITTED WITHIN HOISTWAY OR ELEVATOR ENCLOSURES EXCEPT:
   a. AS REQUIRED FOR THE ELEVATOR INSTALLATION; AND
   b. LOW-VOLTAGE WIRING LESS THAN 50 VOLTS REQUIRED FOR FIRE ALARM SYSTEMS REQUIRED BY THIS CODE.
5. SECTION 3001.6, A MIRROR SHALL BE INSTALLED IN EACH SELF-SERVICE PASSENGER ELEVATOR IN MULTIPLE DWELLINGS. SUCH MIRROR SHALL BE AFFIXED AND MAINTAINED IN A MANNER SUFFICIENT TO ENABLE PERSONS ENTERING SUCH ELEVATOR TO VIEW THE INSIDE THEREOF PRIOR TO ENTRY TO DETERMINE WHETHER ANY PERSON IS IN THE ELEVATOR.
6. SECTION 3002.1 HOISTWAY ENCLOSURE PROTECTION, ELEVATOR, DUMBWAITER AND OTHER HOISTWAY ENCLOSURES SHALL BE COMPLYING WITH SECTION 708 SHAFT ENCLOSURES.
7. SECTION 3002.1.1 OPENING PROTECTIVES, OPENINGS IN HOISTWAY ENCLOSURES SHALL BE PROTECTED AS REQUIRED IN CHAPTER 7, EXCEPTION: THE ELEVATOR CAR DOORS AND ASSOCIATED HOISTWAY ENCLOSURE DOORS AT THE FLOOR LEVEL DESIGNATED FOR RECALL IN ACCORDANCE WITH SECTION 3003.2 SHALL BE PERMITTED TO REMAIN OPEN DURING PHASE I EMERGENCY RECALL OPERATION IN ACCORDANCE WITH ASME A17.1, AS MODIFIED BY APPENDIX K, CHAPTER K1.
8. SECTION 3002.1.2, HARDWARE ON OPENING PROTECTIVES SHALL BE OF AN APPROVED TYPE INSTALLED AS TESTED, EXCEPT THAT APPROVED INTERLOCKS, MECHANICAL LOCKS AND ELECTRIC CONTACTS, DOOR AND GATE ELECTRIC CONTACTS AND DOOR-OPERATING MECHANISMS SHALL BE EXEMPT FROM THE FIRE TEST REQUIREMENTS.
9. SECTION 3002.2 NUMBER OF ELEVATOR CARS IN A HOISTWAY, WHERE FOUR OR MORE ELEVATOR CARS SERVE ALL OR THE SAME PORTION OF A BUILDING, THE ELEVATORS SHALL BE LOCATED IN AT LEAST TWO SEPARATE HOISTWAYS. NOT MORE THAN FOUR ELEVATOR CARS SHALL BE LOCATED IN ANY SINGLE HOISTWAY ENCLOSURE. ELEVATORS THAT SERVICE DIFFERENT RISERS SHALL BE LOCATED IN SEPARATE HOISTWAYS.
10. SECTION 3002.3 EMERGENCY SIGNS, A SIGN SHALL BE POSTED AND MAINTAINED ON EVERY FLOOR AT THE ELEVATOR LANDING. THE SIGN SHALL READ "IN FIRE EMERGENCY, DO NOT USE ELEVATOR, USE THE EXIT STAIRS". THE SIGN LOCATION, SIZE, AND LETTERING SHALL BE AS PER SECTION 3002.3.
11. SECTION 3002.3.1 STAIR AND ELEVATOR IDENTIFICATION SIGNS, EACH STAIR AND EACH BANK OF ELEVATORS SHALL BE IDENTIFIED BY AN ALPHABETIC LETTER. A SIGN INDICATING THE LETTER OF IDENTIFICATION FOR THE ELEVATOR BANK SHALL BE POSTED AND MAINTAINED AT EACH ELEVATOR LANDING DIRECTLY ABOVE OR AS PART OF THE SIGN SPECIFIED IN SECTION 3002.3. THE STAIR IDENTIFICATION SIGN SHALL BE POSTED AND MAINTAINED ON THE OCCUPANCY SIDE OF THE STAIR DOOR. EXCEPTION: THE EMERGENCY SIGN SHALL NOT BE REQUIRED FOR ELEVATORS THAT ARE PART OF AN ACCESSIBLE MEANS OF EGRESS COMPLYING WITH SECTION 1007.4.
12. SECTION 3002.4.2, WHERE ELEVATORS ARE PROVIDED IN BUILDINGS FIVE STORIES IN HEIGHT OR MORE, OR UNDERGROUND BUILDINGS AS DESCRIBED IN SECTION 405.1, AT LEAST ONE ELEVATOR SUBJECT TO SECTION 3003.3 SHALL BE PROVIDED WITH AN ELEVATOR CAR OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24" BY 84", WITH NOT LESS THAN 5" RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES (STAR OF LIFE). THE SYMBOL SHALL NOT BE LESS THAN 3" HIGH AND SHALL BE PLACED ON BOTH JAMBS OF THE HOISTWAY ENTRANCES ON EACH FLOOR. STANDBY POWER SHALL BE REQUIRED FOR SUCH AN ELEVATOR IF IT SERVES A BUILDING SUBJECT TO SECTION 3002.4.1.
13. SECTION 3002.7, ELEVATORS SHALL NOT BE IN A COMMON SHAFT ENCLOSURE WITH A STAIRWAY.
14. SECTION BC 3003 ELEVATOR EMERGENCY OPERATIONS, SECTION 3003.1, IN BUILDINGS AND STRUCTURES WHERE STANDBY POWER IS REQUIRED OR FURNISHED TO OPERATE AN ELEVATOR, THE OPERATION SHALL BE IN ACCORDANCE WITH SECTIONS 3002.4.1 AND 3003.1.1 THROUGH 3003.1.4.
16. SECTION 3003.2 FIRE-FIGHTERS' EMERGENCY OPERATION, ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH ASME A17.1 AS MODIFIED BY APPENDIX K.
17. SECTION 3003.3.1 ELEVATOR IN READINESS FOR FIRE DEPARTMENT EMERGENCY ACCESS, EXCEPT AS PROVIDED IN SECTION 3003.3.2, IN BUILDINGS FIVE STORIES IN HEIGHT OR MORE, UNDERGROUND BUILDINGS AS DESCRIBED IN SECTION 405.1, AND HIGH-RISE BUILDINGS, ALL FLOORS SHALL BE SERVED BY AT LEAST ONE ELEVATOR THAT SHALL BE KEPT AVAILABLE FOR IMMEDIATE USE BY THE FIRE DEPARTMENT DURING ALL HOURS OF THE NIGHT AND DAY, INCLUDING HOLIDAYS, SATURDAYS AND SUNDAYS. THERE SHALL BE AVAILABLE AT ALL TIMES A PERSON COMPETENT TO OPERATE THE ELEVATOR. HOWEVER, AN ATTENDANT SHALL NOT BE REQUIRED FOR BUILDINGS WITH OCCUPIED FLOORS OF 150 FEET OR LESS ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICLE ACCESS THAT HAVE ELEVATORS WITH AUTOMATIC OR CONTINUOUS PRESSURE OPERATION WITH KEYED SWITCHES MEETING THE REQUIREMENTS OF ASME A17.1 AS MODIFIED BY APPENDIX K SO AS TO PERMIT SOLE USE OF THE ELEVATORS BY THE FIRE DEPARTMENT.
18. SECTION 3003.3.2 NUMBER OF ELEVATORS, A NUMBER OF ELEVATORS SHALL BE KEPT AVAILABLE AT EVERY FLOOR FOR THE SOLE USE OF THE FIRE DEPARTMENT AS REQUIRED BY SECTIONS 3003.3.2.1 AND 3003.3.2.2. THIS REQUIREMENT SHALL APPLY TO THE FOLLOWING TYPES OF BUILDINGS:
   c. HIGH-RISE BUILDINGS WITH OCCUPANCIES CLASSIFIED IN GROUPS A, B, E, I, F, H, M & S;
   d. BUILDINGS WITH GROUP B OCCUPANCIES WITH A GROSS AREA OF 200,000 SQUARE FEET; AND
   e. BUILDINGS WITH A MAIN USE OR DOMINANT OCCUPANCY IN GROUP R-1 OR R-2.
19. SECTION 3003.3.2.1 THREE OR FEWER ELEVATORS, WHERE A FLOOR IS SERVICED BY THREE OR FEWER ELEVATOR CARS, EVERY CAR SHALL BE KEPT AVAILABLE FOR SOLE USE BY THE FIRE DEPARTMENT.
20. SECTION 3003.3.2.2 MORE THAN THREE ELEVATORS, WHERE A FLOOR IS SERVICED BY MORE THAN THREE ELEVATOR CARS, AT LEAST THREE ELEVATOR CARS WITH A TOTAL RATED LOAD CAPACITY OF NOT LESS THAN 6,000 POUNDS SHALL BE KEPT AVAILABLE FOR THE SOLE USE OF THE FIRE DEPARTMENT. SUCH CARS SHALL INCLUDE NOT MORE THAN TWO CARS THAT SERVICE ALL FLOORS AND AT LEAST ONE OTHER CAR IN ANOTHER BANK SERVICING THAT FLOOR. IF THE TOTAL LOAD CAPACITY OF ALL CARS SERVICING THE FLOOR IS LESS THAN 6,000 POUNDS, ALL SUCH CARS SHALL BE KEPT AVAILABLE FOR SOLE USE OF THE FIRE DEPARTMENT.
21. SECTION 3003.3.4 OTHER ELEVATOR CARS, IN HIGH-RISE BUILDINGS CLASSIFIED IN OCCUPANCY GROUPS A, B, E, F, H, I, M AND S, IN LOW-RISE BUILDINGS CLASSIFIED IN OCCUPANCY GROUP B WITH A GROSS AREA OF 200,000 SQUARE FEET OR MORE AND IN BUILDINGS CLASSIFIED IN OCCUPANCY GROUP R-1 OR R-2, ALL OTHER AUTOMATICALLY OPERATED CARS SHALL HAVE MANUAL OPERATION CAPABILITY.
22. SECTION BC 3004 HOISTWAY VENTING, SECTION 3004.4, PLUMBING AND MECHANICAL SYSTEMS SHALL NOT BE LOCATED IN AN ELEVATOR SHAFT. EXCEPTION: FLOOR DRAINS SUMPS AND SUMP PUMPS SHALL BE PERMITTED AT THE BASE OF THE SHAFT PROVIDED THEY ARE INDIRECTLY CONNECTED TO THE PLUMBING SYSTEM.
23. SECTION 3004.5 CONTROL OF SMOKE AND HOT GASES, HOISTWAYS OF ELEVATORS SHALL BE PROVIDED WITH ANY ONE OF THE FOLLOWING MEANS TO PREVENT THE ACCUMULATION OF SMOKE AND HOT GASES IN CASE OF FIRE IN ACCORDANCE WITH SECTIONS 3004.5.1 THROUGH 3004.5.4.
24. SECTION 3004.5.1 VENTS IN THE HOISTWAY ENCLOSURE. HOISTWAY ENCLOSURES MAY BE VENTED IN ACCORDANCE WITH THE FOLLOWING:
   A. LOCATION OF VENTS:
   a. THE VENTS IN THE SIDE OF THE HOISTWAY ENCLOSURE BELOW THE ELEVATOR MACHINE ROOM FLOOR OR IN THE ROOF OF THE HOISTWAY SHALL OPEN EITHER DIRECTLY TO THE OUTER AIR OR THROUGH NONCOMBUSTIBLE DUCTS TO THE OUTER AIR.
   b. THE VENTS IN THE WALL OR ROOF OF AN OVERHEAD ELEVATOR MACHINE ROOM THROUGH THE SMOKE HOLE IN THE TOP OF THE ELEVATOR HOISTWAY SHALL BE VENTED TO THE OUTER AIR THROUGH NONCOMBUSTIBLE DUCTS.
   B. AREA OF VENTS: THE AREA OF VENTS IN THE HOISTWAY OR THE ELEVATOR MACHINE ROOM AND THE SMOKE HOLE SHALL BE NOT LESS THAN 3 ½ PERCENT OF THE AREA OF THE HOISTWAY NOR LESS THAN 3 SQUARE FEET FOR EACH ELEVATOR CAR, WHICHEVER IS GREATER. SUCH VENTS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   a. OPEN VENTS: OF THE TOTAL REQUIRED VENT AREA, NOT LESS THAN ONE-THIRD SHALL BE PERMANENTLY OPEN OR EQUIPPED WITH AN OPERABLE HINGED DAMPER. THE SMOKE HOLE SHALL BE PERMANENTLY OPEN.
   b. CLOSED VENTS. THE TWO-THIRDS CLOSED PORTION OF THE REQUIRED VENT AREA EITHER IN THE HOISTWAY ENCLOSURE OR IN THE ELEVATOR MACHINE ROOM MAY CONSIST OF WINDOWS OR SKYLIGHTS GLAZED WITH ANNEALED GLASS NOT MORE THAN ½ INCH THICK. A CLOSED DAMPER THAT OPENS UPON THE ACTIVATION OF A SMOKE DETECTOR PLACED AT THE TOP OF THE HOISTWAY SHALL BE CONSIDERED CLOSED.

   EXCEPTION: THE TOTAL REQUIRED OPEN VENT AREA SHALL NOT BE REQUIRED TO BE PERMANENTLY OPEN WHERE ALL OF THE VENT OPENINGS AUTOMATICALLY OPEN UPON DETECTION OF SMOKE IN THE ELEVATOR LOBBIES OR HOISTWAY, UPON POWER FAILURE (EXCEPT WHEN PROVIDED WITH A CODE COMPLIANT STANDBY POWER SUPPLY FROM AN APPROVED STANDBY POWER SOURCE) OR UPON ACTIVATION OF A MANUAL OVERRIDE CONTROL. THE MANUAL OVERRIDE CONTROL SHALL BE CAPABLE OF OPENING AND CLOSING THE VENTS AND SHALL BE LOCATED IN AN APPROVED LOCATION.
25. SECTION 3004.5.2 MECHANICAL VENTILATION OF THE HOISTWAY ENCLOSURE, HOISTWAY ENCLOSURES MAY BE MECHANICALLY VENTED. THE SYSTEM OF MECHANICAL VENTILATION SHALL BE OF SUFFICIENT CAPACITY TO EXHAUST AT LEAST 12 AIR CHANGES PER HOUR OF THE VOLUME OF SUCH HOISTWAYS THROUGH A ROOF OR AN APPROVED LOCATION ON AN EXTERIOR WALL OTHER THAN THE LOT LINE WALL. SUCH SYSTEM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   A. THE SMOKE DETECTOR SHALL BE PLACED AT THE TOP OF THE HOISTWAY AND SHALL ACTIVATE THE MECHANICAL VENTILATION SYSTEM.

ELEVATORS NOTES - 2014 NYC BC CHAPTER 30 (CONTINUED)

   B. SUCH MECHANICAL VENTILATION SYSTEM SHALL NOT PASS THROUGH THE OVERNIGHT SLEEPING AREAS OF A HOTEL, MULTIPLE DWELLING, HOSPITAL OR SIMILAR BUILDINGS.
   C. SUCH MECHANICAL VENTILATION SYSTEM SHALL BE EQUIPPED WITH A MANUAL SHUT-OFF IN OR NEAR THE ELEVATOR CONTROL PANEL AT THE DESIGNATED LEVEL.
26. SECTION 3006 MACHINE ROOMS, SECTION 3006.1 ACCESS, AN APPROVED MEANS OF ACCESS SHALL BE PROVIDED TO ELEVATOR MACHINE ROOMS AND OVERHEAD MACHINERY SPACES.
27. SECTION 3006.2 VENTING, ELEVATOR MACHINE ROOMS THAT CONTAIN SOLID-STATE EQUIPMENT FOR ELEVATOR OPERATION SHALL BE PROVIDED WITH AN INDEPENDENT VENTILATION OR AIR-CONDITIONING SYSTEM TO PROTECT AGAINST THE OVERHEATING OF THE ELECTRICAL EQUIPMENT. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING TEMPERATURES WITHIN THE RANGE ESTABLISHED FOR THE ELEVATOR EQUIPMENT.
28. SECTION 3006.4 MACHINE ROOMS AND MACHINERY SPACES, ELEVATOR MACHINE ROOMS AND MACHINERY SPACES SHALL BE ENCLOSED WITH FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION BC 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION BC 712, OR BOTH. THE FIRE-RESISTANCE RATING SHALL NOT BE LESS THAN THE REQUIRED RATING OF THE HOISTWAY ENCLOSURE SERVED BY THE MACHINERY. OPENINGS IN THE FIRE BARRIERS SHALL BE PROTECTED WITH ASSEMBLIES HAVING A FIRE PROTECTION RATING NOT LESS THAN THAT REQUIRED FOR THE HOISTWAY ENCLOSURE DOORS. EXCEPTION: WHERE MACHINE ROOMS AND MACHINERY SPACES DO NOT ABUT AND HAVE NO OPENINGS TO THE HOISTWAY ENCLOSURE THEY SERVE, THE FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 712, OR BOTH, SHALL BE PERMITTED TO BE REDUCED TO A 2-HOUR FIRE-RESISTANCE RATING.
29. SECTION 3006.5 SPRINKLERS PROHIBITED, SPRINKLERS ARE NOT PERMITTED IN ELEVATOR MACHINE ROOMS.
30. SECTION 3006.6 PLUMBING SYSTEMS, PLUMBING SYSTEMS NOT RELATED TO ELEVATOR MACHINERY SHALL NOT BE LOCATED IN ELEVATOR EQUIPMENT ROOMS.
31. SECTION 3006.7 ELEVATOR MACHINERY NOISE CONTROL IN MULTIPLE DWELLINGS, GEAR-DRIVEN MACHINERY, GEARLESS MACHINERY, AND MOTOR GENERATORS LOCATED IN AN ELEVATOR MACHINERY ROOM OR SHAFT ON A ROOF, OR ON A FLOOR OTHER THAN A FLOOR ON GRADE, SHALL BE SUPPORTED ON VIBRATION ISOLATOR PADS HAVING A MINIMUM THICKNESS OF ½ INCH.

BICYCLE STORAGE ROOM NOTES

1. BICYCLE STORAGE REQUIREMENTS SHALL COMPLY WITH NYC ZONING REGULATIONS.
2. A PLAQUE SHALL BE PLACED AT THE EXTERIOR OF THE ENTRY TO THE BICYCLE PARKING AREA OUTSIDE ANY LOCKED DOOR WITH LETTERING AT LEAST 3/4 INCHES IN HEIGHT STATING "BICYCLE PARKING".
3. ALL REQUIRED BICYCLE PARKING SPACES SHALL BE MADE AVAILABLE FOR THE STORAGE & INDEPENDENT ACCESS OF BICYCLES USED BY THE TENANT, OWNER AND/OR EMPLOYEES.
4. EACH BIKE SPACE SHALL ADJOIN A RACK OR SIMILAR SYSTEM FOR SECURING THE BICYCLE.
5. A 36" AISLE SHOULD BE LEFT BETWEEN RACKS FACING ONE ANOTHER.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		03.23.2018	ISSUED FOR PAA-2
04		04.25.2017	ISSUED FOR HUB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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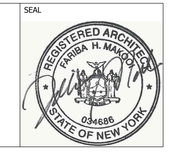
WEB SITE: WWW.XFARCHITECT.COM

SEAL



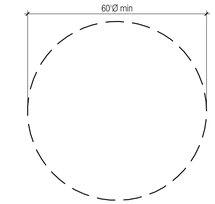
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
GENERAL NOTES

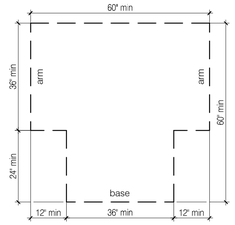
dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	--- OF ---
drawn	MP	drawing no.	02
checked	FM		G-004.02

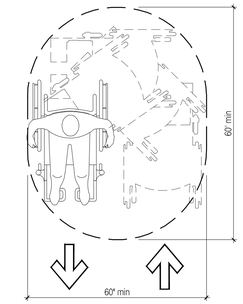
SIZE OF TURNING SPACE



(a) CIRCULAR

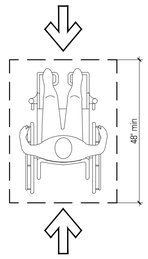


(b) T-SHAPED

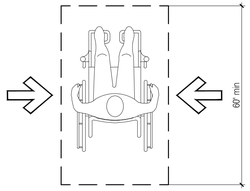


SPACE NEEDED FOR SMOOTH U-TURN

DEPTH OF WHEELCHAIR SPACE IN ASSEMBLY AREAS

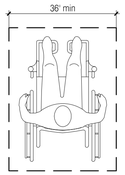


(a) FRONT OR REAR ACCESS

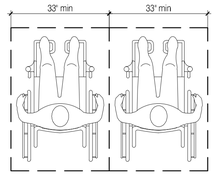


(b) SIDE ACCESS

WIDTH OF WHEELCHAIR SPACE IN ASSEMBLY AREAS

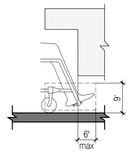


(a) SINGLE SPACE

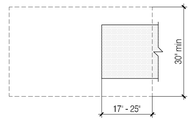


(b) MULTIPLE ADJACENT SPACES

TOE CLEARANCE

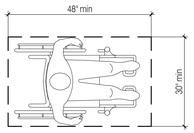


(a) ELEVATION

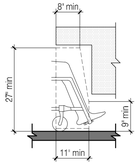


(b) PLAN

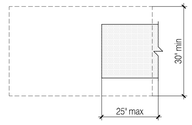
SIZE OF CLEAR FLOOR OR GROUND SPACE



KNEE CLEARANCE

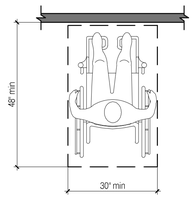


(a) ELEVATION

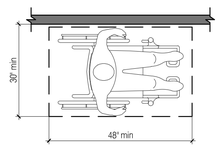


(b) PLAN

POSITION OF CLEAR FLOOR OR GROUND SPACE

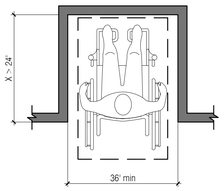


(a) FORWARD

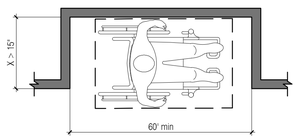


(b) PARALLEL

MANEUVERING CLEARANCE IN AN ALCOVE

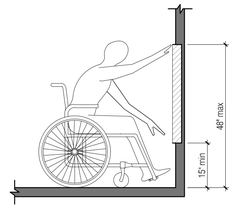


(a) FORWARD APPROACH

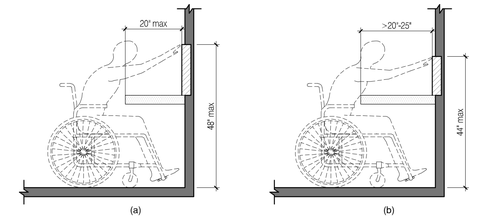


(b) PARALLEL APPROACH

REACH RANGES

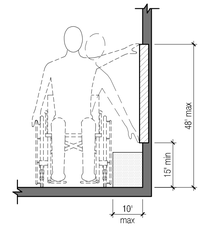


UNOBSTRUCTED FORWARD REACH

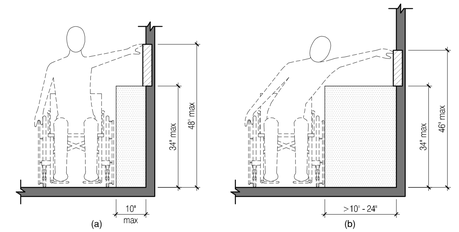


(a) (b)

OBSTRUCTED HIGH FORWARD REACH



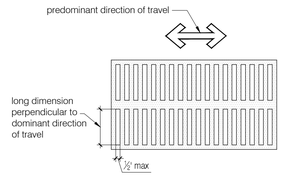
UNOBSTRUCTED SIDE REACH



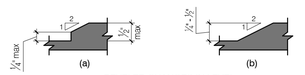
(a) (b)

OBSTRUCTED HIGH SIDE REACH

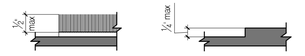
ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES



CHANGES IN LEVEL



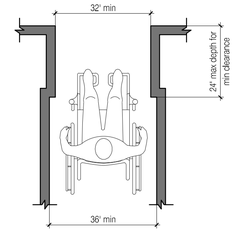
BEVELED CHANGES IN LEVEL



CARPET ON FLOOR SURFACES VERTICAL CHANGE IN LEVEL

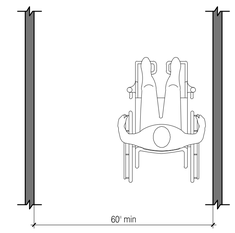
NOTE:
CHANGES IN LEVEL GREATER THAN ½" IN HEIGHT SHALL COMPLY WITH RAMPS, CURB RAMPS, OR SLOPED WALKS.

MINIMUM CLEAR WHEELCHAIR WIDTHS



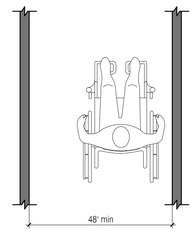
(a) MIN CLEAR WIDTH FOR SINGLE WHEELCHAIR

NOTE:
32 INCH CLEARANCE MIN IS ALLOWED ON THE ACCESSIBLE ROUTE ONLY AT DOORWAYS.



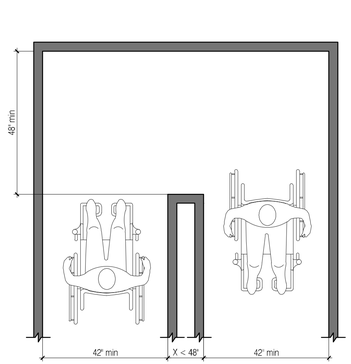
(b) MIN CLEAR WIDTH FOR TWO WHEELCHAIRS

NOTE:
A PASSING SPACE OF 60"X60" OR T-SHAPED TURNING SPACE SHALL BE PROVIDED AT INTERVALS OF 200'.

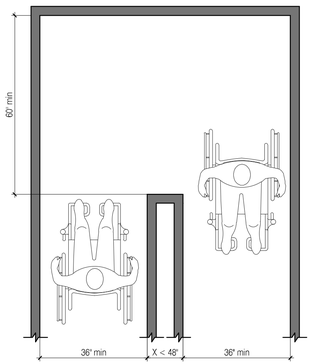


(c) MIN CLEAR WIDTH FOR ONE WHEELCHAIR & ONE AMBULATORY PERSON

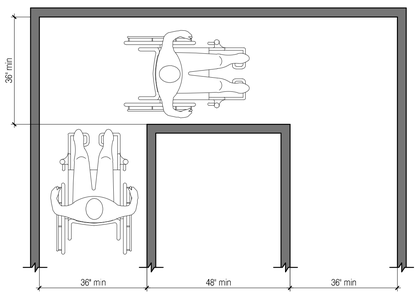
CLEAR WIDTH AT TURN



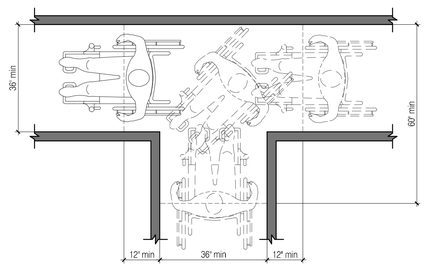
(a) 180 DEGREE TURN



(b) 180 DEGREE TURN (EXCEPTION)

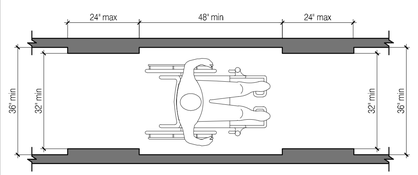


(c) 90 DEGREE TURN



(c) T-SHAPED SPACE FOR 180° TURNS

CLEAR WIDTH OF AN ACCESSIBLE ROUTE



SITE KEY MAP



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01		10.14.2016	ISSUED FOR DOB

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SEAL

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project title
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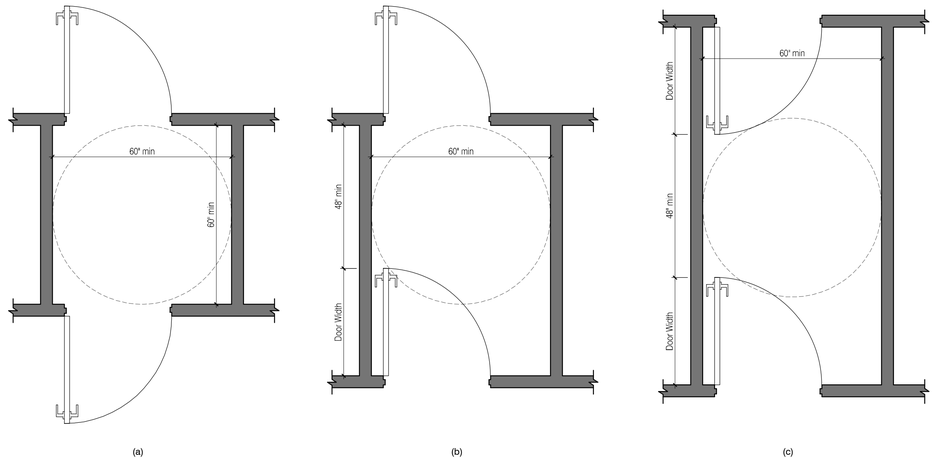
drawing title
ADA STANDARDS DESIGN DIAGRAMS

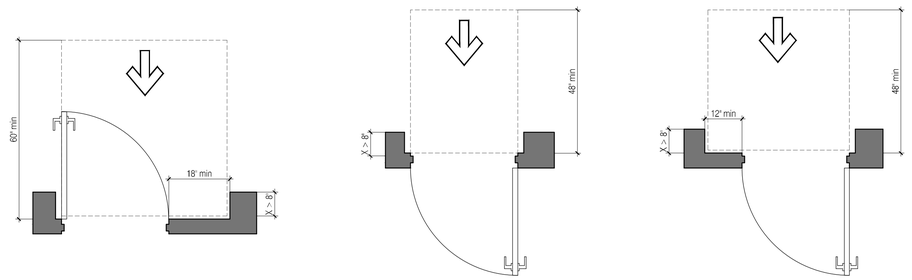
dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	G-005.02
checked	FM		02

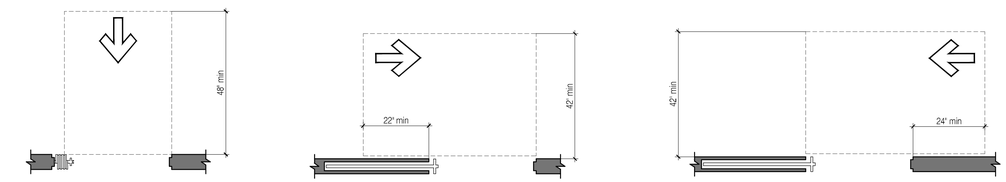
TWO DOORS IN SERIES



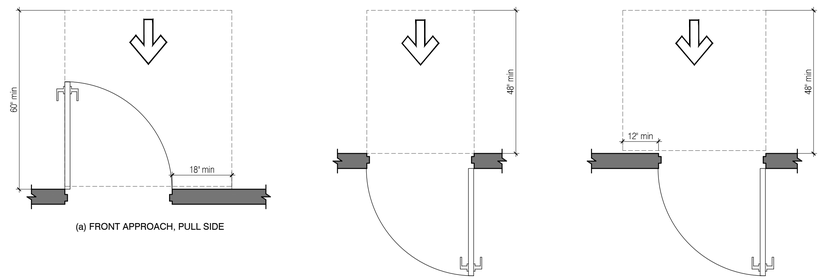
MANEUVERING CLEARANCE AT RECESSED DOORS & GATES



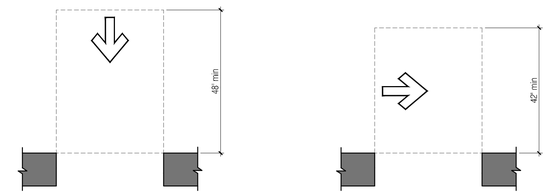
MANEUVERING CLEARANCE AT SLIDING & FOLDING DOORS



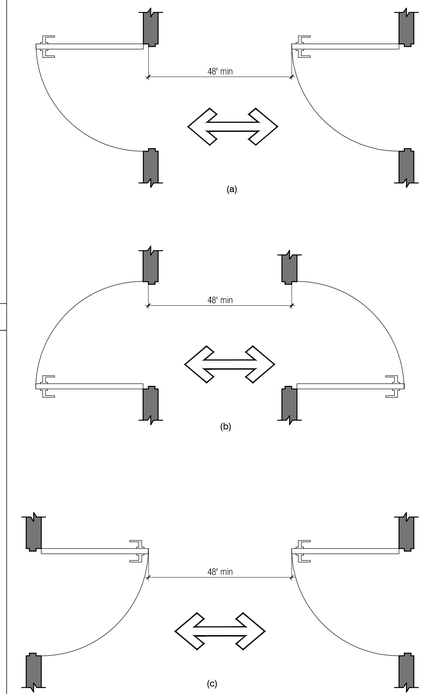
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS & GATES (FRONT APPROACH)



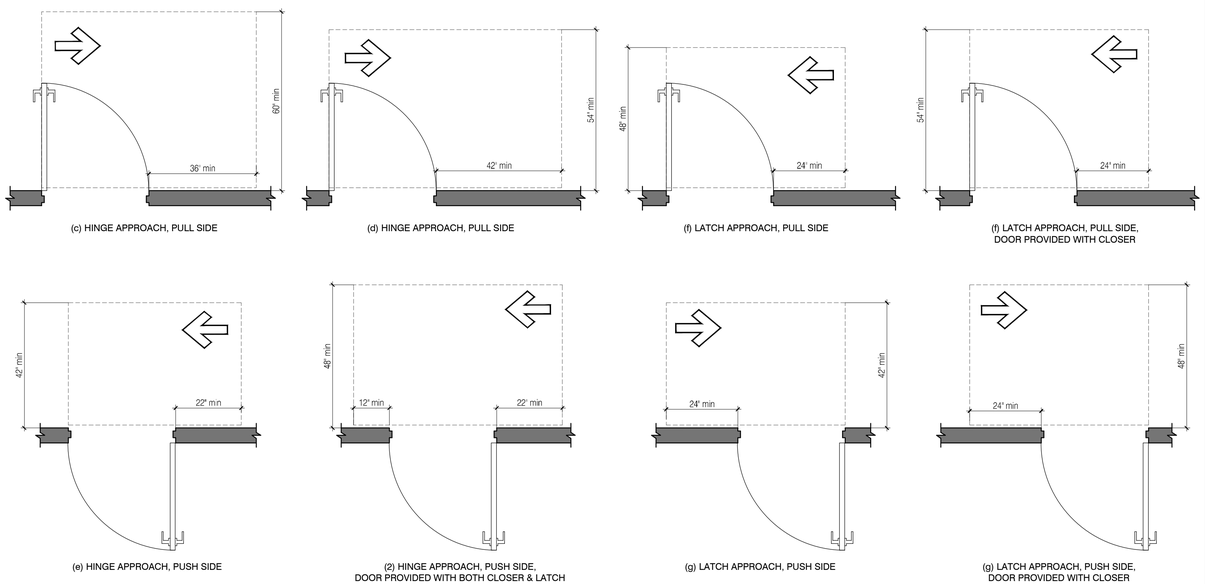
MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS



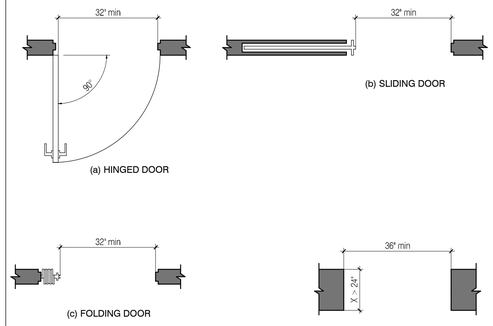
DOORS IN SERIES & GATES IN SERIES



MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS & GATES (SIDE APPROACH)



CLEAR WIDTH OF DOORWAYS



SITE KEY MAP



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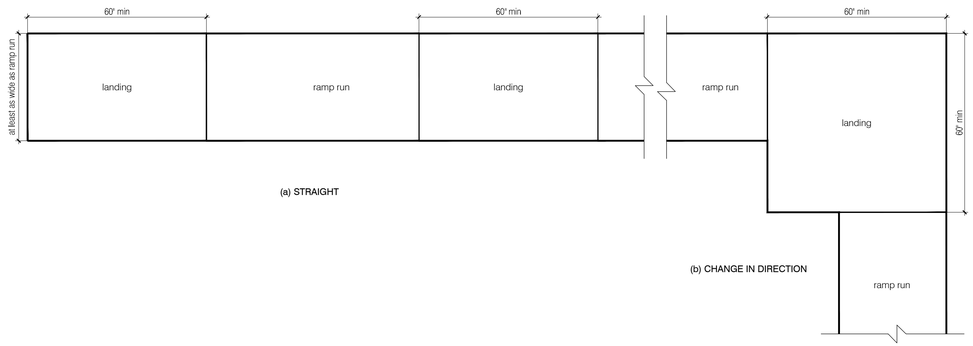
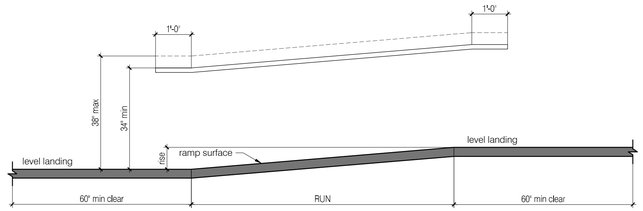
RAMP LANDINGS



(a) STRAIGHT

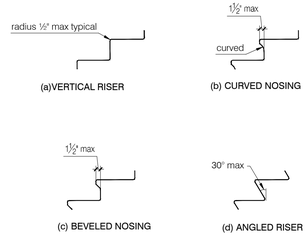
(b) CHANGE IN DIRECTION

RAMP REQUIREMENTS



SLOPE	MAXIMUM RISE	MAXIMUM RUN
1:12 to 1:15	30 inches	30 feet
1:16 to 1:19	30 inches	40 feet
1:20	30 inches	50 feet

STAIR NOSING



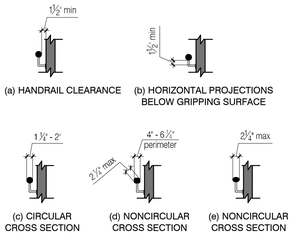
(a)VERTICAL RISER

(b) CURVED NOSING

(c) BEVELED NOSING

(d) ANGLED RISER

HANDRAIL DETAILS



(a) HANDRAIL CLEARANCE

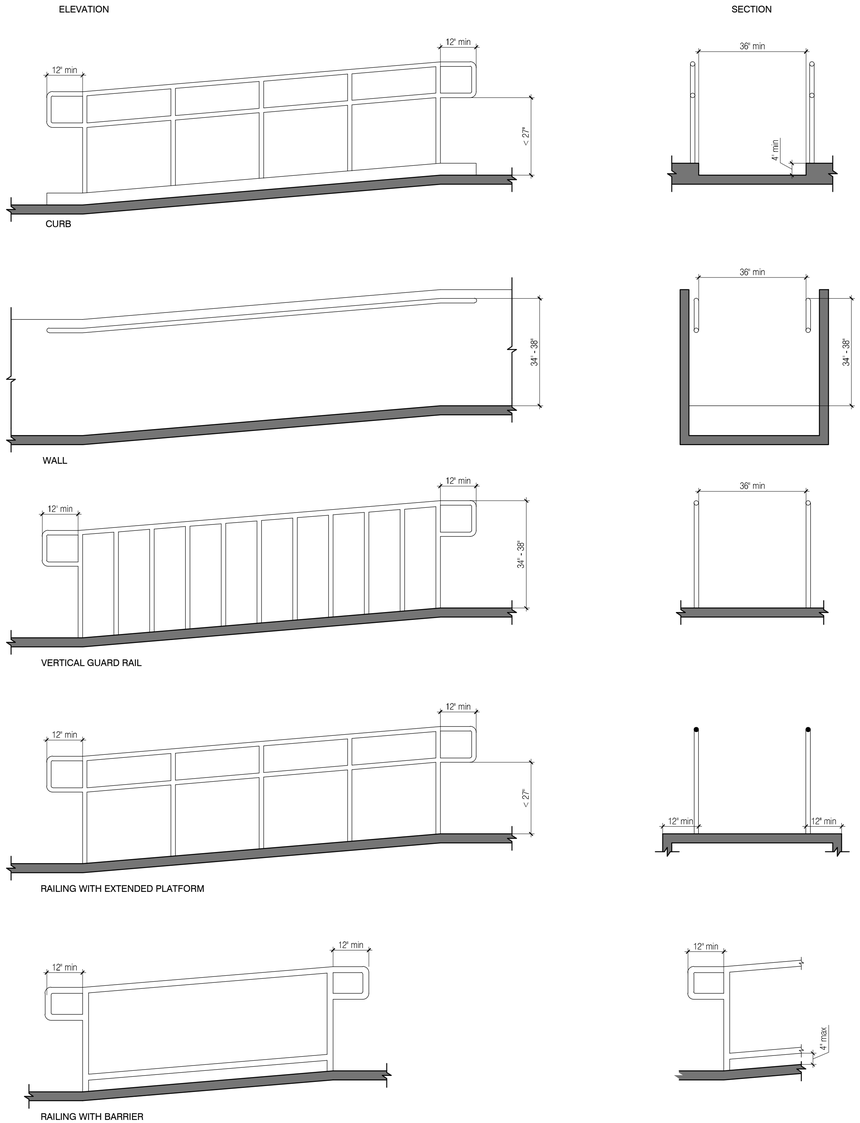
(b) HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE

(c) CIRCULAR CROSS SECTION

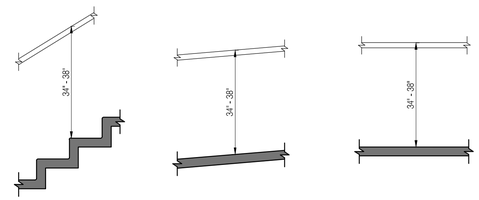
(d) NONCIRCULAR CROSS SECTION

(e) NONCIRCULAR CROSS SECTION

EXAMPLES OF RAMP EDGE PROTECTION & HANDRAIL EXTENSIONS



HANDRAIL HEIGHT

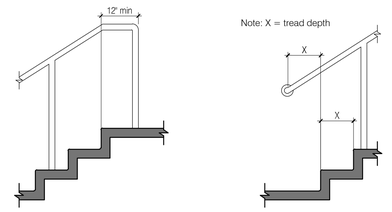


(a) STAIRS

(b) RAMPS

(c) WALKING SURFACES

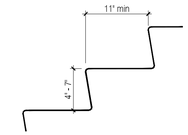
HANDRAIL EXTENSIONS AT STAIRS



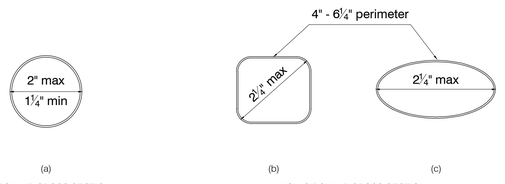
(a) TOP HANDRAIL EXTENSION

(b) BOTTOM HANDRAIL EXTENSION

TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS



HANDRAIL SECTIONS



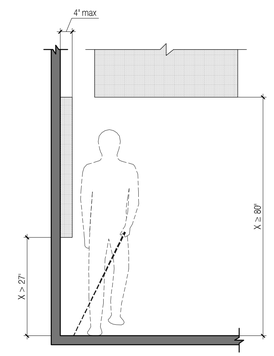
(a)

CIRCULAR CROSS SECTION

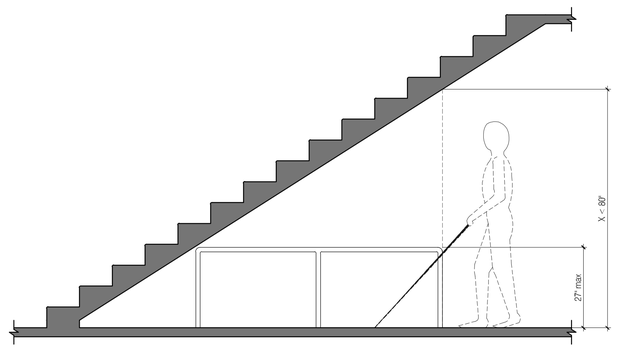
(b) (c)

NON-CIRCULAR CROSS SECTION

LIMITS OF PROTRUDING OBJECTS



REDUCED VERTICAL CLEARANCE



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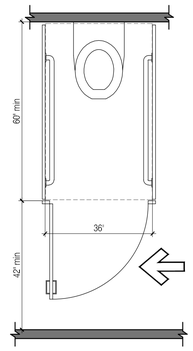
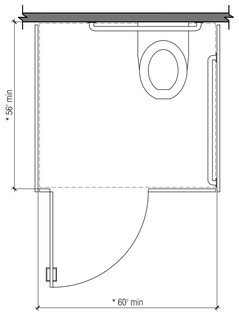
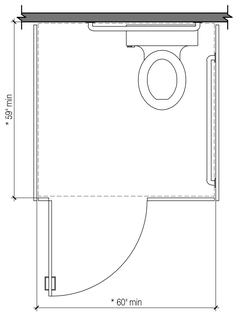
WATER CLOSETS AND TOILET COMPARTMENTS



AMBULATORY ACCESSIBLE TOILET COMPARTMENT



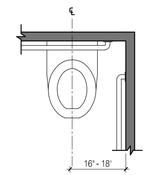
(a) ADULT - WALL HUNG WATER CLOSET



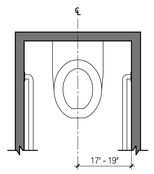
(b) ADULT - FLOOR MOUNTED WATER CLOSET. CHILDREN - WALL HUNG AND FLOOR MOUNTED WATER CLOSET

NOTE:
1. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 62"IN DEPTH WITH A WALL-HUNG WATER CLOSET, OR GREATER THAN 65" IN DEPTH WITH A FLOOR-MOUNTED WATER CLOSET.
2. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66" IN WIDTH.

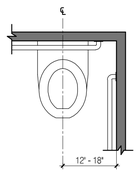
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT



(a) WHEELCHAIR ACCESSIBLE WATER CLOSET

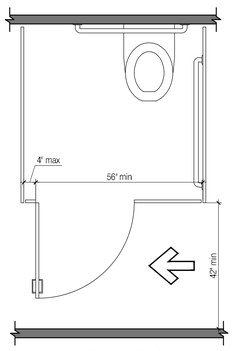


(b) AMBULATORY ACCESSIBLE WATER CLOSET

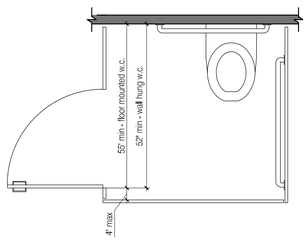


(C) CHILDREN'S WATER CLOSET

WATER CLOSET LOCATION



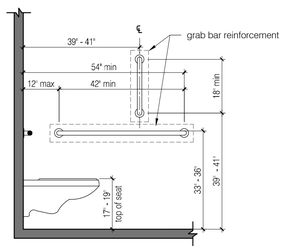
(a) FRONT PARTITION



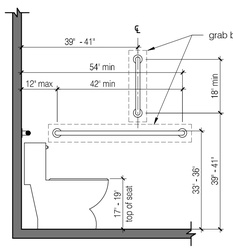
(b) SIDE WALL OR PARTITION

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOOR OPENINGS

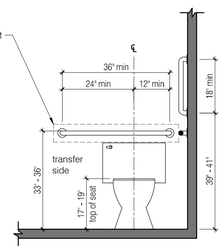
GRAB BARS FOR ACCESSIBLE WATER CLOSETS



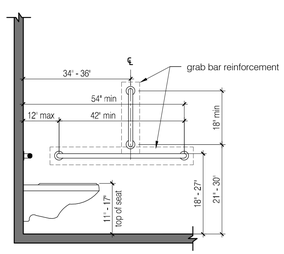
ADULT - SIDE WALL GRAB BAR AT WALL MOUNTED WATER CLOSET



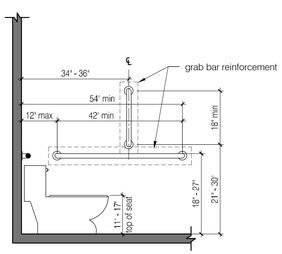
ADULT - SIDE WALL GRAB BAR AT FLOOR MOUNTED WATER CLOSET



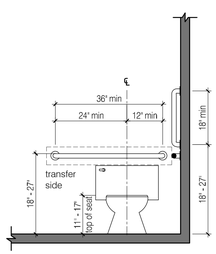
ADULT - REAR WALL GRAB BAR AT FLOOR MOUNTED AND WALL HUNG WATER CLOSET



CHILDREN - SIDE WALL GRAB BAR AT WALL MOUNTED WATER CLOSET

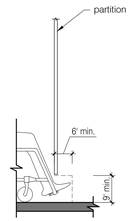


CHILDREN - SIDE WALL GRAB BAR AT FLOOR MOUNTED WATER CLOSET

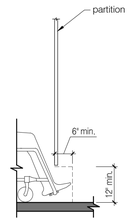


CHILDREN - REAR WALL GRAB BAR AT FLOOR MOUNTED AND WALL HUNG WATER CLOSET

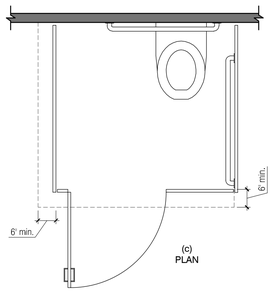
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



(a) ELEVATION ADULT

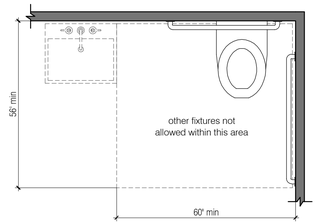


(b) ELEVATION CHILDREN

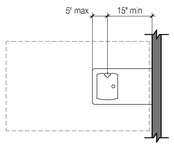


(c) PLAN

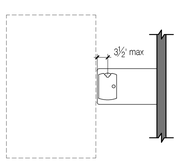
SIZE OF CLEARANCE FOR WATER CLOSETS



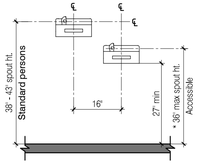
DRINKING FOUNTAIN SPOUT LOCATION



(a) FORWARD APPROACH

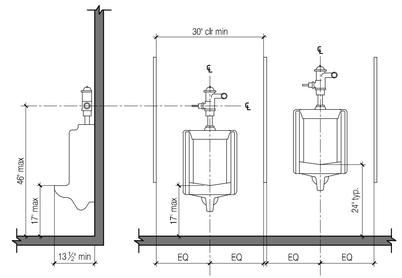


(b) PARALLEL APPROACH



DRINKING FOUNTAIN
* 30 MAX. WHEN PRIMARILY FOR CHILDREN'S USE

HEIGHT & DEPTH OF URINALS



ACCESSIBLE URINAL

ACCESSIBLE URINAL

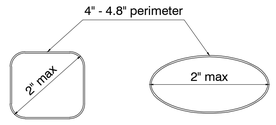
STANDARD URINAL

WALL HUNG TYPE

GRAB BARS

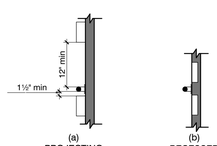


CIRCULAR CROSS SECTION



(a) (b)

NON-CIRCULAR CROSS SECTION

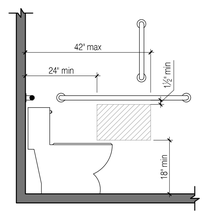


(a) PROJECTING OBJECTS

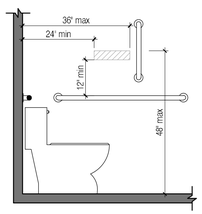
(b) RECESSED OBJECTS

SPACING OF GRAB BARS

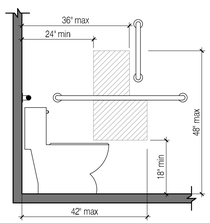
DISPENSER OUTLET LOCATION - ACCESSIBLE AND DWELLING UNITS TYPE B+NYC



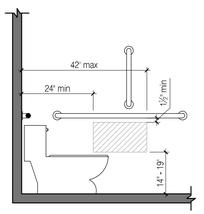
(a) PROTRUDING DISPENSER BELOW GRAB BAR



(b) PROTRUDING DISPENSER ABOVE GRAB BAR



(c) RECESSED DISPENSER



(d) CHILDREN'S DISPENSER

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		03.23.2018	ISSUED FOR PAA-2
04		04.25.2017	ISSUED FOR HUB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

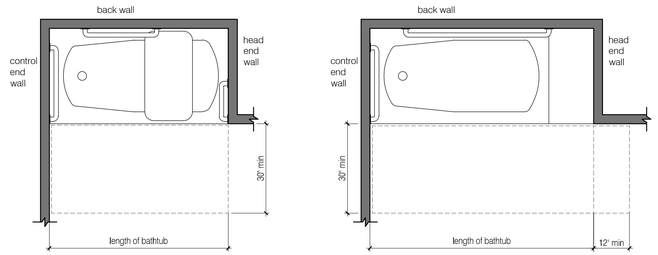
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ADA STANDARDS DESIGN DIAGRAMS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	G-008.02
checked	FM		02

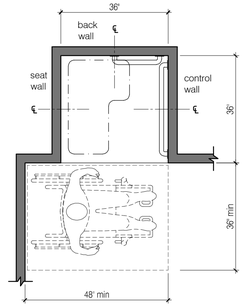
CLEARANCE FOR BATHTUBS



(a) REMOVABLE IN-TUB SEAT

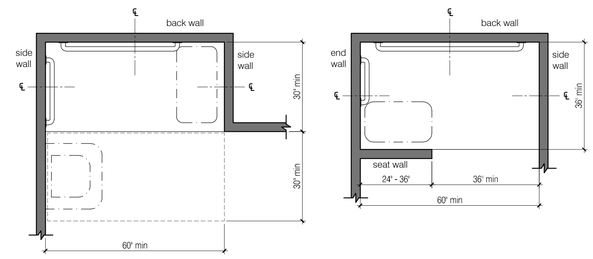
(b) PERMANENT SEAT

TRANSFER TYPE SHOWER COMPARTMENT SIZE & CLEARANCE



NOTE:
INSIDE FINISHED DIMENSIONS MEASURED
AT THE CENTER POINTS OF OPOSSING SIDES

ROLL-IN TYPE SHOWER COMPARTMENT SIZE & CLEARANCE

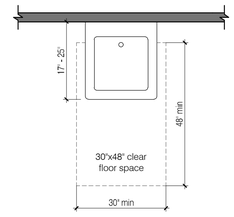


STANDARD ROLL-IN TYPE SHOWER

ALTERNATE ROLL-IN TYPE SHOWER

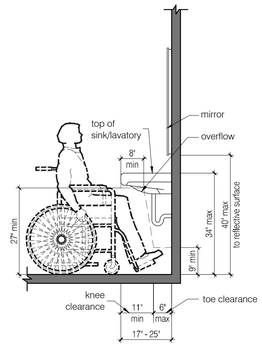
NOTE:
INSIDE FINISHED DIMENSIONS MEASURED
AT THE CENTER POINTS OF OPOSSING SIDES

LAVATORY/SINKS CLEARANCES



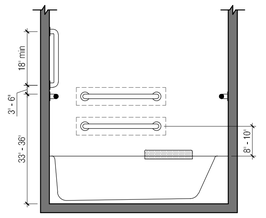
FORWARD APPROACH

NOTE:
THE DIP OF THE OVERFLOW SHALL NOT
BE CONSIDERED IN DETERMINING KNEE
AND TOE CLEARANCES

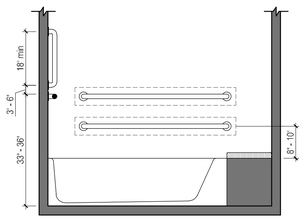


NOTES:
1. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
2. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
3. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.

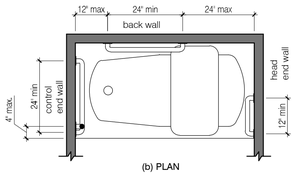
GRAB BARS FOR BATHTUBS WITH SEATS



(a) ELEVATION

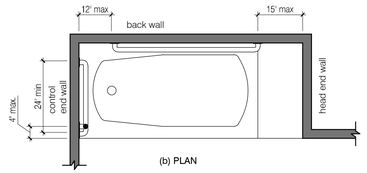


(a) ELEVATION



(b) PLAN

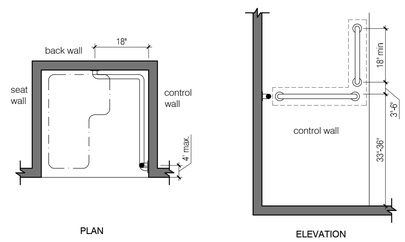
BATHTUB WITH REMOVABLE SEAT



(b) PLAN

BATHTUB WITH PERMANENT SEAT

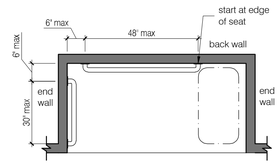
GRAB BARS FOR TRANSFER-TYPE SHOWERS



PLAN

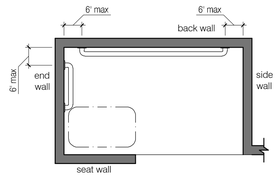
ELEVATION

GRAB BARS FOR ROLL-IN TYPE SHOWERS



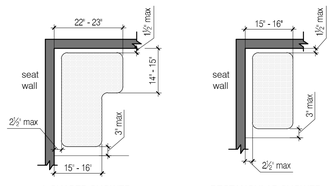
WITH SEAT

GRAB BARS IN STANDARD ROLL-IN TYPE SHOWERS



GRAB BARS IN ALTERNATE ROLL-IN TYPE SHOWERS

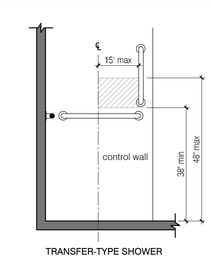
SHOWER SEATS



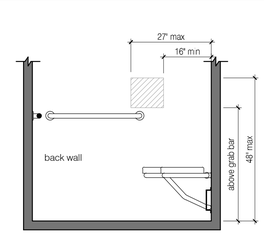
L-SHAPED SHOWER
COMPARTMENT SEAT

RECTANGULAR SHOWER
COMPARTMENT SEAT

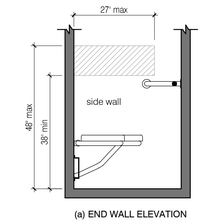
SHOWER COMPARTMENT CONTROLS AND HANDSHOWER LOCATIONS



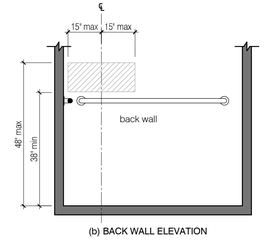
TRANSFER-TYPE SHOWER



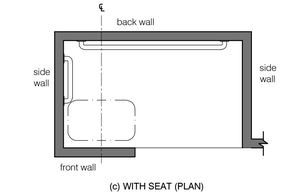
STANDARD ROLL-IN TYPE SHOWER



(a) END WALL ELEVATION



(b) BACK WALL ELEVATION

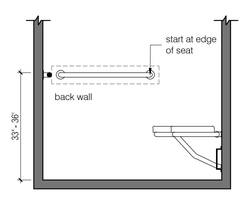


(c) WITH SEAT (PLAN)

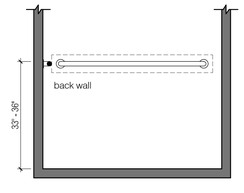
ALTERNATE ROLL-IN TYPE SHOWER

NOTE:
ALL PLUMBING FIXTURES AND
OPERATING PARTS SHALL BE INSTALLED
ENTIRELY WITHIN CONTROL LOCATION

GRAB BARS FOR ROLL-IN TYPE SHOWERS

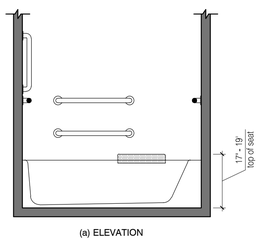


STANDARD ROLL-IN TYPE SHOWER

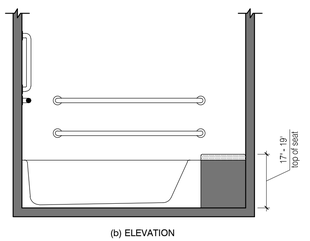


ALTERNATE ROLL-IN TYPE SHOWER

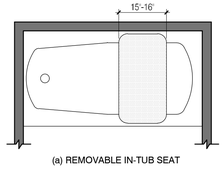
BATHTUB SEATS



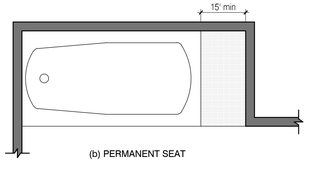
(a) ELEVATION



(b) ELEVATION

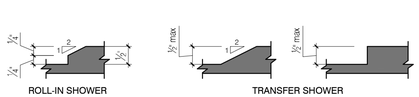


(a) REMOVABLE IN-TUB SEAT



(b) PERMANENT SEAT

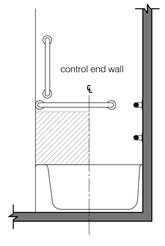
THRESHOLDS



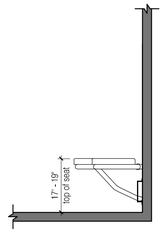
ROLL-IN SHOWER

TRANSFER SHOWER

BATHTUB CONTROL LOCATION



SHOWER COMPARTMENT SEAT



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
TSF Engineering, P.C.
200 Park Ave. South, NY, NY 10003
T 212.253.7303
F 212.253.6512

STRUCTURAL ENGINEER:
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CLIENT:
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NEW YORK, NY 10001
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FAX: (212) 219-8980
WEB SITE: WWW.XFARCHITECT.COM

SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ADA STANDARDS DESIGN DIAGRAMS

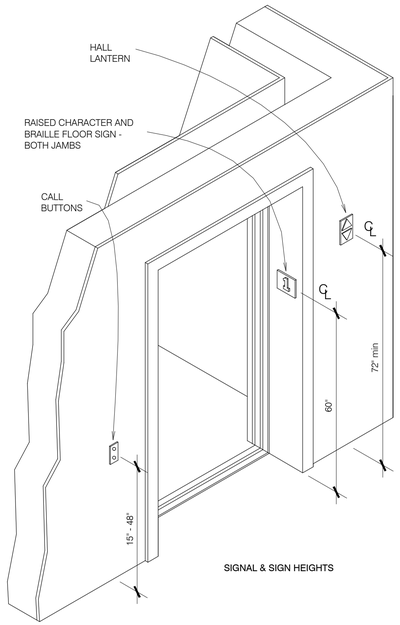
dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	G-009.00
checked	FM		

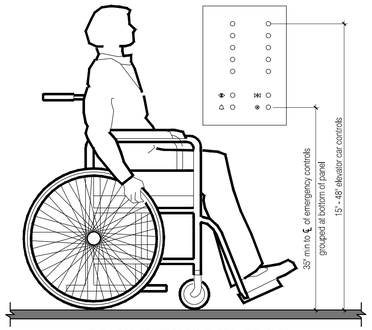
ELEVATOR NOTES - ICC A117.1-2009

1. ELEVATORS SHALL COMPLY WITH SECTION 407 ICC A117.1-2009 AND ASME A17.1/CSA B44 LISTED IN SECTION 105.2.5. ELEVATORS SHALL BE PASSENGER ELEVATORS AS CLASSIFIED BY ASME A17.1/CSA B44. ELEVATOR OPERATION SHALL BE AUTOMATIC.
2. ELEVATOR LANDINGS SHALL COMPLY AS FOLLOWS:
   a. WHERE ELEVATOR CALL BUTTONS OR KEYPADS ARE PROVIDED, THEY SHALL BE RAISED OR FLUSH. OBJECTS BENEATH HALL CALL BUTTONS SHALL PROTRUDE 1 INCH MAXIMUM.
   b. CALL BUTTONS AND KEYPADS SHALL BE LOCATED WITHIN REACH RANGE OF 15"-48" ABOVE THE FLOOR FINISH MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART.
   c. CALL BUTTONS SHALL BE 3/4" INCH MINIMUM IN THE SMALLEST DIMENSION.
   d. A CLEAR FLOOR SPACE OF 30"X48" MINIMUM SHALL BE PROVIDED AT ALL CALL CONTROL.
   e. THE CALL BUTTON THAT DESIGNATES THE UP DIRECTION SHALL BE LOCATED ABOVE THE CALL BUTTON THAT DESIGNATES THE DOWN DIRECTION.
   f. CALL BUTTONS SHALL HAVE VISIBLE SIGNALS TO INDICATE WHEN EACH CALL IS REGISTERED AND WHEN EACH CALL IS ANSWERED. CALL BUTTONS SHALL PROVIDE AN AUDIBLE SIGNAL OR MECHANICAL MOTION OF THE BUTTON TO INDICATE WHEN EACH CALL IS REGISTERED.
   g. DESTINATION-ORIENTED ELEVATORS SHALL BE PROVIDED WITH A VISIBLE SIGNAL AND AUDIBLE TONES AND VERBAL ANNOUNCEMENTS.
3. HALL SIGNALS, INCLUDING IN-CAR SIGNALS, SHALL COMPLY AS FOLLOWS:
   a. VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE CARS DIRECTION OF TRAVEL. WHERE IN-CAR SIGNALS ARE PROVIDED THEY SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTONS.
   b. VISIBLE SIGNAL FIXTURES SHALL BE CENTERED AT 72" MINIMUM ABOVE THE FLOOR. THE VISIBLE SIGNAL ELEMENTS SHALL BE 2-1/2" INCHES MINIMUM BETWEEN THE UPPERMOST AND LOWEST EDGES OF THE ILLUMINATED SHAPE MEASURED VERTICALLY. SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
   c. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATOR THAT INDICATE THE DIRECTION OF ELEVATOR CAR TRAVEL. AUDIBLE SIGNALS SHALL HAVE A FREQUENCY OF 1500 HZ MAXIMUM. VERBAL ANNUNCIATOR SHALL HAVE A FREQUENCY OF 300 HZ MINIMUM AND 3,000 HZ MAXIMUM. THE AUDIBLE SIGNAL OR VERBAL ANNUNCIATOR SHALL BE 10 DA MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 DA, MEASURED AT THE HALL CALL BUTTON.
   d. FLOOR DESIGNATIONS SHALL BE PROVIDED IN RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1-2009 SECTIONS 703.3 AND 703.4. RAISED CHARACTERS SHALL BE 2 INCHES MINIMUM IN HEIGHT. FLOOR DESIGNATIONS SHALL BE LOCATED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES. A RAISED STAR SHALL BE PROVIDED ON BOTH JAMBS AT THE MAIN ENTRY LEVEL.
4. ELEVATOR DOORS SHALL BE HORIZONTAL SLIDING TYPE. CAR GATES SHALL BE PROHIBITED. ELEVATOR HOISTWAY AND CAR DOORS SHALL OPEN AND CLOSE AUTOMATICALLY.
5. ELEVATOR DOORS SHALL BE PROVIDED WITH A REOPENING DEVICE THAT SHALL STOP AND REOPEN A CAR DOOR AND HOISTWAY DOOR AUTOMATICALLY IF THE DOOR BECOMES OBSTRUCTED BY AN OBJECT OR PERSON.
6. THE REOPENING DEVICE SHALL BE ACTIVATED BY SENSING AN OBSTRUCTION PASSING THROUGH THE OPENING AT 5 INCHES NOMINAL AND 29 INCHES NOMINAL ABOVE THE FLOOR. THE REOPENING DEVICE SHALL NOT REQUIRE PHYSICAL CONTACT TO BE ACTIVATED, ALTHOUGH CONTACT SHALL BE PERMITTED BEFORE THE DOOR REVERSES.
7. THE REOPENING DEVICE SHALL REMAIN EFFECTIVE FOR 20 SECONDS MINIMUM.
8. THE MINIMUM ACCEPTABLE TIME FROM THE NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE SHALL BE CALCULATED FROM THE FOLLOWING EQUATION:
   T = D/(1.5 FT/S) OR T = D/(455 MM/S) = 5 SECONDS MINIMUM, WHERE T EQUALS THE TOTAL TIME IN SECONDS AND D EQUALS THE DISTANCE (IN FEET OR MILLIMETERS) FROM THE POINT IN THE LOBBY OR CORRIDOR 60 INCHES DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CONTROLLING THAT CAR TO THE CENTERLINE OF ITS HOISTWAY DOOR.
   EXCEPTION: FOR CARS WITH IN-CAR LANTERNS, T SHALL BE PERMITTED TO BEGIN WHEN THE SIGNAL IS VISIBLE FROM THE POINT 60 INCHES DIRECTLY IN FRONT OF THE FARTHEST HALL CALL BUTTON AND THE AUDIBLE SIGNAL IS SOUNDED.
9. ELEVATOR DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL FOR 3 SECONDS MINIMUM.
10. ELEVATOR DOOR CLEAR OPENING WIDTH SHALL BE AS PER PROVIDED TYPICAL LAYOUT.
11. INSIDE DIMENSIONS OF ELEVATOR CARS SHALL COMPLY WITH ICC A117.1 TABLE 407.4.1 AS MODIFIED BY THE 2014 NYC BC, CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS, SECTION 3002.4.2 STATING THAT IN BUILDINGS FIVE STORIES IN HEIGHT OR MORE, THE MINIMUM INSIDE DIMENSIONS OF AT LEAST ONE ELEVATOR CAR SHALL ACCOMMODATE AN AMBULANCE STRETCHER 24" BY 84", WITH NOT LESS THAN 5" RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION.
12. FLOOR SURFACES IN ELEVATOR CARS SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
13. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF ANY HOISTWAY LANDING SHALL COMPLY WITH ASME A17.1/CSA B44 LISTED IN SECTION 105.2.5.
14. EACH CAR SHALL AUTOMATICALLY STOP AND MAINTAIN POSITION AT FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2 INCH UNDER RATED LOADING TO ZERO LOADING CONDITIONS.
15. ILLUMINATION AT THE CAR CONTROLS, PLATFORM, CAR THRESHOLD AND CAR LANDING SILL SHALL COMPLY WITH ASME A17.1/CSA B44 LISTED IN SECTION 105.2.5
16. ELEVATOR CAR CONTROLS SHALL LOCATED 15"-48" ABOVE THE FINISH FLOOR MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE POINT.
17. CAR CONTROL BUTTONS WITH FLOOR DESIGNATIONS SHALL BE RAISED OR FLUSH AND SHALL BE 3/4 INCH MINIMUM IN THEIR SMALLEST DIMENSION.
18. BUTTONS SHALL BE ARRANGED WITH NUMBERS IN ASCENDING ORDER. WHEN TWO OR MORE COLUMNS OF BUTTONS ARE PROVIDED THEY SHALL READ FROM LEFT TO RIGHT.
19. CAR CONTROL KEYPADS SHALL BE IN A STANDARD TELEPHONE KEYPAD ARRANGEMENT.
20. EMERGENCY CONTROL BUTTONS SHALL HAVE THEIR CENTERLINES 35 INCHES MINIMUM ABOVE THE FLOOR. EMERGENCY CONTROLS, INCLUDING THE EMERGENCY ALARM, SHALL BE GROUPED AT THE BOTTOM OF THE PANEL.
21. DESIGNATIONS AND INDICATORS OF CAR CONTROLS:
   a. CONTROL BUTTONS SHALL BE IDENTIFIED BY RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1-2009 SECTIONS 703.3 AND 703.4. RAISED CHARACTER AND BRAILLE DESIGNATIONS SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON TO WHICH THE DESIGNATIONS APPLY. WHERE A NEGATIVE NUMBER IS USED TO INDICATE A NEGATIVE FLOOR, THE BRAILLE DESIGNATION SHALL BE A CELL WITH THE DOTS 3 AND 6 FOLLOWED BY THE ORDINAL NUMBER.
   b. THE CONTROL BUTTON FOR THE EMERGENCY STOP, ALARM, DOOR OPEN, DOOR CLOSE, MAIN ENTRY FLOOR, AND PHONE, SHALL BE IDENTIFIED WITH RAISED SYMBOLS AND BRAILLE.
   c. BUTTONS WITH FLOOR DESIGNATIONS SHALL BE PROVIDED WITH VISIBLE INDICATORS TO SHOW THAT A CALL HAS BEEN REGISTERED. THE VISIBLE INDICATION SHALL EXTINGUISH WHEN THE CAR ARRIVES AT THE DESIGNATED FLOOR.
   d. KEYPAD KEYS SHALL BE IDENTIFIED BY VISUAL CHARACTERS COMPLYING WITH SECTION 703.2 CENTERED ON THE CORRESPONDING KEYPAD BUTTON. THE NUMBER FIVE KEY SHALL HAVE A SINGLE RAISED DOT. THE DOT SHALL HAVE A BASE DIAMETER OF 0.118 INCH MINIMUM AND 0.120 INCH MAXIMUM, AND A HEIGHT OF 0.025 INCH MINIMUM AND 0.037 INCH MAXIMUM.
22. ELEVATOR CAR CALL SEQUENTIAL STEP SCANNING. ELEVATOR CAR CALL SEQUENTIAL STEP SCANNING SHALL BE PROVIDED WHERE CAR CONTROL BUTTONS ARE PROVIDED MORE THAN 48 INCHES ABOVE THE FLOOR. FLOOR SELECTION SHALL BE ACCOMPLISHED BY APPLYING MOMENTARY OR CONSTANT PRESSURE TO THE UP OR DOWN SCAN BUTTON. THE UP SCAN BUTTON SHALL SEQUENTIALLY SELECT FLOORS ABOVE THE CURRENT FLOOR. THE DOWN SCAN BUTTON SHALL SEQUENTIALLY SELECT FLOORS BELOW THE CURRENT FLOOR. WHEN PRESSURE IS REMOVED FROM THE UP OR DOWN SCAN BUTTON FOR MORE THAN 2 SECONDS, THE LAST FLOOR SELECTED SHALL BE REGISTERED AS A CAR CALL. THE UP AND DOWN SCAN BUTTON SHALL BE LOCATED ADJACENT TO OR IMMEDIATELY ABOVE THE EMERGENCY CONTROL BUTTONS.
23. AUDIBLE AND VISIBLE CAR POSITION INDICATORS SHALL BE PROVIDED IN ELEVATOR CARS. VISIBLE INDICATORS SHALL BE LOCATED ABOVE THE CAR CONTROL PANEL OR ABOVE THE DOOR; CHARACTERS SHALL BE 1/2 INCH MINIMUM IN HEIGHT. AS THE CAR PASSES A FLOOR AND WHEN A CAR STOPS AT A FLOOR SERVED BY THE ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE. AUDIBLE INDICATORS SHALL SIGNAL AS AN AUTOMATIC VERBAL ANNUNCIATOR THAT ANNOUNCES THE FLOOR AT WHICH THE CAR IS ABOUT TO STOP. THE VERBAL ANNOUNCEMENT INDICATING THE FLOOR SHALL BE COMPLETED PRIOR TO THE INITIATION OF THE DOOR OPENING. THE VERBAL ANNUNCIATOR SHALL BE 10 dBA MINIMUM ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 dBA, MEASURED AT THE ANNUNCIATOR. THE VERBAL ANNUNCIATOR SHALL HAVE A FREQUENCY OF 300 Hz MINIMUM AND 3,000 Hz MAXIMUM.
24. EMERGENCY COMMUNICATIONS. EMERGENCY TWO-WAY COMMUNICATION SYSTEMS BETWEEN THE ELEVATOR CAR AND A POINT OUTSIDE THE HOISTWAY SHALL COMPLY WITH ICC A117.1-2009 SECTION 407.4.10 AND ASME A17.1/CSA B44 LISTED IN SECTION 105.2.5. THE MIDPOINT OF THE HIGHEST OPERABLE PART OF A TWO-WAY COMMUNICATION SYSTEM SHALL NOT EXCEED 48 INCHES. RAISED CHARACTERS COMPLYING WITH ICC A117.1-2009 SECTIONS 703.3 AND 703.4 AND RAISED SYMBOLS COMPLYING WITH ICC A117.1-2009 SECTION 407.4.7.1.3 SHALL BE PROVIDED ADJACENT TO THE DEVICE.

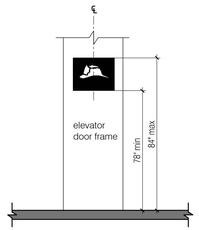
ELEVATOR ACCESSIBILITY DIAGRAMS



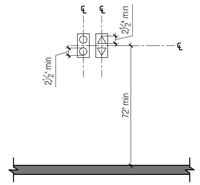
SIGNAL & SIGN HEIGHTS



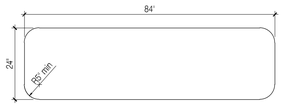
ELEVATOR CONTROL PANEL REQUIREMENTS



FIRE SERVICE ACCESS ELEVATOR SYMBOL HEIGHT



VISIBLE HALL SIGNALS



AMBULANCE STRETCHER SIZE

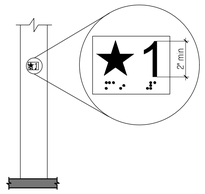
NOTE:
AT LEAST ONE ELEVATOR IN EACH BANK TO BE STRETCHER ACCESSIBLE WITH 24"x84" CLEAR SPACE



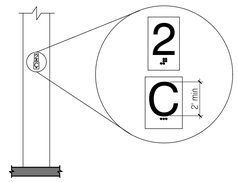
STAR OF LIFE (INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES)



FIRE SERVICE ACCESS ELEVATOR SYMBOL

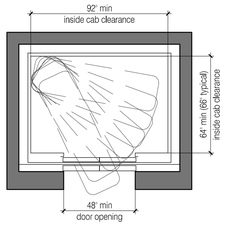


FLOOR DESIGNATION (FLOOR DESIGNATIONS SHALL BE LOCATED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES)

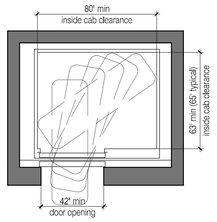


DESTINATION-ORIENTED ELEVATOR CAR IDENTIFICATION (CAR IDENTIFICATIONS SHALL BE LOCATED ON BOTH JAMBS OF THE HOISTWAY IMMEDIATELY BELOW THE FLOOR DESIGNATION)

INSIDE CLEARANCE & DOOR POSITION OF STRETCHER-SIZED ELEVATOR CARS



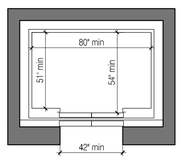
ACCESSIBLE ELEVATOR PLAN
4000lb - CENTER OPENING DOORS



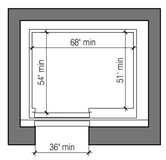
ACCESSIBLE ELEVATOR PLAN
3500lb - SINGLE SIDE DOOR

NOTE:
ALL INSIDE ELEVATOR CAR DIMENSIONS ARE PROVIDED FOR MINIMUM REQUIREMENTS ONLY, AS PER BUILDINGS BULLETIN 2017-008 AND ARE SUBJECT TO ELEVATOR MANUFACTURER'S APPROVAL.

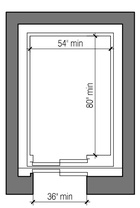
INSIDE CLEARANCE DOOR POSITION OF ACCESSIBLE ELEVATOR CARS



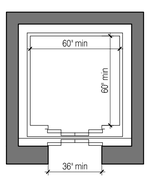
(a) CENTERED DOOR LOCATION



(b) SIDE (OFF-CENTERED DOOR) LOCATION



(c) ANY DOOR LOCATION



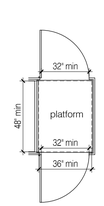
(d) ANY DOOR LOCATION

NOTE:
ALL INSIDE ELEVATOR CAR DIMENSIONS ARE PROVIDED FOR MINIMUM REQUIREMENTS ONLY AND SUBJECT FOR ELEVATOR MANUFACTURER APPROVAL.

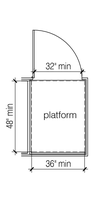
PLATFORM LIFT NOTES - ICC A117.1-2009

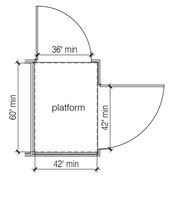
1. PLATFORM LIFTS SHALL COMPLY WITH SECTION 410 ICC A117.1-2009 AND ASME A 18.1 LISTED IN SECTION 105.2.6.
2. PLATFORM LIFTS SHALL NOT BE ATTENDANT OPERATED AND SHALL PROVIDE UNASSISTED ENTRY AND EXIT FROM THE LIFT.
3. LIFTS WITH DOORS OR GATES SHALL COMPLY WITH SECTION 410.2.1. LIFTS WITH RAMPS SHALL COMPLY WITH SECTION 410.2.2.
4. DOORS AND GATES SHALL BE LOW ENERGY POWER OPERATED DOORS OR GATES COMPLYING WITH SECTION 404.3. DOORS SHALL REMAIN OPEN FOR 20 SECONDS MINIMUM. ON LIFTS WITH ONE DOOR OR WITH DOORS ON OPPOSITE ENDS, THE END DOOR CLEAR OPENING WIDTH SHALL BE 32 INCHES MINIMUM. ON LIFTS WITH ONE DOOR ON A NARROW END AND ONE DOOR ON A LONG SIDE, THE END DOOR CLEAR OPENING WIDTH SHALL BE 36 INCHES MINIMUM. SIDE DOOR CLEAR OPENING WIDTH SHALL BE 42 INCHES MINIMUM. WHERE A DOOR IS PROVIDED ON A LONG SIDE AND ON A NARROW END OF A LIFT, THE SIDE DOOR SHALL BE LOCATED WITH EITHER THE STRIKE SIDE OR THE HINGE SIDE IN THE CORNER FURTHEST FROM THE DOOR ON THE NARROW END.
   EXCEPTIONS:
   a. DOORS OR GATES SHALL BE PERMITTED TO BE OF THE SELF-CLOSING, MANUAL TYPE, WHERE THAT DOOR OR GATE PROVIDES ACCESS TO A NARROW END OF THE PLATFORM THAT SERVES ONLY ONE LANDING. THIS EXCEPTION SHALL NOT APPLY TO DOORS OR GATES WITH RAMPS.
   b. LIFTS SERVING TWO LANDINGS MAXIMUM AND HAVING DOORS OR GATES ON ADJACENT SIDES SHALL BE PERMITTED TO HAVE SELF CLOSING MANUAL DOORS OR GATES PROVIDED THAT THE SIDE DOOR OR GATE IS LOCATED WITH THE STRIKE SIDE FURTHEST FROM THE END DOOR. THIS EXCEPTION SHALL NOT APPLY TO DOOR OR GATES WITH RAMPS.
5. RAMP WIDTHS SHALL NOT BE LESS THAN THE PLATFORM OPENING THEY SERVE.
6. FLOOR SURFACES OF PLATFORM LIFTS SHALL COMPLY WITH SECTION 302.
7. PLATFORM TO RUNWAY CLEARANCE. THE CLEARANCE BETWEEN THE PLATFORM SILL AND THE EDGE OF ANY RUNWAY LANDING SHALL BE 1-1/4 INCH MAXIMUM.
8. CLEAR FLOOR SPACE OF PLATFORM LIFTS SHALL COMPLY WITH SECTION 410.5.
9. PLATFORM LIFTS WITH A SINGLE DOOR OR WITH DOORS ON OPPOSITE ENDS SHALL PROVIDE A CLEAR FLOOR WIDTH OF 36 INCHES MINIMUM AND A CLEAR FLOOR DEPTH OF 48 INCHES MINIMUM.
10. PLATFORM LIFTS WITH DOORS ON ADJACENT SIDES SHALL PROVIDE A CLEAR FLOOR WIDTH OF 42 INCHES MINIMUM AND A CLEAR FLOOR DEPTH OF 60 INCHES MINIMUM.
11. CONTROLS FOR PLATFORM LIFTS SHALL COMPLY WITH SECTION 309.

PLATFORM LIFT CLEARANCE - ICC A117.1-2009



(a) PLATFORM WITH DOOR AT ONE END OR OPPOSITE ENDS





(b) PLATFORM WITH DOORS ON ADJACENT SIDES

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

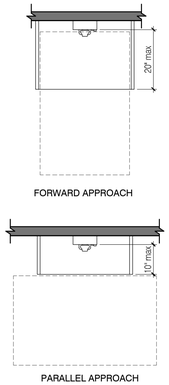
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ADA STANDARDS DESIGN DIAGRAMS

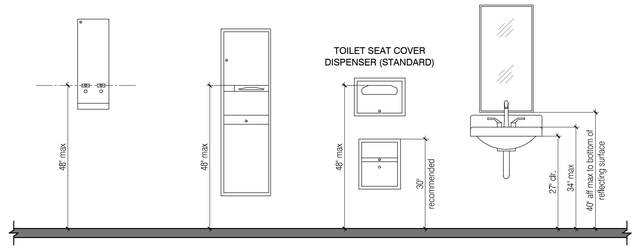
dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	G-010.00
checked	FM		

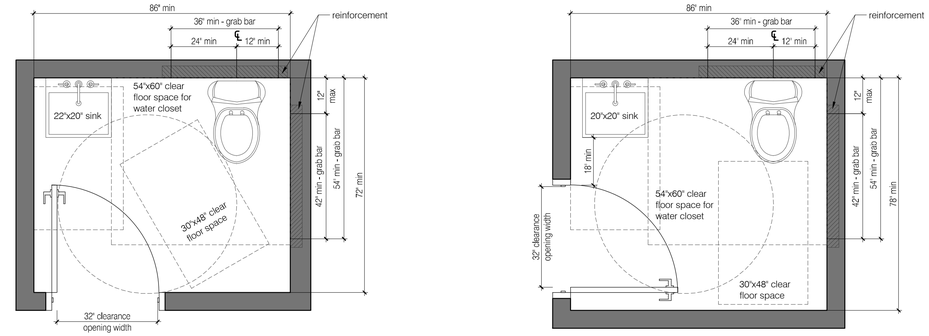
TELEPHONES CLEAR FLOOR SPACE



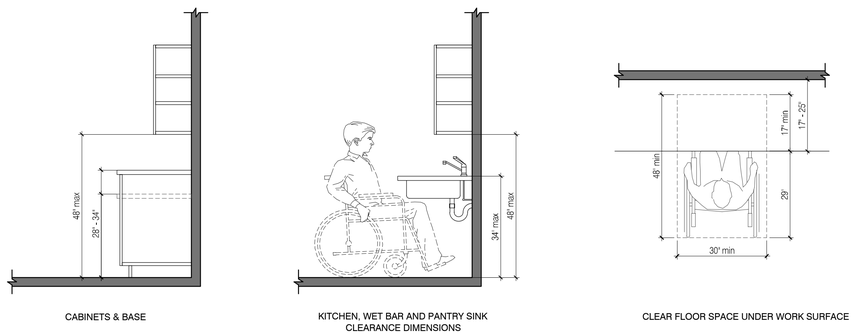
TOILET ACCESSORY MOUNTING ACCESSIBLE HEIGHT



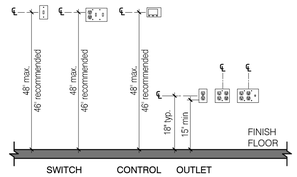
SINGLE-USE OCCUPANT ACCESSIBLE TOILET ROOM CLEARANCES



COUNTER WORK SURFACE

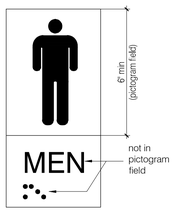


TYPICAL SWITCHES, OUTLETS & CONTROL HEIGHTS



NOTE:
ALL RECEPTACLES SHALL BE 18" A.F.F.
UNLESS OTHERWISE NOTED.

ACCESSIBLE COMMUNICATION ELEMENTS & FEATURES



PICTOGRAM FIELD



VOLUME CONTROLLED TELEPHONE



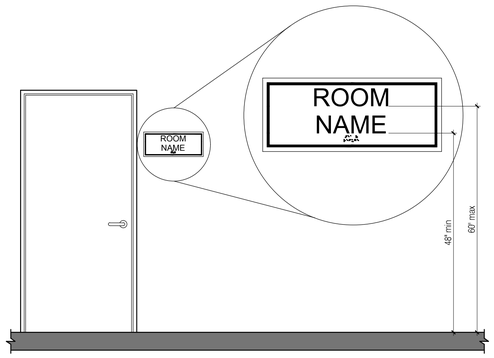
INTERNATIONAL SYMBOL TTY



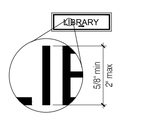
INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS



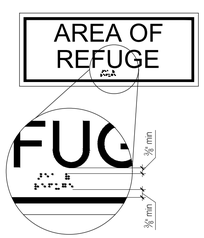
INTERNATIONAL SYMBOL OF ACCESSIBILITY



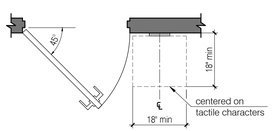
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



HEIGHT OF RAISED CHARACTERS
(based on height of the uppercase letter "I")



POSITION OF BRAILLE



LOCATION OF TACTILE SIGNS AT DOORS

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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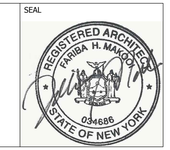
SEAL



project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ADA STANDARDS DESIGN DIAGRAMS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	G-011.00
checked	FM		

PARKING ACCESSIBILITY NOTES - 2014 NYC BC, CHAPTER 11

1. WHERE PARKING IS PROVIDED, 5 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR A FACILITY, BUT NOT LESS THAN ONE PARKING SPACE, SHALL BE ACCESSIBLE PARKING SPACES EXCEPT HOSPITAL OUTPATIENT FACILITIES & REHABILITATION FACILITIES AND OUTPATIENT PHYSICAL THERAPY FACILITIES. ACCESSIBLE PARKING SPACES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 502 (PARKING SPACES) OF ICC A117.1-2009. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE SHALL BE CALCULATED SEPARATELY FOR EACH PARKING FACILITY. WHERE A DETERMINATION OF THE MINIMUM NUMBER OF PARKING SPACES RESULTS IN A NUMBER CONTAINING A DECIMAL OF 0.5 OR MORE, THE NEXT HIGHEST INTEGER SHALL BE USED.
2. FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SPACE SHALL BE A VAN-ACCESSIBLE PARKING SPACE. VAN-ACCESSIBLE PARKING SPACES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ICC A117.1-2009, INCLUDING SECTION 502 (PARKING SPACES). IN MULTILEVEL PARKING STRUCTURES, VAN-ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 502 (PARKING SPACES) OF ICC A117.1-2009 MAY BE PROVIDED ON ONE LEVEL.
3. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
4. IN AN ATTENDED PARKING FACILITY IN WHICH VEHICLES CUSTOMARILY ARE PARKED AND LATER RETURNED TO THEIR DRIVERS BY AN ATTENDANT EMPLOYED BY THE PARKING FACILITY, ACCESSIBLE PARKING SPACES NEED NOT BE DESIGNATED BY A SIGN OR LINES IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
   a. VAN-ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 502 (PARKING SPACES) OF FCC A117.1 ARE PROVIDED;
   b. A PASSENGER LOADING ZONE COMPLYING WITH SECTION 1106.7 IS PROVIDED WHERE AN ATTENDANT SHALL TAKE CONTROL OF THE VEHICLES. A VERTICAL CLEARANCE OF 98 INCHES SHALL BE PERMITTED AT SUCH LOADING ZONE;
   c. AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL REMAIN AVAILABLE UNLESS ALL ACCESSIBLE PARKING SPACES ARE OCCUPIED;
   d. THE ATTENDANT SHALL PARK AND RETRIEVE ALL VEHICLES NOT EQUIPPED WITH SPECIAL CONTROLS ENTERING THE FACILITY IN WHICH A PERSON WITH DISABILITIES IS EITHER THE DRIVER OR A PASSENGER, PROVIDED ACCESSIBLE PARKING SPACE IS AVAILABLE;
   e. THE ATTENDANT SHALL DIRECT THE DRIVERS OF VEHICLES EQUIPPED WITH SPECIAL CONTROLS TO ACCESSIBLE PARKING SPACES. THE ATTENDANT SHALL ACCOMPANY SUCH DRIVERS TO AND FROM SUCH SPACE ALONG AN ACCESSIBLE ROUTE WHEN THEY ENTER AND EXIT THE FACILITY. IF NECESSARY, THE ACCESSIBLE ROUTE AND ACCESSIBLE PARKING SPACE SHALL BE CREATED BY THE REPOSITIONING OF VEHICLES PARKED PREVIOUSLY BY THE ATTENDANT; AND
   f. EACH VAN-ACCESSIBLE PARKING SPACE SHALL HAVE TWO PERMANENTLY AND PROMINENTLY POSTED SIGNS. ONE SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 703.6.3.1 OF ICC A117.1-2009. THE OTHER SIGN SHALL NOTE THAT VEHICLES PARKED IN SUCH SPACES ARE SUBJECT TO BEING MOVED BY AN ATTENDANT OF THE PARKING FACILITY IN ORDER TO ACCOMMODATE A VEHICLE WHICH CANNOT BE ACCOMMODATED IN AN OTHER ACCESSIBLE PARKING SPACE. SUCH SIGNS SHALL NOT BE OBSTRUCTED BY A VEHICLE PARKED IN THE SPACE.
5. PASSENGER LOADING ZONES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ICC A117.1 SECTION 503 (PASSENGER LOADING ZONES). WHERE THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE, A CURB RAMP COMPLYING WITH ICC A117.1 INCLUDING SECTION 406 (CURB RAMPS) SHALL BE PROVIDED.
   a. WHERE PASSENGER LOADING ZONES ARE PROVIDED, AT LEAST ONE ACCESSIBLE PASSENGER LOADING ZONE SHALL BE PROVIDED WITHIN EACH CONTINUOUS 100 LINEAR FEET OF LOADING ZONE SPACE, OR FRACTION THEREOF, SO THAT TRAVEL BETWEEN ACCESSIBLE PASSENGER LOADING ZONES WILL NOT EXCEED 100 LINEAR FEET.
   b. A PASSENGER LOADING ZONE SHALL BE PROVIDED AT VALET PARKING SERVICES.
   c. MECHANICAL ACCESS PARKING GARAGES SHALL PROVIDE AT LEAST ONE PASSENGER LOADING ZONE IN COMPLIANCE WITH SECTION 1106.7 AT VEHICLE DROP-OFF AND VEHICLE PICK-UP AREAS.
11. WHERE PROVIDED, DIRECT ACCESS FOR PEDESTRIANS FROM PARKING STRUCTURES TO BUILDINGS OR FACILITY ENTRANCES SHALL BE ACCESSIBLE.

PARKING ACCESSIBILITY NOTES - ICC A117.1-2009, CHAPTER 5

1. CAR PARKING SPACES SHALL BE 96 INCHES MINIMUM IN WIDTH. VAN PARKING SPACES SHALL BE 132 INCHES MINIMUM IN WIDTH.
   EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 96 INCHES MINIMUM IN WIDTH WHERE THE ADJACENT ACCESS AISLE IS 96 INCHES MINIMUM IN WIDTH.
2. CAR AND VAN PARKING SPACES SHALL BE MARKED TO DEFINE THE WIDTH. WHERE PARKING SPACES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS OF PARKING SPACES AND ADJACENT ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
3. CAR AND VAN PARKING SPACES SHALL HAVE AN ADJACENT ACCESS AISLE:
   a. LOCATION: ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. ACCESS AISLES SHALL NOT OVERLAP WITH THE VEHICULAR WAY. PARKING SPACES SHALL BE PERMITTED TO HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
   b. WIDTH: ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60 INCHES MINIMUM IN WIDTH.
   c. LENGTH: ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE.
   d. MARKING: ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. WHERE ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS OF ACCESS AISLES AND ADJACENT PARKING SPACES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
   EXCEPTION: WHERE ACCESS AISLES OR PARKING SPACES ARE NOT ADJACENT TO ANOTHER ACCESS AISLE OR PARKING SPACE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE ACCESS AISLE OR PARKING SPACE.
4. PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
5. VERTICAL CLEARANCE. A VERTICAL CLEARANCE OF 98 INCHES MINIMUM SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   a. PARKING SPACES FOR VANS.
   b. THE ACCESS AISLES SERVING PARKING SPACES FOR VANS.
   c. THE VEHICULAR ROUTES SERVING PARKING SPACES FOR VANS.
6. ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS, THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SUCH SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FLOOR OF THE PARKING SPACE, MEASURED TO THE BOTTOM OF THE SIGN.
7. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
8. PASSENGER LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES MINIMUM IN WIDTH AND 20 FEET MINIMUM IN LENGTH.
9. PASSENGER LOADING ZONES SHALL HAVE AN ADJACENT ACCESS AISLE:
   a. LOCATION: ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY.
   b. WIDTH: ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES MINIMUM IN WIDTH.
   c. LENGTH: ACCESS AISLES SHALL BE 20 FEET MINIMUM IN LENGTH.
   d. MARKING: ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
10. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL HAVE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
11. A VERTICAL CLEARANCE OF 114 INCHES MINIMUM SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   a. VEHICLE PULL-UP SPACES;
   b. THE ACCESS AISLES SERVING VEHICLE PULL-UP SPACES;
   c. A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND;
   d. A VEHICULAR ROUTE FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING VEHICLE PULL-UP SPACES.

VEHICLE BARRIER SYSTEMS NOTES

1. VEHICLE BARRIER SYSTEMS FOR PASSENGER VEHICLES SHALL BE DESIGNED TO RESIST A SINGLE LOAD OF 6,000 POUNDS APPLIED HORIZONTALLY IN ANY DIRECTION TO THE BARRIER SYSTEM AND SHALL HAVE ANCHORAGE OR ATTACHMENT CAPABLE OF TRANSMITTING THIS LOAD TO THE STRUCTURE.
2. UNLESS SPECIALLY PROTECTED, COLUMNS IN PARKING AREAS SUBJECT TO IMPACT OF MOVING VEHICLES SHALL BE DESIGNED TO RESIST THE LATERAL LOAD DUE TO IMPACT AND THIS LOAD SHALL BE CONSIDERED A VARIABLE LOAD. FOR PASSENGER VEHICLES, THIS LATERAL LOAD SHALL BE TAKEN AS A MINIMUM OF 6,000 POUNDS APPLIED AT LEAST 1 FOOT 6 INCHES ABOVE THE ROADWAY, AND ACTING SIMULTANEOUSLY WITH OTHER DESIGN LOADS.

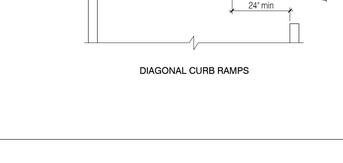
VEHICULAR DESIGN IMPACT NOTES

1. STRUCTURAL COLUMNS THAT ARE DIRECTLY EXPOSED TO VEHICULAR TRAFFIC SHALL BE DESIGNED FOR VEHICULAR IMPACT.
2. STRUCTURAL COLUMNS THAT ARE ADEQUATELY PROTECTED BY BOLLARDS, GUARD WALLS, VEHICLE ARREST DEVICES OR OTHER ELEMENTS DO NOT NEED TO BE DESIGNED FOR VEHICULAR IMPACT. THE LOAD COMBINATIONS FOR VEHICULAR IMPACT SHALL BE SPECIFIED AS FOLLOWS:
   a. EXTERIOR CORNER COLUMNS SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 40 KIPS APPLIED HORIZONTALLY IN ANY DIRECTION FROM WHICH A VEHICLE CAN APPROACH AT A HEIGHT OF EITHER 18 INCHES OR 36 INCHES ABOVE THE FINISHED DRIVING SURFACE, WHICHEVER CREATES THE WORST EFFECT.
   b. ALL OTHER EXTERIOR COLUMNS EXPOSED TO VEHICULAR TRAFFIC, AND COLUMNS WITHIN LOADING DOCKS, AND COLUMNS IN PARKING GARAGES ALONG THE DRIVING LANE SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 20 KIPS APPLIED HORIZONTALLY IN ANY DIRECTION FROM WHICH A VEHICLE CAN APPROACH AT A HEIGHT OF EITHER 18 INCHES OR 36 INCHES ABOVE THE FINISHED DRIVING SURFACE, WHICHEVER CREATES THE WORST EFFECT.

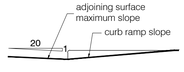
PARKING LIFT NOTES

1. BUILDING BULLETIN 2015-015 ESTABLISHES TESTING AND ACCEPTANCE CRITERIA FOR ATTENDANT OPERATED AUTOMOBILE PARKING LIFTS IN ACCORDANCE WITH THE NYC CONSTRUCTION CODES.
2. LIFT IS A MECHANICAL DEVICE DESIGNED TO LIFT STANDARD AUTOMOBILE VEHICLES OR SPORT UTILITY VEHICLES WITH A MAXIMUM WEIGHT OF 6,000 POUNDS USED TO PROVIDE ADDITIONAL PARKING SPACES.
3. ACCEPTABLE ATTENDANT OPERATED AUTOMOBILE PARKING LIFTS SHALL BE TESTED AND EVALUATED BY A NEW YORK STATE PROFESSIONAL ENGINEER OR APPROVED TESTING AGENCY.
4. ATTENDANT OPERATED AUTOMOBILE PARKING LIFTS SHALL BE SPECIFIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND THE CONDITIONS OF THE TESTING.
5. ATTENDANT OPERATED AUTOMOBILE PARKING LIFTS SHALL BE OPERATED ONLY BY PARKING ATTENDANT.
6. THE INSTALLATION OF ATTENDANT OPERATED AUTOMOBILE PARKING LIFT SHALL BE SUBJECT TO SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17 OF NYC BC AND DEPARTMENT RULES COVERING SPECIAL INSPECTION.

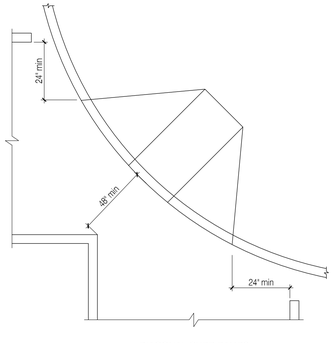
CURB RAMP AND LANDING



SIDE OF CURB & LANDINGS RAMPS

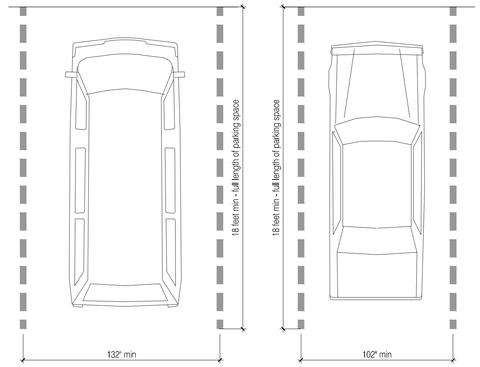


COUNTER SLOPE OF SURFACE ADJACENT TO CURB RAMPS

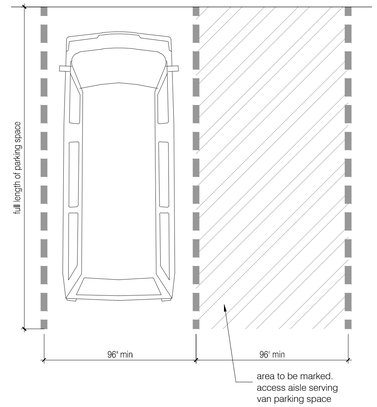


DIAGONAL CURB RAMPS

VEHICLE PARKING SPACE SIZE



VAN ALTERNATIVE PARKING SPACES & ACCESS AISLE



VAN PARKING ACCESS AISLE

VEHICLE PARKING ACCESS AISLE

PASSENGER LOADING ZONE ACCESS AISLE

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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SEAL

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PARKING NOTES & STANDARD DIAGRAMS

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scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	G-012.00
checked	FM		

MULTIPLE DWELLING LAW - M.D.L. 277 NOTES

1. (a) EXTERIOR WALLS 3 HOUR FIRE RATED OR 30'-0" SEPARATION
   (b) LOT LINE WINDOWS PER TABLE 3-4, CHAPTER 26 OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK OR ONE SPRINKLER HEAD.
2. BUILDING TO BE:
   (a) FIREPROOF , NO HEIGHT LIMIT
   (c) COMPLY WITH TABLE 503
3. MANUFACTURING/COMMERCIAL USE : LIMITED TO 2 ND FLOOR & BELOW (PROPOSED @ BASEMENT FLOOR)
4. MANUFACTURING/COMMERCIAL : WET SPRINKLER REQUIRED
5. TENANTS TO HAVE ONE HOUR FIRE SEPARATION
6. CELLAR TO HAVE FIRE RETARDED CEILING PER M.D.L. 61, COMMERCIAL SPACES TO HAVE FIRE RETARDED CEILING PER M.D.L. 61
7. (b) i) A) EVERY DWELLING UNIT MIN. ONE WINDOW WITH 15'-0" SEPARATION MINIMUM
   E) IN NO EVENT SHALL THE DISTANCE BETWEEN SUCH WINDOWS AND THE REAR LOT LINE BE LESS THAN 5'-0"
   ii) A) 10% WINDOW FOR ROOMS UP TO 500 sq.ft.
   B) DECREASE BY 1% FOR EVERY 100 sq.ft. GREATER THAN 500 sq.ft. TO A MINIMUM OF 5%
   C) IN NO EVENT SHALL THE DISTANCE BETWEEN SUCH WINDOWS AND THE REAR LOT LINE BE LESS THAN 5'-0"
   D) 50% OPERABLE
   (c) NO INTERIOR ROOMS PERMITTED, HOME OCCUPATION SPACES TO BE MECHANICALLY VENTILATED
   (d) NO ENLARGEMENTS EXCEPT WHERE UNDERLYING DISTRICT PERMITS RESIDENTIAL USE
   (e) 40% OPEN KITCHEN PART OF ADJACENT SPACE
   (f) TOILET VENTILATION 50 CPM BY MECHANICAL MEANS
   (g) SMOKE DETECTOR OUTSIDE OF EACH SLEEPING AREA
8. ONE HOUR FIRE PARTITION BETWEEN APARTMENTS WITH FIREPROOF SELF CLOSING ENTRY DOOR. ALL WINDOWS ON FIRE ESCAPES TO BE WIRE GLASS.
9. EGRESS:
   (b) (ii) EGRESS FROM FIREPROOF BUILDING: AN ENCLOSED HALLWAY AND TWO INDEPENDENTLY ENCLOSED STAIRS.
10. SKYLIGHT 20 sq.ft. IN STAIR WITH 144 sq.ft. IN FIXED OPENING
11. ALL SHAFTS 2 HOUR FIRE RATED
12. COOKING SPACE TO COMPLY WITH M.D.L. 33
13. M.D.L. TITLE 3 ARTICLE 3 SHALL APPLY
14. INTERIOR IRON COLUMNS TO BE 3 HOUR PROTECTED OR SPRINKLED
15. ELEVATOR SHAFTS TO BE 2 HOUR RATED NON COMBUSTIBLE

M.D.L. 278 BUILDING TO COMPLY WITH THE FOLLOWING:

ARTICLE:

1. INTRODUCTORY PROVISIONS
2. MISCELLANEOUS APPLICATION EXCEPT SUBDIVISION 2 OF SECTION 9
3. REQUIREMENTS AND REMEDIES
4. REGISTRY OF NAMES & SERVICE OF PAPERS
5. PROSTITUTION
6. LAWS REPEALED: SAVING CLAUSE: EFFECT

SECTION:

28. TWO OR MORE BUILDING ON SAME LOT N/A
29. PAINTING OF COURTS & SHAFTS
31. SIZE OF ROOMS SUBDIVISION 6 ONLY
37. ARTIFICIAL HALL LIGHTING
53. FIRE ESCAPES
55. WAINSCOTING SUBDIVISION 2 ONLY
56. FRAME BUILDINGS AND EXTENSIONS : N/A
57. BELLS: MAIL RECEPTACLES
58. INCOMBUSTIBLE MATERIALS
59. BAKERIES AND FAT BOILING N/A
60. MOTOR VEHICLE STORAGE N/A
61. BUSINESS USES (EXCEPT PARA. C OF SUBDIVISION 1 AND SUBDIVISION 3)
62. PARAPETS, GUARD RAILINGS AND WIRES

MULTIPLE DWELLING LAW NOTES

1. LIGHTING AND VENTILATION OF ROOMS SHALL BE AS PER SECTION 31 OF MDL.
2. SIZE OF ROOMS AS PER SECTION 31 OF MDL.
3. ALCOVES SHALL BE AS PER SECTION 32 OF MDL
4. COOKING SPACES SHALL BE AS PER SECTION 33 OF MDL.
5. ROOMS IN BASEMENTS AND CELLARS SHALL BE AS PER SECTION 34 OF MDL.
6. BUILDING ENTRANCE DOORS AND LIGHTS SHALL BE AS PER SECTION 35 OF MDL.
7. WINDOWS AND SKYLIGHTS FOR PUBLIC HALLS AND STAIRS SHALL BE AS PER SECTION 36 OF MDL.
8. ARTIFICIAL HALL LIGHTING SHALL BE AS PER SECTION 37 OF MDL.
9. ENTRANCE HALLS TO BE AS PER SECTION 50 OF MDL.
10. BUILDING ENTRANCE DOORS, LOCKS AND INTERCOM SYSTEM SHALL BE SECTION 50-A OF MDL.
11. ALL SHAFTS, ELEVATORS AND DUMBWAITERS SHALL BE AS PER SECTION 51 OF MDL.
12. APARTMENT PEEPHOLES SHALL BE AS PER SECTION 51-A OF MDL.
13. MIRRORS IN SELF-SERVICE ELEVATORS SHALL BE AS PER SECTION 51-B OF MDL.
14. STAIRS SHALL BE AS PER SECTION 52 OF MDL.
15. FIRE ESCAPES SHALL BE AS PER SECTION 53 OF MDL.
16. WAINSCOTING SHALL BE AS PER SECTION 55 OF MDL.
17. ENTRANCE BOLTS AND MAIL BOXES SHALL BE AS PER SECTION 57 OF MDL.
18. ALL INCOMBUSTIBLE MATERIALS SHALL BE AS PER SECTION 58 OF MDL.
19. PARAPETS AND GUARD RAILINGS SHALL BE AS PER SECTION 62 OF MDL.
20. BELOW GRADE FLOORS SHALL COMPLY AS PER SECTION 63 OF MDL.
21. LIGHTING, GAS METERS, GAS AND OIL APPLIANCES, SHALL BE AS PER SECTION 64 OF MDL.
22. BOILER ROOMS SHALL BE AS PER SECTION 65 OF MDL.
23. WATER SUPPLY SHALL BE AS PER SECTION 75 OF MDL
24. WATER CLOSET AND BATH ACCOMMODATIONS SHALL BE AS PER SECTION 76 OF MDL.
25. PLUMBING AND DRAINAGE SHALL BE AS PER SECTION 77 OF MDL.
26. REPAIRS SHALL BE MADE AS PER SECTION 78 OF MDL.
27. HEAT SHALL BE PROVIDED AS PER SECTION 79 OF MDL.
28. CLEANLINESS SHALL BE AS PER SECTION 80 OF MDL.
29. RECEPTACLES FOR WASTE MATTER SHALL BE AS PER SECTION 81 OF MDL.
30. PRIVACY SHALL BE AS PER SECTION 82 OF MDL.
31. JANITORIAL SERVICES SHALL BE AS PER SECTION 83 OF MDL.
32. CONSTRUCTION STANDARDS FOR THE CONTROL OF NOISE SHALL BE AS PER SECTION 84 OF MDL.

ARTICLE N0. 4:

33. FIRE PROOF CONSTRUCTION AS PER SECT. 101 OF MDL.
34. FIRE PROOF STAIRS AS PER SECT. 102 OF MDL.
35. EGRESS FROM APARTMENTS AS PER SECT. 103 OF MDL.
36. STAIR BULKHEAD AS PER SECT. 104 OF MDL.
37. SEPARATION AND VENTILATION OF FIRE PROOF STAIRS AS PER SECT. 105 OF MDL.
38. CELLAR AND BASEMENT FIRE STAIRS AS PER SECT. 106 OF MDL.
39. PUBLIC HALL AS PER SECT. 107 OF MDL.
40. PARTITIONS AS PER SECT. 108 OF MDL.
41. INTERIOR WATER CLOSETS AND BATHROOMS AS PER SECT. 115 OF MDL.

HOUSING MAINTENANCE CODE NOTES

1. DUTIES OF THE OWNER SHALL BE AS PER SECTION D26-10.01 OF H.M.C.
2. DUTIES OF TENANTS SHALL BE AS PER SECTIONS D26-10.03 & 10.05 OF H.M.C.
3. THE OWNER OF THE MULTIPLE DWELLINGS SHALL KEEP THE PREMISES IN GOOD REPAIR.
4. OWNER'S RIGHT OF ACCESS SHALL BE AS PER SECTION D26-10.07 OF H.M.C.
5. INTERIOR OF DWELLING UNIT SHALL BE CLEANED AS PER SECTION D26-11.05 OF H.M.C.
6. THE OWNER SHALL KEEP THE ROOF, YARDS, COURTS & OTHER OPEN SPACES CLEAN & FREE FROM DIRT, FILTH, GARBAGE OR OTHER OFFENSIVE MATERIALS.
7. PAINTING OF PUBLIC PARTS & WITHIN DWELLINGS TO COMPLY WITH SECTION D26-12.01 OF H.M.C.
8. PAINTING OF WINDOW FRAMES TO COMPLY WITH SECTION D26-12.03 OF H.M.C.
9. PREMISES TO BE MAINTAINED & KEPT FREE OF RODENT & INSECT INFESTATION AS PER SECTIONS D26-13.03 & D26-13.05 OF H.M.C.
10. RECEPTACLES FOR COLLECTION OF WASTE MATTER TO BE PROVIDED AS PER SECTION D26-14.03 & D26-14.05 OF H.M.C.
11. SANITARY FACILITIES IN MULTIPLE DWELLINGS & LIGHT & VENTILATION FOR TOILET COMPARTMENTS SHALL BE AS PER SECTIONS D26-31.01, D26-31.03, D26-31.05, D26-31.07, & D26-31.11 OF H.M.C.
12. PROVIDE & MAINTAIN A SUPPLY OF PURE & WHOLESOME WATER SUFFICIENT IN QUANTITY & AT SUFFICIENT PRESSURE TO KEEP ALL PLUMBING FIXTURES ADEQUATELY SUPPLIED FOR THEIR SANITARY MAINTENANCE AS PER SECTIONS D26-15.01 & D26-15.03 OF H.M.C.
13. MAINTAIN & KEEP IN GOOD REPAIR THE PLUMBING & DRAINAGE SYSTEM INCLUDING WATER CLOSETS, TOILETS, SINKS & OTHER FIXTURES AS PER D26-16.01 OF H.M.C.
14. DRAINAGE OF ROOFS, COURTS & YARDS SHALL COMPLY WITH D26-16.03 OF H.M.C.
15. HEAT & HOT WATER REQUIREMENTS AS PER ARTICLE 17 OF H.M.C. CENTRAL HEATING SYSTEM AS PER BUILDING CODES; MINIMUM TEMPERATURES TO BE MAINTAINED AS PER SECT. D26-17.03. CENTRAL HEATING SYSTEM TO BE INSPECTED YEARLY BY QUALIFIED PERSON IN ACCORDANCE WITH SECTION D26-17.05 OF H.M.C. SUPPLY OF HOT WATER AS PER SECTION D26-17.07 OF H.M.C.
16. YEARLY INSPECTIONS OF CENTRAL HEATING PLANT BY QUALIFIED PERSON TO BE MADE AS PER SECTION D26-17.05 OF H.M.C.
17. PROVIDE ELECTRIC LIGHTING EQUIPMENT IN ALL DWELLINGS AS PER SECTIONS D26-19.01 OF H.M.C. AND C26-605AC, C26-1203AC, & SECTION 26 TO 35 OF MDL.
18. PROVIDE & MAINTAIN ELECTRIC LIGHTING FIXTURES IN EVERY PUBLIC HALL, STAIR OR FIRE STAIR, ENTRANCE WAY, COURT, OR YARD IN ACCORDANCE WITH SECTIONS D26-19.03, D26-19.05, & D26-19.07 OF H.M.C.
19. PROPER ELECTRIC LIGHTS TO BE PROVIDED NEAR ENTRANCE WAYS, YARDS & COURTS AS PER SECTION D26-19.07 OF H.M.C., ON SEPARATE CIRCUIT OR CONNECTED TO HOUSE LINE SERVICING PUBLIC HALLS, AND IN ACCORDANCE WITH REQUIREMENTS & APPROVAL OF THE DEPARTMENT OF WATER SUPPLY, GAS & ELECTRICITY.
20. BOARD OF STANDARDS & APPEALS APPROVED TYPE PEEPHOLES APPROXIMATELY 5 FEET ABOVE FINISHED FLOOR TO BE PROVIDED IN ENTRANCE DOORS OF DWELLING UNITS AS PER SECTION D26-20.01 OF H.M.C. & DEPARTMENT RULES & REGULATIONS.
21. ENTRANCE DOORS SHALL BE PROVIDED WITH HEAVY DUTY LATCH SET & A HEAVY DUTY DEAD BOLT OPERABLE WITH A KEY FROM THE OUTSIDE & A THUMB-TURN FROM THE INSIDE; EQUIP DOORS WITH A CHAIN DOOR GUARD SO AS TO PERMIT PARTIAL OPENING AS PER SECTION D26-20.05 OF H.M.C.
22. KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER AS PER D26-20.05 OF H.M.C.
23. PROPERLY MOUNTED & SECURED POLISHED METAL VIEWING MIRRORS TO BE PROVIDED WITHIN SELF-SERVICE ELEVATORS AS PER SECTION D26-20.03 OF H.M.C. & DEPARTMENT RULES & REGULATIONS.
24. APPROVED TYPE MAIL RECEPTACLES & DIRECTORY OF PERSONS LIVING IN DWELLING TO BE PROVIDED AS PER SECTION D26-21.01 OF H.M.C. & REGULATIONS OF POST OFFICE DEPARTMENT.
25. PROPER FLOOR SIGNS TO BE PROVIDED IN PUBLIC HALL NEAR STAIRS & ELEVATORS & WITHIN STAIR ENCLOSURE AS PER SECTION D26-21.03 OF H.M.C. & DEPARTMENT RULES & REGULATIONS.
26. PROPER STREET NUMBERS PLAINLY VISIBLE FROM THE SIDEWALK IN FRONT OF THE DWELLING TO BE POSTED ON THE DWELLING AS PER SECTION D26-21.05 OF H.M.C. AND RULES & REGULATIONS OF BOROUGH PRESIDENT.
27. A RESIDENT MANAGER RESPONSIBLE FOR OPERATION & MAINTENANCE OF ROOMING UNITS TO BE PROVIDED AS PER SECTION D26-21.09 OF H.M.C.
28. PROPER JANITORIAL SERVICES TO BE PROVIDED AS PER SECTION D26-22.03 OF H.M.C.
29. ALL COMBUSTIBLE MATERIALS WITHIN ONE FOOT OF COOKING APPARATUS TO BE PROPERLY FIRE RETARDED & MINIMUM 2-FOOT CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACE. COMBUSTIBLE MATERIAL BETWEEN 2 FEET & 3 FEET ABOVE EXPOSED COOKING SURFACE TO BE FIRE RETARDED. SECTION D26-32.05 OF H.M.C. & DEPARTMENT RULES & REGULATIONS.
30. MINIMUM ROOM SIZE SHALL BE AS PER D26-33.01 AND MAXIMUM OCCUPANCY SHALL BE AS PER D26-33.03 OF H.M.C.
31. NATURAL LIGHT AND VENTILATION SHALL BE PROVIDED AS PER D26-30.14 AND 30.03 OF HMC.
32. KITCHENS AND KITCHENETTES SHALL BE PROVIDED WITH PROPER FACILITIES, EQUIPMENT, LIGHTING, VENTILATION AND FIRE PROTECTION AS PER D26- 32.01, 32.03, AND 32.05 OF H.M.C.
33. NO KITCHEN SHALL BE OCCUPIED FOR SLEEPING PURPOSES. SECTION D26-33.05 OF H.M.C.
34. MAXIMUM TWO BOARDERS, ROOMERS OR LODGERS PERMITTED TO EACH FAMILY EXCEPT THAT MAXIMUM ONE BOARDER, ROOMER OR LODGER PERMITTED IF LOCATED IN ZONING TO ONE & TWO FAMILY DWELLINGS.
35. OCCUPANCY OF CELLARS AND BASEMENTS SHALL BE AS PER D26-34.01, 34.03, AND 34.05 OF H.M.C.
36. REGISTRATION STATEMENT TO BE FILED AS PER SECTION D26-41.01 & D26-41.03 OF H.M.C.
37. REGISTRATION IDENTIFICATION, SIGN CONTACT (OWNER AND MANAGEMENT), AND DWELLING SERIAL NUMBER TO BE POSTED AS PER SECTION D26-41.15 OF H.M.C.
38. IDENTIFICATION OF MANAGING AGENT OR OWNER TO BE INDICATED ON TENANT'S RENT RECEIPT AS PER SECTION D26-41.17 OF H.M.C.

NOTE:

HOUSING MAINTENANCE CODE NOTES APPLY TO THE OWNER AFTER OCCUPANCY AND ARE NOT SUBJECT TO COMPLIANCE BY CM DURING CONSTRUCTION.

SOUND TRANSMISSION IN DWELLING UNITS NOTES

1. NOISE CONTROL IN DWELLING UNITS TO MEET THE 2014 NYC BC, SECTION 1207 SOUND TRANSMISSION; ALL SOUND ATTENUATION LOCATIONS AND DETAILS ARE TO BE INDICATED ON THE PLANS AND PARTITION SCHEDULES.
2. BC SECTION 1207.2 AIR-BORNE SOUND. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER, FROM ADJACENT OCCUPANCIES, FROM PUBLIC OR SERVICE AREAS, FROM STAIRS OR FROM MECHANICAL EQUIPMENT SPACES, INCLUDING BOILER ROOMS, OR ELEVATOR OR OTHER SHAFTS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) FOR AIR-BORNE NOISE OF NOT LESS THAN 50 BASED UPON LABORATORY MEASUREMENTS MADE IN ACCORDANCE WITH ASTM E 90, OR NOT LESS THAN 45 IF FIELD TESTED IN ACCORDANCE WITH ASTM E 336. DWELLING UNIT ENTRANCE DOORS SHALL BE INSTALLED OF ASSEMBLIES HAVING AN STC OF NOT LESS THAN 30 BASED UPON LABORATORY MEASUREMENTS MADE IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS.
3. BC SECTION 1207.2.2 MACHINE AND EQUIPMENT ROOMS. ELEVATOR MACHINE ROOMS AND MACHINERY SPACES CONTAINING EQUIPMENT TOTALING MORE THAN 75 RATED H.P. SHALL NOT BE LOCATED VERTICALLY OR HORIZONTALLY ADJACENT TO DWELLING UNITS UNLESS THE TOTAL SOUND PRESSURE LEVEL OUTPUT OF ALL THE EQUIPMENT IN THE MACHINE ROOM OR SPACE IS CERTIFIED NOT TO EXCEED THE MAXIMUM SOUND PRESSURE LEVELS OF TABLE 1207.2.1 IN ANY OCTAVE BAND.
4. BC SECTION 1207.3 STRUCTURE-BORNE SOUND. FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA STAIR, EXTERIOR MECHANICAL EQUIPMENT, OR OTHER MECHANICAL EQUIPMENT SPACE, INCLUDING BOILER ROOMS, SHALL BE CONSTRUCTED OF ASSEMBLIES HAVING AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 BASED UPON LABORATORY MEASUREMENTS MADE IN ACCORDANCE WITH ASTM E 492, OR NOT LESS THAN 45 IF FIELD TESTED IN ACCORDANCE WITH ASTM E 1007 IN COMPLETED CONSTRUCTION. SEE CHAPTER 30 FOR ADDITIONAL SOUND CONTROL REQUIREMENTS FOR ELEVATOR MACHINERY.
5. BC SECTION 1207.3.1 REFUSE CHUTES. METAL REFUSE CHUTES, METAL CHUTE SUPPORTS, AND/OR METAL CHUTE BRACING SHALL BE FREE OF DIRECT CONTACT WITH THE SHAFT ENCLOSURE AND THE OPENINGS PROVIDED IN THE FLOOR CONSTRUCTION. METAL CHUTES SHALL BE RESILIENTLY SUPPORTED AT EACH STRUCTURAL SUPPORT LOCATION. ISOLATORS SHALL PROVIDE A MINIMUM STATIC DEFLECTION OF 0.3 INCHES (7.62 MM). ALL CHUTES SHALL BE PLUMB.
6. NOISE CONTROL BETWEEN DWELLING UNITS TO MEET NYS MULTIPLE DWELLING LAW, ARTICLE 3 MULTIPLE DWELLINGS GENERAL PROVISIONS, TITLE 3 SANITATION AND HEALTH, SECTION 84 CONSTRUCTION STANDARDS FOR THE CONTROL OF NOISE.

REFUSE DISPOSAL CHUTE AND COMPACTOR ROOM NOTES

1. A SHAFT ENCLOSURE OF A REFUSE OR CHUTE SHALL EXTEND THROUGH COMBUSTIBLE OR NONCOMBUSTIBLE ROOF CONSTRUCTION AT LEAST 6 FEET ABOVE THE ROOF.
2. A SHAFT ENCLOSURE CONTAINING A REFUSE CHUTE SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL TERMINATE IN A ROOM PROTECTED IN ACCORDANCE WITH SECTION 708.13.4.
5. SPRINKLER HEADS TO BE INSTALLED AND CONNECTED TO THE BUILDING SYSTEM.
6. WHEN THE COMPACTOR ROOM IS A TERMINATION ROOM, 3HR FIRE RATED ENCLOSURE IS REQUIRED AS PER B.C. 707.13.4.
7. COMPACTOR ROOM AND REFUSE CHUTE ENCLOSURE TO HAVE 50 STC SOUND RATING.
8. COMPACTOR ROOM INTERIOR FINISH TO BE COATED WITH FLUIED-APPLIED WATERPROOF MEMBRANE, COLOR TO BE SELECTED BY THE ARCHITECT.
9. REFUSE CHUTES, ACCESS AND TERMINATION ROOMS SHALL MEET THE REQUIREMENTS OF SECTIONS 708.13.1 THROUGH 708.13.6., EXCEPTION: CHUTES SERVING AND CONTAINED WITHIN A SINGLE DWELLING UNIT.
   a. BC SECTION 708.13.1 REFUSE CHUTE ENCLOSURES. A SHAFT ENCLOSURE CONTAINING A REFUSE CHUTE SHALL NOT BE USED FOR ANY OTHER PURPOSE AND SHALL HAVE A FIRE-RESISTANCE RATING OF 2 HOURS. OPENINGS INTO THE SHAFT, INCLUDING THOSE FROM ACCESS ROOMS AND TERMINATION ROOMS, SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION AND SECTION 715. OPENINGS INTO CHUTES SHALL NOT BE LOCATED IN CORRIDORS. DOORS SHALL BE SELF-CLOSING.
   b. BC SECTION 708.13.2 MATERIALS. A SHAFT ENCLOSURE CONTAINING A REFUSE CHUTE SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
   c. BC SECTION 708.13.3 REFUSE CHUTE ACCESS ROOMS. ACCESS OPENINGS FOR REFUSE CHUTES SHALL BE LOCATED IN DEDICATED ROOMS OR COMPARTMENTS ENCLOSED BY NOT LESS THAN 2-HOUR FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 712, OR BOTH. OPENINGS INTO THE ACCESS ROOMS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1-1/2 HOUR. DOORS SHALL BE SELF-CLOSING, EXCEPT THAT WHERE THE STORAGE OF REFUSE, INCLUDING RECYCLABLES IS NOT PERMITTED IN SUCH ACCESS ROOMS DOORS MAY BE AUTOMATIC CLOSING UPON THE DETECTION OF SMOKE IN ACCORDANCE WITH SECTION 715.4.8.3., EXCEPTION: ACCESS OPENINGS FOR REFUSE CHUTES LOCATED WITHIN A DWELLING UNIT NEED NOT BE LOCATED WITHIN A SEPARATE ROOM OR COMPARTMENT.
   d. BC SECTION 708.13.4 TERMINATION ROOM. REFUSE CHUTES SHALL DISCHARGE INTO AN ENCLOSED ROOM SEPARATED FROM THE REMAINDER OF THE BUILDING BY NOT LESS THAN 3-HOUR FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 712, OR BOTH. OPENINGS INTO THE TERMINATION ROOM SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1-1/2 HOURS. DOORS SHALL BE SELF-CLOSING. EXCEPTION: OPENING PROTECTIVES SHALL NOT BE REQUIRED AT A REFUSE OR LAUNDRY CHUTE OPENING TO A TERMINATION ROOM.
   e. BC SECTION 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. ALL CHUTES SHALL BE PLUMB.

MULTIPLE DWELLING REFUSE AND RECYCLABLE STORAGE NOTES

1. BC SECTION 1213.1 GENERAL. MULTIPLE DWELLINGS SHALL COMPLY WITH SECTION 81 OF THE NEW YORK STATE MULTIPLE DWELLING LAW AND SECTION 27-202 1 OF THE NEW YORK CITY HOUSING MAINTENANCE CODE IN GROUP R-2 OCCUPANCIES, SPACE SHALL BE PROVIDED FOR THE STORAGE OF REFUSE AND RECYCLABLES AS A COMMON ACCESSORY SPACE . THE LOCATION OF SUCH REFUSE AND RECYCLABLES STORAGE SPACE SHALL BE CLEARLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS AND CONFIGURED TO PERMIT SEPARATE UNOBSTRUCTED ACCESS BY BUILDING PERSONNEL TO STORED REFUSE AND RECYCLABLES. SUCH REFUSE AND RECYCLABLES STORAGE SPACE SHALL BE A MINIMUM OF 1.5 SQUARE FEET PER DWELLING UNIT, OR A MINIMUM OF 350 SQUARE FEET, WHICHEVER IS LESS, FOR THE STORAGE OF COLLECTED REFUSE AND RECYCLABLES. EXCEPTIONS: IN MULTIPLE DWELLINGS REQUIRED TO HAVE A COMPACTOR IN ACCORDANCE WITH BC SECTION 1213.2, SUCH REFUSE AND RECYCLABLES STORAGE SPACE SHALL BE, IN ADDITION TO SPACE REQUIRED FOR EQUIPMENT OR CIRCULATION, A MINIMUM OF 1.0 SQUARE FOOT PER DWELLING UNIT, OR A MINIMUM OF 350 SQUARE FEET, WHICHEVER IS LESS, FOR THE STORAGE OF COLLECTED REFUSE AND RECYCLABLES.
2. BC SECTION 1213.2 COMPACTOR. A REFUSE COMPACTING SYSTEM SHALL BE PROVIDED IN MULTIPLE DWELLINGS IN A GROUP R-2 OCCUPANCY THAT ARE FOUR OR MORE STORIES IN HEIGHT AND CONTAIN 12 OR MORE DWELLING UNITS. 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.
3. BC SECTION 1213.3 REFUSE CHUTE. A MULTIPLE DWELLING THAT IS FIVE OR MORE STORIES IN HEIGHT AND THAT CONTAINS 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 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.
4. BC SECTION 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.

R-2 OCCUPANCY SEPARATION NOTES

1. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE BARRIERS AND SHALL BE AT LEAST 1-HOUR FIRE-RESISTANCE RATED.
2. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES AT LEAST 1-HOUR FIRE-RESISTANCE RATED.

NYC DEPARTMENT OF HEALTH AND MENTAL HYGIENE NOTES

CHAPTER (12) 12-11 SPECIFICATIONS FOR WINDOW GUARDS FOR OTHER THAN DOUBLE HUNG WINDOWS.

1. THE NEW YORK CITY HEALTH CODE [S. 131.15] REQUIRES OWNERS OF MULTIPLE DWELLINGS (3 APARTMENTS OR MORE) IN NEW YORK CITY TO PROVIDE, INSTALL, AND MAINTAIN WINDOW GUARDS WHEN A CHILD (OR CHILDREN) TEN YEARS OR YOUNGER LIVES THERE. TENANTS WITH NO CHILDREN, OR NONE LIVING AT HOME, MAY ALSO REQUEST AND RECEIVE WINDOW GUARDS IF THEY WANT THEM FOR ANY REASON.
2. WINDOW GUARDS APPROVED BY THE NYC DEPARTMENT OF HEALTH (DOH) MUST BE PROPERLY INSTALLED ACCORDING TO DOH SPECIFICATIONS IN ALL WINDOWS, INCLUDING BATHROOM WINDOWS.
3. THE WINDOW GUARDS AND THEIR INSTALLATION MUST CONFORM TO THE NYC HEALTH DEPARTMENT SPECIFICATIONS OR THE OWNER WILL BE IN VIOLATION AND ORDERED TO REPLACE OR CORRECT THEM. ONLY DOH APPROVED GUARDS, PROPERLY INSTALLED, QUALIFY FOR THE TEMPORARY SURCHARGES. DOH WILL SUPPLY OWNERS WITH A LIST OF APPROVED MANUFACTURERS OR WINDOW GUARDS AND SPECIFICATIONS, UPON REQUEST.

NYC DEPARTMENT OF HEALTH AND MENTAL HYGIENE NOTES

CHAPTER (12) 12-10 SPECIFICATIONS FOR WINDOW GUARD FOR DOUBLE HUNG WINDOWS.

1. THE NEW YORK CITY HEALTH CODE [S. 131.15] REQUIRES OWNERS OF MULTIPLE DWELLINGS (3 APARTMENTS OR MORE) IN NEW YORK CITY TO PROVIDE, INSTALL, AND MAINTAIN WINDOW GUARDS WHEN A CHILD (OR CHILDREN) TEN YEARS OR YOUNGER LIVES THERE. TENANTS WITH NO CHILDREN, OR NONE LIVING AT HOME, MAY ALSO REQUEST AND RECEIVE WINDOW GUARDS IF THEY WANT THEM FOR ANY REASON.
2. WINDOW GUARDS APPROVED BY THE NYC DEPARTMENT OF HEALTH (DOH) MUST BE PROPERLY INSTALLED ACCORDING TO DOH SPECIFICATIONS IN ALL WINDOWS, INCLUDING BATHROOM WINDOWS.
3. THE WINDOW GUARDS AND THEIR INSTALLATION MUST CONFORM TO THE NYC HEALTH DEPARTMENT SPECIFICATIONS OR THE OWNER WILL BE IN VIOLATION AND ORDERED TO REPLACE OR CORRECT THEM. ONLY DOH APPROVED GUARDS, PROPERLY INSTALLED, QUALIFY FOR THE TEMPORARY SURCHARGES. DOH WILL SUPPLY OWNERS WITH A LIST OF APPROVED MANUFACTURERS OR WINDOW GUARDS AND SPECIFICATIONS, UPON REQUEST.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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drawing title
MULTIPLE DWELLING NOTES

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scale	AS NOTED	project no.	15-39
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drawn	MP	drawing no.	G-013.00
checked	FM		

MULTIPLE DWELLING MAILBOXES NOTES

1. WHEN PROVIDED, MAILROOM SHALL BE LOCATED IN AN AREA THAT IS VISIBLE AND ACCESSIBLE FROM THE LOBBY.
2. MAILBOXES AS PER BC 1107.3.1, EXCEPT AS OTHERWISE PROVIDED BY RULES OF THE DEPARTMENT FOR THE PURPOSES OF COMPLYING WITH RULES AND REGULATIONS ESTABLISHED BY THE UNITED STATES POSTAL SERVICE AND/OR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, WHERE MAILBOXES ARE PROVIDED FOR EACH DWELLING UNIT OR SLEEPING UNIT IN AN INTERIOR LOCATION, 100 PERCENT OF SUCH MAILBOXES SHALL COMPLY WITH ICC A117.1-2009, AND THE OPERABLE PARTS OF SUCH MAILBOXES SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FINISHED FLOOR.
3. INSTALLATION REQUIREMENTS SPECIFIED IN THE U.S. POSTAL SERVICE (USPS) OUTLINED BELOW:
   a. MAILBOXES AND KEY KEEPERS WILL NOT BE APPROVED UNLESS ALL USPS GUIDELINES ARE MET.
   b. ALL MAILBOXES MUST HAVE A MIN. DIMENSION OF 3"H X 12"W X 15"D.
   c. NO CUSTOMER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28 INCHES ABOVE THE FINISHED FLOOR.
   d. THE USPS ARROW LOCK SHALL BE LOCATED BETWEEN 36 AND 48 INCHES ABOVE THE FINISHED FLOOR.
   e. PARCEL LOCKER REQUIREMENTS: IN ORDER TO SATISFY THE USPS STD-4C 1:10 PARCEL LOCKER TO MAILBOX RATIO REQUIREMENT, NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15 INCHES ABOVE THE FINISHED FLOOR.
   f. IF THE TOTAL NUMBER OF PARCEL LOCKER IN YOUR MAILBOX INSTALLATION EXCEEDS THE 1:10 REQUIREMENT, SMALLER PARCEL LOCKER MAY ALSO BE INCLUDED.
   g. MAILBOXES WITH 40 OR MORE COMPARTMENT MUST HAVE 8" SHELF DIRECTLY BELOW EACH SECTION OF MAILBOXES.
   h. APARTMENT NUMBERS MUST APPEAR ON THE FACE OF EACH MAILBOX DOOR IN SEQUENCE AS PER GUIDELINE.
   i. TENANT NAME AND CORRESPONDING APARTMENT NUMBERS MUST APPEAR ON THE LIP OF EACH MAILBOX'S INTERIOR. WHEN THERE ARE 15 OR MORE MAILBOXES, ALPHABETIZED DIRECTOR OF ALL TENANT (BY LAST NAME) WITH APARTMENT NUMBERS IS REQUIRED. THE DIRECTORY MUST BE IN A FRAME AND POSTED IN CLOSE PROXIMITY TO THE BOXES.

DWELLING UNITS TYPE "B" NOTES

1. TYPE "B" UNIT: A DWELLING UNIT DESIGNED AND CONSTRUCTED FOR ACCESSIBILITY IN ACCORDANCE WITH NYC BC 2014 AND THE PROVISIONS FOR TYPE B UNITS IN ICC A117.1-2009 CONSISTENT WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE FEDERAL FAIR HOUSING ACT.
2. THE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. EXCEPTION: A MEZZANINE THAT DOES NOT HAVE PLUMBING FIXTURES OR AN ENCLOSED HABITABLE SPACE.
4. WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS, THE FINISHED EXTERIOR IMPERVIOUS SURFACE SHALL BE 4 INCHES MAXIMUM BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.
4. ALL DOORS AND DOORWAYS TO BE 32 INCHES MINIMUM IN CLEAR WIDTH WITH THRESHOLD AS PER ICC A117.1-2009 SECTION 303.
5. WITHIN KITCHENS AND BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTER TOPS 36 INCHES MAXIMUM IN HEIGHT AND 25-1/2 INCHES MAXIMUM IN DEPTH.
6. WASHING MACHINES AND CLOTHES DRYERS TO HAVE A CLEAR FLOOR SPACE AND SHALL PROVIDED A PARALLEL APPROACH FOR TOP LOADING MACHINE AND FORWARD OR PARALLEL APPROACH FOR A FRONT LOADING MACHINE.
7. REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. EXCEPTION:
   a. IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, REINFORCEMENT IS NOT REQUIRED PROVIDED THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE UNIT.
   b. AT WATER CLOSETS REINFORCEMENT FOR THE SIDE WALL VERTICAL GRAB BAR COMPONENT NOT REQUIRED.
   c. AT WATER CLOSETS WHERE A REAR WALL IS NOT AVAILABLE FOR A 36 INCH GRAB BAR, REINFORCEMENT FOR 24 INCHES MINIMUM IN LENGTH CENTERED ON THE WATER CLOSET SHALL BE PROVIDED.
   d. AT WATER CLOSETS WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42 INCH GRAB BAR, REINFORCEMENT FOR 24 INCHES MINIMUM IN LENGTH, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL, SHALL BE PROVIDED.
   e. IN SHOWER COMPARTMENTS LARGER THAN 36 INCHES IN WIDTH AND 36 INCHES IN DEPTH REINFORCEMENT FOR A SHOWER SEAT IS NOT REQUIRED
8. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPTION: WHERE A CLEAR FLOOR SPACE 30 INCHES WIDE AND 48 INCHES LONG EXCLUDING KNEE AND TOE CLEARANCES UNDER ELEMENTS, IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
9. CLEAR FLOOR SPACE AT FIXTURES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES.
10. TOILET AND BATHING AREAS OPTION "A":
    a. LAVATORY: A CLEAR FLOOR SPACE OF 30 INCHES WIDTH AND 48 INCHES IN LENGTH POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AND SHALL BE CENTERED ON THE LAVATORY. CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY.
    b. WATER CLOSET: THE CENTERLINE OF THE WATER CLOSET SHALL BE 16 INCHES MINIMUM AND 18 INCHES MAXIMUM FROM ONE SIDE OF THE REQUIRED CLEARANCE. A CLEARANCE OF 48 INCHES MINIMUM IN WIDTH MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM IN DEPTH MEASURED PERPENDICULAR FROM THE REAR WALL SHALL BE PROVIDED. WHERE A FORWARD APPROACH IS PROVIDED, THE CLEARANCE SHALL BE 66 INCHES MINIMUM IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL. A VANITY OR OTHER OBSTRUCTION 24 INCHES MAXIMUM IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE, PROVIDED THE WIDTH OF THE REMAINING CLEARANCE AT THE WATER CLOSET IS 33 INCHES MINIMUM.
    c. BATHTUB: FOR PARALLEL APPROACH, A CLEARANCE OF 60 INCHES MINIMUM IN LENGTH AND 30 INCHES MINIMUM IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUB. A LAVATORY SHALL BE PERMITTED AT ONE END OF THE BATHTUB IF A CLEARANCE OF 48 INCHES MINIMUM IN LENGTH AND 30 INCHES MINIMUM IN WIDTH IS PROVIDED.
    d. SHOWER COMPARTMENT: IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY, A DIMENSIONS OF 36 INCHES MINIMUM IN WIDTH AND 36 INCHES MINIMUM IN DEPTH SHALL BE PROVIDED. A CLEARANCE OF 48 INCHES MINIMUM IN LENGTH, MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL, AND 30 INCHES MINIMUM IN DEPTH, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, SHALL BE PROVIDED.
11. TOILET AND BATHING AREAS OPTION "B":
    a. LAVATORY: TO COMPLY WITH OPTION "A" ABOVE AND 34 INCHES MAXIMUM IN HEIGHT ABOVE FLOOR.
    b. WATER CLOSET: TO COMPLY WITH OPTION "A" ABOVE.
    c. BATHTUB: A CLEARANCE OF 48 INCHES MINIMUM IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB AND 30 INCHES MINIMUM IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUB.
    d. SHOWER COMPARTMENT: TO COMPLY WITH OPTION "A" ABOVE.
12. KITCHENS AND KITCHENETTES TO HAVE MINIMUM CLEARANCE BETWEEN OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM.
13. U-SHAPED KITCHENS COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MINIMUM.
14. AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30 INCHES MINIMUM IN WIDTH AND 48 INCHES MINIMUM IN LENGTH WITH FORWARD APPROACH TO PROVIDE KNEE AND TOE CLEARANCE.
15. SINK CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE SINK BOWL. EXCEPTION: A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH TO THE SINK PROVIDE KNEE AND TOE CLEARANCE.
16. DISHWASHER CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER.
17. COOKTOP CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED. WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A FORWARD APPROACH, KNEE AND TOE CLEARANCE SHALL BE PROVIDED. WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A PARALLEL APPROACH, SHALL BE CENTERED ON THE APPLIANCE.
18. ADJACENT TO OVEN, CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN.
19. REFRIGERATOR AND FREEZER CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE.
20. THE INFORMATION SHOWN ON THESE DRAWING ARE FOR GUIDANCE PURPOSES ONLY AND OUTLINE THE MOST COMMON ACCESSIBILITY CRITERIA APPLICABLE TO THIS JOB. THEY DO NOT CONSTITUTE A COMPREHENSIVE DESCRIPTION OF ALL POSSIBLE CRITERIA WHICH ARE GIVEN NYC BC 2014 AND ICC ANSI A117.1-2009.

MULTIPLE DWELLING UNITS TYPE B+NYC ACCESSIBILITY NOTES

1. TYPE "B+NYC" UNIT: A DWELLING UNIT OR SLEEPING UNIT DESIGNED AND CONSTRUCTED FOR ACCESSIBILITY IN ACCORDANCE WITH NYC BC 2014, SECTION 1004 (TYPE B UNITS) OF ICC A117.1-2009 AS MODIFIED BY SECTIONS 1107.2.1 THROUGH 1107.2.8, AND APPENDIX P OF NYC BC 2014.
2. ACCESSIBLE SPACES AVAILABLE TO THE GENERAL PUBLIC OR AVAILABLE FOR COMMON USE BY RESIDENTS OF TYPE B+NYC UNITS SHALL INCLUDE, BUT NOT BE LIMITED TO, SPACES FOR RESIDENTS' USE, SUCH AS LAUNDRY ROOMS, REFUSE DISPOSAL AND STORAGE LOCATIONS, MAILBOX AREAS, RECREATIONAL FACILITIES, ASSEMBLY AND TENANTS' MEETING ROOMS, STORAGE ROOMS, PARKING AREAS, TOILET AND BATHING ROOMS, KITCHEN, LIVING AND DINING AREAS, ANY EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES, MANAGEMENT OFFICES, AND STORES.
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH THE REQUIRED ACCESSIBLE ENTRANCE(S) OF EACH TYPE B+NYC UNIT WITHIN THE BUILDING OR FACILITY AND WITH THOSE EXTERIOR AND INTERIOR SPACES AND FACILITIES THAT SERVE THE UNITS.
   EXCEPTION: EXTERIOR SPACES, INCLUDING BUT NOT LIMITED TO ROOF TERRACES, EXTERIOR DECKS, PATIOS OR BALCONIES THAT ARE PART OF TYPE B+NYC UNITS OR TYPE B UNITS, THAT ARE NOT FOR PUBLIC USE OR COMMON USE, THAT HAVE IMPERVIOUS SURFACES, AND THAT ARE NOT MORE THAN 4 INCHES BELOW THE FINISHED FLOOR LEVEL OF THE ADJACENT INTERIOR SPACE OF THE UNIT. SUCH ROOF TERRACES, DECKS, PATIOS OR BALCONIES SHALL BE DESIGNED SO THAT ACCESSIBILITY CAN BE READILY PROVIDED, WITHOUT MODIFICATIONS TO THE GUARD RAIL HEIGHTS AND STRUCTURAL SUPPORTS, BY THE INSTALLATION OF A NONCOMBUSTIBLE RAMP OR PLATFORM.
4. TYPE B+NYC UNITS SHALL BE PROVIDED IN OCCUPANCIES IN GROUP R-2.
5. EVERY DWELLING UNIT AND SLEEPING UNIT SHALL BE A TYPE B+NYC UNIT UNLESS THE NUMBER OF TYPE B+NYC UNITS IS PERMITTED TO BE REDUCED. WHERE NO TYPE B+NYC UNITS ARE REQUIRED, ALL UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE TYPE B UNITS.
6. WHERE TYPE B+NYC UNITS IS PERMITTED TO BE REDUCED AS FOLLOW:
   a. IN BUILDINGS OR STRUCTURES WHERE NO ELEVATOR SERVICE IS PROVIDED OR REQUIRED, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED AT THE CELLAR, BASEMENT OR FIRST FLOOR ARE REQUIRED TO BE TYPE B+NYC UNITS. WHERE NO DWELLING UNITS OR SLEEPING UNITS ARE LOCATED AT THE CELLAR, BASEMEN, OR FIRST FLOOR, TYPE B UNITS SHALL BE PROVIDED.
11. IN TYPE B+NYC DWELLING UNITS AND SLEEPING UNITS TOILETS AND BATHING ROOMS SHALL COMPLY WITH NYC BC 2014 INCLUDING APPENDIX P WHERE APPLICABLE, AND THE APPLICABLE PROVISIONS OF ICC A117.1-2009 CHAPTER 10.
12. DOORS AND DOORWAYS AT THE ENTRANCE(S) TO TYPE B+NYC SHALL BE ACCESSIBLE. ALL OTHER DOORS AND DOORWAYS WITHIN THE DWELLING UNIT, NOT BE REQUIRED TO PROVIDE MANEUVERING CLEARANCES ON THE TOILET ROOM OR BATHROOM SIDE OF THE DOORS.
13. WITHIN EACH SUCH TOILET AND BATHING ROOM , AT LEAST ONE LAVATORY, ONE WATER CLOSET AND EITHER A BATHTUB OR SHOWER SHALL COMPLY WITH NYC BC 2014 APPENDIX P SECTION P102; ADDITIONAL FIXTURES PROVIDED WITHIN SUCH TOILET AND BATHING ROOM SHALL COMPLY WITH ICC A117.1 CHAPTER 10, UNIT TYPE "B".
14. IN A ROOM, CONTAINING ONLY A LAVATORY AND A WATER CLOSET SHALL COMPLY WITH APPENDIX P SECTION P102.
15. WHEN A SHOWER COMPARTMENT IS NOT THE ONLY BATHING FACILITY, SUCH SHOWER COMPARTMENT SHALL HAVE DIMENSIONS OF 36 INCHES MINIMUM IN WIDTH AND 36 INCHES MINIMUM IN DEPTH.
16. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS WITH EACH TOILET AND BATHING ROOM WITHIN A DWELLING UNIT OR SLEEPING UNIT.
17. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPTION: WHERE A CLEAR FLOOR SPACE 30 INCHES WIDE AND 48 INCHES LONG EXCLUDING KNEE AND TOE CLEARANCES UNDER ELEMENTS, IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
18. CLEAR FLOOR SPACE AT FIXTURES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES. CLEAR FLOOR OR GROUND SPACES AND CLEARANCES ARE PERMITTED TO OVERLAP.
19. KITCHENS AND KITCHENETTES TO HAVE MINIMUM CLEARANCE BETWEEN OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM.
20. U-SHAPED KITCHENS COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MINIMUM.
21. AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE 30 INCHES MINIMUM IN WIDTH AND 48 INCHES MINIMUM IN LENGTH WITH FORWARD APPROACH TO PROVIDE KNEE AND TOE CLEARANCE.
22. SINK CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE SINK BOWL. EXCEPTION: A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH TO THE SINK PROVIDE KNEE AND TOE CLEARANCE.
23. DISHWASHER CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER.
24. COOKTOP CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED. WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A FORWARD APPROACH, KNEE AND TOE CLEARANCE SHALL BE PROVIDED. WHERE THE CLEAR FLOOR SPACE IS POSITIONED FOR A PARALLEL APPROACH, SHALL BE CENTERED ON THE APPLIANCE.
25. THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN. SIDE-HINGED DOOR OVENS SHALL HAVE A COUNTERTOP POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR. BOTTOM-HINGED DOOR OVENS SHALL HAVE A COUNTERTOP POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.
26. REFRIGERATOR AND FREEZER CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE.
27. OPERABLE WINDOWS REQUIRED TO PROVIDE NATURAL VENTILATION SHALL BE PROVIDED WITH CLEAR FLOOR SPACE OF 30 INCHES MINIMUM IN WIDTH AND 48 INCHES MINIMUM IN LENGTH.
28. THE INFORMATION SHOWN ON THESE DRAWING ARE FOR GUIDANCE PURPOSES ONLY AND OUTLINE THE MOST COMMON ACCESSIBILITY CRITERIA APPLICABLE TO THIS JOB. THEY DO NOT CONSTITUTE A COMPREHENSIVE DESCRIPTION OF ALL POSSIBLE CRITERIA WHICH ARE GIVEN NYC BC 2014 AND ICC ANSI A117.1-2009

MULTIPLE DWELLING UNITS NOTES

1. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL NOT BE LESS THAN 8 FEET IN ANY PLAN DIMENSION. KITCHENS AND KITCHENETTES SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.EXCEPTIONS:
   a. A ROOM THAT COMPLIES WITH THE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION AND IN ADDITION HAS AN UNOBSTRUCTED OPENING OF NOT LESS THAN 60 SQUARE FEET INTO AN IMMEDIATELY ADJOINING ROOM SHALL NOT BE LESS THAN 7 FEET IN ANY PLAN DIMENSION.
   b. A HABITABLE DINING SPACE THAT COMPLIES WITH THE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION MAY BE LESS THAN 8 FEET IN ANY PLAN DIMENSION.
   c. ONE-HALF THE NUMBER OF BEDROOMS IN A DWELLING UNIT CONTAINING THREE OR MORE BEDROOMS SHALL NOT BE LESS THAN 7 FEET IN ANY PLAN DIMENSION.
2. HABITABLE ROOMS AND SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 8 FEET. OCCUPIABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES.
3. ANY ROOM WITH A FURRED CEILING SHALL BE REQUIRED TO HAVE THE MINIMUM CEILING HEIGHT IN TWO-THIRDS OF THE AREA THEREOF, BUT IN NO CASE SHALL THE HEIGHT OF THE FURRED CEILING BE LESS THAN 7 FEET.
4. EVERY HABITABLE ROOM OR SPACE SHALL HAVE NOT LESS THAN 80 SQUARE FEET IN NET FLOOR AREA. EXCEPTIONS:
   a. A ROOM THAT COMPLIES WITH THE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION AND IN ADDITION HAS AN UNOBSTRUCTED OPENING OF NOT LESS THAN 60 SQUARE FEET INTO AN IMMEDIATELY ADJOINING ROOM SHALL HAVE NOT LESS THAN 70 SQUARE FEET OF NET FLOOR AREA.
   b. HABITABLE DINING SPACE, AS DEFINED BY THE NEW YORK CITY HOUSING MAINTENANCE CODE, THAT COMPLIES WITH THE REQUIREMENTS FOR NATURAL LIGHT AND NATURAL VENTILATION MAY HAVE LESS THAN 80 SQUARE FEET OF NET FLOOR AREA.
5. IN A DWELLING UNIT, AT LEAST ONE HABITABLE ROOM SHALL HAVE NOT LESS THAN 150 SQUARE FEET OF NET FLOOR AREA.
6. IN MULTIPLE DWELLINGS NO TOILET ROOM OR BATHROOM SHALL OPEN ONTO ANY KITCHEN OR KITCHENETTE.
7. NO PART OF ANY ROOM SHALL BE MORE THAN 30 FEET FROM A WINDOW OPENING ON A STREET OR YARD UNLESS SUCH ROOM ALSO OPENS ONTO A LEGAL COURT. EXCEPTION: IN DWELLING UNITS CONTAINING MORE THAN THREE HABITABLE ROOMS IN R-2 OCCUPANCIES IN BUILDINGS OF TYPE I OR II CONSTRUCTION, ROOMS MAY BE GREATER THAN 30 FEET IN DEPTH AND THAT THE REQUIRED WINDOWS ARE LOCATED SO AS TO PROPERLY LIGHT ALL PORTIONS OF THE ROOM.
8. ALL HABITABLE SPACES SHALL BE PROVIDED WITH NATURAL VENTILATION. OPENINGS PROVIDING REQUIRED NATURAL VENTILATION TO HABITABLE SPACES SHALL BE WINDOWS AND/OR GLAZED DOORS.
9. HABITABLE SPACE ARE ALL ROOMS AND SPACES WITHIN A DWELLING UNIT IN GROUP R INCLUDING BEDROOMS, LIVING ROOMS, STUDIES, RECREATION ROOMS, KITCHENS, DINING ROOMS AND OTHER SIMILAR SPACES. EXCEPTION: THE FOLLOWING SPACES WITHIN A DWELLING UNIT SHALL NOT BE CONSIDERED HABITABLE SPACES: A DINING SPACE 55 SQUARE FEET OR LESS LOCATED OFF A LIVING ROOM, FOYER OR KITCHEN; A KITCHENETTE; A BATHROOM OR TOILET ROOM; A LAUNDRY ROOM; A CORRIDOR; AND A FOYER USED AS AN ENTRANCE HALL IN A DWELLING UNIT: NOT EXCEEDING 10 PERCENT OF THE TOTAL FLOOR AREA OF THE DWELLING UNIT; OR NOT EXCEEDING 20 PERCENT OF THE FLOOR AREA OF THE DWELLING UNIT WHERE EVERY HABITABLE ROOM IS AT LEAST 20 PERCENT LARGER THAN THE REQUIRED MINIMUM ROOM SIZES ESTABLISHED BY THE NEW YORK CITY HOUSING MAINTENANCE CODE

LAUNDRY ROOM IN COMMON SPACE ACCESSIBILITY NOTES

1. ACCESSIBLE WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH ICC ANSI A117.1- 2009 CHAPTER 6:
   a. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305, POSITIONED FOR PARALLEL APPROACH, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE.
   b. OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL COMPLY WITH SECTION 309.
   c. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36 INCHES MAXIMUM ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15 INCHES MINIMUM AND 34 INCHES MAXIMUM ABOVE THE FLOOR.
2. NYC BC 2014 APPENDIX E, SECTION E105.2: WASHING MACHINES AND CLOTHES DRYERS. WHERE THREE OR FEWER ARE PROVIDED, AT LEAST ONE SHALL COMPLY WITH ICC A117.1- 2009, AND SHALL BE FRONT LOADING. WHERE MORE THAN THREE ARE PROVIDED, AT LEAST TWO SHALL COMPLY WITH ICC A117.1- 2009, AND SHALL BE FRONT LOADING.
3. IN THE CENTRAL WASHING FACILITIES OF MULTIPLE-FAMILY DWELLINGS, THE ROOMS CONTAINING AUTOMATIC CLOTHES WASHERS SHALL BE PROVIDED WITH FLOOR DRAINS LOCATED TO READILY DRAIN THE ENTIRE FLOOR AREA. SUCH DRAINS SHALL HAVE A MINIMUM 3 INCH DIAMETER DRAIN OUTLET AND BE PROVIDED WITH LINT STRAINERS.

LAUNDRY ROOM WITHIN MULTIPLE DWELLING UNITS ACCESSIBILITY NOTES

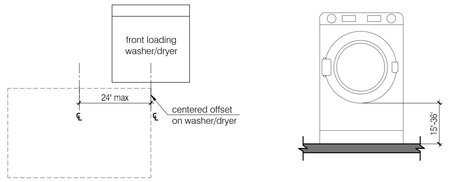
ICC ANSI A117.1- 2009 CHAPTER 10.

1. IN DWELLING UNITS, IF PROVIDED, THE WASHER AND DRYERS MUST MEET THE SAME ACCESSIBILITY PROVISIONS AS IN COMMON LAUNDRY ROOM, SEE SECTION 611.
2. WHEN PARALLEL CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE, MUST BE CENTERED ON EACH APPLIANCE.
3. WHEN LAUNDRY EQUIPMENT IS INSTALLED IN A ROOM, REQUIRE TURNING SPACE WITHIN THE ROOM SHALL BE PROVIDED.
4. ACCESSIBLE WORK SPACE IS NOT REQUIRED, IF A COUNTER FOR FOLDING IS PROVIDED WITHIN THE ROOM, KNEE AND TOE CLEARANCE SHOULD BE AVAILABLE FOR THAT WORK SURFACE.
5. WHEN LAUNDRY SINK IS PROVIDED, TYPICALLY EXEMPT FROM KNEE AND TOE CLEARANCE BECAUSE THE NEEDED DEPTH OF THE SINK, BUT IT WOULD BE BETTER DESIGN TO PROVIDED PARALLEL APPROACH TO THAT SINK ALLOW FOR USE.
6. WHEN LAUNDRY EQUIPMENT IS INSTALLED IN THE CLOSET, THE CLEAR FLOOR SPACE CAN BE LOCATED 10 INCHES BACK FROM THE FACE OF THE UNITS.

NYC BC 2014 SECTION 1107.2.8 TYPE B+NYC UNIT LAUNDRY EQUIPMENT.

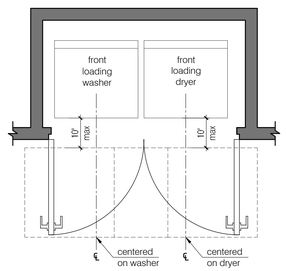
7. WHERE WASHING MACHINES OR CLOTHES DRYERS ARE PROVIDED WITHIN THE TYPE B+NYC DWELLING UNIT OR SLEEPING UNIT, SUCH EQUIPMENT SHALL COMPLY WITH SECTION 611 (WASHING MACHINES AND CLOTHES DRYERS) OF FCC A117.1 AND SHALL BE FRONT LOADING.

LAUNDRY EQUIPMENT - MULTIPLE DWELLING UNITS TYPE B & B+NYC

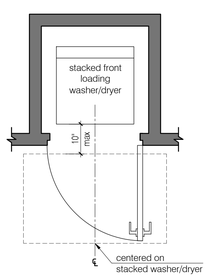


FRONT LOADING WASHER & DRYER
CLEAR FLOOR SPACE

FRONT LOADING WASHER & DRYER
HEIGHT OF LAUNDRY EQUIPMENT



CLOSET INSTALLATION PARALLEL APPROACH
FRONT LOAD WASHER AND DRYER UNITS

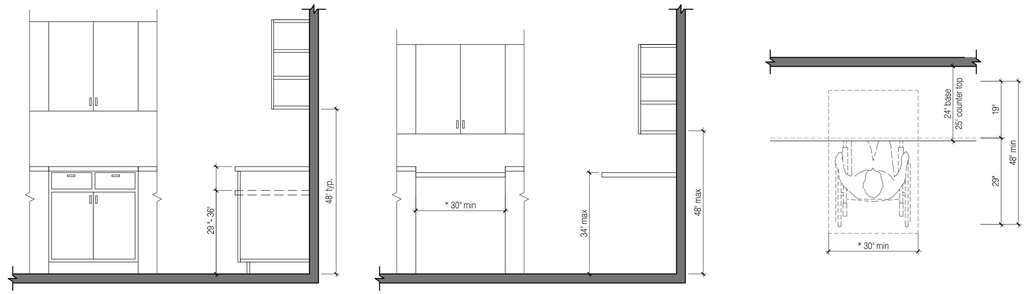


CLOSET INSTALLATION PARALLEL APPROACH
STACKED WASHER/DRYER UNIT

ACCESSIBLE COMMON-USE REFUSE DISPOSAL/STORAGE ROOM NOTES

1. IN MULTIPLE DWELLING, COMMON-USE REFUSE DISPOSAL/STORAGE ROOM THAT ARE REQUIRED TO BE ACCESSIBLE PURSUANT TO NYC B.C. CHAPTER 11 SECTION 1107 AND ICC A117.1- 2009, BUT NOT LIMITED TO, WHEELCHAIR TURNING SPACE, CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS, AND MANEUVERING CLEARANCES AT THE DOOR PROVIDED THE FOLLOWING:
2. THE REFUSE DISPOSAL/STORAGE ROOM SHALL BE DESIGNED SO THAT THE WHEELCHAIR USER CAN ENTER THE ROOM HEAD ON, AND BACK OUT WITHOUT TURNING OR CHANGING DIRECTION, NYC DEPARTMENT OF BUILDINGS MEMO DATED JULY 3, 2007
3. THE REFUSE DISPOSAL/STORAGE ROOM SHALL BE PROVIDED WITH MANEUVERING CLEARANCE INCLUDING A MINIMUM OF 36" CLEAR WIDTH AT THE DOORWAY FOR A FORWARD APPROACH AS PER ICC A117.1- 2009 SUCH CLEAR WIDTH AT THE DOOR SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. THIS WILL TYPICALLY REQUIRE A 38" WIDE DOOR.
4. THE DOOR OF THE REFUSE DISPOSAL/STORAGE ROOM SHALL COMPLY WITH ICC/ANSI117.1 (MANEUVERING CLEARANCES AT DOORS) EXCEPT SUCH CLEARANCE IS NOT REQUIRED INSIDE THE REFUSE DISPOSAL/STORAGE ROOM. THRESHOLDS AT THE DOORWAY SHALL COMPLY WITH ICC A117.1- 2009.
5. THE DOOR OF THE REFUSE DISPOSAL/STORAGE ROOM SHALL BE A FULL POWERED AUTOMATIC DOOR COMPLYING WITH ICC A117.1- 2009 CONTROLS FOR THE AUTOMATIC DOOR SHALL BE PROVIDED WITHIN THE REACH RANGE PERMITTED IN ICC A117.1- 2009 AND SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. ROOM IDENTIFICATION AND SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED NEAR THE CONTROL AND SHALL COMPLY WITH ICC A117.1- 2009.
6. AN OCCUPANCY SENSOR SHALL BE PROVIDED IN THE REFUSE DISPOSAL/STORAGE ROOM TO DETECT THE PRESENCE AND THE ABSENCE OF OCCUPANTS. UPON THE DETECTION OF AN OCCUPANT IN THE ROOM, THE DOOR SHALL BE MAINTAINED IN THE OPEN POSITION DURING THE ENTIRE PERIOD OF OCCUPANCY OF THE ROOM. UPON THE ABSENCE OF AN OCCUPANT IN THE ROOM

COUNTER WORK SURFACE - DWELLING UNITS TYPE B & B+NYC



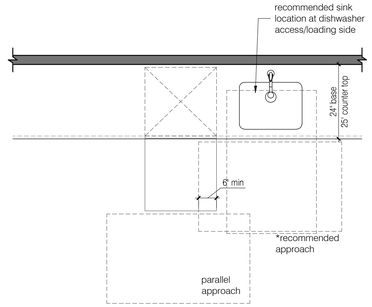
BEFORE REMOVAL OF BASE CABINET

AFTER REMOVAL OF BASE CABINET

CLEAR FLOOR SPACE UNDER WORK SURFACE

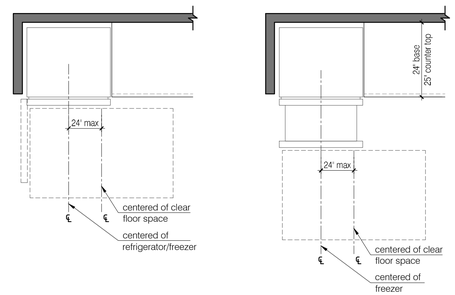
NOTE:
* 36" MIN. IF PART OF T-SHAPED TURNING SPACE

DISHWASHER CLEARANCE - DWELLING UNITS TYPE B & B+NYC



NOTE:
* CONSIDER LOADING AND UNLOADING THE DISHWASHER WHEN SELECTING CLEAR SPACE APPROACH.

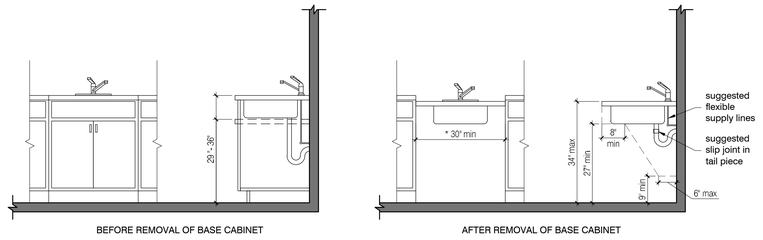
REFRIGERATOR & FREEZER CLEARANCE - DWELLING UNITS TYPE B & B+NYC



REFRIGERATOR AND TOP FREEZER

BOTTOM FREEZER

KITCHEN SINK - DWELLING UNITS TYPE B & B+NYC



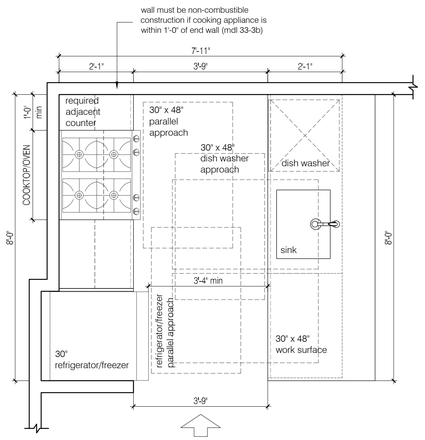
BEFORE REMOVAL OF BASE CABINET

AFTER REMOVAL OF BASE CABINET

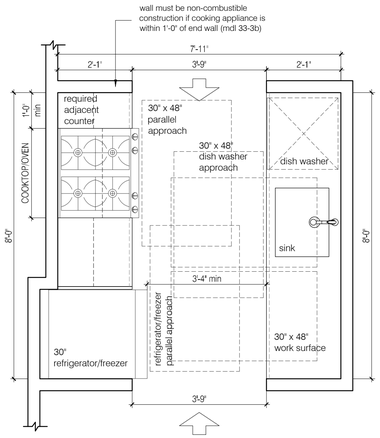
CLEAR FLOOR SPACE UNDER SINK

NOTE:
* 36" MIN. IF PART OF T-SHAPED TURNING SPACE

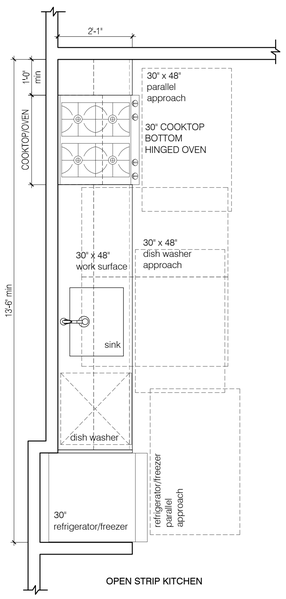
KITCHEN & KITCHENETTE RECOMMENDED LAYOUTS - DWELLING UNITS TYPE B & B+NYC



GALLEY KITCHEN



PASS-THROUGH KITCHEN

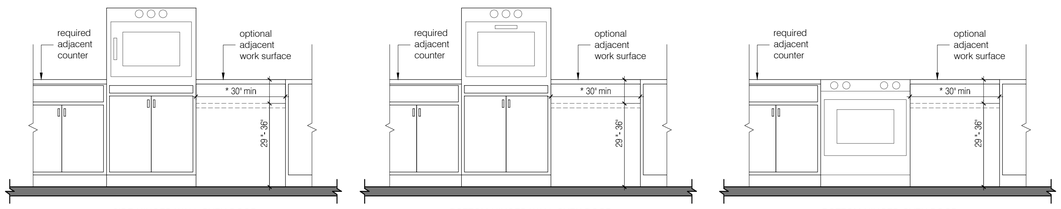


OPEN STRIP KITCHEN

KITCHEN & KITCHENETTE NOTES - DWELLING UNITS TYPE B & B+NYC

1. ALL DIMENSIONS INDICATED SHALL BE FROM WALL FINISH.
2. ALL DIMENSIONS AND CLEARANCES MAY VARY WITH THE FINAL SELECTION OF THE APPLIANCES AND PLUMBING FIXTURES.
3. THE INFORMATION SHOWN ON THESE DRAWING ARE FOR GUIDANCE PURPOSES ONLY AND OUTLINE THE MOST COMMON ACCESSIBILITY CRITERIA APPLICABLE TO THIS JOB. THEY DO NOT CONSTITUTE A COMPREHENSIVE DESCRIPTION OF ALL POSSIBLE CRITERIA WHICH ARE GIVEN NYC BC 2014 AND ICC ANSI A117.1-2009.

OVEN - DWELLING UNITS TYPE B & B+NYC



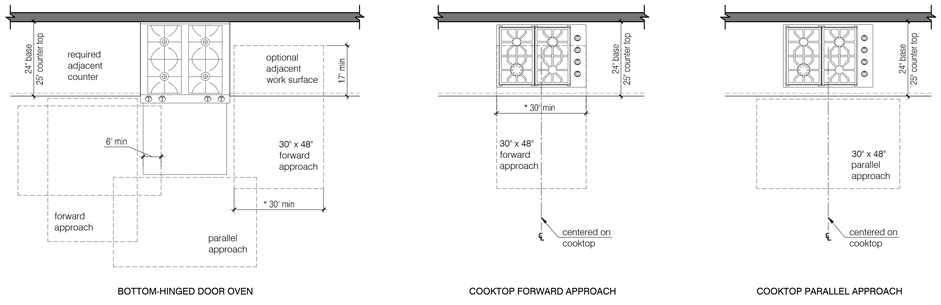
SIDE-HINGED WALL OVEN DOOR

BOTTOM-HINGED WALL OVEN DOOR

BOTTOM-HINGED OVEN DOOR

NOTE:
* 36" MIN. IF PART OF T-SHAPED TURNING SPACE

COOKTOP & OVEN CLEARANCE - DWELLING UNITS TYPE B & B+NYC



BOTTOM-HINGED DOOR OVEN

COOKTOP FORWARD APPROACH

COOKTOP PARALLEL APPROACH

NOTES:
* 36" MIN. IF PART OF T-SHAPED TURNING SPACE.
AN ACCESSIBLE WORK SURFACE LOCATED ADJACENT TO THE OVEN COULD SERVE AS THE REQUIRED ADJACENT COUNTER SPACE.

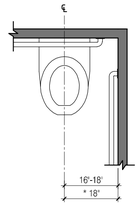
SITE KEY MAP



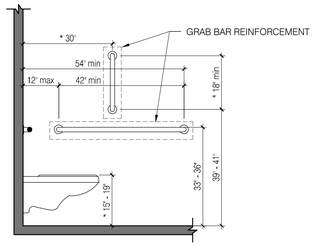
BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description

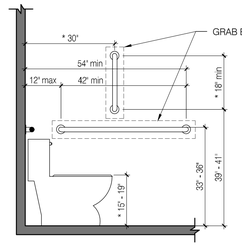
WATER CLOSET - DWELLING UNITS TYPE B & B+NYC



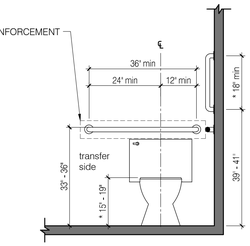
WHEELCHAIR ACCESSIBLE WATER CLOSET



SIDE WALL GRAB BAR AT WATER CLOSET WALL MOUNTED



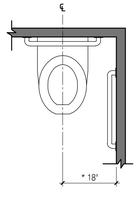
SIDE WALL GRAB BAR AT WATER CLOSET FLOOR MOUNTED



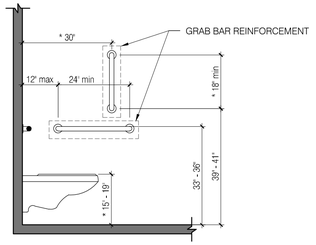
REAR WALL GRAB BAR AT WATER CLOSET

NOTES:
* TYPE B+NYC UNIT TOILET AND BATHING ROOMS, NYC BC 2014, APPENDIX P, SECTION P102.8.4
VERTICAL GRAB BAR IS NOT REQUIRED FOR TYPE B UNIT.

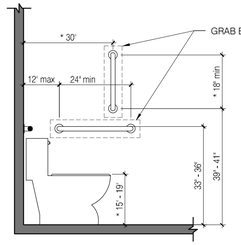
WATER CLOSET (ALTERNATIVE) - DWELLING UNITS TYPE B & B+NYC



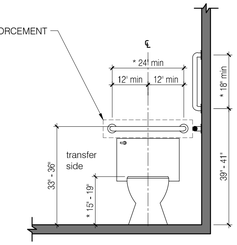
WHEELCHAIR ACCESSIBLE WATER CLOSET



SIDE WALL GRAB BAR AT WATER CLOSET WALL MOUNTED



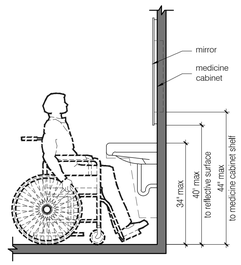
SIDE WALL GRAB BAR AT WATER CLOSET FLOOR MOUNTED



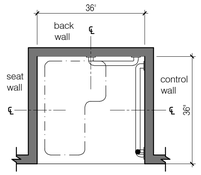
REAR WALL GRAB BAR AT WATER CLOSET

NOTES:
* TYPE B+NYC UNIT TOILET & BATHING ROOMS, NYC BC 2014, APPENDIX P, SECTION P102.8.4.
VERTICAL GRAB BAR IS NOT REQUIRED FOR TYPE B UNIT.
HORIZONTAL GRAB BAR ALTERNATIVE WHERE WALL NOT AVAILABLE FOR FULL LENGTH GRAB BAR.

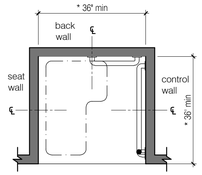
MIRROR & MEDICINE CABINET - DWELLING UNITS TYPE B & B+NYC



TRANSFER TYPE SHOWER CLEARANCE - DWELLING UNITS TYPE B & B+NYC



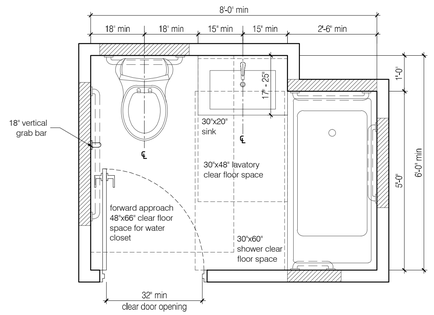
(a) WHEN ONLY BATHING FACILITY



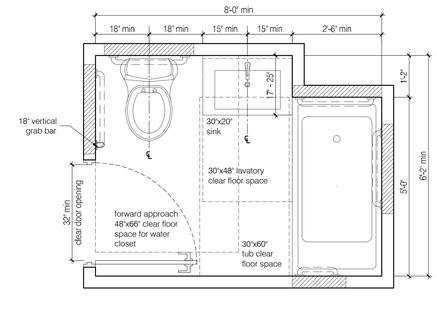
(b) WHEN NOT THE ONLY BATHING FACILITY

NOTES:
* TYPE B BATHROOM SHOWER AS PER ICC ANSI A117.1- 2009

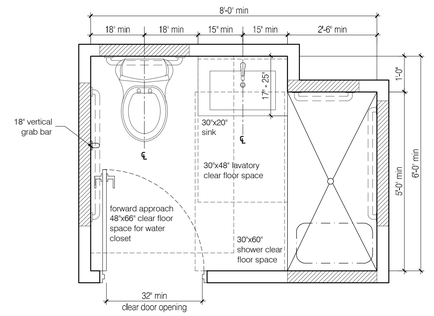
BATHROOM RECOMMENDED LAYOUTS - DWELLING UNITS TYPE B+NYC



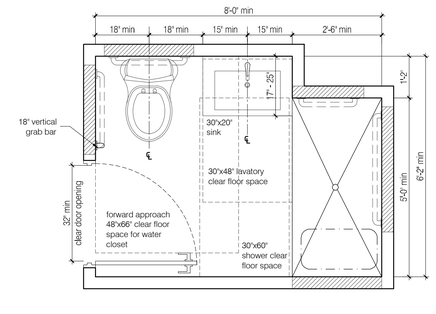
BATHROOM WITH TUB
ENTRANCE LONG-SIDE APPROACH



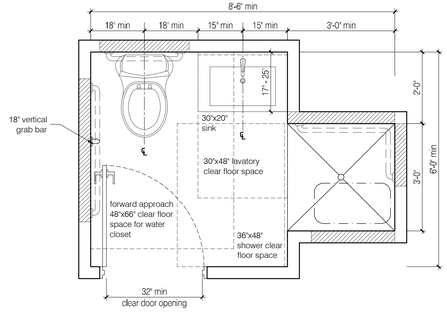
BATHROOM WITH TUB
ENTRANCE SHORT-SIDE APPROACH



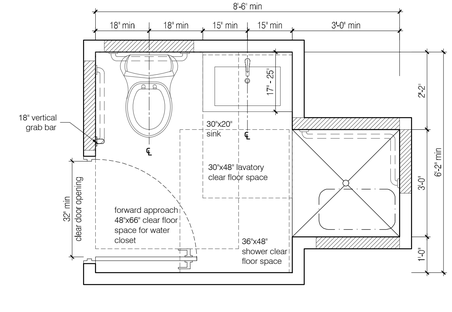
BATHROOM WITH ROLL-IN SHOWER
ENTRANCE LONG-SIDE APPROACH



BATHROOM WITH ROLL-IN SHOWER
ENTRANCE SHORT-SIDE APPROACH

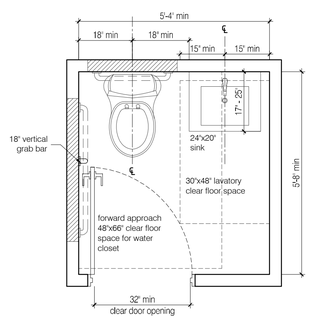


BATHROOM WITH TRANSFER SHOWER
ENTRANCE LONG-SIDE APPROACH

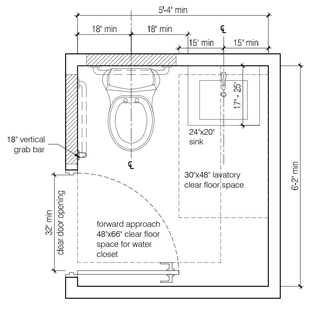


BATHROOM WITH TRANSFER SHOWER
ENTRANCE SHORT-SIDE APPROACH

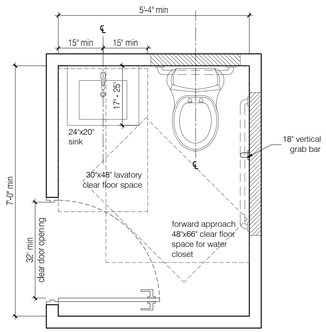
HALF-BATH RECOMMENDED LAYOUTS - DWELLING UNITS TYPE B & B+NYC



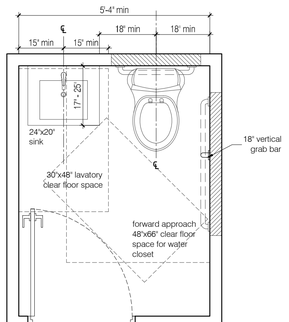
ENTRANCE SHORT-SIDE APPROACH



ENTRANCE LONG-SIDE APPROACH



ENTRANCE LONG-SIDE APPROACH



ENTRANCE SHORT-SIDE APPROACH

APPENDIX P NOTES - DWELLING UNITS TYPE B & B+NYC

1. ALL DIMENSIONS INDICATED SHALL BE FROM WALL FINISH.
2. ALL DIMENSIONS AND CLEARANCES MAY VARY WITH THE FINAL SELECTION OF THE PLUMBING FIXTURES SUCH AS TOILET, SINK/LAVATORY, TUB AND SHOWER.
3. THE INFORMATION SHOWN ON THESE DRAWING ARE FOR GUIDANCE PURPOSES ONLY AND OUTLINE THE MOST COMMON ACCESSIBILITY CRITERIA APPLICABLE TO THIS JOB. THEY DO NOT CONSTITUTE A COMPREHENSIVE DESCRIPTION OF ALL POSSIBLE CRITERIA WHICH ARE GIVEN NYC BC 2014 AND ICC ANSI A117.1-2009.
4. TYPE B+NYC BATHING ROOMS, NYC BC 2014, APPENDIX P, SECTION P102.9.1.1 BATHTUB SEATS SHALL NOT BE REQUIRED.
5. TYPE B UNIT EXCEPTIONS:
   a. IN A ROOM CONTAINING ONLY A LAVATORY & A WATER CLOSET, REINFORCEMENT IS NOT REQUIRED PROVIDED THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE UNIT.
   b. AT WATER CLOSETS REINFORCEMENT FOR THE SIDE WALL VERTICAL GRAB BAR IS NOT REQUIRED.
   c. IN SHOWER COMPARTMENTS LARGER THAN 36 INCHES IN WIDTH & 36 INCHES IN DEPTH, REINFORCEMENT FOR A SHOWER SEAT IS NOT REQUIRED.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
TSF Engineering, P.C.
200 Park Ave. South, NY, NY 10003
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STRUCTURAL ENGINEER:
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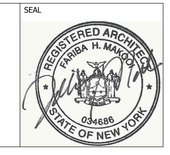
1331 STUYVESANT AVE, UNION, NJ 07083
T 908 624 0544 F 877 394 8484
INFO@TITANENGINEERS.COM W WWW.TITANENGINEERS.COM

CLIENT:
BEACH 116 ASSOCIATES LLC
2361 NOSTRAND AVENUE, SUITE 901, BROOKLYN, NY 11210
TEL: 718-210-0036 FAX: 718-434-2674

FISCHER +MAKOOI ARCHITECTS PLLC
RA,AIA
242 WEST 30TH STREET, SUITE 1102
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-8980
WEB SITE: WWW.KFARCHITECT.COM

SEAL



project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
MULTIPLE DWELLING STANDARD DIAGRAMS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	G-016.00
checked	FM		

1

ZONING ANALYSIS

ADDRESS:	133 Beach 116 Street, Queens, NY 11694
Block:	16226
Tax Lot:	23, 25
Zoning District:	Zoning lot is partially located in R7A / C1-3 Overlay and partially located in R7A.
Special Purpose District	None
Community Board:	Queens 14
Zoning Map:	30b
Zoning Lot Area:	Total Area 32,000 s.f. = Area located in R7A = 8,000 s.f. + Area located in R7A / C1-3 = 24,000 s.f.
Inclusionary Housing	Not Required
Environmental Restrictions	E-Designation, E-215, CEQR 08DCP065Q (Air Quality - 2 Fuel Oil or Natural Gas Heat and Hot Water - Exhaust stack location limitations)
Flood Zone	Zone 'AE' & 'X' as per preliminary ffod map dated December 5, 2013

Applicable Section ZR	Item	Required/Permitted - R7A / C1-3 Overlay	Proposed	Compliance
Article I: General Provisions, Chapter 1 - Title, Establishment of Controls and Interpretation of Regulations				
11-15	Environmental Requirements	OER approval required prior of issuing a building permit, DOB to receive notice issued by OER stating that the environmental requirements related to E-Designation E-215, CEQR 08DCP065Q have been met for that lot.	Notice to proceed is provided to DOB prior of issuing building permit.	Complies
Article II: Residence District Regulations, Chapter 2 - Use Regulations				
22-00	Uses Permitted In Residential Districts	In R7A District, UG 1-4 are permitted.	Proposed UG 2 in building "A" and "B".	Complies
22-12	Use Group 2	Use Group 2 consists of all types of residences, except single-family detached. UG 2A, Residential uses and UG 2B, Acessory uses.	Proposed multiple dwelling units UG 2 and accessory uses.	Complies
Article III: Commercial District Regulations, Chapter 2 - Use Regulations				
32-00	Uses Permitted In Commercial Districts	In C1 District, UG 1-6 are permitted.	Proposed UG 2 & 6 in building "A", located in R7A / C1-3.	Complies
32-11	Use Group 1 and 2	Use Groups 1 and 2, as set forth in Section 22-12.	See ZR 22-12 above.	See applicable sections
32-15	Use Group 6	In C1 District, UG 6A Convenience Retail or Service Establishments is permitted.	Proposed UG 6A in building "A" only.	Complies
32-421	Limitation on floors occupied by commercial uses	In C1 District, in any building, or portion of a building occupied on one or more of its upper stories by residential uses, no commercial uses listed in Use Group 6 shall be located above the level of the first story ceiling.	Proposed building "A" with commercial use on 1st floor only.	Complies
Article III: Commercial District Regulations, Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts				
35-01	Applicability of this Chapter	The bulk regulations of this Chapter apply to any mixed building located on any zoning lot or portion of a zoning lot in any Commercial District in which such building is permitted. The bulk regulations of this Chapter shall also apply in any Commercial District where there are multiple buildings on a single zoning lot and such zoning lot contains a residential use and either a commercial use.	The portion of zoning lot in C1-3 district, mapped within R7A district contain: Proposed building "A", Mixed Use (Residential and commercial). Existing building "C" to remain, commercial use.	Complies
35-011	Quality Housing Program	In C1 District mapped within R7A, all buildings shall comply with the bulk regulations for Quality Housing buildings set forth in this Chapter, and the applicable provisions of Article II, Chapter 8 (Quality Housing Program).	See Article II, Chapter 8 (Quality Housing Program) below.	See applicable sections
35-10	General Provisions	The portions of a mixed building used for residential use are subject to the bulk regulations set forth in Article II, Chapter 3, and the portions of a mixed building used for commercial or community facility use are subject to the bulk regulations set forth in Article III, Chapter 3	See Article II, Chapter 3 below. See Article III, Chapter 3 below.	See applicable sections
35-20	Applicability of Residence District Bulk Regulations to Mixed Buildings			
35-21	General Provisions	In C1 District, the bulk regulations set forth in Article II, Chapter 3, shall apply to residential portion of buildings in accordance with the provisions and modifications in the remaining sections of Chapter	See applicable modified sections below.	See applicable sections
35-22(c)	Residential Bulk Regulations in C1 or C2 Districts Whose Bulk Is Governed by Surrounding Residence District	In C1-3 District, the bulk regulations for residence districts within which such Commercial Districts are mapped apply to the residential portions of buildings. When such districts are mapped within R7 District, the height and setback regulations of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings), shall be modified by the provisions of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) for Quality Housing buildings.	See ZR 35-65 below.	See applicable sections
35-30	Applicability of Floor Area and Open Space Regulations			
35-31	Maximum Floor Area Ratio	In C1 District, the max. FAR permitted for a commercial use shall be as set forth in Article III, Chapter 3, and the max. FAR permitted for a residential use shall be as set forth in Article II, Chapter 3, provided the total of all such FAR does not exceed the greatest FAR permitted for any such use on the zoning lot.	See Article II, Chapter 3 below. See Article III, Chapter 3 Below	See applicable sections
35-33	Location of Open Space for Mixed Buildings	In C1/2, the open space required for a residential building or residential portion of a mixed building under the provisions ZR 35-33 may be at a level higher than 23 ft. above curb level. Such open space may be provided at ground level or upon the roof of: (a) the non-residential portion of mixed building; (b) a commercial building;; The level of any open space may not be higher than 2-1/2 ft. below sill level of any legally required window opening on such roof area.	Open space is provide for building "A" at the 2nd floor level above proposed commercial use. All legal required windows are located more than 2-1/2 ft. above the roof of open space. See 2nd floor plan.	Complies
35-40	Applicability of Density Regulations	In C1 District, the maximum number of dwelling units on a zoning lot shall equal the maximum residential floor area permitted for the zoning lot determined in accordance with the provisions set forth in Section 35-30 (Applicability of Floor Area and Open Space Regulations) divided by the applicable factor in Section 23-20 (Density Regulations).	See ZR 23-20 below.	See applicable sections
35-50	Modification of Yard Regulations	In mixed buildings with differing yard or rear yard equivalent requirements for different uses, the applicable residential yard and rear yard equivalent regulations shall apply at the lowest story containing dwelling units with windows facing onto such residential yard or rear yard equivalent.	In building "A", rear yard and rear yard equivalent requirements are provided for residential use at 2nd floor which is the lowest story containing dwelling units.	Complies
35-51	Modification of Front Yard Requirements	In C1 District, no front yard shall be required.	No front yard is provided.	Complies
35-52	Modification of Side Yard Requirements	In C1 District, no side yard shall be required although, if any open area extending along a side lot line is provided at any level, it shall have a width of not less than 8 ft.	No Side yard is provided.	Complies
35-53	Modification of Rear Yard Requirements	In C1 District, 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, where any window of such dwelling units faces onto such rear yard.	Rear yard is provide for building "A" at the 2nd floor which is the lowest story used for dwelling units.	Complies
35-60	Modification of Height and Setback Regulations			
35-65	Height and Setback Requirements for Quality Housing Buildings	In C1 District, the street wall location provisions of Sections 35-651 and the height and setback provisions of Section 35-652, shall apply to Quality Housing buildings. The permitted obstructions provisions of Section 33-42 shall apply to any building. In addition, a dormer may be allowed as a permitted obstruction pursuant to paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).	See ZR 33-42 below. See ZR 35-651 below. See ZR 35-652 below. See ZR 23-621(c)(1) below.	See applicable sections
35-651	Street Wall Location	In C1 District, the street wall location provisions of paragraphs (a) of this Section shall apply to all Quality Housing buildings, as applicable: (a) in C1 District when mapped within R7A District the following shall apply: (1) at least 70 percent of the aggregate width of street walls shall be located within 8 ft. of the street line and shall extend to at least the minimum base height specified in Sections 35-652.	Proposed building "A" entire street wall is located within 8 ft. of street line and extend above the min. base height. See ZR 35-652 below.	Complies See applicable sections
35-652	Maximum Height of Buildings and Setback Regulations	In C1 District, height and setback regulations for Quality Housing buildings are set forth as follow: Building shall not exceed the maximum height limit specified for the applicable district set forth in paragraphs (a) or (b) of this Section. Such heights may be increased in certain districts for Quality Housing buildings with qualifying ground floors pursuant to paragraph (b)(1) of this Section. For Quality Housing buildings with qualifying ground floors in Commercial Districts mapped within R7A District located outside the Manhattan Core, supplemental ground floor provisions are set forth in paragraph (b)(2) of this Section. A setback is required for all portions of buildings or other structures that exceed the maximum base height specified in paragraphs (a) or (b) of this Section, and shall be provided in accordance with the provisions set forth in paragraph (c) of Section 23-662. (a) Basic building heights: for Quality Housing buildings, the minimum and maximum base height, and maximum height of a building or other structure shall be as specified in paragraph (a) of Section 23-662 (Maximum height of buildings and setback regulations) for R7A District. (b) Special heights in certain districts for Quality Housing buildings with qualifying ground floors: (1) Eligible buildings: Table 2 in paragraph (b) of Section 23-662 sets forth the minimum and maximum base height, maximum building height, and maximum number of stories for Quality Housing buildings with qualifying ground floors within: (ii) Commercial Districts mapped within R7A District located outside the Manhattan Core. (2) Supplemental ground floor provisions for buildings in R7A: for Quality Housing buildings with qualifying ground floors in Commercial Districts mapped within R7A District located outside the Manhattan Core, supplemental ground floor provisions shall apply as follows: (i) Along primary street frontages: for buildings with primary street frontage, uses on the first story, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-residential uses. Each ground floor level street wall shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).	Proposed building "A" with Qualified ground floor. See ZR 23-662 below. See ZR 37-32 below. See ZR 37-34 below.	Complies See applicable sections
Article III: Commercial District Regulations, Chapter 3 - Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts				
33-10	Floor Area Regulations			
33-12	Maximum Floor Area Ratio	In C1 District, for any zoning lot, the maximum floor area ratio shall not exceed the floor area ratio set forth in this Section.	See ZR 33-121 below.	See applicable sections
33-121	In districts with bulk governed by Residence District bulk regulations	In C1 District mapped within R7A, the maximum floor area ratio is determined by the Residence District within which such Commercial District is mapped and shall not exceed the maximum floor area ratio as follow: Max. FAR for zoning Lots Containing only Commercial is 2.00 Max. floor area for Commercial = 24,000 x 2.00 = 48,000 s.f.	Existing commercial floor area = 3,060.00 s.f. Proposed commercial floor area = 14,032.15 s.f. Total commercial floor area = 17,092.15 s.f. < 48,000 s.f. See building area chart analysis. 05	Complies
33-20	Yard Regulations			
33-22	Level of Yards	In all Commercial Districts, the level of a yard or of a rear yard equivalent shall not be higher than curb level. No building shall be erected above ground level in any required yard or rear yard equivalent except as otherwise provided in Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).	See ZR 33-23 below.	See applicable sections
33-23	Permitted Obstructions in Required Yards or Rear Yard Equivalents	In all Commercial Districts, the following obstructions shall be permitted when located within a required yard or rear yard equivalent: (b) In any rear yard or rear yard equivalent: Balconies, unenclosed, subject to the provisions of Section 24-166; Any building or portion of a building used for any permitted use other than residences, provided that the height of such building shall not exceed one story, nor in any event 23 ft. above curb level. In addition, parapet walls, pursuant to Section 33-42 (Permitted Obstructions), shall be permitted above such a building, or portion thereof.	Proposed building "A" with unenclosed balconies are provided and complying with the regulation of Section ZR 24-166 which refer to ZR 23-13 below. Proposed building "A" with commercial use on 1st floor with height of 15 ft., 2 in. abode curb level. See ZR 33-42 below.	Complies See applicable sections
33-25	Minimum Required Side Yards	Modified as per Section 35-52 (Modification of Side Yard Requirements).	See ZR 35-52 above.	See applicable sections
33-26	Minimum Required Rear Yards	In C1 District, rear yard with a depth of not less than 20 ft. shall be provided at every rear lot line on any zoning lot except as otherwise provided in Sections 33-28 (Special Provisions for Through Lots).	No rear yard is provided as per ZR 35-53 below. See ZR 33-28 below for through lot portion.	See applicable sections
33-28	Special Provisions for Through Lots	In C1 District, the regulations of this Section.	See ZR 33-282 & 33-283 below.	See applicable sections
33-282	Excepted through lots	In C1 District, no rear yard regulations shall apply to any through lots which extend less than 110 ft. in maximum depth from street to street.	Portion of the zoning lot is qualified for through lot with more than 110 ft. from street to street, rear yard is required as per ZR 33-283 below.	See applicable sections
33-283	Required rear yard equivalents	In C1 District, on any through lot 110 ft. or more in maximum depth from street to street, a rear yard equivalents shall be provided: (a) an open area with a minimum depth of 40 ft. midway (or within 5 ft. of being midway) between the two street lines upon which such through lot fronts.	Proposed building "A" is Partially located within the through lot portion. No rear yard equivalent is provided as per Section ZR 33-23 above.	Complies
33-29	Special Provisions Applying along District Boundaries	In C1 District, open areas shall be provided along the boundaries of Residence Districts.	See ZR 33-292 below.	Complies
33-292	Required Yards Along District Boundary Coincident With Rear Lot Lines of Two Adjoining Zoning Lots	In C1 District, along such portion of the rear lot line of a zoning lot in a Commercial District which coincides with a rear lot line of a zoning lot in an adjoining Residence District, an open area of 30 ft. at a level not higher than 23 ft., shall be provided.	Proposed building "A" is Partially located within the through lot portion divided along District Boundary, R7A / C1-3 and R7A. 30 ft. of an open area is provided long the district boundary in the commercial district.	Complies
33-40	Height and Setback Regulations	All buildings in Commercial District, the height and setback regulations of this Section, inclusive, shall not apply in C1 District mapped within R7A district, In lieu thereof, shall comply with the applicable residential height and setback regulations for Quality Housing buildings set forth in Article II, Chapter 3, as modified by Article III, Chapter 5.	See Article II, Chapter 3 below. See Article III, Chapter 5 above.	See applicable sections
33-42	Permitted Obstructions	In C1 District, the following obstructions shall be permitted and may thus penetrate a maximum height limit: (b) In any rear yard or rear yard equivalent: Balconies, unenclosed, subject to the provisions of Section 24-166; (f) Elevator or stair bulkheads (including shafts; and vestibules not larger than 60 s.f. in area providing access to a roof), accessory mechanical equipment (including enclosures), provided that: (1) Such obstructions shall be located not less than 10 ft. from street wall of a building, except that such obstructions need not be set back more than 25 ft. from a narrow street line or 20 ft. from a wide street line. However, such restrictions on location shall not apply to elevator or stair bulkheads (including shafts and vestibules), provided the aggregate width of street walls of such bulkheads within 10 ft. of street walls facing each street frontage, times their average height, in feet, shall not exceed an area equal to four times the width, in feet, of the street wall of the building facing such frontage. (2) All mechanical equipment shall be screened on all sides. (3) Such obstructions and screening are contained within a volume that complies with the following: (i) The product, in s.f. of the aggregate width of street walls of such obstructions facing each street fronting, times their average height, shall not exceed an area equal to 8 times the width in feet of the street wall of the building facing such frontage. (j) Parapet walls, not more than 4 ft. high as measured from max. building height limit.	Proposed building "A" is located on wide street and comply as follow: unenclosed balconies are provided and complying with the regulation of Section ZR 24-166 which refer to ZR 23-13 below. Elevators and stairs bulkhead are located 23 ft. from street line with vestibule of 59 s.f. All mechanical equipment are screened on all sides, se roof plan and elevations. All bulkhead and screening are complying with limitation of 8 times the width in feet of the street wall of the building facing Beach 116 Street, see bulkhead analysis diagrams. The parapets are provided with max. height of 4 ft.	Complies
Article II: Residence District Regulations, Chapter 3 - Residential Bulk Regulations in Residence Districts				
23-01	Applicability of This Chapter	The bulk regulations of this Chapter apply to any zoning lot or portion of a zoning lot located in any Residence District which contains any residential building.	Proposed building "B" is located in portion of zoning lot in R7A district and comply with R7A regulation only.	Complies
23-011(a)	Quality Housing Program	In R7A District, any building or other structure shall comply with the bulk regulations for Quality Housing buildings.	Proposed building comply with the bulk regulations for Quality Housing buildings, see applicable sections below.	See applicable sections
23-03(a)	Street Tree Planting in Residence Districts	In R7A District, developments shall provide street trees in accordance with Section 26-41 (Street Tree Planting).	See ZR 26-41 below.	See applicable sections
23-13	Balconies			
23-132	Balconies In R6 Through R10 Districts	In R7A District, balconies may project into or over any required open area within a publicly accessible open area, a rear yard, an initial setback distance, any required side or rear setbacks, or any required open space, provided that such balcony shall: (a) not project by a distance greater than 7 ft. as measured from the plane surface of the building wall from which it projects; (b) not project into the minimum required distance between buildings on the same zoning lot; (d) be unenclosed except for a parapet not exceeding 3 ft., 8 in. in height or a railing not less than 50 percent open and not exceeding 4 ft., 6 in. in height. However, such balconies may be recessed into a building wall up to a maximum depth of 6 ft. provided that at least 33 percent of the perimeter of such balcony is unenclosed except for a parapet or railing; (e) be located at or higher than the floor level of the third story of a building or at least 20 ft. above curb level; (f) have an aggregate width, at the level of any story, not exceeding 50 percent of the width at that level of the plane surface of the building wall from which it projects.	Proposed building "A" and "B" balcony are projecting over required rear yard, setbacks as follow: Balconies are projecting less than 7 ft. from the plane surface of the building wall from which it projects. Balconies are not projecting into the minimum required distance between building "A" and "B". All balconies are unenclosed except for parapet with max. 3 ft., 8 in. in height and more than 50% open. All balconies are located at 3rd floor with more than 20 ft. above curb. The aggregate width at each story is less than 50% of the width at this level. See floor plans and elevations.	Complies
23-153	For Quality Housing buildings	In R7A District, for Quality Housing buildings, the maximum floor area ratio and maximum residential lot coverage for interior lots or through lots shall be as follow: Max. FAR is 4.0 and max. lot coverage is 65%. Max. permitted floor area = 32,000 X 4.0 = 128,000 s.f.	Proposed buildings "A" and "B" floor area = 110,707.60 s.f. Proposed buildings "A" and "B" lot coverage is less than 60.5%. See building area chart analysis and lot coverage diagram. 05	Complies
23-20	Density Regulations		05	
23-22	Maximum Number of Dwelling Units	In R7A District, max. permitted no. of DU = (110,707.60 / 680 = 161.8) = 162 DU	Proposed 86 DU	Complies
23-24	Special Provisions for Buildings Containing Multiple Uses	In R7A District, for zoning lots with buildings containing multiple uses or multiple buildings with different uses, the maximum number of dwelling units permitted on the zoning lot shall equal the total residential floor area permitted on the zoning lot after deducting any non-residential floor area.	The proposed building "A" contain residential and commercial uses. The used floor area to determine the max. no. of dwelling units is the residential floor area only.	Complies
23-32	Minimum Lot Area or Lot Width for Residences	In R7A District, min. lot area = 1,700 s.f., min. lot width = 18 ft.	Lot Area = 32,000 s.f., min. lot width = 80'-0" See Architectural Survey.	Complies
23-40	Yard Regulations			
23-42	Level of Yards	In all Residence Districts, the level of a yard or of a rear yard equivalent shall not be higher than curb level, except that natural grade level need not be disturbed in order to comply with this requirement. No building or other structure shall be erected above ground level in any required yard or rear yard equivalent, except as otherwise provided in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).	Front yard of building "B" is provided at existing grade. Reay yard of building "B" is elevated to comply with ZR 64-321 below. See ZR 23-44 below.	See applicable sections
23-44	Permitted Obstructions in Required Yards or Rear Yard Equivalents	In all Residence Districts, the following obstructions shall be permitted within a required yard or rear yard equivalent: (a) In any yard or rear yard equivalent: (4) Balconies, unenclosed, of a building containing residences subject to the applicable provisions of Section 23-13. Such balconies are not permitted in required side yards; (15) Ramps for persons with physical disabilities; (17) Steps, provided that such steps access only the lowest story or cellar of a building fronting on a street, which may include a story located directly above a basement; (19) Terraces or porches, open.	Permitted obstructions in yards as follow: Balconies are provided in front and rear yards and complying with ZR 23-132 above. Ramp is provided for persons with physical disabilities to access building "B" at flood-resistant construction. Steps are provided in front yard of building "B" to access 1st floor (lowest story). Open Terrace is provided at front yard of building "B".	Complies
23-45	Minimum Required Front Yards	In R7A Districts, no front yard is required.	Proposed building "B" with front yard is provided.	Complies
23-46	Minimum Required Side Yards	In R7A District, side yards shall be provided on any zoning lot as specified in this Section	See ZR 23-462 below.	See applicable sections
23-462(c)	Side Yards for All Other Buildings Containing Residences	In R7A District, no side yards are required. However, if any open area extending along a side lot line is provided at any level, it shall have a minimum width of 8 ft.	No Side yard is provided	Complies
23-47	Minimum Required Rear Yards	In R7A District, a rear yard with a depth of not less than 30 ft. shall be provided at every rear lot line on any zoning lot, except as otherwise provided in Sections 23-53 (Special Provisions for Through Lots).	Proposed building "A" with Rear yard of 30 ft. is provided. See ZR 23-53 below.	Complies See applicable sections
23-53	Special Provisions for Through Lots	In R7A District, the regulations of this Section shall apply to all through lots.	See applicable sections below	See applicable sections
23-533	Required Rear Yard Equivalents for Quality Housing Buildings	In R7A District, on any through lot that is 110 ft. or more in maximum depth from street to street, a rear yard equivalent consisting of an open area with a minimum depth of 60 ft. midway, or within 10 ft. of being midway, between the two street lines upon which such through lot fronts, shall be provided. Any such rear yard equivalent shall be unobstructed from its lowest level to the sky, except as	Rear yard of 61'-6" is provided between building "A" and "B" at 2nd floor level. See ZR 23-44 above. See ZR 33-292 above. 05	Complies
23-60	Height and Setback Regulations			
23-61	Applicability	In R7A District, all buildings containing residences shall comply with the bulk regulations for Quality Housing buildings set forth in Sections 23-62 (Permitted Obstructions) and 23-66.	See ZR 23-62 below. See ZR 23-66 below.	See applicable sections
23-62	Permitted Obstructions	In all Residence Districts, the following shall be permitted to penetrate a maximum building height limit: (b) Balconies, unenclosed, subject to the provisions of Section 23-13; (g) Elevator or stair bulkheads (including shafts; and vestibules not larger than 60 s.f. in area providing access to a roof), accessory mechanical equipment (including enclosures), provided that: (1) Such obstructions shall be located not less than 10 ft. from street wall of a building, except that such obstructions need not be set back more than 25 ft. from a narrow street line or 20 ft. from a wide street line. However, such restrictions on location shall not apply to elevator or stair bulkheads (including shafts and vestibules), provided the aggregate width of street walls of such bulkheads within 10 ft. of street walls facing each street frontage, times their average height, in feet, shall not exceed an area equal to four times the width, in feet, of the street wall of the building facing such frontage. (2) All mechanical equipment shall be screened on all sides. (i) Parapet walls, not more than 4 ft. high as measured from max. building height limit.	Proposed building "B" building height is less than max. setback height with no obstruction. Proposed building "A" and "B" with unenclosed balconies in required setbacks, complying with ZR 23-13 above. Proposed building "A" comply as follow: Stairs and elevator bulkheads are located 23 ft. from street line with vestibule of 59 s.f. All mechanical equipment are screened on all sides, see roof plan and elevations. Bulkhead and screening are complying with limitation of 8 times the width in feet of the street wall of the building facing Beach 116 Street, see bulkhead analysis diagrams. The parapets are provided with max. height of 4 ft.	Complies
23-621(c)(1)	Permitted Obstructions in Certain Districts	In R7A District, for Quality Housing buildings, the permitted obstructions set forth in Section 23-62 shall apply to any building, except that within a required front setback distance above a maximum base height, the following shall apply: Dormers shall be allowed as a permitted obstruction, provided that on any street frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the width of the street wall of the highest story entirely below the maximum base height. For each foot above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the street wall width of the highest story entirely below the maximum base height.	Proposed building "A" with dormer with 69'-6" frontage, see dormer calculations.	Complies
23-66	Height and Setback Requirements for Quality Housing Buildings	In R7A District, the street wall location provisions of Sections 23-661 and the height and setback provisions of Section 23-662 shall apply to Quality Housing buildings. The height of all buildings or other structures shall be measured from the base plane.	Proposed building "A" is measured from the base plan. Proposed building "B" is measured from flood-resistant construction elevation, see ZR 64-131 below. See ZR 23-661 below. See ZR 23-662 below.	Complies See applicable sections
23-661	Street wall location	In R7A District, the street wall location provisions of paragraph (a), of this Section shall apply to all Quality Housing buildings. Recesses, projections and other forms of articulation beyond the street wall locations established in paragraphs (a) are permitted only in accordance with paragraph (d) of this Section. (a) In R7A District, The street wall shall be located no closer to the street line than the closest street wall, or portion thereof, of an existing adjacent building on the same or an adjoining zoning lot located on the same street frontage, that is both within 10 ft. of the street line and within 25 ft. of such Quality Housing building. (d) Street wall articulation, shall be permitted to project or recess beyond the street wall location, provided such articulation does not exceed a depth or projection of 12 in. In addition, up to 50 percent of the aggregate width of street wall, at any level, may recess or project beyond such street wall location provisions of this Section, provided that no such recess or projection exceeds a depth of 3 ft.	Proposed building "A" complies with street wall location as per ZR 35-651 above. Proposed building "B" complies with projected articulation of 12 in.	Complies

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
11	05	06.27.2019	ISSUED TO DOB FOR PAA-4
10	04	03.14.2019	ISSUED FOR COORDINATION
09	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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200 Park Ave. South, NY, NY 10003
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F 212.253.6512

STRUCTURAL ENGINEER:
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CLIENT:
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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ZONING ANALYSIS

dob no
NB# 421395751

scale	N.T.S.	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	Z-001.04
checked	FM		

1

ZONING ANALYSIS CONTINUE

ADDRESS:	133 Beach 116 Street, Queens, NY 11694
Block:	16226
Tax Lot:	23, 25
Zoning District:	Zoning lot is partially located in R7A / C1-3 Overlay and partially located in R7A.
Special Purpose District	None
Community Board:	Queens 14
Zoning Map:	30b
Zoning Lot Area:	Total Area 32,000 s.f. = Area located in R7A = 8,000 s.f. + Area located in R7A / C1-3 = 24,000 s.f.
Inclusionary Housing	Not Required
Environmental Restrictions	E-Designation, E-215, CEQR 08DCP065Q (Air Quality - 2 Fuel Oil or Natural Gas Heat and Hot Water - Exhaust stack location limitations)
Flood Zone	Zone 'AE' & 'X' as per preliminary flod map dated December 5, 2013

Applicable Section ZR	Item	Required/Permitted - R7A / C1-3 Overlay	Proposed	Compliance
23-662	Maximum Height of Buildings and Setback Regulations	In R7A District, height and setback regulations for Quality Housing buildings are set forth in this Section. Basic building heights for Quality Housing buildings are set forth in paragraph (a) of this Section. Such heights may be increased in R7A districts for Quality Housing buildings with qualifying ground floors pursuant to paragraph (b)(1) of this section. For Quality Housing buildings with qualifying ground floors in R7A District located outside the Manhattan Core, supplemental ground floor provisions are set forth in paragraph (b)(2) of this Section. (a) Basic building height. Min. base height is 40 ft., max. base height is 65 ft. and max. building height is 80 ft. (b) Special heights in certain districts for Quality Housing buildings with qualifying ground floors. (ii) R7A, District located outside the Manhattan Core: Min. base height is 40 ft., max. base height is 75 ft., max. building height is 85 ft. and max. number of stories is 8. (c) Setback requirements: for all Quality Housing buildings, a setback shall be provided in accordance with the following regulations: (1) At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district in paragraph (b) of this Section, a setback with a depth of at least 10 ft. shall be provided from any street wall fronting on a wide street, and a setback with a depth of at least 15 ft. shall be provided from any street wall fronting on a narrow street.	Proposed building "B" located in R7A, complies as follow: Building height is 51 ft. and no setback is required under max. base height. Proposed building "A" located in C1-3 / R7A, complies as follow: Proposed qualifying ground floors complies with mixed use building modified as per Section ZR35-652 above. Base height is 65 ft., building height is 85 ft. and number of stories is 8. Setback of min. 10 ft. is provided on Beach 116 Street (Wide Street).	Complies See applicable sections
23-80	Court Regulations, Minimum Distance Between Windows and Walls or Lot Lines and Open Area Requirements			
23-86	Minimum Distance Between Legally Required Windows and Walls or Lot Lines	In R7A District, the min. distance between legally required windows and walls or lot lines shall be as set forth in this section.	See ZR23-861 below.	See applicable sections
23-861	General Provisions	In R7A District, the min. distance between a legally required window and a rear lot line, shall be 30 ft.	Proposed building "A" with legally required windows are located at 30 ft. from rear lot line.	Complies
23-89	Open Area Requirements for Residences			
23-892	In R6 through R10 Districts	In R7A, on zoning lots containing a Quality Housing building, the entire area of the zoning lot between the street line and all street walls of the building and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, pursuant to the provisions of Section 28-23 (Planting Areas).	Planted area between the street line and the street wall of the building is provided in ground, See 1st floor plan. See ZR28-23 below.	Complies
Article III: Commercial District Regulations, Chapter 6 - Accessory Off-Street Parking and Loading Regulations				
36-026	Applicability of regulations to Quality Housing	On any zoning lot containing residences, all accessory off-street parking spaces shall comply with the provisions of Section 28-40 (Parking for Quality Housing).	See ZR28-40 below	See applicable sections
36-20	Required Accessory Off-Street Parking Spaces For Commercial or Community uses			
36-21	General Provisions	In C1-3 District, accessory off-street parking spaces, open or enclosed, shall be provided for the commercial uses. A parking space is required for a portion of a unit of measurement one-half or more. General retail or service uses: 1 per 400 sq. ft. of floor area. Min. required for Commercial use = 14,032.15 / 400 = 35 spaces) △05	Proposed 35 spaces for commercial uses.	Complies
36-22	Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements	In C1 District, where any building or zoning lot contains two or more uses having different parking requirements as set forth in the following Sections, the parking requirements for each type of use shall apply to the extent of that use: Section 36-21 (General Provisions) and Section 36-31 (General Provisions).	Proposed Buildings contain Residential and Commercial uses. The Parking is provided to the extent of each use. See ZR36-21 above. See ZR36-31 below.	See applicable sections
36-30	Required Accessory Off-Street Parking Spaces For Residences When Permitted in Commercial Districts			
36-31	General Provisions	In C1 District, accessory off-street parking spaces, open or enclosed, shall be provided for all dwelling units constructed after December 15, 1961, in accordance with the provisions of Section 36-33 (Requirements Where Group Parking Facilities Are Provided).	See ZR36-33 below	See applicable sections
36-33	Requirements Where Group Parking Facilities Are Provided	In C1 district, indicated, for residences developed under single ownership or control where group parking facilities are provided, the number of required accessory off-street parking spaces is as set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided), in R7A district.	See ZR25-23 below.	See applicable sections
36-37	Special Provisions for a Single Zoning Lot With Uses Subject to Different Parking Requirements	In C1 District, where any building or zoning lot contains two or more uses having different parking requirements as set forth in the following Sections, the parking requirements for each type of use shall apply to the extent of that use: Section 36-21 (General Provisions) and Section 36-31 (General Provisions).	Proposed Buildings contain Residential and Commercial uses. The Parking is provided to the extent of each use. See ZR36-21 above. See ZR36-31 above.	See applicable sections
36-40	Restrictions On Location And Use Of Accessory Off-Street Parking Spaces			
36-41	General Provisions	In C1 District, all permitted or required off street parking spaces, open or enclosed, accessory to commercial use shall be provided on the same zoning lot as the building use to which such spaces are accessory.	Proposed parking spaces are provided on the same zoning lot as the building use to which such spaces are accessory.	Complies
36-441	Joint facilities	In C1 District, required accessory off-street parking spaces may be provided in facilities designed to serve jointly two or more buildings or zoning lots.	Provided parking spaces are designed to serve proposed buildings on one zoning lot.	Complies
36-46	Restrictions on Use of Accessory Off-street Parking Spaces	In C1 District, all required accessory off-street parking spaces, open or enclosed, shall be used primarily for the owners, occupants, employees, customers or visitors of the use or uses to which such spaces are accessory.	Proposed parking spaces are provided primarily for the owners, occupants, employees, customers or visitors of all uses to which such spaces are accessory.	Complies
36-50	Additional Regulations for Permitted or Required Accessory Off-street Parking Spaces			
36-51	General Provisions	In C1 District, all required accessory off-street parking spaces shall conform to the provisions of Section 36-50, inclusive.	See all applicable sections below.	See applicable sections
36-52	Size, Location and Identification of Spaces	In C1 District, all accessory off-street parking spaces shall comply with the size and location provisions of this Section.	See all applicable sections below.	See applicable sections
36-521	Size of Spaces	In C1 District, for all accessory off-street parking spaces, open or enclosed, each 300 s.f. of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 s.f., but in no event less than 200 s.f., may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended. Driveways used to access required parking spaces must be unobstructed for a width of at least eight ft. and a height of eight ft. above grade and, if connecting to a street, such driveway may only be accessed by a curb cut. In no event shall the dimensions of any parking stall be less than 18 ft. long and 8 ft., 6 in. wide.	Provided parking stalls are 18 ft. long & 8 ft., 6 in. wide. A min. of 200 s.f. of unobstructed standing or maneuvering area is provided per parking space, see Cellar Floor plan. Proposed driveway used to access required parking spaces is unobstructed for a min. width of 10 ft. and a min. height of 9 ft. above grade and connected to the street & accessed by a curb cut, see Site Plan.	Complies
36-522	Location of parking spaces in certain districts	In C1 District mapped within R7A, all accessory off-street parking spaces shall comply with the provisions as follow: (b) Mixed buildings: for mixed buildings, all accessory off-street parking spaces shall be located only within a building or in any open area on the zoning lot that is not between the street line and the street wall of the building or its prolongation.	Proposed accessory off-street parking spaces are located within the building in the Cellar Floor.	Complies
36-53	Width of Curb Cuts and Location of Access to the Street	In C1 District, the entrances and exits of all permitted or required accessory group parking facilities and all permitted public parking garages with 10 or more spaces, shall be located not less than 50 ft. from the intersection of any two street lines.	Proposed parking garage with 108 spaces, curb cut is located on Beach 117 Street which is located in R7A district, see ZR 25-63 below.	See applicable sections
36-532	Location And Width Of Curb Cuts Accessing Residential Parking Spaces In Certain Districts	The provisions of this Section shall apply to all curb cuts accessing off-street parking spaces accessory to residences in C1 District mapped within R7A Districts. (a) All such curb cuts shall comply with the provisions of Section 25-631 (Location and width of curb cuts in certain districts), as set forth for the applicable building and Residence District.	Proposed curb cut is located on Beach 117 Street which is located in R7A district, See ZR25-631 below.	See applicable sections
36-60	Off-Street Loading Regulations			
36-62	Required Accessory Off-street Loading Berths	In C1 District mapped within R7A, accessory off-street loading berths, open or enclosed, shall be provided as follow: All retail or service uses listed in Use Group 6A: First 25,000 sq. ft. of floor area – None. No loading Birth is required for proposed commercial use of 14,032.15 s.f. △05	No accessory off-street loading berths is provided.	Complies
36-70	Bicycle Parking			
36-711	Enclosed Bicycle Parking Spaces	In C1 District, enclosed accessory bicycle parking spaces shall be provided as follow: Use Group 2: 1 per 2 dwelling units. General retail or service uses, Use Groups 6A: 1 per 10,000 square feet of floor area. Required bicycle parking spaces for residential use = 86 unit /2 = 43 space. Required bicycle parking spaces for Commercial retail use = 86 unit /2 = 43 space △05 Required bicycle parking spaces for commercial use = (14,032.15/10,000 = 1.4)= 1 Space. Where any building or zoning lot contains two or more uses having different bicycle parking requirements, the bicycle parking requirements for each type of use shall apply to the extent of that use. Where an enclosed accessory group parking facility is provided, the required number of bicycle parking spaces for the use to which such facility is accessory shall be the amount above or one for every 10 automobile parking spaces that are enclosed within a building, whichever will require a greater number of bicycle parking spaces. Required bicycle parking for 108 automobile parking spaces = 108/10 = 10.8 = 11 Space.	Proposed buildings contain residential and commercial uses. Bicycle parking is proposed to the extent of each use: Residential use = 44 spaces. Commercial use = 2 space.	Complies
36-73	Restrictions on Operation, Size and Location of Bicycle Parking Spaces	In C1 District, all accessory bicycle parking spaces shall be provided on the same zoning lot as the building or use to which such spaces are accesory. All enclosed accessory bicycle parking spaces shall be surrounded on all sides by a solid enclosure. Each bicycle space shall adjoin a rack or similar system for securing the bicycle. Bicycle parking spaces shall be located in an area secured by a lock or similar means. 15 s.f. of area shall be provided for each bicycle space. However, the area for each bicycle space may be reduced by up to 9 s.f. per bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles. A plaque shall be placed at the exterior of the entry to the bicycle parking area, outside any locked door, with lettering at least three-quarter inches in height stating "Bicycle Parking." All required bicycle parking spaces that are accessory to residences shall be made available for the storage and independent access of the bicycles used by the occupants of such residences. All required bicycle parking spaces that are accessory to a commercial use shall be made available for the storage and independent access of bicycles used by the employees of such use. Min. required area of residential bicycle storage room = 43 x 9 = 387 s.f. Min. required area of commercial bicycle storage space = 2 x 15 = 30 s.f.	Proposed residential bicycle parking spaces are provided in bicycle storage room located in the Cellar Floor. Proposed commercial bicycle parking spaces are provided in dedicated storage space in the Cellar Floor. Each bicycle space is provided with rack system to secure each bicycle. Proposed residential bicycle storage room = 495 s.f. △05 A plaque will be placed at the exterior of the entry to the bicycle storage room. Access to residential bicycle storage room is independent access for the residence. Proposed Commercial bicycle storage space = 30 s.f. Access to commercial parking bicycle storage room is independent access for the employee.	Complies

Article II: Residence District Regulations, Chapter 5 - Accessory Off-Street Parking and Loading Regulations				
25-025	Applicability of regulations to Quality Housing	In R7A District, any zoning lot containing residences, all accessory off-street parking spaces shall comply with the provisions of Section 28-40 (Parking for Quality Housing).	See ZR28-40 below	See applicable sections
25-027	Applicability of regulations in Community District 14, Queens	In R7A District, Community District 14 in the Borough of Queens, shall be subject to the accessory off-street parking regulations of an R5 District. For the purposes of this Section, the floor area of a building shall not include floor space used for accessory off-street parking spaces provided on any story located below 33 ft. above the base plane.	Proposed accessory off-street parking spaces comply with R5 District. See ZR 25-23 below. Proposed accessory off-street parking spaces is provided at the Cellar Floor with covered entrance ramp below 33 ft.	Complies See applicable sections
25-20	Required Accessory Off-Street Parking Spaces For Residences			
25-21	General Provisions	In R7A District, accessory off-street parking spaces, open or enclosed, shall be provided in accordance with the provision of Section 25-23 (Requirements Where Group Parking Facilities Are Provided). For the purposes of calculating the number of required parking spaces for any building containing residences, any fraction of a space 50 percent or greater shall be counted as an additional space.	See ZR25-23 below	See applicable sections
25-23	Requirements Where Group Parking Facilities Are Provided	In R5 District, where group parking facilities are provided, for all new residences, accessory off-street parking spaces shall be provided for at least that percentage of the total number of residences as follow: In R5 District, parking spaces required = 85% of total residence = 85% X 86 = 73.1 = 73 spaces	Parking requirements to comply with R5 as indicated in ZR25-027 above. Proposed 73 residential parking spaces.	Complies
25-40	Restrictions On Operation Of Accessory-Off Street parking Spaces			
25-412	In All Other Residence Districts	In R7A District, such spaces shall be designed and operated primarily for the long-term storage of the private passenger motor vehicles used by the occupants of such residences.	Proposed parking spaces are operated for the occupants of such residence.	Complies
25-50	Restrictions On Location And Use Of Accessory Off-Street Parking Spaces			
25-51	General Provisions	In R7A District, all permitted or required off-street parking spaces, open or enclosed, accessory to residences, shall be provided on the same zoning lot as the building or use to which such spaces are accessory.	Proposed parking spaces are provided on the same zoning lot as the building use.	Complies
25-60	Additional Regulations for Permitted or Required Accessory Off-street Parking Spaces			
25-63	Location of Access to the Street	In R7A District, the entrances and exits of all permitted or required accessory group parking facilities with 10 or more spaces, shall be located not less than 50 ft. from the intersection of any two street lines.	Proposed parking facility contain 108 spaces. Proposed curb cut on Beach 117th Street with more than 50 ft. from the corner of Beach 117th Street and Rockaway Beach Blvd.	Complies
25-631(e)	Location and Width of Curb Cuts in Certain Districts	In R7A District, only one curb cut, having a maximum width of 12 ft., including splays, shall be permitted on any street frontage of a zoning lot. However, where a curb cut accesses a group parking facility with 50 or more spaces, the maximum width of a curb cut shall be 22 feet, including splays.	Proposed one curb cut with a width of 12 ft., include splays.	Complies
Article III: Commercial District Regulations, Chapter 7 - Special Regulations				
37-11	Definitions	Ground floor level: shall refer to a building's lowest story. Primary street frontage: shall be the portion of the ground floor level street frontage along: (a) a wide street.	Proposed building "A" comply as follow: 1st floor qualified as ground floor level. Located on a wide street (Beach 116th Street).	Complies
37-32	Ground Floor Depth Requirements for Certain Uses	The minimum depth for required ground floor non-residential uses, as applicable, shall be as set forth in this Section. Required ground floor level non-residential uses along a primary street frontage, shall have a minimum depth of 30 ft., as measured perpendicular to the ground floor level street wall.	Proposed commercial use at 1st floor with depth more than 30 ft. as required from street wall, see floor plans.	Complies
37-34	Minimum Transparency Requirements	The ground floor level street wall along a primary street frontage, shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors. Such transparent materials shall occupy at least 50 percent of the surface area of such ground floor level street wall between a height of 2 ft. and 12 ft., or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. Transparent materials provided to satisfy such 50 percent requirement shall not begin higher than 2 ft., 6 in., above the level of the adjoining sidewalk, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers, and shall have a minimum width of 2 ft. The maximum width of a portion of the ground floor level street wall without transparency shall not exceed 10 ft. However, such transparency requirements shall not apply to doors accessing emergency egress stairwells and passageways.	Proposed building "A" ground floor comply as follow: Show windows and glazed portions of doors provide more than 50% of the surface area of such ground floor level street wall between a height of 2 ft. and 12 ft., see elevations. Glazing start at 8 in. above the adjoining sidewalk with min. width of more than 2 ft. The width of portion of the ground floor level street wall without transparency is less than 10 ft., see floor plans and elevations	Complies
Article II: Residence District Regulations, Chapter 6 - Special Urban Design Regulations				
26-00	Applicability of this Chapter	(d) Developments in all districts, as applicable, as set forth in Section 26-40 (Street Tree Planting and Planting Strip Requirements).	See ZR-26-40	See applicable sections
26-15	Curb Cuts	No curb cuts are permitted on wide streets. Curb cuts are permitted along narrow streets provided that no zoning lot has more than one curb cut on any narrow street frontage.	One curb cut is provided on Beach 117th Street (Narrow Street).	Complies
26-16	Central Refuse Storage Area	All developments shall provide facilities for central trash storage within the zoning lot. There shall be an area for central trash collection provided at the rate of 75 square feet for uncompressed garbage or 50 square feet for compressed garbage for each 10,000 s.f. of lot area. Such area shall be ventilated. Compressed garbage area required = (32,000 / 10,000) X 50 = 160 s.f.	Compactor room is provided within building "A" at Cellar Floor with 321 s.f. > 160 s.f. Compactor room Mechanical ventilation is provided, see mechanical drawings.	Complies
26-40	Street Tree Planting and Planting Strip Requirements			
26-41	Street Tree Planting	In accordance with applicability requirements of underlying district regulations, One street tree, pre-existing or newly planted, shall be provided for every 25' of street frontage of the zoning lot, such trees shall be planted at approximately equal intervals along the entire length of the curb of the street adjacent to the zoning lot. Street frontage: Beach 116th Street frontage = 240'-0"; No. of street trees required = 240'-0" / 25 = 10 trees Beach 117th Street frontage = 80'-0"; No. of street trees required = 80'-0" / 25 = 3 trees Total no. of street trees required = 13 trees The species and caliper of all street trees shall be determined by the Department of Parks & Recreation.	Provided trees: No. of trees existing on-site = 0 tree No. of trees new on-site = 2 trees No. of trees off-site = 0 trees No. of trees payed to the tree fund = 11 trees Total no. of trees provided = 13 trees Fund equivalent to the cost of planting such trees, as established by rule of the Department of Parks & Recreation will be provided.	Complies Refer to DPR approval
Article II: Residence District Regulations, Chapter 8 - The Quality Housing Program				
28-00	General Purposes	The Quality Housing Program is established to foster the provision of multifamily housing.	Proposed multiple family housing.	Complies
28-01(a)	Applicability of this Chapter	In R7A District, all such buildings shall comply with the Quality Housing Program standards and requirements	Proposed building is located in R7A District and complying with the Quality Housing Program standards and requirements	See applicable sections
28-12	Refuse Storage and Disposal	In R7A District, developments with nine or more dwelling units per vertical circulation core, shall occur entirely within an enclosed area on the zoning lot and appropriate locations within the zoning lot shall be delineated for this purpose. At least one for residential uses and at least one for commercial uses. Residential storage and removal locations shall be provided at the rate of 2.9 cubic feet per dwelling unit. Min. required residential refuse room = 86 x 2.9 = 249.4 c.f. shall be provided. A refuse disposal room of not less than 12 square feet with no dimension less than three feet shall be provided on each story that has entrances to dwelling units. Twelve square feet of floor space allocated to such refuse disposal room shall be excluded from the definition of floor area per story.	The proposed development contain 86 dwelling units. Proposed refuse room = 3,852 c.f. Refuse room with 23.3 s.f. and min. dimension of 3'-6" is provided on each residential floor. 12 s.f. of each refuse room on each residential floor is excluded from the floor area, see building area charts.	Complies
28-21	Required Recreation Space	In R7A District, all developments with nine or more dwelling units, shall provide at least 3.3 percent of the total residential floor area, and may be aggregated in one type, indoors or outdoors. The floor space of indoor recreation space provided in accordance with the standards set forth in Section 28-22 (Standards for Recreation Space), not exceeding the amount required, shall be excluded from the definition of floor area. Required recreation space = (110,707.60 x 3.3)% = 3,653.4 s.f. △05	Proposed recreation spaces are provided indoor and outdoor. Two indoor recreation rooms are provided with 2,063 s.f. Outdoor recreation space is provided on the main roof with 4,629 s.f. Total recreation spaces are provided with 6,692 s.f. Indoor recreation spaces deducted from floor area = 1,451.60 s.f. See ZR28-22 below.	Complies
28-22	Standards for Recreation Space	(a) All recreation space shall be accessible to the residents of the building. In a mixed use building, the recreation space shall be accessible only from the residential floor of the building. (b) The minimum dimension of any recreation space shall be 15 feet. The minimum size of any outdoor recreation space shall be 225 square feet, and the minimum size of any indoor recreation space shall be 300 square feet. (c) Outdoor recreation space shall be open to the sky. (d) Any indoor recreation room located in a story shall have at least one exterior wall with windows, or ceiling with skylights, that measures not less than 9.5 percent of the total floor space of the room. Where windows are provided to meet such requirement, they shall face a street, yard or court.	The Proposed recreation spaces are accessible to the residents and accessed only from the residential floors. The min. dimension of all recreation spaces is 15 ft. The proposed two indoor recreation spaces area is 2,063 s.f. The proposed outdoor recreation spaces is 4,629 s.f. and open to the sky, see Roof Plan. The two indoor recreation spaces are provided with windows complying with the required window area that open to rear yard and facing the street. △05	Complies
28-23	Planting Areas	The area of the zoning lot between the street line and the street wall of the building shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, ground, except that such plantings shall not be required at the entrances to and exits from the building, within driveways accessing off-street parking spaces.	Planted area between the street line and the street wall of the building is provided in ground, See 1st floor plan.	Complies
28-31	Density per Corridor	In R7A District, If the number of dwelling units served by a vertical circulation core and corridor on each story does not exceed 11 units, 50 percent of the square feet of the corridor serving such dwelling units on such story may be excluded from the definition of floor area.	Dwelling units provided on each 7 and 8 floors are 10 units and 50% of the corridor area is deducted from the floor area , see area charts.	Complies
28-40	Parking for Quality Housing	Except as modified by the provisions of this Section, accessory off-street parking shall be provided as set forth in the applicable underlying district regulations.	See ZR-28-41 below	See applicable sections
28-41	Screening	All open accessory off-street group parking facilities shall e screened from dwelling units, adjacent zoning lots and streets.	Proposed accessory off-street parking facility in located at the Cellar Floor.	Complies
28-43	Location of Accessory Parking	On-site accessory off-street parking shall not be permitted between the street line and the street wall of a building or its prolongation.	Proposed accessory off-street parking facility in located at the Cellar Floor.	Complies
Article VI: Special Regulations Applicable To Certain Areas, Chapter 4 - Special Regulations Applying in Flood Hazard Areas				
64-10	General Provisions			
64-12	Applicability	The provisions of this Chapter shall apply only within the flood zone, as follows: (a) all buildings, or portions thereof, shall comply with flood-resistant construction standards as a condition of construction pursuant to Section 64-30 (Special Bulk Regulations). (c) Where a zoning lot is located partially within a flood zone, the regulations of this Chapter shall apply where any portion of a building on such zoning lot is within such flood zone.	Building "A" is partially located within Zone "X" and partially within Zone "AE": Building "B" is located within Zone "AE": See ZR 64-13 Below See ZR 64-30 Below	See applicable sections
64-13	Applicability of District Regulations	The regulations of all other chapters of this Zoning Resolution are applicable, except as superseded, supplemented or modified by the provisions of Chapter VI. In the event of a conflict between the provisions of this Chapter and other regulations of this Zoning Resolution, the provisions of this	The proposed building comply with the resolution of this Chapter VI as per applicable below.	See applicable sections
64-131	Measurement of Height	All measurements of height above curb level, base plane, base flood elevation, grade or other similar ground related datum, shall be from the flood-resistant construction elevation. For buildings located partially within and partially outside of the flood zone, all measurements of height shall be in accordance with the following provision: (a) the flood-resistant construction elevation shall apply to the entire building.	Proposed building "A" is partially within flood zone AE and partially within flood zone X, entire building height is measured from base plane which is above flood-resistant construction elevation. Proposed building "B" is fully within flood zone AE, building height is measured from flood-resistant construction elevation.	Complies
64-30	Special Bulk Regulations			
64-32	Special Yard Regulations	The provisions of this Section shall apply without requiring a building to comply with flood-resistant construction standards as established in paragraph (a) of Section 64-12 (Applicability).	See ZR 64-321 Below	See applicable sections
64-321	Level of Required Yards	Underlying yard regulations shall be modified to allow yards to be higher than curb level but in no event higher than flood resistant construction elevation. In addition, the following regulations shall apply: (a) in Residence Districts, yards higher than curb level shall comply with the following standards: (1) final grade shall not penetrate a plane that begins 30 in. above curb level at each lot line and has a slope extending perpendicular to lot lines of 1 ft. vertical for each 2.5 ft. horizontal; (2) retaining walls shall be permitted above curb level in yards provided the maximum height of each wall above adjacent grade does not exceed 30 in.	Proposed building "B" is located in R7A District with elevated rear yard and retaining walls complying with this section. See Building Sections.	Complies

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
11	05	06.27.2019	ISSUED TO DOB FOR PAA-4
10	04	03.14.2019	ISSUED FOR COORDINATION
09	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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200 Park Ave. South, NY, NY 10003
T 212.253.7303 F 212.253.6512

STRUCTURAL ENGINEER:
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CLIENT:
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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ZONING ANALYSIS

dob no
NB# 421395751

scale	N.T.S.
date	AUG. 2014
drawn	MP
checked	FM
project no.	15-39
sheet no.	---- OF ---
drawing no.	Z-002.04

1 BUILDING AREA CHART

BUILDING AREA CHART - 133 BEACH 116TH STREET - NEW MIXED USE BUILDING-A (TOWER BUILDING)

Floor	Gross Floor Area (S.F.)			Residential Deductions (S.F.)							Total Floor Area Deduction	Zoning Floor Area (S.F.)			Zoning FAR		
	Total	Commercial	Residential	Bulkhead	Parking	Recreation	Corridor (Daylight)	Corridor (50% Density)	Refuse Room	Mech.		Commercial	Residential	Total	Commercial	Residential	Total
Cellar	19,425.10	0.00	19,425.10								19,425.10	0.00	0.00	0.00	0.0	0.0	0.00
1st	20,170.60	14,032.15	6,138.45			600.00				1,513.50	2,113.50	14,032.15	4,024.95	18,057.10	0.44	0.13	0.56
2nd	13,721.20	0.00	13,721.20				0.00	0.00	12.00	180.90	192.90	0.00	13,528.30	13,528.30	0.00	0.42	0.42
3rd	13,721.20	0.00	13,721.20				0.00	0.00	12.00	180.90	192.90	0.00	13,528.30	13,528.30	0.00	0.42	0.42
4th	13,721.20	0.00	13,721.20				0.00	0.00	12.00	180.90	192.90	0.00	13,528.30	13,528.30	0.00	0.42	0.42
5th	13,721.20	0.00	13,721.20				0.00	0.00	12.00	180.90	192.90	0.00	13,528.30	13,528.30	0.00	0.42	0.42
6th	13,721.20	0.00	13,721.20				0.00	0.00	12.00	180.90	192.90	0.00	13,528.30	13,528.30	0.00	0.42	0.42
7th	12,020.90	0.00	12,020.90				0.00	437.55	12.00	176.30	625.85	0.00	11,395.05	11,395.05	0.00	0.36	0.36
8th	12,167.00	0.00	12,167.00			851.60	0.00	396.30	12.00	143.40	1,403.30	0.00	10,763.70	10,763.70	0.00	0.34	0.34
Bulkhead	833.50	0.00	833.50	605.90						69.30	675.20	0.00	158.30	158.30	0.00	0.00	0.00
Total	133,223.10	14,032.15	119,190.95	605.90	0.00	1,451.60	0.00	833.85	84.00	2,807.00	25,207.45	14,032.15	93,983.50	108,015.65	0.44	2.94	3.38
Above Grade	113,798.00	14,032.15	99,765.85	605.90	0.00	1,451.60	0.00	833.85	84.00	2,807.00	5,782.35	14,032.15	93,983.50	108,015.65			

△04

BUILDING AREA CHART - 150 BEACH 117TH STREET - NEW RESIDENTIAL BUILDING-B (TOWNHOUSE BUILDING)

Floor	Gross Floor Area (S.F.)			Residential Deductions (S.F.)							Total Floor Area Deduction	Zoning Floor Area (S.F.)			Zoning FAR		
	Total	Parking	Residential	Bulkhead	Parking	Recreation	Corridor (Daylight)	Corridor (Density)	Refuse Room	Mech.		Commercial	Residential	Total	Commercial	Residential	Total
Cellar	0.00	0.00	0.00								0.00	0.00	0.00	0.00	0.0	0.0	0.00
1st	4,858.10	1,522.20	3,335.90		1,522.20		0.00			22.50	1,544.70	0.00	3,313.40	3,313.40	0.00	0.10	0.10
2nd	4,171.50		4,171.50				0.00			33.70	33.70		4,137.80	4,137.80	0.00	0.13	0.13
3rd	4,008.70		4,008.70				0.00			32.30	32.30		3,976.40	3,976.40	0.00	0.12	0.12
4th	4,008.70		4,008.70				0.00			35.20	35.20		3,973.50	3,973.50	0.00	0.12	0.12
Mezzanine	1,335.40		1,335.40				0.00			12.40	12.40		1,323.00	1,323.00	0.00	0.04	0.04
Total	18,382.40		16,860.20	0.00	1,522.20	0.00	0.00	0.00	0.00	136.10	1,658.30	0.00	16,724.10	16,724.10	0.00	0.52	0.52
Above Grade	18,382.40	1,522.20	16,860.20	0.00	1,522.20	0.00	0.00	0.00	0.00	136.10	1,658.30	0.00	16,724.10	16,724.10			

△04

BUILDING AREA CHART - 143 BEACH 116TH STREET - EXISTING COMMERCIAL BUILDING-C

Floor	Gross Floor Area (S.F.)			Commercial Deductions (S.F.)							Total Floor Area Deduction	Zoning Floor Area (S.F.)			Zoning FAR		
	Total	Commercial	Residential	Bulkhead	Parking	Recreation	Corridor (Daylight)	Corridor (Density)	Refuse Room	Mech.		Commercial	Residential	Total	Commercial	Residential	Total
1st	3,060.00	3,060.00	0.00								0.00	3,060.00	0.00	3,060.00	0.10	0.00	0.10
Total	3,060.00	3,060.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,060.00	0.00	3,060.00	0.10	0.00	0.10

2 BUILDING AREA ANALYSIS

BUILDING AREA CHART ANALYSIS

TOTAL ZONING LOT AREA (AS PER SURVEY)		32,000.00 SF
ZONING LOT AREA WITHIN R7A DISTRICT		8,000.00 SF
ZONING LOT AREA WITHIN R7A / C1-3 DISTRICT		24,000.00 SF
MAX. PERMITTED COMMERCIAL FAR		2.00
MAX. PERMITTED COMMERCIAL ZONING FLOOR AREA	24,000.00 X 2.00	48,000.00 SF
PROPOSED & EXISTING COMMERCIAL ZONING FLOOR AREA		17,092.15 SF △04
PROPOSED COMMERCIAL FAR		0.71
MAX. PERMITTED RESIDENTIAL FAR		4.00
MAX. PERMITTED RESIDENTIAL ZONING FLOOR AREA	32,000.00 X 4.00	128,000.00 SF
PROPOSED RESIDENTIAL ZONING FLOOR AREA		110,707.60 SF △04
PRPOSED RESIDENTIAL FAR		3.46
MAX. PERMITTED COMMERCIAL & RESIDENTIAL FAR		4.00
MAX. PERMITTED COMMERCIAL & RESIDENTIAL ZONING FLOOR AREA	32,000.00 X 4.00	128,000.00 SF
TOTAL ZONING FLOOR AREA		127,799.75 SF △04
UNDER-BUILT ZONING FLOOR AREA		200.25 SF
PROPOSED TOTAL FAR		3.99

3 UNITS AREA CHART - BUILDING A

UNIT GROSS AREA CHART - BUILDING-A

Floor	A	B	C	D	E	F	G	H	J	K	L	M	UNITS
1st													0
2nd	1,106	705	1,216	1,210	705	1,116	1,127	739	1,200	1,205	739	1,132	12
3rd	1,106	705	1,216	1,210	705	1,116	1,127	739	1,200	1,205	739	1,132	12
4th	1,106	705	1,216	1,210	705	1,116	1,127	739	1,200	1,205	739	1,132	12
5th	1,106	705	1,216	1,210	705	1,116	1,127	739	1,200	1,205	739	1,132	12
6th	1,106	705	1,216	1,210	705	1,116	1,127	739	1,200	1,205	739	1,132	12
7th	1,123		1,073	1,067		1,129	1,127	739	1,200	1,205	739	1,132	10
8th	1,622		1,437	1,431		1,623		1,058	789	789	1,058		8
Total	81,341												78

UNIT NET AREA CHART - BUILDING-A

Floor	A	B	C	D	E	F	G	H	J	K	L	M	UNITS
1st													0
2nd	991	648	1,101	1,101	648	999	998	682	1,087	1,087	682	998	12
3rd	991	648	1,101	1,101	648	999	998	682	1,087	1,087	682	998	12
4th	991	648	1,101	1,101	648	999	998	682	1,087	1,087	682	998	12
5th	991	648	1,101	1,101	648	999	998	682	1,087	1,087	682	998	12
6th	991	648	1,101	1,101	648	999	998	682	1,087	1,087	682	998	12
7th	1,004		978	978		1,007	998	682	1,087	1,089	682	998	10
8th	1,446		1,315	1,315		1,446		964	733	733	963		8
Total	73,528												78

UNIT DISTRIBUTION		UNIT	%
	STUDIO	0	0%
	1 BEDROOM	24	31%
	2 BEDROOM	50	64%
	3 BEDROOM	4	5%
TOTAL		78	100%

4 UNITS AREA CHART - BUILDING B

UNIT GROSS AREA CHART - BUILDING-B (TOWNHOUSES)

Floor	A	B	C	D	E	F	G	H	UNITS
1st	1,035	980	980						4
2nd	973	917	917	968					
3rd					1,022	986	986	1,016	4
4th					1,022	986	986	1,016	
Mezz.					340	327	327	339	
Per Unit	2,008	1,897	1,897	968	2,383	2,299	2,299	2,371	
Total	16,122								8

UNIT NET AREA CHART - BUILDING-B (TOWNHOUSES)

Floor	A	B	C	D	E	F	G	H	UNITS
1st	905	894	894						4
2nd	841	831	831	834					
3rd					906	903	903	903	4
4th					905	903	903	903	
Mezz.					277	276	276	276	
Per Unit	1,746	1,725	1,725	834	2,088	2,082	2,082	2,082	
Total	14,364								8

△04

UNIT DISTRIBUTION		UNIT	%
	STUDIO	0	0%
	1 BEDROOM	0	0%
	2 BEDROOM	1	13%
	3 BEDROOM	7	88%
TOTAL		8	100%

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	△04	03.14.2019	ISSUED FOR COORDINATION
09	△03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	△02	03.23.2018	ISSUED FOR PAA-2
06	△01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

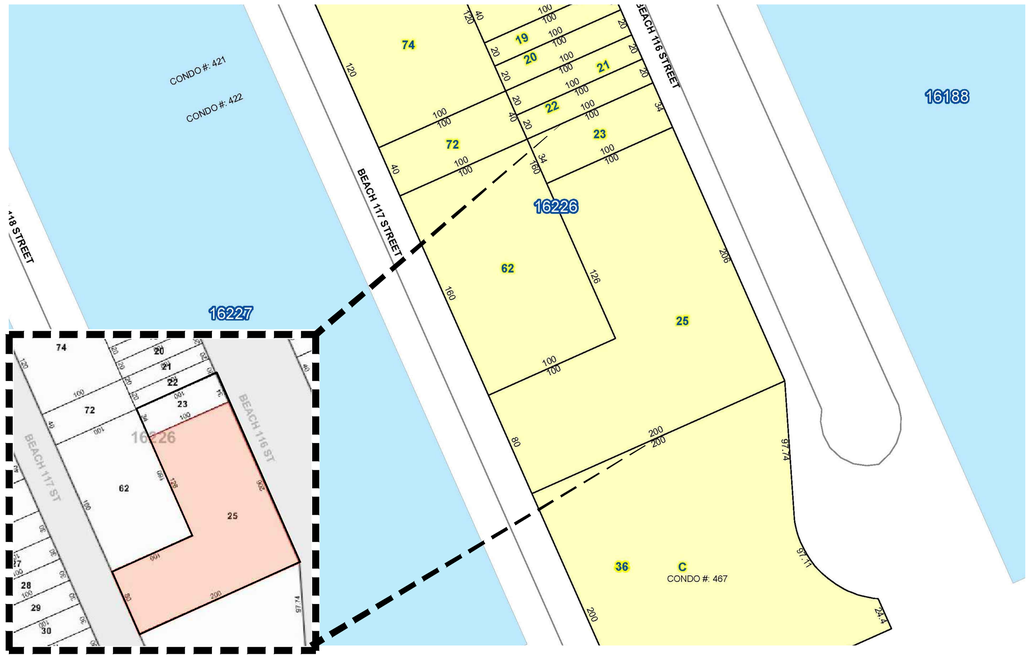
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ZONING CHARTS ANALYSIS

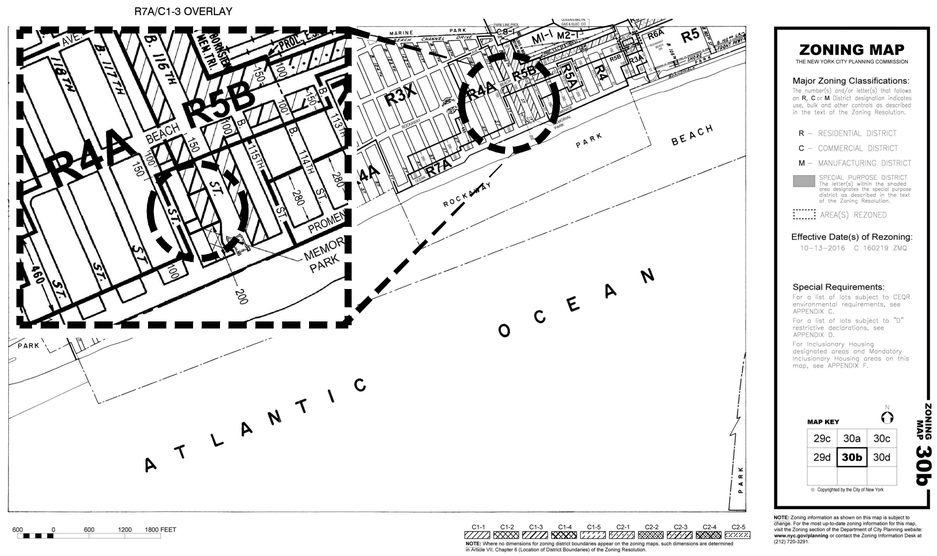
dob no
NB# 421395751

scale	N.T.S.	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	Z-003.04
checked	FM		

1 TAX MAP - BLOCK 16226 LOT 23 & 25



2 ZONING MAP - MAP 30b



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.

3 FLOOD MAP - ZONE "X" SEPTEMBER 5, 2007



4 FLOOD MAP - ZONE "X" & "AE" PRELIMINARY DECEMBER 5, 2013



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0379F

FIRM

FLOOD INSURANCE RATE MAP

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

PANEL 379 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0379	F

- NOTE -
THIS MAP INCLUDES COASTAL BARRIER RESOURCES SYSTEM BOUNDARIES ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT LEGISLATION.

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

MAP NUMBER
3604970379F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0379G

FIRM

FLOOD INSURANCE RATE MAP

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

PANEL 379 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0379	G

- NOTE -
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

PRELIMINARY
DECEMBER 5, 2013

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

MAP NUMBER
3604970379G

MAP REVISED

Federal Emergency Management Agency

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
09	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL
REGISTERED ARCHITECT PARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ZONING, TAX & FLOOD MAPS

dob no
NB# 421395751

scale	N.T.S.	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	Z-004.03
checked	FM		03

1 LOT AREA CALCULATION

1/32" = 1'-0"

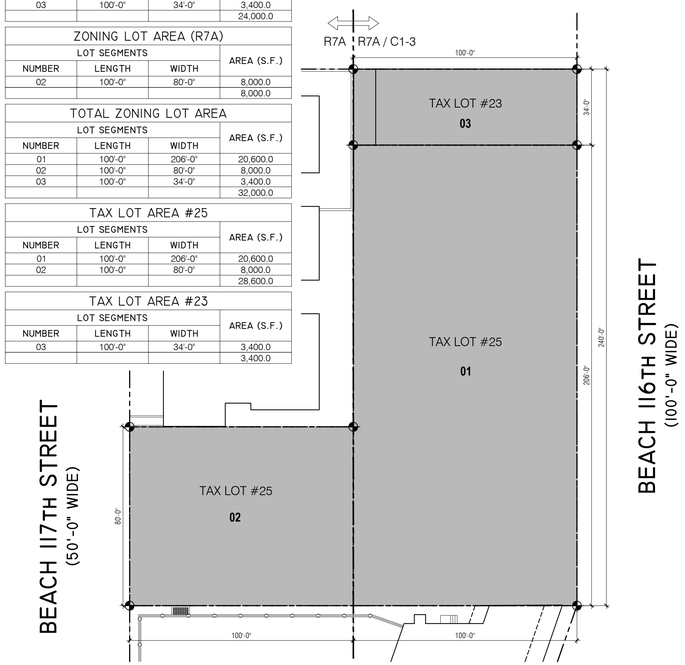
ZONING LOT AREA (R7A/CI-3)			
LOT SEGMENTS			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	100'-0"	206'-0"	20,600.0
03	100'-0"	34'-0"	3,400.0
			24,000.0

ZONING LOT AREA (R7A)			
LOT SEGMENTS			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
02	100'-0"	80'-0"	8,000.0
			8,000.0

TOTAL ZONING LOT AREA			
LOT SEGMENTS			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	100'-0"	206'-0"	20,600.0
02	100'-0"	80'-0"	8,000.0
03	100'-0"	34'-0"	3,400.0
			32,000.0

TAX LOT AREA #25			
LOT SEGMENTS			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	100'-0"	206'-0"	20,600.0
02	100'-0"	80'-0"	8,000.0
			28,600.0

TAX LOT AREA #23			
LOT SEGMENTS			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
03	100'-0"	34'-0"	3,400.0
			3,400.0



2 BASE PLANE CALCULATION

1/32" = 1'-0"

BEACH 116 STREET
BASE PLANE CALCULATIONS:

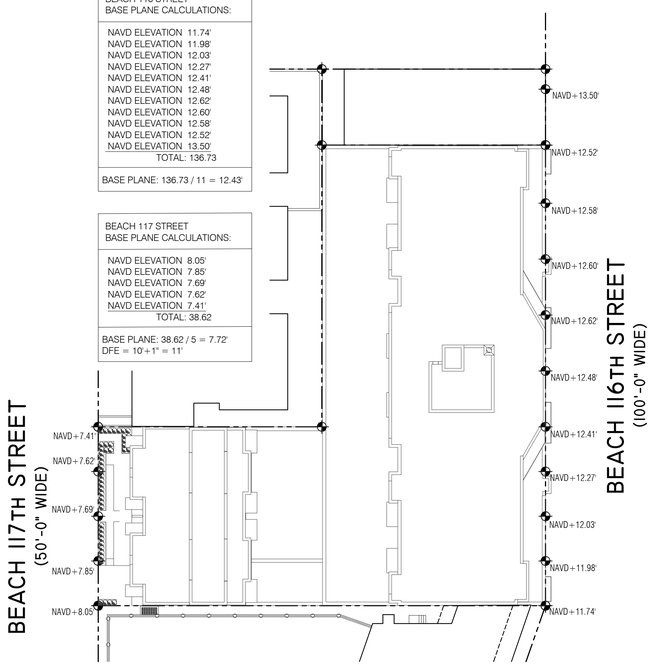
NAVD ELEVATION	11.74'
NAVD ELEVATION	11.98'
NAVD ELEVATION	12.03'
NAVD ELEVATION	12.27'
NAVD ELEVATION	12.41'
NAVD ELEVATION	12.48'
NAVD ELEVATION	12.62'
NAVD ELEVATION	12.60'
NAVD ELEVATION	12.58'
NAVD ELEVATION	12.52'
NAVD ELEVATION	13.50'
TOTAL:	136.73

BASE PLANE: 136.73 / 11 = 12.43'

BEACH 117 STREET
BASE PLANE CALCULATIONS:

NAVD ELEVATION	8.05'
NAVD ELEVATION	7.85'
NAVD ELEVATION	7.69'
NAVD ELEVATION	7.62'
NAVD ELEVATION	7.41'
TOTAL:	38.62

BASE PLANE: 38.62 / 5 = 7.72'
DFE = 10'+1" = 11'

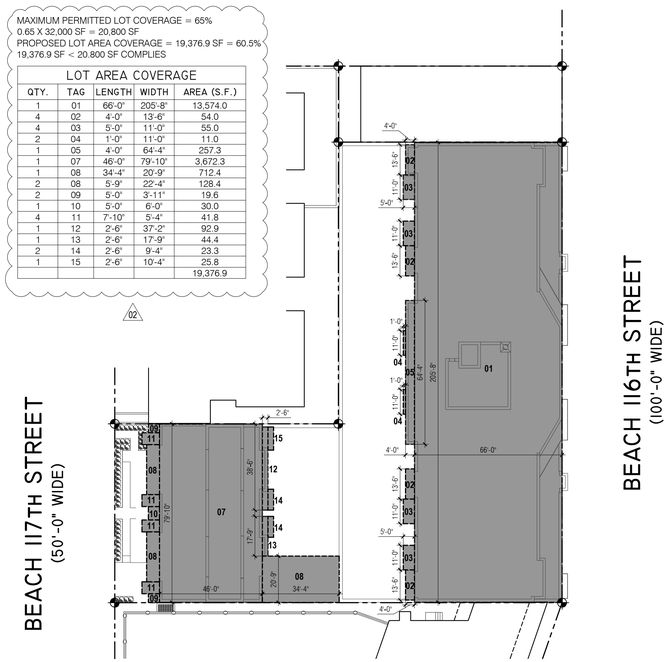


3 LOT COVERAGE CALCULATION

1/32" = 1'-0"

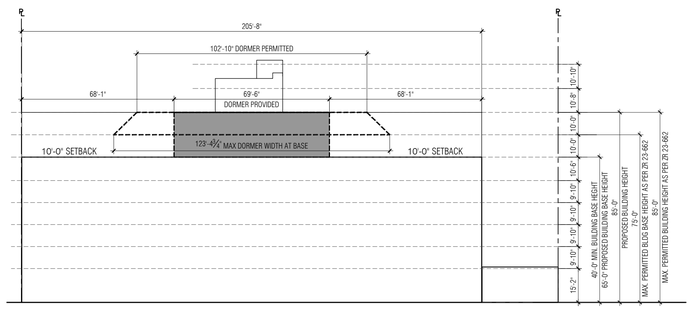
MAXIMUM PERMITTED LOT COVERAGE = 65%
0.65 X 32,000 SF = 20,800 SF
PROPOSED LOT AREA COVERAGE = 19,376.9 SF = 60.5%
19,376.9 SF < 20,800 SF COMPLIES

LOT AREA COVERAGE				
QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)
1	01	66'-0"	205'-8"	13,574.0
4	02	4'-0"	13'-6"	54.0
4	03	5'-0"	11'-0"	55.0
2	04	1'-0"	11'-0"	11.0
1	05	4'-0"	64'-4"	257.3
1	07	46'-0"	79'-10"	3,672.3
1	08	34'-4"	20'-9"	712.4
2	08	5'-9"	22'-4"	128.4
2	09	5'-0"	3'-11"	19.6
1	10	5'-0"	6'-0"	30.0
4	11	7'-10"	5'-4"	41.8
1	12	2'-6"	37'-2"	92.9
1	13	2'-6"	17'-9"	44.4
2	14	2'-6"	9'-4"	23.3
1	15	2'-6"	10'-4"	25.8
				19,376.9



4 DORMER CALCULATION DIAGRAM - BUILDING A

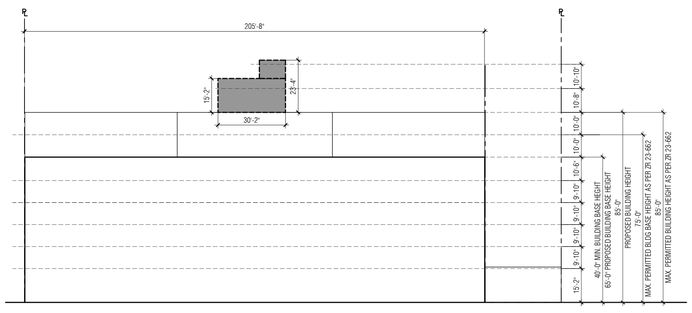
1/32" = 1'-0"



STREET WALL WIDTH = 205'-8"
DORMER HEIGHT ABOVE MAX. PERMITTED BASE HEIGHT = 10'-0" = 10% REDUCTION
MAX. ALLOWED DORMER WIDTH = 60% X 205'-8" = 123'-4 3/4"
REDUCED DORMER WIDTH = 10% X 205'-8"= 20'-6 3/4"
MAX. PERMITTED DORMER WIDTH = 123'-4 3/4" - 20'-6 3/4" = 102'-10"
PROPOSED DORMER WIDTH = 69'-6" < 102'-10"

5 BULKHEAD CALCULATION DIAGRAM - BUILDING A

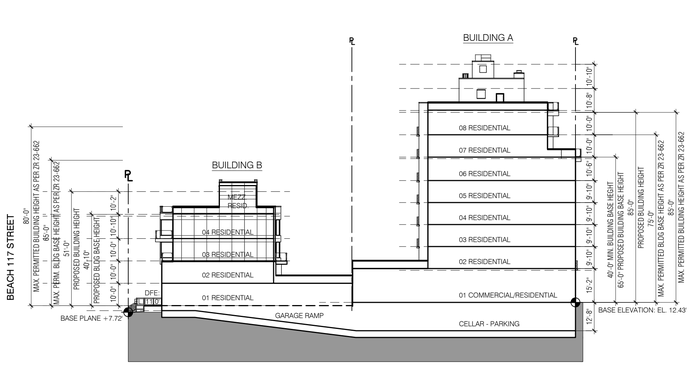
1/32" = 1'-0"



MAXIMUM AREA OF PERMITTED OBSTRUCTIONS = 8 x STREET WALL WIDTH = 8 x 205'-8"= 1,645.3 SF
PROPOSED AGGREGATE PERMITTED OBSTRUCTION WIDTH = 30'-2"
PROPOSED AVERAGE BULKHEAD HEIGHT ABOVE BUILDING HEIGHT = (23'-4" +15'-2") / 2 = 19'-3"
PROPOSED AREA OF PERMITTED OBSTRUCTIONS = 30'-2" x 19'-3" = 580.7 SF < 1,645.3 SF

6 BUILDINGS CROSS SECTION DIAGRAM

1/32" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02	02	06.27.2019	ISSUED TO DOB FOR PAA-4
01	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

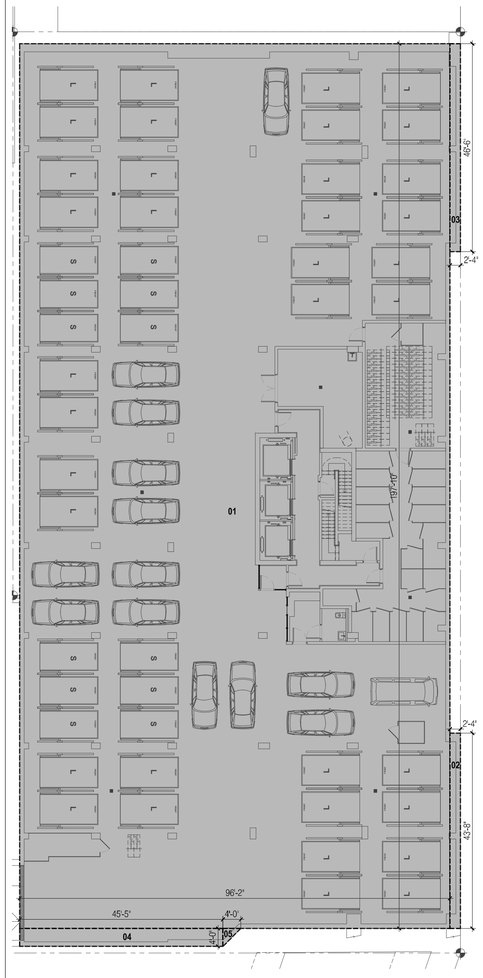
drawing title
ZONING ANALYSIS DIAGRAMS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	Z-005.01
checked	FM		

1 CELLAR FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



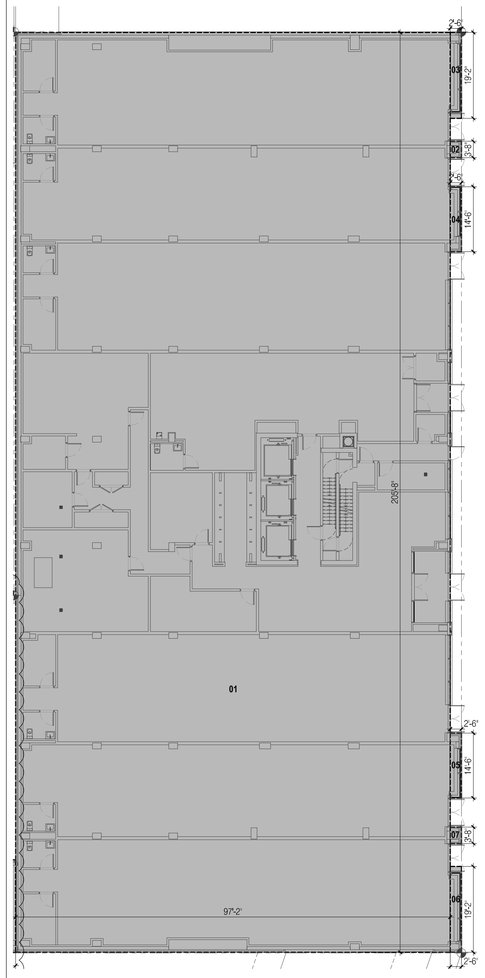
CELLAR FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	96'-2"	197'-10"	19,025.0
02	2'-4"	43'-8"	101.9
03	2'-4"	46'-6"	108.5
04	45'-5"	4'-0"	181.7
05	4'-0"	4'-0"	8.0
			19,425.1

2 1ST FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



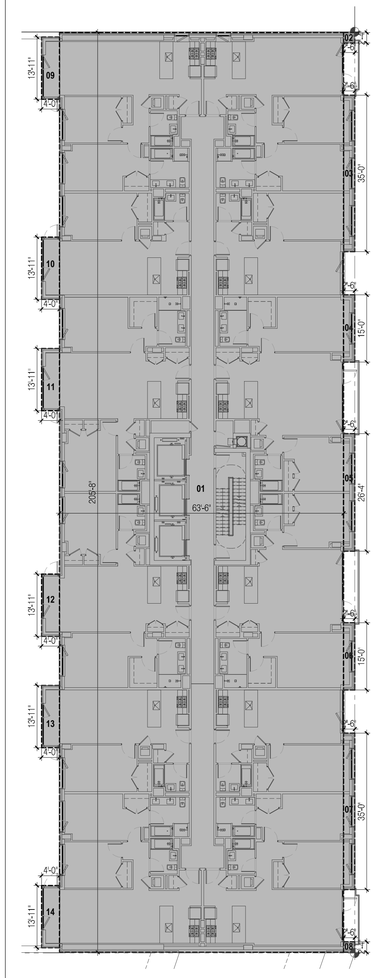
1ST FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	97'-2"	205'-8"	19,983.9
02	2'-6"	3'-8"	9.2
03	2'-6"	19'-2"	47.9
04	2'-6"	14'-6"	36.3
05	2'-6"	14'-6"	36.3
06	2'-6"	19'-2"	47.9
07	2'-6"	3'-8"	9.2
			20,170.6

3 2ND TO 6TH FLOOR - GROSS AREA

1/16" = 1'-0"



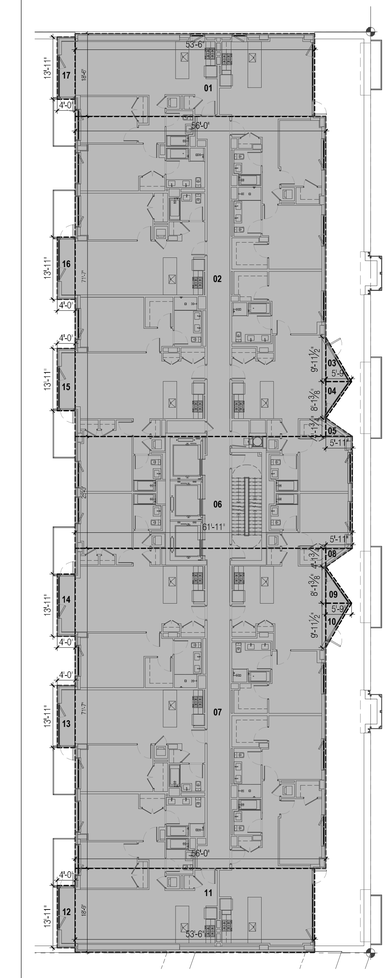
2ND FL TO 6TH FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	63'-6"	205'-8"	13,059.8
02	2'-6"	2'-4"	5.8
03	2'-6"	35'-0"	87.5
04	2'-6"	15'-0"	37.5
05	2'-6"	26'-4"	65.8
06	2'-6"	15'-0"	37.5
07	2'-6"	35'-0"	87.5
08	2'-6"	2'-4"	5.8
09	4'-0"	13'-11"	55.7
10	4'-0"	13'-11"	55.7
11	4'-0"	13'-11"	55.7
12	4'-0"	13'-11"	55.7
13	4'-0"	13'-11"	55.7
14	4'-0"	13'-11"	55.7
			13,721.2

4 7TH FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



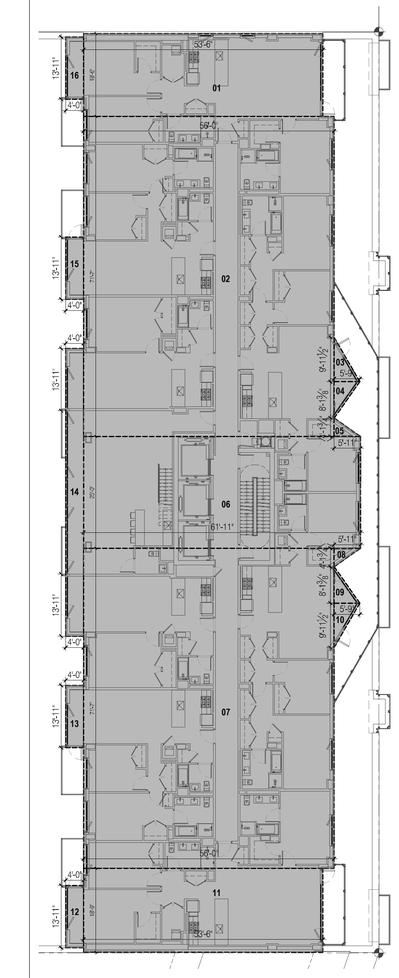
7TH FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	53'-6"	18'-6"	989.7
02	56'-0"	71'-7"	4,008.6
03	5'-9"	9'-11"	28.6
04	5'-9"	8'-2"	23.6
05	5'-11"	4'-2"	12.3
06	61'-11"	25'-0"	1,547.9
07	56'-0"	71'-7"	4,008.7
08	5'-11"	4'-2"	12.3
09	5'-9"	8'-2"	23.6
10	5'-9"	9'-11"	28.6
11	53'-6"	18'-9"	1,003.1
12	4'-0"	13'-11"	55.7
13	4'-0"	13'-11"	55.7
14	4'-0"	64'-4"	257.3
15	4'-0"	13'-11"	55.7
16	4'-0"	13'-11"	55.7
			12,167.0

5 8TH FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



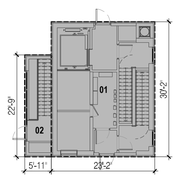
8TH FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	53'-6"	18'-6"	989.7
02	56'-0"	71'-7"	4,008.6
03	5'-9"	9'-11"	28.6
04	5'-9"	8'-2"	23.6
05	5'-11"	4'-2"	12.3
06	61'-11"	25'-0"	1,547.9
07	56'-0"	71'-7"	4,008.7
08	5'-11"	4'-2"	12.3
09	5'-9"	8'-2"	23.6
10	5'-9"	9'-11"	28.6
11	53'-6"	18'-9"	1,003.1
12	4'-0"	13'-11"	55.7
13	4'-0"	13'-11"	55.7
14	4'-0"	64'-4"	257.3
15	4'-0"	13'-11"	55.7
16	4'-0"	13'-11"	55.7
			12,167.0

6 BULKHEAD - GROSS AREA DIAGRAM

1/16" = 1'-0"



BULKHEAD

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	23'-2"	30'-2"	698.8
02	5'-11"	22'-9"	134.6
			833.5

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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WEB SITE: WWW.KFARCHITECT.COM

SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title

MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title

ZONING ANALYSIS
GROSS AREA DIAGRAMS - BUILDING A

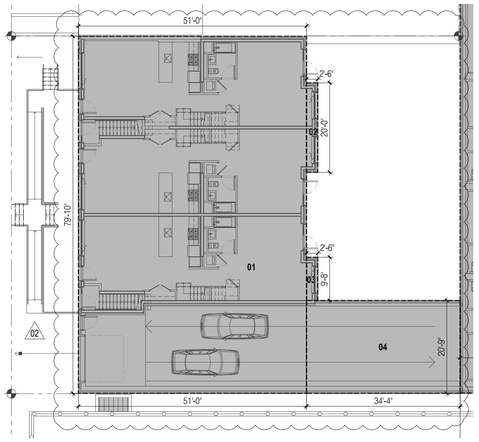
dob no

NB# 421395751

scale	1/16" = 1'-0"
project no.	15-39
date	AUG. 2014
sheet no.	---- OF ---
drawn	MP
drawing no.	Z-100.00
checked	FM

1 1ST FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



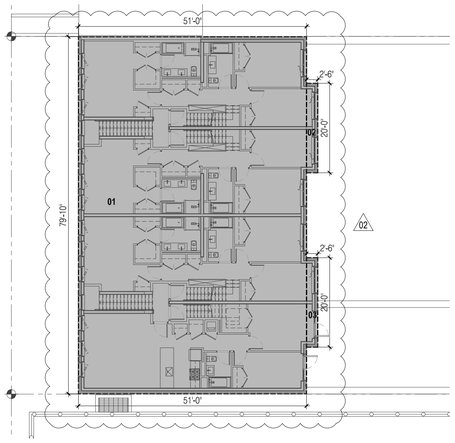
1ST FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	51'-0"	79'-10"	4,071.5
02	2'-6"	20'-0"	50.0
03	2'-6"	9'-6"	24.2
04	34'-4"	20'-9"	712.4
			4,858.1

2 2ND FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



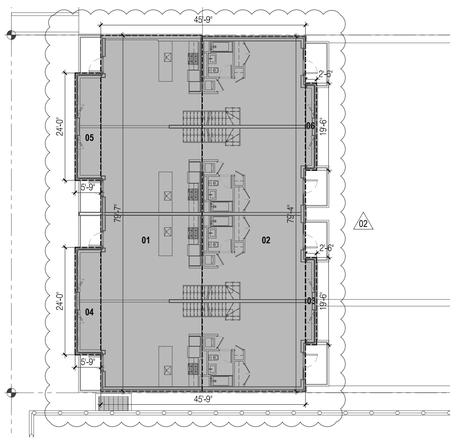
2ND FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	51'-0"	79'-10"	4,071.5
02	2'-6"	20'-0"	50.0
03	2'-6"	20'-0"	50.0
			4,171.5

3 3RD FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



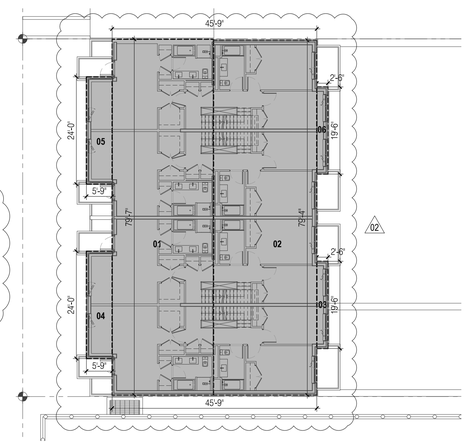
3RD FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	22'-8"	79'-7"	1,803.9
02	23'-1"	79'-4"	1,831.3
03	2'-6"	19'-6"	48.8
04	5'-9"	24'-0"	138.0
05	5'-9"	24'-0"	138.0
06	2'-6"	19'-6"	48.7
			4,008.7

4 4TH FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



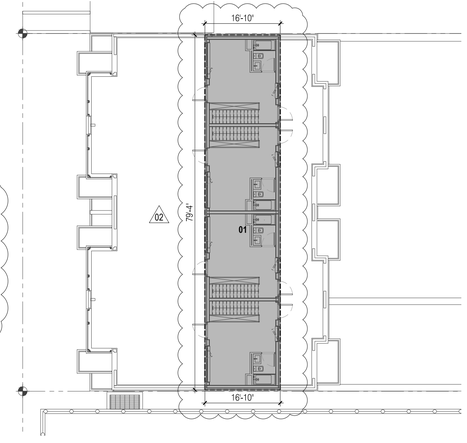
4TH FLOOR

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	22'-8"	79'-7"	1,803.9
02	23'-1"	79'-4"	1,831.3
03	2'-6"	19'-6"	48.8
04	5'-9"	24'-0"	138.0
05	5'-9"	24'-0"	138.0
06	2'-6"	19'-6"	48.7
			4,008.7

5 MEZZANINE FLOOR - GROSS AREA DIAGRAM

1/16" = 1'-0"



MEZZANINE

GROSS AREA CALCULATION

FLOOR AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	16'-10"	79'-4"	1,335.4
			1,335.4

MEZZ. FLOOR AREA PERCENTAGE :
MAX. PERMITTED MEZZ. FLOOR AREA =
1/3 OF FLOOR BELOW
4,008.70 X 33.33% = 1,336.23 S.F.
PROPOSED MEZZ. FLOOR AREA = 1,335.40 S.F.
33.31 % < 33.33%

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR COORDINATION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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CLIENT:
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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

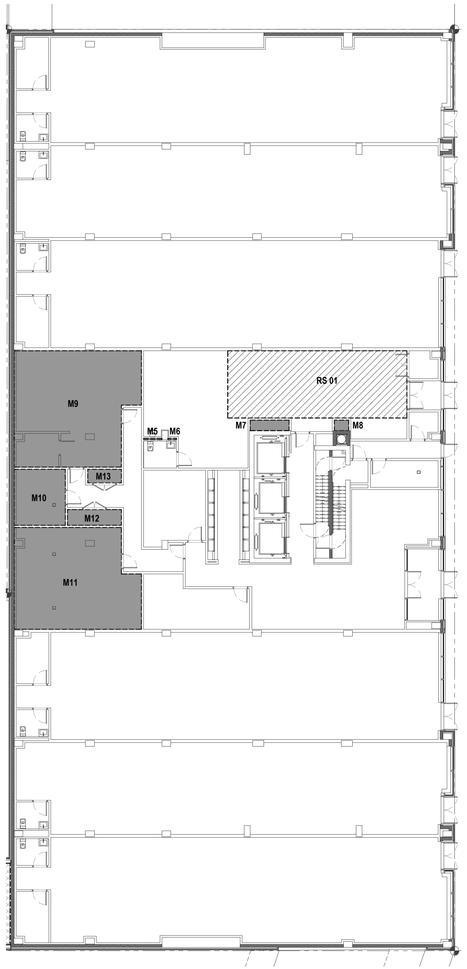
drawing title
ZONING ANALYSIS
GROSS AREA DIAGRAMS - BUILDING B

dob no
NB# 421395751

scale	1/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	Z-101.01
checked	FM		

1 1ST FLOOR - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"

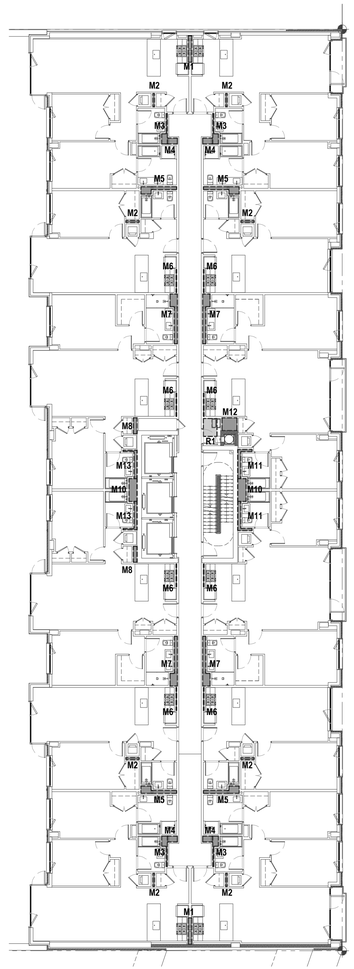


Q.H. DEDUCTION			
RECREATIONAL SPACE			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
RS1	40'-0"	15'-0"	600.0
			600.0

MECH. DEDUCTION					
QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
1	M5	4"	4'-1"	1.4	1.4
1	M6	4"	1'-11"	0.6	0.6
1	M7	8'-8"	2'-5"	20.6	20.6
1	M8	2'-4"	3'-2"	7.5	7.5
1	M9	28'-5"	26'-0"	676.4	676.4
1	M10	12'-6"	11'-5"	142.7	142.7
1	M11	22'-9"	28'-5"	599.8	599.8
1	M12	3'-6"	12'-0"	42.0	42.0
1	M13	3'-0"	7'-6"	22.5	22.5
					1,513.5

2 2ND TO 6TH FL. DEDUCTION AREA DIAGRAM

1/16" = 1'-0"

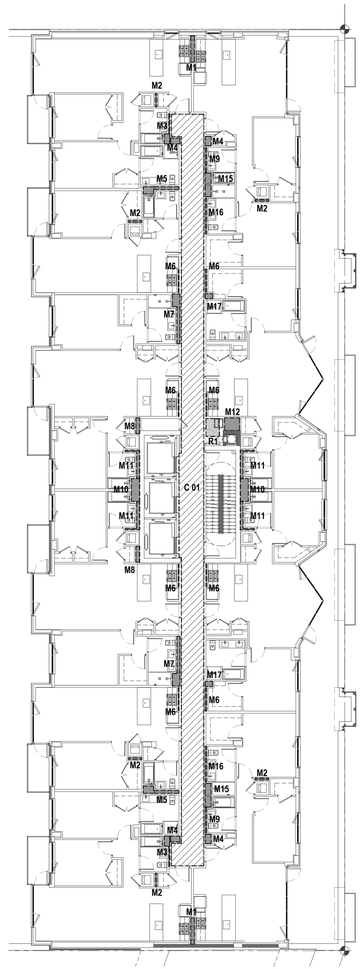


Q.H. DEDUCTION			
REFUSE ROOM			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
R1	4'-0"	3'-0"	12.0
			12.0

MECH. DEDUCTION					
QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
2	M1	10"	5'-11"	4.9	9.8
6	M2	5"	3'-0"	1.3	7.8
4	M3	1'-3"	6'-10"	4.0	16.0
4	M4	2'-3"	1'-4"	3.0	12.0
4	M5	8'-0"	1'-8"	7.7	30.8
8	M6	2"	5'-2"	0.9	7.2
4	M7	1'-8"	11'-2"	10.3	41.2
2	M8	10"	3'-7"	3.0	6.0
1	M10	1'-10"	5'-2"	9.5	9.5
1	M10	1'-10"	5'-2"	9.5	9.5
2	M11	3'-2"	6'-6"	5.6	11.2
1	M12	2'-11"	3'-4"	9.7	9.7
2	M13	3'-2"	6'-4"	5.1	10.2
					180.9

3 7TH FLOOR - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"



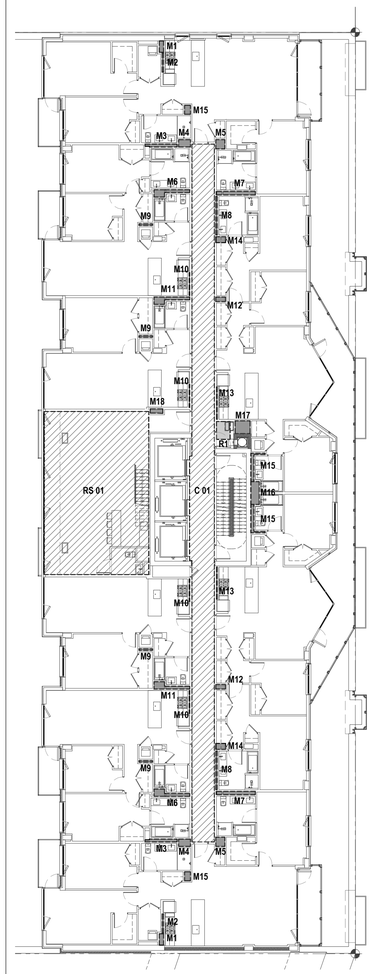
Q.H. DEDUCTION			
CORRIDOR - DAYLIGHT & DENSITY			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
C1	7'-3"	168'-0"	875.1
			875.1

Q.H. DEDUCTION			
REFUSE ROOM			AREA (S.F.)
NUMBER	LENGTH	WIDTH	

MECH. DEDUCTION					
QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
1	M1	4'-0"	3'-0"	12.0	12.0
2	M1	10"	5'-11"	4.9	9.8
6	M2	5"	3'-0"	1.3	7.8
2	M3	1'-3"	6'-10"	4.0	8.0
4	M4	2'-2"	1'-4"	2.9	11.6
2	M5	8'-0"	1'-8"	7.7	15.4
1	M6	4"	5'-2"	1.7	1.7
1	M6	2"	5'-2"	0.9	0.9
5	M6	2"	5'-2"	0.9	4.5
1	M6	4"	5'-2"	1.7	1.7
2	M7	1'-8"	11'-2"	10.3	20.6
2	M8	10"	3'-7"	3.0	6.0
2	M9	5'-8"	4"	1.9	3.8
2	M10	1'-10"	5'-2"	9.5	19.0
4	M11	3'-2"	6'-4"	5.1	20.4
1	M12	2'-11"	3'-4"	9.7	9.7
2	M15	5'-4"	1'-4"	7.1	14.2
2	M16	8'-0"	4"	2.7	5.4
1	M17	1'-8"	1'-2"	1.9	1.9
1	M18	1'-8"	1'-2"	1.9	1.9
					176.3

4 8TH FLOOR - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"



Q.H. DEDUCTION			
RECREATIONAL SPACE			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
RS1	23'-4"	36'-6"	851.6
			851.6

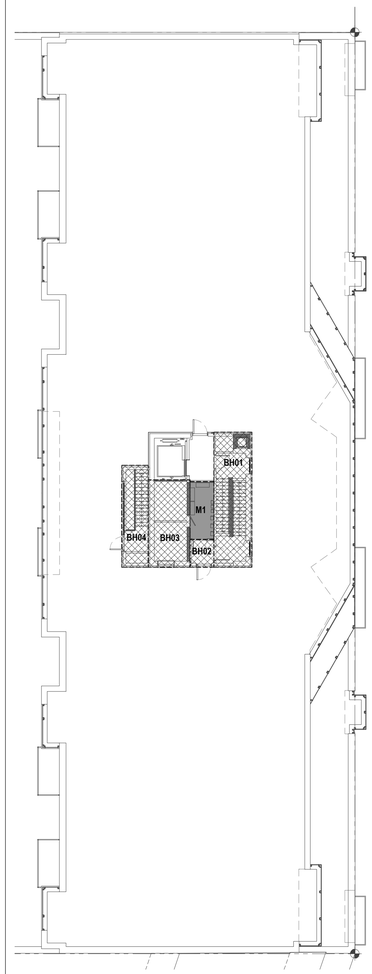
Q.H. DEDUCTION			
CORRIDOR - DAYLIGHT & DENSITY			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
C1	5'-7"	156'-0"	792.6
			792.6

Q.H. DEDUCTION			
REFUSE ROOM			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
R1	4'-0"	3'-0"	12.0
			12.0

MECH. DEDUCTION					
QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
2	M1	2'-7"	1'-0"	2.6	5.2
2	M2	4"	4'-5"	1.5	3.0
2	M3	7'-2"	8"	4.6	9.2
2	M4	2'-8"	1'-8"	4.5	9.0
2	M5	2'-1"	2'-0"	4.2	8.4
2	M6	8'-0"	1'-8"	7.7	15.4
2	M7	9"	8'-8"	6.5	13.0
2	M8	8'-8"	4"	2.9	5.8
4	M9	5"	3'-0"	1.3	5.2
4	M10	2"	5'-2"	0.9	3.6
2	M11	8'-0"	1'-8"	7.7	15.4
2	M12	1'-0"	2'-2"	2.2	4.4
2	M13	2"	7'-3"	1.2	2.4
2	M14	2'-2"	1'-4"	2.9	5.8
2	M15	3'-2"	6'-4"	5.1	10.2
2	M15	1'-4"	2'-0"	2.7	5.4
1	M16	1'-10"	5'-2"	9.5	9.5
1	M17	2'-11"	3'-4"	9.7	9.7
1	M18	1'-0"	2'-10"	2.8	2.8
					143.4

5 BULKHEAD - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"



Q.H. DEDUCTION			
BULKHEAD			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
BH1	8'-0"	32'-2"	256.4
BH2	5'-4"	6'-2"	32.9
BH3	9'-4"	19'-6"	182.0
BH4	5'-11"	22'-9"	134.6
			605.9

MECH. DEDUCTION					
QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
1	M1	13'-0"	5'-4"	69.3	69.3
					69.3

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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STRUCTURAL ENGINEER:
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SEAL



project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

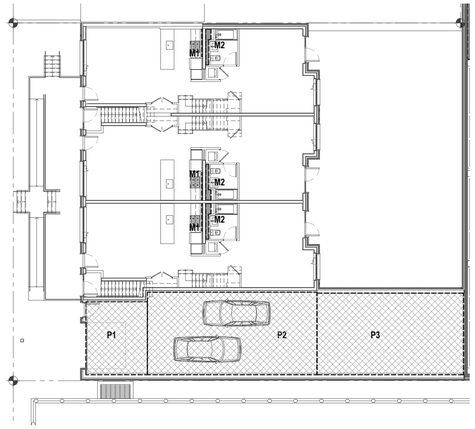
drawing title
ZONING ANALYSIS
DEDUCTIONS DIAGRAMS - BUILDING A

dob no
NB# 421395751

scale: 1/16" = 1'-0"	project no.: 15-39
date: AUG. 2014	sheet no.: ---- OF ---
drawn: MP	drawing no.: Z-102.00
checked: FM	

1 1ST FLOOR - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"



02

MECH. DEDUCTION

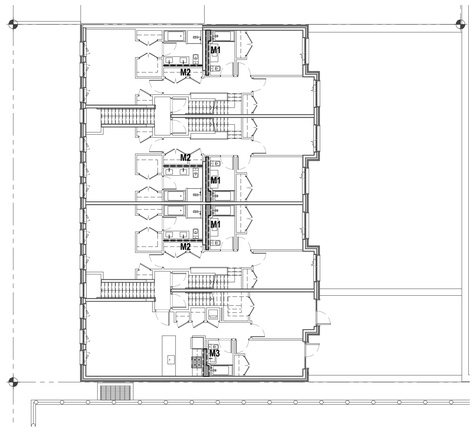
QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
3	M1	2"	6'-2"	1.0	3.0
3	M2	1'-2"	8'-0"	6.5	19.5
					22.5

PARKING DEDUCTION

QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
1	P1	16'-4"	13'-9"	224.6	224.6
1	P2	18'-6"	37'-11"	699.9	699.9
1	P3	18'-3"	32'-9"	597.7	597.7
					1,522.2

2 2ND FLOOR - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"



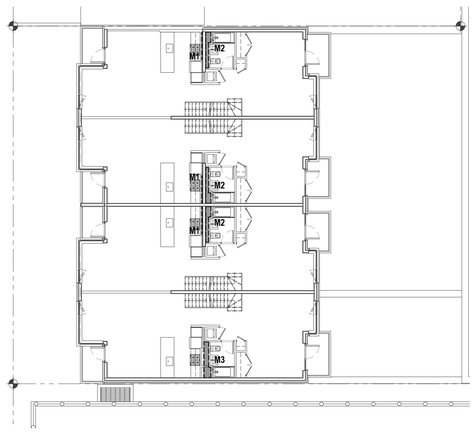
02

MECH. DEDUCTION

QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
3	M1	1'-2"	10'-1"	7.7	23.1
3	M2	2"	8'-8"	1.4	4.2
1	M3	1'-4"	6'-2"	6.4	6.4
					33.7

3 3RD FLOOR - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"



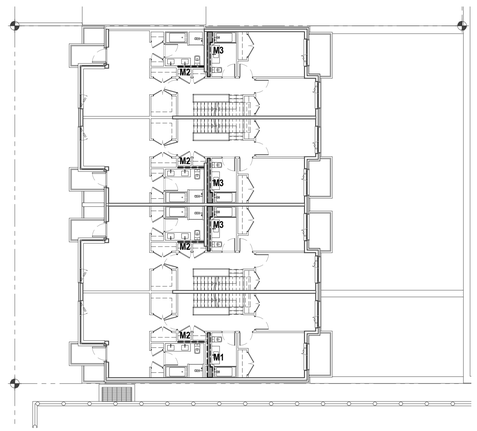
02

MECH. DEDUCTION

QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
3	M1	2"	6'-2"	1.0	3.0
3	M2	1'-2"	8'-0"	6.5	19.5
1	M3	1'-7"	8'-0"	9.8	9.8
					32.3

4 4TH FLOOR - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"



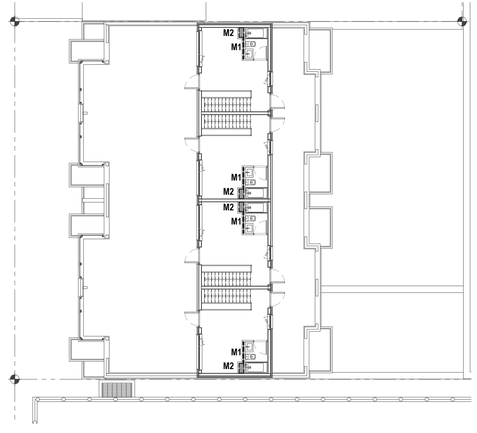
02

MECH. DEDUCTION

QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
1	M1	1'-2"	10'-0"	7.8	7.8
4	M2	2"	5'-10"	1.0	4.0
3	M3	1'-2"	10'-0"	7.8	23.4
					35.2

5 MEZZANINE FLOOR - DEDUCTION AREA DIAGRAM

1/16" = 1'-0"



02

MECH. DEDUCTION

QTY.	TAG	LENGTH	WIDTH	AREA (S.F.)	TOTAL AREA (S.F.)
1	M1	2"	4'-10"	0.8	0.8
1	M1	2"	4'-10"	0.8	0.8
1	M1	2"	4'-10"	0.8	0.8
1	M1	2"	4'-10"	0.8	0.8
1	M2	1'-1"	2'-2"	2.3	2.3
2	M2	1'-1"	2'-2"	2.3	4.6
1	M2	1'-1"	2'-2"	2.3	2.3
					12.4

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
02	01	03.14.2019	ISSUED FOR CONSTRUCTION
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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TSF Engineering, P.C.
200 Park Ave. South NY, NY 10003
T 212.253.7303 F 212.253.6512

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1331 STUYVESANT AVE., UNION, NJ 07083
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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ZONING ANALYSIS
DEDUCTIONS DIAGRAMS - BUILDING B

dob no
NB# 421395751

scale	1/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	Z-103.01
checked	FM		

ARCHITECTURAL SURVEY

OF LOT No.'S 571 TO 575 BOTH INCLUSIVE AND SOUTHERLY 26 FEET OF LOT No.'S 570 AND LOT No.'S 576 TO 579 BOTH INCLUSIVE AND LOT No.'S 600 TO 603 BOTH INCLUSIVE IN BLOCK No. 10 AS SHOWN ON MAP OF ROCKAWAY PARK No. 3, FIFTH WARD, FILED ON AUGUST 13, 1903 AS MAP No. 47, NEW No. 2299

LOCATED AT:
FAR ROCKAWAY, BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

TAX DESIGNATION:
BLOCK: 16226, LOT(S): 23, 25

SURVEYED ON: JULY 21, 2015
AMENDED: NOVEMBER 07, 2016 (FIRM INFORMATION ADDED)
DECEMBER 12, 2016 (LOT 23 ADDED)
JANUARY 4, 2017 (CERTIFICATION ONLY)
OCTOBER 11, 2017 (STRADDOT)
DECEMBER 18, 2017 (ADDITIONAL INFO. SHOWN)

DRAWN BY: FK, MV	CHECKED BY: AT

NOTES:

1) ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
2) LEGAL GRADES SHOWN HEREON REFER TO THE CENTER LINE OF THE STREET TAKEN AT THE PROJECTION OF THE PROPERTY LINES.
3) THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND/OR SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 53.
4) THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE UNDERSIGNED IF THE PROJECTION OF THE PROPERTY LINES AS SHOWN ON MAP Q 2527.
5) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6) SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM BOROUGH OF QUEENS LOCAL SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
7) SIZE OF WATER MAIN SHOWN HEREON AS OBTAINED FROM THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDS, AS SHOWN ON MAP Q 2527.
8) TOTAL AREA OF THE PARCEL : 28,600.00 Sq.Ft. / 0.735 Acre.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION ON SUBSEQUENT OWNERS.
THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY SHOWN ARE NOT CERTIFIED.

ABBREVIATIONS:

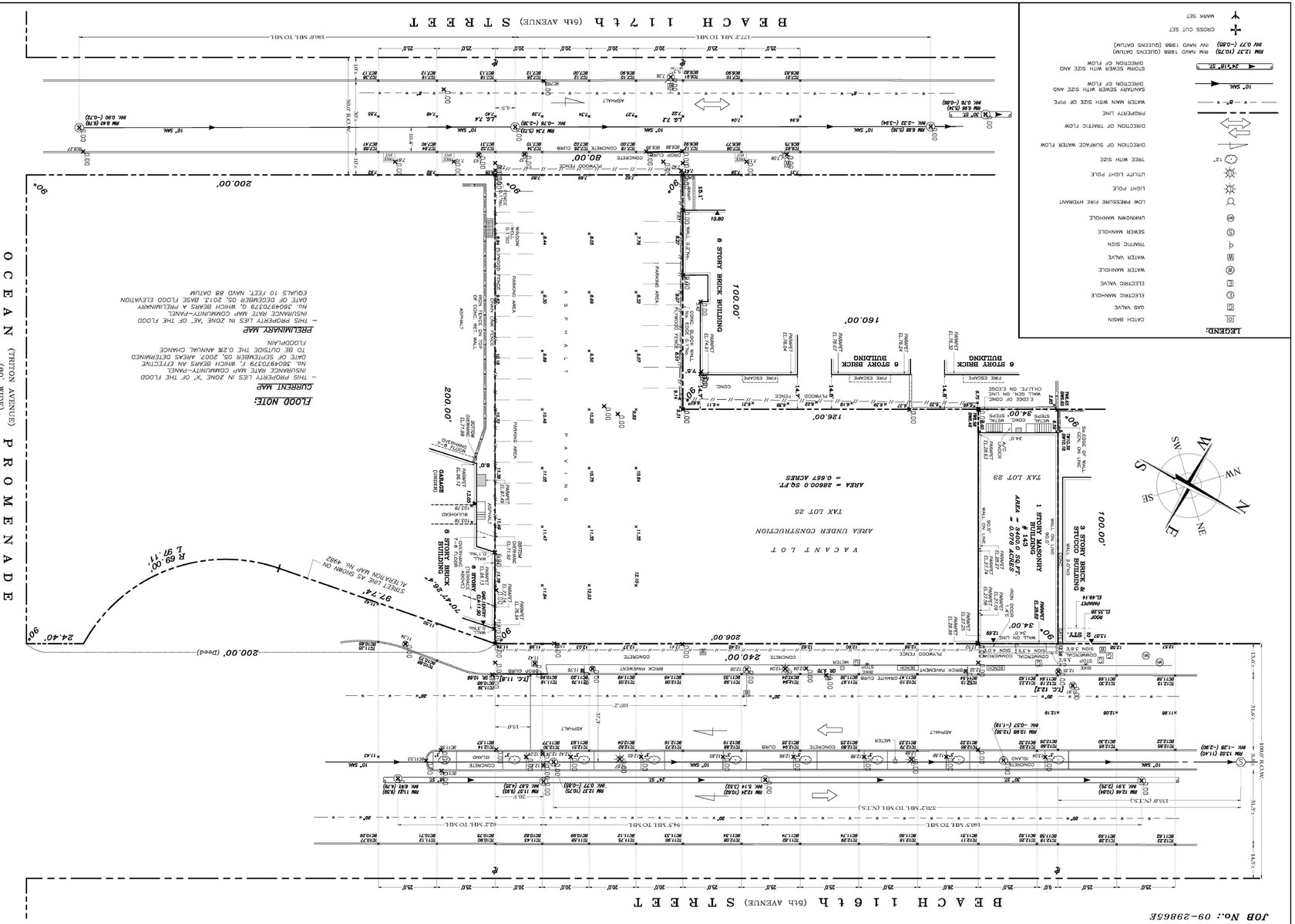
C.E.	CELLAR ENTRY
ENT.	ENTRANCE ELEVATION
TC/BC	TOP/BOTTOM OF CURB
C.L.F.	CHAIN LINK FENCE
[I.C. 10.4]	ESTABLISHED GRADE AS SHOWN ON ALTERATION MAP # 4982
M.H. TO M.H.	MANHOLE TO MANHOLE
L.C.	LEGAL GRADE

Scale 1" = 20'

20 0 20 40 60

ALEXANDER TSUKERMAN N.Y.S. L.S. No 050189

LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
352 SMITH STREET, PEDFORD, NY 11520
516-378-2664 • 212-243-4050 • FAX 516-378-6649



JOB No.: 09-29865E

SITE KEY MAP

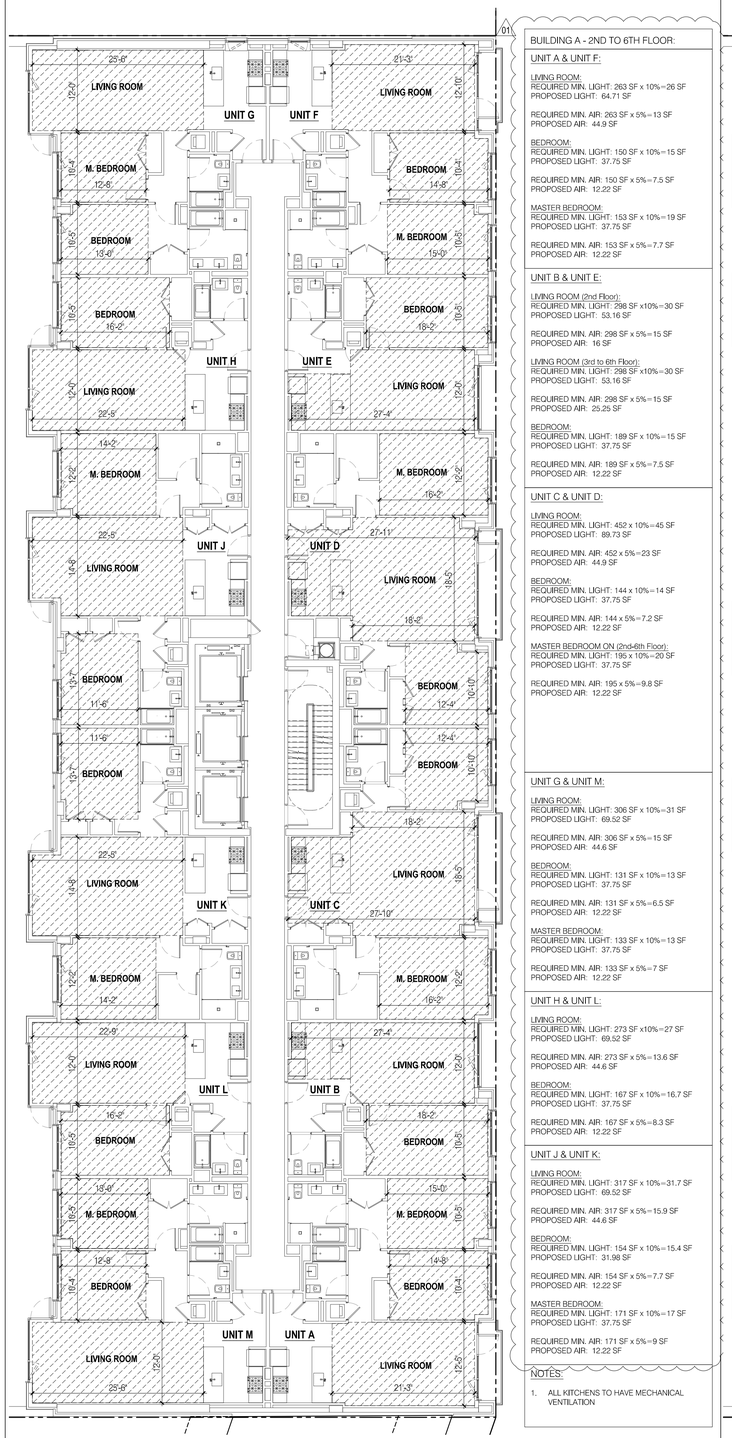


BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description

1 2ND TO 6TH FLOOR - LIGHT AND AIR CALCULATIONS

3/32" = 1'-0"



BUILDING A - 2ND TO 6TH FLOOR:

UNIT A & UNIT F:

LIVING ROOM:
REQUIRED MIN. LIGHT: 263 SF x 10%=26 SF
PROPOSED LIGHT: 64.71 SF

REQUIRED MIN. AIR: 263 SF x 5%=13 SF
PROPOSED AIR: 44.9 SF

BEDROOM:
REQUIRED MIN. LIGHT: 150 SF x 10%=15 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 150 SF x 5%=7.5 SF
PROPOSED AIR: 12.22 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 153 SF x 10%=19 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 153 SF x 5%=7.7 SF
PROPOSED AIR: 12.22 SF

UNIT B & UNIT E:

LIVING ROOM (2nd Floor):
REQUIRED MIN. LIGHT: 298 SF x10%=30 SF
PROPOSED LIGHT: 53.16 SF

REQUIRED MIN. AIR: 298 SF x 5%=15 SF
PROPOSED AIR: 16 SF

LIVING ROOM (3rd to 6th Floor):
REQUIRED MIN. LIGHT: 298 SF x10%=30 SF
PROPOSED LIGHT: 53.16 SF

REQUIRED MIN. AIR: 298 SF x 5%=15 SF
PROPOSED AIR: 25.25 SF

BEDROOM:
REQUIRED MIN. LIGHT: 189 SF x 10%=15 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 189 SF x 5%=7.5 SF
PROPOSED AIR: 12.22 SF

UNIT C & UNIT D:

LIVING ROOM:
REQUIRED MIN. LIGHT: 452 x 10%=45 SF
PROPOSED LIGHT: 89.73 SF

REQUIRED MIN. AIR: 452 x 5%=23 SF
PROPOSED AIR: 44.9 SF

BEDROOM:
REQUIRED MIN. LIGHT: 144 x 10%=14 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 144 x 5%=7.2 SF
PROPOSED AIR: 12.22 SF

MASTER BEDROOM ON (2nd-6th Floor):
REQUIRED MIN. LIGHT: 195 x 10%=20 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 195 x 5%=9.8 SF
PROPOSED AIR: 12.22 SF

UNIT G & UNIT M:

LIVING ROOM:
REQUIRED MIN. LIGHT: 306 SF x 10%=31 SF
PROPOSED LIGHT: 69.52 SF

REQUIRED MIN. AIR: 306 SF x 5%=15 SF
PROPOSED AIR: 44.6 SF

BEDROOM:
REQUIRED MIN. LIGHT: 131 SF x 10%=13 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 131 SF x 5%=6.5 SF
PROPOSED AIR: 12.22 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 133 SF x 10%=13 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 133 SF x 5%=7 SF
PROPOSED AIR: 12.22 SF

UNIT H & UNIT L:

LIVING ROOM:
REQUIRED MIN. LIGHT: 273 SF x10%=27 SF
PROPOSED LIGHT: 69.52 SF

REQUIRED MIN. AIR: 273 SF x 5%=13.6 SF
PROPOSED AIR: 44.6 SF

BEDROOM:
REQUIRED MIN. LIGHT: 167 SF x 10%=16.7 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 167 SF x 5%=8.3 SF
PROPOSED AIR: 12.22 SF

UNIT J & UNIT K:

LIVING ROOM:
REQUIRED MIN. LIGHT: 317 SF x 10%=31.7 SF
PROPOSED LIGHT: 69.52 SF

REQUIRED MIN. AIR: 317 SF x 5%=15.9 SF
PROPOSED AIR: 44.6 SF

BEDROOM:
REQUIRED MIN. LIGHT: 154 SF x 10%=15.4 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 154 SF x 5%=7.7 SF
PROPOSED AIR: 12.22 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 171 SF x 10%=17 SF
PROPOSED LIGHT: 37.75 SF

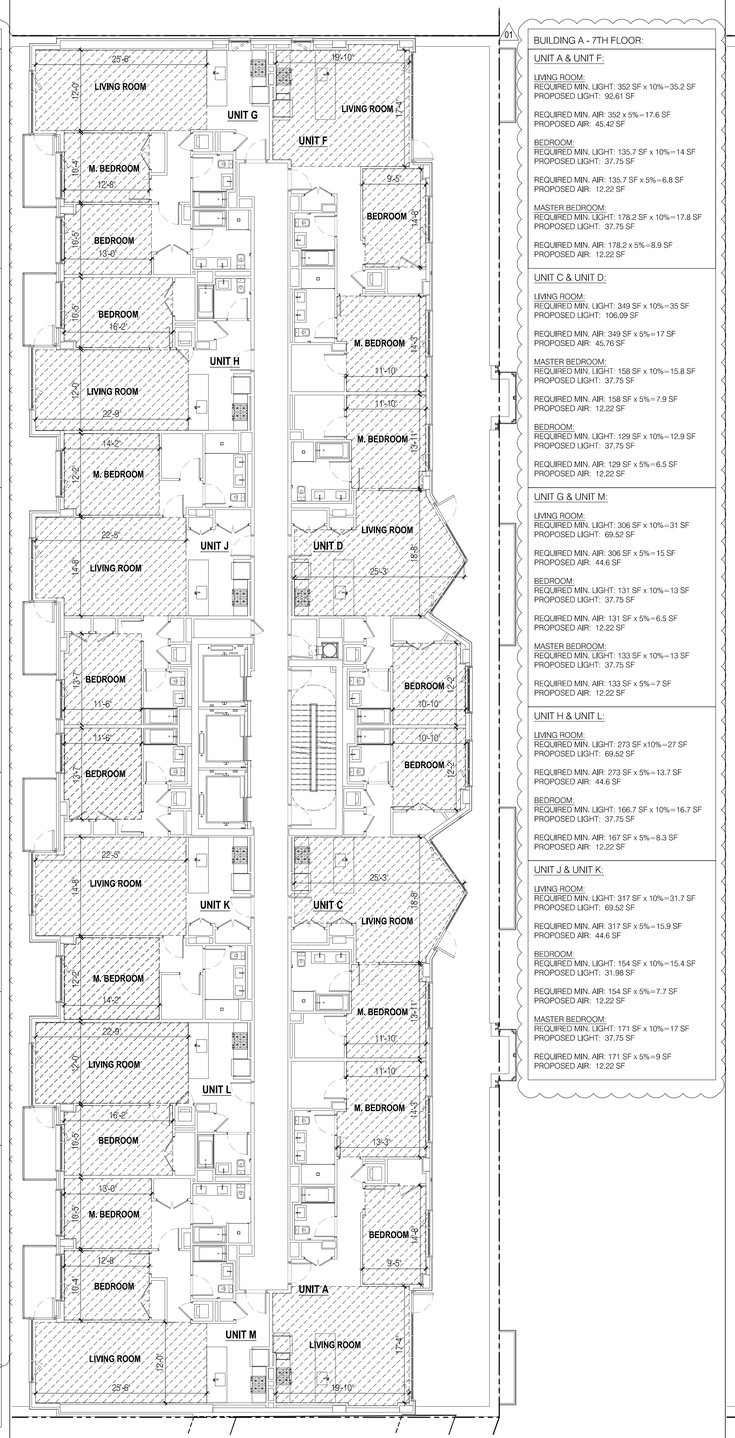
REQUIRED MIN. AIR: 171 SF x 5%=9 SF
PROPOSED AIR: 12.22 SF

NOTES:

1. ALL KITCHENS TO HAVE MECHANICAL VENTILATION

2 7TH FLOOR - LIGHT AND AIR CALCULATIONS

3/32" = 1'-0"



BUILDING A - 7TH FLOOR:

UNIT A & UNIT F:

LIVING ROOM:
REQUIRED MIN. LIGHT: 352 SF x 10%=35.2 SF
PROPOSED LIGHT: 92.61 SF

REQUIRED MIN. AIR: 352 x 5%=17.6 SF
PROPOSED AIR: 45.42 SF

BEDROOM:
REQUIRED MIN. LIGHT: 135.7 SF x 10%=14 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 135.7 SF x 5%=6.8 SF
PROPOSED AIR: 12.22 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 178.2 SF x 10%=17.8 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 178.2 x 5%=8.9 SF
PROPOSED AIR: 12.22 SF

UNIT C & UNIT D:

LIVING ROOM:
REQUIRED MIN. LIGHT: 349 SF x 10%=35 SF
PROPOSED LIGHT: 106.09 SF

REQUIRED MIN. AIR: 349 SF x 5%=17 SF
PROPOSED AIR: 45.76 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 158 SF x 10%=15.8 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 158 SF x 5%=7.9 SF
PROPOSED AIR: 12.22 SF

BEDROOM:
REQUIRED MIN. LIGHT: 129 SF x 10%=12.9 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 129 SF x 5%=6.5 SF
PROPOSED AIR: 12.22 SF

UNIT G & UNIT M:

LIVING ROOM:
REQUIRED MIN. LIGHT: 306 SF x 10%=31 SF
PROPOSED LIGHT: 69.52 SF

REQUIRED MIN. AIR: 306 SF x 5%=15 SF
PROPOSED AIR: 44.6 SF

BEDROOM:
REQUIRED MIN. LIGHT: 131 SF x 10%=13 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 131 SF x 5%=6.5 SF
PROPOSED AIR: 12.22 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 133 SF x 10%=13 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 133 SF x 5%=7 SF
PROPOSED AIR: 12.22 SF

UNIT H & UNIT L:

LIVING ROOM:
REQUIRED MIN. LIGHT: 273 SF x10%=27 SF
PROPOSED LIGHT: 69.52 SF

REQUIRED MIN. AIR: 273 SF x 5%=13.7 SF
PROPOSED AIR: 44.6 SF

BEDROOM:
REQUIRED MIN. LIGHT: 166.7 SF x 10%=16.7 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 167 SF x 5%=8.3 SF
PROPOSED AIR: 12.22 SF

UNIT J & UNIT K:

LIVING ROOM:
REQUIRED MIN. LIGHT: 317 SF x 10%=31.7 SF
PROPOSED LIGHT: 69.52 SF

REQUIRED MIN. AIR: 317 SF x 5%=15.9 SF
PROPOSED AIR: 44.6 SF

BEDROOM:
REQUIRED MIN. LIGHT: 154 SF x 10%=15.4 SF
PROPOSED LIGHT: 31.98 SF

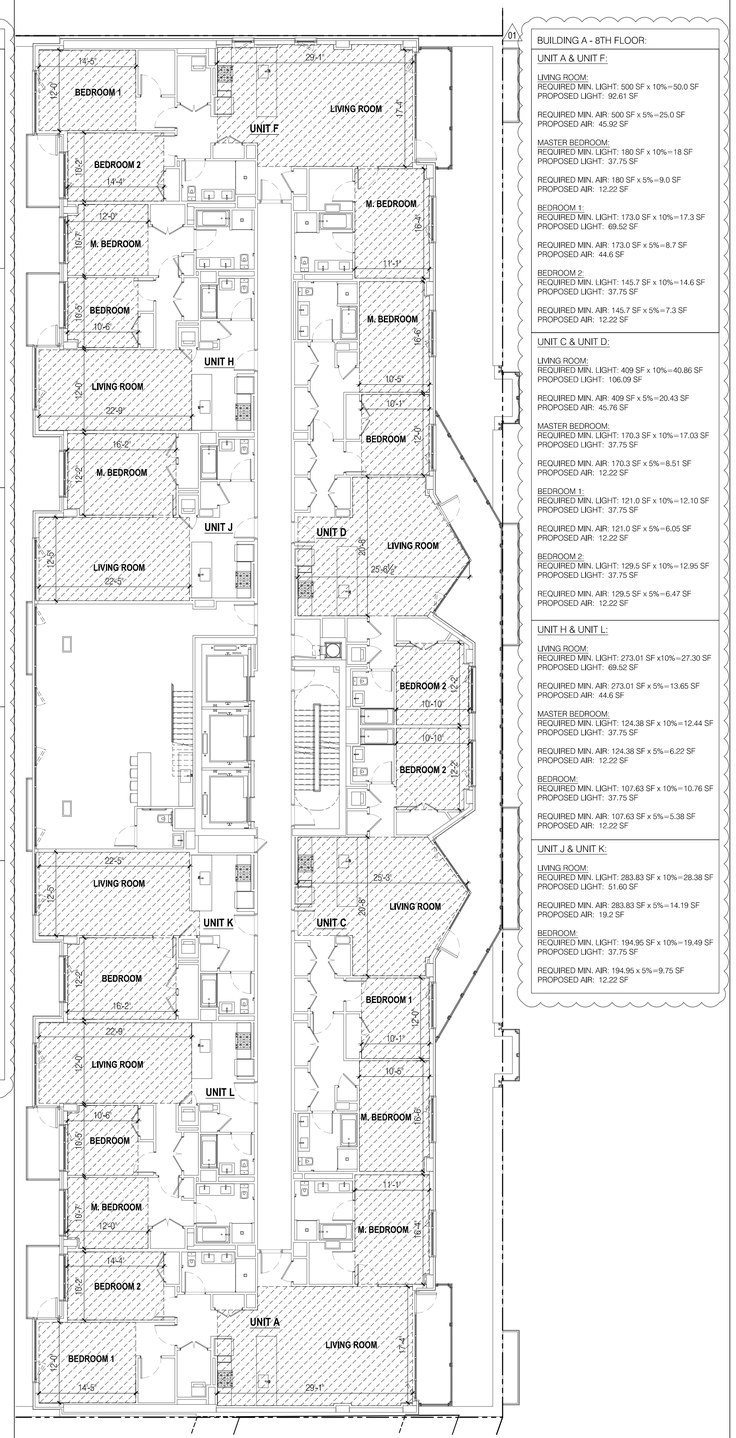
REQUIRED MIN. AIR: 154 SF x 5%=7.7 SF
PROPOSED AIR: 12.22 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 171 SF x 10%=17 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 171 SF x 5%=9 SF
PROPOSED AIR: 12.22 SF

3 8TH FLOOR - LIGHT AND AIR CALCULATIONS

3/32" = 1'-0"



BUILDING A - 8TH FLOOR:

UNIT A & UNIT F:

LIVING ROOM:
REQUIRED MIN. LIGHT: 500 SF x 10%=50.0 SF
PROPOSED LIGHT: 92.61 SF

REQUIRED MIN. AIR: 500 SF x 5%=25.0 SF
PROPOSED AIR: 45.92 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 180 SF x 10%=18 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 180 SF x 5%=9.0 SF
PROPOSED AIR: 12.22 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 173.0 SF x 10%=17.3 SF
PROPOSED LIGHT: 69.52 SF

REQUIRED MIN. AIR: 173.0 SF x 5%=8.7 SF
PROPOSED AIR: 44.6 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 145.7 SF x 10%=14.6 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 145.7 SF x 5%=7.3 SF
PROPOSED AIR: 12.22 SF

UNIT C & UNIT D:

LIVING ROOM:
REQUIRED MIN. LIGHT: 409 SF x 10%=40.86 SF
PROPOSED LIGHT: 106.09 SF

REQUIRED MIN. AIR: 409 SF x 5%=20.43 SF
PROPOSED AIR: 45.76 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 170.3 SF x 10%=17.03 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 170.3 SF x 5%=8.51 SF
PROPOSED AIR: 12.22 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 121.0 SF x 10%=12.10 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 121.0 SF x 5%=6.05 SF
PROPOSED AIR: 12.22 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 129.5 SF x 10%=12.95 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 129.5 SF x 5%=6.47 SF
PROPOSED AIR: 12.22 SF

UNIT H & UNIT L:

LIVING ROOM:
REQUIRED MIN. LIGHT: 273.01 SF x10%=27.30 SF
PROPOSED LIGHT: 69.52 SF

REQUIRED MIN. AIR: 273.01 SF x 5%=13.65 SF
PROPOSED AIR: 44.6 SF

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 124.38 SF x 10%=12.44 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 124.38 SF x 5%=6.22 SF
PROPOSED AIR: 12.22 SF

BEDROOM:
REQUIRED MIN. LIGHT: 107.63 SF x 10%=10.76 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 107.63 SF x 5%=5.38 SF
PROPOSED AIR: 12.22 SF

UNIT J & UNIT K:

LIVING ROOM:
REQUIRED MIN. LIGHT: 283.83 SF x 10%=28.38 SF
PROPOSED LIGHT: 51.60 SF

REQUIRED MIN. AIR: 283.83 SF x 5%=14.19 SF
PROPOSED AIR: 19.2 SF

BEDROOM:
REQUIRED MIN. LIGHT: 194.95 SF x 10%=19.49 SF
PROPOSED LIGHT: 37.75 SF

REQUIRED MIN. AIR: 194.95 x 5%=9.75 SF
PROPOSED AIR: 12.22 SF

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	01	06.27.2019	ISSUED TO DOB FOR PAA-4
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

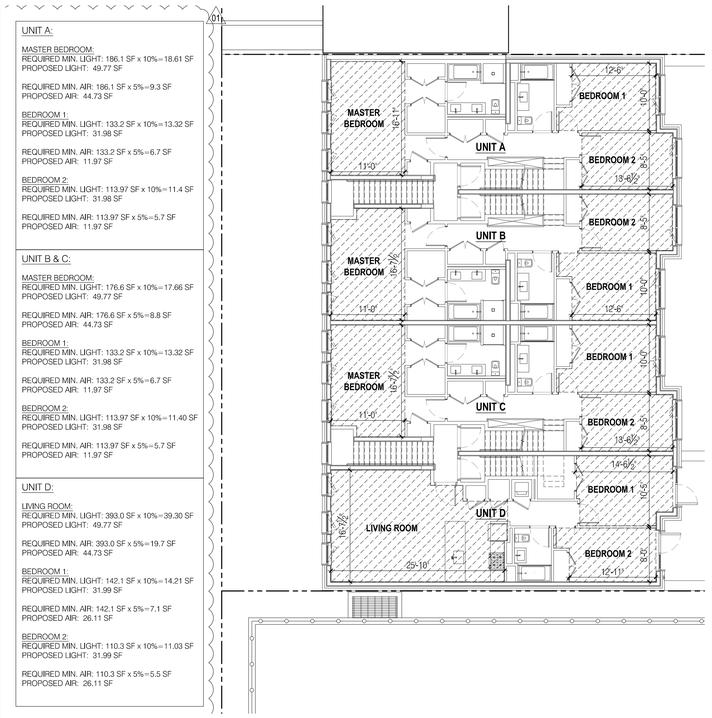
drawing title
LIGHT AND AIR CALCULATIONS
BUILDING "A"

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-004.01
checked	FM		

1 1ST FLOOR - LIGHT AND AIR CALCULATIONS

3/32" = 1'-0"



UNIT A:

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 186.1 SF x 10%=18.61 SF
PROPOSED LIGHT: 49.77 SF

REQUIRED MIN. AIR: 186.1 SF x 5%=9.3 SF
PROPOSED AIR: 44.73 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 133.2 SF x 10%=13.32 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 133.2 SF x 5%=6.7 SF
PROPOSED AIR: 11.97 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 113.97 SF x 10%=11.4 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 113.97 SF x 5%=5.7 SF
PROPOSED AIR: 11.97 SF

UNIT B & C:

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 176.6 SF x 10%=17.66 SF
PROPOSED LIGHT: 49.77 SF

REQUIRED MIN. AIR: 176.6 SF x 5%=8.8 SF
PROPOSED AIR: 44.73 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 133.2 SF x 10%=13.32 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 133.2 SF x 5%=6.7 SF
PROPOSED AIR: 11.97 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 113.97 SF x 10%=11.40 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 113.97 SF x 5%=5.7 SF
PROPOSED AIR: 11.97 SF

UNIT D:

LIVING ROOM:
REQUIRED MIN. LIGHT: 393.0 SF x 10%=39.30 SF
PROPOSED LIGHT: 49.77 SF

REQUIRED MIN. AIR: 393.0 SF x 5%=19.7 SF
PROPOSED AIR: 44.73 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 142.1 SF x 10%=14.21 SF
PROPOSED LIGHT: 31.99 SF

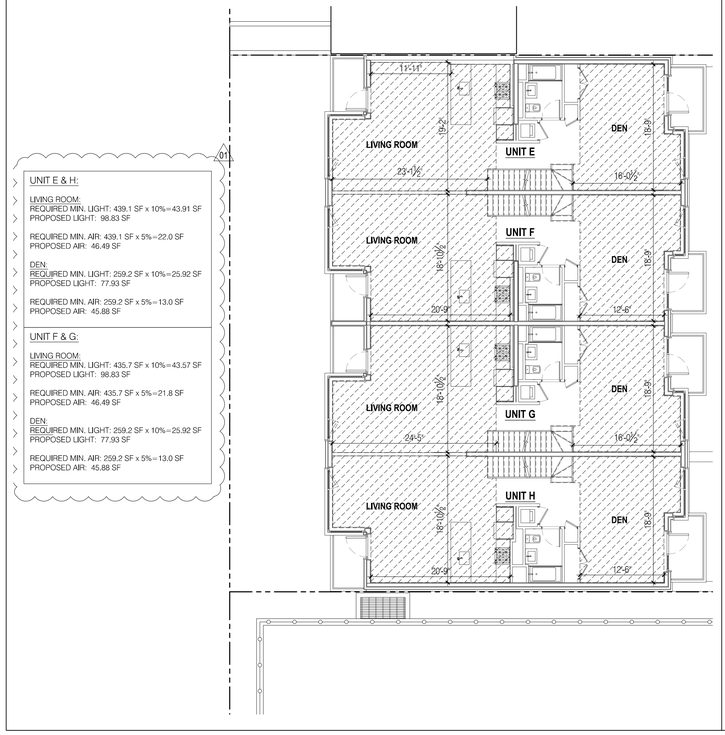
REQUIRED MIN. AIR: 142.1 SF x 5%=7.1 SF
PROPOSED AIR: 26.11 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 110.3 SF x 10%=11.03 SF
PROPOSED LIGHT: 31.99 SF

REQUIRED MIN. AIR: 110.3 SF x 5%=5.5 SF
PROPOSED AIR: 26.11 SF

2 2ND FLOOR - LIGHT AND AIR CALCULATIONS

3/32" = 1'-0"



UNIT E & H:

LIVING ROOM:
REQUIRED MIN. LIGHT: 439.1 SF x 10%=43.91 SF
PROPOSED LIGHT: 98.83 SF

REQUIRED MIN. AIR: 439.1 SF x 5%=22.0 SF
PROPOSED AIR: 46.49 SF

DEN:
REQUIRED MIN. LIGHT: 259.2 SF x 10%=25.92 SF
PROPOSED LIGHT: 77.93 SF

REQUIRED MIN. AIR: 259.2 SF x 5%=13.0 SF
PROPOSED AIR: 45.88 SF

UNIT F & G:

LIVING ROOM:
REQUIRED MIN. LIGHT: 435.7 SF x 10%=43.57 SF
PROPOSED LIGHT: 98.83 SF

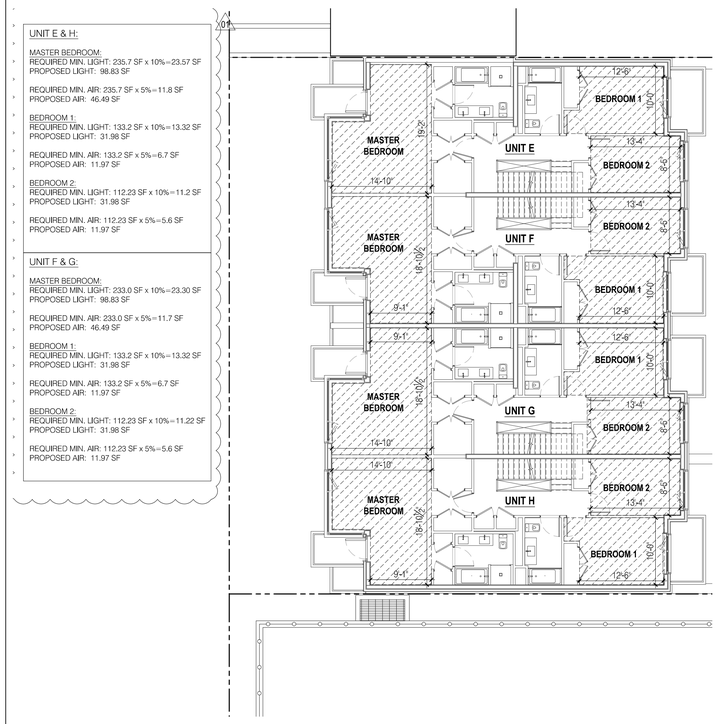
REQUIRED MIN. AIR: 435.7 SF x 5%=21.8 SF
PROPOSED AIR: 46.49 SF

DEN:
REQUIRED MIN. LIGHT: 259.2 SF x 10%=25.92 SF
PROPOSED LIGHT: 77.93 SF

REQUIRED MIN. AIR: 259.2 SF x 5%=13.0 SF
PROPOSED AIR: 45.88 SF

3 3RD FLOOR - LIGHT AND AIR CALCULATIONS

3/32" = 1'-0"



UNIT E & H:

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 235.7 SF x 10%=23.57 SF
PROPOSED LIGHT: 98.83 SF

REQUIRED MIN. AIR: 235.7 SF x 5%=11.8 SF
PROPOSED AIR: 46.49 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 133.2 SF x 10%=13.32 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 133.2 SF x 5%=6.7 SF
PROPOSED AIR: 11.97 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 112.23 SF x 10%=11.2 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 112.23 SF x 5%=5.6 SF
PROPOSED AIR: 11.97 SF

UNIT F & G:

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 233.0 SF x 10%=23.30 SF
PROPOSED LIGHT: 98.83 SF

REQUIRED MIN. AIR: 233.0 SF x 5%=11.7 SF
PROPOSED AIR: 46.49 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 133.2 SF x 10%=13.32 SF
PROPOSED LIGHT: 31.98 SF

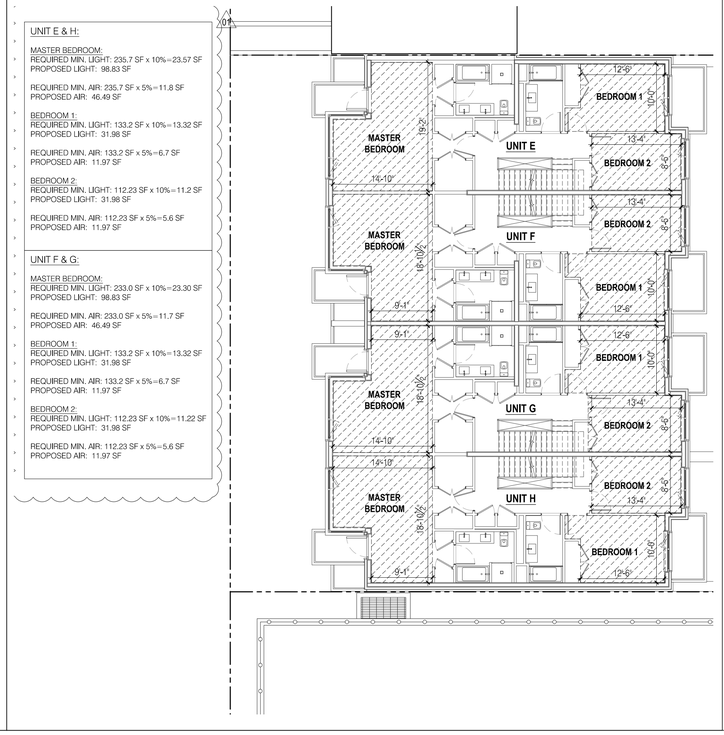
REQUIRED MIN. AIR: 133.2 SF x 5%=6.7 SF
PROPOSED AIR: 11.97 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 112.23 SF x 10%=11.22 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 112.23 SF x 5%=5.6 SF
PROPOSED AIR: 11.97 SF

4 4TH FLOOR - LIGHT AND AIR CALCULATIONS

3/32" = 1'-0"



UNIT E & H:

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 235.7 SF x 10%=23.57 SF
PROPOSED LIGHT: 98.83 SF

REQUIRED MIN. AIR: 235.7 SF x 5%=11.8 SF
PROPOSED AIR: 46.49 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 133.2 SF x 10%=13.32 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 133.2 SF x 5%=6.7 SF
PROPOSED AIR: 11.97 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 112.23 SF x 10%=11.2 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 112.23 SF x 5%=5.6 SF
PROPOSED AIR: 11.97 SF

UNIT F & G:

MASTER BEDROOM:
REQUIRED MIN. LIGHT: 233.0 SF x 10%=23.30 SF
PROPOSED LIGHT: 98.83 SF

REQUIRED MIN. AIR: 233.0 SF x 5%=11.7 SF
PROPOSED AIR: 46.49 SF

BEDROOM 1:
REQUIRED MIN. LIGHT: 133.2 SF x 10%=13.32 SF
PROPOSED LIGHT: 31.98 SF

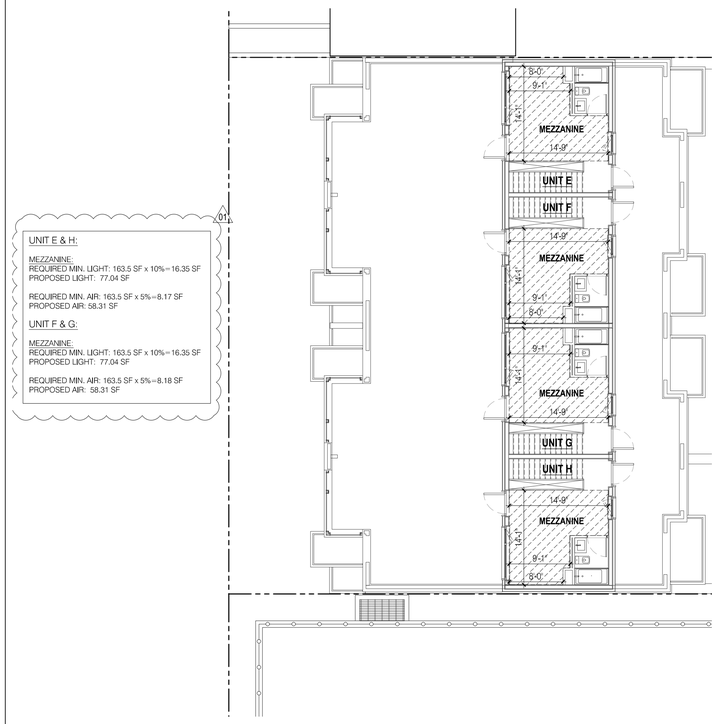
REQUIRED MIN. AIR: 133.2 SF x 5%=6.7 SF
PROPOSED AIR: 11.97 SF

BEDROOM 2:
REQUIRED MIN. LIGHT: 112.23 SF x 10%=11.22 SF
PROPOSED LIGHT: 31.98 SF

REQUIRED MIN. AIR: 112.23 SF x 5%=5.6 SF
PROPOSED AIR: 11.97 SF

5 MEZZANINE FLOOR - LIGHT AND AIR CALCULATIONS

3/32" = 1'-0"



UNIT E & H:

MEZZANINE:
REQUIRED MIN. LIGHT: 163.5 SF x 10%=16.35 SF
PROPOSED LIGHT: 77.04 SF

REQUIRED MIN. AIR: 163.5 SF x 5%=8.17 SF
PROPOSED AIR: 58.31 SF

UNIT F & G:

MEZZANINE:
REQUIRED MIN. LIGHT: 163.5 SF x 10%=16.35 SF
PROPOSED LIGHT: 77.04 SF

REQUIRED MIN. AIR: 163.5 SF x 5%=8.18 SF
PROPOSED AIR: 58.31 SF

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	01	06.27.2019	ISSUED TO DOB FOR PAA-4
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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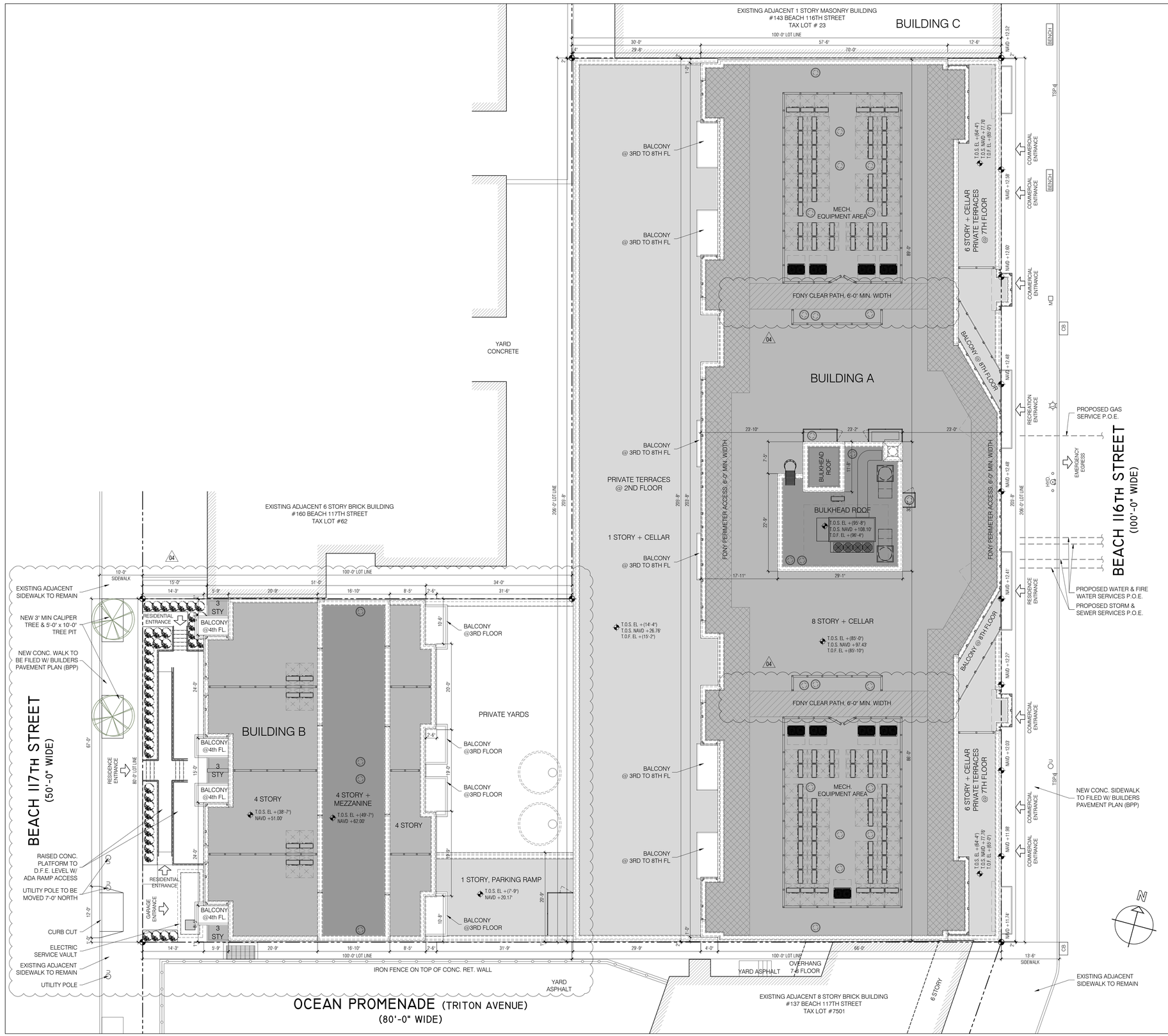
SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
LIGHT AND AIR CALCULATIONS
BUILDING "B"

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-005.01
checked	FM		



STREET TREE PLANTING REQUIREMENTS

A. ZONING LOT FRONTAGE:

BEACH 116th STREET FRONTAGE
= 206'-0" + 34'-0" = 240'-0"
NO. OF STREET TREES REQUIRED
= 240 / 25 = 9.6 ≈ 10 TREES

BEACH 117th STREET FRONTAGE = 80'-0"
NO. OF STREET TREES REQUIRED
= 80 / 25 = 3.2 ≈ 3 TREES

TOTAL NO. OF STREET TREES REQUIRED = 13 TREES

B. PROPOSED TREES:
NO. OF NEW TREES ON-SITE = 2 TREES
NO. OF NEW TREES OFF-SITE = 0 TREE
NO. OF TREES PAID INTO THE TREE FUND = 11 TREES

THE ALTERNATIVE LOCATION SHALL BE DETERMINED BY THE CITY OF NEW YORK PARKS & RECREATION DEPARTMENT. THE SPECIES AND CALIPER OF ALL NEW STREET TREES ON-SITE & OFF-SITE SHALL BE DETERMINED BY THE CITY OF NEW YORK PARKS & RECREATION DEPARTMENT.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
SITE PLAN

dob no
NB# 421395751

scale	3/32" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-010.03
checked	FM		

CELLAR FLOOR NOTES:

1. FOUNDATION BELOW DESIGN FLOOD ELEVATION (NAVD+11.0') SHALL BE PROTECTED BY GRACE PREPRUFE 300R MEMBRANE BELOW MAT SLAB & PREPRUFE 160R MEMBRANE FOR FOUNDATION WALLS.
2. ALL EXPOSED CONCRETE COLUMNS IN PARKING AREAS TO BE PROTECTED BY HEAVY DUTY RUBBER COLUMN GUARDS.
3. ALL EXPOSED CMU & CONCRETE WALLS & CEILINGS TO BE PAINTED (INCLUDING UNDERSIDE OF SLAB IN NOT INSULATED). COLOR TO BE SELECTED BY THE ARCHITECT.
4. ALL PARKING FLOOR AREAS TO BE FINISHED WITH VEHICULAR TRAFFIC COATING.
5. ALL UTILITY/MECHANICAL ROOM FLOOR AREAS TO BE FINISHED WITH A DURABLE WATER-RESISTANT, SLIP-RESISTANT COATING.
6. PROVIDE WHEEL STOP ANCHORED TO CONCRETE SLAB, LOCATIONS AS PER PLANS.
7. PROVIDE BOLLARDS EMBEDDED INTO CONCRETE SLAB. 6'Ø - 36'H. LOCATIONS AS PER PLANS.

EXISTING ADJACENT 1 STORY MASONRY BUILDING
#143 BEACH 116TH STREET
TAX LOT # 23

EXISTING ADJACENT 6 STORY BRICK BUILDING
#160 BEACH 117TH STREET
TAX LOT #62

YARD CONCRETE

REFUSE COMPACTOR & RECYCLABLE ROOM
NET AREA: 321 SF

RESIDENTIAL BICYCLE STORAGE ROOM
NET AREA: 495 SF

RESIDENTIAL STORAGE
NET AREA: 812 SF

ACCESSORY OFF-STREET FULLY ATTENDED PARKING

ACCESSORY OFF-STREET FULLY ATTENDED PARKING (UG 2 & 6):
- PARKING NET AREA = 15,897.3 SF
- 86 RES. UNITS x 85% = 73.1 = 73 PARKING SPACES
- COMMERCIAL 14,032.15 / 400 = 35 PARKING SPACES
- TOTAL PARKING SPACES PROVIDED = 108 PARKING SPACES
- H.C. PARKING SPACES ~~= 108 x 5% = 5.4~~ = 6 PARKING SPACES
- 1 DESIGNATED VAN-ACCESSIBLE PARKING SPACE IS PROVIDED
- 7 RESERVOIR SPACES

IRON FENCE ON TOP OF CONC. RET. WALL

YARD ASPHALT

YARD ASPHALT

OVERHANG 7-8 FLOOR

EXISTING ADJACENT 6 STORY BRICK BUILDING
#137 BEACH 117TH STREET
TAX LOT #7501

6 STORY

CF-1 A-120

CF-2 A-121

CF-3 A-122

BEACH 116TH STREET
(100'-0" WIDE)

BEACH 117TH STREET
(50'-0" WIDE)

OCEAN PROMENADE (TRITON AVENUE)
(80'-0" WIDE)

N

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
CELLAR FLOOR PLAN

dob no
NB# 421395751

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date AUG. 2014	sheet no. ---- OF ---
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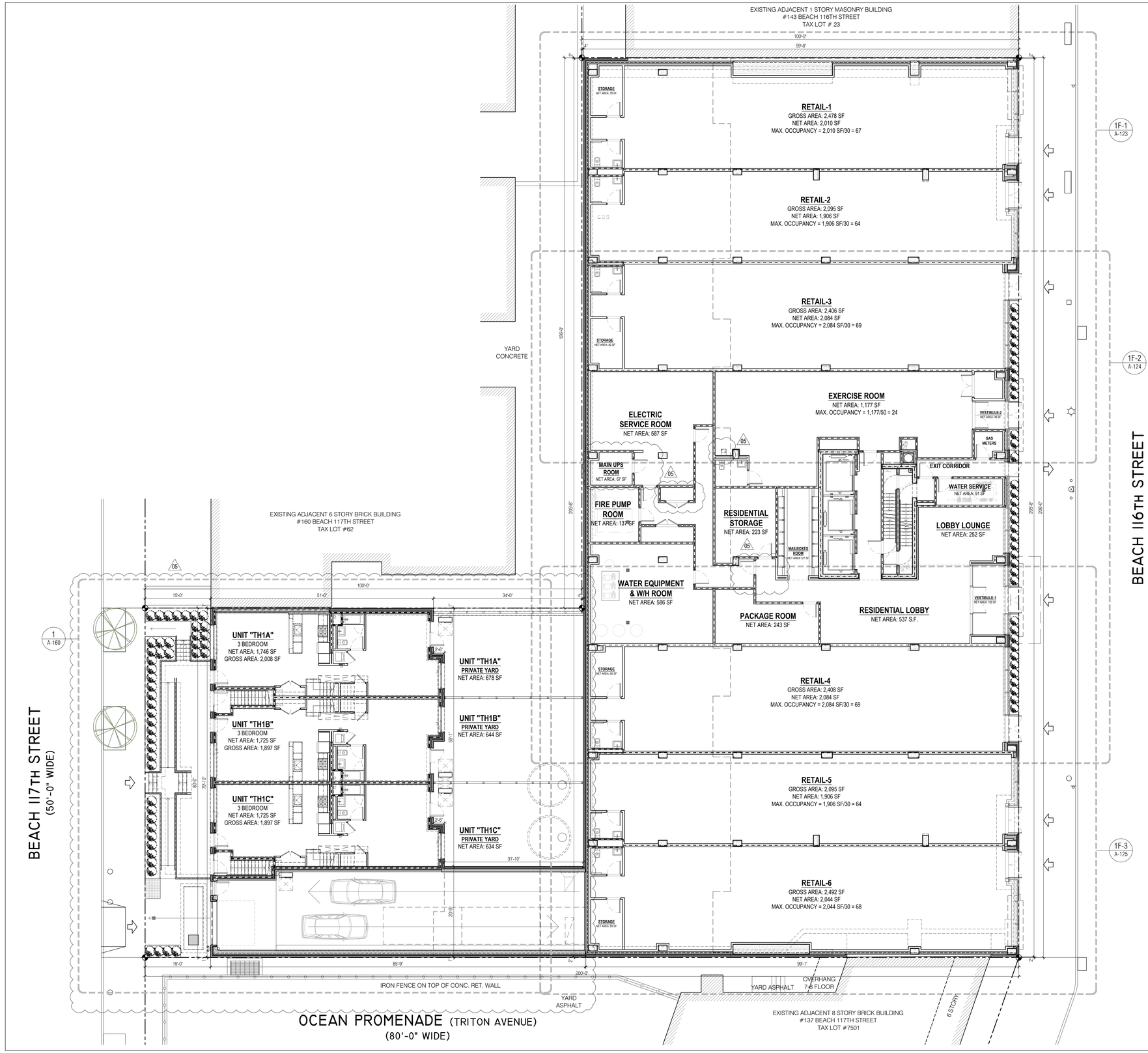

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
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03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
1ST FLOOR PLAN

dob no
NB# 421395751

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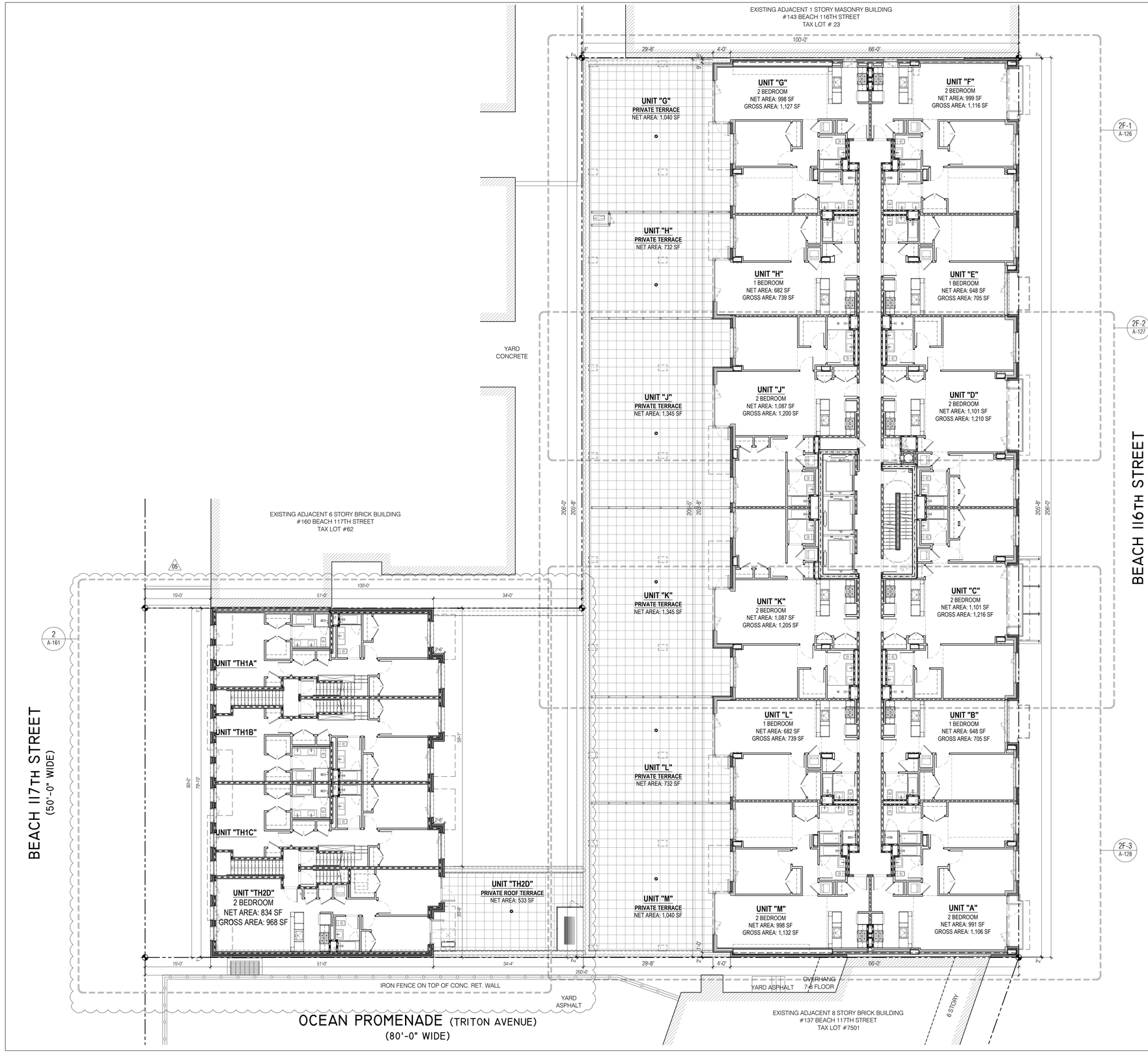

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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10	04	03.14.2019	ISSUED FOR CONSTRUCTION
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08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
2ND FLOOR PLAN

dob no
NB# 421395751

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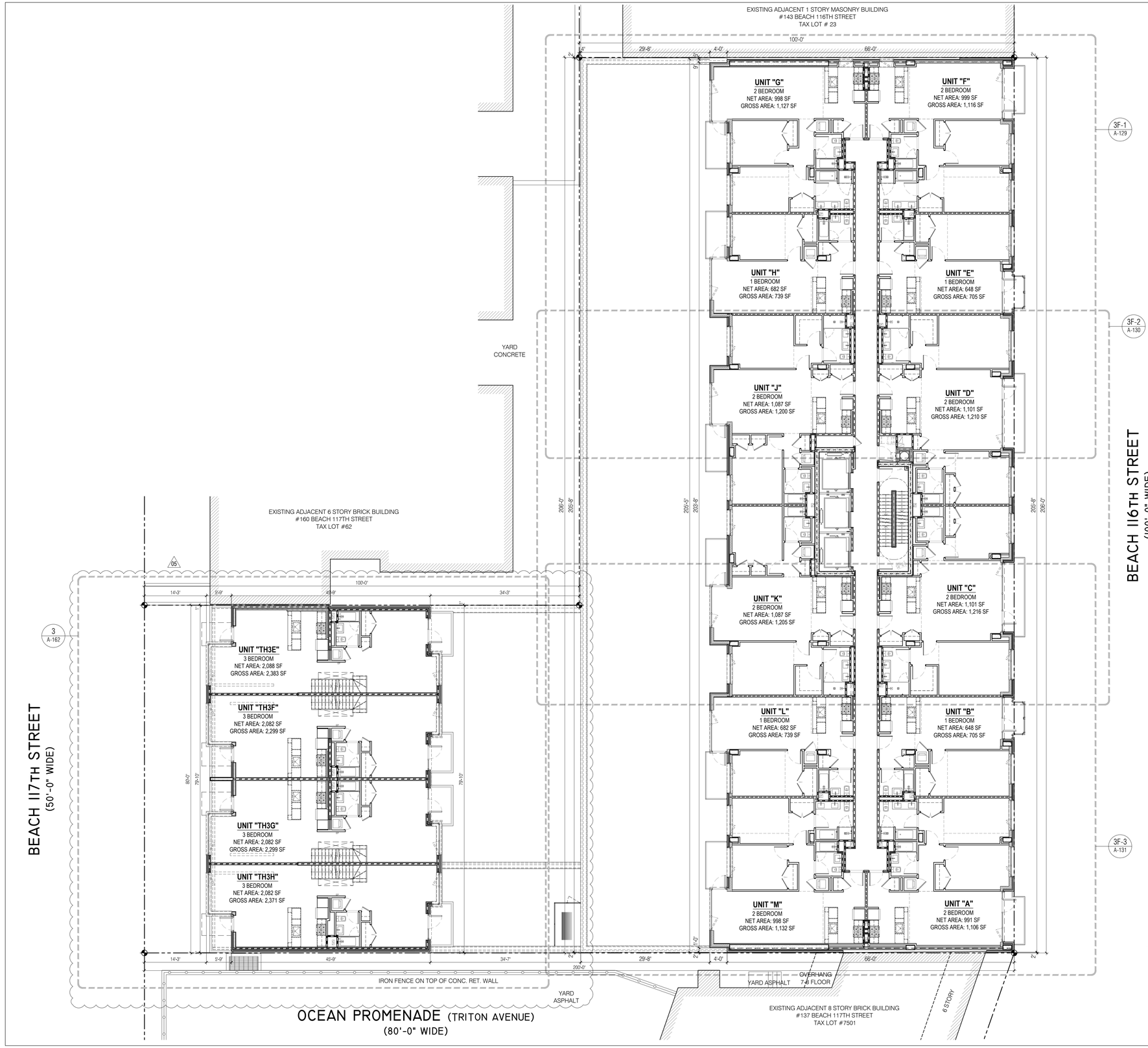

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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11	05	06.27.2019	ISSUED TO DOB FOR PAA-4
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08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
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133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
3RD FLOOR PLAN

dob no
NB# 421395751

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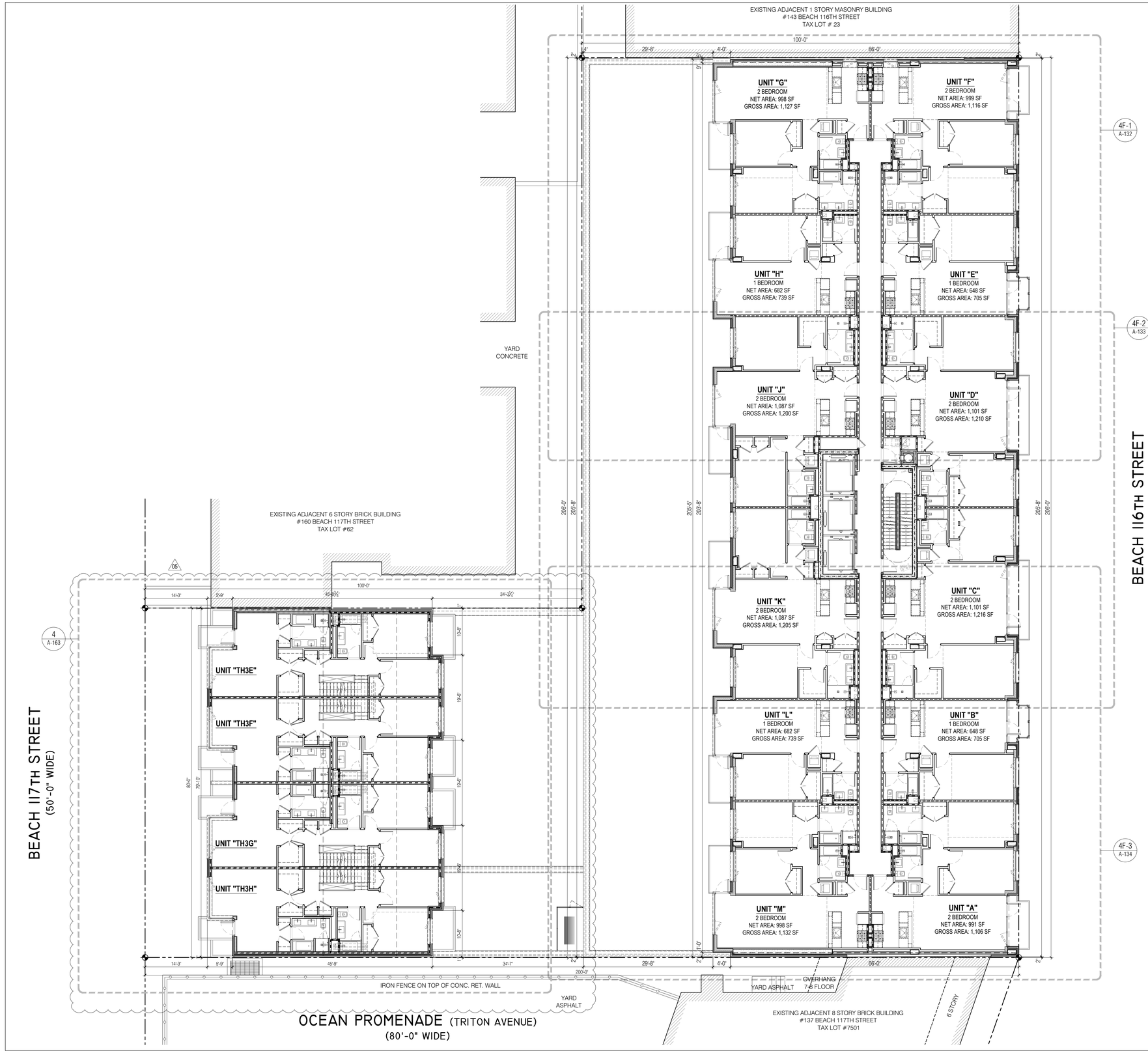

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
4TH FLOOR PLAN

dob no
NB# 421395751

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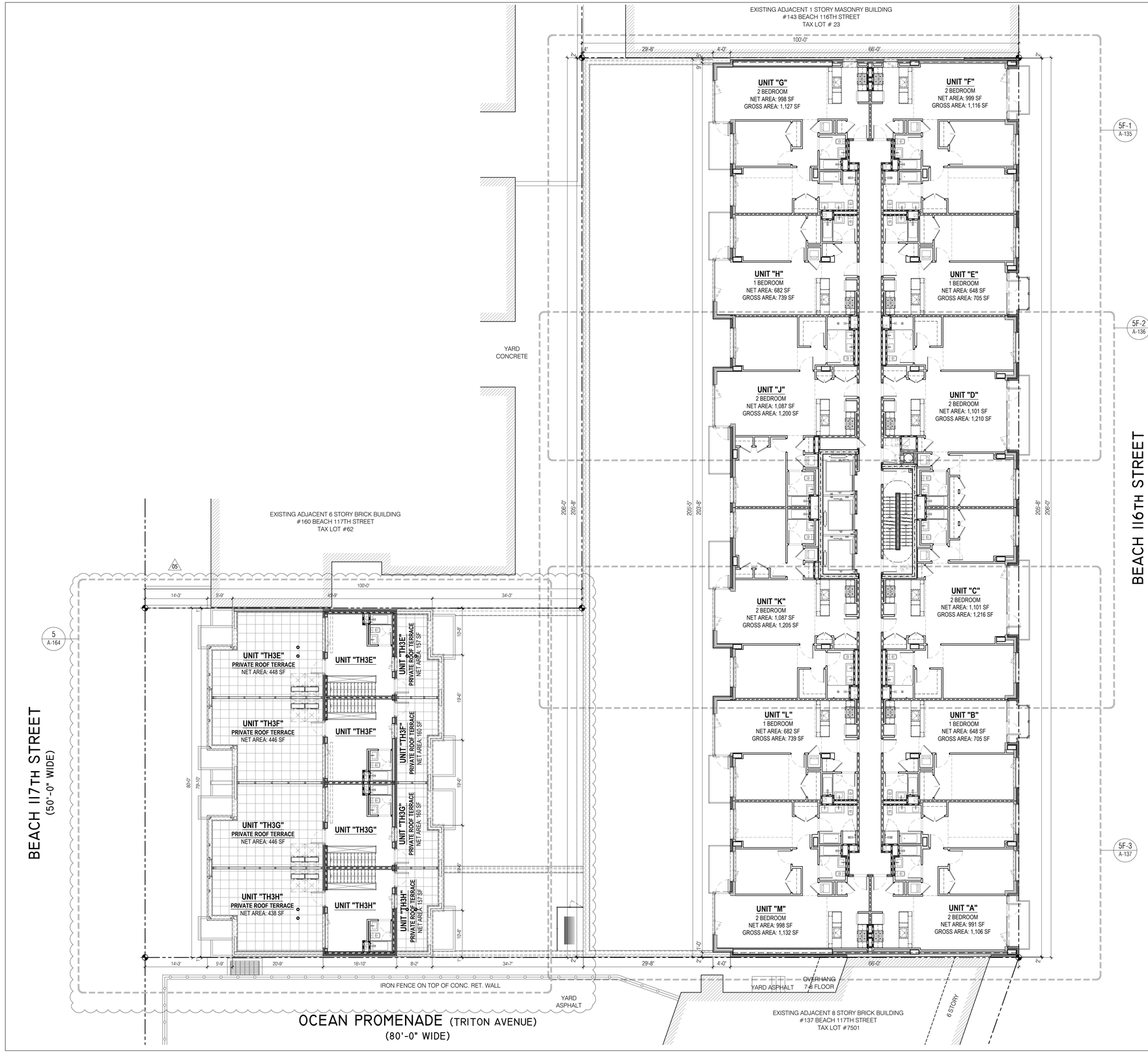

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
5TH FLOOR PLAN

dob no
NB# 421395751

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date	AUG. 2014	sheet no.	---- OF ---
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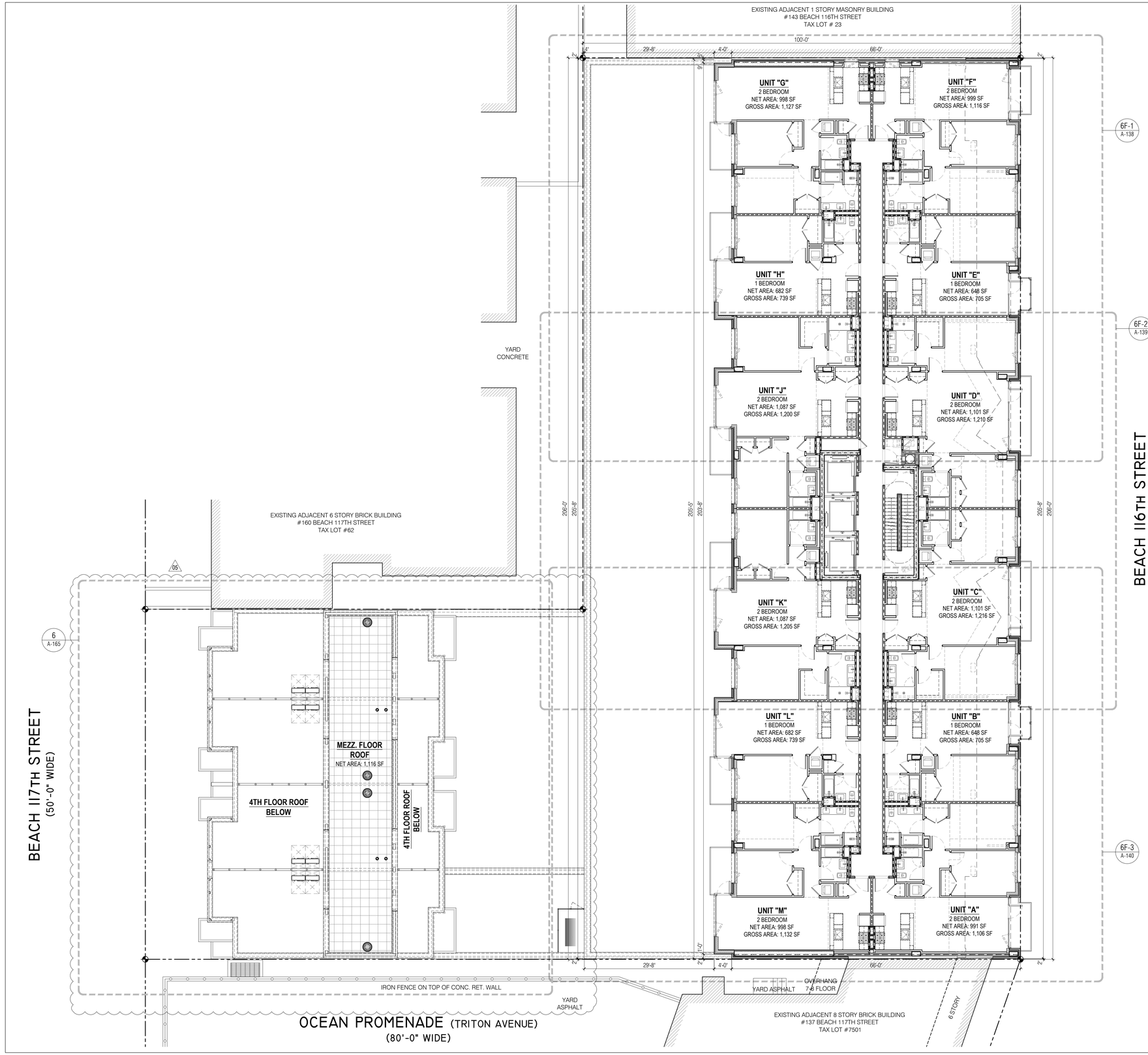

SITE KEY MAP



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01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
6TH FLOOR PLAN

dob no
NB# 421395751

scale	3/32" = 1'-0"
project no.	15-39
date	AUG. 2014
sheet no.	---- OF ---
drawn	MP
drawing no.	A-106.04
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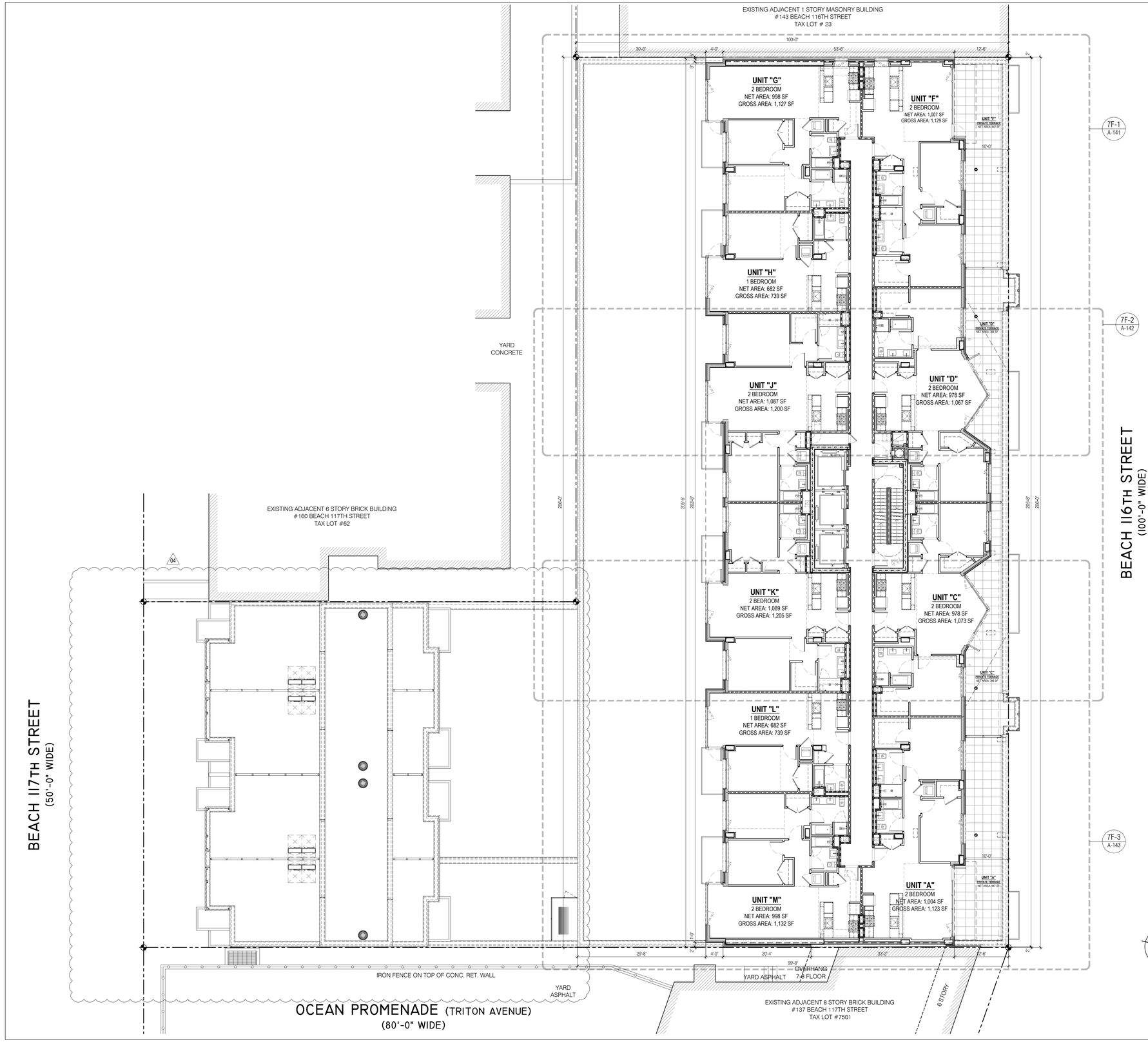

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	04	06.27.2019	ISSUED TO DOB FOR PAA-4
09	03	03.14.2019	ISSUED FOR CONSTRUCTION
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
7TH FLOOR PLAN

dob no
NB# 421395751

scale	3/32" = 1'-0"	project no.	15-39
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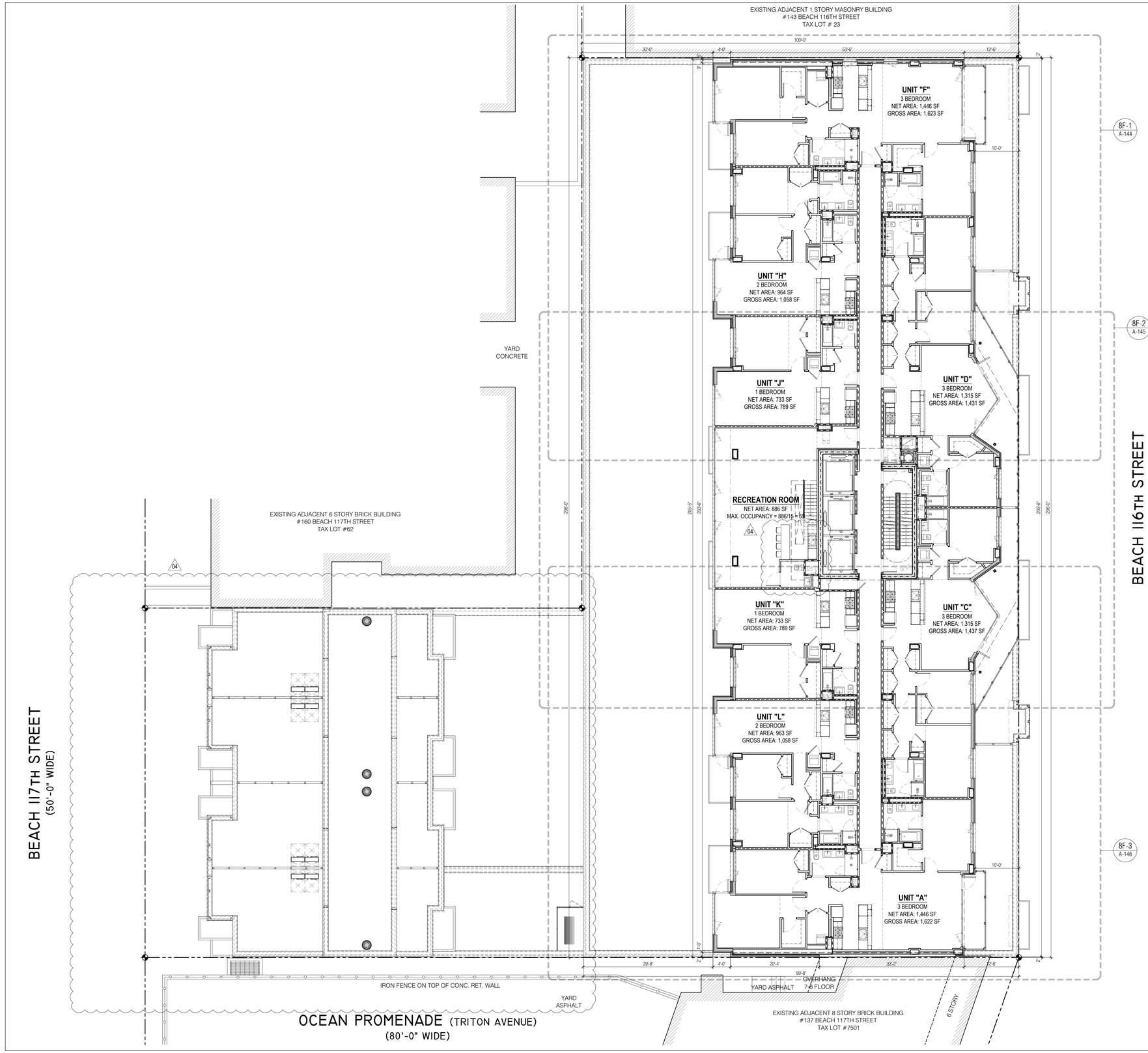

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	04	06.27.2019	ISSUED TO DOB FOR PAA-4
09	03	03.14.2019	ISSUED FOR CONSTRUCTION
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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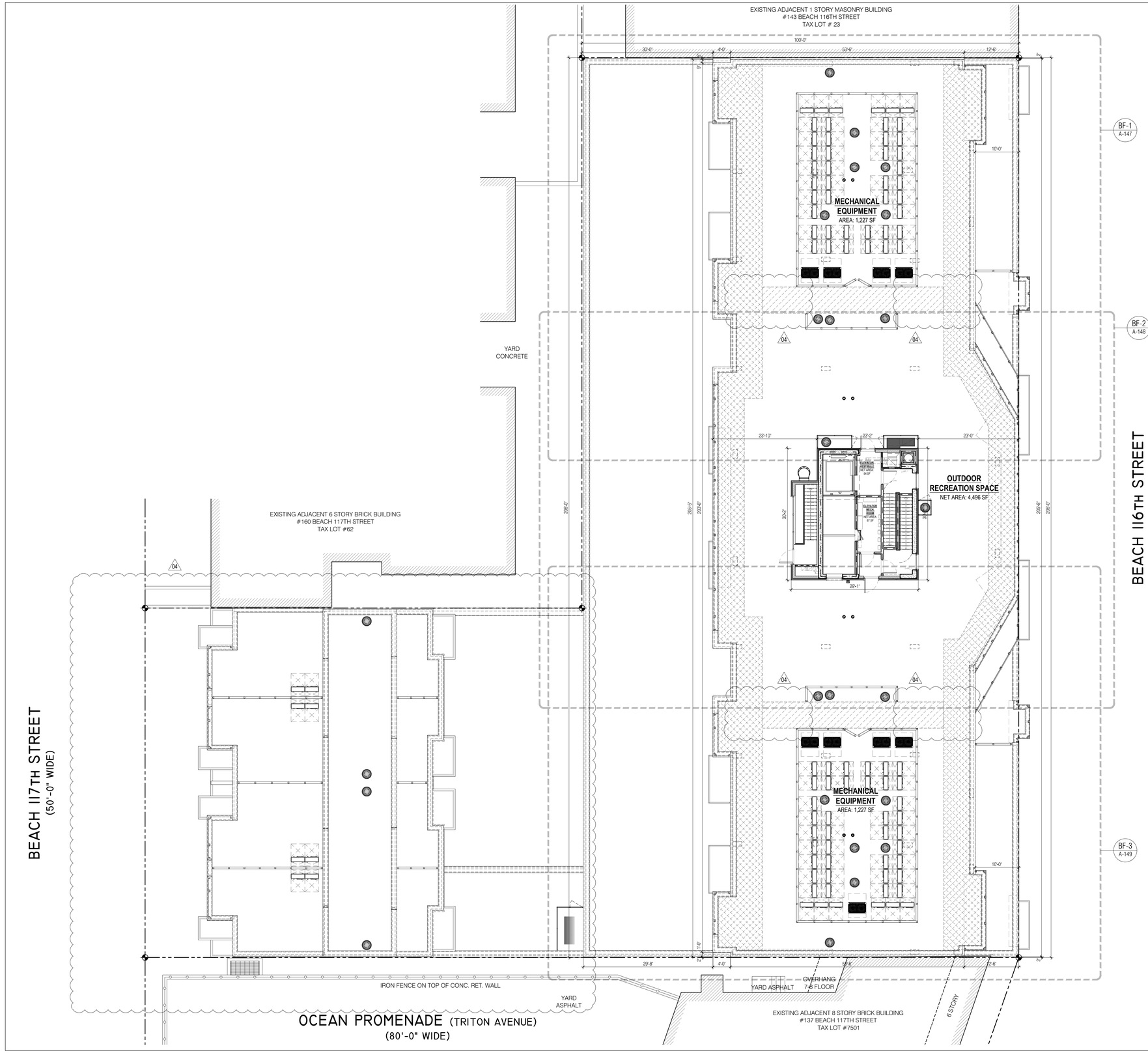
SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
8TH FLOOR PLAN

dob no
NB# 421395751

scale	3/32" = 1'-0"
project no.	15-39
date	AUG. 2014
sheet no.	---- OF ---
drawn	MP
drawing no.	A-108.03
checked	FM



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
09	03	03.14.2019	ISSUED FOR CONSTRUCTION
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

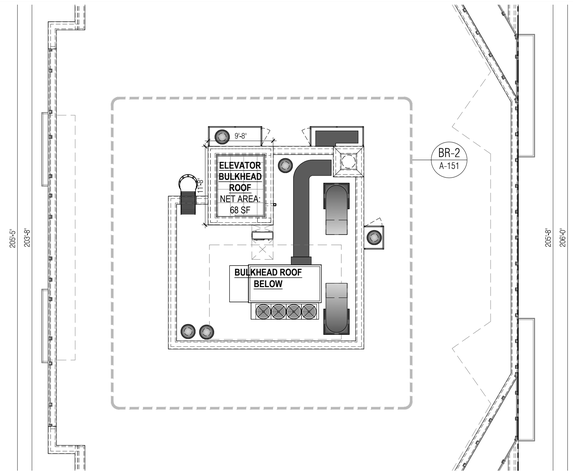
drawing title
MAIN ROOF & BULKHEAD PLAN

dob no
NB# 421395751

scale	3/32" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-109.03
checked	FM		

1 BULKHEAD 2 ROOF PLAN

3/32" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	04	06.27.2019	ISSUED TO DOB FOR PAA-4
09	03	03.14.2019	ISSUED FOR CONSTRUCTION
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
BULKHEAD 1 & 2 ROOF PLAN

dob no
NB# 421395751

scale	3/32" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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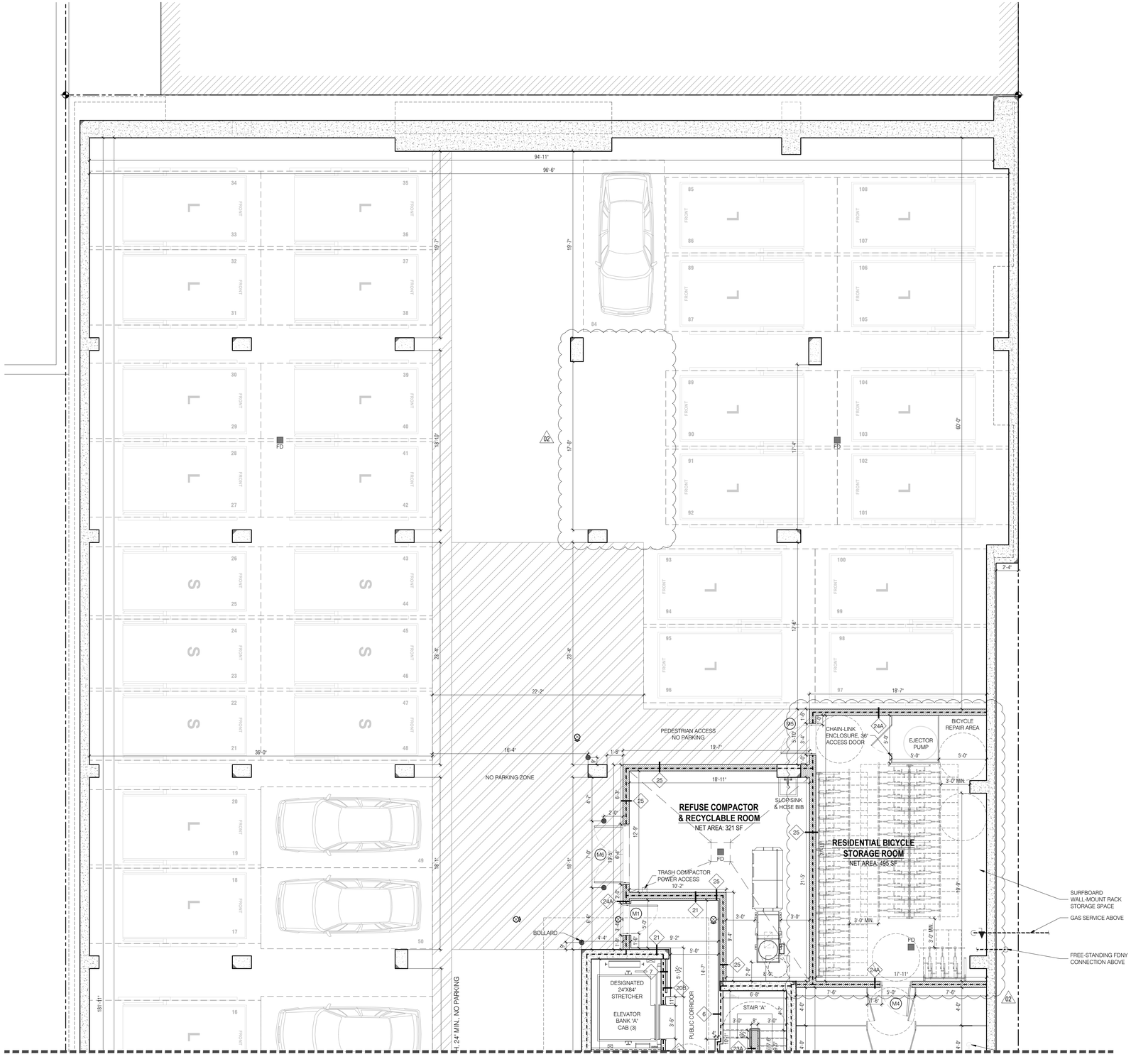

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
CELLAR (CF-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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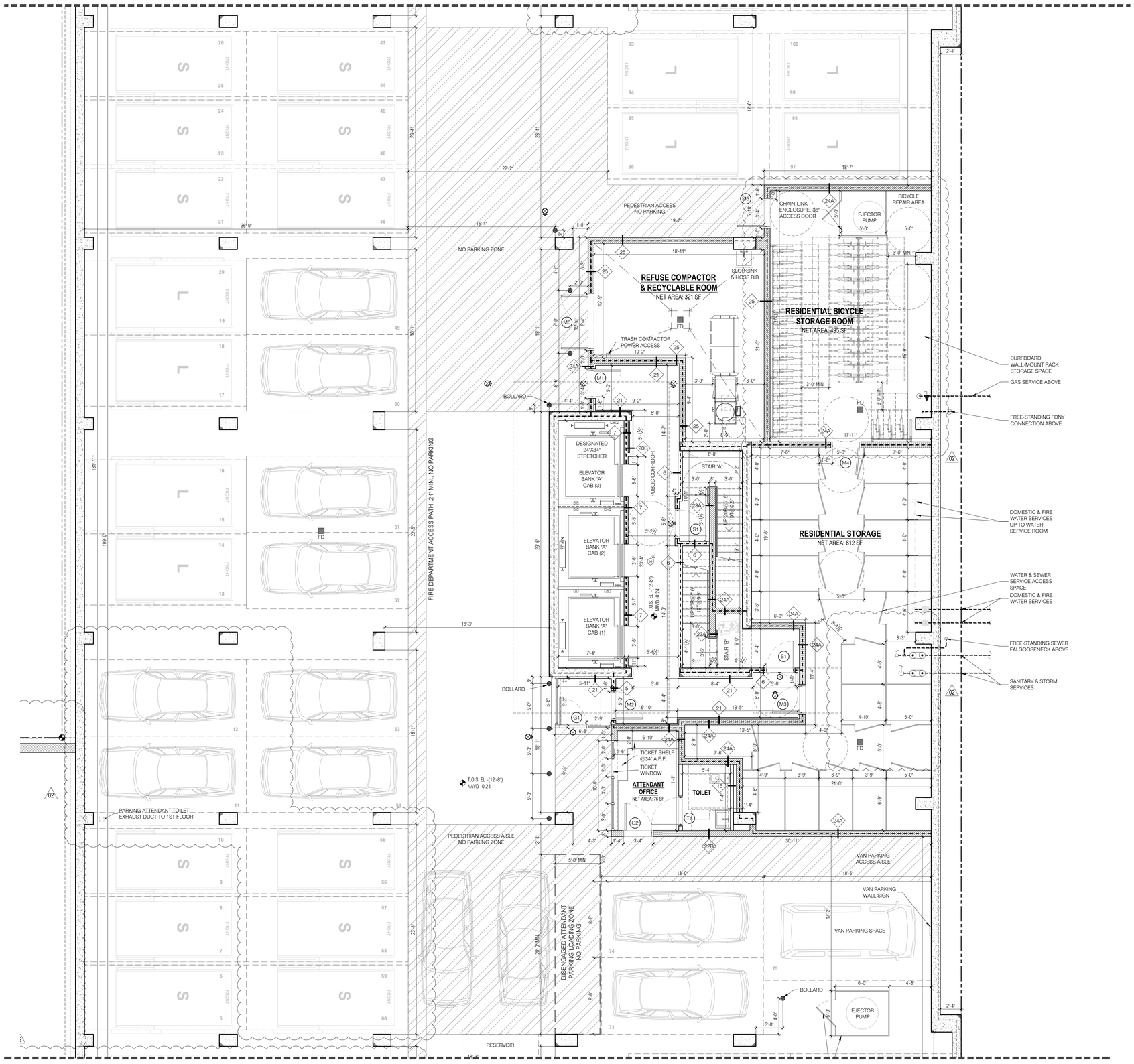

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
CELLAR (CF-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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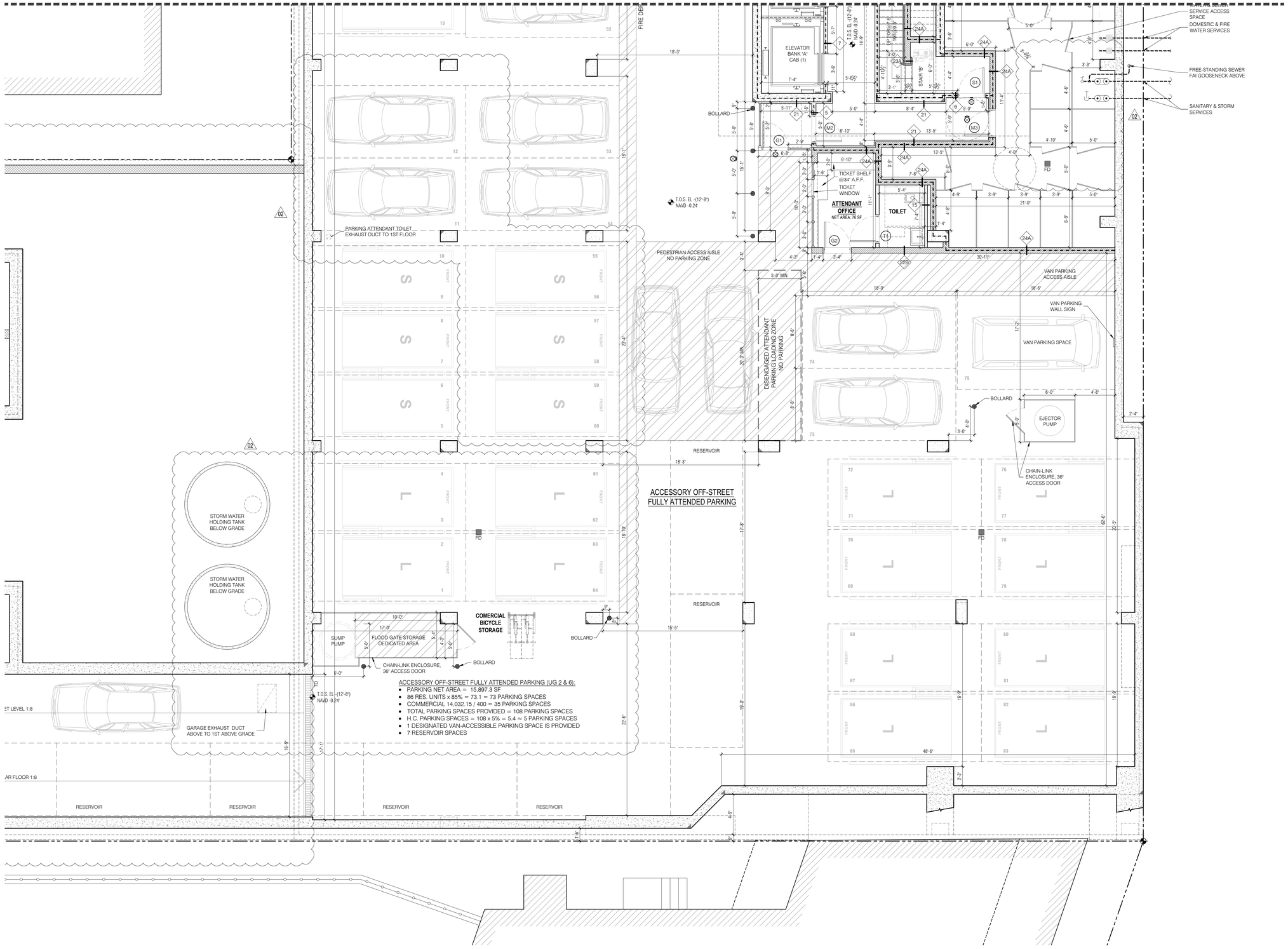

ACCESSORY OFF-STREET FULLY ATTENDED PARKING (UG 2 & 6):

- PARKING NET AREA = 15,897.3 SF
- 86 RES. UNITS x 85% = 73.1 = 73 PARKING SPACES
- COMMERCIAL 14,032.15 / 400 = 35 PARKING SPACES
- TOTAL PARKING SPACES PROVIDED = 108 PARKING SPACES
- H.C. PARKING SPACES = 108 x 5% = 5.4 ≈ 5 PARKING SPACES
- 1 DESIGNATED VAN-ACCESSIBLE PARKING SPACE IS PROVIDED
- 7 RESERVOIR SPACES

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
CELLAR (CF-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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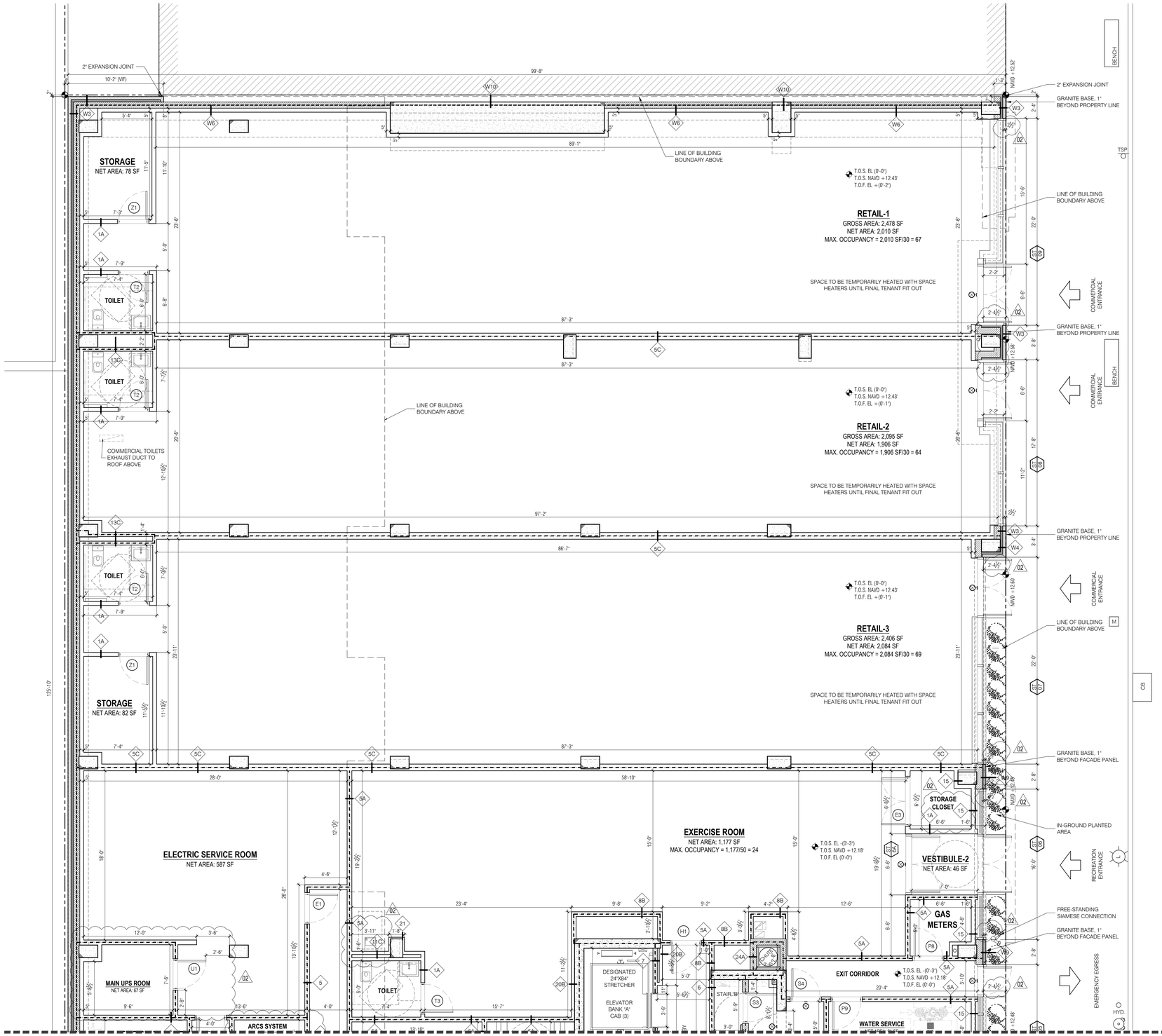

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
1ST FLOOR (1F-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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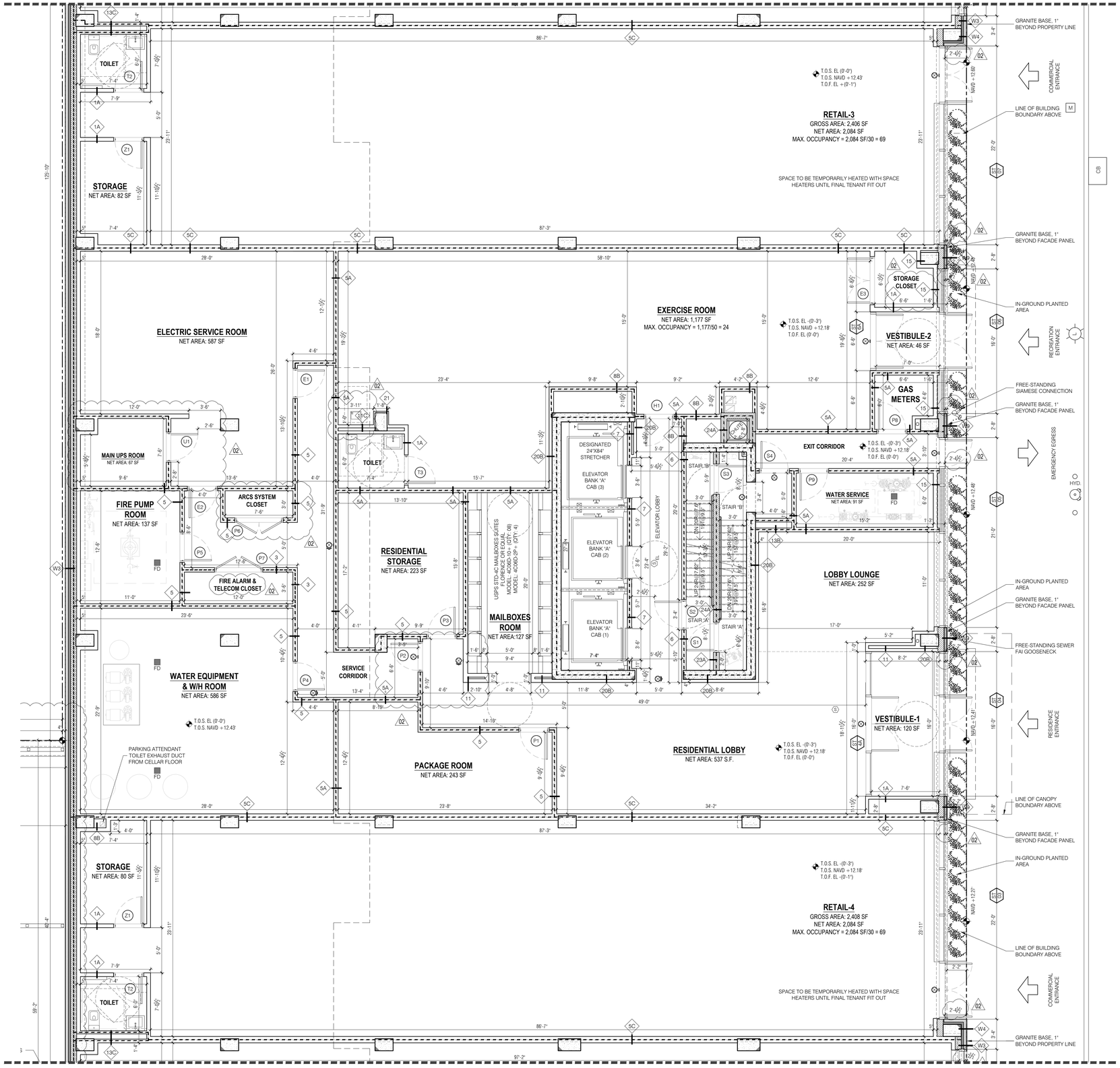

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
1ST FLOOR (1F-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"
date	AUG. 2014
drawn	MP
checked	FM
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sheet no.	---- OF ---
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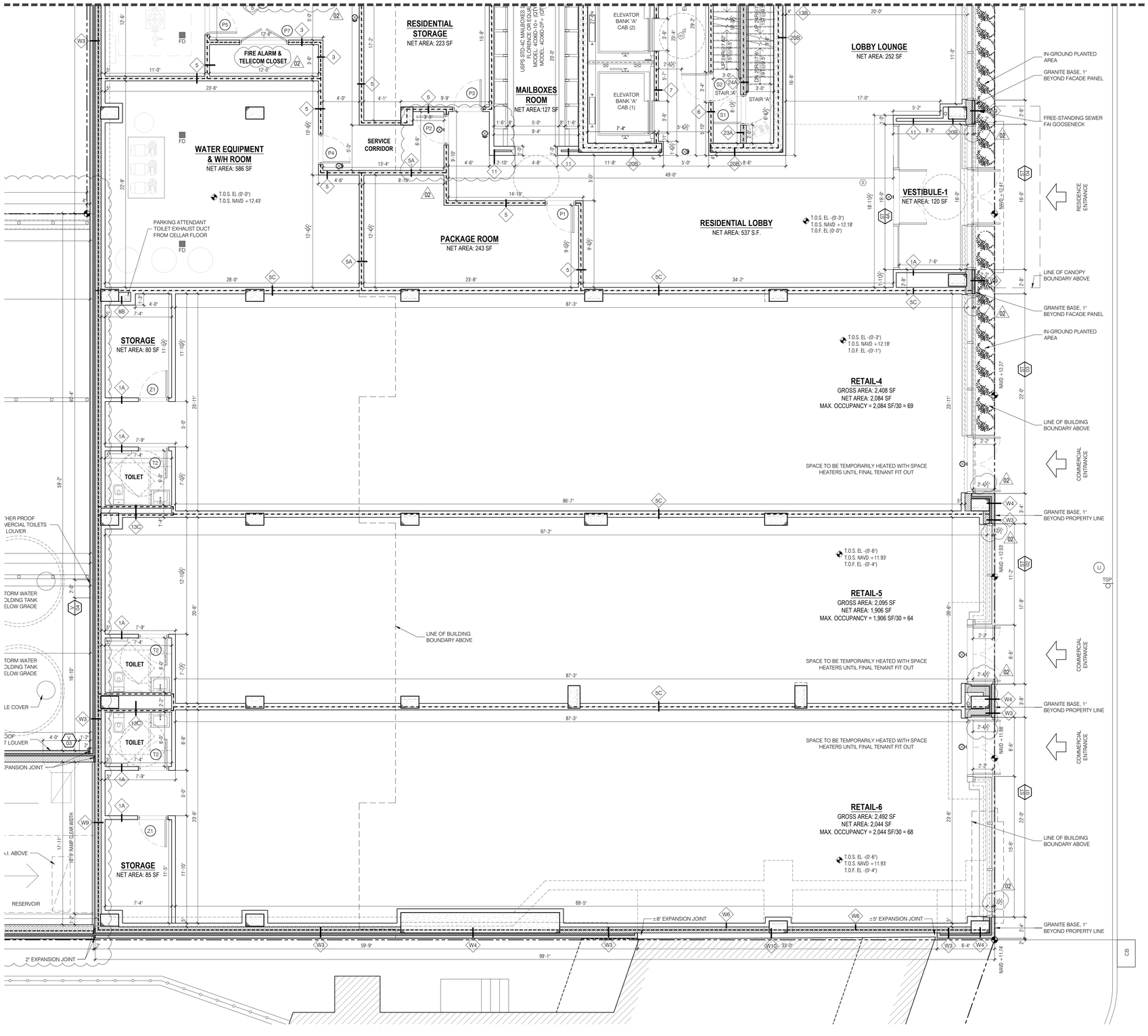

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
1ST FLOOR (1F-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-125.01
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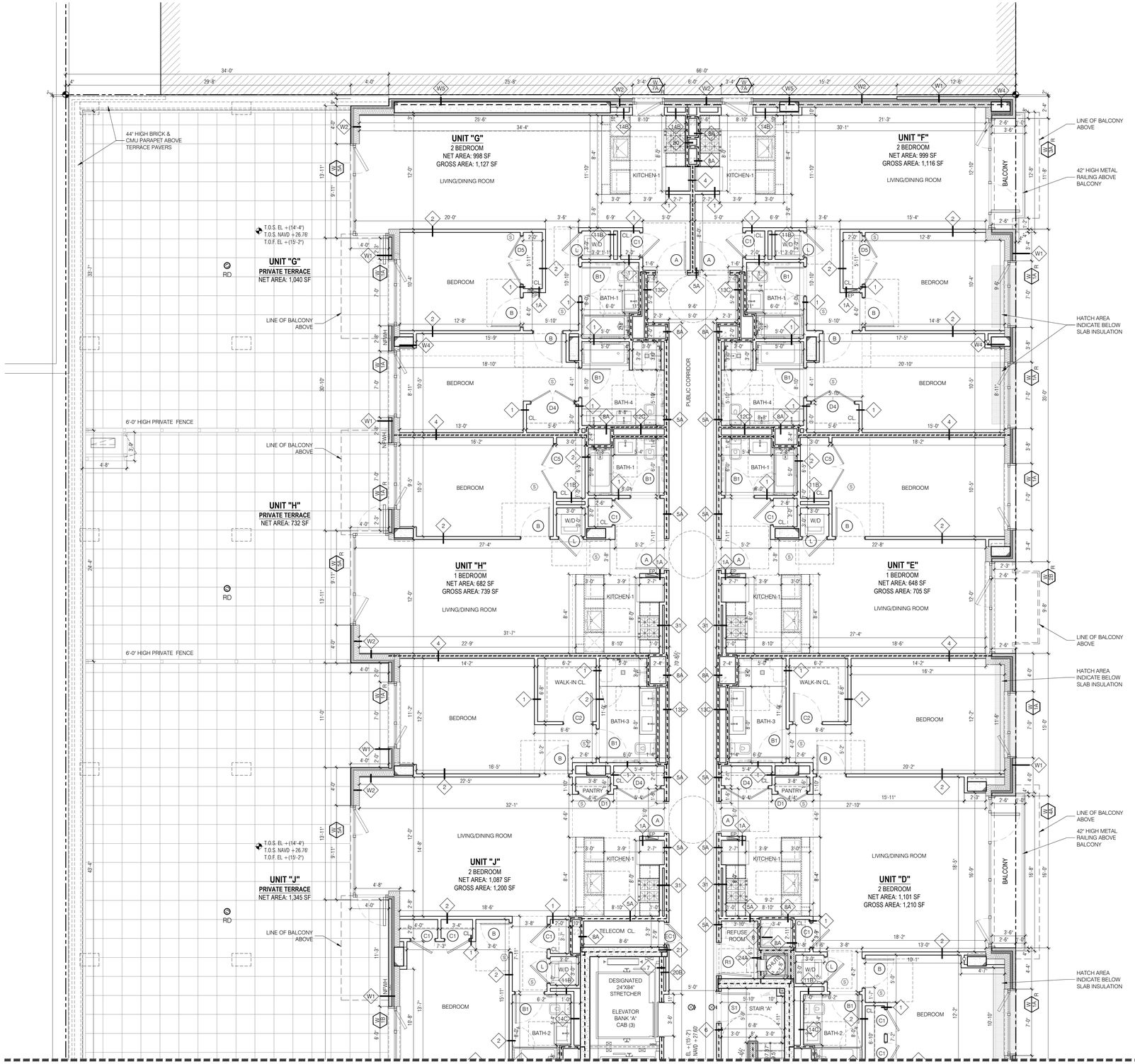

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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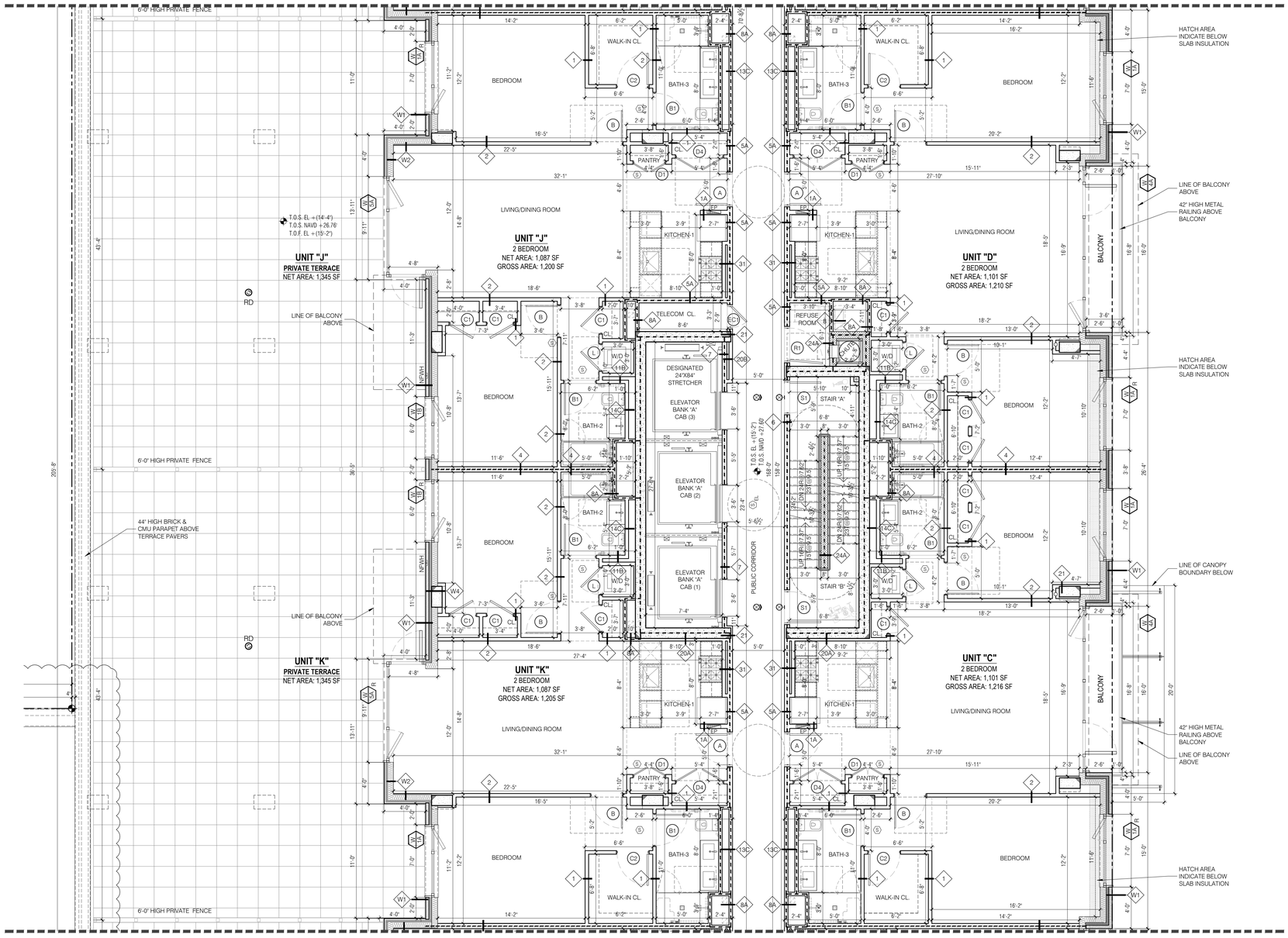
SEAL
REGISTERED ARCHITECT PARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
2ND FLOOR (2F-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"
date	AUG. 2014
drawn	MP
checked	FM
project no.	15-39
sheet no.	---- OF ---
drawing no.	A-126.00



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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SEAL
REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
2ND FLOOR (2F-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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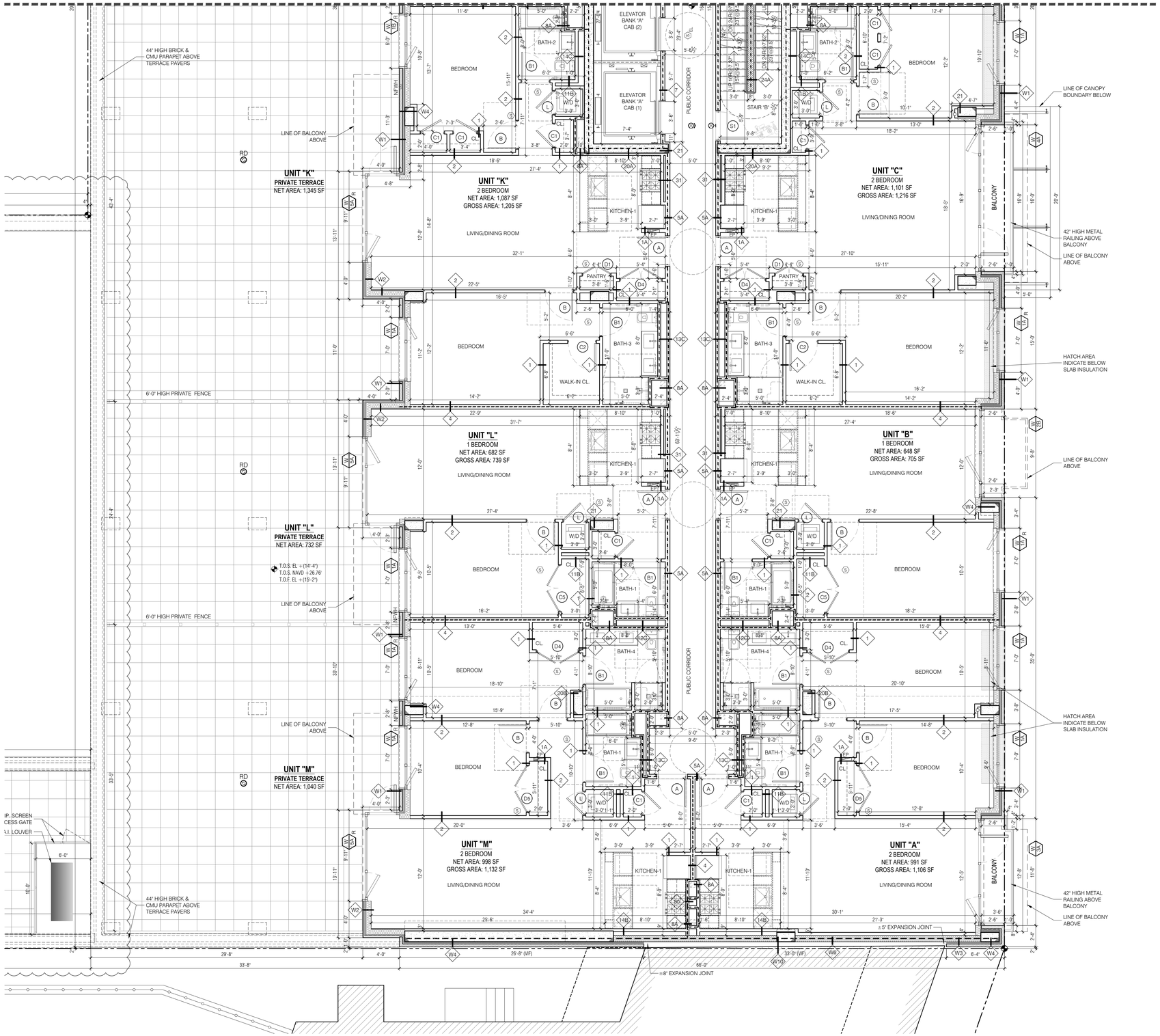

SITE KEY MAP



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REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
2NF FLOOR (2F-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

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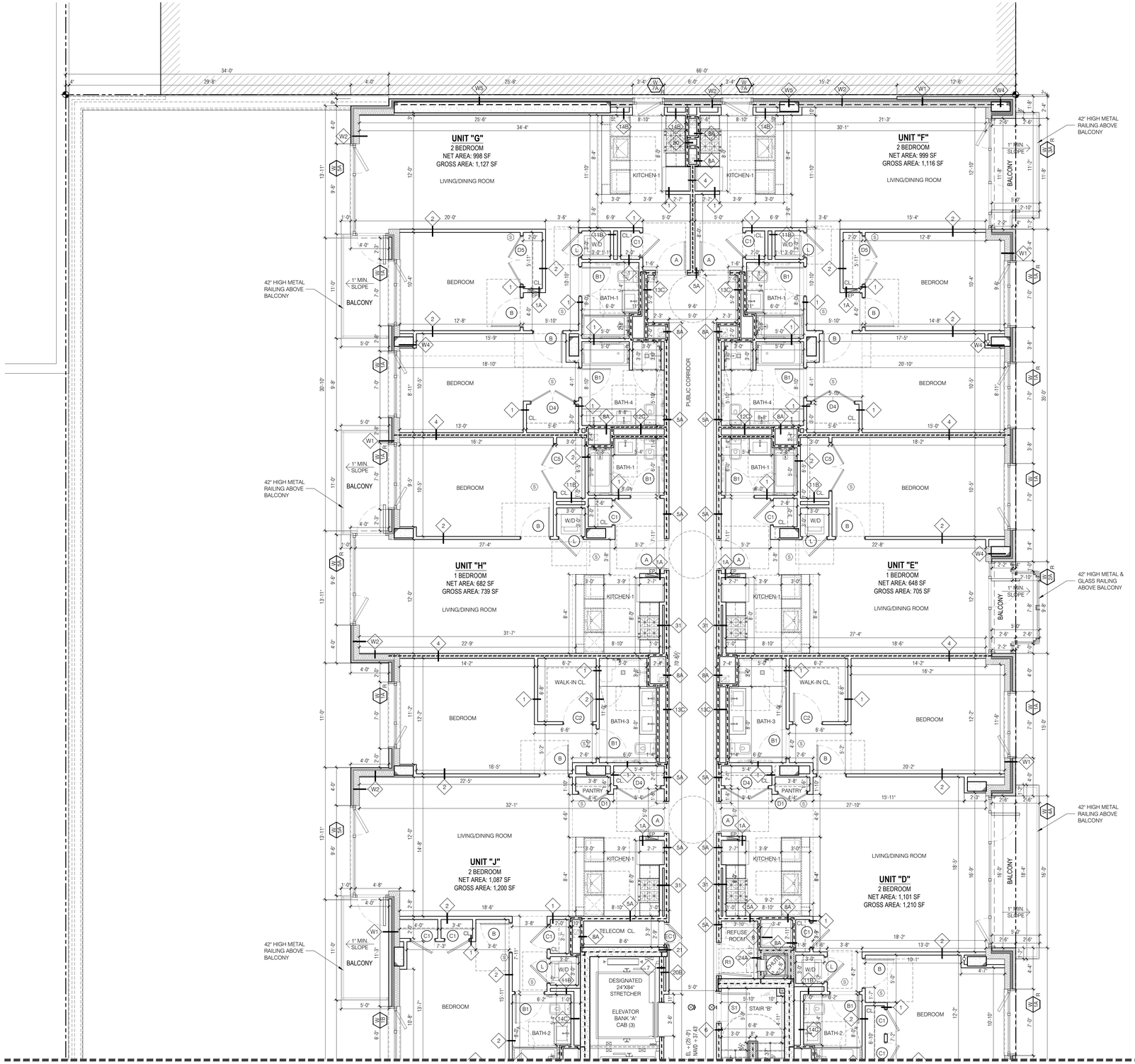

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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SEAL

REGISTERED ARCHITECT PARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
3RD FLOOR (3F-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"
date	AUG. 2014
drawn	MP
checked	FM
project no.	15-39
sheet no.	---- OF ---
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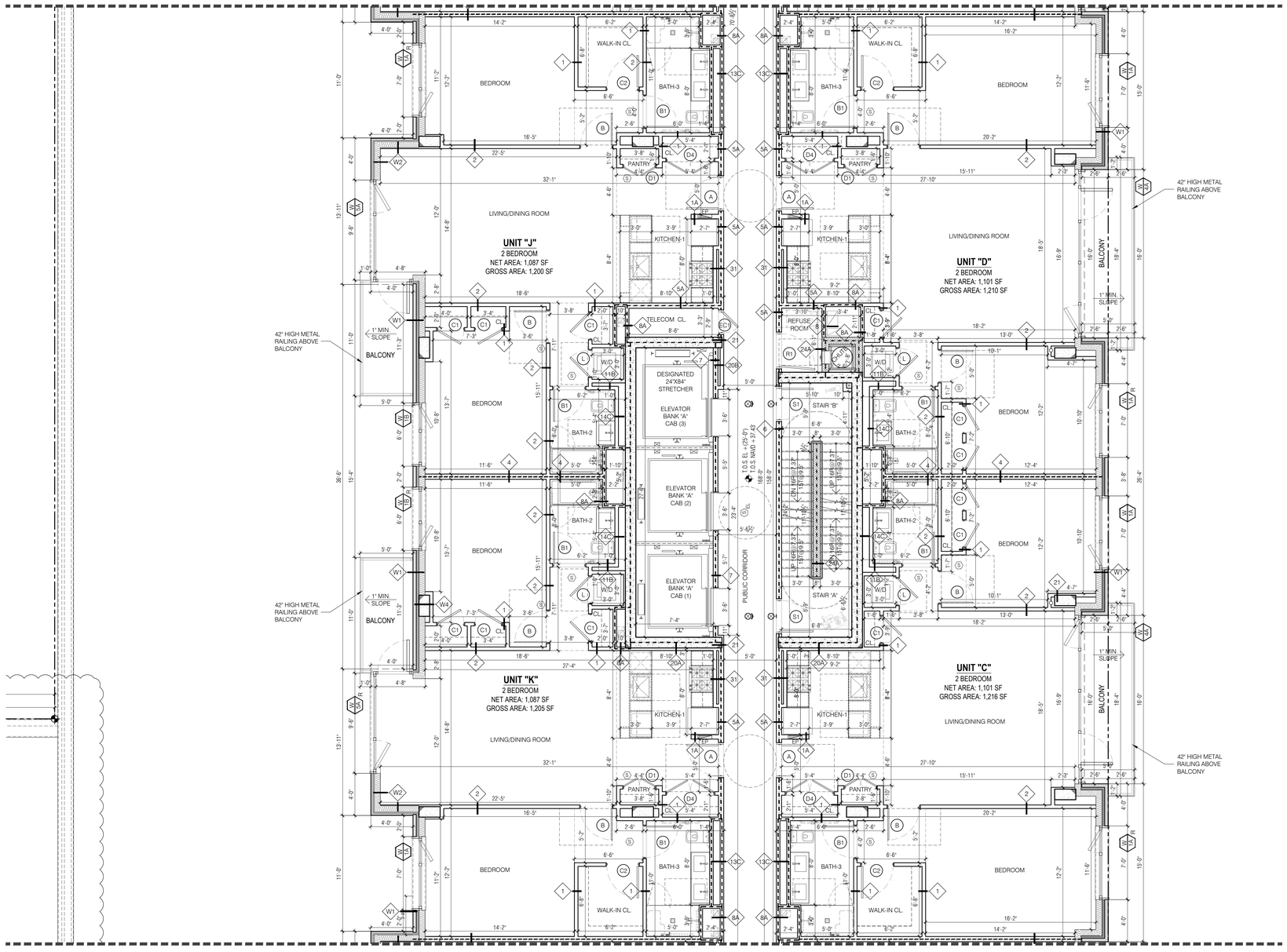

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
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ISSUES/REVISIONS

MEP ENGINEER:
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SEAL
REGISTERED ARCHITECT FARIBA H. MAKOOI 034688 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
3RD FLOOR (3F-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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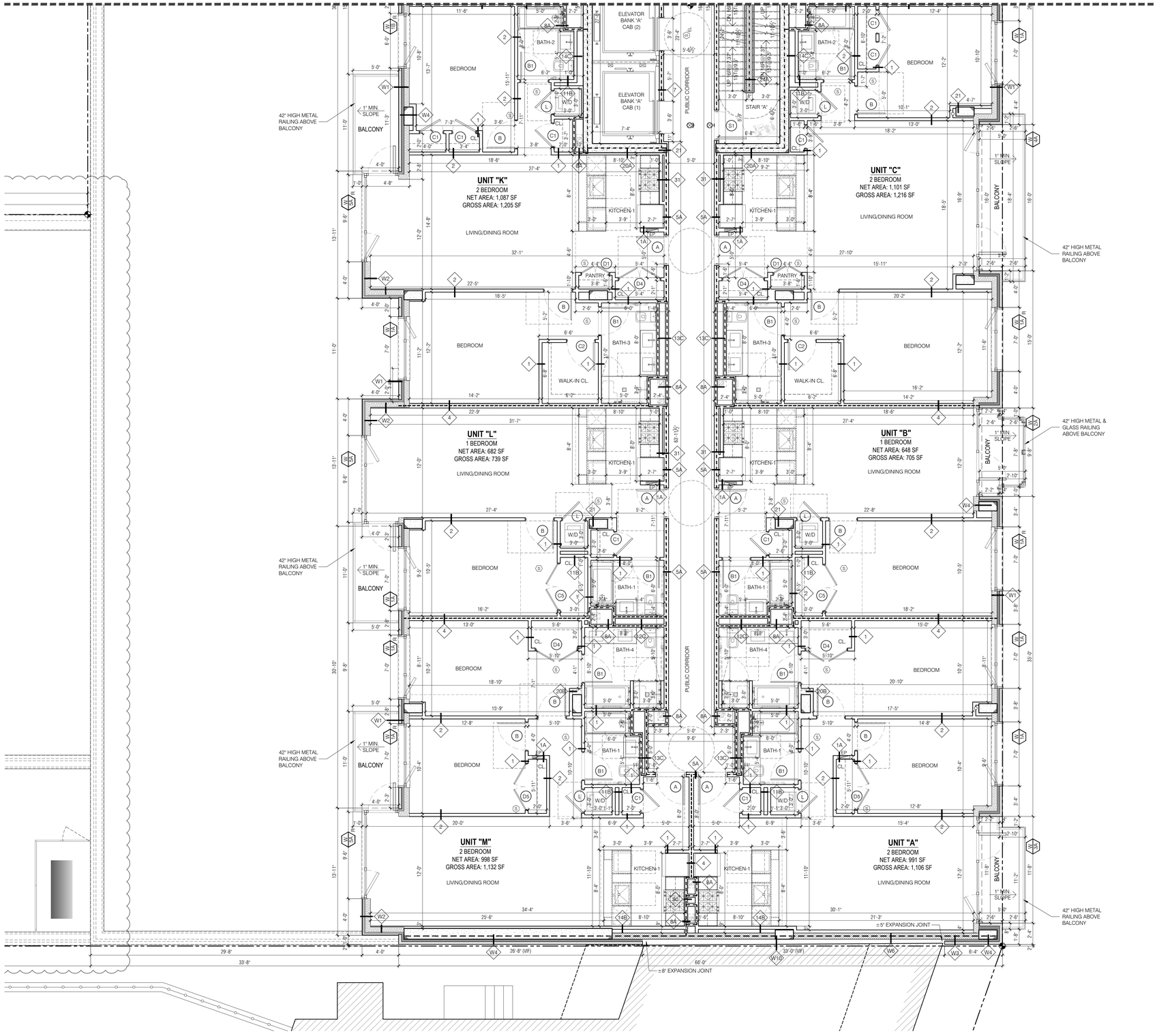

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
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ISSUES/REVISIONS

MEP ENGINEER:
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REGISTERED ARCHITECT FARIBA H. MAKOOI STATE OF NEW YORK 034686

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
3RD FLOOR (3F-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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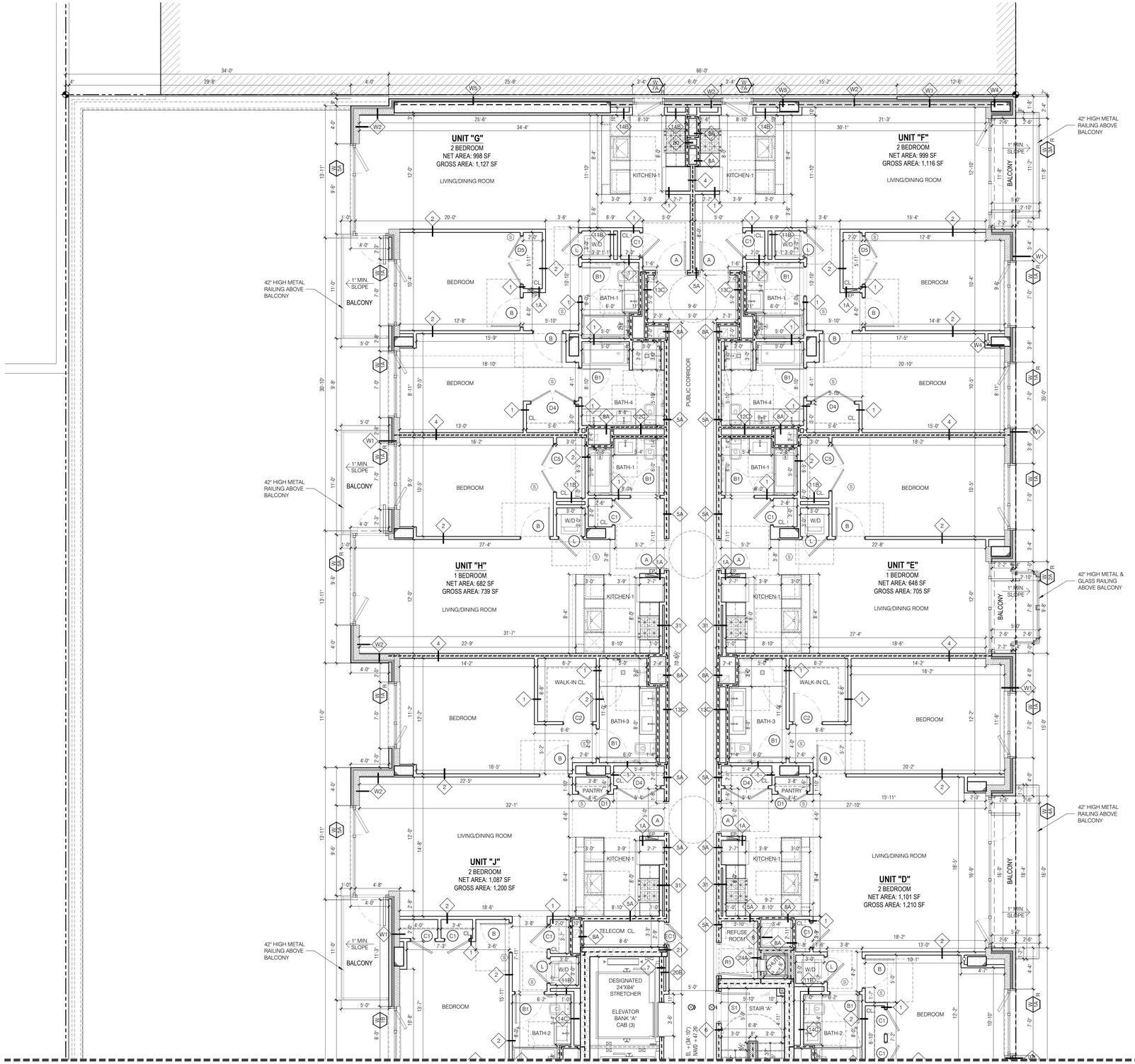

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
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ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT PARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
4TH FLOOR (4F-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"
date	AUG. 2014
drawn	MP
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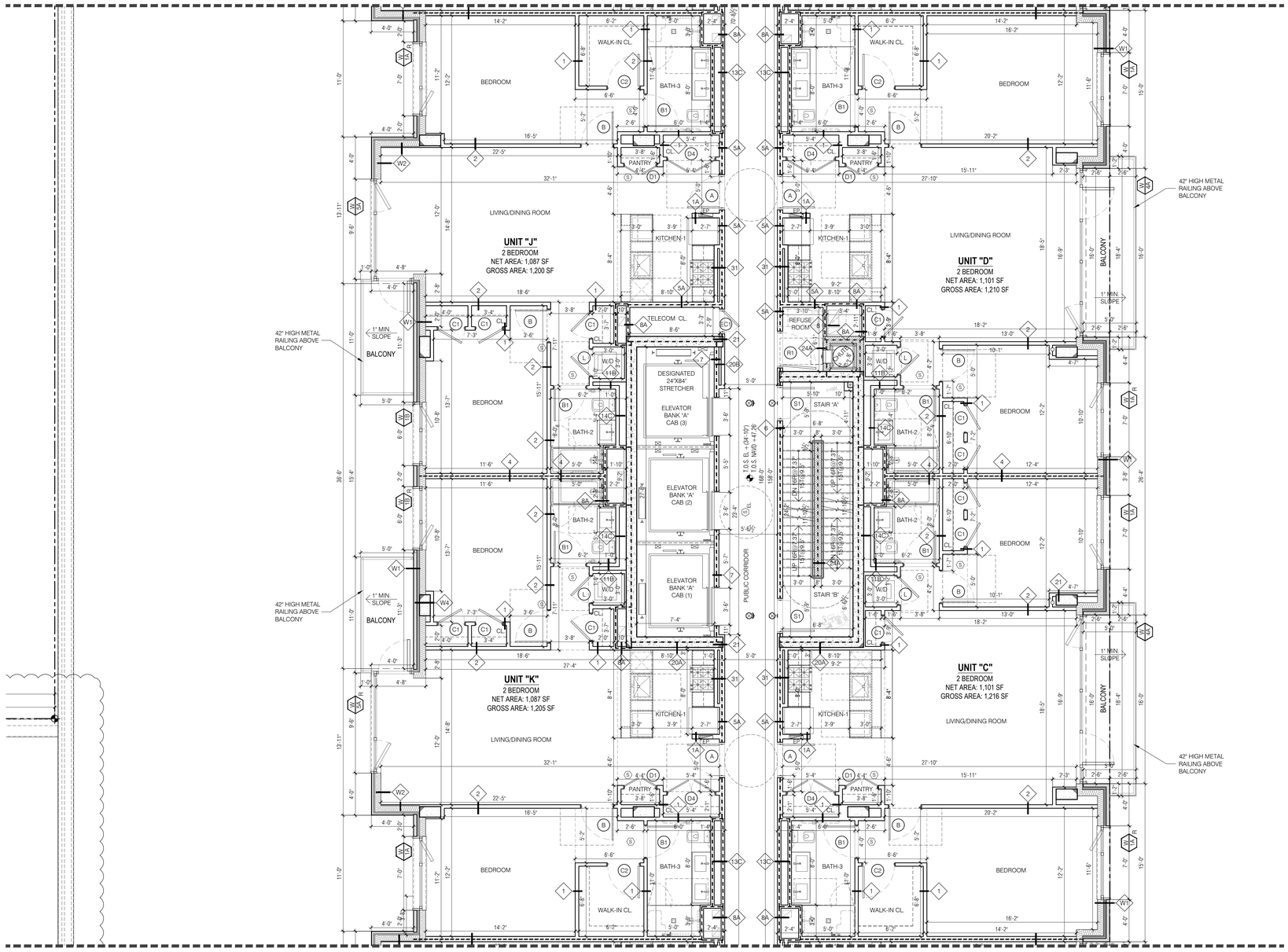

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
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ISSUES/REVISIONS

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SEAL
REGISTERED ARCHITECT FARIBA H. MAKOOI 034688 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
4TH FLOOR (4F-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-133.00
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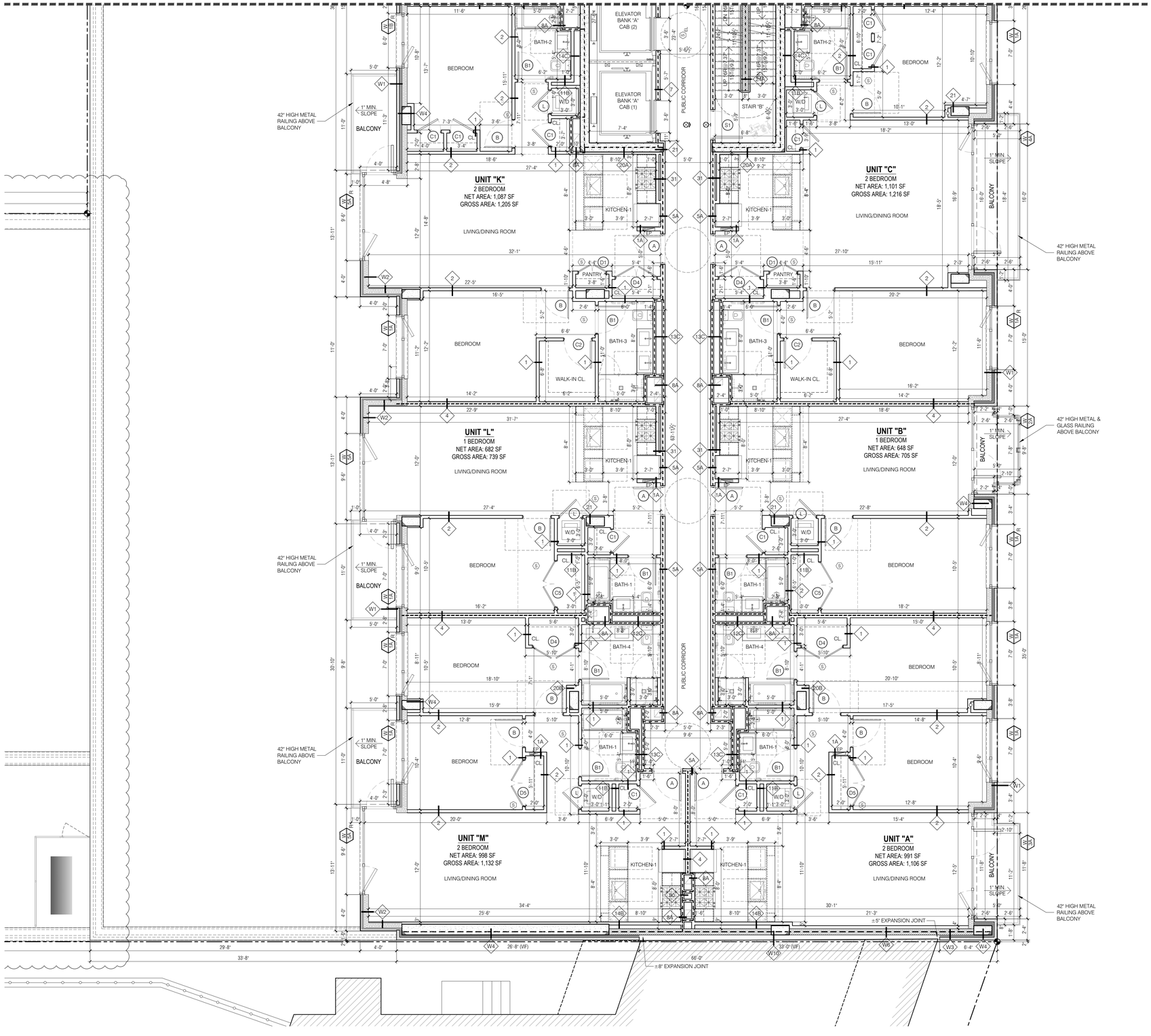

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
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ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI STATE OF NEW YORK 034686

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
4TH FLOOR (4F-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-134.00
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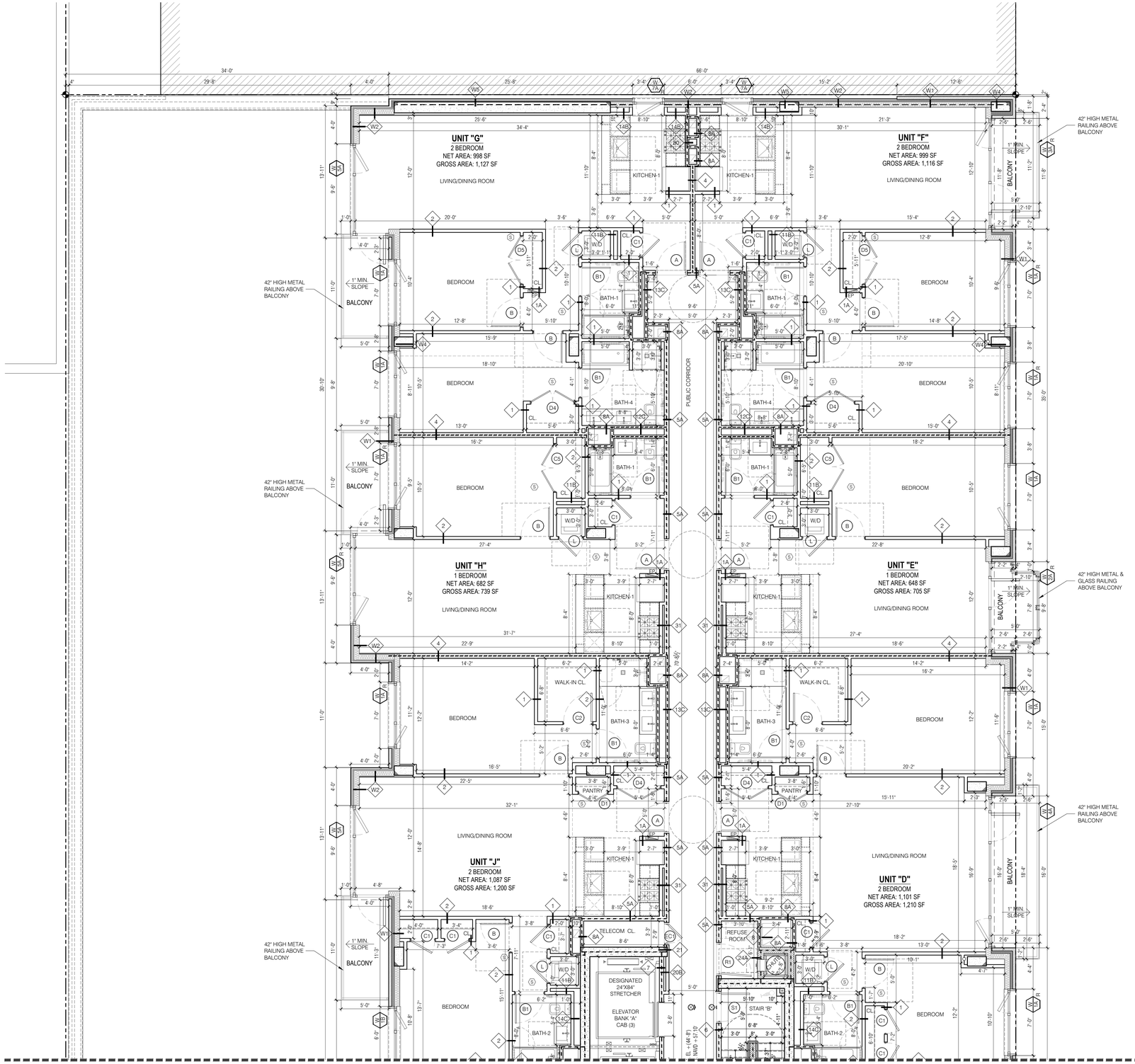

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
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ISSUES/REVISIONS

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SEAL

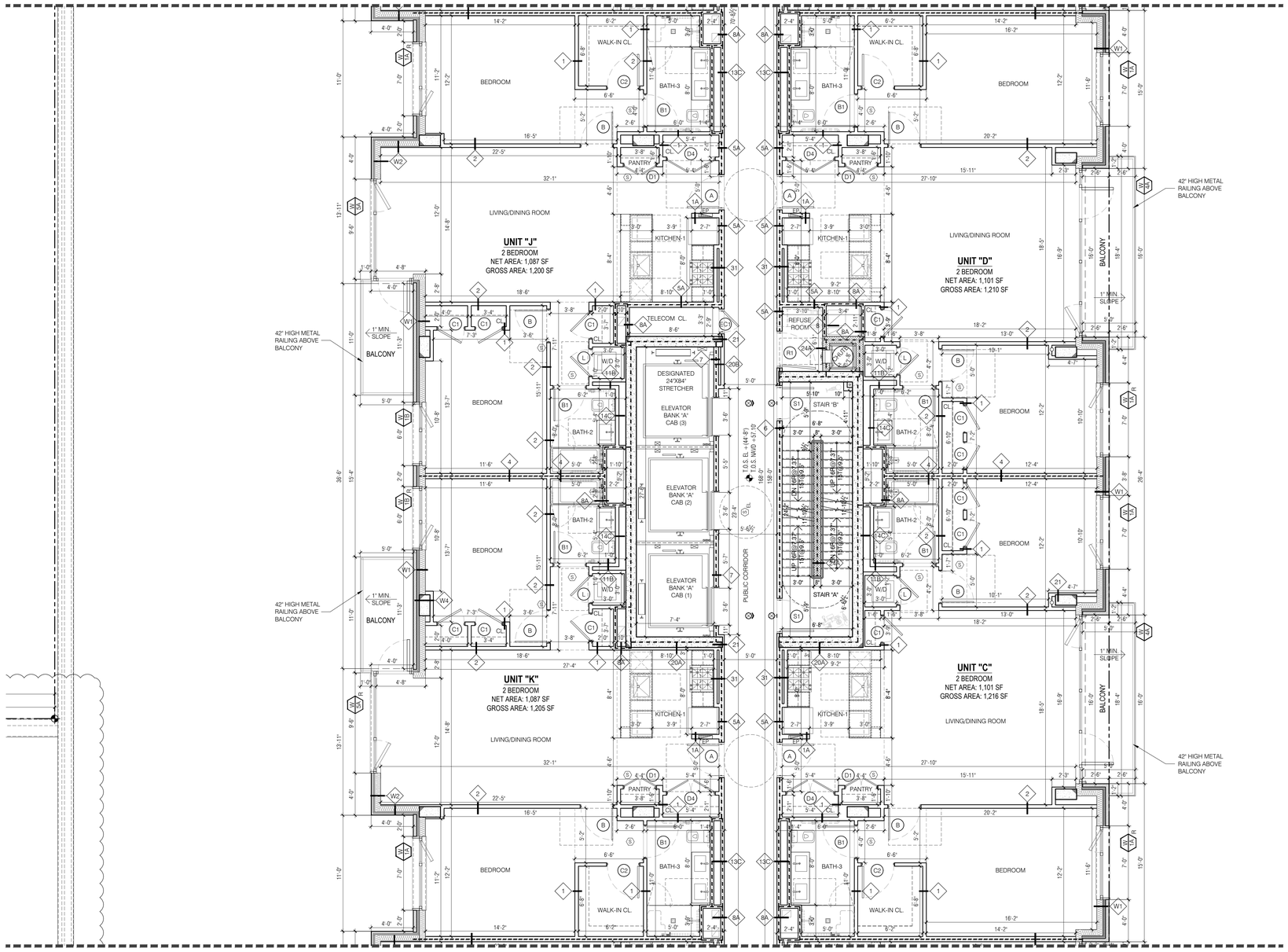
REGISTERED ARCHITECT PARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
5TH FLOOR (5F-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"
date	AUG. 2014
drawn	MP
checked	FM
project no.	15-39
sheet no.	---- OF ---
drawing no.	A-135.00



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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SEAL

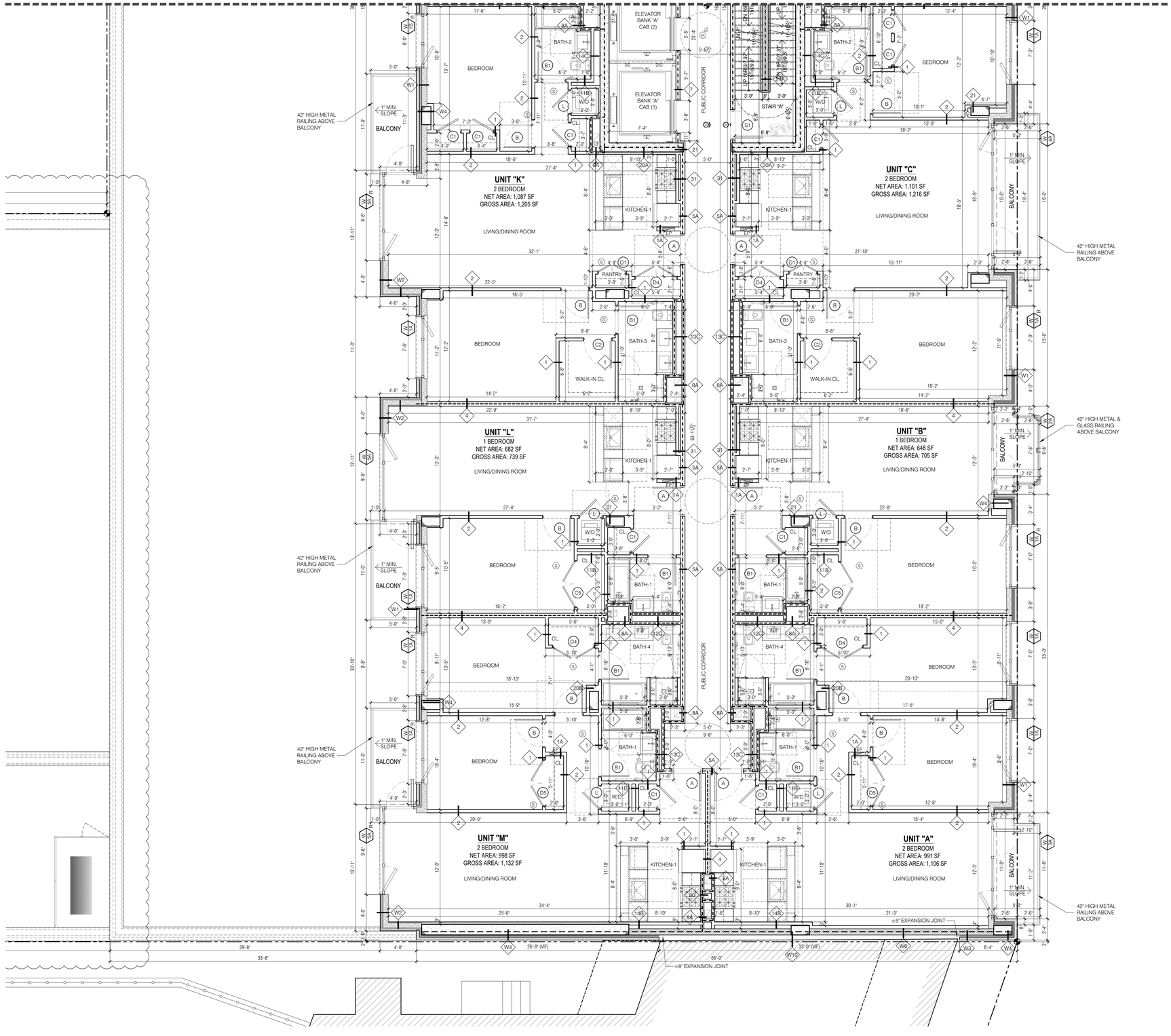
REGISTERED ARCHITECT FARIBA H. MAKOOI 034688 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
5TH FLOOR (5F-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale: 3/16" = 1'-0"	project no.: 15-39
date: AUG. 2014	sheet no.: ---- OF ---
drawn: MP	drawing no.: A-136.00
checked: FM	



SITE KEY MAP



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SEAL
REGISTERED ARCHITECT FARIBA H. MAKOOI STATE OF NEW YORK 034686

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
5TH FLOOR (5F-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-137.00
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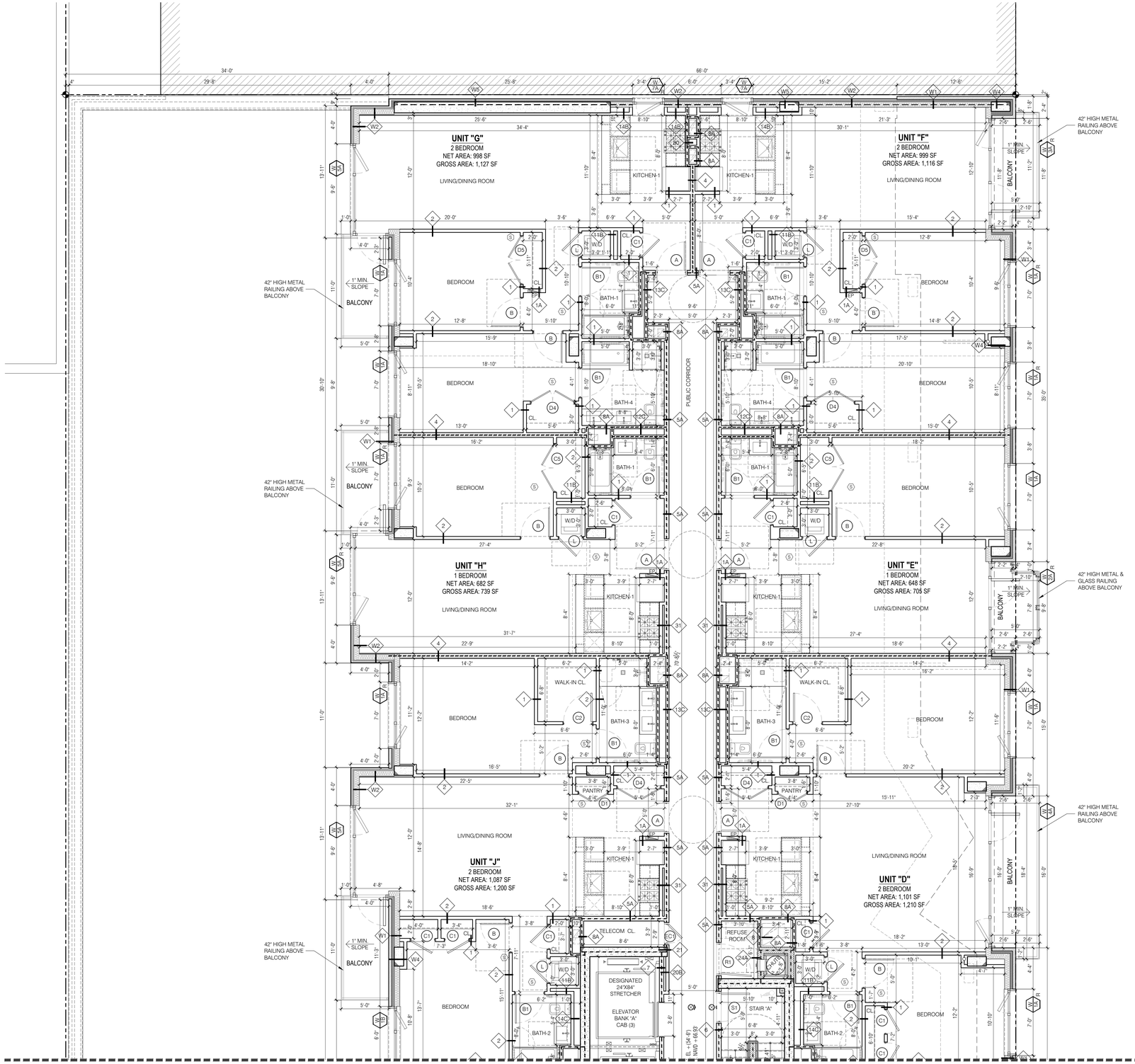

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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MEP ENGINEER:
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SEAL

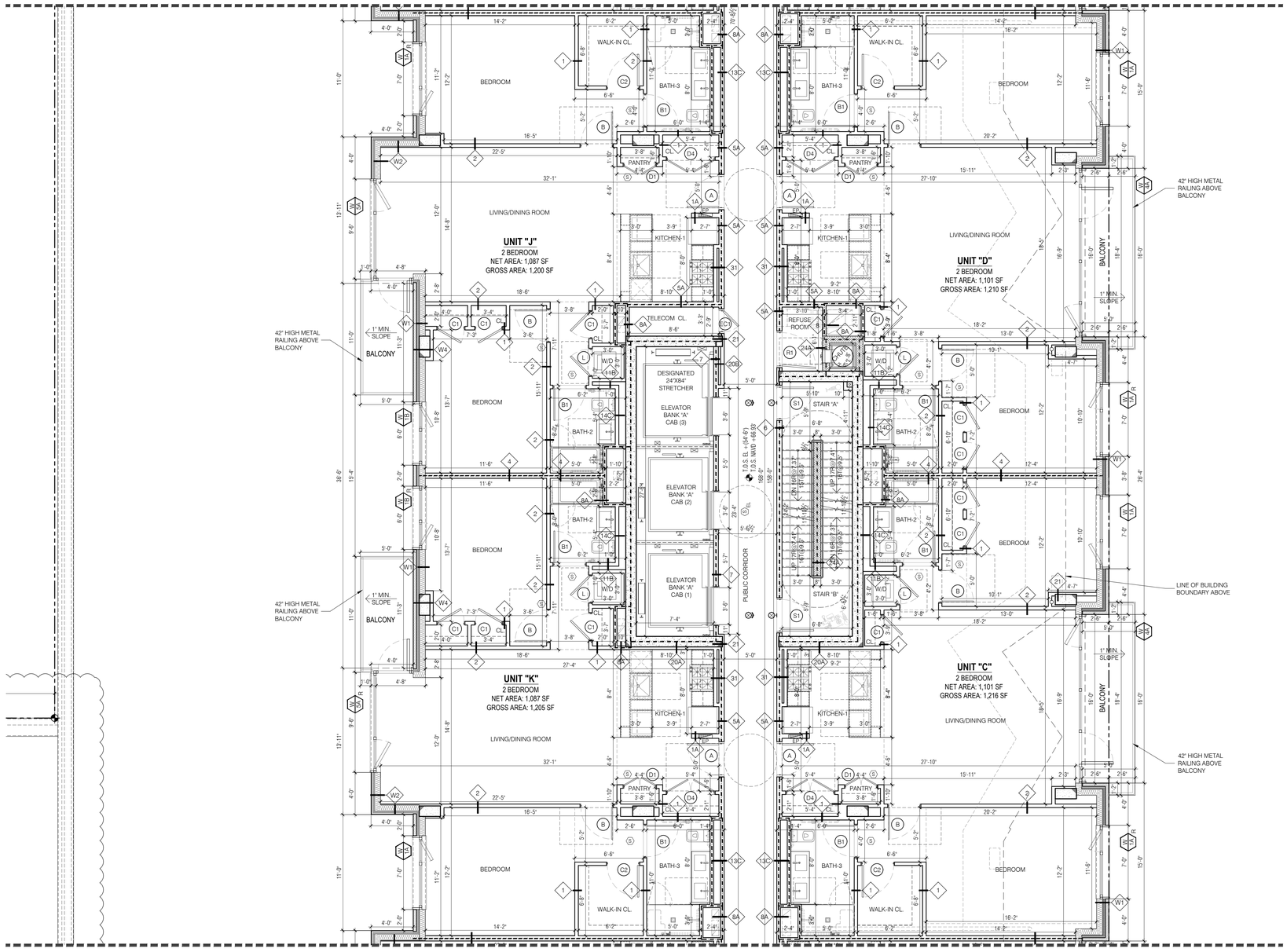
REGISTERED ARCHITECT PARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
6TH FLOOR (6F-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"
date	AUG. 2014
drawn	MP
checked	FM
project no.	15-39
sheet no.	---- OF ---
drawing no.	A-138.00



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
TSF Engineering, P.C.
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CLIENT:
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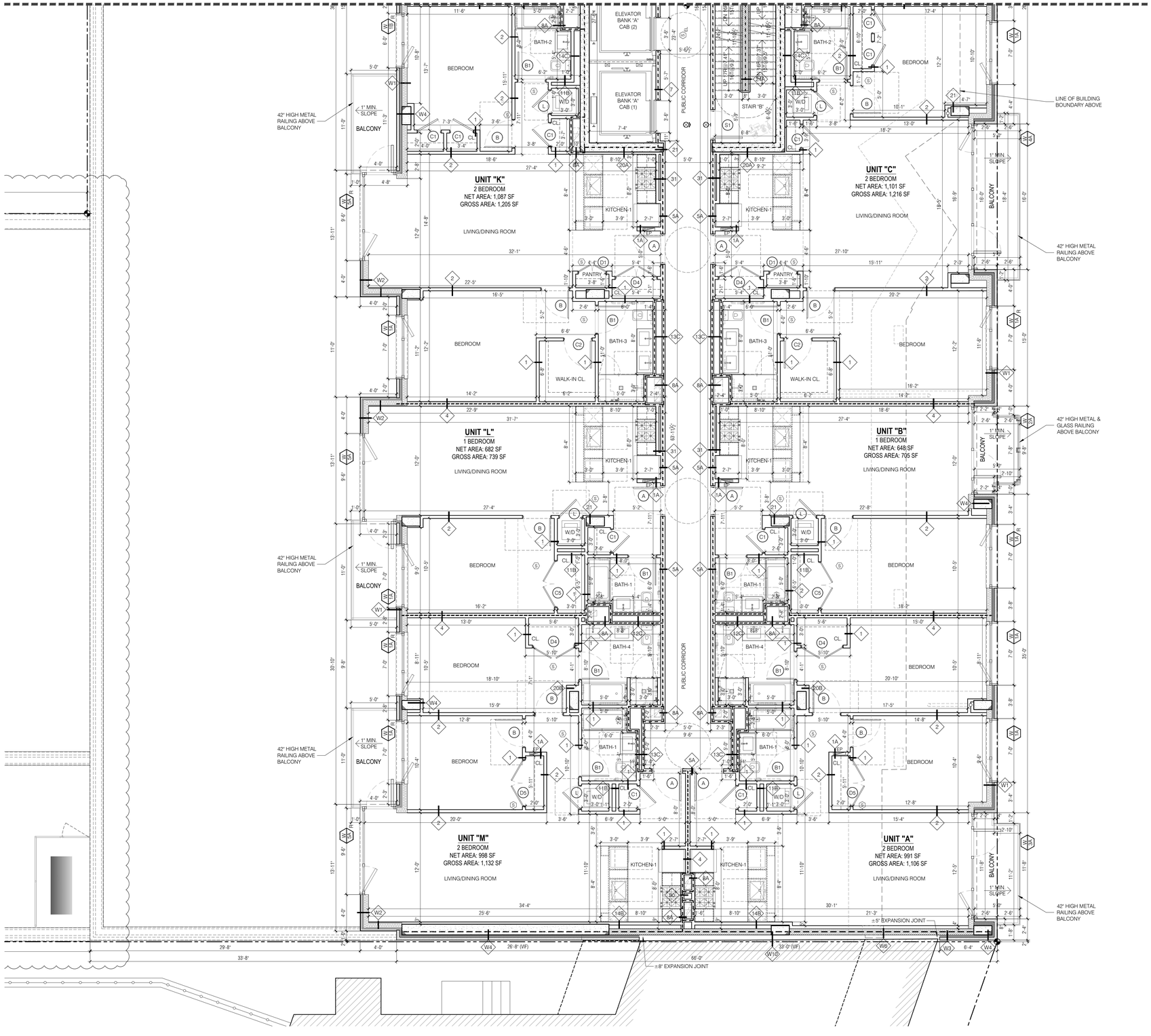
SEAL
REGISTERED ARCHITECT FARIBA H. MAKOOI 034688 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
6TH FLOOR (6F-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-139.00
checked	FM		



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
6TH FLOOR (6F-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
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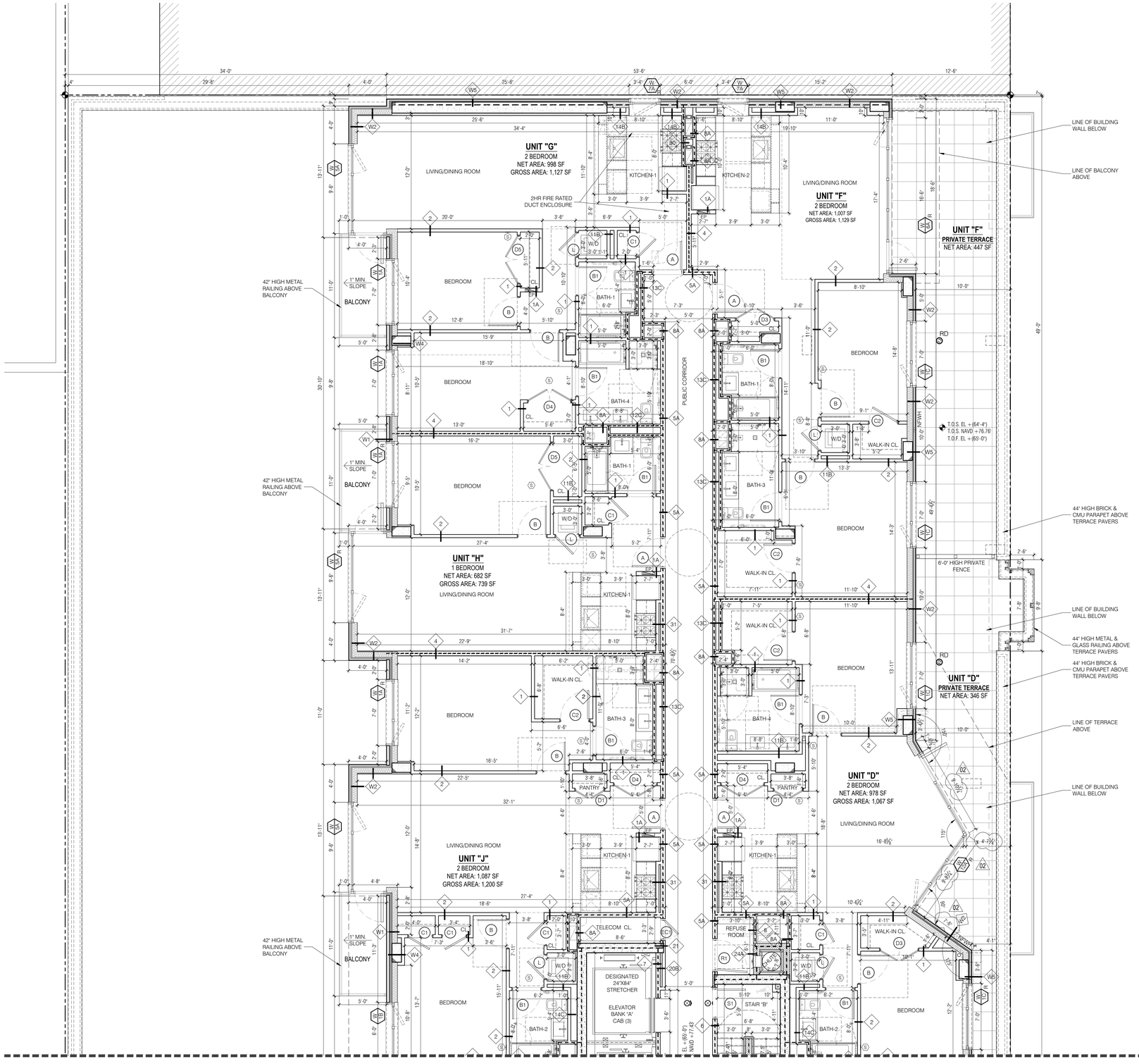

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
TSF Engineering, P.C.
200 Park Ave. South, NY, NY 10003
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WEB SITE: WWW.KFARCHITECT.COM

SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
7TH FLOOR (7F-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale: 3/16" = 1'-0"	project no.: 15-39
date: AUG. 2014	sheet no.: ---- OF ---
drawn: MP	drawing no.: A-141.01
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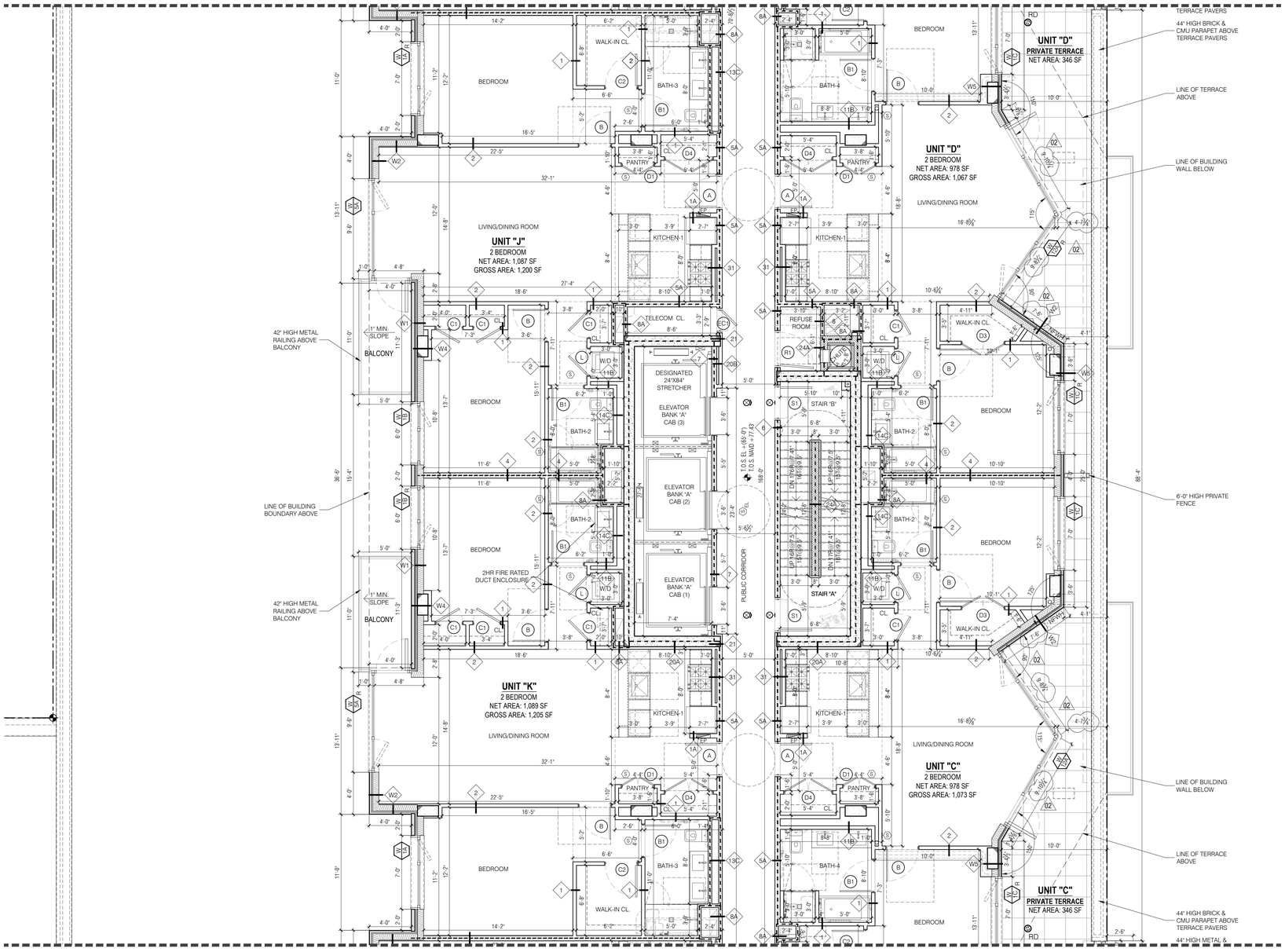

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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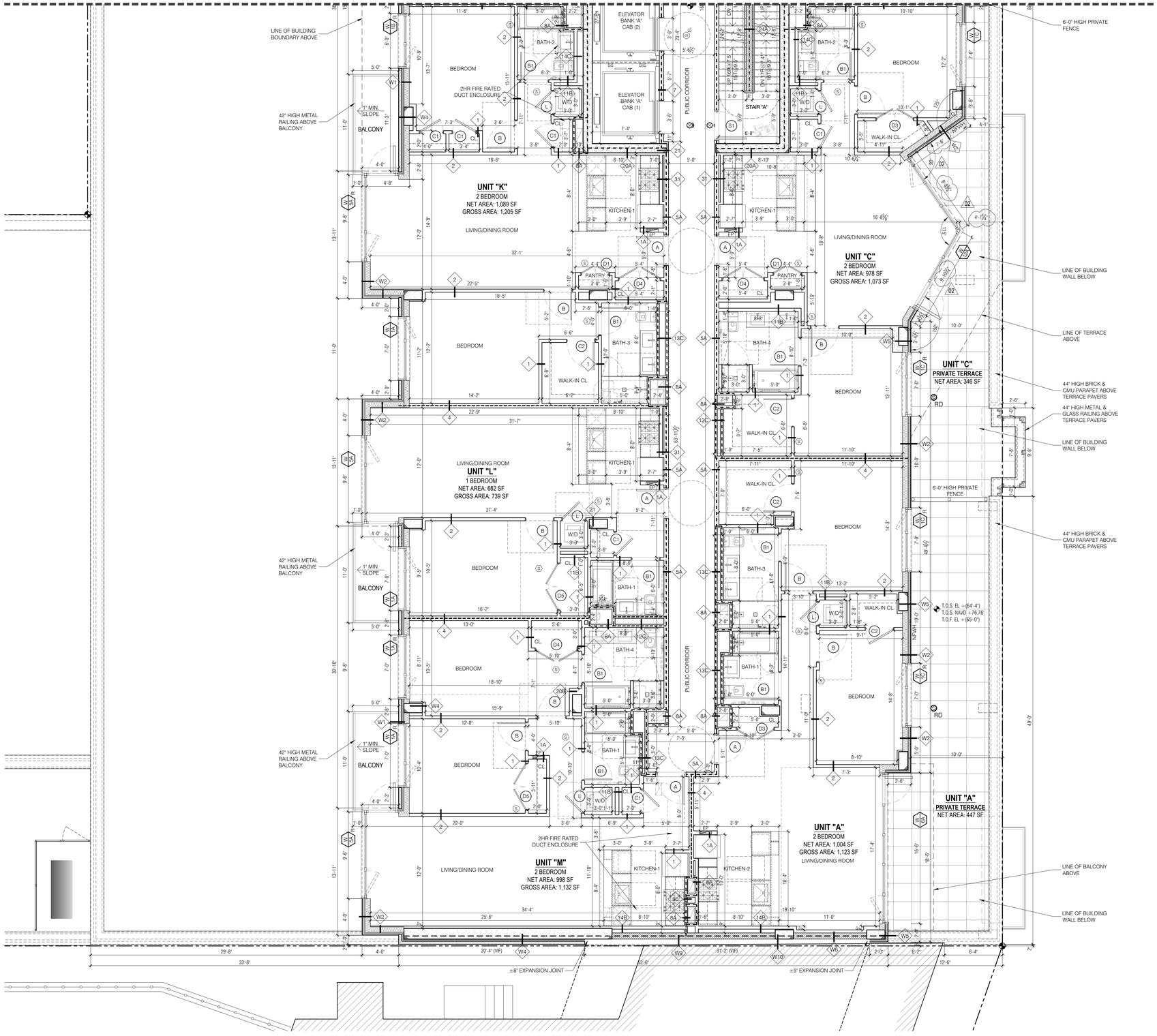
SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
7TH FLOOR (7F-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale: 3/16" = 1'-0"	project no.: 15-39
date: AUG. 2014	sheet no.: ---- OF ---
drawn: MP	drawing no.: A-142.01
checked: FM	



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
TSF Engineering, P.C.
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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
7TH FLOOR (7F-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-143.01
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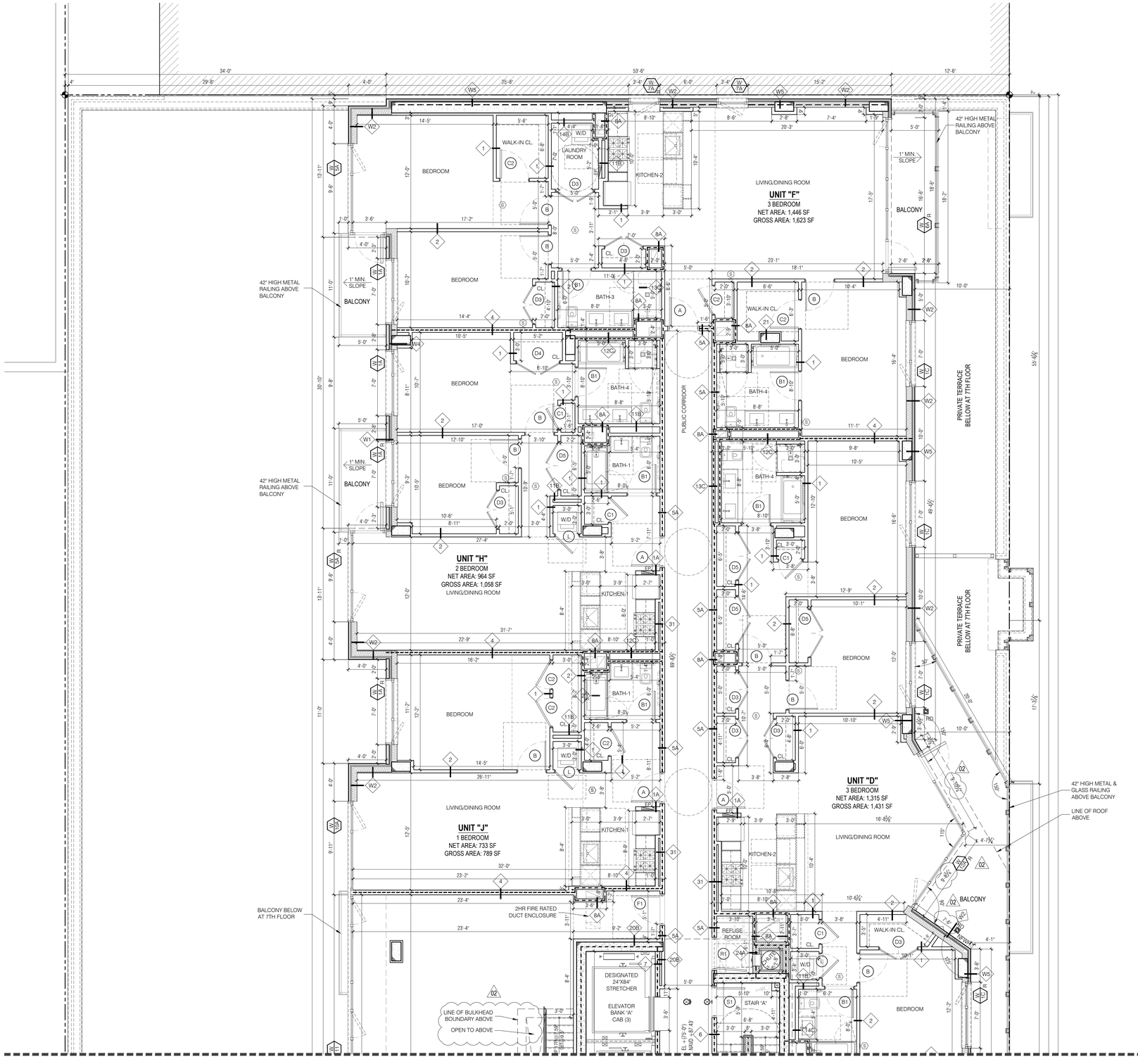

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
8TH FLOOR (8F-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-144.01
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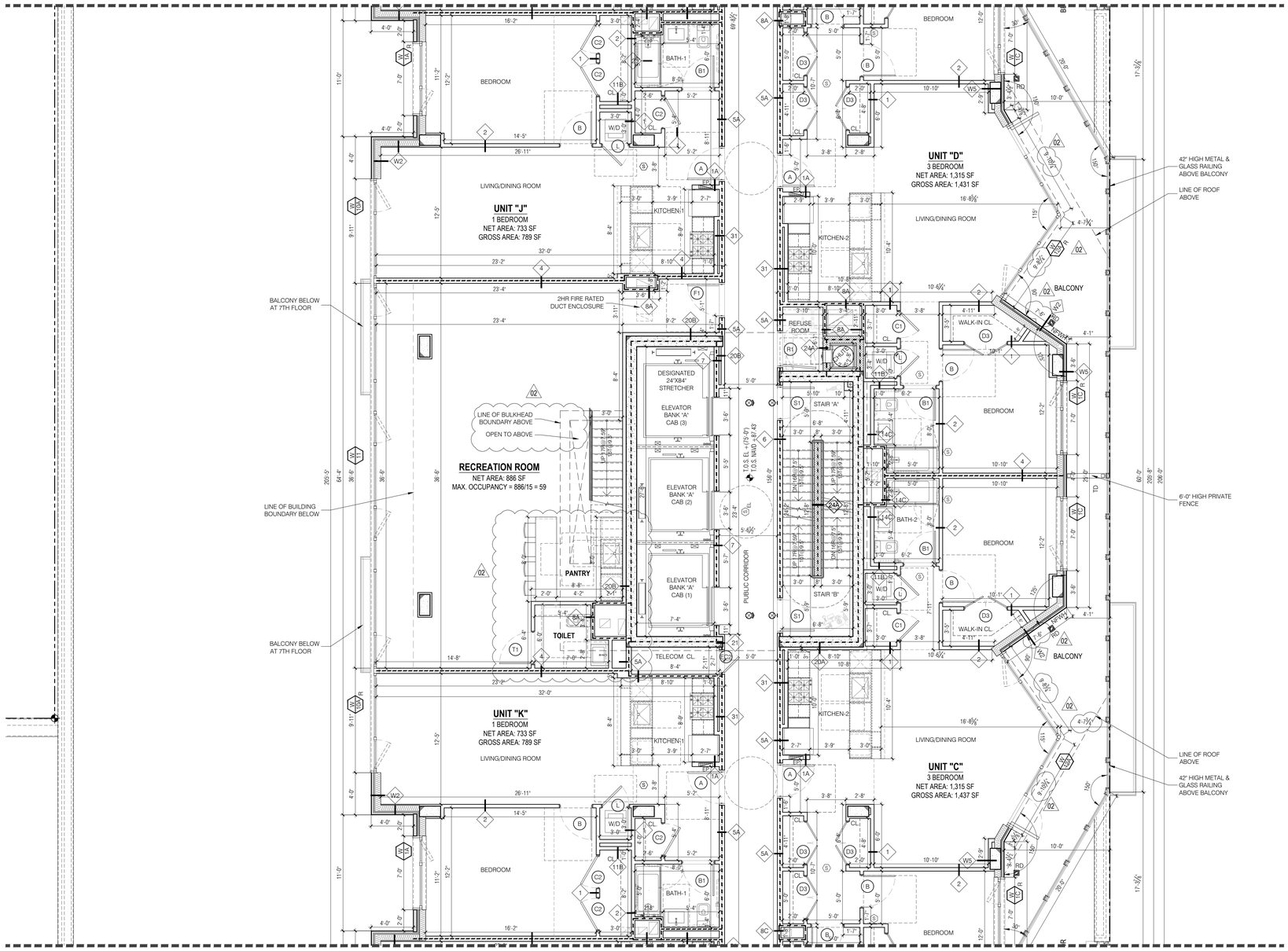

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
8TH FLOOR (8F-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-145.01
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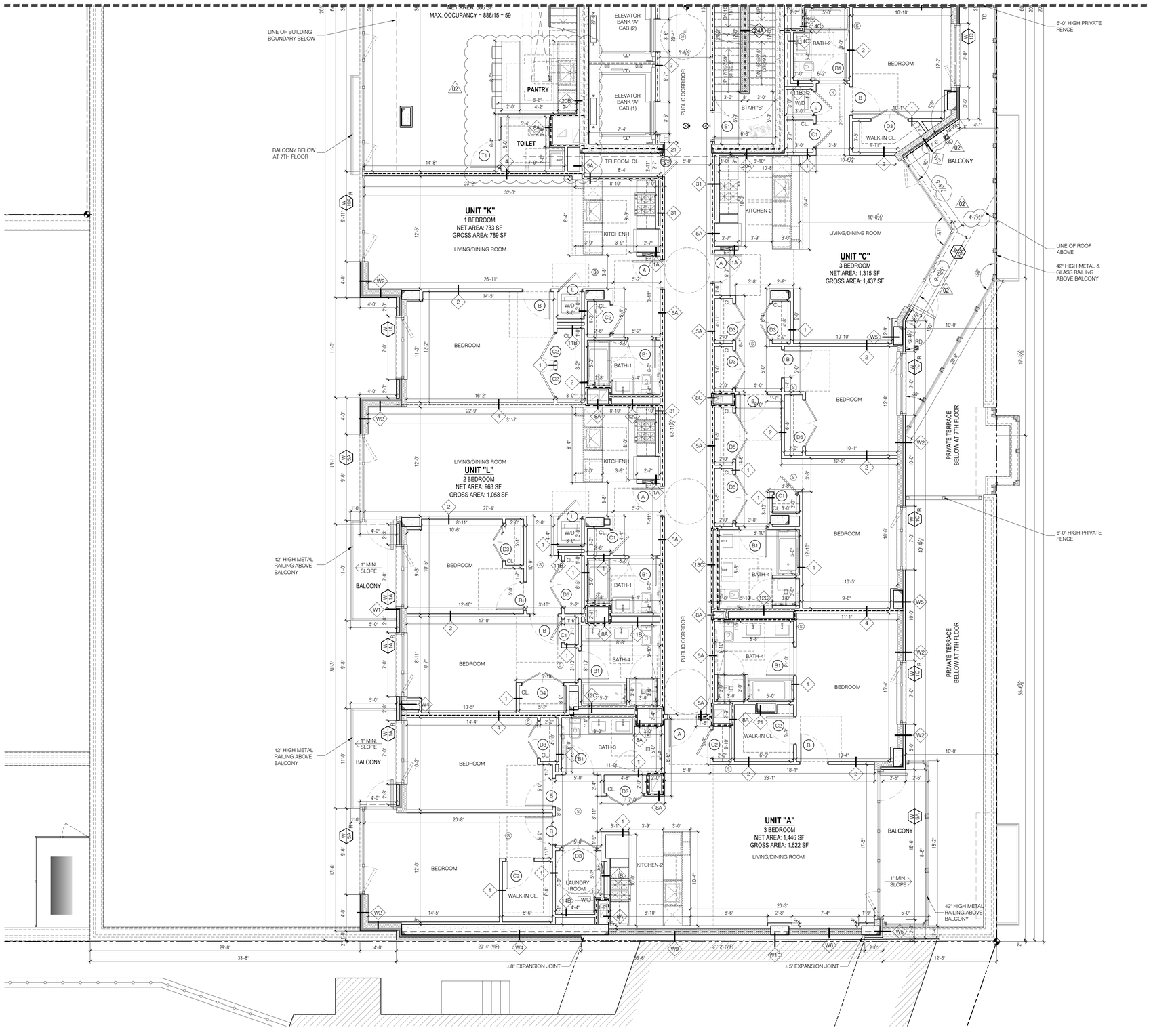

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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FAX: (212) 219-8980
WEB SITE: WWW.KFARCHITECT.COM

SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
8TH FLOOR (8F-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-146.01
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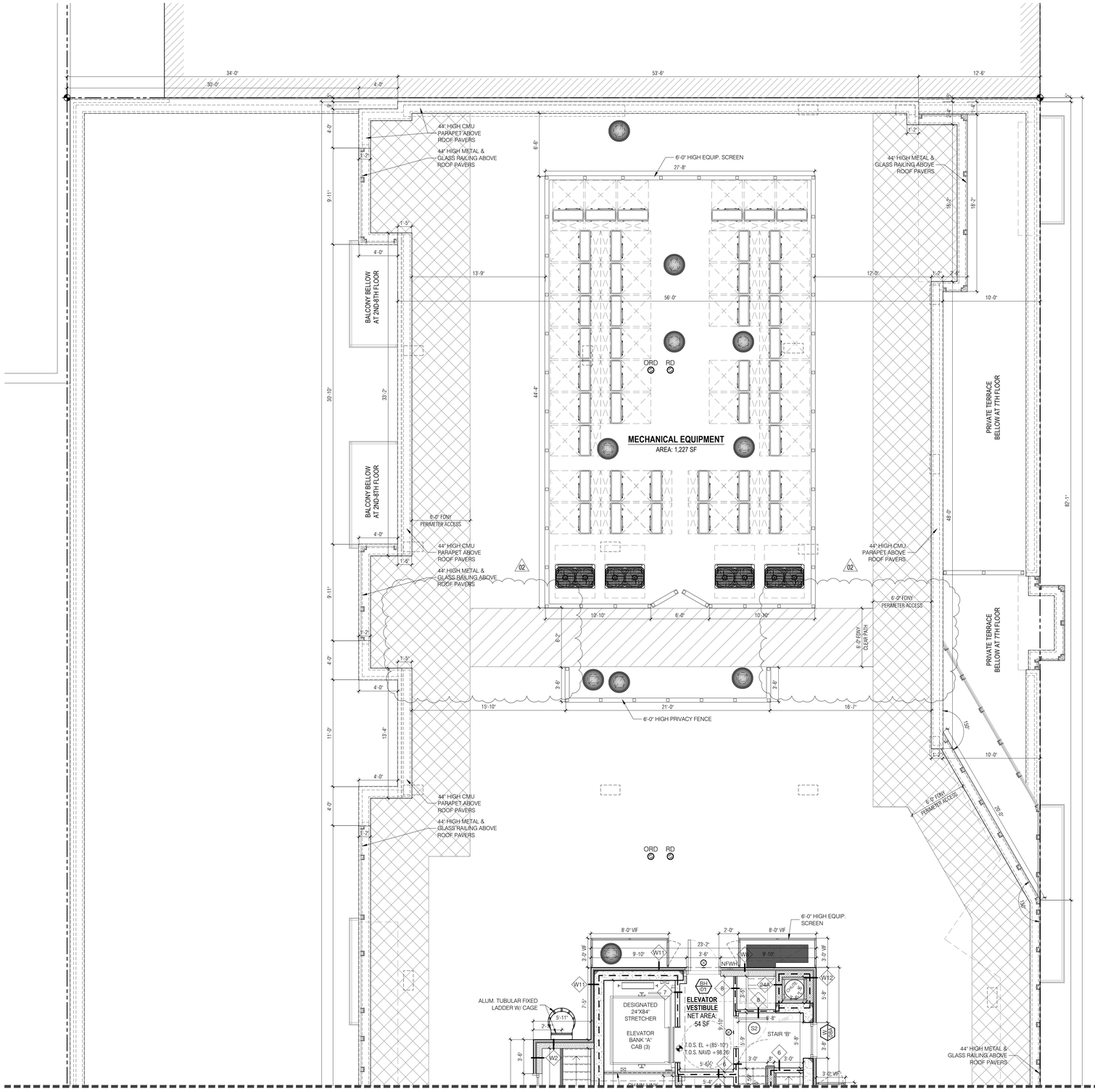

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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FAX: (212) 219-8980
WEB SITE: WWW.KFARCHITECT.COM

SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
BULKHEAD MAIN ROOF (BF-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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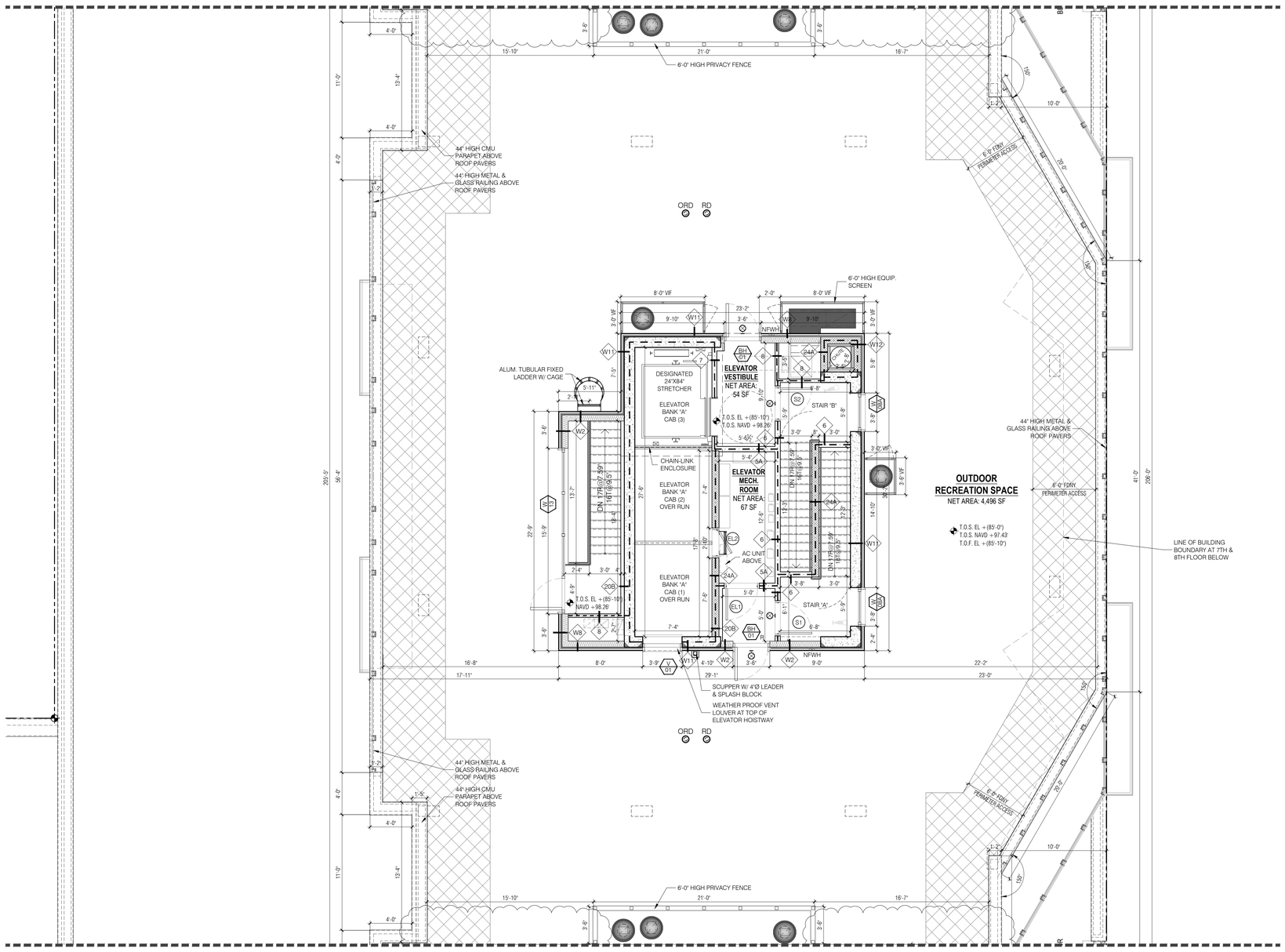

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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▲ 1331 STUYVESANT AVE. UNION, NJ 07083
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FAX: (212) 219-8980
WEB SITE: WWW.KFARCHITECT.COM

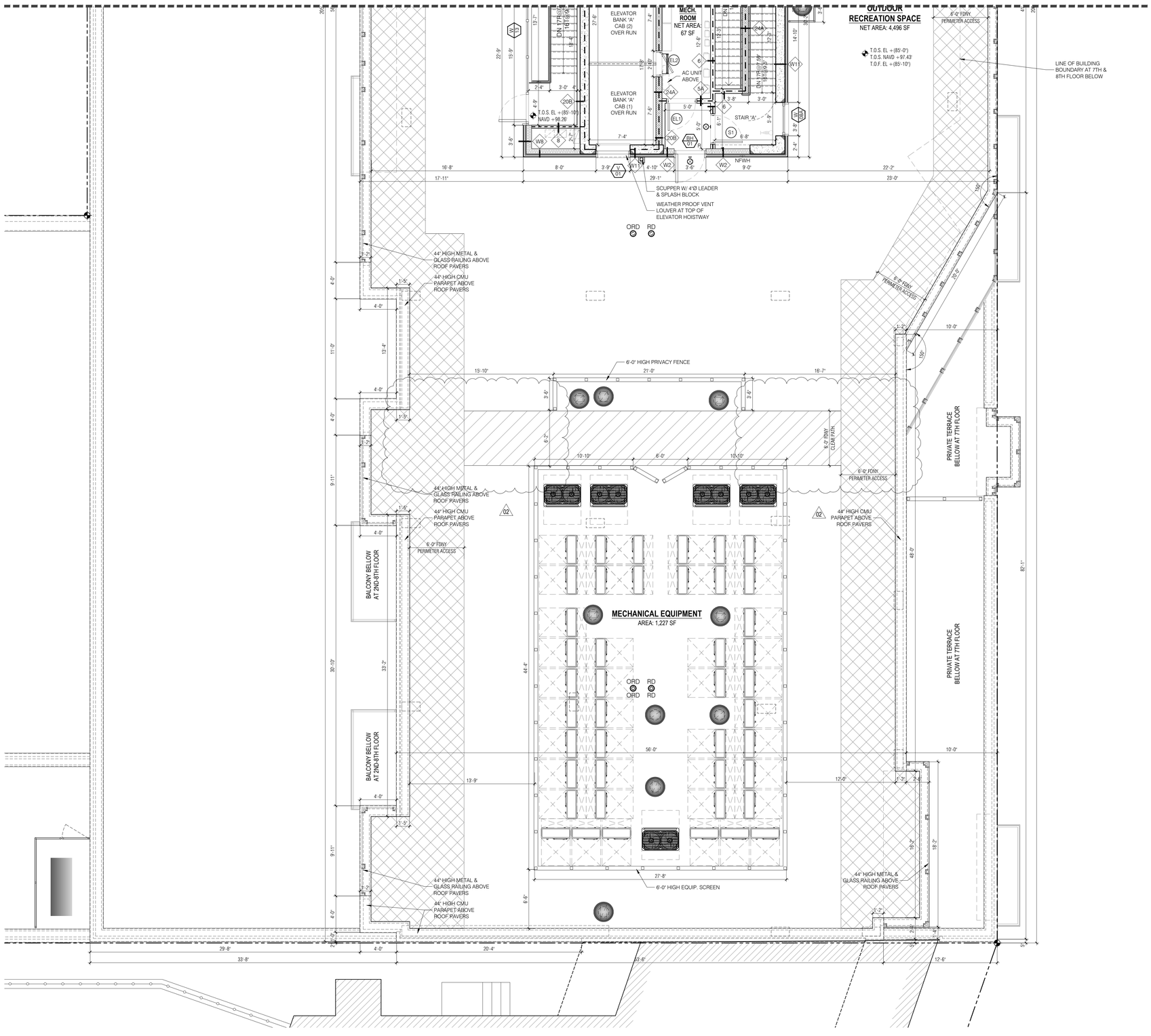
SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
BULKHEAD MAIN ROOF (BF-2)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-148.01
checked	FM		



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
BULKHEAD MAIN ROOF (BF-3)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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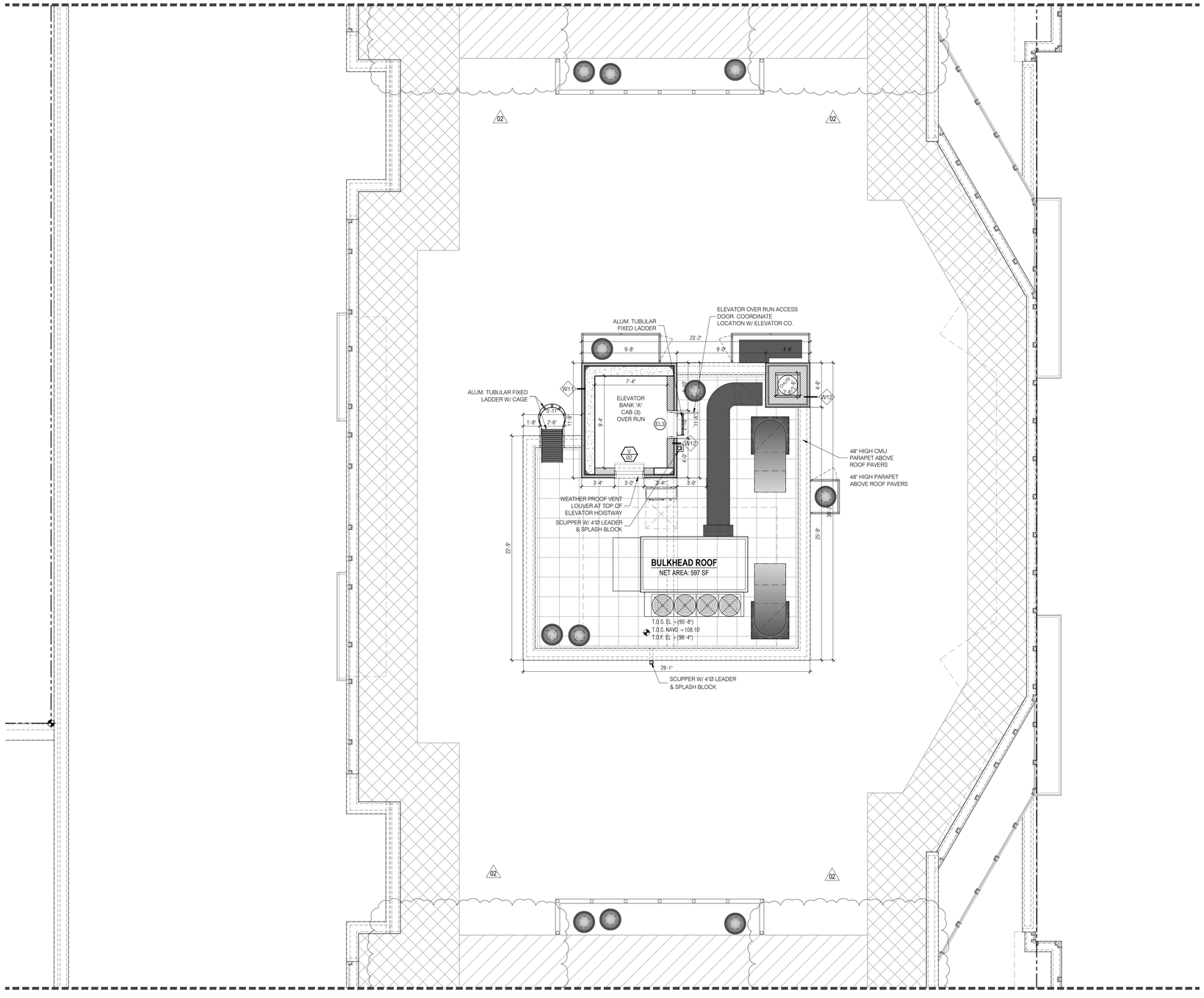

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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FAX: (212) 219-8980
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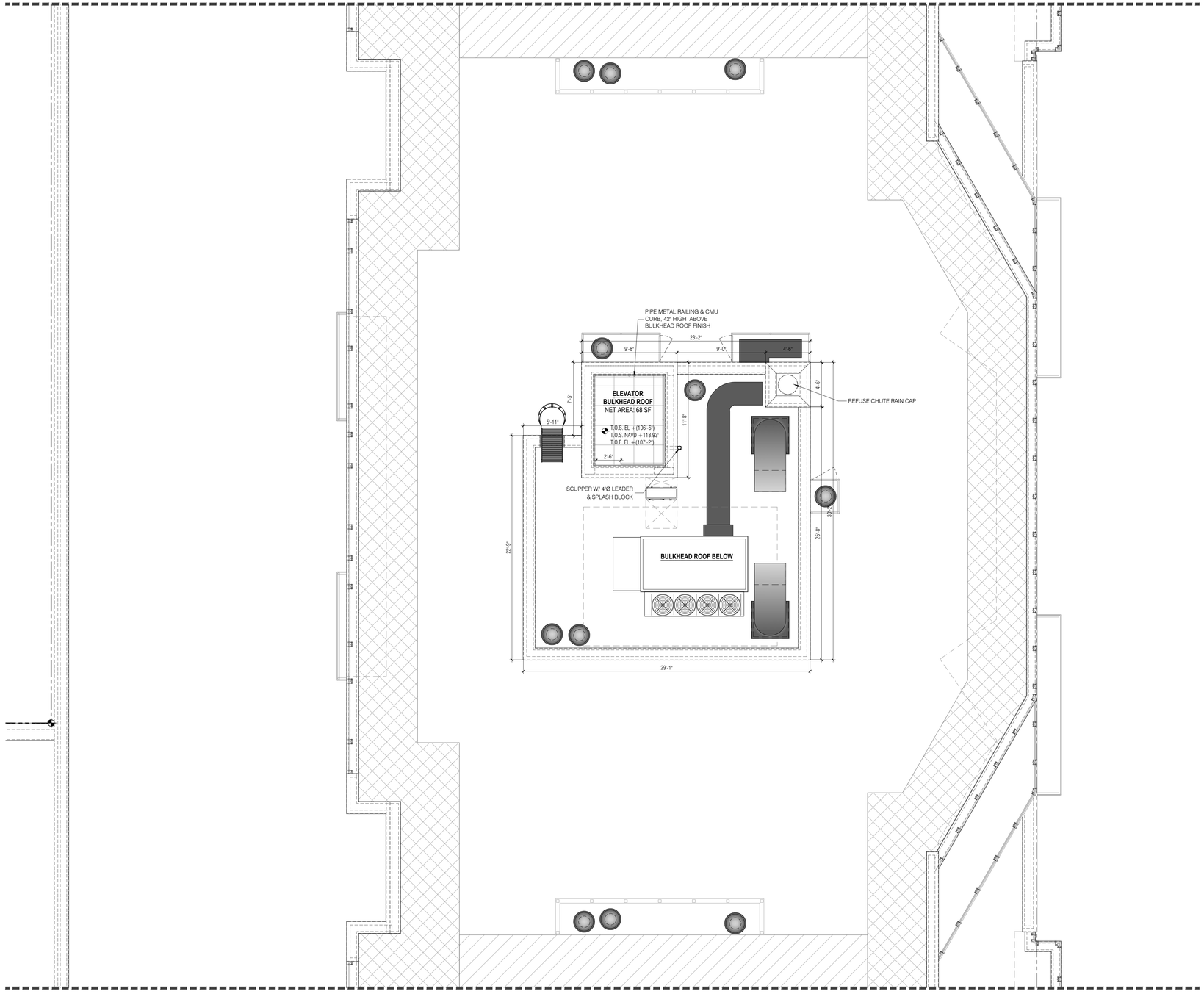
SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
BULKHEAD 1 ROOF (BR-1)
ENLARGED FLOOR PLAN

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-150.01
checked	FM		



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title

MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title

BULKHEAD 2 ROOF (BR-2)
ENLARGED FLOOR PLAN

dob no

NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-151.00
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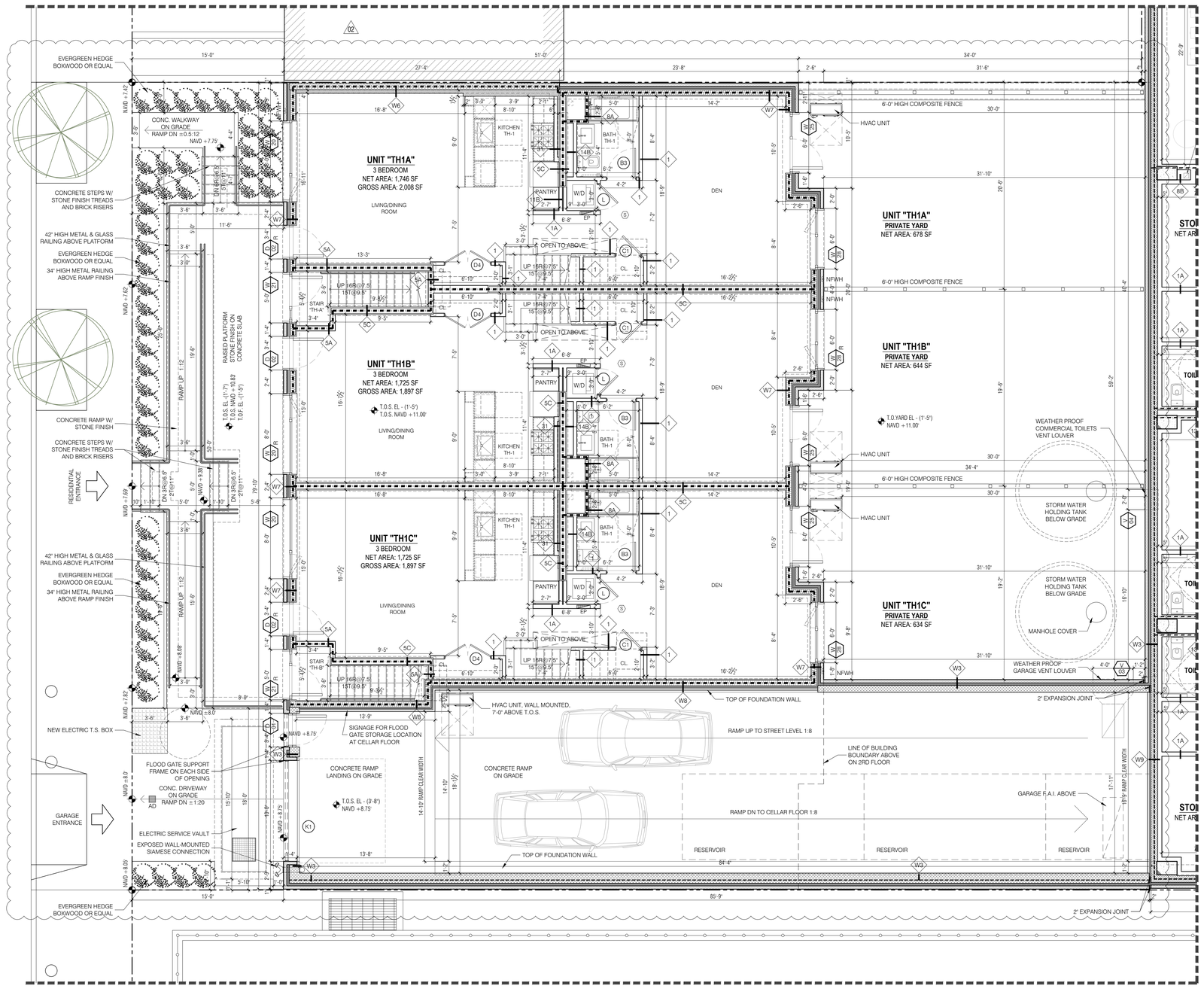

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
1ST FLOOR PLAN
TOWNHOUSES

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	--- OF ---
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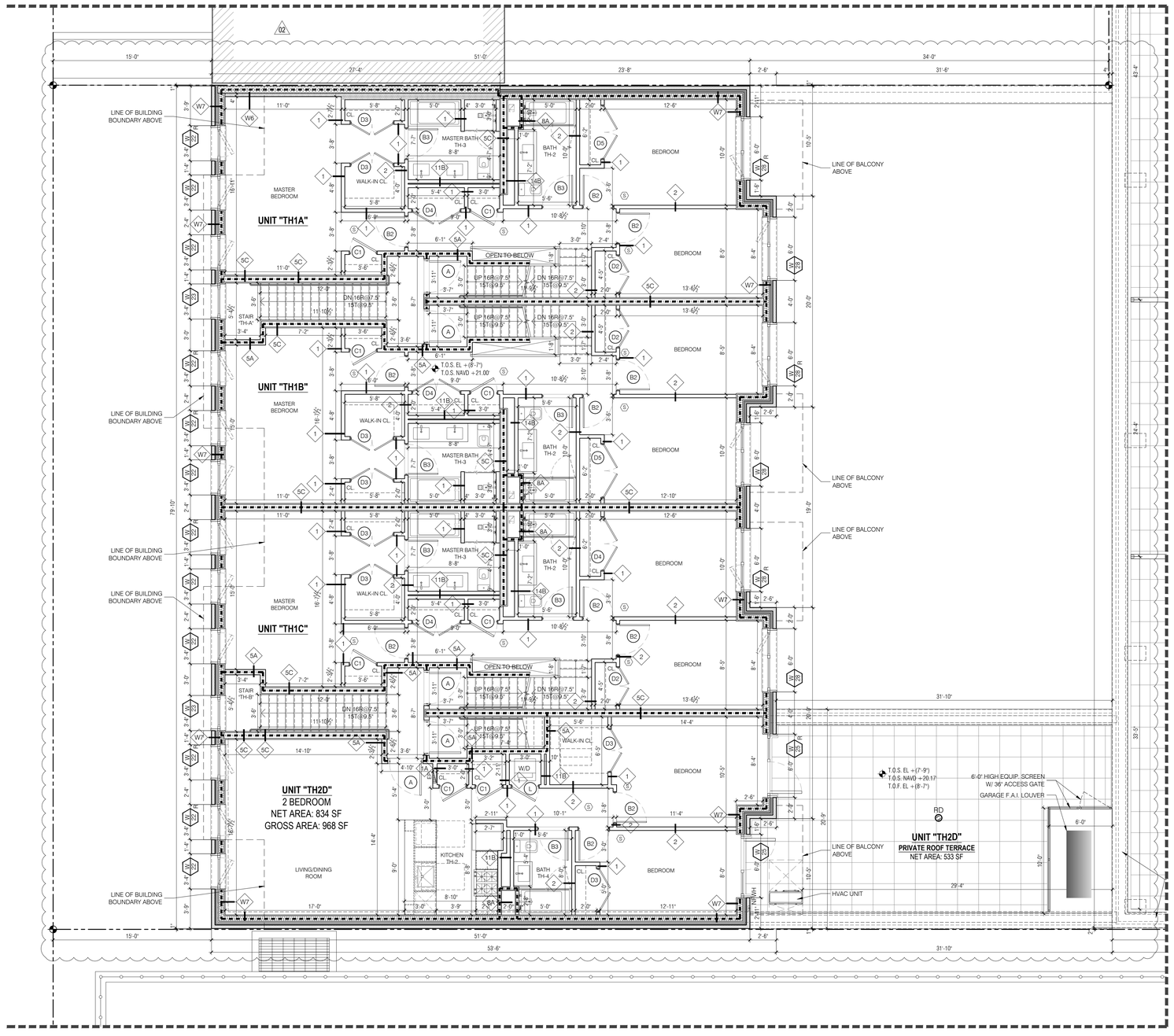

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
2ND FLOOR PLAN
TOWNHOUSES

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
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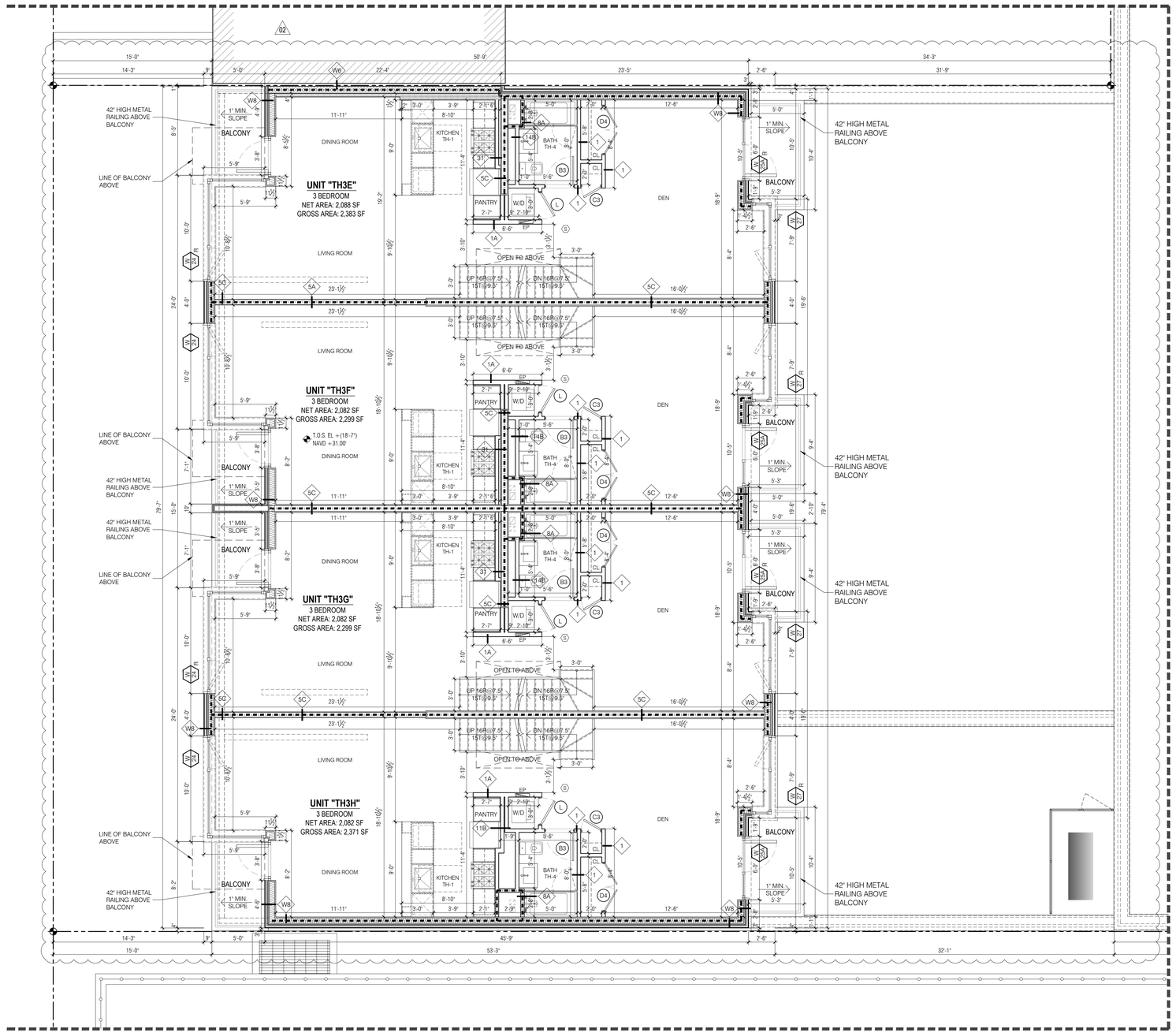

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
3RD FLOOR PLAN
TOWNHOUSES

dob no
NB# 421395751

scale: 3/16" = 1'-0"	project no.: 15-39
date: AUG. 2014	sheet no.: ---- OF ---
drawn: MP	drawing no.: A-162.01
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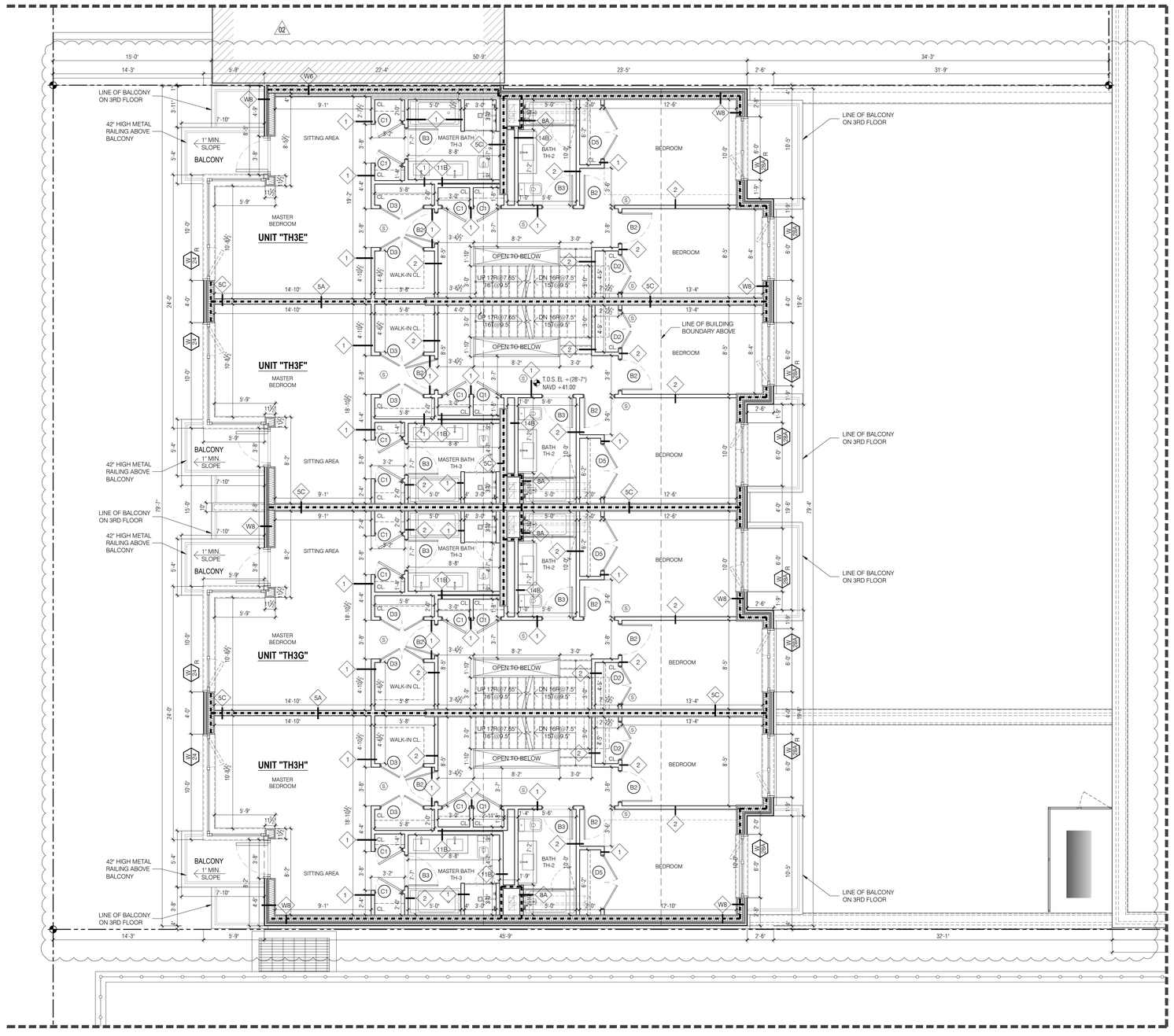

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
4TH FLOOR PLAN
TOWNHOUSES

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-163.01
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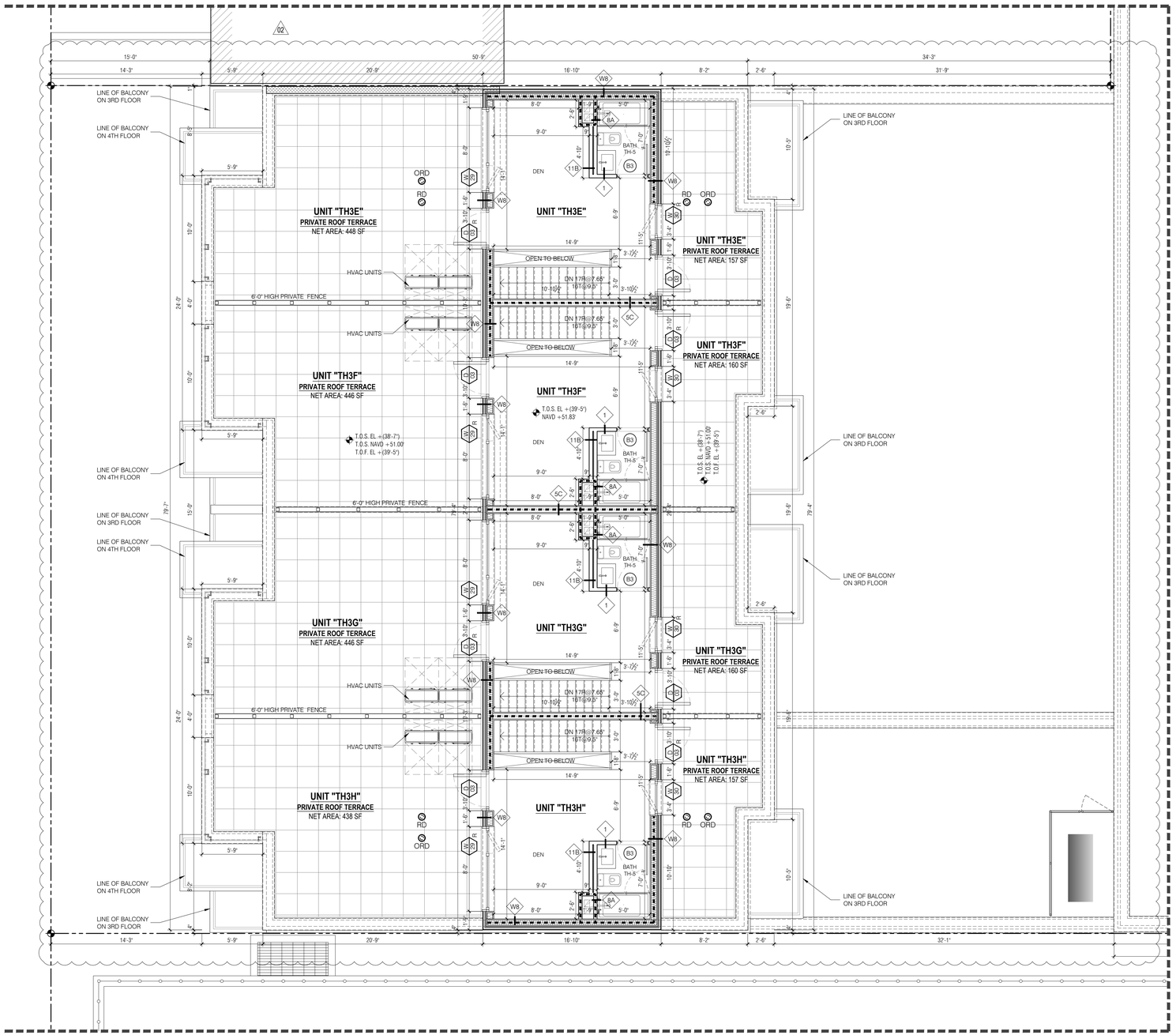

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
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01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
MEZZANINE FLOOR PLAN
TOWNHOUSES

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-164.01
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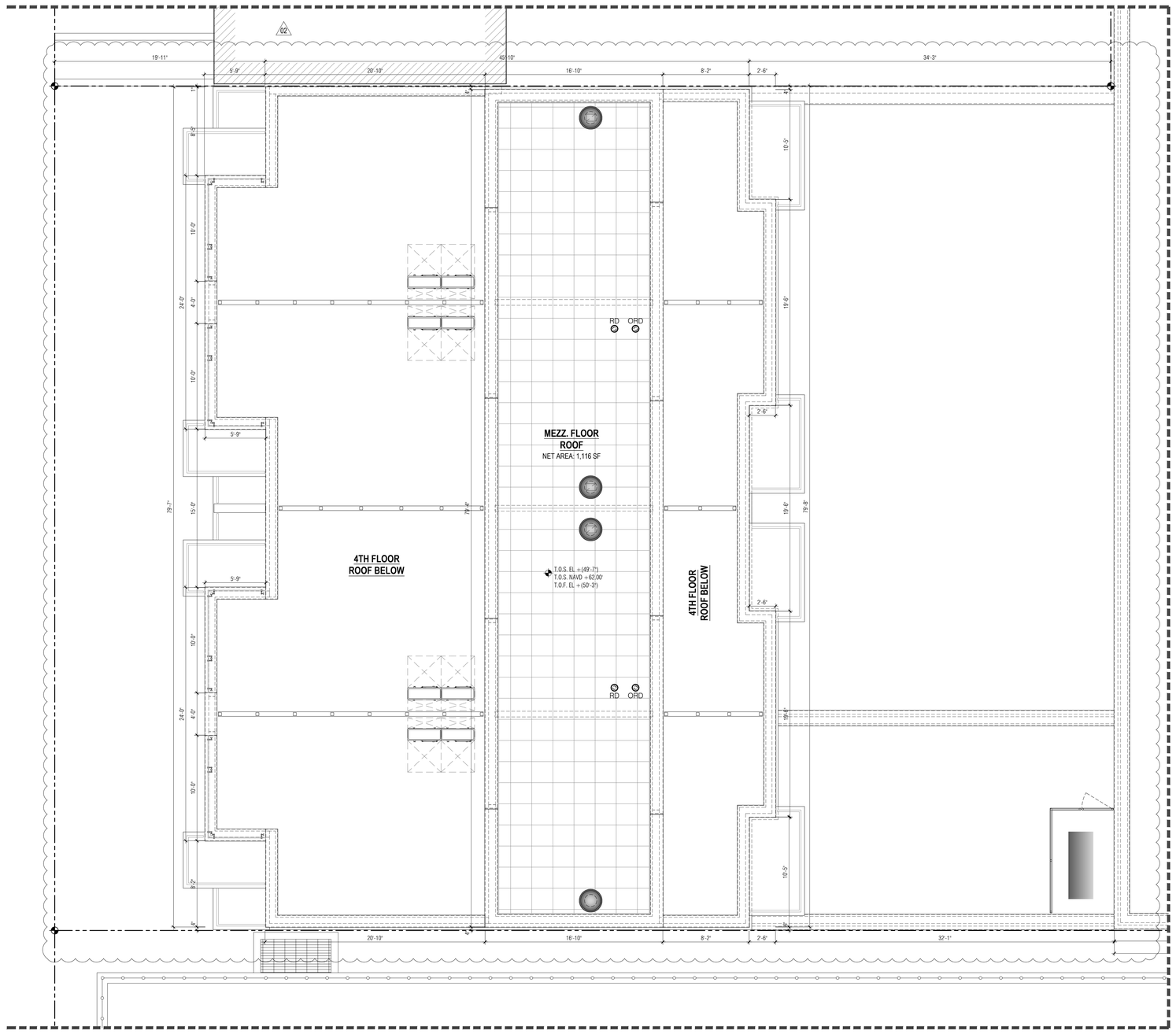

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

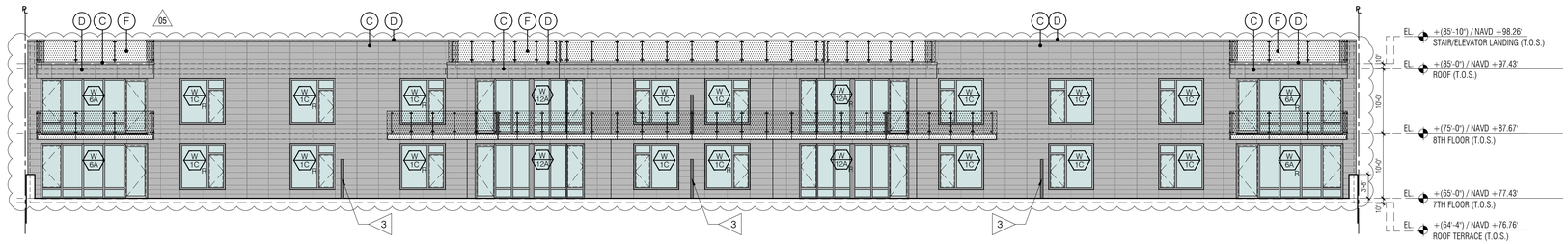
drawing title
ROOF FLOOR PLAN
TOWNHOUSES

dob no
NB# 421395751

scale	3/16" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-165.01
checked	FM		

1 ELEVATION (E-1) SETBACK

3/32" = 1'-0"



2 ELEVATION (E-1)

3/32" = 1'-0"



GENERAL ELEVATION NOTES

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). WHICH IS 1.64 FEET ABOVE THE QUEENS BOROUGH DATUM.

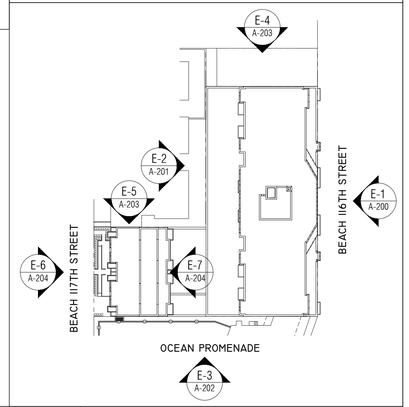
ELEVATION MATERIAL LEGEND

A. BRICK COLOR 1 TO BE SELECTED BY THE ARCHITECT
B. BRICK COLOR 2 TO BE SELECTED BY THE ARCHITECT.
C. EIFS, COLOR TO BE SELECTED BY THE ARCHITECT.
D. METAL COPING TO MATCH ADJACENT FACADE FINISH COLOR.
E. BALCONY METAL RAILING.
F. BALCONY METAL & TEMPERED GLASS RAILING.
G. ALUM. SLAB COVER.
H. ALUM. & GLASS WINDOW-WALL SYSTEM.
I. GRANITE BASE, COLOR TO BE SELECTED BY THE ARCHITECT.

ELEVATION LEGEND NOTES

1. FLUSH MOUNTED FIRE DEPARTMENT CONNECTION 18" MIN. - 36" MAX. ABOVE GRADE
2. EJECTOR PUMP F.A.I. W/ S.S. COVER.
3. EXISTING ADJACENT BUILDING.
4. WALL MOUNTED EXTERIOR LIGHT FIXTURE AS PER LIGHT FIXTURES SCHEDULE.
5. MARQUEE TO COMPLY WITH B.C. 322.2.1.4, MAX. OF 8'-0" BEYOND THE STREET LINE & MIN. OF 10'-0" ABOVE THE SIDEWALK LEVEL.
6. NON-FREEZ HOSE BIB RECESSED BOX W/ S.S. BOX & COVER.
7. FENCE 6'-0" HIGH.
8. BRICK VERTICAL EXPANSION JOINT 05
9. REFUSE CHUTE VENT
10. WALL MOUNTED EXTERIOR LIGHT FIXTURE AS PER LIGHT FIXTURES SCHEDULE.
11. HORIZONTAL COMPOSE FENCE, COLOR TO BE SELECTED BY THE ARCHITECT.
12. ALUM. TUBULAR FIXED LADDER W/ CAGE.
13. ELEVATOR OVERHEAD ROOM ACCESS DOOR.
14. BUILDING EXPANSION JOINT 05

SITE KEY PLAN



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
11	05	06.27.2019	ISSUED TO DOB FOR PAA-4
10	04	03.14.2019	ISSUED FOR CONSTRUCTION
09	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

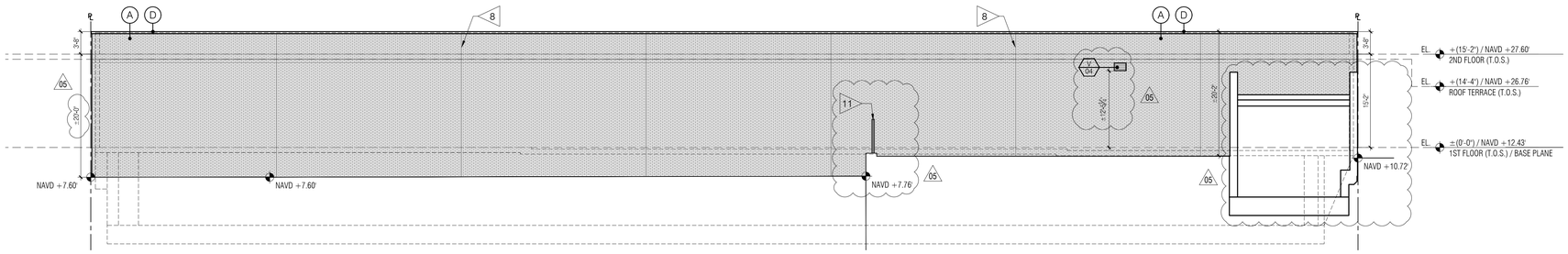
drawing title
ELEVATION (E-1)
BEACH 116TH STREET

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-200.04
checked	FM		

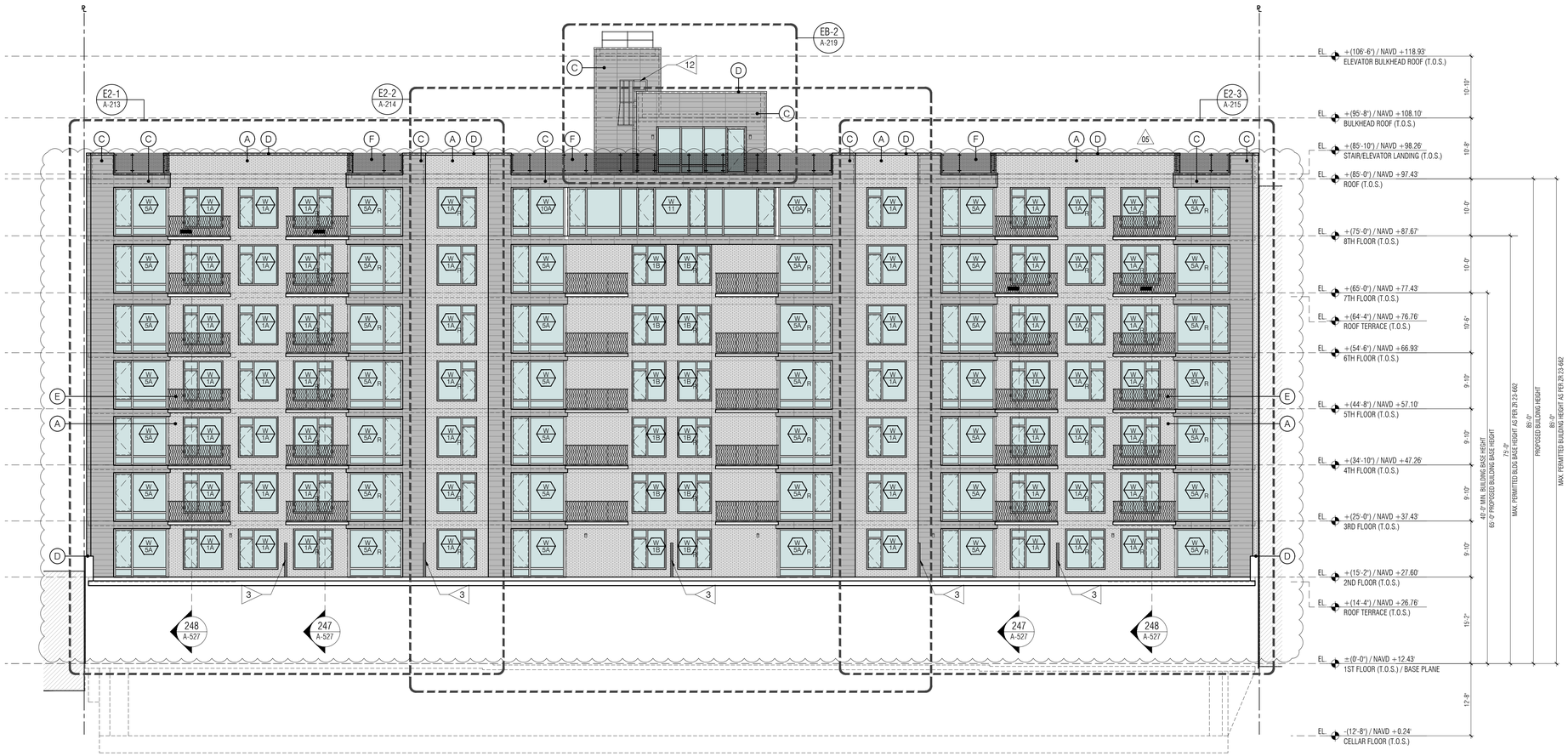
1 ELEVATION (E-2) - REAR WALL

3/32" = 1'-0"

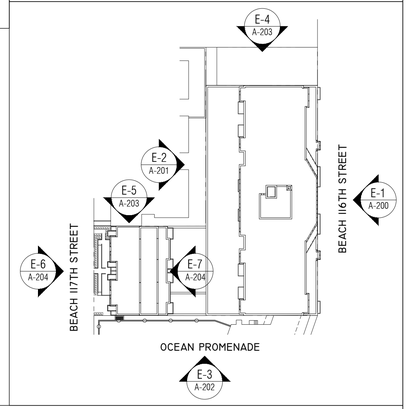


2 ELEVATION (E-2)

3/32" = 1'-0"



SITE KEY PLAN



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
11	05	06.27.2019	ISSUED TO DOB FOR PAA-4
10	04	03.14.2019	ISSUED FOR CONSTRUCTION
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08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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SEAL

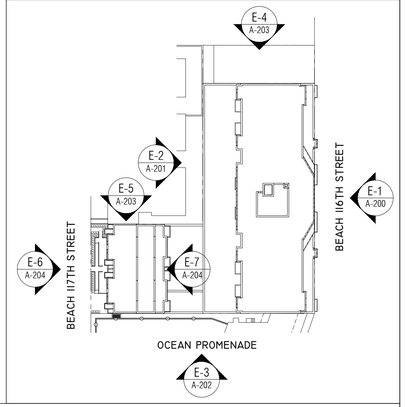
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ELEVATION (E-2)
REAR ELEVATION

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-201.04
checked	FM		

SITE KEY PLAN



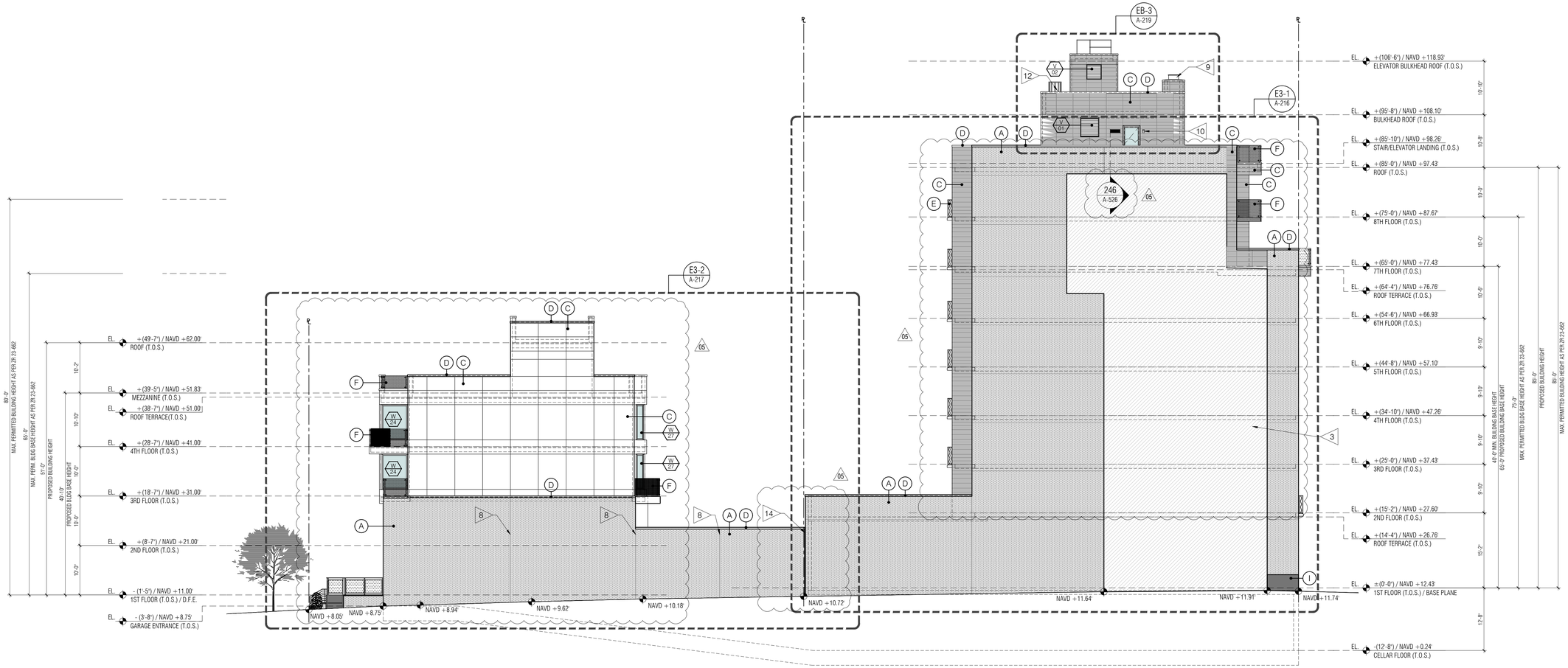
SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

1 ELEVATION (E-3)

3/32" = 1'-0"



issue	rev	date	description
11	05	06.27.2019	ISSUED TO DOB FOR PAA-4
10	04	03.14.2019	ISSUED FOR CONSTRUCTION
09	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ELEVATION (E-3)
SOUTH ELEVATION

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-202.04
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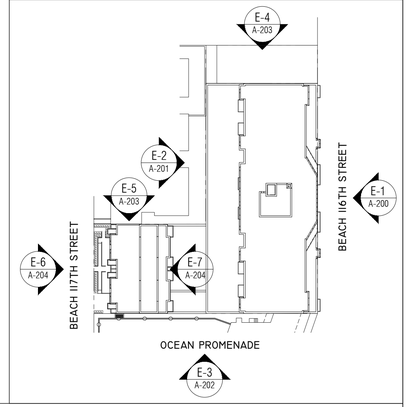
SITE KEY PLAN



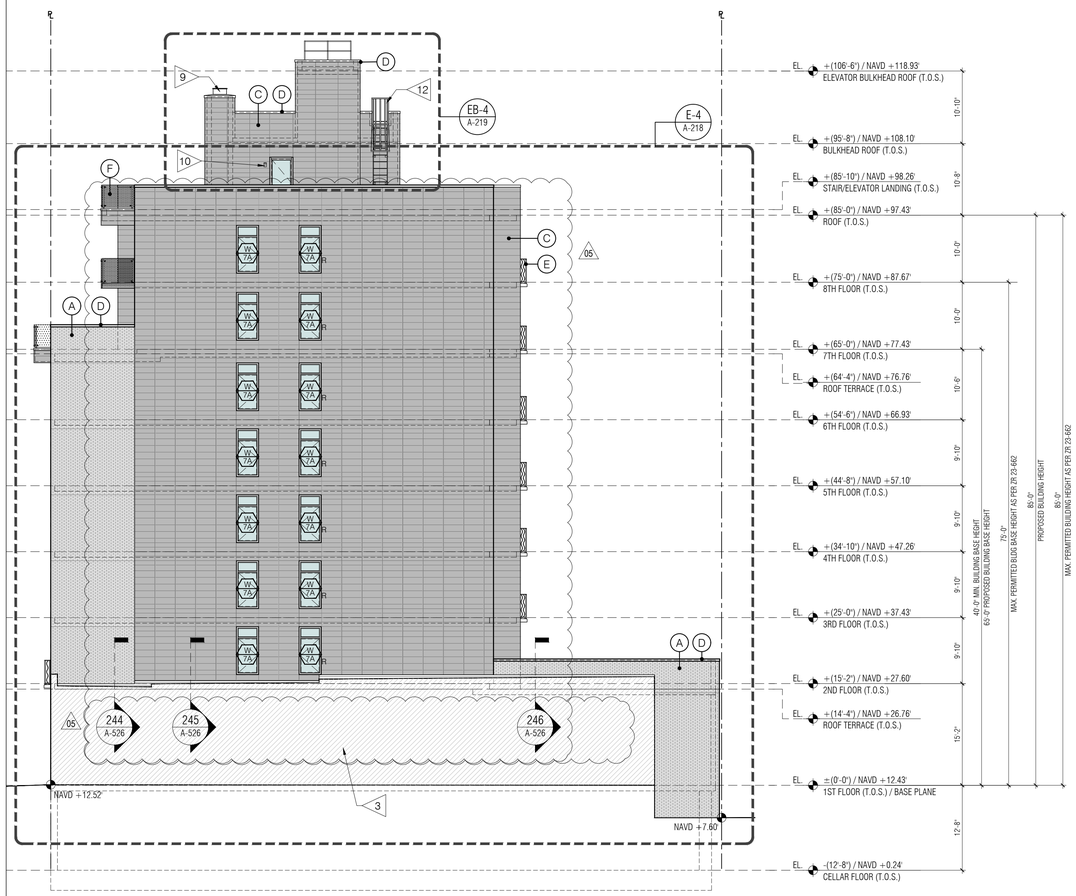
SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

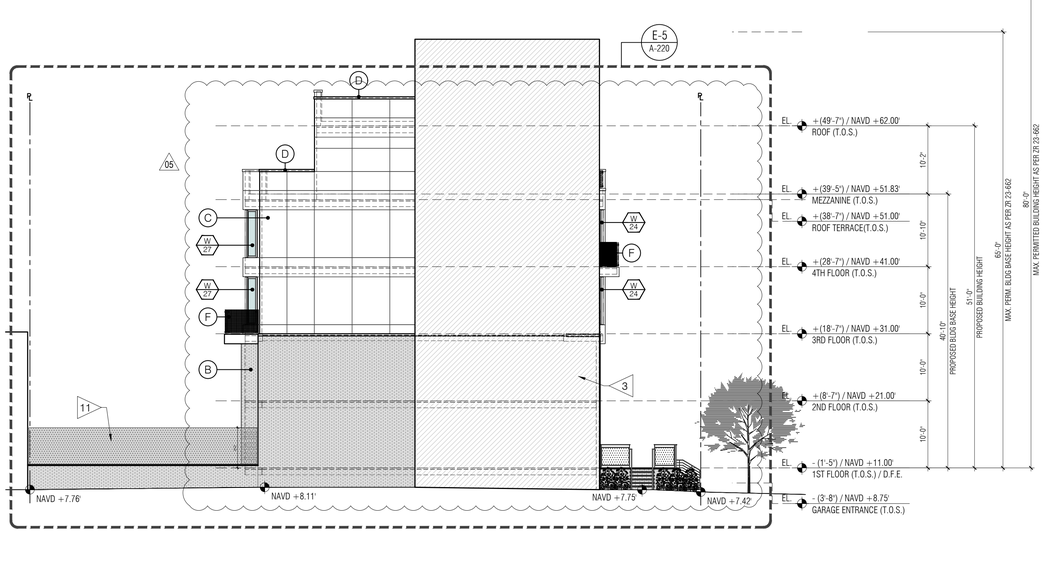
1 ELEVATION (E-4)

3/32" = 1'-0"



2 ELEVATION (E-5)

3/32" = 1'-0"



issue	rev	date	description
11	05	06.27.2019	ISSUED TO DOB FOR PAA-4
10	04	03.14.2019	ISSUED FOR CONSTRUCTION
09	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

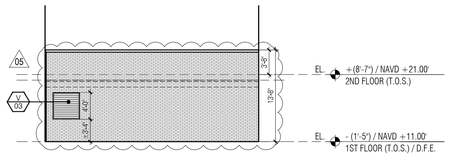
drawing title
ELEVATIONS (E-4) & (E-5)
NORTH ELEVATION

dob no
NB# 421395751

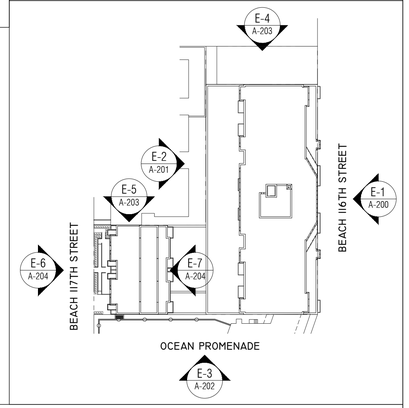
scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-203.04
checked	FM		

5 ELEVATION (E6-1) - SETBACK

3/32" = 1'-0"



SITE KEY PLAN



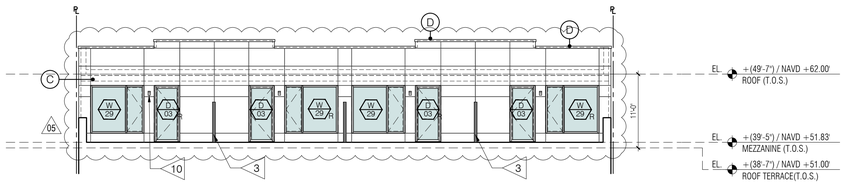
SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

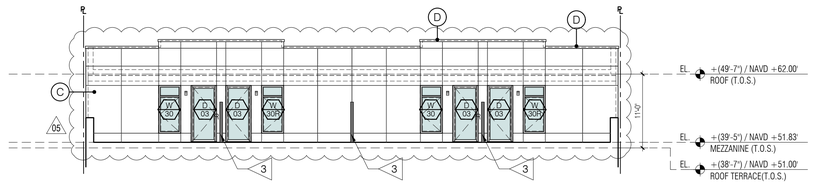
3 ELEVATION (E6-1) - SETBACK

3/32" = 1'-0"



2 ELEVATION (E7-1)

3/32" = 1'-0"



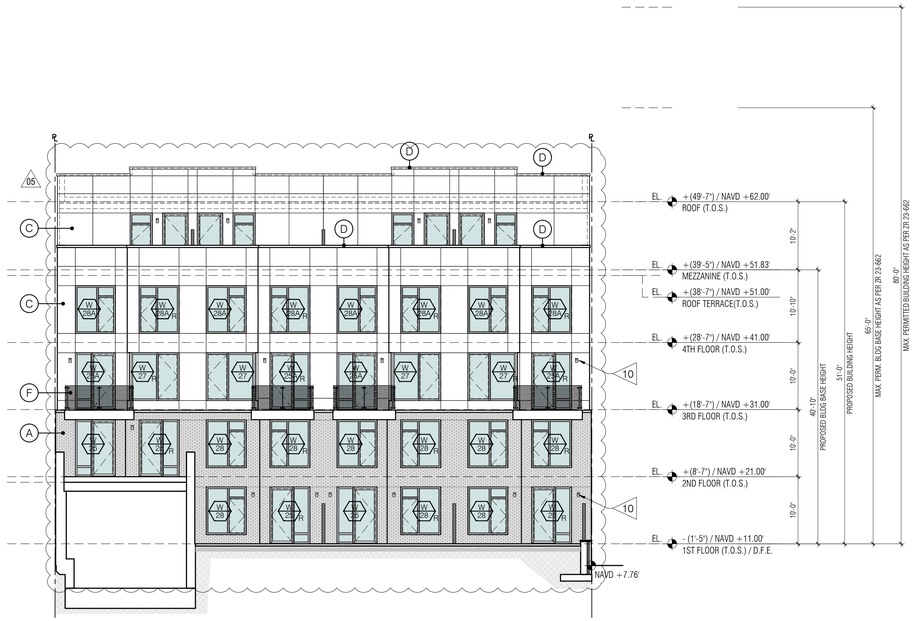
1 ELEVATION (E-6)

3/32" = 1'-0"



2 ELEVATION (E-7)

3/32" = 1'-0"



issue	rev	date	description
09	05	06.27.2019	ISSUED TO DOB FOR PAA-4
08	04	10.08.2018	ISSUED FOR COORDINATION
09	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

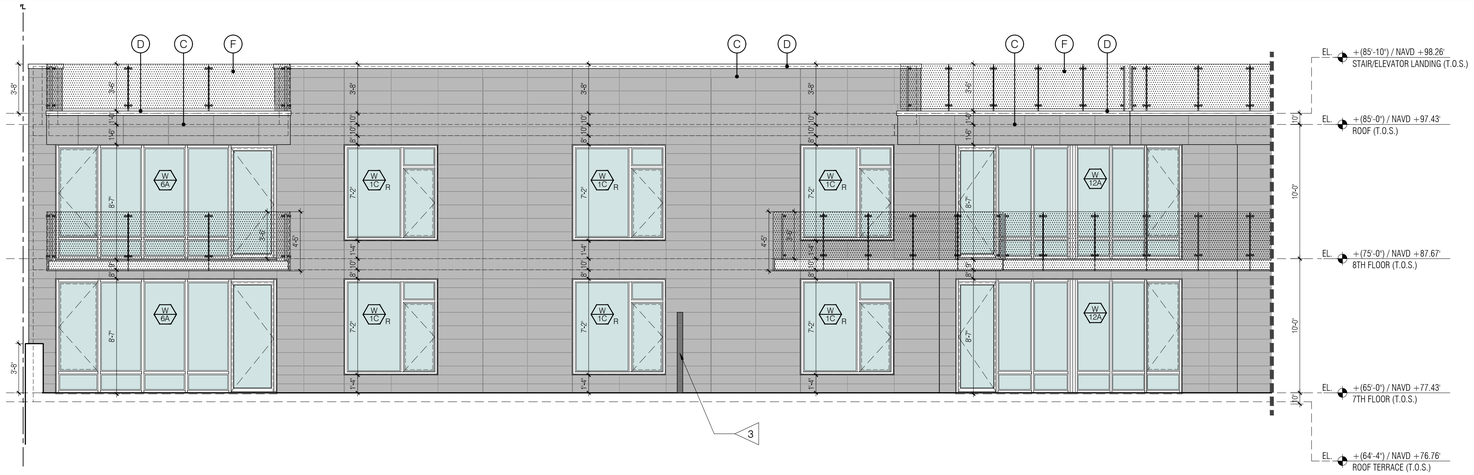
drawing title
ELEVATIONS (E-6) & (E-7)
TOWNHOUSES

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-204.04
checked	FM		

1 ELEVATION (E1-1) SETBACK

3/16" = 1'-0"



2 ELEVATION (E1-1)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

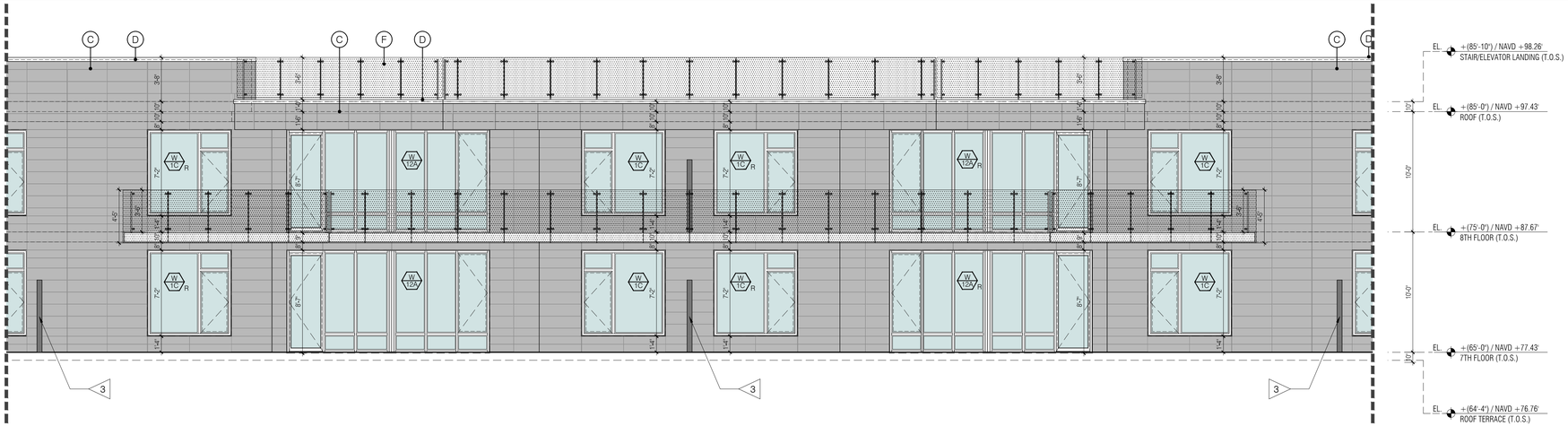
drawing title
ELEVATION (E1-1)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-210.01
checked	FM		

1 ELEVATION (E1-2) SETBACK

3/16" = 1'-0"



2 ELEVATION (E1-2)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

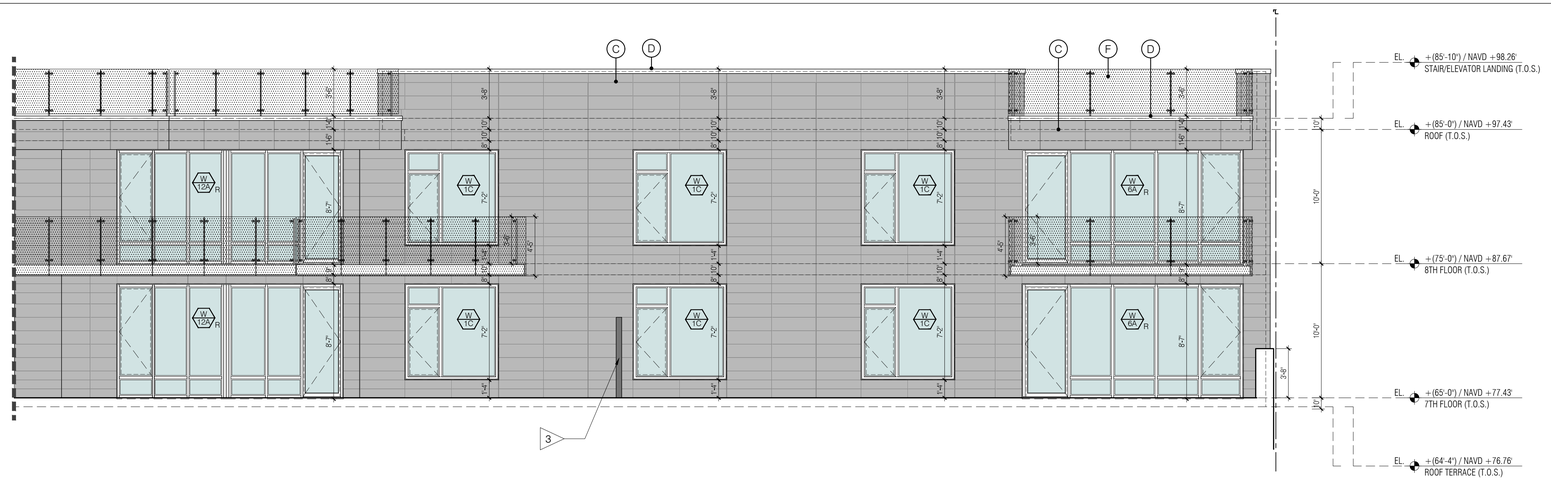
drawing title
ELEVATION (E1-2)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-211.01
checked	FM		

1 ELEVATION (E1-3) SETBACK

3/16" = 1'-0"



2 ELEVATION (E1-3)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ELEVATION (E1-3)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-212.01
checked	FM		

1 ELEVATION (E2-1)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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SEAL

project title

MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title

ELEVATION (E2-1)

dob no

NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-213.01
checked	FM		

1 ELEVATION (E2-2)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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project title

MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title

ELEVATION (E2-2)

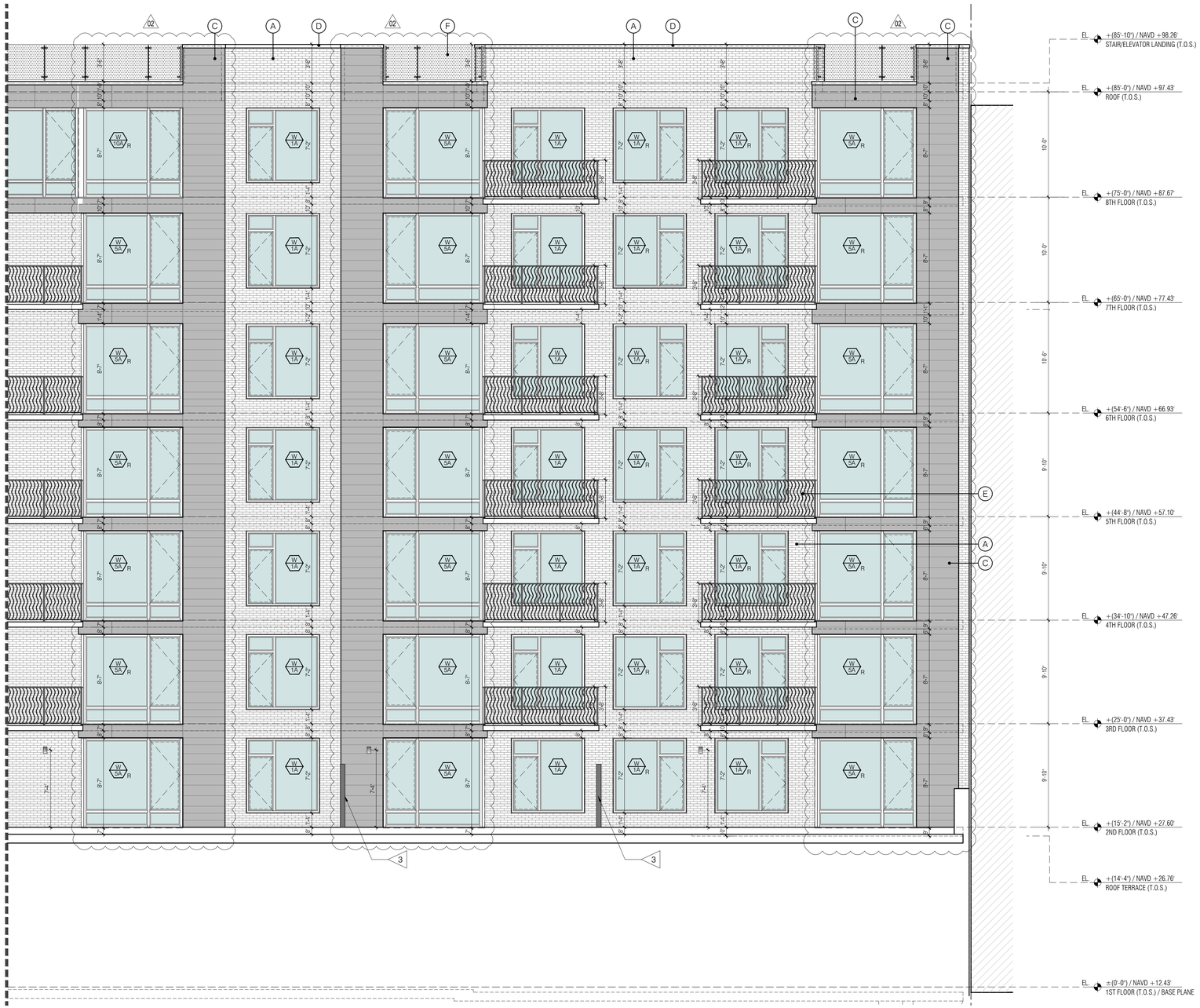
dob no

NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-214.01
checked	FM		

1 ELEVATION (E2-3)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

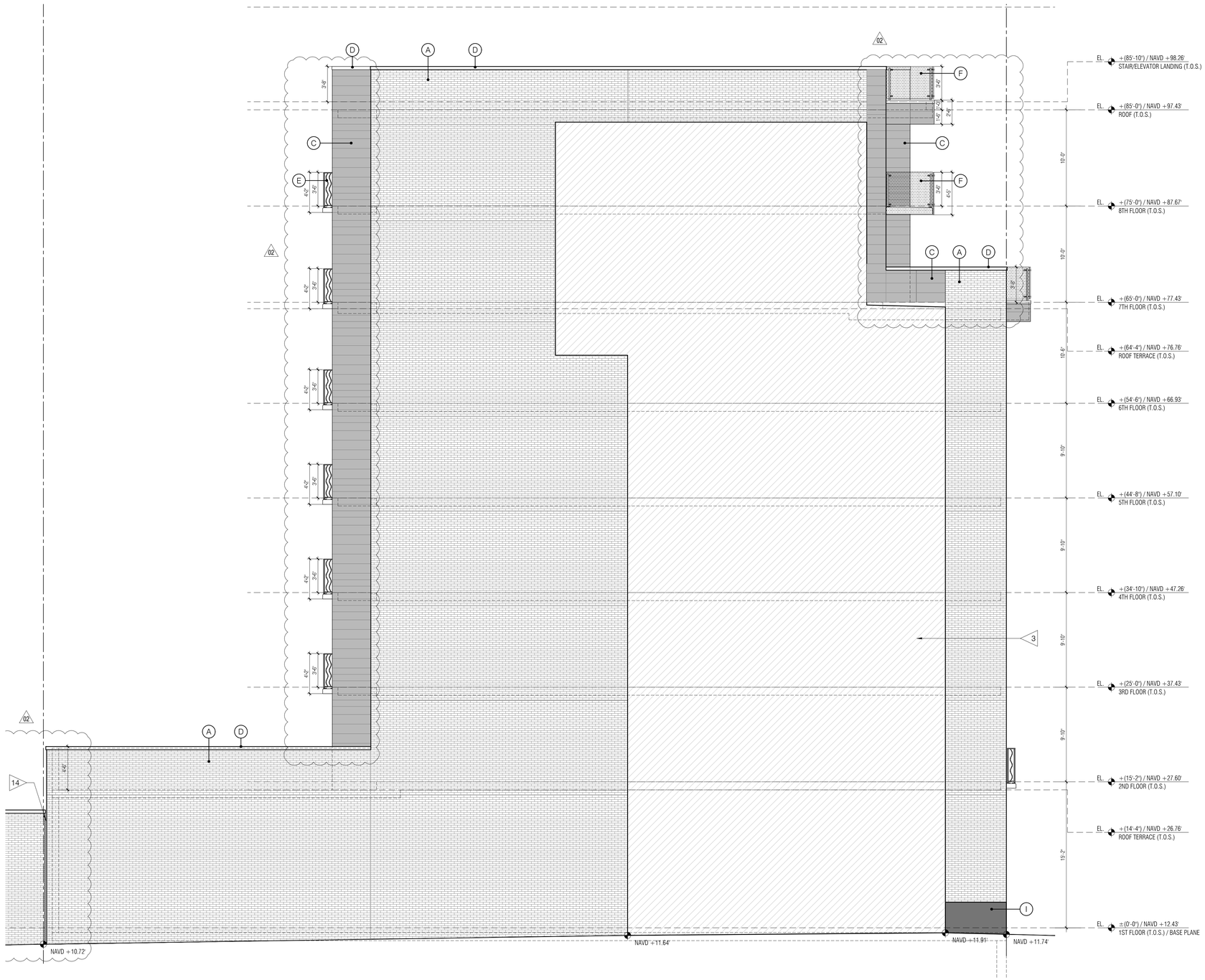
drawing title
ELEVATION (E2-3)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-215.01
checked	FM		

1 | ELEVATION (E4-1)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

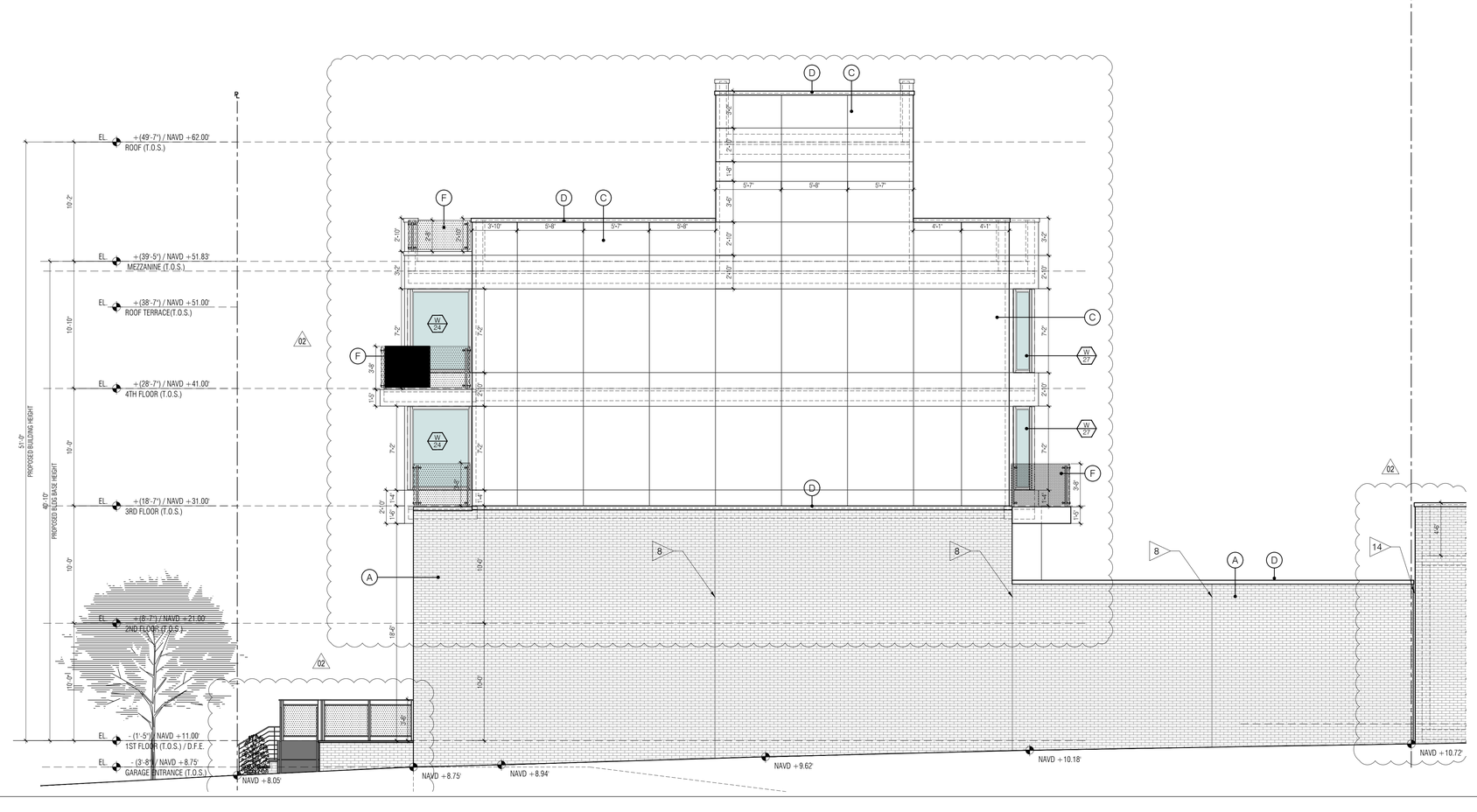
drawing title
ELEVATION (E3-1)
NORTH ELEVATION

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-216.01
checked	FM		

1 | ELEVATION (E3-2)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

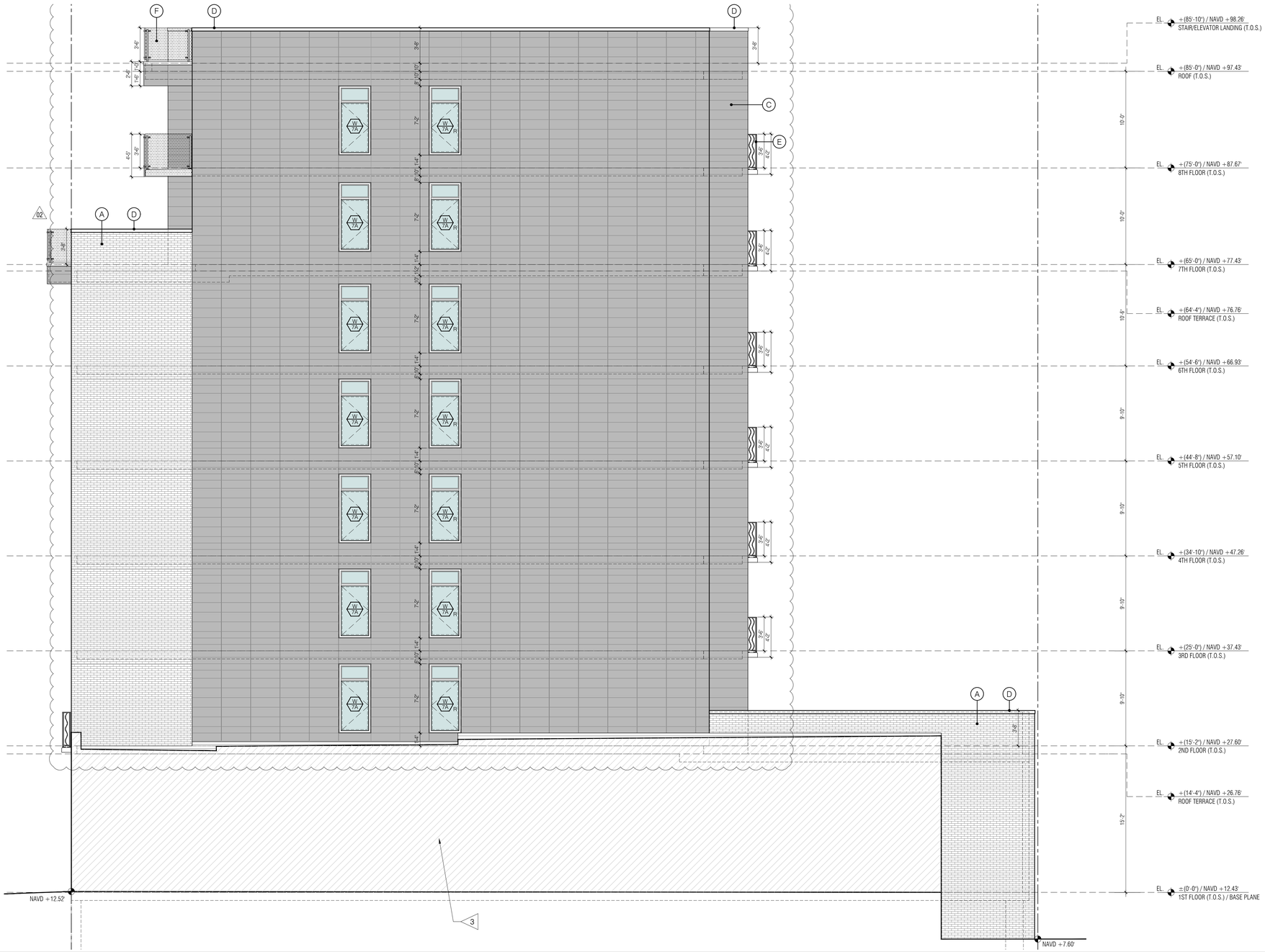
drawing title
ELEVATION (E3-2)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-217.01
checked	FM		

1 ELEVATION (E-4)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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drawing title

ELEVATION (E-4)
SOUTH ELEVATION

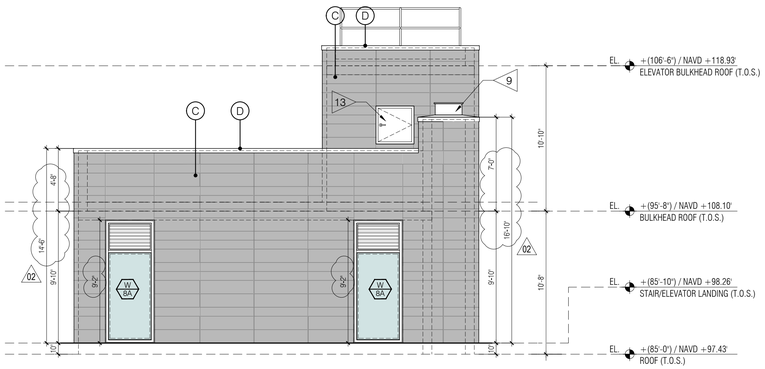
dob no

NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-218.01
checked	FM		

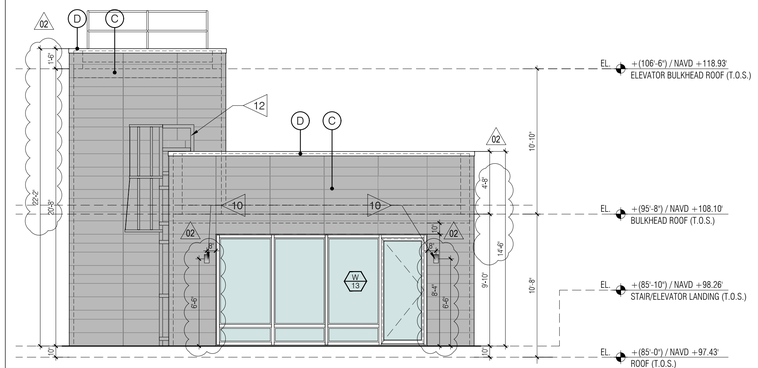
1 ELEVATION BULKHEAD (EB-1)

3/16" = 1'-0"



2 ELEVATION BULKHEAD (EB-2)

3/16" = 1'-0"



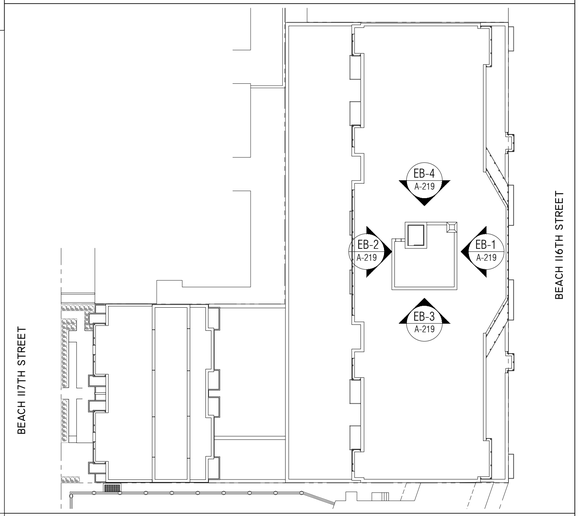
3 ELEVATION BULKHEAD (EB-3)

3/16" = 1'-0"

4 ELEVATION BULKHEAD (EB-4)

3/16" = 1'-0"

SITE KEY PLAN



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

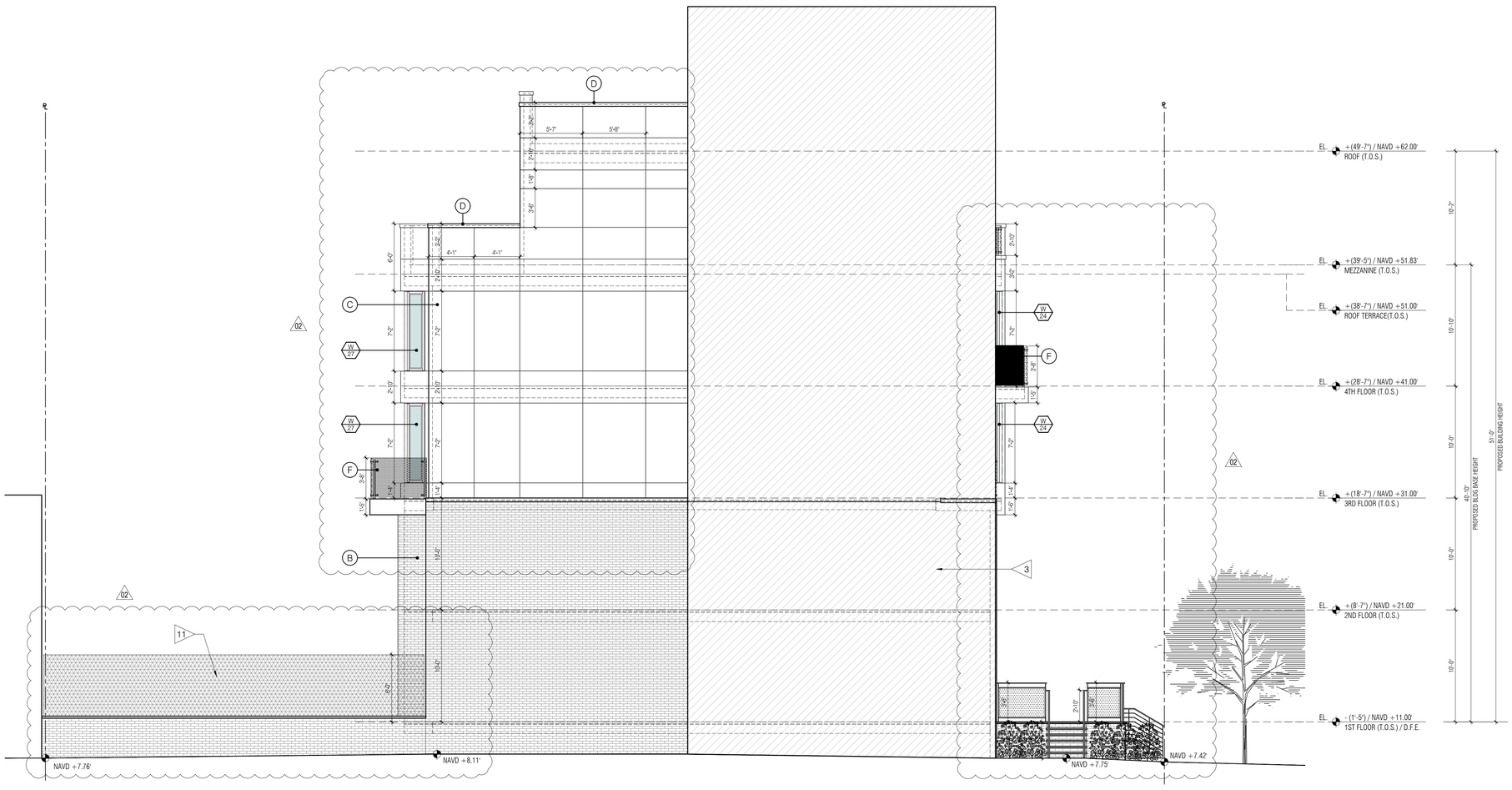
drawing title
ELEVATIONS BULKHEAD
(EB-1), (EB-2), (EB-3) & (EB-4)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-219.01
checked	FM		

1 ELEVATION (E-5)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

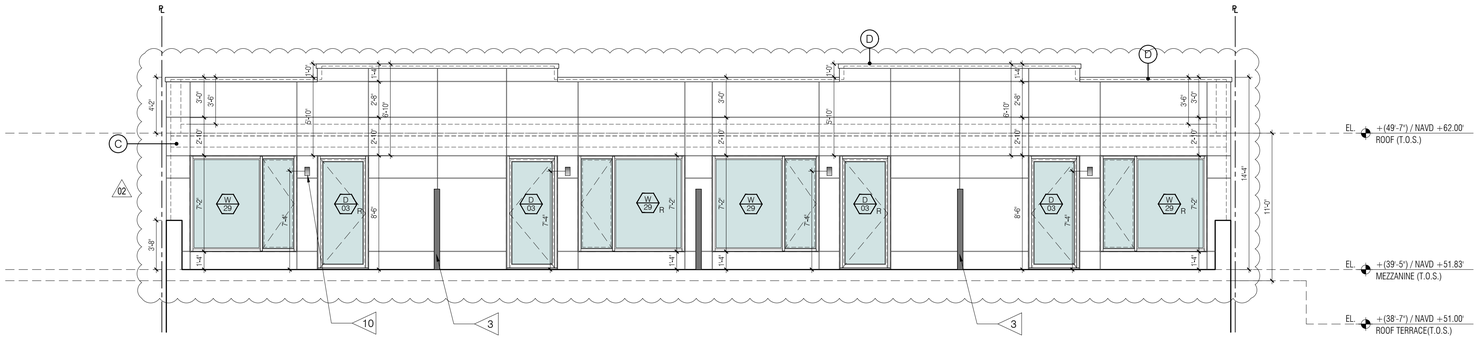
drawing title
ELEVATION (E-5)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-220.01
checked	FM		

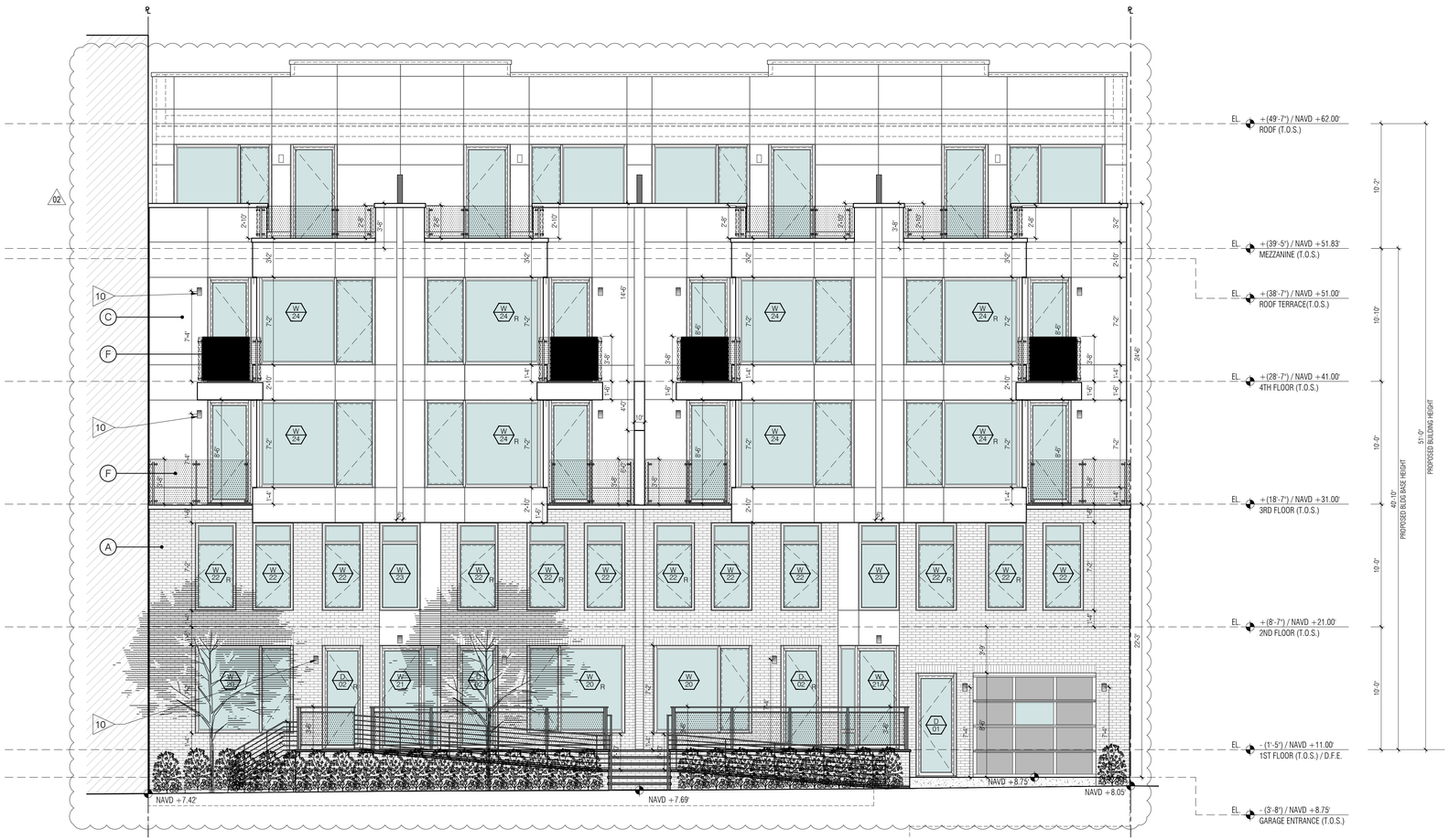
2 ELEVATION (E6-1) - SETBACK

3/16" = 1'-0"



1 ELEVATION (E-6)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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133 BEACH 116th STREET, QUEENS, NY 11694

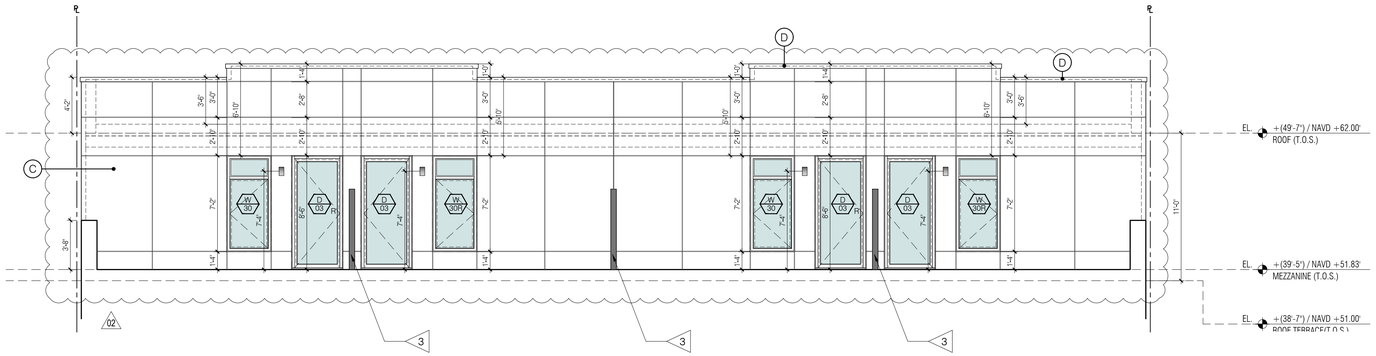
drawing title
ELEVATION (E-6)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-221.01
checked	FM		

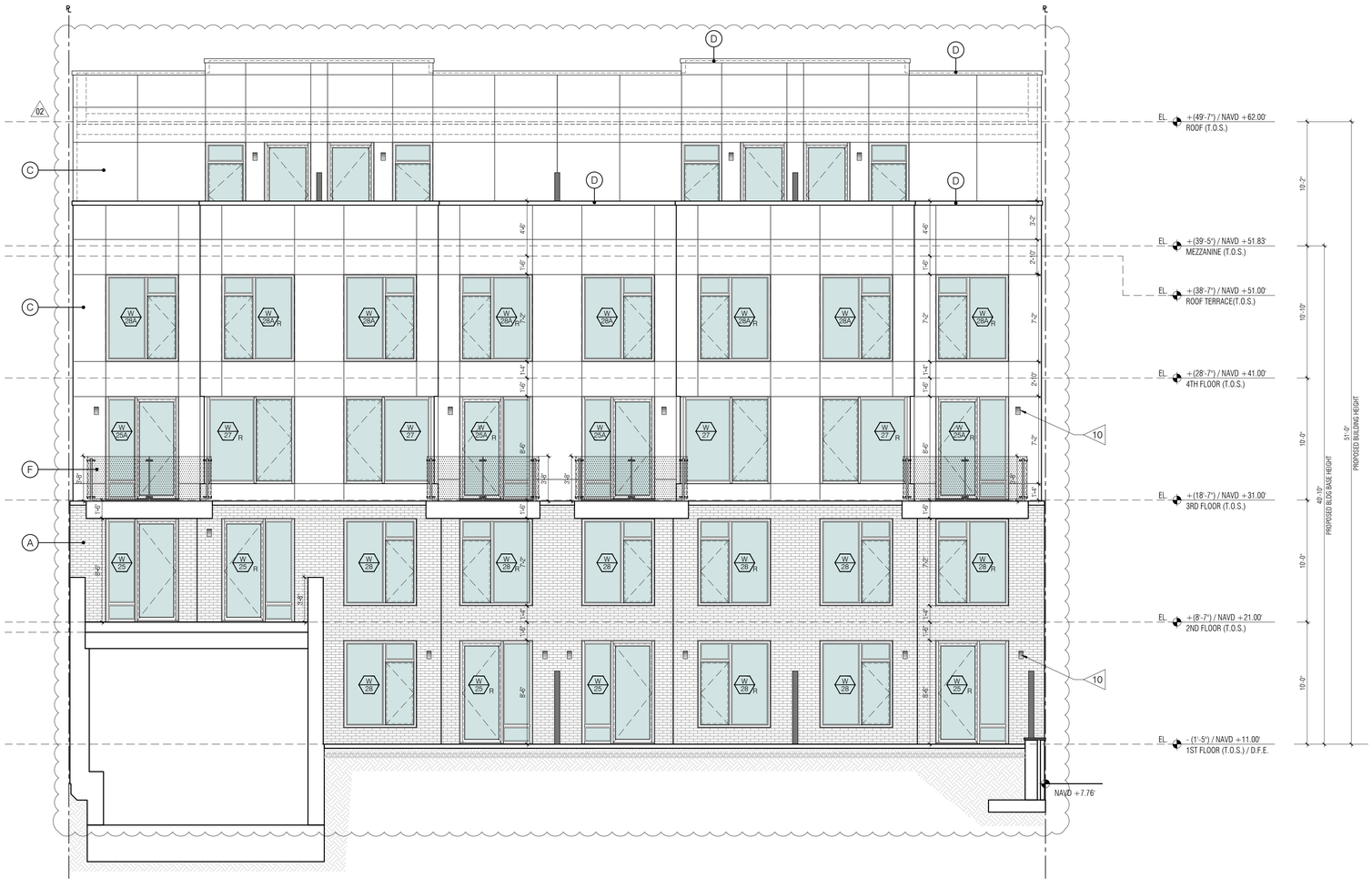
2 ELEVATION (E7-1) - SETBACK

3/16" = 1'-0"



1 ELEVATION (E-7)

3/16" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
04	02	06.27.2019	ISSUED TO DOB FOR PAA-4
03	01	03.14.2019	ISSUED FOR CONSTRUCTION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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133 BEACH 116th STREET, QUEENS, NY 11694

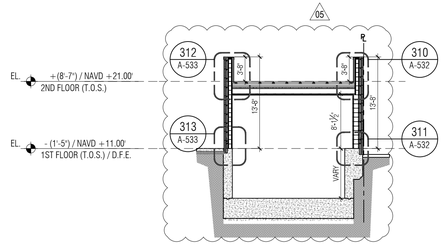
drawing title
ELEVATION (E-7)

dob no
NB# 421395751

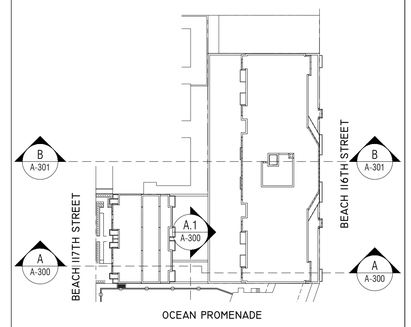
scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-222.01
checked	FM		

2 BUILDING SECTION (A.1)

3/32" = 1'-0"



SITE KEY PLAN



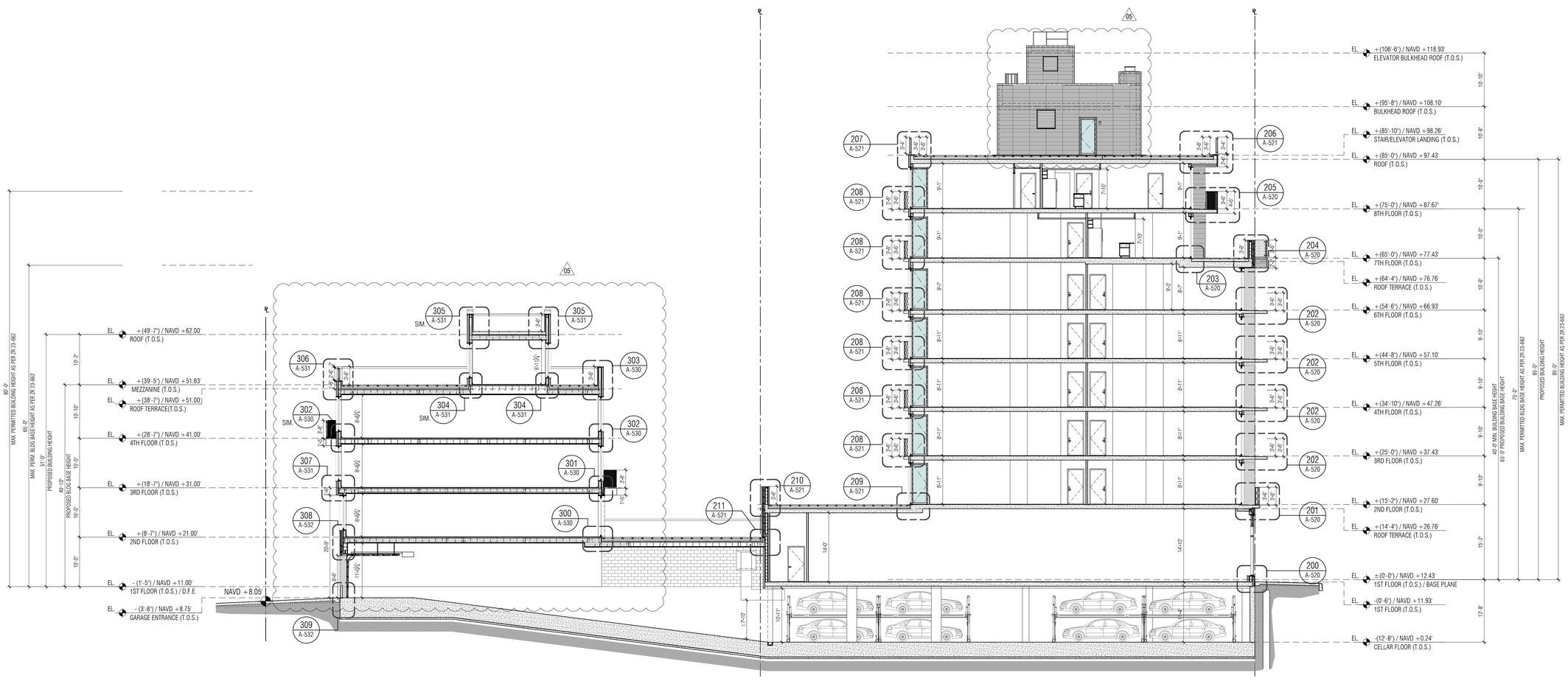
SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

1 BUILDING SECTION (A)

3/32" = 1'-0"



issue	rev	date	description
11	05	06.27.2019	ISSUED TO DOB FOR PAA-4
10	04	03.14.2019	ISSUED FOR CONSTRUCTION
09	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
08		04.12.2018	ISSUED FOR PAA-3
07	02	03.23.2018	ISSUED FOR PAA-2
06	01	09.12.2017	ISSUED FOR PAA-1
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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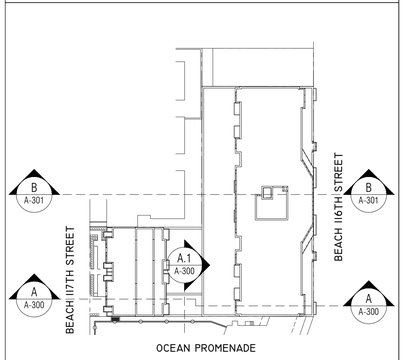
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
BUILDING SECTION (A)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-300.04
checked	FM		

SITE KEY PLAN



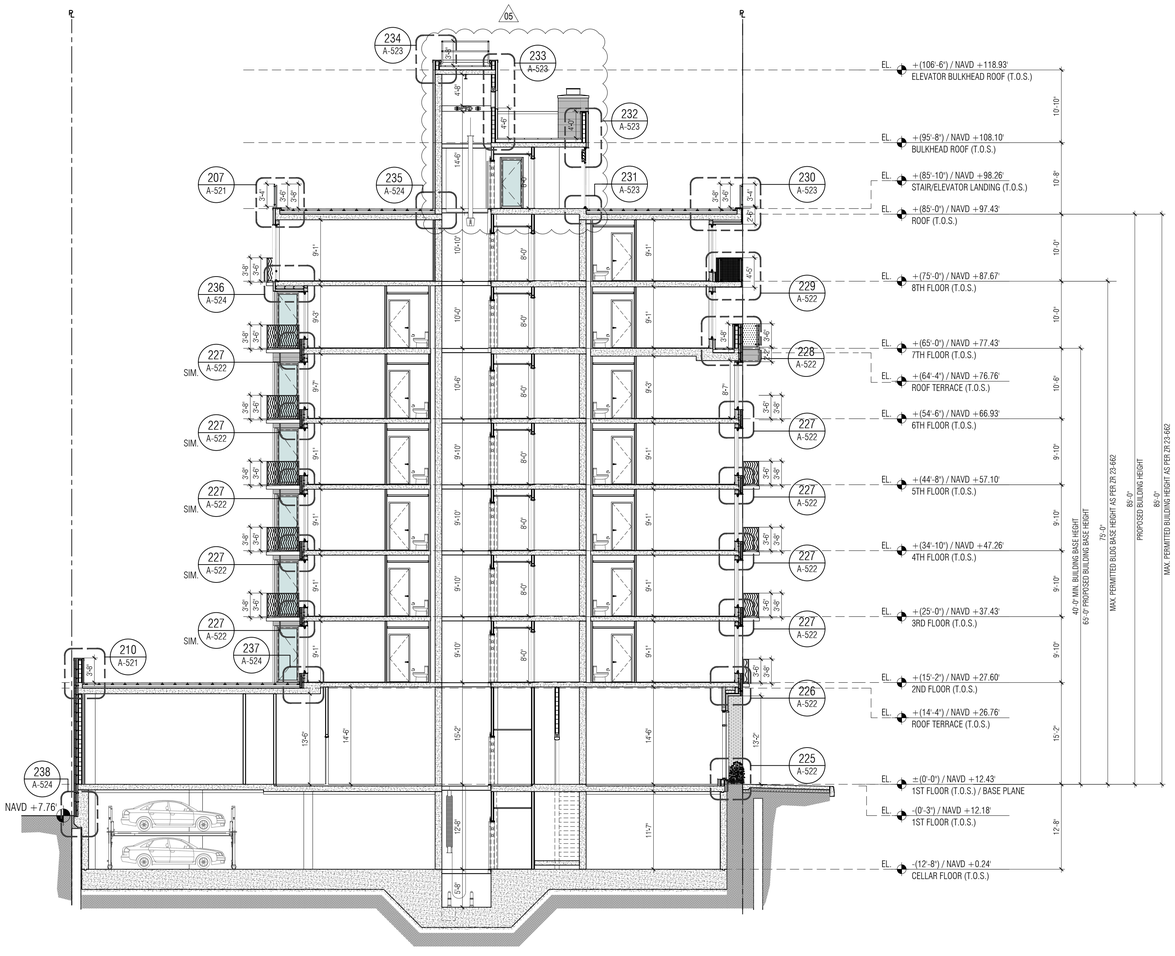
SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

1 BUILDING SECTION (B)

3/32" = 1'-0"



issue	rev	date	description
10	05	06.27.2019	ISSUED TO DOB FOR PAA-4
09	04	03.14.2019	ISSUED FOR CONSTRUCTION
08	03	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	02	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

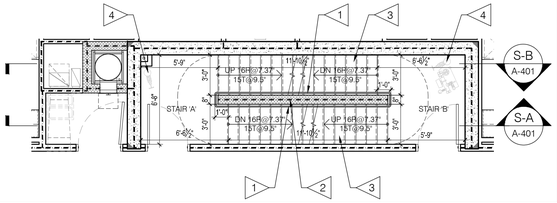
drawing title
BUILDING SECTION (B)

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-301.03
checked	FM		

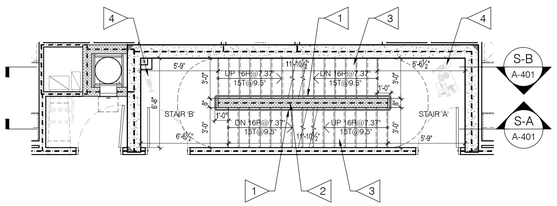
5 STAIR "A" & "B" PLAN - 4TH FLOOR

3/16" = 1'-0"



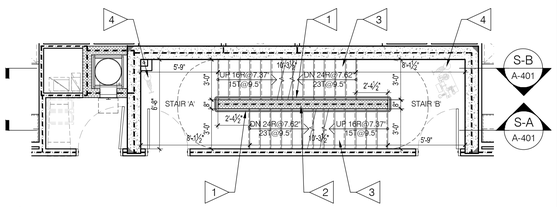
4 STAIR "A" & "B" PLAN - 3RD FLOOR

3/16" = 1'-0"



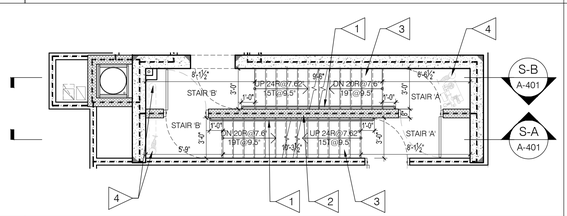
3 STAIR "A" & "B" PLAN - 2ND FLOOR

3/16" = 1'-0"



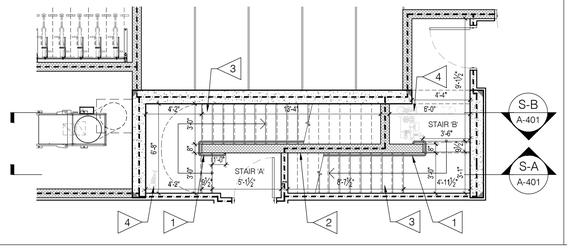
2 STAIR "A" & "B" PLAN - 1ST FLOOR

3/16" = 1'-0"



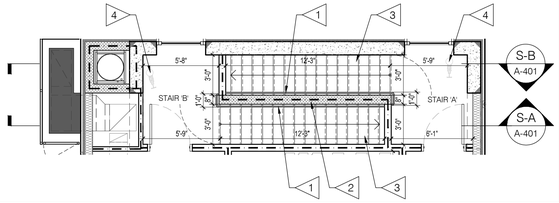
1 STAIR "A" & "B" PLAN - CELLAR

3/16" = 1'-0"



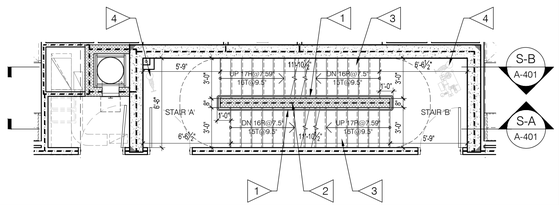
10 STAIR "A" & "B" PLAN - ROOF

3/16" = 1'-0"



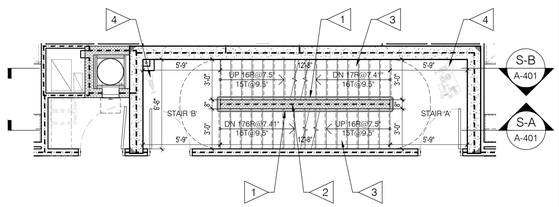
9 STAIR "A" & "B" PLAN - 8TH FLOOR

3/16" = 1'-0"



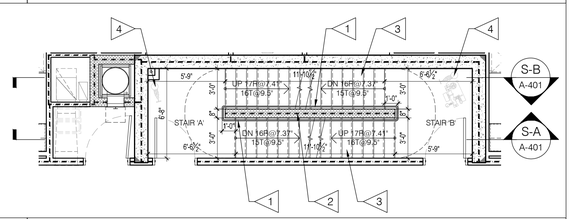
8 STAIR "A" & "B" PLAN - 7TH FLOOR

3/16" = 1'-0"



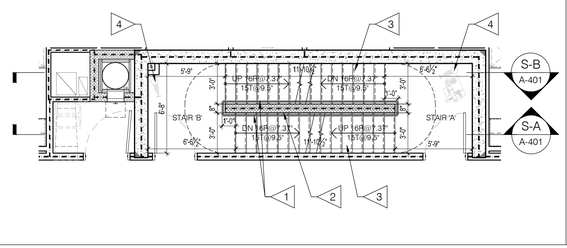
7 STAIR "A" & "B" PLAN - 6TH FLOOR

3/16" = 1'-0"



6 STAIR "A" & "B" PLAN - 5TH FLOOR

3/16" = 1'-0"



EGRESS STAIR NOTES

1. REFER TO STRUCTURAL DOCUMENTS FOR ALL STRUCTURAL CONCRETE WORK, INCLUDING, BUT NOT LIMITED TO CONCRETE FOOTINGS, CONCRETE WALLS, CONCRETE FLOOR & ROOF SLABS, & CAST-IN-PLACE CONCRETE STAIRS & LANDINGS.
2. STAIR ENCLOSURE TO BE 2 HR FIRE RATING CONSTRUCTED FROM MASONRY OR MASONRY EQUIVALENT EXIT ENCLOSURE AS PER RCNY 1014-01.
3. ALL STAIR DOORS FROM CELLAR TO 8TH FLOOR TO BE 1-1/2 HR FIRE RATED, SEE DOOR SCHEDULE.
4. STAIR BULKHEAD DOORS TO BE 3/4 HR FIRE RATED, SEE DOOR SCHEDULE.
5. STAIR TREADS & LANDINGS TO HAVE ANTI-SLIP COATING.
6. GUARDRAIL AND HANDRAIL TO BE 1-1/4"Ø STEEL PRIMED AND PAINTED, (COLOR TO BE SELECTED BY THE ARCHITECT).
7. ALL WALL SURFACE TO BE PRIMED AND PAINTED, (COLOR TO BE SELECTED BY THE ARCHITECT).
8. ALLOW ACCESS FROM EACH FLOOR.
9. ALLOW FOR EGRESS FROM THE BUILDING, WITHOUT RE-ENTERING.
10. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 84 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
11. PROVIDE GENERAL ILLUMINATION AT ALL STAIR LANDING AS REQUIRED BY BUILDING CODE.
12. NOSINGS: IDENTIFY TREAD EDGE WITH HARD, SLIP RESISTANT SURFACE FOR FULL WIDTH OF STAIR TREAD.
13. HANDRAILS SHALL BE ADEQUATE IN STRENGTH & ATTACHMENT IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE 2014.
14. SIGNAGE & GRAPHICS: MOUNT SIGNAGE ON WALLS NOT DOORS. PROVIDE THE FOLLOWING:
    a. FLOOR NUMBER AND DIRECTIONAL SIGNAGE.
14. STAIRWAY FLOOR NUMBER AND IDENTIFICATION SIGNS AS PER NYC 2014 B.C., SECTION 1030:
    A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN INTERIOR VERTICAL EXIT CLOSURES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE AND THE IDENTIFICATION OF THE STAIR. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE STAIRWAY FOR THE FIRE DEPARTMENT.
15. EACH STAIR SHALL BE IDENTIFIED BY AN ALPHABETIC LETTER.
16. STAIRWAY IDENTIFICATION SIGNS SHALL BE PROVIDED ON BOTH SIDES OF EACH STAIR DOOR.
17. THE SIGNS SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS.
18. ON ALL DOORS OPENING TO EXITS, EXIT PASSAGEWAYS, OR HORIZONTAL EXITS SHALL BE MARKED WITH THE WORD "EXIT."
19. MATERIALS FOR SIGNS SHALL BE OF METAL OR OTHER DURABLE MATERIAL.
20. DOOR SIGNS: WHERE "REENTRY" OR "NO REENTRY" IS PROVIDED FROM A STAIR TO EVERY FLOOR, A SIGN SHALL BE POSTED AND MAINTAINED ON THE OCCUPIED AND STAIR SIDE OF THE STAIR DOOR AT EVERY FLOOR.

EGRESS STAIR PLAN KEY NOTES LEGEND

1. METAL RAILING @ 34" MAX. ABOVE NOSING AND LANDING.
2. 2HR FIRE RATED CMU WALL
3. CAST-IN-PLACE CONCRETE STAIR
4. SPRINKLER/STANDPIPE RISER.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
01		07.23.2018	ISSUED FOR PAA-3 APPROVAL

ISSUES/REVISIONS

MEP ENGINEER:
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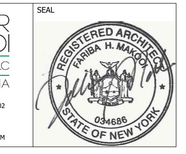
SEAL

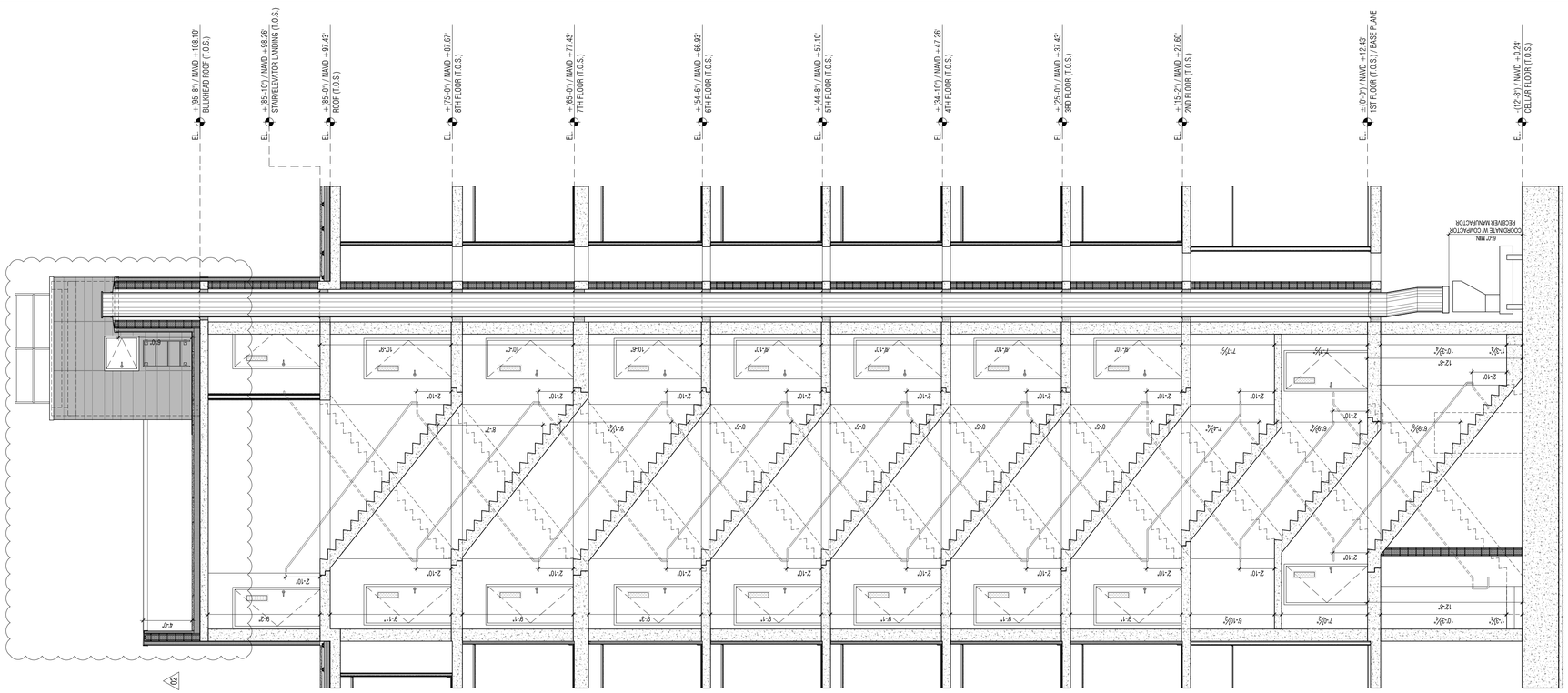


project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
STAIR A & B PLANS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	--- OF ---
drawn	MP	drawing no.	A-400.00
checked	FM		



SITE KEY MAP



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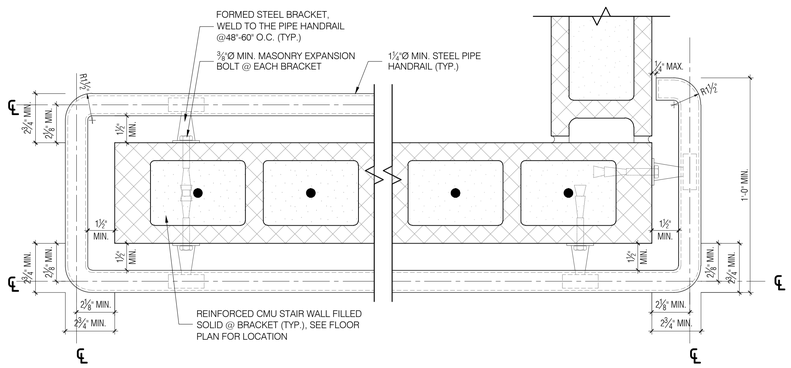
checked	FM		

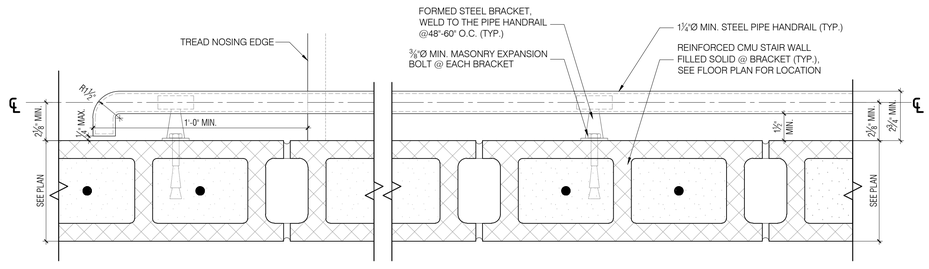
1 HANDRAIL W/ CMU WALL PLAN DETAIL

3" = 1'-0"



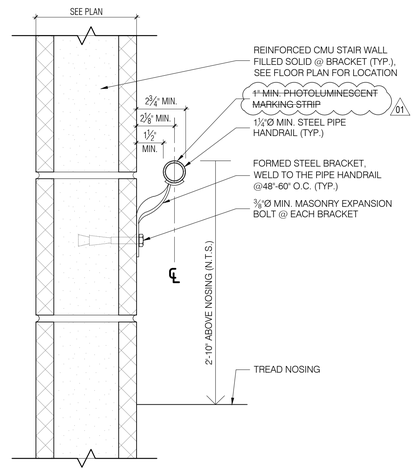
2 HANDRAIL W/ CMU WALL PLAN DETAIL

3" = 1'-0"



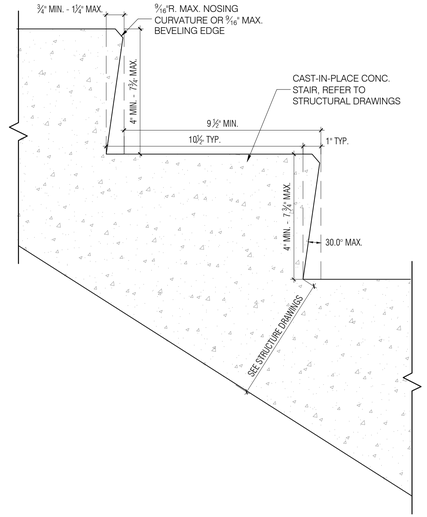
7 HANDRAIL W/ CMU WALL DETAIL

3" = 1'-0"



9 TYPICAL CONCRETE STAIR TREAD DETAIL

3" = 1'-0"



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SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
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RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
STAIR DETAILS

dob no
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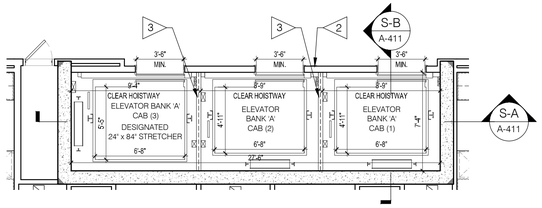
checked	FM		

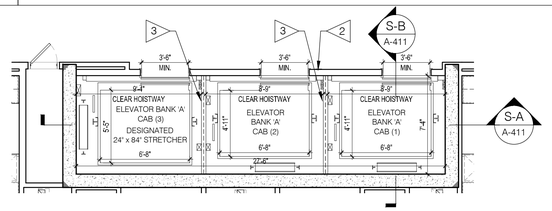
5 ELEVATOR BANK 'A' PLAN - 4TH FLOOR

3/16" = 1'-0"



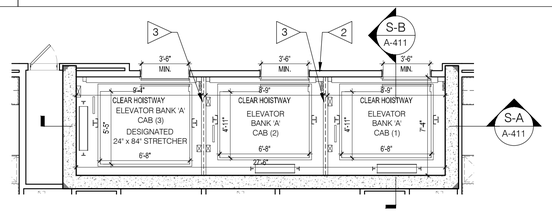
4 ELEVATOR BANK 'A' PLAN - 3RD FLOOR

3/16" = 1'-0"



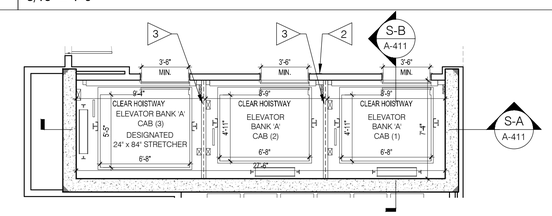
3 ELEVATOR BANK 'A' PLAN - 2ND FLOOR

3/16" = 1'-0"



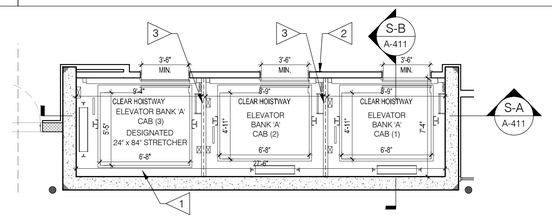
2 ELEVATOR BANK 'A' PLAN - 1ST FLOOR

3/16" = 1'-0"



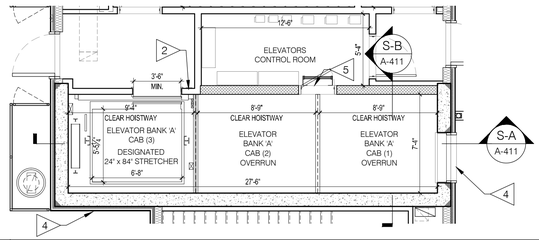
1 ELEVATOR BANK 'A' PLAN - CELLAR

3/16" = 1'-0"



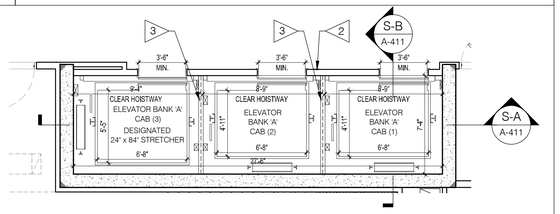
10 ELEVATOR BANK 'A' PLAN - ROOF

3/16" = 1'-0"



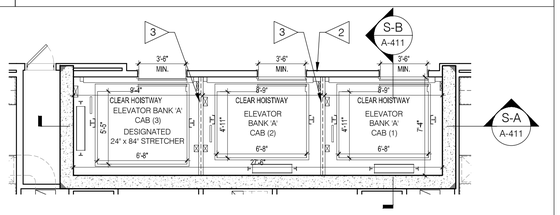
9 ELEVATOR BANK 'A' PLAN - 8TH FLOOR

3/16" = 1'-0"



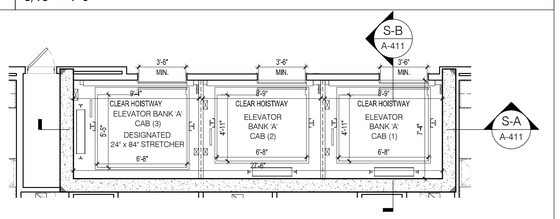
8 ELEVATOR BANK 'A' PLAN - 7TH FLOOR

3/16" = 1'-0"



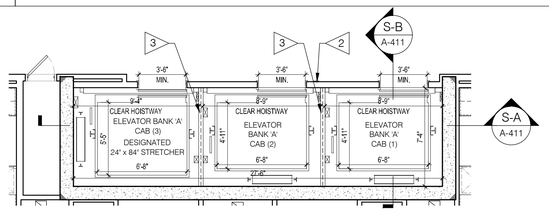
7 ELEVATOR BANK 'A' PLAN - 6TH FLOOR

3/16" = 1'-0"



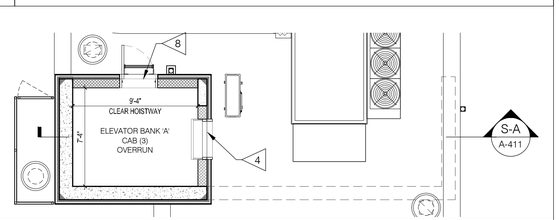
6 ELEVATOR BANK 'A' PLAN - 5TH FLOOR

3/16" = 1'-0"



11 ELEVATOR BANK 'A' PLAN - ELEVATOR BULKHEAD ROOF

3/16" = 1'-0"



ELEVATOR HOISTWAY VENTING, SEC. BC 3004

1. BANK 'A' PASSENGER ELEVATOR HOISTWAY AREA = 201.66 SF
   - MIN. VENT SIZE = 201.66 x 3½% = 7.05 SF (NET AREA)
   - NUMBER OF CABS IN HOISTWAY = 3 (CAB #1,#2 & #3)
   - MIN. REQUIRED VENT SIZE = 3 x 3 SF (PER CAR) = 9 SF (NET AREA)
2. HOISTWAY LOUVER VENTS TO HAVE BIRD AND INSECT SCREENS.
3. REFER TO FLOOR PLANS AND ELEVATIONS FOR VENT LOCATIONS.
4. REFER TO MECHANICAL PLANS FOR VENT SIZES AND SPECIFICATIONS.

ELEVATOR NOTES

1. PROVIDE THREE (3) TRACTION MACHINE-ROOM-LESS PASSENGER ELEVATORS DESIGNATED AS PE CARS 1-2-3.
2. REFER TO ELEVATOR NOTES ON DRAWINGS G-010.
3. REFER TO STRUCTURAL DOCUMENTS FOR ALL STRUCTURAL CONCRETE WORK, INCLUDING, BUT NOT LIMITED TO CONCRETE FOOTINGS, CONCRETE WALLS, CONCRETE FLOOR AND ROOF SLABS.
4. ELEVATOR SHAFTS SHALL BE 2HR FIRE RATED ENCLOSURES AT ALL LEVELS.
5. COORDINATE THE FOLLOWING WITH ELEVATOR MANUFACTURER:
   a. ELEVATOR HOISTWAY SHAFT CLEARANCES.
   b. LOCATION OF ELEVATOR PIT SUMP PUMP.
   c. DEPTH OF ELEVATOR PIT.
   d. HOISTBEAM LOCATION AND OVERHEAD CLEARANCE.
7. PROVIDE ALL REQUIRED ELEVATOR INSERTS IN CONCRETE WALLS AND SLABS.
8. PROVIDE ALL REQUIRED BEAM POCKETS IN CONCRETE WALLS AND SLABS.
9. FLOOR LEVELS ARE INDICATED TO TOP OF CONCRETE SLAB (T.O.S.); RAISE ELEVATOR SILLS AS REQUIRED TO MATCH ELEVATOR LOBBY FINISH.
10. CAB VENTILATION: PROVIDE CAB VENTILATION FOR THE COMFORT OF OCCUPANTS AND TO EXHAUST HEAT FROM LIGHTING.
    e. NATURAL VENTILATION: PROVIDE NATURAL CAB VENTILATION AS REQUIRED BY CODE, AT TOP AND FLOOR OF CAB.
    f. EXHAUST BLOWER: PROVIDE A QUIET, EXHAUST BLOWER AT THE CAB CEILING.
11. PROVIDE GFIC RECEPTACLE OUTLETS IN CABS, ELEVATOR PITS AND ELEVATOR MACHINE ROOMS FOR SERVICE AND MAINTENANCE.
12. PROVIDE INTERNATIONAL SYMBOL (STAR OF LIFE) ON BOTH SIDES OF THE HOISTWAY ENTRANCE JAMB ON EACH FLOOR OF THE SERVICE ELEVATOR (ELEVATOR CAB "1") AS REQUIRED PER BC SEC 3002.4.

ELEVATOR PLAN KEY NOTES LEGEND

1. SUMP PUMP AT BOTTOM OF ELEVATOR HOISTWAY PIT W/ GRATING, COORDINATE LOCATION WITH ELEVATOR CO.
2. HALL STATION.
3. ELEVATOR RAIL STEEL BEAM SUPPORT, REFER TO STRUCTURE DOCUMENTS.
4. ELEVATOR VENT AT TOP OF HOIST WAY, COORDINATE LOCATION WITH ELEVATOR CO.
5. OVERHEAD ROOM ACCESS DOOR COORDINATE LOCATION WITH ELEVATOR CO. PROVIDE DOOR CONTACT SWITCH TO DEACTIVATE ELEVATORS OPERATION UPON OPENING OF DOOR.
6. ELEVATOR HOIST STEEL BEAM, REFER TO STRUCTURE DOCUMENTS.
7. ELEVATOR HOIST WAY DOORS TO HAVE 1-1/2 HR. FIRE PROTECTION RATING.
8. INSULATED WEATHER RESISTANT OVERHEAD ROOM ACCESS DOOR COORDINATE LOCATION WITH ELEVATOR CO. PROVIDE DOOR CONTACT SWITCH TO DEACTIVATE ELEVATORS OPERATION UPON OPENING OF DOOR.
9. CHAIN-LINK ENCLOSURE.
10. 1" STEEL GRATING FULL AREA OF HOISTWAY AT MACHINE BEAMS LEVEL.

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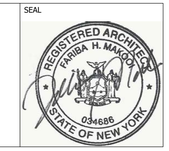

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ELEVATOR BANK 'A' PLANS

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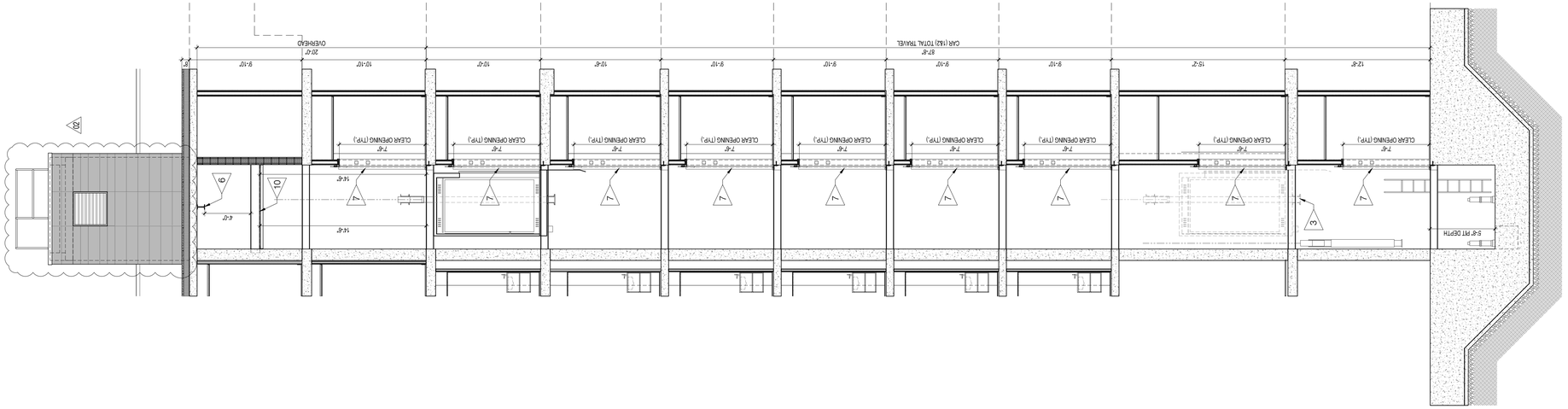
2

ELEVATOR SECTION (B)

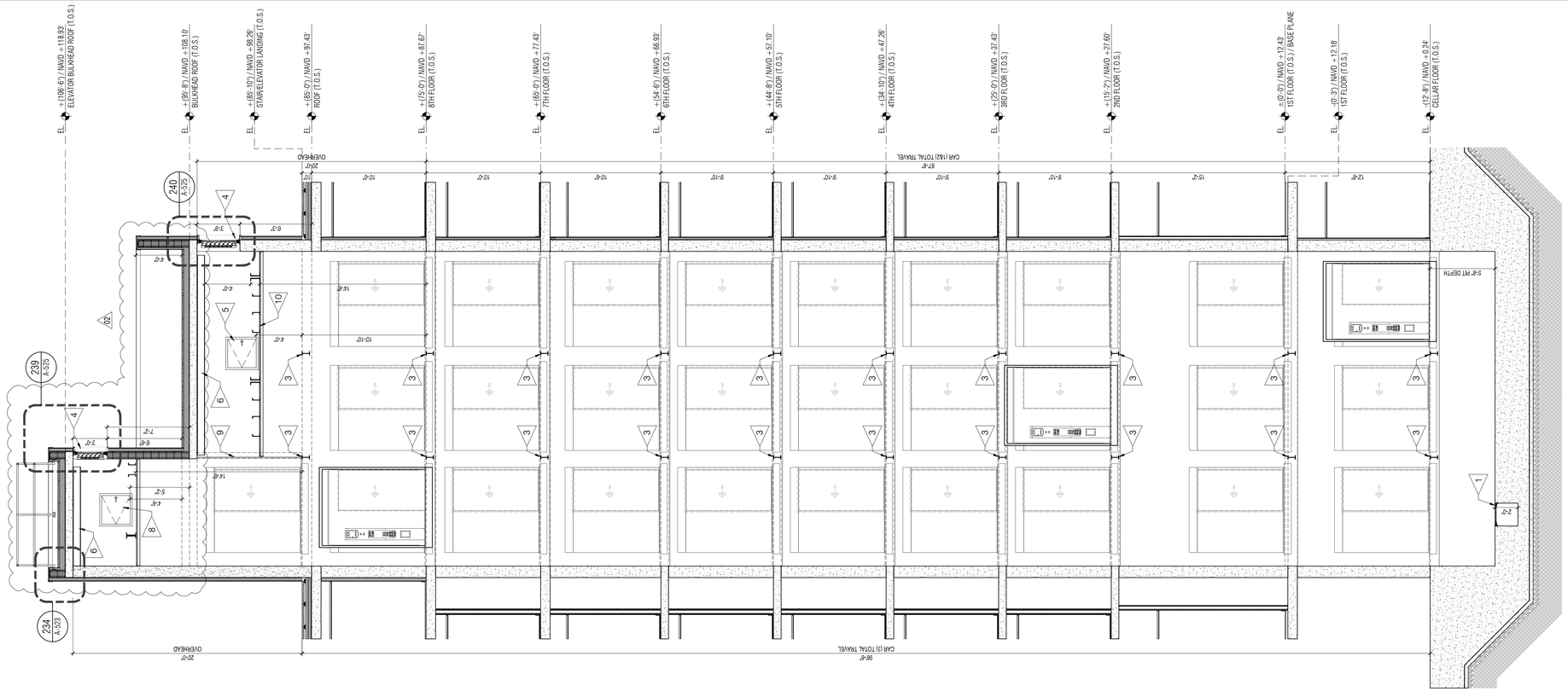
3/16" = 1'-0"



1

ELEVATOR SECTION (A)

3/16" = 1'-0"



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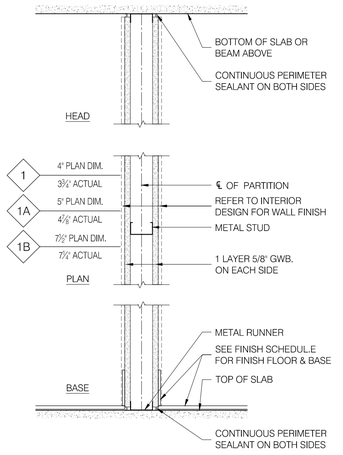
1 INTERIOR PARTITION
NON-FIRE RATED, NO STC REQUIRED

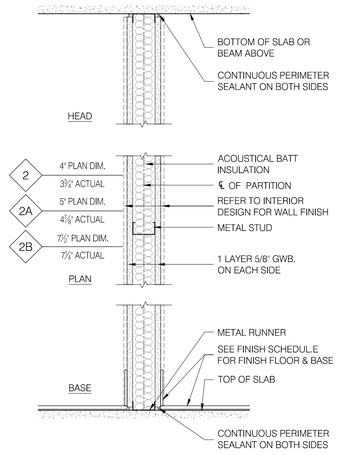


1 PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 2-1/2" METAL STUDS, 20GA. @16" O.C.

1A PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 3-5/8" METAL STUDS, 20GA. @16" O.C.

1B PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 6" METAL STUDS, 20GA. @16" O.C.

2 INTERIOR PARTITION
NON-FIRE RATED, (+48 STC)

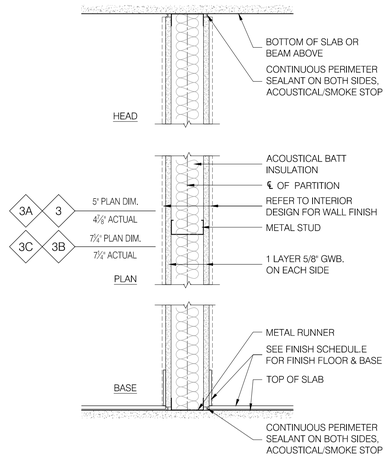


2 PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 2-1/2" METAL STUDS, 25GA. @24" O.C. WITH 2" ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+48 STC

2A PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 3-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

2B PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 6" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

3 INTERIOR PARTITION - 1HR FIRE RATED
UL. DESIGN NO.: V417 & U465 - (+48 STC)



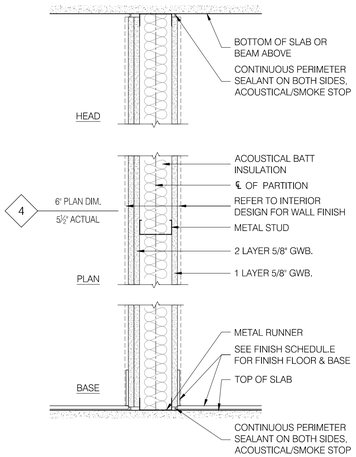
3 PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON BOTH SIDES OF 3-5/8" METAL STUDS, 25GA. @16" O.C.

3A PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON BOTH SIDES OF 3-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+48 STC

3B PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON BOTH SIDES OF 6" METAL STUDS, 20GA. @16" O.C.

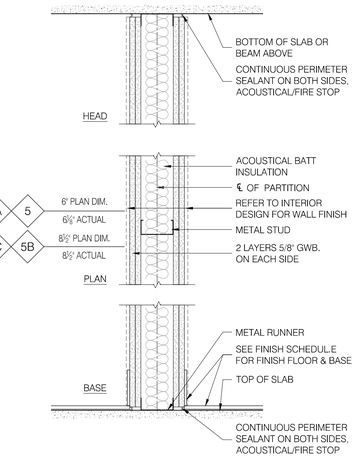
3C PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON BOTH SIDES OF 6" METAL STUDS, 20GA. @24" O.C. WITH 5" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

4 INTERIOR PARTITION - 1HR FIRE RATED
UL. DESIGN NO.: U419 - (+50 STC)



4 PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON ONE SIDE AND 2 LAYERS OF 5/8" GWB. ON THE OTHER SIDE OF 3-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

5 INTERIOR PARTITION - 2 HR FIRE RATED
UL. DESIGN NO.: U419 & U411 - (+50 STC)



5 PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 3-5/8" METAL STUDS, 25GA. @24" O.C.

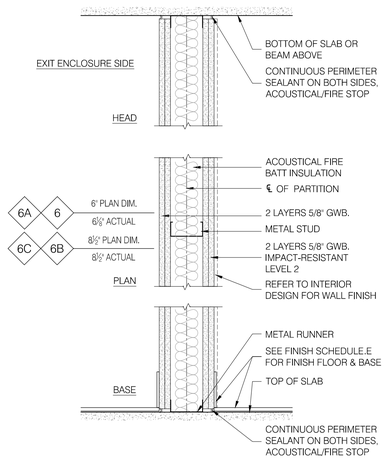
5A PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 3-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

5B PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 6" METAL STUDS, 20GA. @24" O.C.
SEE STRUCTURE DRAWINGS FOR LOAD-BEARING STUDS SPACING & GAUGE.

5C PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 6" METAL STUDS, 20GA. @24" O.C. WITH 5" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC SEE STRUCTURE DRAWINGS FOR LOAD-BEARING STUDS SPACING & GAUGE.

04

6 EXIT ENCLOSURE, RCNY 1014-01 - 2 HR FIRE RATED
UL. DESIGN NO.: U419 & U411 - (+50 STC)



6 PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 3-5/8" METAL STUDS, 20GA. @24" O.C.

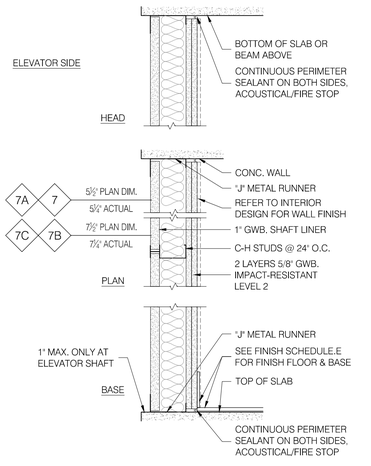
6A PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 3-5/8" METAL STUDS, 20GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

6B PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 6" METAL STUDS, 20GA. @24" O.C.

6C PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 6" METAL STUDS, 20GA. @24" O.C. WITH 5" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

NOTE:
THIS WALL ASSEMBLY TO COMPLY WITH NYC RULE, RCNY 1014-01, CHAPTER 1000 FOR MASONRY EQUIVALENT EXIT ENCLOSURES IN GROUPS R-1, R-2 & B OCCUPANCIES.

7 ELEVATOR SHAFT, SECTION 403.2.3 - 2 HR FIRE RATED
UL. DESIGN NO.: U415 - (+50 STC)



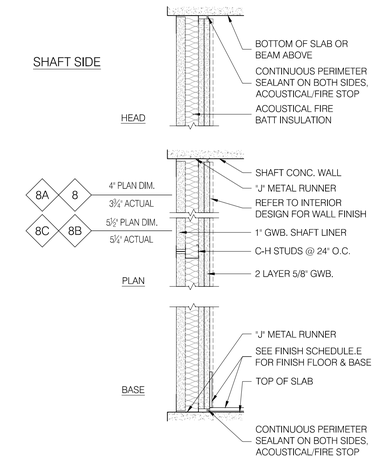
7 ELEVATOR SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 4" C-H METAL STUDS, 20GA. @24" O.C. PROVIDE FLOOR, SIDE & CEILING 4" J RUNNER, 20 GA.

7A ELEVATOR SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 4" C-H METAL STUDS, 20GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY. PROVIDE FLOOR, SIDE & CEILING 4" J RUNNER, 20 GA.
+50 STC

7B ELEVATOR SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 6" C-H METAL STUDS, 20GA. @24" O.C. PROVIDE FLOOR, SIDE & CEILING 6" J RUNNER, 20 GA.

7C ELEVATOR SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 6" C-H METAL STUDS, 20GA. @24" O.C. WITH 1-1/2" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY. PROVIDE FLOOR, SIDE & CEILING 6" J RUNNER, 20 GA.
+50 STC

8 SHAFT WALL - 2 HR FIRE RATED
UL. DESIGN NO.: U415 - (+50 STC)



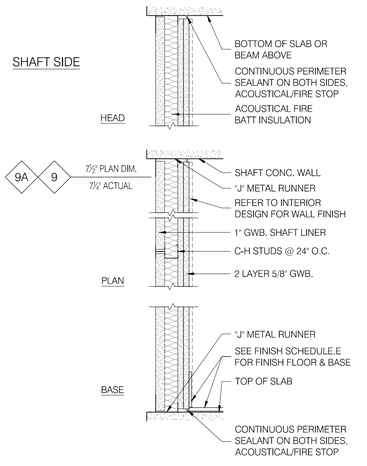
8 SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 2-1/2" C-H METAL STUDS, 20GA. @24" O.C. PROVIDE FLOOR, SIDE & CEILING 2-1/2" J RUNNER, 20GA.

8A SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 2-1/2" C-H METAL STUDS, 20GA. @24" O.C. WITH 1-1/2" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY. PROVIDE FLOOR, SIDE & CEILING 2-1/2" J RUNNER, 20GA.
+50 STC

8B SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 4" C-H METAL STUDS, 20GA. @24" O.C. PROVIDE FLOOR, SIDE & CEILING 4" J RUNNER, 20GA.

8C SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 4" C-H METAL STUDS, 20GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY. PROVIDE FLOOR, SIDE & CEILING 4" J RUNNER, 20GA.
+50 STC

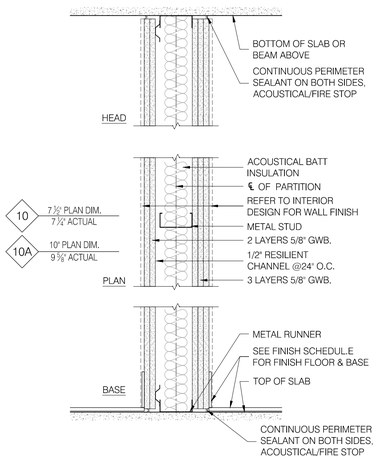
9 SHAFT WALL - 2 HR FIRE RATED
UL. DESIGN NO.: U415 - (+50 STC)



9 SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 6" C-H METAL STUDS, 20GA. @24" O.C. PROVIDE FLOOR, SIDE & CEILING 6" J RUNNER, 20GA.

9A SHAFT WALL TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON FINISH SIDE & 1" GWB. LINER PANEL ON SHAFT SIDE OF 6" C-H METAL STUDS, 20GA. @24" O.C. WITH 1-1/2" FRICTION FIT ACOUSTICAL FIRE BATT INSULATION IN STUD CAVITY. PROVIDE FLOOR, SIDE & CEILING 6" J RUNNER, 20GA.
+50 STC

10 INTERIOR PARTITION - 3 HR FIRE RATED
UL. DESIGN NO.: U455 - (+50 STC)



10 PARTITIONS TO BE AS FOLLOWS: 3 LAYERS OF 5/8" GWB. ON ONE SIDE, OTHER SIDE 2 LAYERS OF 5/8" GWB. ON 1/2", 25GA. RESILIENT CHANNEL @24" O.C. PERPENDICULAR TO 3-5/8" METAL STUDS, 20GA. @24" O.C. MAX. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

10A PARTITIONS TO BE AS FOLLOWS: 3 LAYERS OF 5/8" GWB. ON ONE SIDE. OTHER SIDE 2 LAYERS OF 5/8" GWB. ON 1/2", 25GA. RESILIENT CHANNEL @24" O.C. PERPENDICULAR TO 6" METAL STUDS, 20GA. @24" O.C. MAX. WITH 5" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
65 STC

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	04	06.27.2019	ISSUED TO DOB FOR PAA-4
09	03	03.14.2019	ISSUED FOR CONSTRUCTION
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

MEP ENGINEER:
TSF Engineering, P.C.
200 Park Ave. South NY, NY 10003 T 212.253.7303 F 212.253.6512

STRUCTURAL ENGINEER:
TITAN ENGINEERS PC
1331 STUYVESANT AVE., UNION, NJ 07083
T 908-624-0344 F 877-354-8484
INFO@TITANENGINEERSLLC.COM W WWW.TITANENGINEERS.COM

CLIENT:
BEACH 116 ASSOCIATES LLC
2361 NOSTRAND AVENUE, SUITE 901, BROOKLYN, NY 11210
TEL: 718-210-0036 FAX: 718-434-2674

FISCHER +MAKOOI ARCHITECTS PLLC RA,AIA
242 WEST 30TH STREET, SUITE 1102
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-8980
WEB SITE: WWW.XFARCHITECT.COM

SEAL

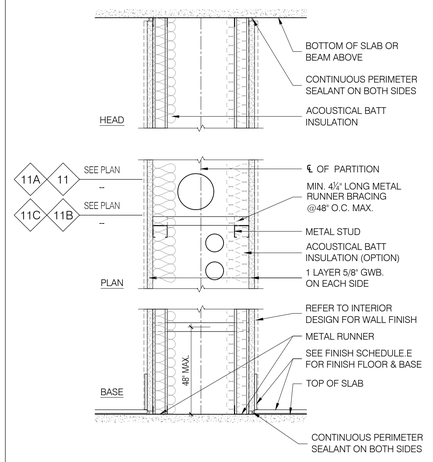
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
WALL TYPES

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ----
drawn	MP	drawing no.	A-500.03
checked	FM		

11 PIPE CHASE NON-FIRE RATED, (+50 STC)



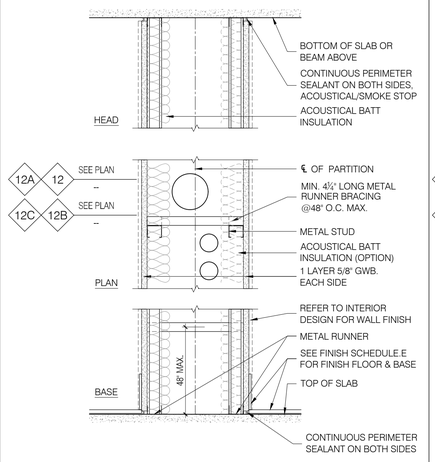
11 PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8"GWB. ON EACH SIDE OF 1-5/8" METAL STUDS, 25GA. @16" O.C.

11A PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 1-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN ONE SIDE OF STUD CAVITY, 2" ON EACH SIDE OF STUD CAVITY IS RECOMMENDED.
+50 STC

11B PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 2-1/2" METAL STUDS, 25GA. @16" O.C.

11C PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 2-1/2" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN ONE SIDE OF STUD CAVITY, 2" ON EACH SIDE OF STUD CAVITY IS RECOMMENDED.
+50 STC

12 PIPE CHASE - 1 HR FIRE RATED UL. DESIGN NO.: U420 - (+50 STC)



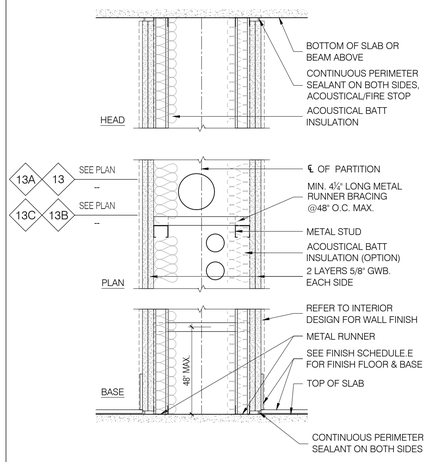
12 PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 1-5/8" METAL STUDS, 25GA. @24" O.C.

12A PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 1-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICALBATT INSULATION IN ONE SIDE OF STUD CAVITY, 2" ON EACH SIDE OF STUD CAVITY IS RECOMMENDED.
+50 STC

12B PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 2-1/2" METAL STUDS, 25GA. @24" O.C.

12C PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 2-1/2" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN ONE SIDE OF STUD CAVITY, 2" ON EACH SIDE OF STUD CAVITY IS RECOMMENDED.
+50 STC

13 PIPE CHASE - 2 HR FIRE RATED UL. DESIGN NO.: U420 - (+50 STC)



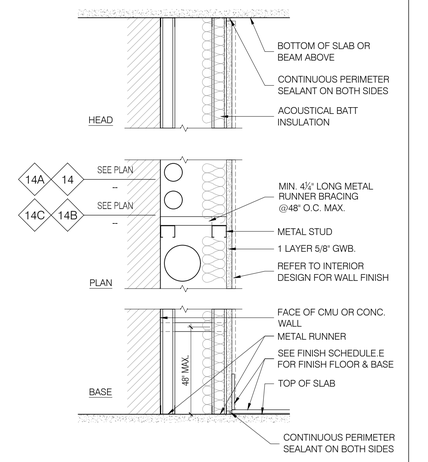
13 PIPE CHASE TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 1-5/8" METAL STUDS, 25GA. @24" O.C.

13A PIPE CHASE TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 1-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN ONE SIDE OF STUD CAVITY, 2" ON EACH SIDE OF STUD CAVITY IS RECOMMENDED.
+50 STC

13B PIPE CHASE TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 2-1/2" METAL STUDS, 25GA. @24" O.C.

13C PIPE CHASE TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 2-1/2" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN ONE SIDE OF STUD CAVITY, 2" ON EACH SIDE OF STUD CAVITY IS RECOMMENDED.
+50 STC

14 PIPE CHASE/FURRING @ C.M.U., CONC. OR GWB. NON-FIRE RATED - (+50 STC)



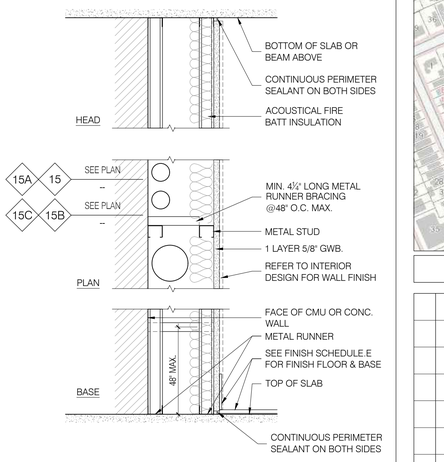
14 PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON FINISH SIDE OF 1-5/8" METAL STUDS, 25GA. @24" O.C.

14A PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON FINISH SIDE OF 1-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

14B PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON FINISH SIDE OF 2-1/2" METAL STUDS, 25GA. @24" O.C.

14C PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON FINISH SIDE OF 2-1/2" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

15 PIPE CHASE/FURRING @ C.M.U., CONC. OR GWB. NON-FIRE RATED - (+50 STC)



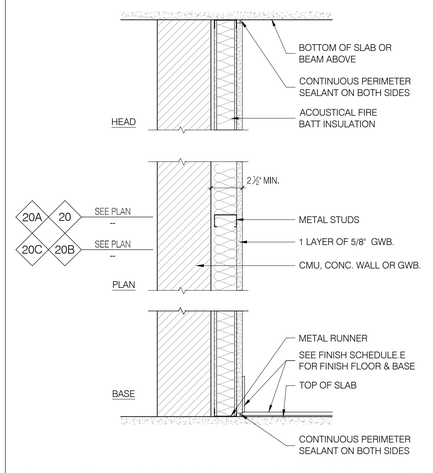
15 PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON FINISH SIDE OF 3-5/8" METAL STUDS, 25GA. @24" O.C.

15A PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON FINISH SIDE OF 3-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

15B PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON FINISH SIDE OF 6" METAL STUDS, 25GA. @24" O.C.

15C PIPE CHASE TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON FINISH SIDE OF 6" METAL STUDS, 25GA. @24" O.C. WITH 5" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

20 FURRING @ C.M.U., CONC. WALL/COLUMN OR GWB. NON-FIRE RATED - (+50 STC)



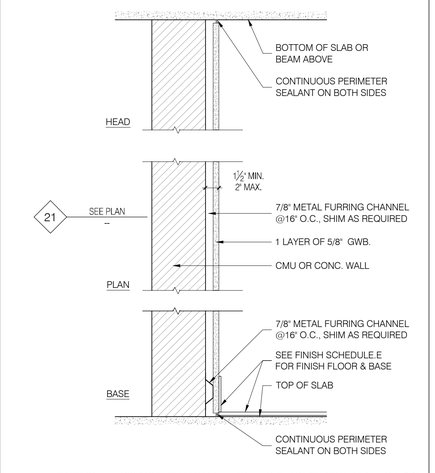
20 FURRING ON INTERIOR CMU OR CONCRETE WALL TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON 1-5/8" METAL STUDS, 25GA. @24" O.C.

20A FURRING ON INTERIOR CMU OR CONCRETE WALL TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON 1-5/8" METAL STUDS, 25GA. @24" O.C. WITH 2" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

20B FURRING ON INTERIOR CMU OR CONCRETE WALL TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON 2-1/2" METAL STUDS, 25GA. @24" O.C.

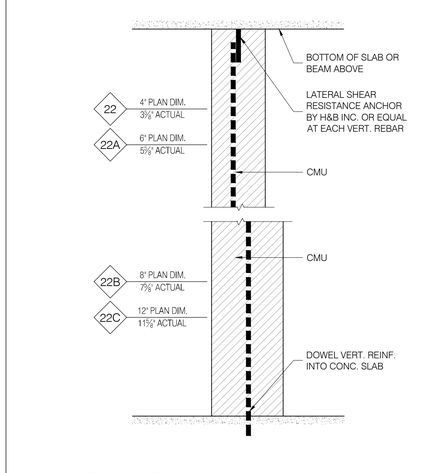
20C FURRING ON INTERIOR CMU OR CONCRETE WALL TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON 2-1/2" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC

21 FURRING @ C.M.U. OR CONC. WALL/COLUMN NON-FIRE RATED - NO STC REQUIRED



21 FURRING ON INTERIOR CMU OR CONCRETE WALL TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON 7/8" METAL FURRING CHANNEL, 25GA. @16" O.C.

22 INTERIOR C.M.U. WALL NON-FIRE RATED



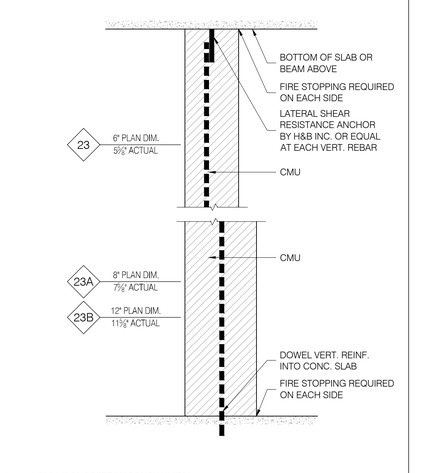
22 4" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

22A 6" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

22B 8" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

22C 12" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

23 INTERIOR C.M.U. WALL - 1HR FIRE RATED UL. DESIGN NO.: U905, U906

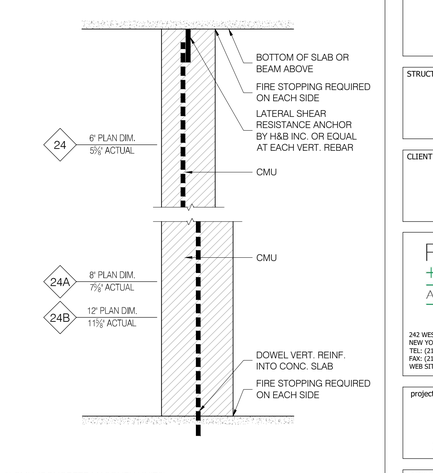


23 6" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

23A 8" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

23B 12" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

24 INTERIOR C.M.U. WALL - 2HR FIRE RATED UL. DESIGN NO.: U905, U906



24 6" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

24A 8" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

24B 12" CMU (CONCRETE MASONRY UNITS) SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

MEP ENGINEER:
TSF Engineering, P.C.
200 Park Ave. South NY, NY 10003 T 212.253.7303 F 212.253.6512

STRUCTURAL ENGINEER:
TITAN ENGINEERS PC
1331 STUYVESANT AVE., UNION, NJ 07083
T 908-624-0344 F 877-364-8484
INFO@TITANENGINEERS.COM WWW.TITANENGINEERS.COM

CLIENT:
BEACH 116 ASSOCIATES LLC
2361 NOSTRAND AVENUE, SUITE 901, BROOKLYN, NY 11210
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FISCHER +MAKOOI ARCHITECTS PLLC RA,AIA
242 WEST 30TH STREET, SUITE 1102
NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-8980
WEB SITE: WWW.XFARCHITECT.COM

SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
WALL TYPES

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
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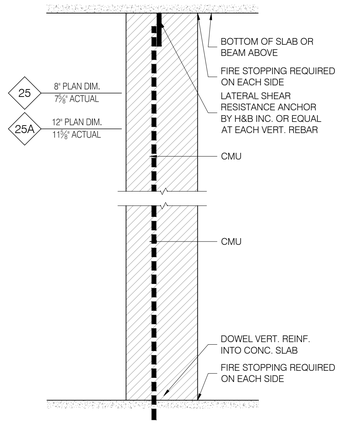
checked	FM		

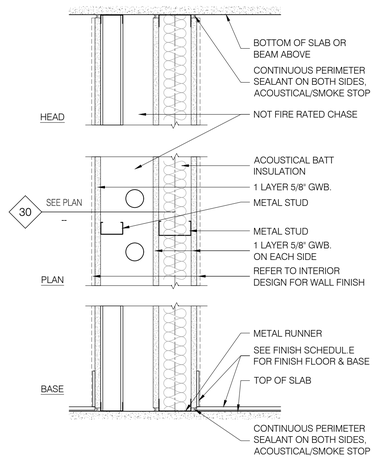
25 INTERIOR C.M.U. WALL - 3HR FIRE RATED
UL. DESIGN NO.: U904, U907



25 8" CMU (CONCRETE MASONRY UNITS, BEARING WALL SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

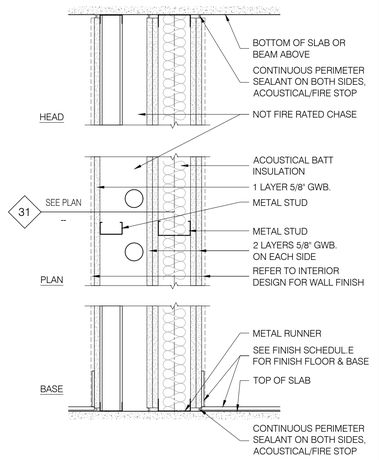
25A 12" CMU (CONCRETE MASONRY UNITS, NON-BEARING WALL SEE STRUCTURE DOCUMENTS FOR REINFORCEMENT.

30 PIPE CHASE PARTITION - 1 HR FIRE RATED
UL. DESIGN NO.: V417 & U465 - (+50 STC)



30 PARTITIONS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GWB. ON EACH SIDE OF 3-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC WALL CONSTRUCTION TO ACCOMMODATE GAS AND PLUMBING RISERS BEYOND FIRE RATED PARTITION TO BE AS FOLLOW: 1 LAYER OF 5/8" GWB. ON 2-1/2" METAL STUDS, 20GA. @16" O.C.

31 PIPE CHASE PARTITION - 2 HR FIRE RATED
UL. DESIGN NO.: U419 & U411 - (+50 STC)



31 PARTITIONS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GWB. ON EACH SIDE OF 3-5/8" METAL STUDS, 25GA. @24" O.C. WITH 3" FRICTION FIT ACOUSTICAL BATT INSULATION IN STUD CAVITY.
+50 STC WALL CONSTRUCTION TO ACCOMMODATE GAS AND PLUMBING RISERS BEYOND FIRE RATED PARTITION TO BE AS FOLLOW: 1 LAYER OF 5/8" GWB. ON 2-1/2" METAL STUDS, 20GA. @16" O.C.

MASONRY EQUIVALENT EXIT ENCLOSURE NOTES

1. THE FOLLOWING WALL ASSEMBLY TO COMPLY WITH NYC RULE, RCNY 1014-01, CHAPTER 1000.
2. THIS RULE PROVIDES THE CONSTRUCTION REQUIREMENTS FOR MASONRY EQUIVALENT EXIT ENCLOSURES IN GROUPS R-1, R-2 & B OCCUPANCIES.
3. REFERENCES. SEE SECTIONS 1015.2.1 (TWO EXITS AND EXIT ACCESS DOORWAYS, EXCEPTIONS 3 AND 4) AND 1022.1 (ENCLOSURES REQUIRED) OF THE BUILDING CODE.
4. STUD WALL CONSTRUCTION REQUIREMENTS. A MASONRY EQUIVALENT EXIT ENCLOSURE CONSTRUCTED AS STUD & WALLBOARD ASSEMBLY SHALL SATISFY THE FOLLOWING REQUIREMENTS:
   A. PRESCRIPTIVE STUD & WALLBOARD ASSEMBLY. A COMPLIANT WALL ASSEMBLY SHALL BE SUBSTANTIALLY IDENTICAL TO, & SHALL PROVIDE AN IMPACT RESISTANCE EQUIVALENT TO OR EXCEEDING, THE PERFORMANCE OF ONE OF THE FOLLOWING:
      a. MATERIALS. IMPACT RESISTANT WALL BOARD SHEATHED ON THE INTERIOR SURFACE OF THE EXIT ENCLOSURE WALL ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY. THE WALLBOARD USED AS THE INTERIOR FACE PANEL SHALL BE LISTED BY AN APPROVED AGENCY TO ASTM C 1629-06, STANDARD CLASSIFICATION FOR ABUSE-RESISTANT NONDECORATED INTERIOR GYPSUM PANEL PRODUCTS & FIBER-REINFORCED CEMENT PANELS, IMPACT CLASSIFICATION LEVEL 2, & THE BASE LAYER PANEL SHALL BE A MINIMUM 5/8 INCH (16 mm) GYPSUM WALLBOARD. WALLBOARD APPLIED TO THE INTERIOR SURFACE OF THE EXIT ENCLOSURE WALL SHALL NOT REDUCE THE CLEAR WIDTH OF THE EXIT STAIRS BELOW THAT REQUIRED FOR MEANS OF EGRESS BY CHAPTER 10 OF THE BUILDING CODE.
      b. ASSEMBLY. THE WALL ASSEMBLY SHALL BE AT LEAST TWO-HOUR FIRE RESISTANCE RATED.
5. INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
   B. STUDS SHALL BE MINIMUM 3-1/2" DEPTH COLD-FORMED STEEL FRAMING, AT LEAST 33 MILS THICK (20 GAUGE).
   C. VERTICAL STUDS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 24 INCHES, ON CENTER.
   D. RUNNERS SHALL BE SECURELY ATTACHED AT THE FLOOR & CEILING TO STRUCTURAL ELEMENT MEMBERS & SHALL COMPLY WITH THE STRUCTURAL REQUIREMENTS OF THE BUILDING CODE.
   E. WALL BOARDS SHALL BE ATTACHED WITH NO. 8 SELF-DRILLING BUGLE-HEAD SCREWS, 12 INCHES , ON CENTER MAXIMUM, WITH A MINIMUM DEPTH OF 5/8" PENETRATION INTO THE WALL CAVITY.
   F. JOINTS BETWEEN ADJOINING SHEETS OF WALL BOARD SHALL BE STAGGERED FROM BASE LAYER WITH FACE PANEL LAYER.
   G. PERFORMANCE-BASED REQUIREMENTS. FOR A WALL ASSEMBLY NOT CLASSIFIED ABOVE, A MASONRY EQUIVALENT WALL ASSEMBLY SHALL SATISFY THE FOLLOWING REQUIREMENTS:
      a. MATERIALS. MATERIALS CONSTITUTING THE INTERIOR SIDE OF THE EXIT ENCLOSURE WALL ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY TO ASTM C1629, HARD BODY IMPACT CLASSIFICATION LEVEL 3.
      b. ASSEMBLY. THE WALL ASSEMBLY SHALL HAVE A MINIMUM TWO-HOUR FIRE RESISTANCE RATING. THE WALL ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY TO ASTM C1629, SOFT BODY IMPACT CLASSIFICATION LEVEL 2.
      c. INSTALLATION. WALL ASSEMBLIES SHALL BE ANCHORED TO STRUCTURAL MEMBERS & SHALL COMPLY WITH THE STRUCTURAL REQUIREMENTS OF THE BUILDING CODE.

WALL TYPES GENERAL NOTES

1. ALL AREAS RECEIVING GWB. CONSIDERED TO BE WET AREAS SUCH AS BATHROOMS, KITCHENS, PANTRIES & LAUNDRY ROOMS SHALL RECEIVE WATER RESISTANT GWB. ALL WET AREAS DESIGNATED TO HAVE TILE FINISH SHALL RECEIVE 1 LAYER OF 5/8" WATER RESISTANT GWB. OR EQUAL.
2. IN GENERAL, SPACE METAL FRAME MEMBERS @16" O.C. MAX. UNLESS OTHERWISE NOTED.
3. PROVIDE ACOUSTICAL SEALANT TO CLOSE PERIMETER JOINTS & OPENINGS WHERE DUCTWORK, PIPES, ELECTRICAL (RECEPTACLES & CONDUITS) & OTHER DEVICES PENETRATE THROUGH SOUND RATED WALLS.
4. SET THE SILL & TOP PLATE OF THE METAL FRAMING IN CONTINUOUS SEALANT IN SOUND RATED PARTITIONS.
5. PROVIDE A CONTINUOUS ACOUSTICAL SEALANT AROUND THE ENTIRE PERIMETER OF BOTH SIDES TOP & BOTTOM OF SOUND RATED PARTITIONS.
6. PROVIDE A CONTINUOUS FIRE/SMOKE SEALANT AROUND THE ENTIRE PERIMETER OF BOTH SIDES TOP & BOTTOM OF FIRE RATED PARTITIONS AS REQUIRED.
7. EACH LAYER OF GWB. OF FIRE RATED WALLS TO RECEIVE TAPE & SPACKLE ON INTERIOR FINISH SIDE.
8. TAPE & SPACKLE ALL FIRE RATED WALLS PRIOR TO INSTALLATION OF TUBS, TOILETS, SINKS, CABINETS, ALL BUILT IN ITEMS, ETC., TO OBTAIN REQUIRED FIRE RATING OF THE SPECIFIED WALL.
9. WHENEVER CABINETS OR OTHER EQUIPMENT ARE SHOWN AND MOUNTED TO METAL FRAMED PARTITIONS, PROVIDE 16GA STEEL SHEET REINFORCEMENT OR EQUIVALENT AT LEAST 9' TALL BETWEEN STUDS & WALLBOARD. COORDINATE MOUNTING HEIGHT W/ EQUIPMENT OR MOUNTED CABINET.
10. PROVIDE MISCELLANEOUS STEEL BRACING OR EQUIVALENT AT ALL HANDICAP RAIL & GUARD RAIL ANCHORS. REFER TO ACCESSIBLE STANDARD GUIDE FOR REINFORCEMENTS LOCATION.
11. ALL EXIT ENCLOSURE WALL TYPES TO COMPLY WITH RCNY 1014-01 RULES FOR MASONRY EQUIVALENT EXIT ENCLOSURES IN GROUPS R-1, R-2 & B OCCUPANCIES.
12. ELEVATOR SHAFT ENCLOSURE SHALL BE CONSTRUCTED OF IMPACT RESISTANT WALLS FOR HIGH-RISE BUILDINGS.
13. ALL INTERIOR WALLS TO COMPLY WITH NYC BC SECTION 1207 SOUND TRANSMISSION WHERE APPLICABLE.
14. REFER TO SPECIFICATIONS PROVIDED FOR FURTHER INFORMATION.
15. COORDINATE STUD FRAMING WITH PLUMBING FIXTURES DIMENSION. REFER TO PLUMBING FIXTURE MATRIX FOR CUT SHEETS.
16. REFER TO CURRENT "UL " WALL AND JOINT SYSTEMS ASSEMBLY FOR ALL GENERAL INFORMATION, MATERIAL DESIGNATIONS, THICKNESS AND FIRE RATINGS.
17. ALL NONSTRUCTURAL INTERIOR PARTITION TO BE DESIGNED FOR A MINIMUM LIVE LOAD OF 5 PSF, 10 PSF IS PREFERRED FOR HIGHER PARTITION AND PARTITION WITH CLADDING.
18. PROPOSED METAL STUDS GAUGE IS FOR PRELIMINARY DESIGN ONLY.
19. ALL BATT INSULATION TO BE MINERAL WALL.

EXIT AND ELEVATOR HOISTWAY ENCLOSURE NOTES

1. STRUCTURAL INTEGRITY OF EXIT ENCLOSURES AND ELEVATOR HOISTWAY ENCLOSURES FOR ALL HIGH-RISE BUILDINGS, SHALL COMPLY WITH NYC BC 2014, SECTION 403.2.3.
2. THE WALL ASSEMBLIES MAKING UP THE EXIT ENCLOSURES AND ELEVATOR HOISTWAY ENCLOSURES SHALL MEET OR EXCEED SOFT BODY IMPACT CLASSIFICATION LEVEL 2 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M.
3. THE FACE OF THE WALL ASSEMBLIES MAKING UP THE EXIT ENCLOSURES AND ELEVATOR HOISTWAY ENCLOSURES THAT ARE NOT EXPOSED TO THE INTERIOR OF THE EXIT ENCLOSURE OR ELEVATOR HOISTWAY ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING METHODS:
   a. THE WALL ASSEMBLY SHALL INCORPORATE NOT LESS THAN TWO LAYERS OF IMPACT-RESISTANT CONSTRUCTION BOARD EACH OF WHICH MEETS OR EXCEEDS HARD BODY IMPACT CLASSIFICATION LEVEL 2 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M.
   b. THE WALL ASSEMBLY SHALL INCORPORATE NOT LESS THAN ONE LAYER OF IMPACT-RESISTANT CONSTRUCTION MATERIAL THAT MEETS OR EXCEEDS HARD BODY IMPACT CLASSIFICATION LEVEL 3 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M.
   c. THE WALL ASSEMBLY INCORPORATES MULTIPLE LAYERS OF ANY MATERIAL, TESTED IN TANDEM, THAT MEET OR EXCEED HARD BODY IMPACT CLASSIFICATION LEVEL 3 AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M.
   d. CONCRETE AND MASONRY WALLS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF SOFT BODY IMPACT CLASSIFICATION.
   e. OTHER WALL ASSEMBLIES THAT PROVIDES IMPACT RESISTANCE EQUIVALENT TO HARD BODY IMPACT CLASSIFICATION LEVEL 3, AS MEASURED BY THE TEST METHOD DESCRIBED IN ASTM C 1629/C 1629M, SHALL BE PERMITTED.

04

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	04	06.27.2019	ISSUED TO DOB FOR PAA-4
09	03	03.14.2019	ISSUED FOR CONSTRUCTION
08	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
07		04.12.2018	ISSUED FOR PAA-3
06	01	03.23.2018	ISSUED FOR PAA-2
05		04.25.2017	ISSUED FOR HUD
04		03.14.2017	ISSUED FOR DOB
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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1331 STUYVESANT AVE., UNION, NJ 07083
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WEB SITE: WWW.XFARCHITECT.COM

SEAL

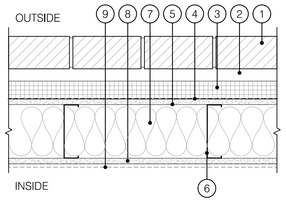
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
WALL TYPES & NOTES

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	--- OF ---
drawn	MP	drawing no.	A-502.03
checked	FM		

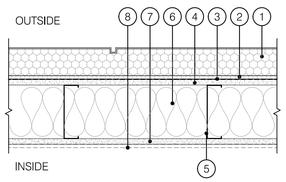
W1 EXTERIOR WALL
BRICK & METAL STUDS WITH CONTINUOUS INSULATION & STUDS INSULATED CAVITY



WALL ASSEMBLY:

1. EXTERIOR FINISH, 4" BRICK VENEER.
2. AIR SPACE AS REQUIRED FOR EXTERIOR FINISH, 1" MIN.
3. 2" HIGH DENSITY RIGID BOARD INSULATION, R-10 MIN.
4. MOISTURE & AIR BARRIER.
5. 1 LAYER OF 5/8" EXTERIOR GRADE SHEATHING (TYPE "X" AT FIRE RATED WALLS).
6. 6" METAL STUDS @16" O.C., SEE STRUCTURE DRAWINGS FOR LOAD-BEARING STUDS SPACING & GAUGE.
7. 6" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY, R-24 MIN.
8. 1 LAYER OF 5/8" GWB. (TYPE "X" AT FIRE RATED WALLS).
9. REFER TO INTERIOR DESIGN FOR WALL FINISH.

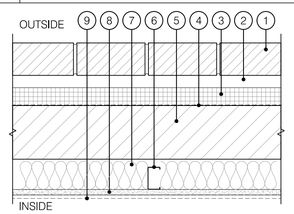
W2 EXTERIOR WALL
EIFS & METAL STUDS WITH STUDS INSULATED CAVITY



WALL ASSEMBLY:

1. EIFS SYSTEM, 3" HIGH DENSITY RIGID BOARD INSULATION, R-15 MIN., COLOR T.B.D. BY THE ARCHITECT.
2. DRAINAGE MAT AND/OR SPACE.
3. MOISTURE & AIR BARRIER.
4. 1 LAYER OF 5/8" EXTERIOR GRADE SHEATHING (TYPE "X" AT FIRE RATED WALLS).
5. 6" METAL STUDS @16" O.C., SEE STRUCTURE DRAWINGS FOR LOAD-BEARING STUDS SPACING & GAUGE.
6. 6" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY, R-24 MIN.
7. 1 LAYER OF 5/8" GWB. (TYPE "X" AT FIRE RATED WALLS).
8. REFER TO INTERIOR DESIGN FOR WALL FINISH.

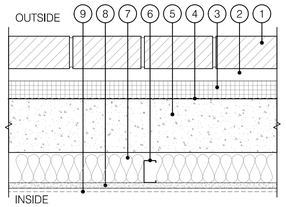
W3 EXTERIOR WALL
BRICK & CMU WALL WITH CONTINUOUS INSULATION & INTERIOR INSULATED FURRING



WALL ASSEMBLY:

1. EXTERIOR FINISH, 4" BRICK VENEER.
2. AIR SPACE AS REQUIRED FOR EXTERIOR FINISH, 1" MIN.
3. 2" HIGH DENSITY RIGID BOARD INSULATION, R-10 MIN.
4. MOISTURE & AIR BARRIER.
5. NON-LOAD BEARING CMU WALL, 8" MIN.
6. 2-1/2" METAL STUDS, 25GA. @16" O.C.
7. R-15 MIN. FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY.
8. 1 LAYER OF 5/8" GWB. ON FINISH SIDE.
9. REFER TO INTERIOR DESIGN FOR WALL FINISH.

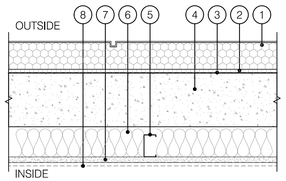
W4 EXTERIOR WALL
BRICK & CONCRETE WALL WITH CONTINUOUS INSULATION & INTERIOR INSULATED FURRING



WALL ASSEMBLY:

1. EXTERIOR FINISH, 4" BRICK VENEER.
2. AIR SPACE AS REQUIRED FOR EXTERIOR FINISH, 1" MIN.
3. 2" HIGH DENSITY RIGID BOARD INSULATION, R-10 MIN.
4. MOISTURE & AIR BARRIER.
5. CONCRETE WALL OR COLUMN, 12" MIN.
6. 2-1/2" METAL STUDS, 25GA. @16" O.C.
7. 3-1/2" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY R-15 MIN.
8. 1 LAYER OF 5/8" GWB. ON FINISH SIDE.
9. REFER TO INTERIOR DESIGN FOR WALL FINISH.

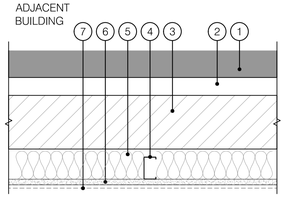
W5 EXTERIOR WALL
EIFS & CONCRETE WALL WITH INTERIOR INSULATED FURRING



WALL ASSEMBLY:

1. EIFS SYSTEM, 3" HIGH DENSITY RIGID BOARD INSULATION, R-15 MIN., COLOR T.B.D. BY THE ARCHITECT.
2. DRAINAGE MAT AND/OR SPACE.
3. MOISTURE & AIR BARRIER.
4. CONCRETE WALL OR COLUMN, 12" MIN.
5. 2-1/2" METAL STUDS, 25GA. @16" O.C.
6. 3-1/2" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY R-15 MIN.
7. 1 LAYER OF 5/8" GWB. ON FINISH SIDE.
8. REFER TO INTERIOR DESIGN FOR WALL FINISH.

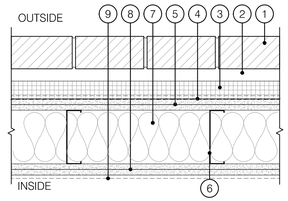
W6 EXTERIOR WALL
CONCRETE OR CMU WALL AT ADJACENT BUILDINGS WITH INTERIOR INSULATED FURRING



WALL ASSEMBLY:

1. ADJACENT BUILDING.
2. SEISMIC GAP.
3. CMU WALL, 8" MIN. (REFER TO STRUCTURAL DRAWINGS FOR LOAD OR NON-LOAD BEARING).
4. 2-1/2" METAL STUDS, 25GA. @16" O.C.
5. 3-1/2" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY R-15 MIN.
6. 1 LAYER OF 5/8" GWB. ON FINISH SIDE.
7. REFER TO INTERIOR DESIGN FOR WALL FINISH.

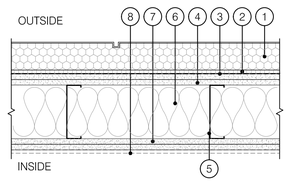
W7 EXTERIOR WALL
BRICK & METAL STUDS WITH CONTINUOUS INSULATION & STUDS INSULATED CAVITY



WALL ASSEMBLY:

1. EXTERIOR FINISH, 4" BRICK VENEER.
2. AIR SPACE AS REQUIRED FOR EXTERIOR FINISH, 1" MIN.
3. 2" HIGH DENSITY RIGID BOARD INSULATION, R-10 MIN.
4. MOISTURE & AIR BARRIER.
5. 2 LAYER OF 5/8" EXTERIOR GRADE SHEATHING (TYPE "X" AT FIRE RATED WALLS).
6. 6" METAL STUDS @16" O.C., SEE STRUCTURE DRAWINGS FOR LOAD-BEARING STUDS SPACING & GAUGE.
7. 6" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY, R-24 MIN.
8. 2 LAYER OF 5/8" GWB. (TYPE "X" AT FIRE RATED WALLS).
9. REFER TO INTERIOR DESIGN FOR WALL FINISH.

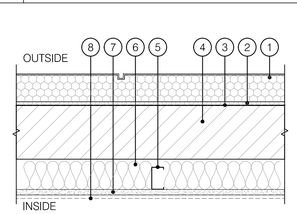
W8 EXTERIOR WALL
EIFS & METAL STUDS WITH STUDS INSULATED CAVITY



WALL ASSEMBLY:

1. EIFS SYSTEM, 3" HIGH DENSITY RIGID BOARD INSULATION, R-15 MIN., COLOR T.B.D. BY THE ARCHITECT.
2. DRAINAGE MAT AND/OR SPACE.
3. MOISTURE & AIR BARRIER.
4. 2 LAYER OF 5/8" EXTERIOR GRADE SHEATHING (TYPE "X" AT FIRE RATED WALLS).
5. 6" METAL STUDS @16" O.C., SEE STRUCTURE DRAWINGS FOR LOAD-BEARING STUDS SPACING & GAUGE.
6. 6" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY, R-24 MIN.
7. 2 LAYER OF 5/8" GWB. (TYPE "X" AT FIRE RATED WALLS).
8. REFER TO INTERIOR DESIGN FOR WALL FINISH.

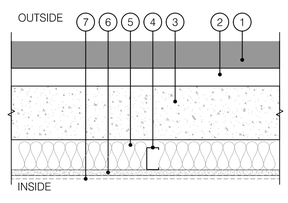
W9 EXTERIOR WALL
EIFS & CMU WALL WITH INTERIOR INSULATED FURRING



WALL ASSEMBLY:

1. EIFS SYSTEM, 3" HIGH DENSITY RIGID BOARD INSULATION, R-15 MIN., COLOR T.B.D. BY THE ARCHITECT.
2. DRAINAGE MAT AND/OR SPACE.
3. MOISTURE & AIR BARRIER.
4. CMU WALL, 8" MIN. (REFER TO STRUCTURAL DRAWINGS FOR LOAD OR NON-LOAD BEARING).
5. 2-1/2" METAL STUDS, 25GA. @16" O.C.
6. 3-1/2" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY R-15 MIN..
7. 1 LAYER OF 5/8" GWB. ON FINISH SIDE.
8. REFER TO INTERIOR DESIGN FOR WALL FINISH.

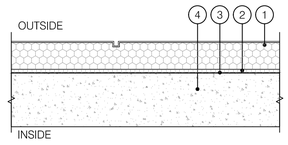
W10 EXTERIOR WALL
CONCRETE WALL AT ADJACENT BUILDINGS WITH INTERIOR INSULATED FURRING



WALL ASSEMBLY:

1. ADJACENT BUILDING
2. SEISMIC GAP
4. CONCRETE WALL OR COLUMN, 12" MIN.
5. 2-1/2" METAL STUDS, 25GA. @16" O.C.
6. 3-1/2" FRICTION FIT SEMI-RIGID MINERAL WALL BATT INSULATION IN STUDS CAVITY R-15 MIN.
7. 1 LAYER OF 5/8" GWB. ON FINISH SIDE.
8. REFER TO INTERIOR DESIGN FOR WALL FINISH.

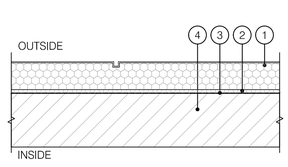
W11 EXTERIOR WALL
EIFS & CONCRETE WALL WITHOUT INTERIOR INSULATED FURRING



WALL ASSEMBLY:

1. EIFS SYSTEM, 3" HIGH DENSITY RIGID BOARD INSULATION, R-15 MIN., COLOR T.B.D. BY THE ARCHITECT.
2. DRAINAGE MAT AND/OR SPACE.
3. MOISTURE & AIR BARRIER.
4. CONCRETE WALL OR COLUMN, 12" MIN.

W12 EXTERIOR WALL
EIFS & CMU WALL WITHOUT INTERIOR INSULATED FURRING



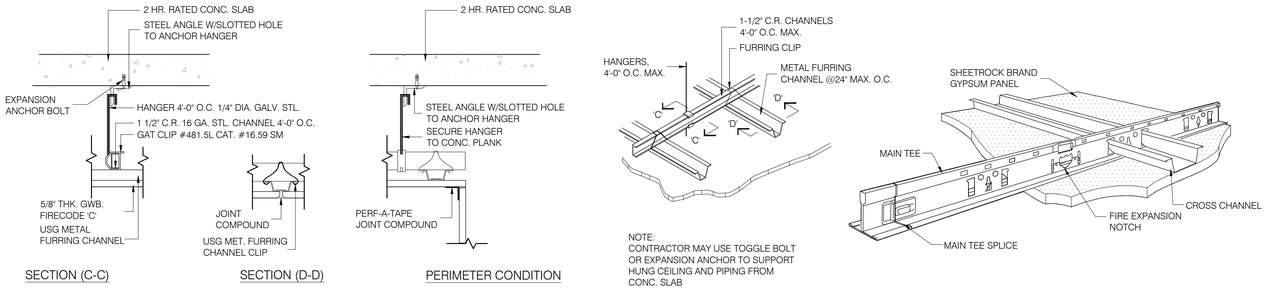
WALL ASSEMBLY:

1. EIFS SYSTEM, 3" HIGH DENSITY RIGID BOARD INSULATION, R-15 MIN., COLOR T.B.D. BY THE ARCHITECT.
2. DRAINAGE MAT AND/OR SPACE.
3. MOISTURE & AIR BARRIER.
4. CONCRETE WALL OR COLUMN, 12" MIN.

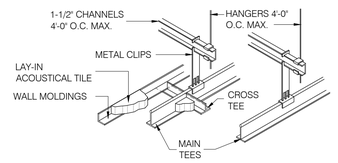
SITE KEY MAP


ROCKAWAY PARK
Beach 117 Street
Beach 115 Street
Beach 116 Street
Ocean Promenade
116 Rockaway Beach
116 Rockaway Beach
116 Rockaway Beach

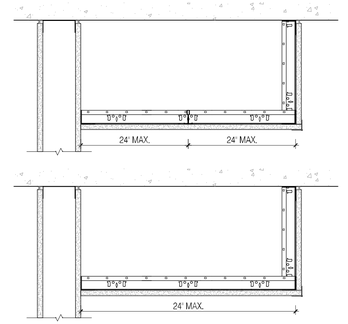
GYPSUM WALLBOARD HUNG CEILING
SEE REFLECTED CEILING PLAN



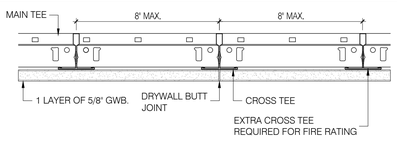
LAY-IN ACOUSTICAL TILE CEILING
SEE REFLECTED CEILING PLAN



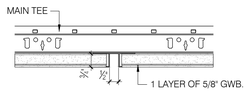
SOFFIT CROSS TEE SPACING
SOFFIT LESS THAN 24" AND GREATER THAN 24"



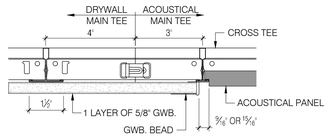
CONTROL JOINT @ GWB CEILING W/ CROSS "T"
1HR FIRE RATED WALL



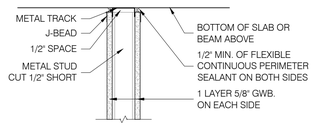
REVEAL JOINT @ GWB CEILING W/ CROSS "T"
NON-FIRE RATED CEILING



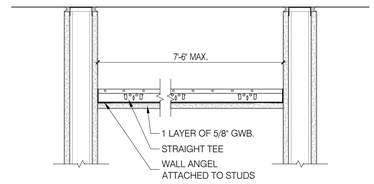
GWB TO ACOUSTICAL CEILING W/ CROSS "T"
NON-FIRE RATED CEILING



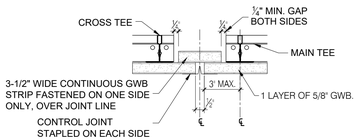
STRAIN PERIMETER RELIEF - HEAD OF WALL
1HR FIRE RATED



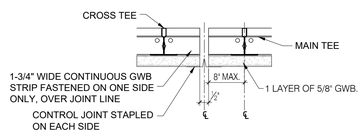
CORRIDOR AND SMALL ROOMS CEILING
WALL-TO-WALL (USG) SUSPENDED SYSTEM



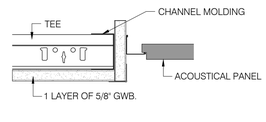
EXPANSION JOINT @ GWB CEILING W/ CROSS "T"
1HR FIRE RATED CEILING



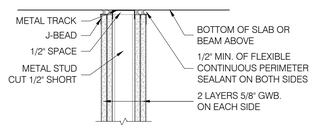
EXPANSION JOINT @ GWB CEILING W/ CROSS "T"
NON-FIRE RATED CEILING



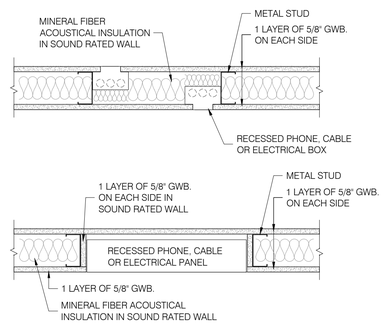
GWB TO ACOUSTICAL CEILING W/O CROSS "T"
NON-FIRE RATED CEILING



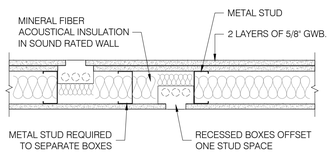
STRAIN PERIMETER RELIEF - HEAD OF WALL
2HR FIRE RATED



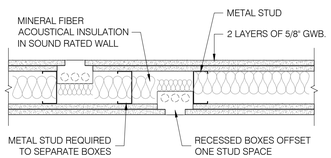
RECESSED TELEPHONE / ELECTRICAL PANEL/BOX
NON-FIRE RATED WALL



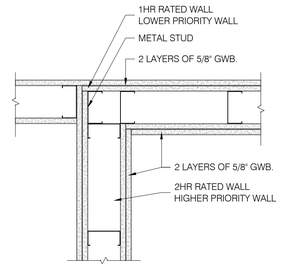
RECESSED TELEPHONE / ELECTRICAL PANEL/BOX
1HR FIRE RATED



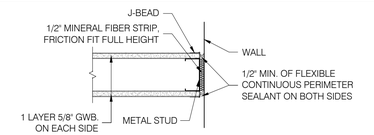
RECESSED TELEPHONE / ELECTRICAL PANEL/BOX
2HR FIRE RATED WALL



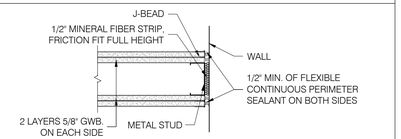
INTERSECTION OF FIRE RATED INTERIOR WALLS
1 & 2 HR FIRE RATED WALL



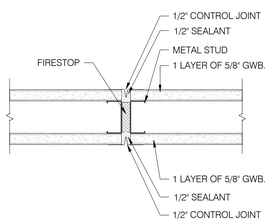
STRAIN PERIMETER RELIEF - WALL TO WALL
1HR FIRE RATED



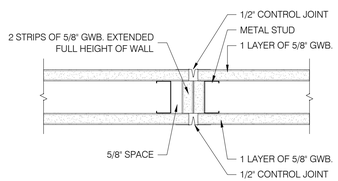
STRAIN PERIMETER RELIEF - WALL TO WALL
2HR FIRE RATED



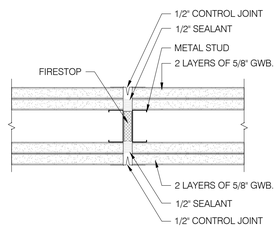
CONTROL JOINT @ INTERIOR WALL (OPTION-1)
1HR FIRE RATED WALL



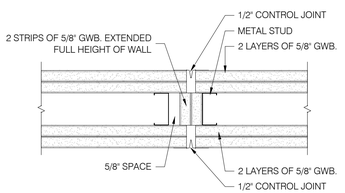
CONTROL JOINT @ INTERIOR WALL (OPTION-2)
1HR FIRE RATED WALL



CONTROL JOINT @ INTERIOR WALL (OPTION-1)
2HR FIRE RATED WALL



CONTROL JOINT @ INTERIOR WALL (OPTION-2)
2HR FIRE RATED WALL



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

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200 Park Ave. South, NY, NY 10003
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FISCHER +MAKOOI ARCHITECTS PLLC RA,AIA
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NEW YORK, NY 10001
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FAX: (212) 219-8980
WEB SITE: WWW.KFARCHITECT.COM

SEAL
REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

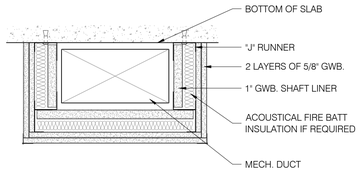
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
CEILING AND FIRE RATED WALL DETAILS

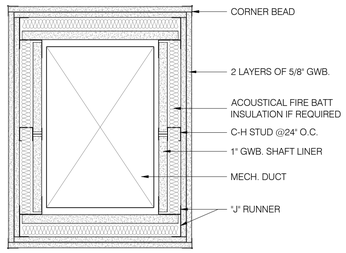
dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-505.00
checked	FM		

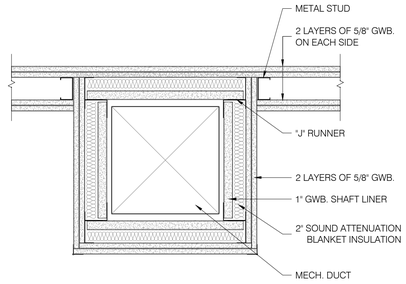
DUCT FIREPROOFING @ HORIZONTAL OFFSET
2HR FIRE RATED



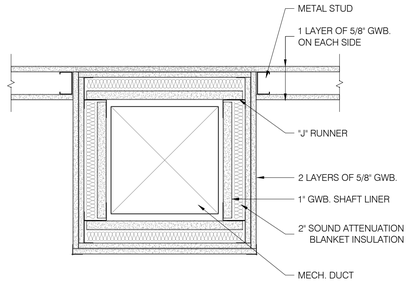
SHAFT WALL ENCLOSURE
2HR FIRE RATED



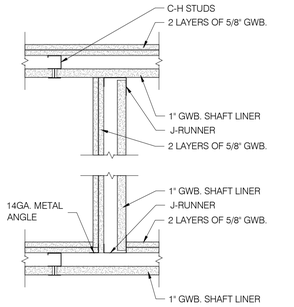
SHAFT WALL ENCLOSURE W/ 2HR FIRE RATED WALL
2HR FIRE RATED



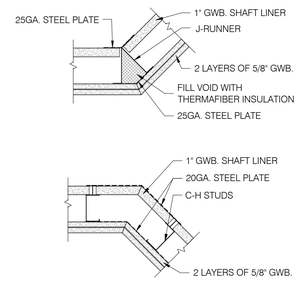
SHAFT WALL ENCLOSURE W/ 1HR FIRE RATED WALL
2HR FIRE RATED



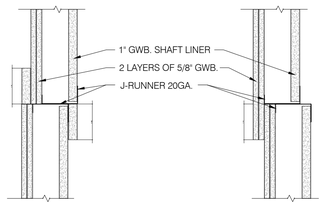
SHAFT WALL ENCLOSURE INTERSECTION
2HR FIRE RATED W/ 2HR FIRE RATED WALL



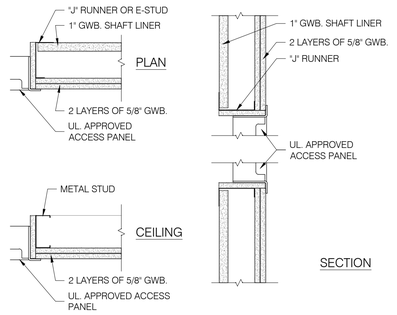
SHAFT WALL - 45° & 135° CORNER
2HR FIRE RATED



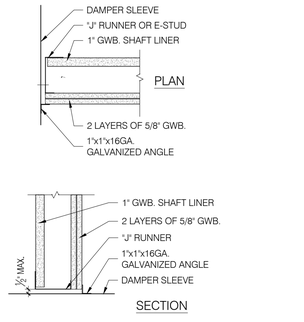
SHAFT WALL OFFSET
2HR FIRE RATED



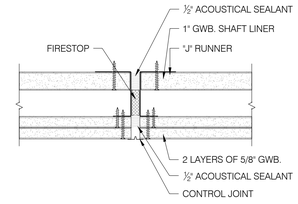
SHAFT WALL AND CEILING ACCESS PANEL
2HR FIRE RATED



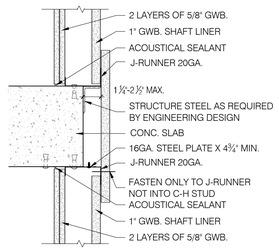
SHAFT WALL AT FIRE DAMPER
2HR FIRE RATED



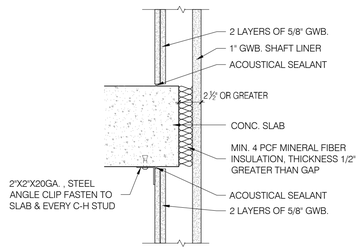
CONTROL JOINT @ SHAFT WALL
2HR FIRE RATED WALL



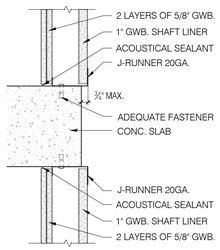
SHAFT WALL INTERMEDIATE FLOOR BASE OVERHANG
2HR FIRE RATED



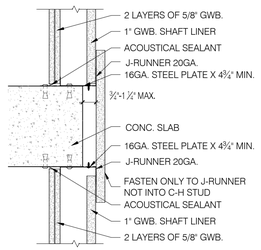
SHAFT WALL INTERMEDIATE FLOOR BASE OVERHANG
2HR FIRE RATED



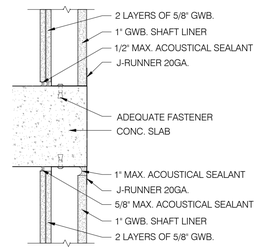
SHAFT WALL INTERMEDIATE FLOOR BASE OVERHANG
2HR FIRE RATED



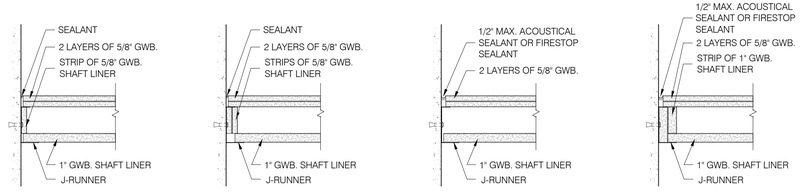
SHAFT WALL INTERMEDIATE FLOOR BASE OVERHANG
2HR FIRE RATED



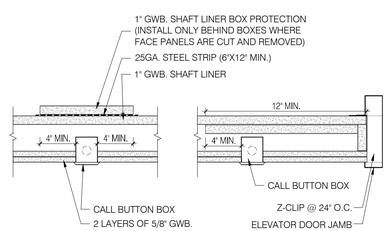
SHAFT WALL INTERMEDIATE FLOOR
2HR FIRE RATED



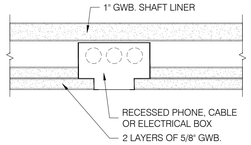
SHAFT WALL INTERSECTION AT CONCRETE AND CMU WALL
2HR FIRE RATED



ELEVATOR SHAFT WALL AND CALL BUTTON BOX
2HR FIRE RATED ELEVATOR SHAFT WALL



RECESSED TELEPHONE / ELECTRICAL BOX
2HR FIRE RATED SHAFT WALL



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

ISSUES/REVISIONS

MEP ENGINEER:
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FISCHER +MAKOOI ARCHITECTS PLLC RA,AIA
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NEW YORK, NY 10001
TEL: (212) 219-9733
FAX: (212) 219-8980
WEB SITE: WWW.KFARCHITECT.COM

SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

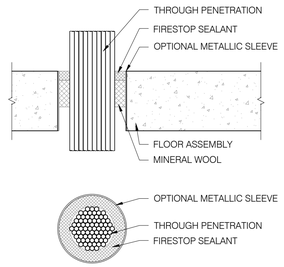
project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
SHAFT WALLS DETAILS

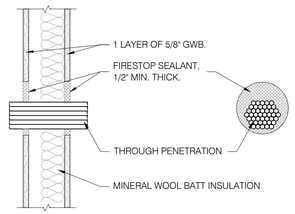
dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-506.00
checked	FM		

THROUGH FLOOR CONDUIT/CABLE PENETRATION
UL. SYSTEM NO.: C-AJ-3045 (1HR & 2HR FIRE RATED)



THROUGH WALL CONDUIT/CABLE PENETRATION
UL. SYSTEM NO.: W-L-3034 (1HR FIRE RATED)



THROUGH WALL PIPE PENETRATION
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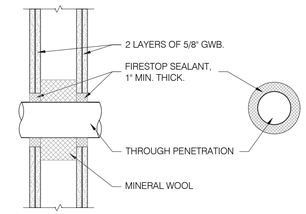
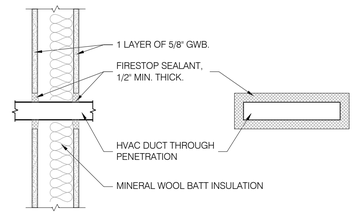


THROUGH WALL HVAC DUCT PENETRATION
UL. SYSTEM NO.: W-L-7001 (1HR FIRE RATED)



THROUGH FLOOR PIPE PENETRATION
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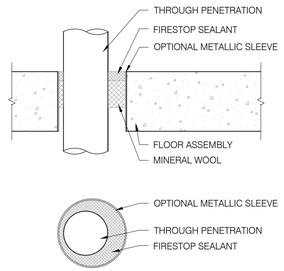
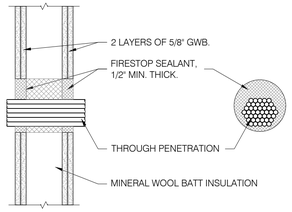


THROUGH WALL CONDUIT/CABLE PENETRATION
UL. SYSTEM NO.: W-L-3023 (1HR & 2HR FIRE RATED)



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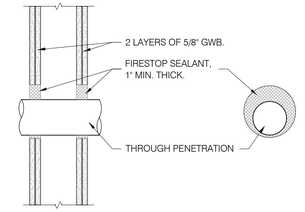
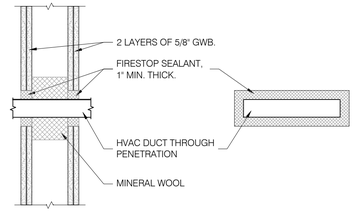
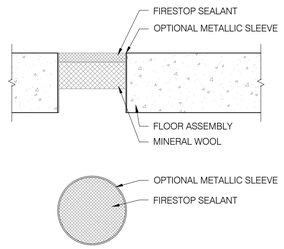


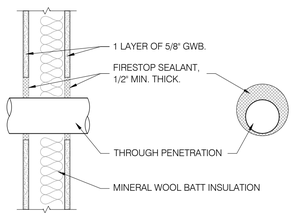
THROUGH WALL HVAC DUCT PENETRATION
UL. SYSTEM NO.: W-L-7002 (2HR FIRE RATED)



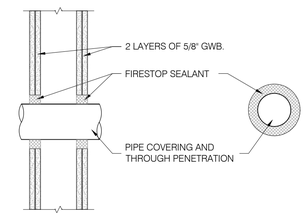
THROUGH FLOOR PENETRATION
UL. SYSTEM NO.: C-AJ-0032 (2HR & 3HR FIRE RATED)



THROUGH WALL PIPE PENETRATION
UL. SYSTEM NO.: W-L-1039 (1HR FIRE RATED)

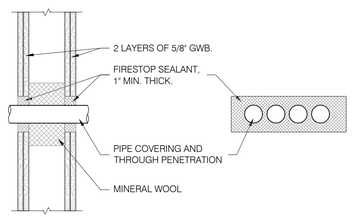


THROUGH WALL PIPE PENETRATION
UL. SYSTEM NO.: W-L-5044 (2HR FIRE RATED)



THROUGH WALL PIPE PENETRATION
UL. SYSTEM NO.: C-AJ-8099 (2HR FIRE RATED)

THROUGH WALL PIPE PENETRATION
UL. SYSTEM NO.: W-L-1065 (2HR FIRE RATED)



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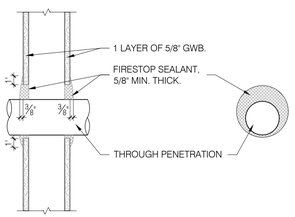
UL. SYSTEM NO.: W-L-1087 (1HR FIRE RATED)



THROUGH-PENETRATION FIRESTOP NOTES

1. DETAILS SHOWN ARE TYPICAL DETAILS, CONTAINING GENERAL INFORMATION ONLY. ALWAYS REFER TO THE FULL "UL " SYSTEM DETAIL FOR COMPLETE SYSTEM REQUIREMENTS.
2. DETAILS SHOWN ARE TYPICAL DETAILS. IF FIELD CONDITIONS DO NOT MATCH REQUIREMENTS OF TYPICAL DETAILS, APPROVED ALTERNATE MANUFACTURER'S ENGINEERING DOCUMENTS AND DETAILS SHALL BE UTILIZED. FIELD CONDITIONS AND DIMENSIONS NEED TO BE VERIFIED FOR COMPLIANCE WITH THE DETAILS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: MINIMUM AND MAXIMUM WIDTH OF JOINTS TYPE AND THICKNESS OF FIRE-RATED CONSTRUCTION.
3. THE MINIMUM ASSEMBLY RATING OF THE FIRESTOP ASSEMBLY SHALL MEET OR EXCEED THE HIGHEST RATING OF THE ADJACENT CONSTRUCTION.
4. FIRESTOP SYSTEM INSTALLATION MUST MEET THE REQUIREMENTS OF THE "F" AND "T" RATING CRITERIA FOR PENETRATION FIRESTOP SYSTEMS AND SHALL BE IN ACCORDANCE WITH ASTM E 814 OR UL 1479 AS PER NYC BC CHAPTER 7, EXCEPTION: FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL DO NOT REQUIRE A "T" RATING.
5. ALL THROUGH-PENETRATION AND MEMBRANE-PENETRATION FIRESTOP SYSTEMS SHALL COMPLY WITH THE SPECIAL INSPECTION REQUIREMENTS OF NYC BC CHAPTER 17.
6. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A MINIMUM 1-HOUR FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED. EXCEPTIONS:
7. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF THE OPENINGS DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET IN WALL AREA. THE ANNUL.AR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH. SUCH BOXES ON OPPOSITE SIDES OF THE WALL OR PARTITIONS SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
   A. HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NON-COMMUNICATING STUD CAVITIES.
   B. HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE FILL, ROCK WOOL OR MINERAL WOOL INSULATION;
   C. SOLID FIREBLOCKING;
   D. PROTECTING BOTH OUTLET BOXES WITH LISTED PUTTY PADS; OR
   E. OTHER LISTED APPROVED MATERIALS AND METHODS.
8. PENETRATIONS IN SMOKE BARRIERS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF UL. 1479 FOR AIR LEAKAGE.
9. WHERE FLOOR/CEILING ASSEMBLIES ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED. EXCEPTIONS:
10. MEMBRANE PENETRATIONS BY STEEL, COPPER CONDUITS, PIPES, TUBES OR VENTS OR CONCRETE, OR MASONRY ITEMS WHERE THE ANNUL.AR SPACE IS PROTECTED OR TO PREVENT THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS.
11. CEILING MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR HORIZONTAL ASSEMBLIES BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA, PROVIDED THE AGGREGATE AREA OF SUCH PENETRATIONS DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF CEILING AREA, AND THE ANNUL.AR SPACE BETWEEN THE CEILING MEMBRANE AND THE BOX DOES NOT EXCEED 1/8 INCH.
12. MEMBRANE PENETRATIONS BY ELECTRICAL BOXES OF ANY SIZE OR TYPE, WHICH HAVE BEEN LISTED AS PART OF AN OPENING PROTECTIVE MATERIAL SYSTEM FOR USE IN HORIZONTAL ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.
13. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE CEILING MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH UNLESS LISTED OTHERWISE.
14. THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER PROVIDED IT IS COVERED BY A METAL ESCUTCHEON PLATE.
15. HOLLOW VERTICAL SPACES WITHIN THE SHAFT ENCLOSURE CONSTRUCTION WALL SHALL BE FIRESTOPPED AT EVERY FLOOR LEVEL. EXCEPTION: A SHAFT ENCLOSURE OF A REFUSE OR LAUNDRY CHUTE SHALL EXTEND THROUGH COMBUSTIBLE OR NONCOMBUSTIBLE ROOF CONSTRUCTION AT LEAST 6 FEET ABOVE THE ROOF.
16. REFER TO MANUFACTURE FOR FIRESTOP COMPOUND THICKNESS AS PER FIRE RATED APPLICATION.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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SEAL

REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

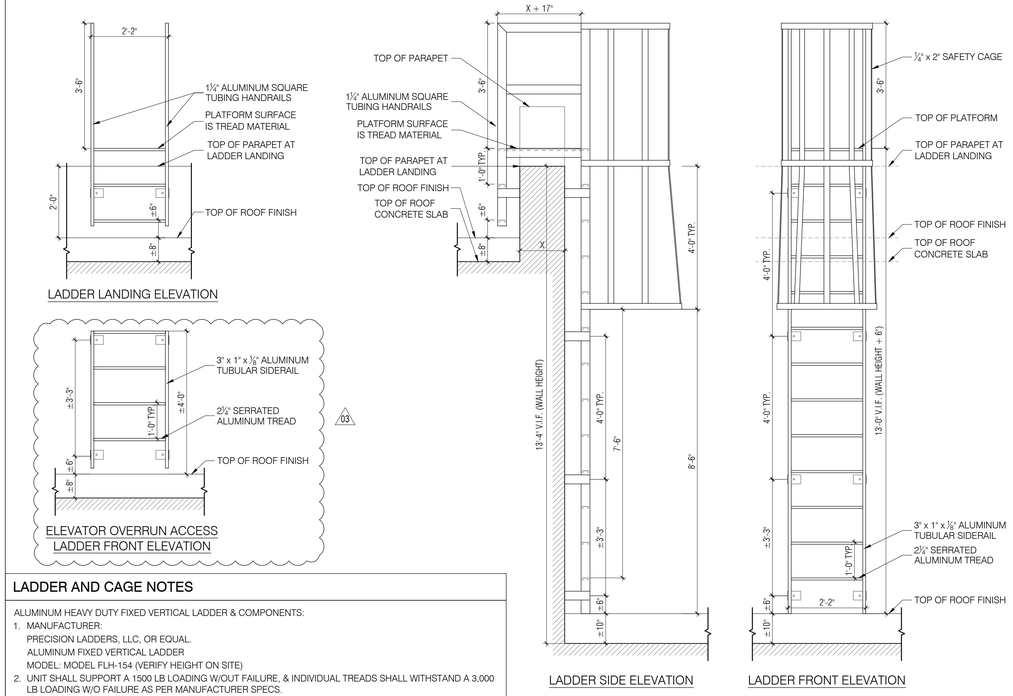
drawing title
THROUGH-PENETRATION FIRESTOP DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-507.00
checked	FM		

1 ALUMINUM LADDER WITH CAGE ELEVATION

1/2" = 1'-0"



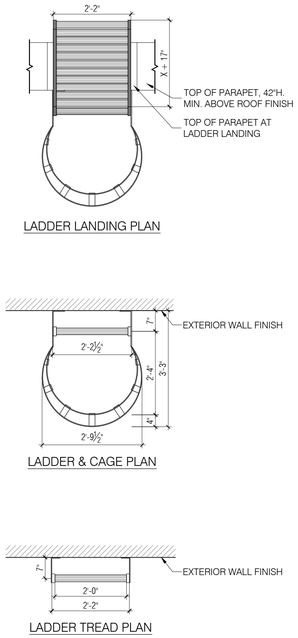
LADDER AND CAGE NOTES

ALUMINUM HEAVY DUTY FIXED VERTICAL LADDER & COMPONENTS:

1. MANUFACTURER:
   PRECISION LADDERS, LLC, OR EQUAL.
   ALUMINUM FIXED VERTICAL LADDER
   MODEL: MODEL FLH-154 (VERIFY HEIGHT ON SITE)
2. UNIT SHALL SUPPORT A 1500 LB LOADING W/OUT FAILURE, & INDIVIDUAL TREADS SHALL WITHSTAND A 3,000 LB LOADING W/O FAILURE AS PER MANUFACTURER SPECS.
3. STRINGER TO BE EXTRUDED ALUMINUM TUBING W/ PITCH OF 90°.
4. TREAD TO BE EXTRUDED ALUMINUM W/ DEEPLY SERRATED TOP SURFACE.
5. MOUNTING BRACKET TO BE ALUMINUM ANGLE.
6. HANDRAILS TO BE ALUMINUM SQUARE TUBE W/ ROUNDED EDGES.
7. SIDE RAILS TO EXTEND 42" THROUGH LADDER EXITS.
8. SAFETY CAGE TO BE VERTICAL & HORIZONTAL ALUMINUM FLAT BARS.
9. REST PLATFORM TO BE ALUMINUM TREAD PLATE W/ HANDRAILS OF 1-1/4" ALUMINUM SQUARE TUBE 42" HIGH.
10. INSTALLATION TO BE AS PER MANUFACTURERS INSTRUCTIONS.

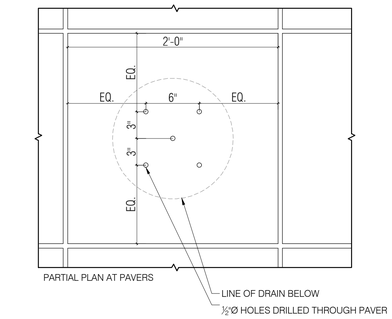
2 ALUMINUM LADDER & CAGE PLAN

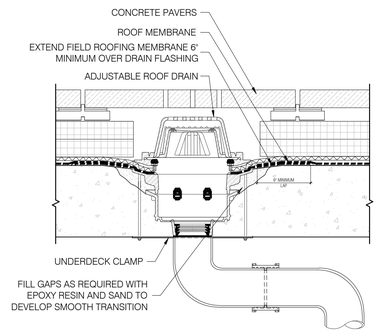
1/2" = 1'-0"



3 ROOF DRAIN DETAIL

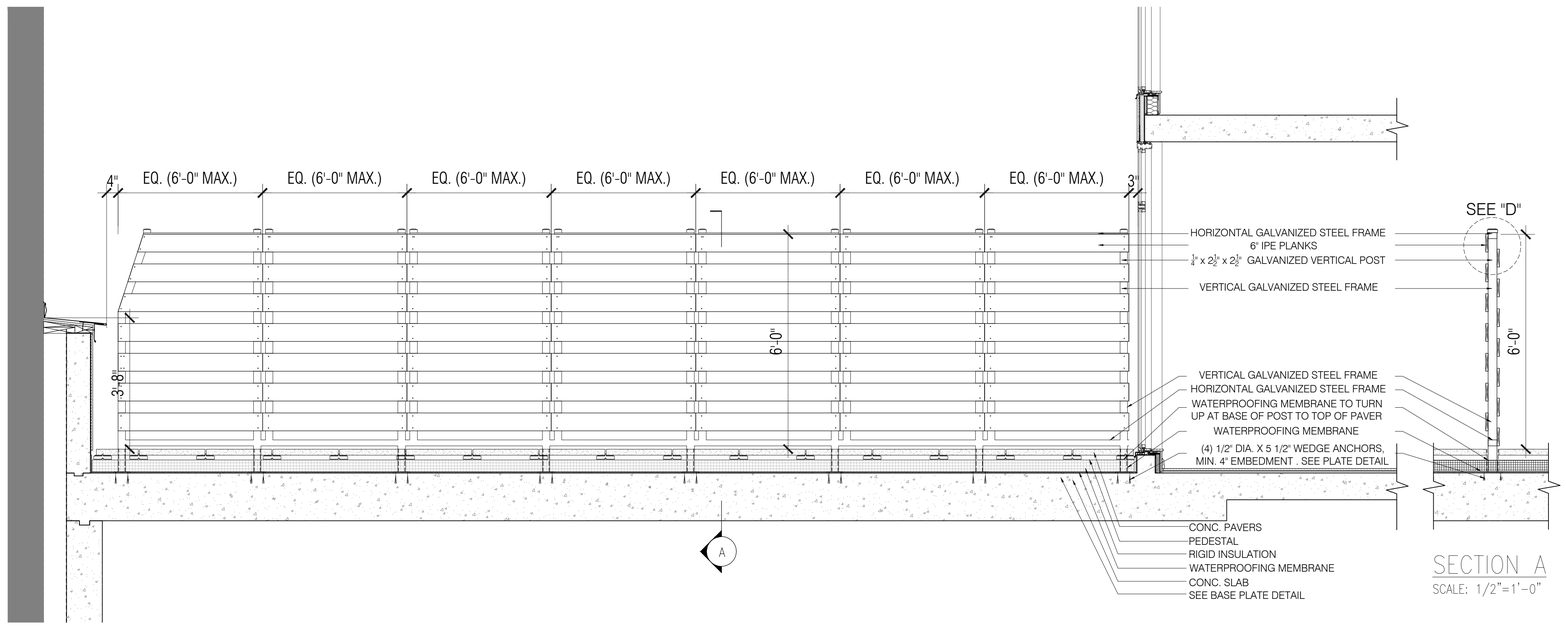
1 1/2" = 1'-0"

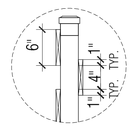


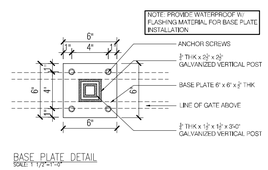


4 PRIVATE FENCE

1/2" = 1'-0"







SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
08	03	04.13.2019	ISSUED FOR CONSTRUCTION
07	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
06		04.12.2018	ISSUED FOR PAA-3
05	01	03.23.2018	ISSUED FOR PAA-2
04		04.25.2017	ISSUED FOR HUD
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL



project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

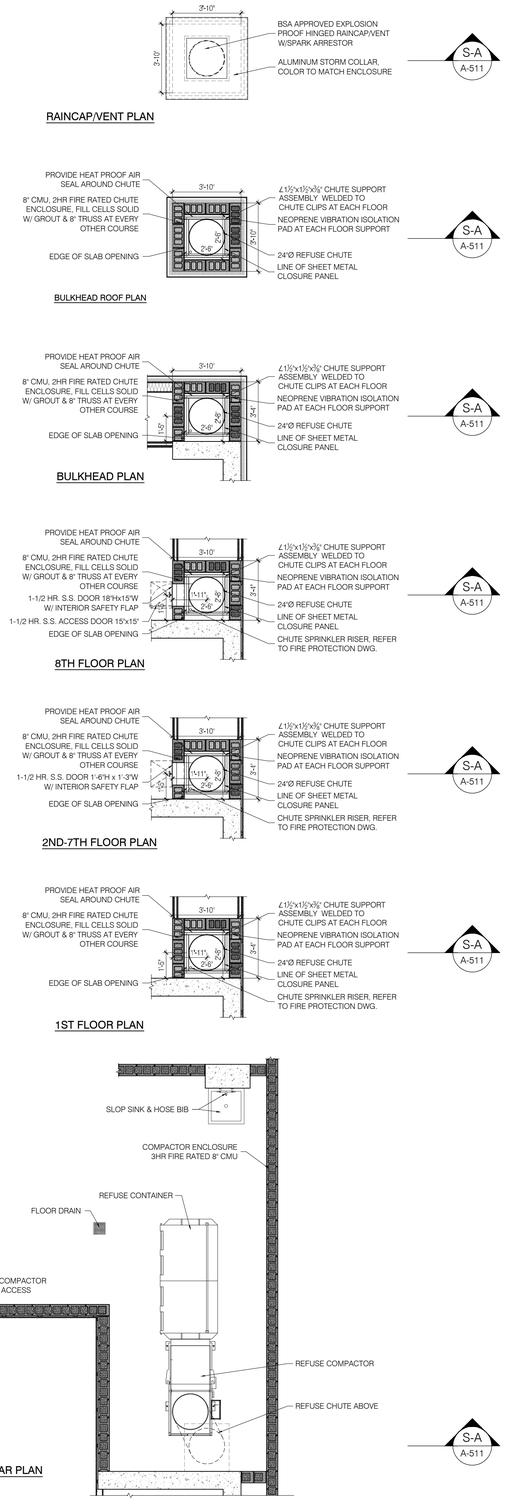
drawing title
ARCHITECTURAL DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-510.02
checked	FM		

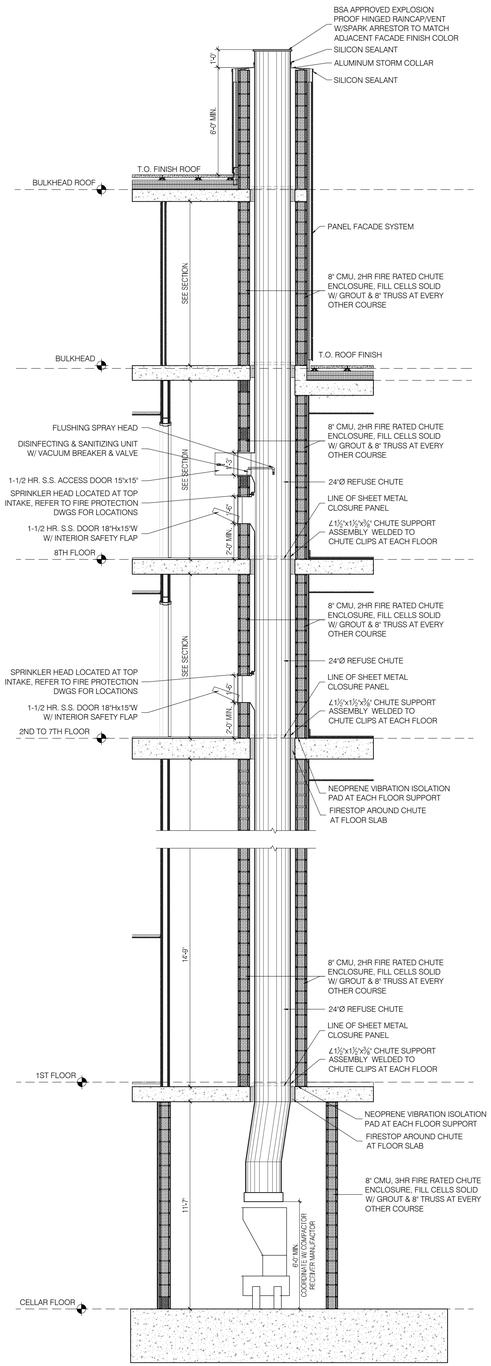
1 REFUSE CHUTE PLANS

1/4" = 1'-0"



2 REFUSE CHUTE SECTION (S-A)

1/4" = 1'-0"



REFUSE CHUTE CHUTE AND COMPACTOR ROOM NOTES

1. SPRINKLER HEADS TO BE INSTALLED & CONNECTED TO THE BUILDING SYSTEM.
2. PROVIDE 3HR FIRE RATED FLOORS, WALLS & CEILINGS FOR REFUSE COMPACTOR ROOM AS PER B.C. 708.13.4
3. PROVIDE 2HR FIRE RATED ENCLOSURE FOR REFUSE CHUTES AS PER B.C. 708.13.1.
4. OPENINGS INTO THE SHAFT, INCLUDING THOSE FROM ACCESS ROOMS & TERMINATION ROOMS, SHALL BE PROTECTED W/ 2HR FIRE RATING. OPENING PROTECTIVES SHALL BE SELF-CLOSING.
5. THE SHAFT ENCLOSURE OF A REFUSE CHUTE SHALL EXTEND THROUGH ROOF CONSTRUCTION AT LEAST 6 FEET AS PER B.C. 708.5
6. REFUSE CHUTE & COMPACTOR ROOM ENCLOSURE TO HAVE MIN. OF 50 STC.
7. REFUSE CHUTE:
   - A. ALL DOORS TO BE FABRICATED WITH TYPE 304 STAINLESS STEEL, STAINLESS STEEL HINGES, WITH A SELF CLOSING, SELF LATCHING QUIET DOOR CLOSING FUNCTION. CLASSIFIED 'UL' CLASS B LABELED 1-1/2 HOUR. DOORS ARE PROVIDED WITH KEY LOCKING DEVICES AT EACH INTAKE LOCATION.
   - B. REFUSE CHUTE TO BE 24'Ø, 16GA. ALUMINIZED METAL.
   - C. REFUSE CHUTE ACCESS DOOR TO BE RIGHT SIDE-HINGED SWING 15"x15" LOCATED AT 8TH FLOOR ONLY.
   - D. DOOR LOCATION.
8. REFUSE CHUTE ACCESS ROOMS:
   - A. ACCESS OPENINGS FOR REFUSE CHUTES SHALL BE LOCATED IN DEDICATED ROOMS OR COMPARTMENTS COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HR. OPENINGS INTO THE ACCESS ROOMS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1-1/2 HR & SHALL BE SELF-CLOSING.
9. COMPACTOR ROOM:
   - A. PROVIDE FLOOR DRAIN AND HOSE BIB.
   - B. COMPACTOR ROOM FINISH: ENTIRE ROOM (FLOOR, CEILING & WALLS) TO BE COATED WITH MICROBICIDAL COATING AS PER SPECS OR EQUAL, COLOR TO BE SELECTED BY THE ARCHITECT.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
07	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
06		04.12.2018	ISSUED FOR PAA-3
05	01	03.23.2018	ISSUED FOR PAA-2
04		04.25.2017	ISSUED FOR HUD
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL



project title
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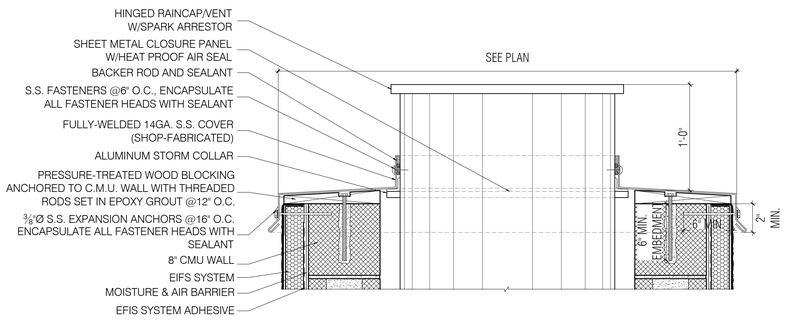
drawing title
REFUSE CHUTE
PLANS & SECTION

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	02
checked	FM		A-511.02

1 REFUSE CHUTE DETAIL

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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06		04.12.2018	ISSUED FOR PAA-3
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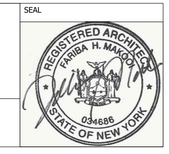
SEAL



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drawing title

ARCHITECTURAL DETAILS

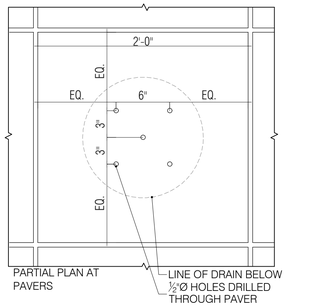
dob no

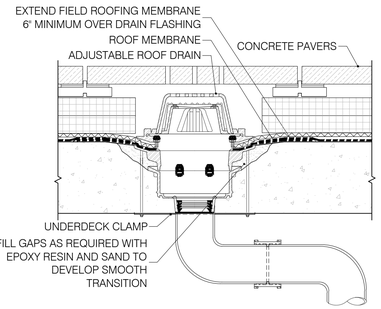
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	02 A-512.02
checked	FM		

1 ROOF DRAIN DETAIL

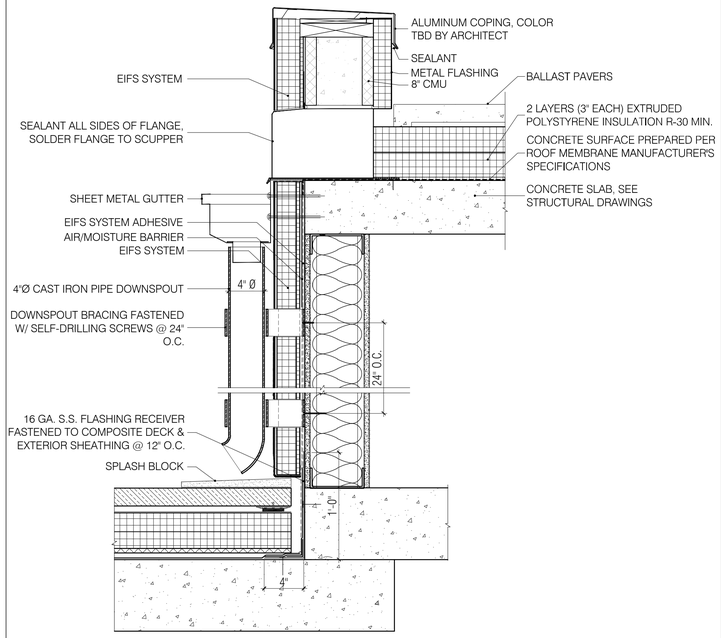
1 1/2" = 1'-0"





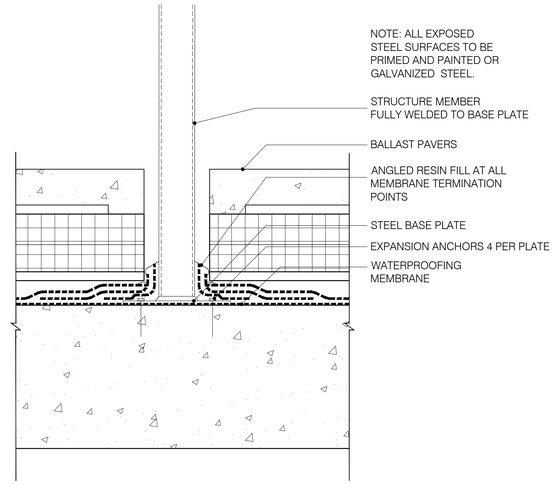
2 STAIR BULKHEAD SCUPPER DETAIL

1 1/2" = 1'-0"



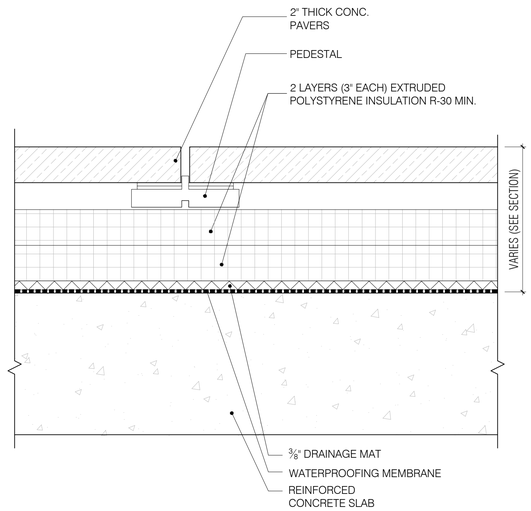
3 DUNNAGE WATERPROOF DETAIL

3" = 1'-0"



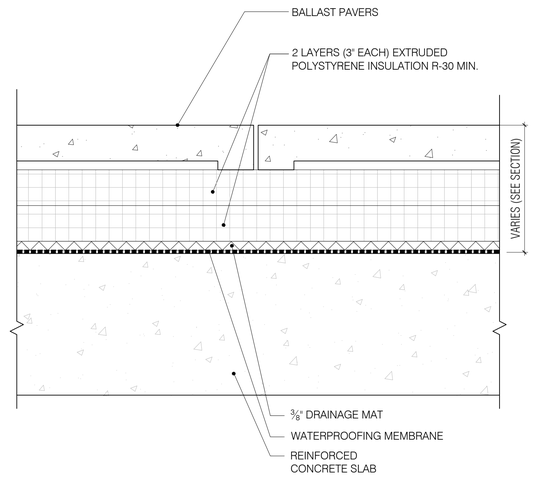
4 ROOF MRMBRANE & PAVERS ASSEMBLY

3" = 1'-0"



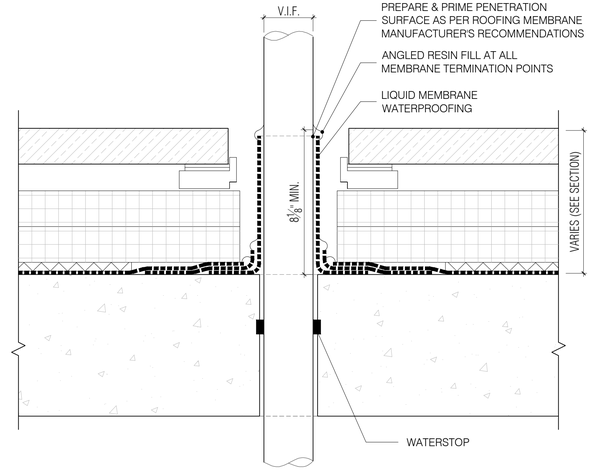
5 ROOF MEMBRANE & BALLAST PAVERS ASSEMBLY

3" = 1'-0"



6 ROOF PIPE PENETRATION DETAIL (TYP.)

3" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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REGISTERED ARCHITECT FARIBA H. MAKOOI 034686 STATE OF NEW YORK

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

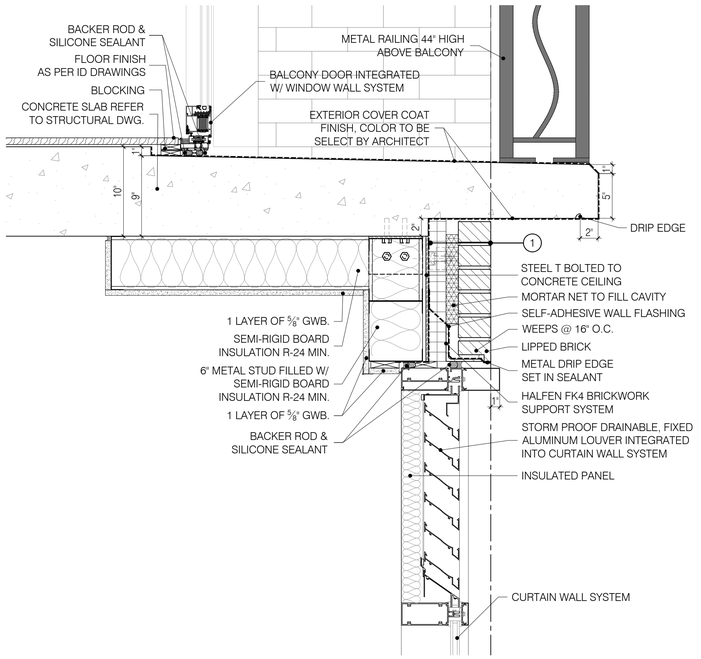
drawing title
ARCHITECTURAL DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-513.00
checked	FM		

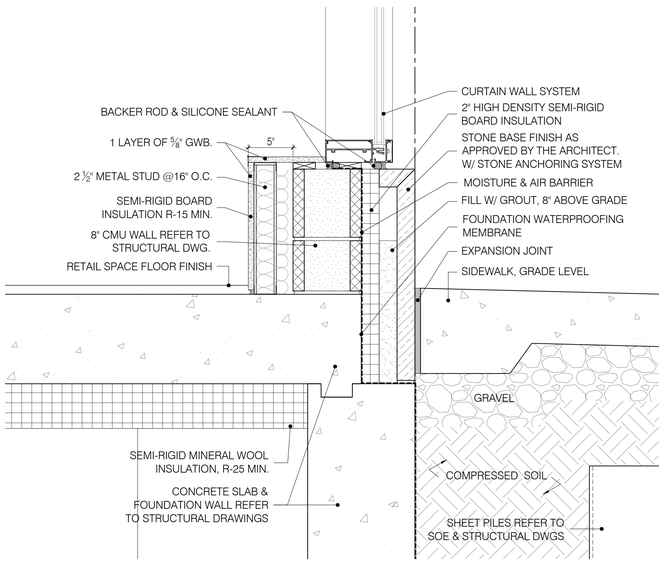
2 DETAIL (D-201)

1 1/2" = 1'-0"



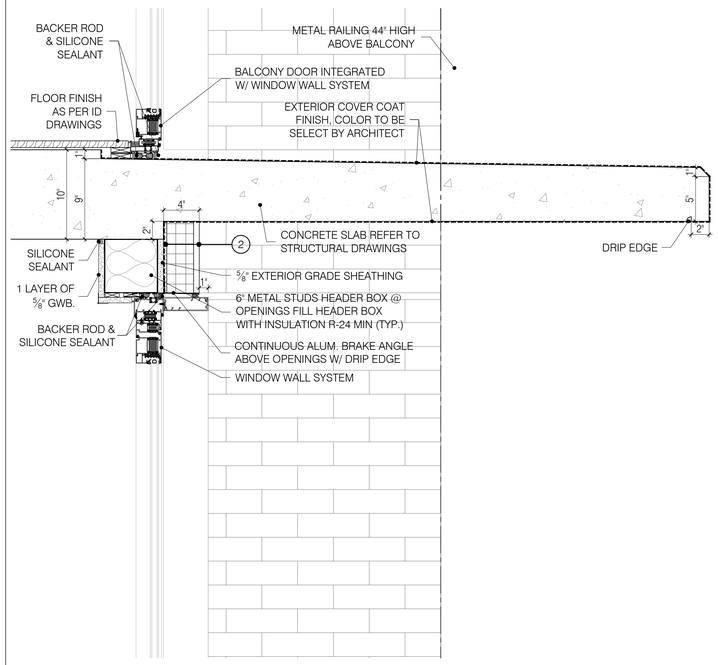
1 DETAIL (D-200)

1 1/2" = 1'-0"



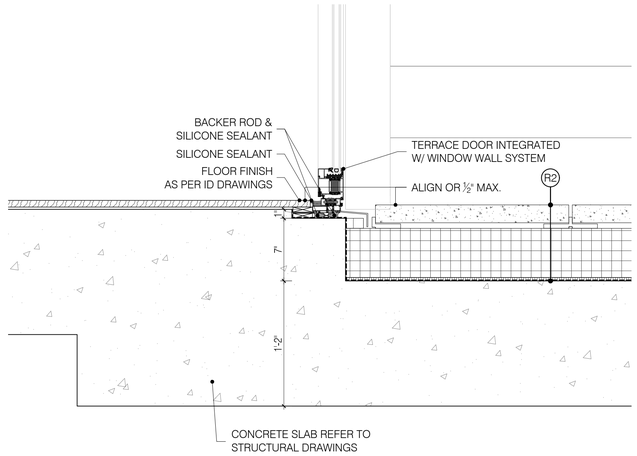
3 DETAIL (D-202)

1 1/2" = 1'-0"



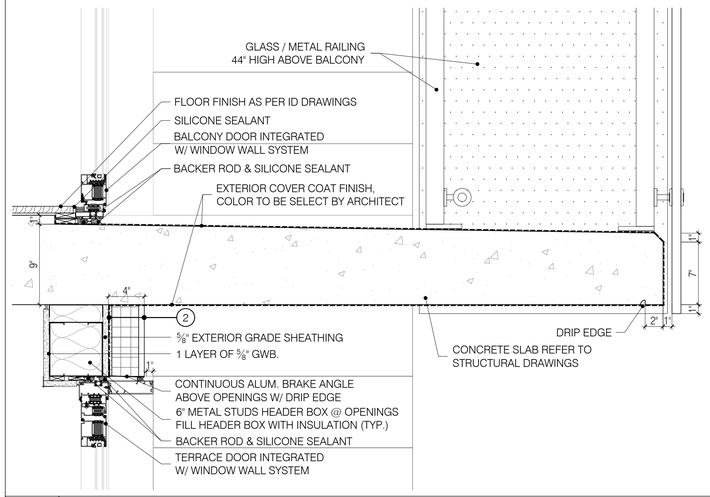
4 DETAIL (D-203)

1 1/2" = 1'-0"



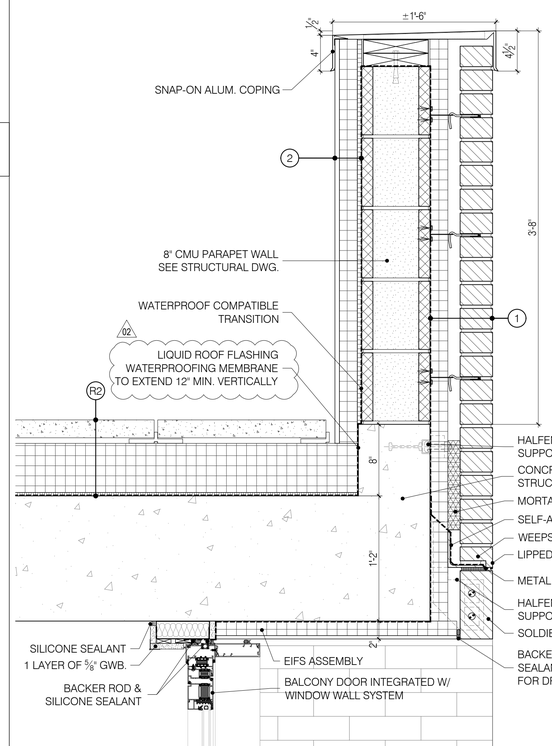
6 DETAIL (D-205)

1 1/2" = 1'-0"



5 DETAIL (D-204)

1 1/2" = 1'-0"



ARCHITECTURAL DETAILS NOTES

A. CONCRETE MASONRY UNITS:
1. STRUCTURE ENGINEER TO PROVIDE ALL CMU SIZES & ANCHOR DETAILS, CMU SIZES PROVIDED BY THE ARCHITECT ARE FOR PRELIMINARY DESIGN ONLY.
2. PROVIDE ALL REINFORCEMENT REQUIRED FOR CMU INCLUDING BUT NOT LIMITED TO; STEEL REBARS, SOLID FILLED CORES AS DIRECT BY STRUCTURE ENGINEER.
3. ALL CMU TO BE 2 CORE OR AS DIRECT BY STRUCTURE ENGINEER.
4. ALL CMU TO BE ANCHORED TO ADJACENT CONCRETE COLUMNS, WALL, CEILING & FLOOR W/ MASONRY TIES AS PER SPECS, PROVIDE SEISMIC TIES IF REQUIRED .
5. PROVIDE CMU TRUSS TIE TO MATCH CMU SIZE @ EVERY OTHER COURSE OR AS DIRECT BY STRUCTURE ENGINEER.

B. METAL STUDS & EXTERIOR SHEATHING:
1. FRAMING CONTRACTOR TO PROVIDED ALL REQUIRED METAL STUDS LOADING & ENGINEERING REPORT FOR EXTERIOR & HIGH CEILING FRAMING.
2. ALL PROPOSED METAL STUDS ON DETAILS ARE FOR PRELIMINARY DESIGN ONLY.
3. PROVIDE BRACING TO ADJACENT CONCRETE COLUMNS, WALLS & CMU AS REQUIRED FOR PROVIDE WALL STABILITY.
4. COORDINATE ALL CROSS BRACING, STRAPS OR OTHER REINFORCEMENT METHOD FOR METAL STUDS WITH MEP.
5. PROVIDE THERMAL & ACOUSTICAL INSULATION AS REQUIRED FOR ENERGY CODE & SOUND RATING REQUIRED.
6. ALL EXTERIOR SHEATHING GYPSUM TO BE WATER-RESISTANT CORE, SURFACE W/ FIBERGLASS MATS OR AS PER BUILDING SPECIFICATION.

C. PARAPET WALL COPING: (02)
1. LOCK-TIGHT SPAN-ON COPING SYSTEM BY LITSCO: SNAP-ON INSTALLATION, 0.050" ALUMINUM, & 2-COAT KYNAR PAINTED COLOR TO BE APPROVED BY ARCHITECT.

D. ALL ALUMINUM BRAKE TO BE 0.063"

E. GC TO PROVIDE WEATHER STRIPPING / AIR SEAL AROUND PERIMETER OF ASSEMBLIES & PENETRATIONS.

ROOF ASSEMBLY LEGEND

(R1) ROOF ASSEMBLY:
1. 2" THK. PAVERS ON PEDESTALS
2. 2" SPACE FOR WATER RETENTION.
3. 2 LAYERS STAGGERED (3" MIN. EACH LAYER) EXTRUDED POLYSTYRENE INSULATION R-30.
4. MIN. 3/8" DRAINAGE BOARD
5. SBS MODIFIED BITUMEN WATERPROOFING MEMBRANE W/ REINFORCED FLASH LIQUID RESIN AT PERIMETER & PENETRATIONS, REFER TO SPECS.
6. CONC. SLAB, REFER TO STRUCTURE DRAWINGS

(R2) TERRACE ROOF ASSEMBLY:
1. 2" THK. PAVERS ON PEDESTALS
2. 2 LAYERS STAGGERED (3" MIN. EACH LAYER) EXTRUDED POLYSTYRENE INSULATION R-30.
3. MIN. 3/8" DRAINAGE BOARD
4. SBS MODIFIED BITUMEN WATERPROOFING MEMBRANE W/ REINFORCED FLASH LIQUID RESIN AT PERIMETER & PENETRATIONS, REFER TO SPECS.
5. CONC. SLAB, REFER TO STRUCTURE DRAWINGS

ROOF ASSEMBLY LEGEND

(R3) BULKHEAD ROOF ASSEMBLY:
1. 2" THK. BALLAST PAVERS ON INSULATIONS
2. 2 LAYERS STAGGERED (3" MIN. EACH LAYER) EXTRUDED POLYSTYRENE INSULATION R-30.
3. MIN. 3/8" DRAINAGE BOARD
4. SBS MODIFIED BITUMEN WATERPROOFING MEMBRANE W/ REINFORCED FLASH LIQUID RESIN AT PERIMETER & PENETRATIONS, REFER TO SPECS.
5. CONC. SLAB, REFER TO STRUCTURE DRAWINGS

02

WALL ASSEMBLY LEGEND

(1) EXTERIOR WALL ASSEMBLY - NOT FIRE RATED:
1. BRICK VENEER SYSTEM, COLOR TO BE SELECTED BY THE ARCHITECT.
2. BRICK SEISMIC TIES @ 16" O.C. VERTICAL.
3. AIR SPACE AS REQUIRED, 1" MIN.
4. 2" HIGH DENSITY RIGID BOARD INSULATION, R-10 MIN.
5. MOISTURE & AIR BARRIER TO EXTENDED TO THE INTERIOR SEALANT AT OPENINGS.

(2) EXTERIOR WALL ASSEMBLY - NOT FIRE RATED:
1. EIFS: PAREX OPTIMUM WATERMASTER XPS, COLOR TO BE SELECTED BY THE ARCHITECT.
2. MOISTURE & AIR BARRIER TO EXTENDED TO THE INTERIOR SEALANT AT OPENINGS.
3. 3" HIGH DENSITY RIGID BOARD INSULATION, R-15 MIN.

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
02	01	03.14.2019	ISSUED FOR CONSTRUCTION
01		07.23.2018	ISSUED FOR PAA-3 APPROVAL

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

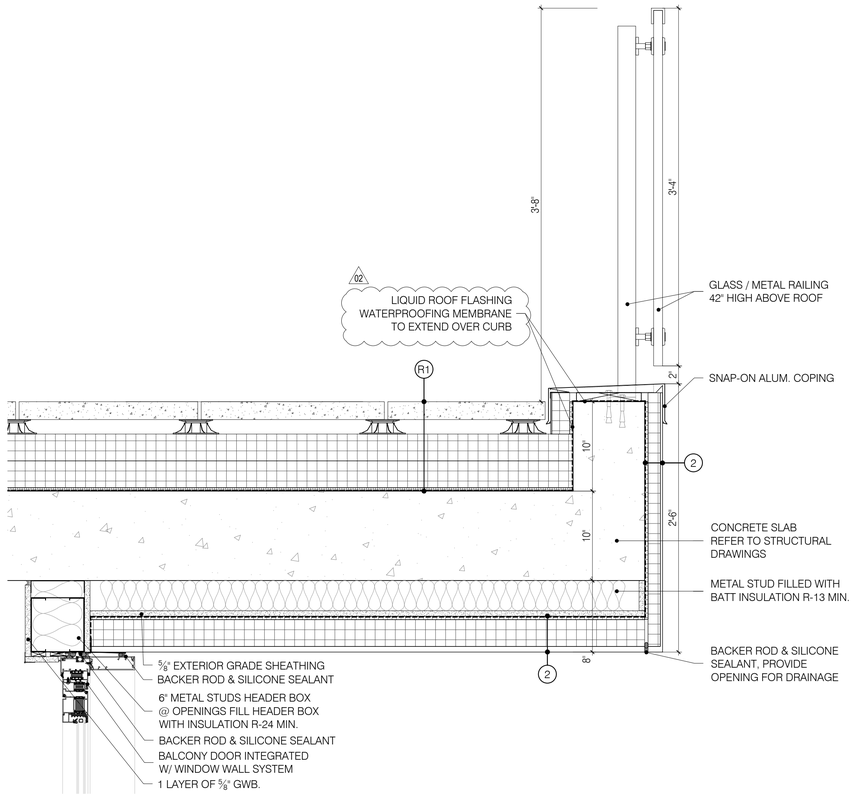
drawing title
ARCHITECTURAL SECTION DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-520.01
checked	FM		

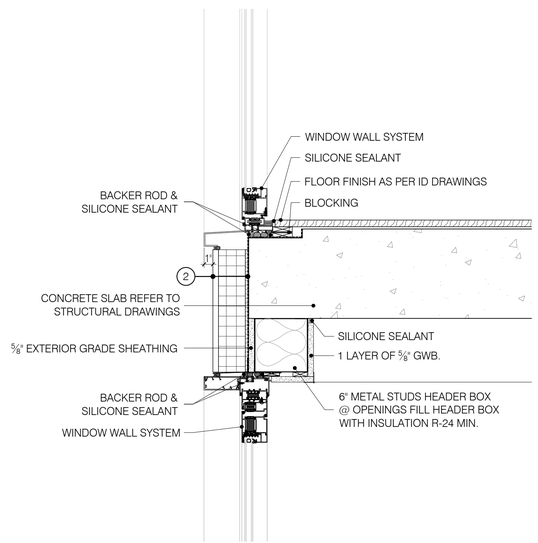
1 DETAIL (D-206)

1 1/2" = 1'-0"



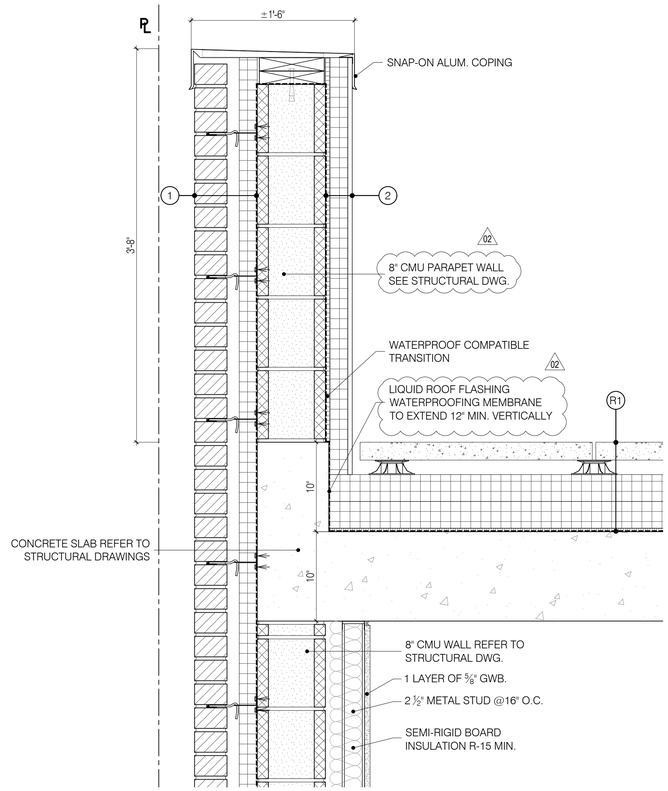
3 DETAIL (D-208)

1 1/2" = 1'-0"



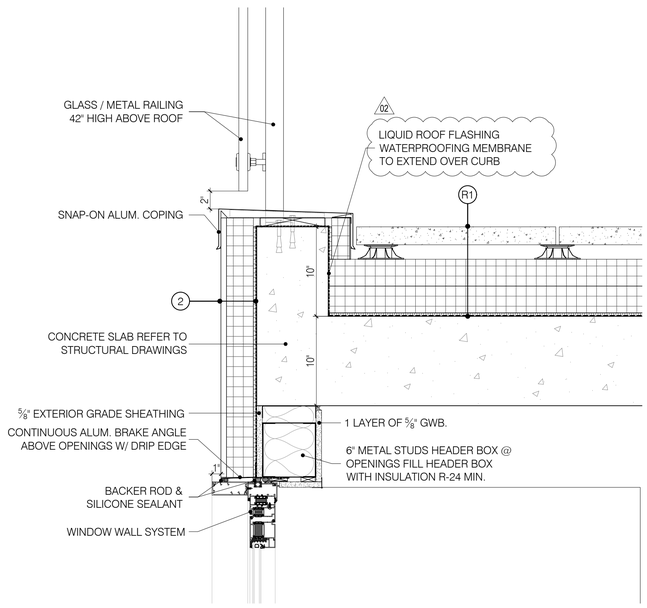
5 DETAIL (D-210)

1 1/2" = 1'-0"



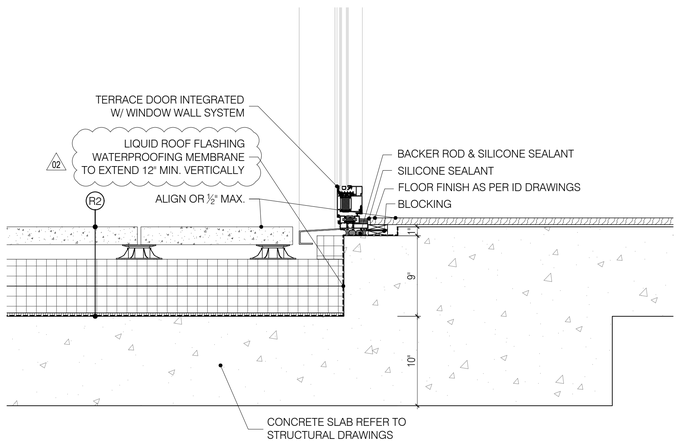
2 DETAIL (D-207)

1 1/2" = 1'-0"



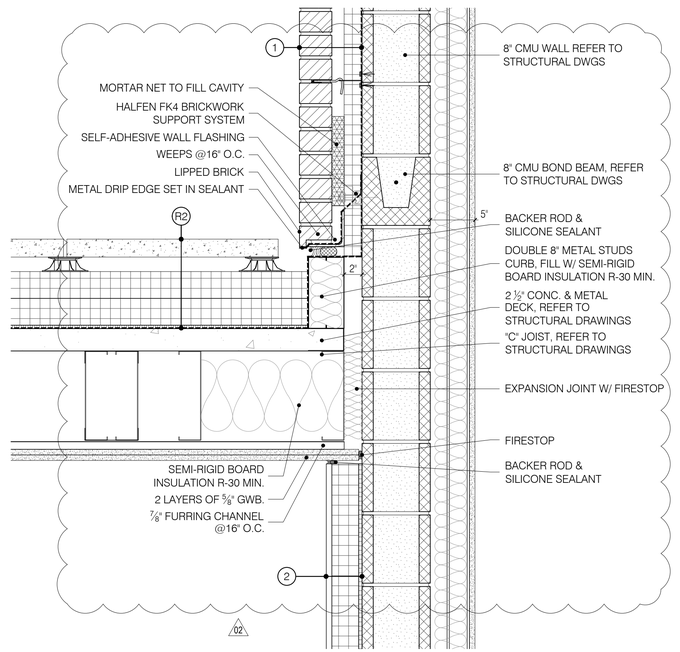
4 DETAIL (D-209)

1 1/2" = 1'-0"



6 DETAIL (D-211)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
02	01	03.14.2019	ISSUED FOR CONSTRUCTION
01		07.23.2018	ISSUED FOR PAA-3 APPROVAL

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SEAL

project title
MIXED USE DEVELOPMENT
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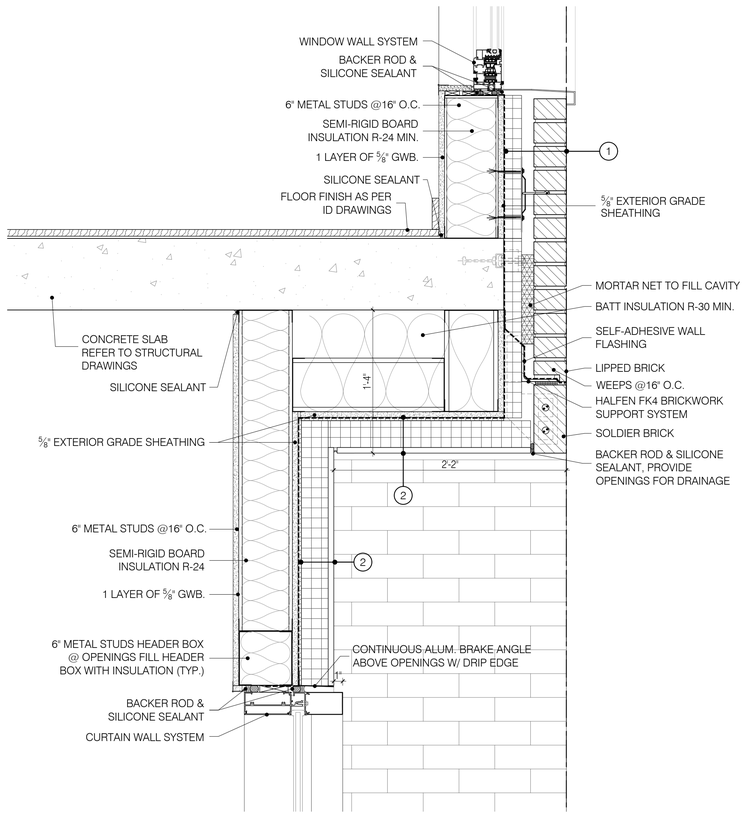
drawing title
ARCHITECTURAL SECTION DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-521.01
checked	FM		

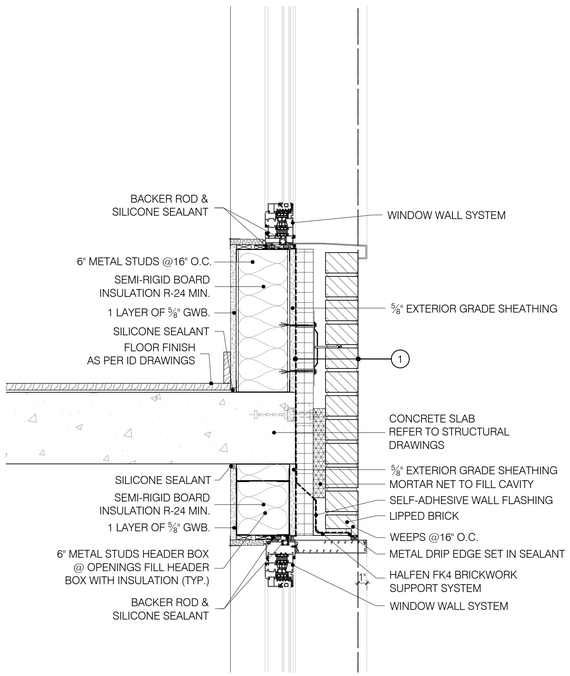
2 DETAIL (D-226)

1 1/2" = 1'-0"



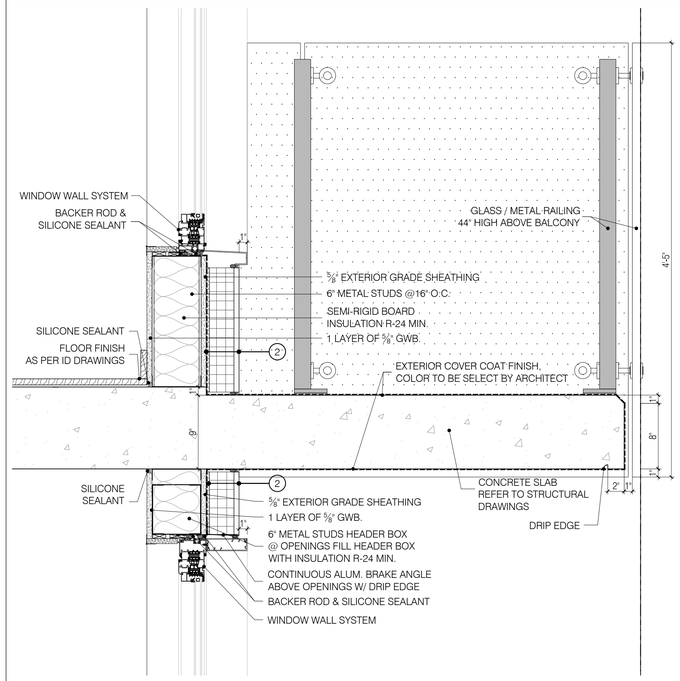
3 DETAIL (D-227)

1 1/2" = 1'-0"



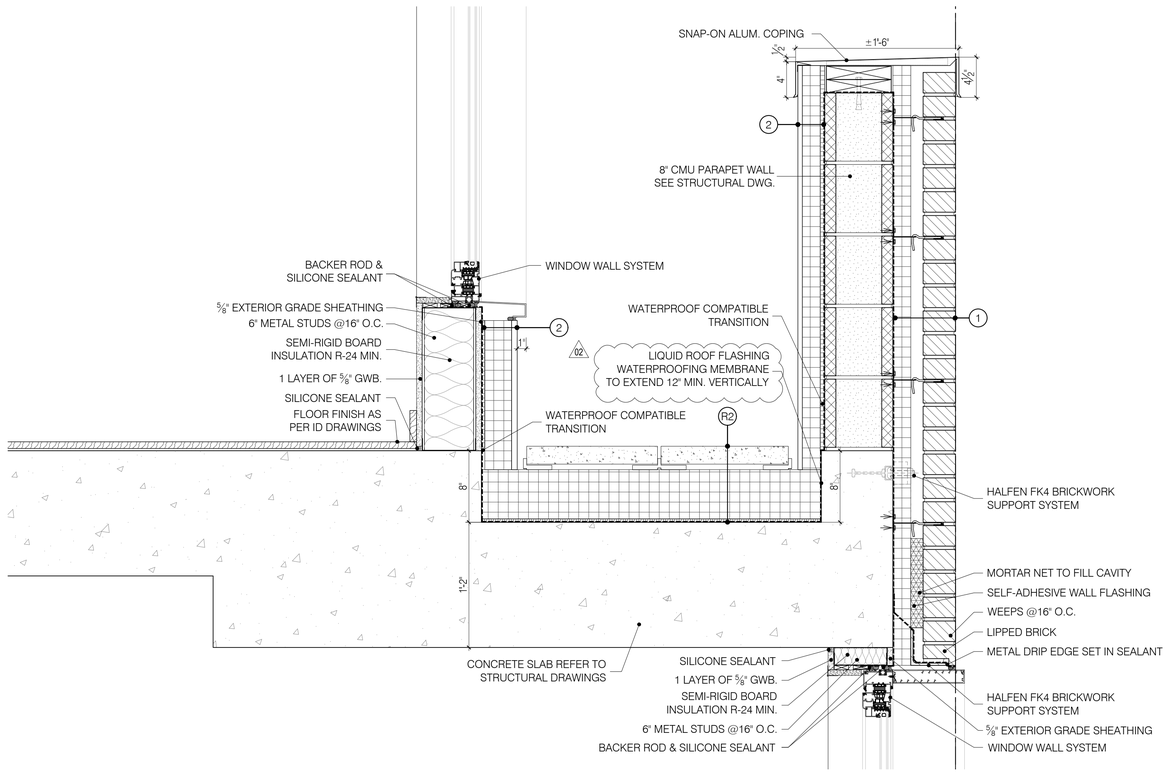
5 DETAIL (D-229)

1 1/2" = 1'-0"



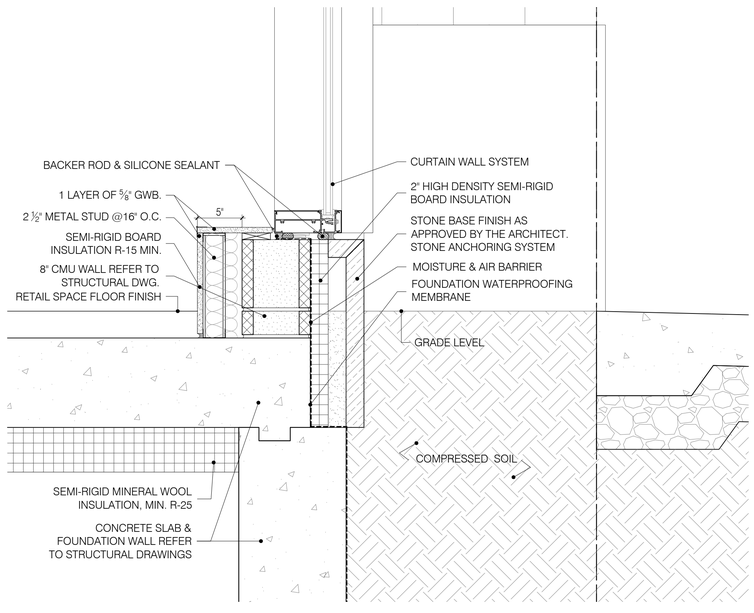
4 DETAIL (D-228)

1 1/2" = 1'-0"



1 DETAIL (D-225)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
02	01	03.14.2019	ISSUED FOR CONSTRUCTION
01		07.23.2018	ISSUED FOR PAA-3 APPROVAL

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

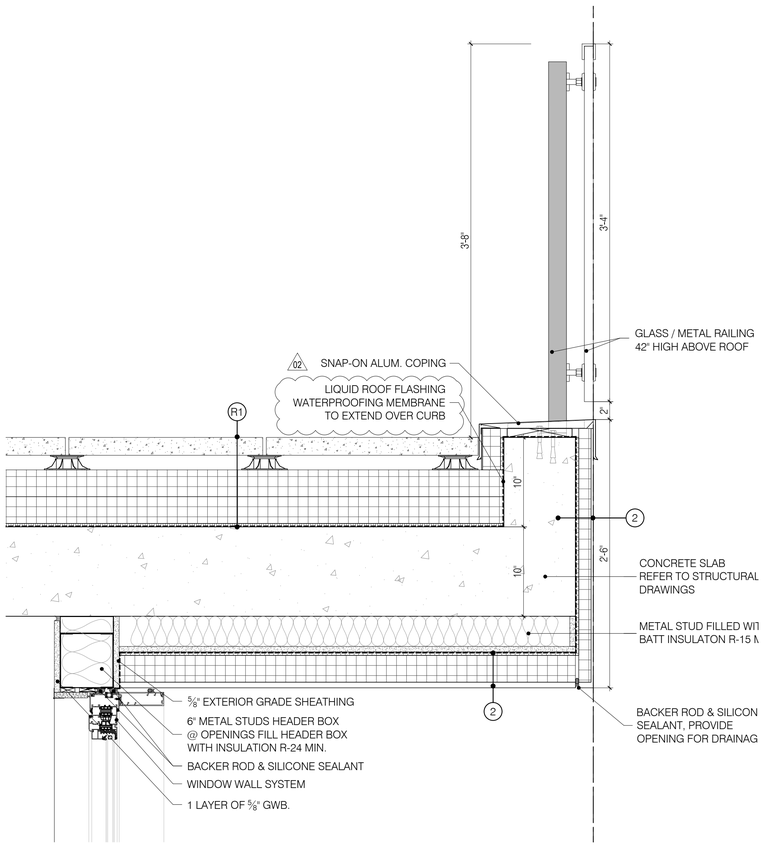
drawing title
ARCHITECTURAL SECTION DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-522.01
checked	FM		

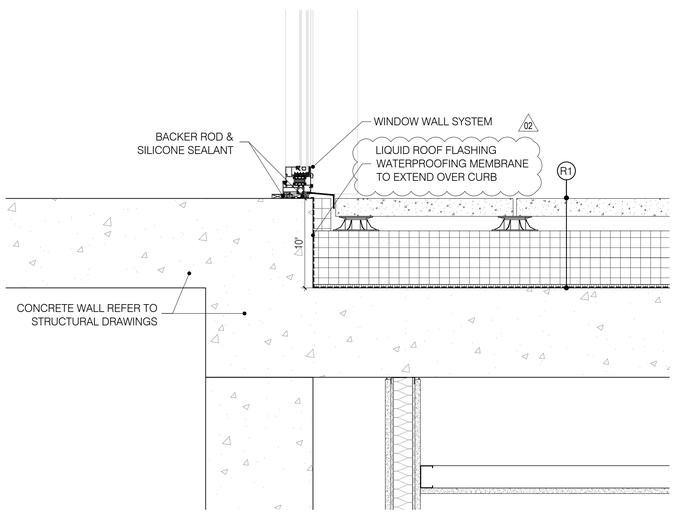
1 DETAIL (D-230)

1 1/2" = 1'-0"



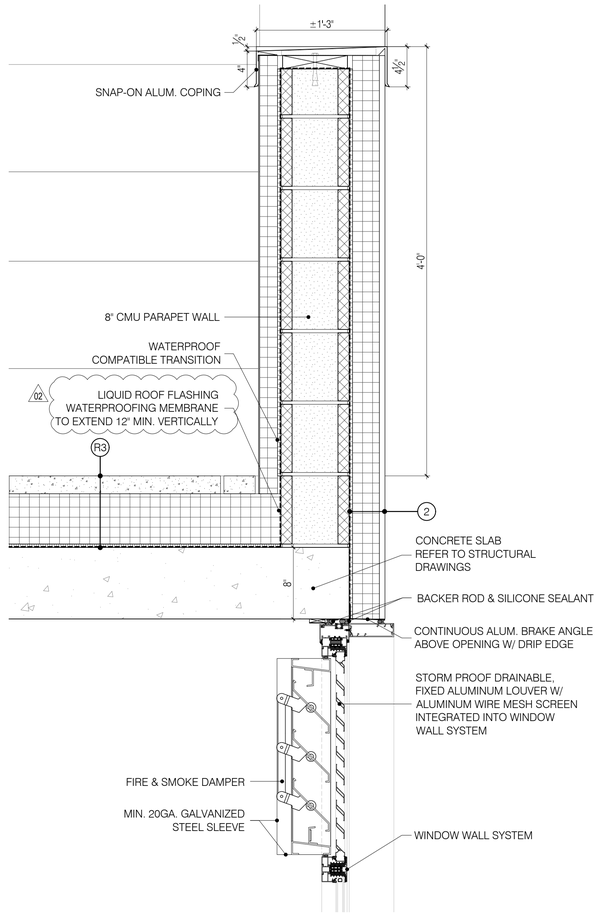
2 DETAIL (D-231)

1 1/2" = 1'-0"



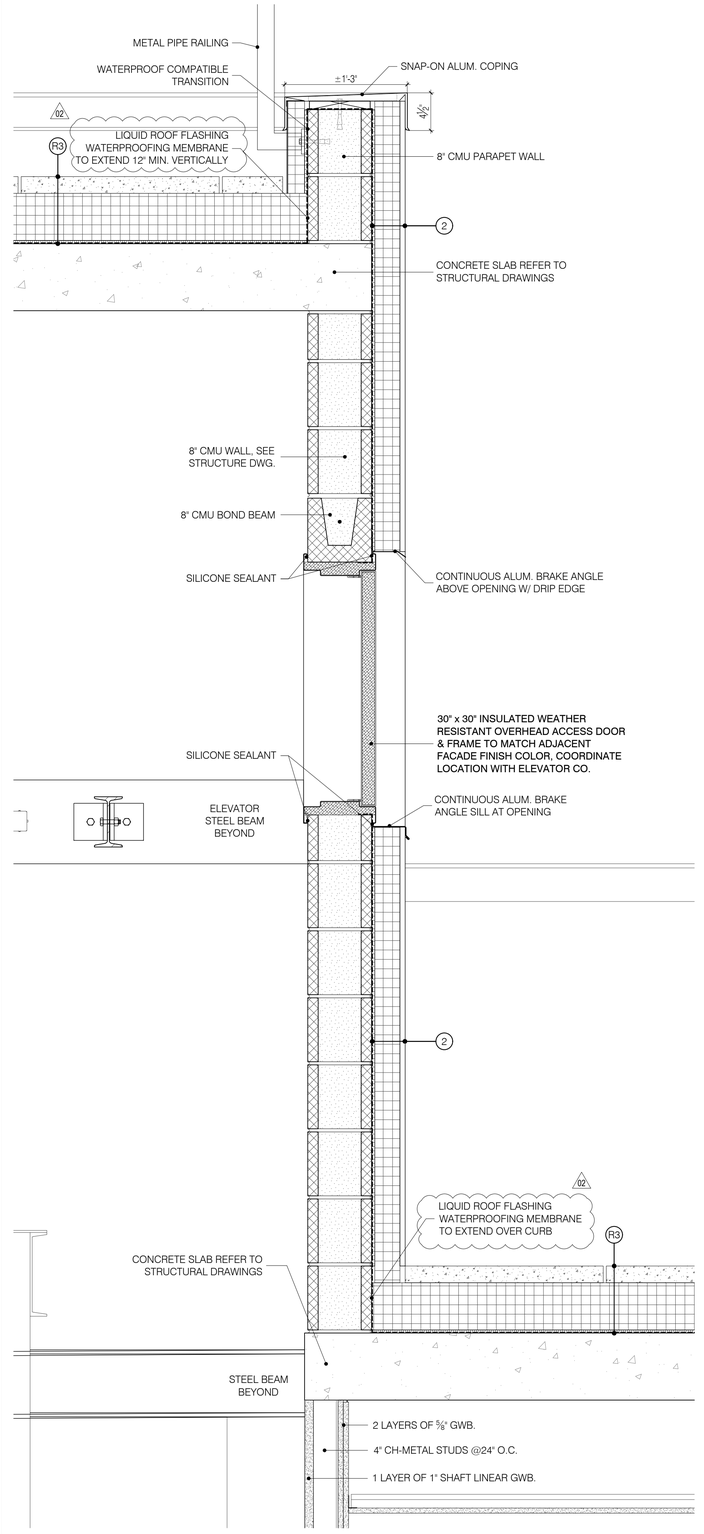
3 DETAIL (D-232)

1 1/2" = 1'-0"



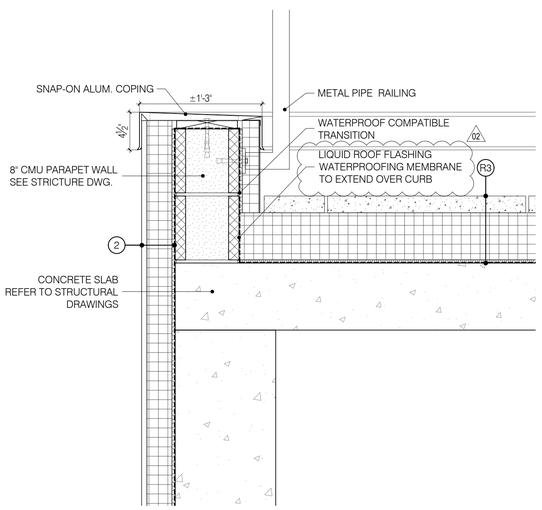
4 DETAIL (D-233)

1 1/2" = 1'-0"



5 DETAIL (D-234)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
02	01	03.14.2019	ISSUED FOR CONSTRUCTION
01		07.23.2018	ISSUED FOR PAA-3 APPROVAL

ISSUES/REVISIONS

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

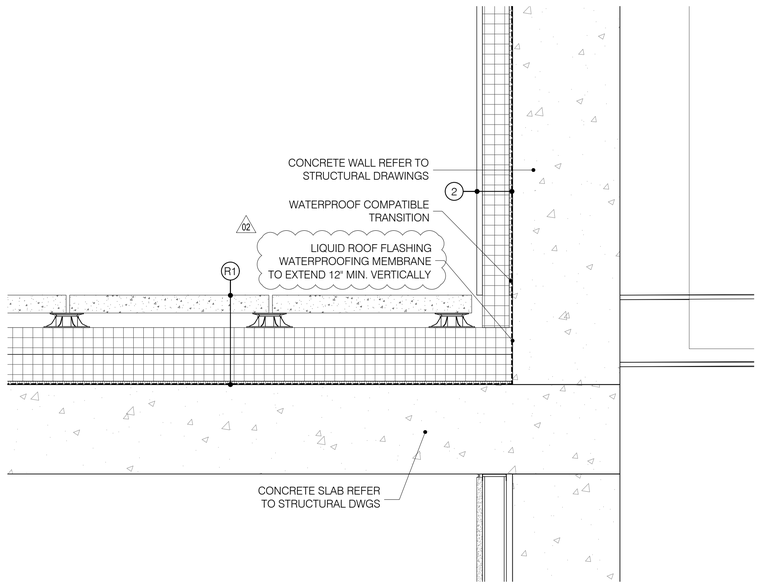
drawing title
ARCHITECTURAL SECTION DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-523.01
checked	FM		

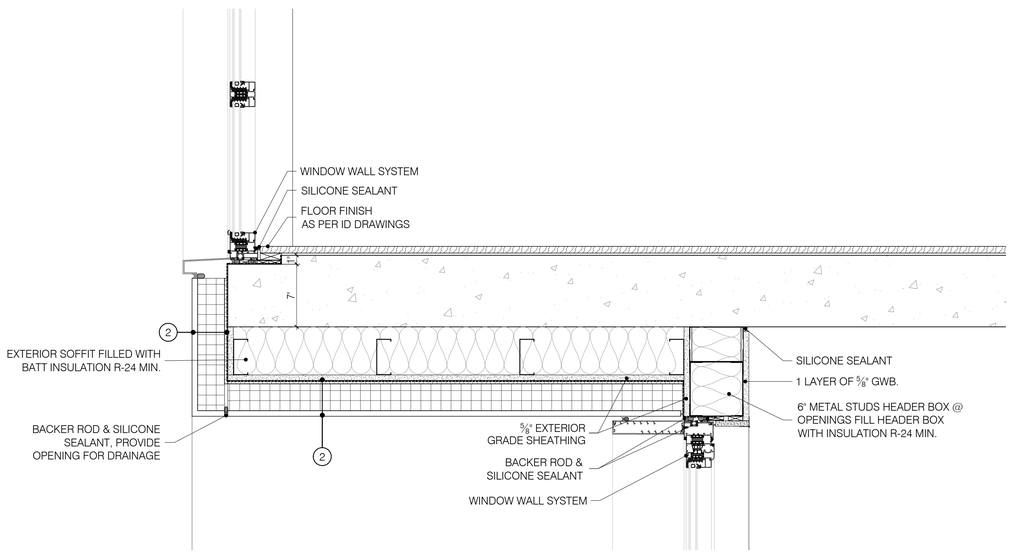
1 DETAIL (D-235)

1 1/2" = 1'-0"



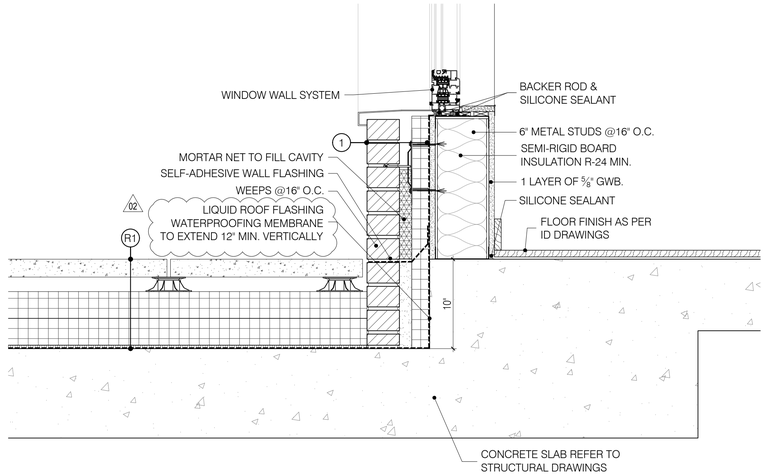
2 DETAIL (D-236)

1 1/2" = 1'-0"



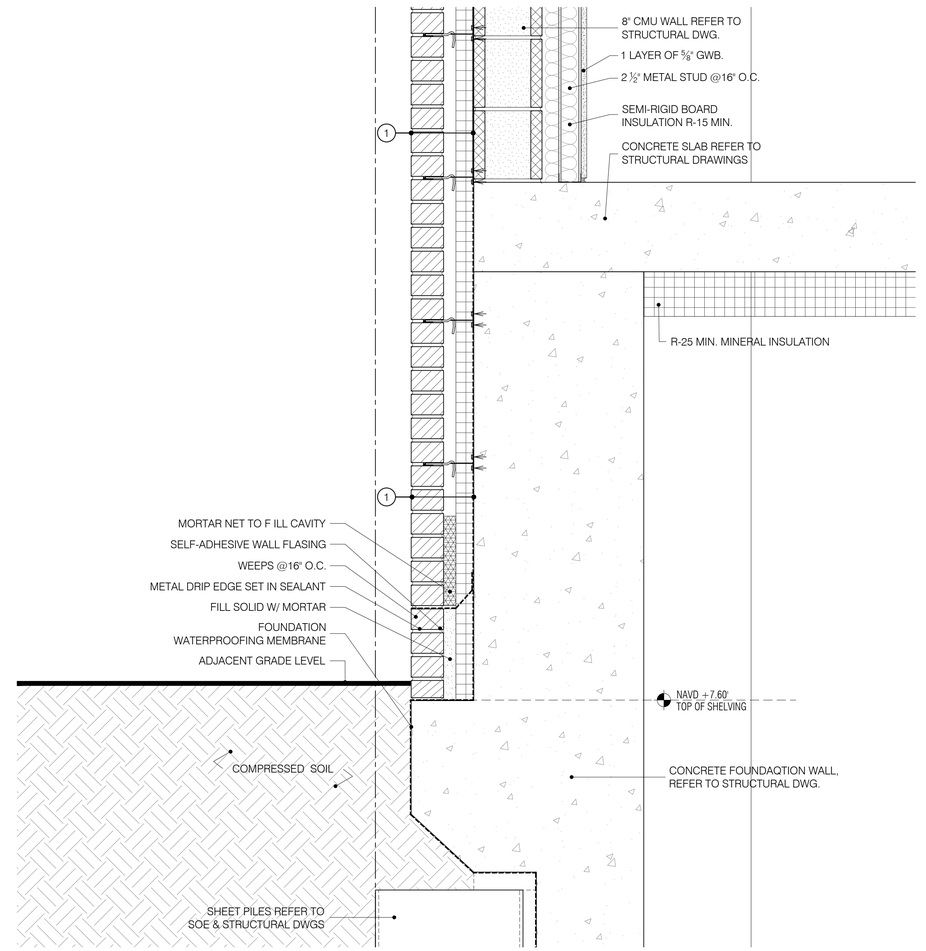
3 DETAIL (D-237)

1 1/2" = 1'-0"



4 DETAIL (D-238)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
02	01	03.14.2019	ISSUED FOR CONSTRUCTION
01		07.23.2018	ISSUED FOR PAA-3 APPROVAL

ISSUES/REVISIONS

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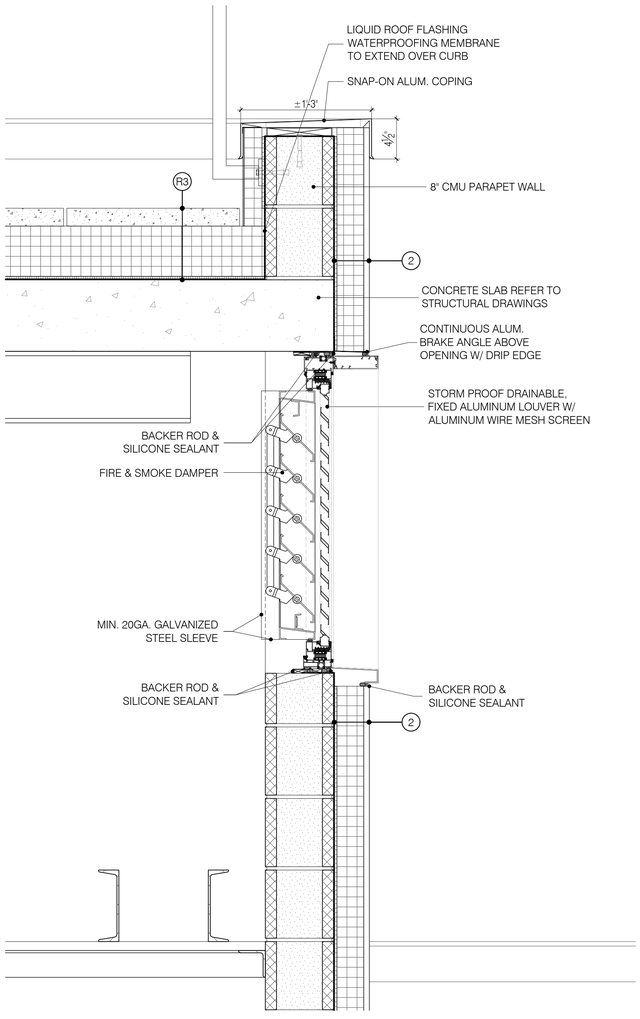
drawn	MP	drawing no.	A-524.01
checked	FM		

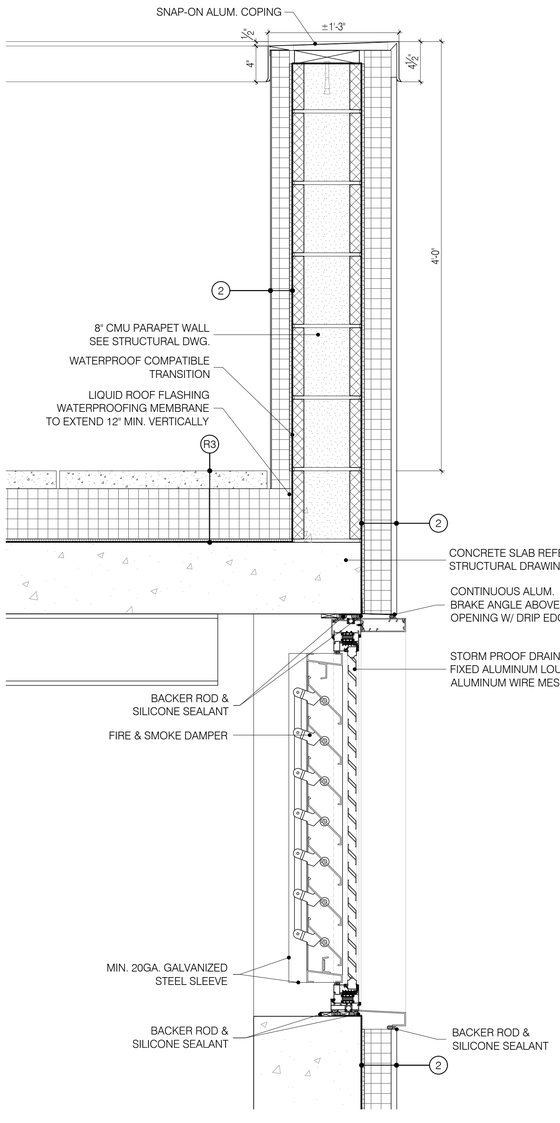
1 DETAIL (D-239)

1 1/2" = 1'-0"



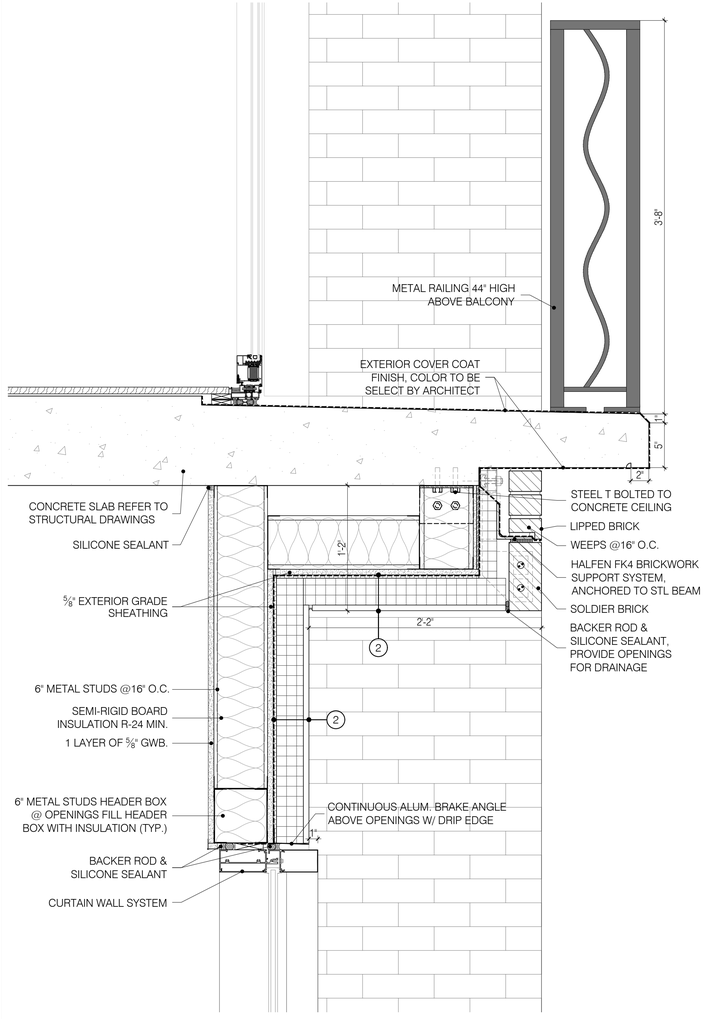
2 DETAIL (D-240)

1 1/2" = 1'-0"



3 DETAIL (D-241)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
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ARCHITECTURAL SECTION DETAILS

dob no
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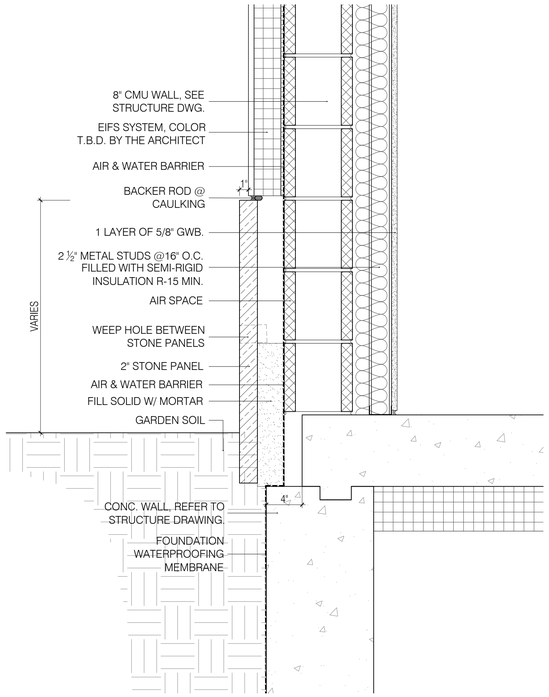
scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-525.01
checked	FM		

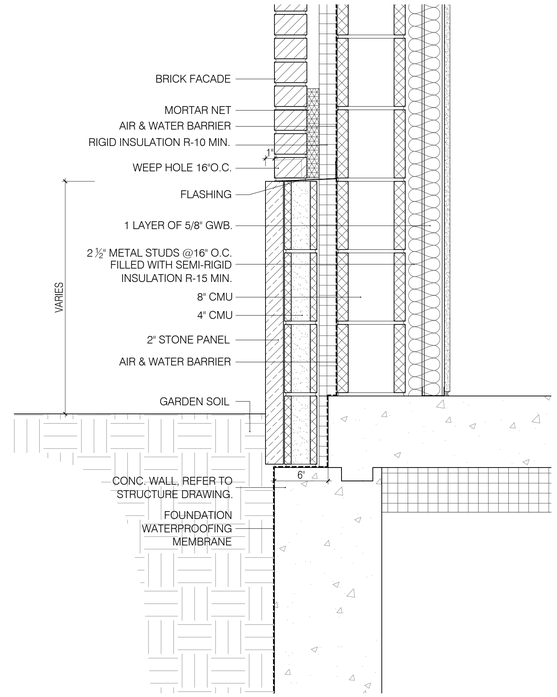
1 EIFS TO STONE TRANSITION DETAIL (D-242)

1 1/2" = 1'-0"



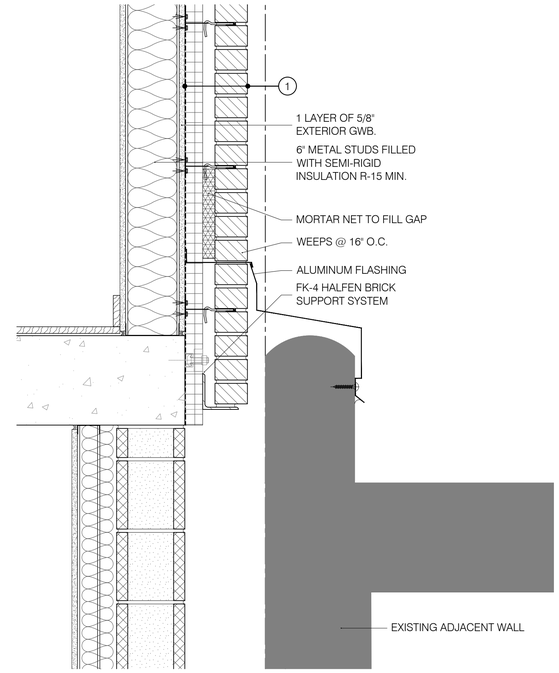
2 DETAIL (D-243)

1 1/2" = 1'-0"



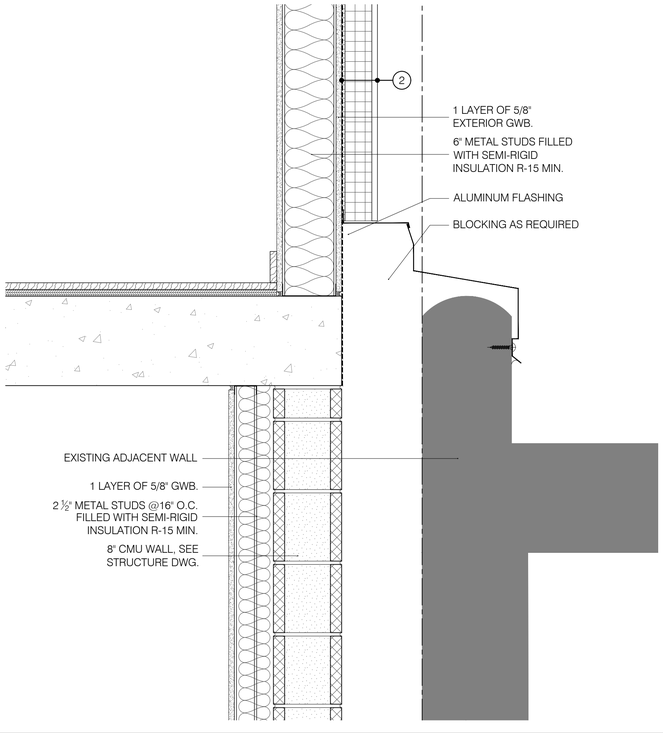
3 BRICK DETAIL @ ADJ. BUILDING DETAIL (D-244)

1 1/2" = 1'-0"



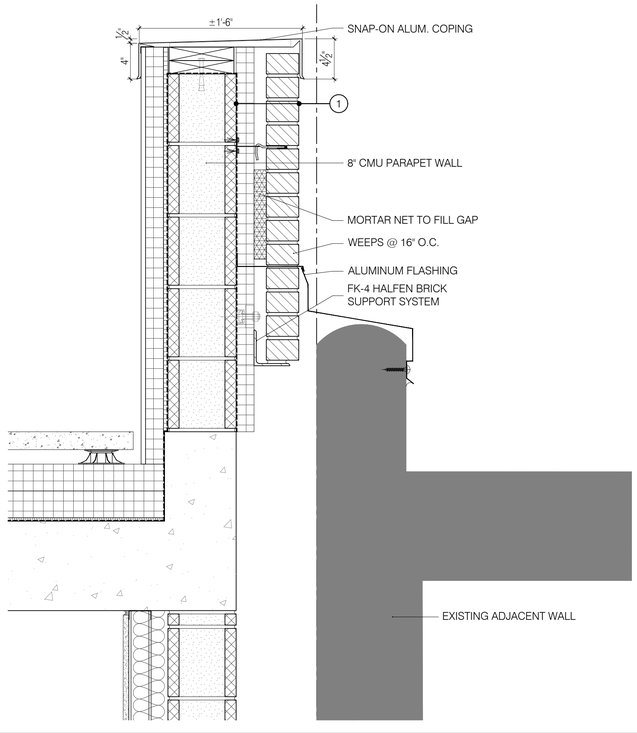
4 EIFS DETAIL @ ADJ. BUILDING DETAIL (D-245)

1 1/2" = 1'-0"



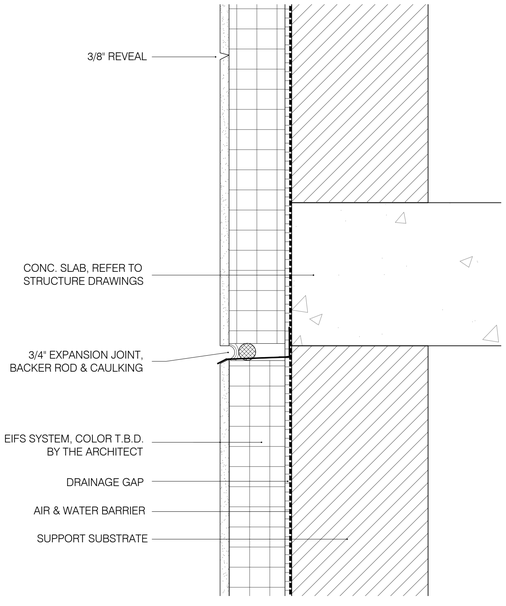
5 BRICK DETAIL @ ADJ. BUILDING DETAIL (D-246)

1 1/2" = 1'-0"



6 TYPICAL EIFS DETAIL

3" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
03	02	06.27.2019	ISSUED TO DOB FOR PAA-4
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RESIDENTIAL & COMMERCIAL
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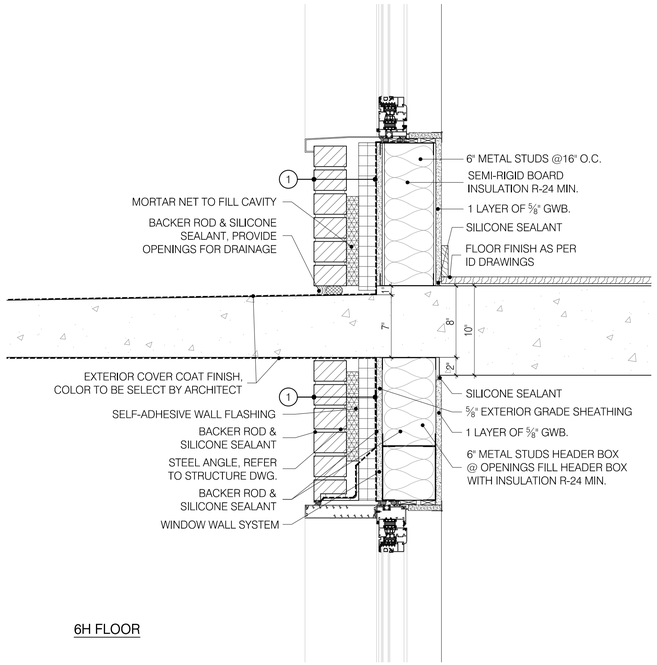
drawing title
ARCHITECTURAL SECTION DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-526.01
checked	FM		

1 DETAIL (D-247)

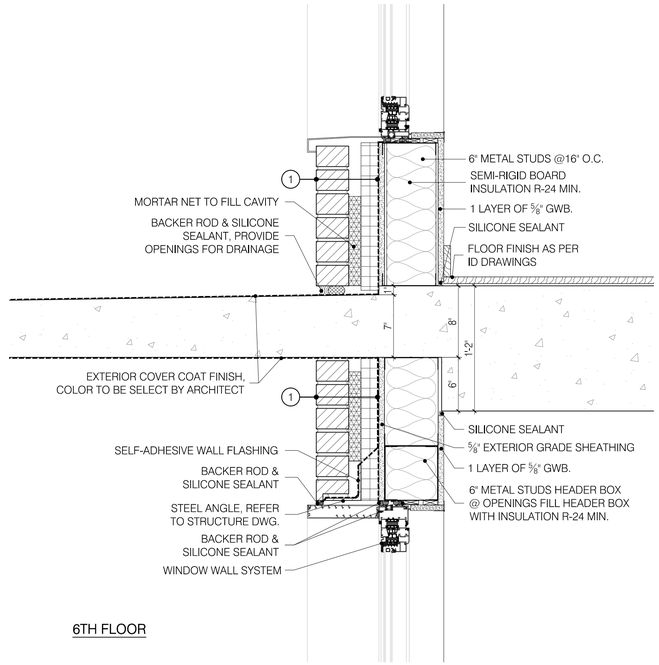
1 1/2" = 1'-0"



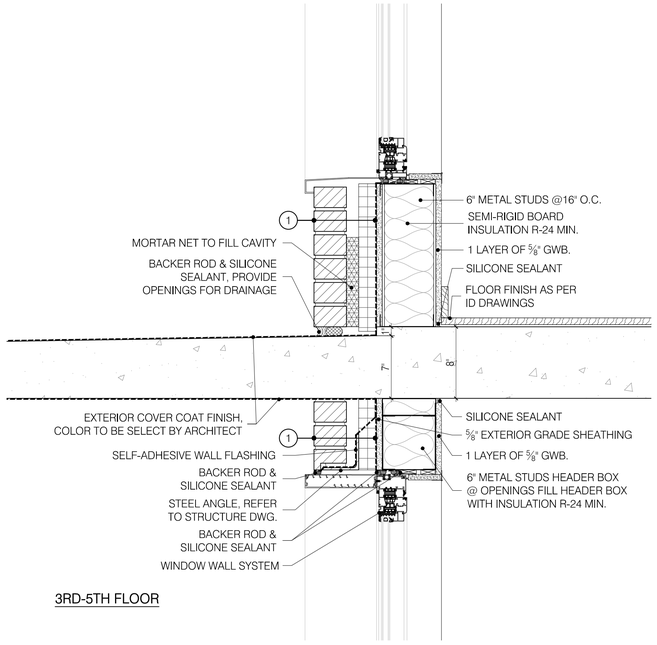
6H FLOOR

2 DETAIL (D-248)

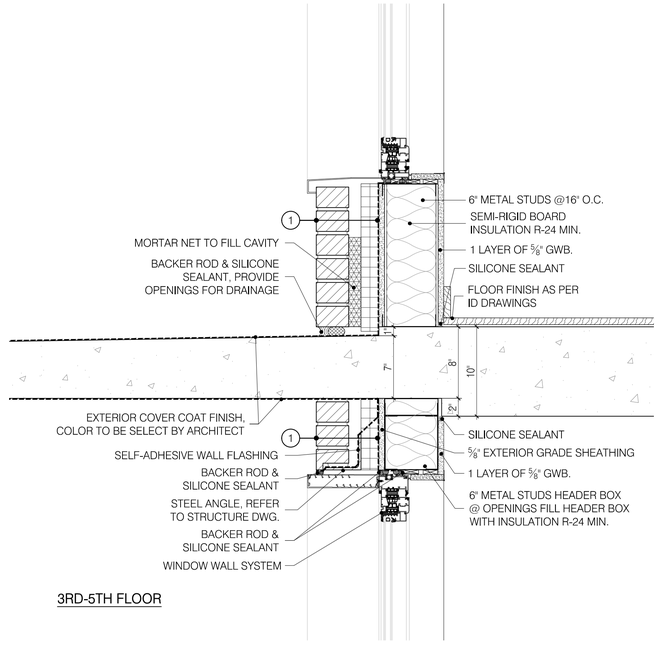
1 1/2" = 1'-0"



6TH FLOOR



3RD-5TH FLOOR



3RD-5TH FLOOR

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		06.27.2019	ISSUED TO DOB FOR PAA-4
01		03.14.2019	ISSUED FOR CONSTRUCTION

ISSUES/REVISIONS

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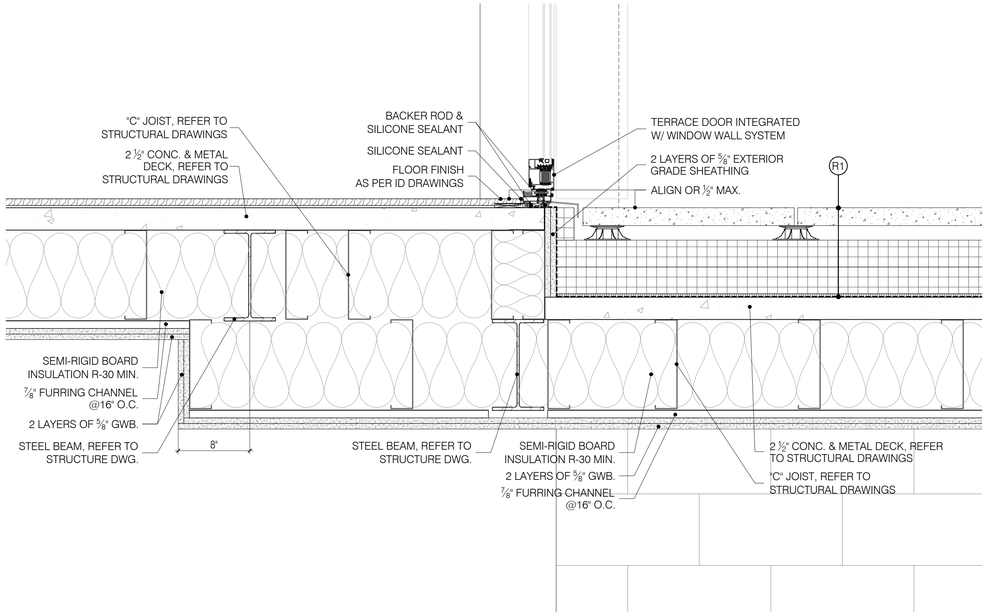
drawing title
ARCHITECTURAL SECTION DETAILS

dob no
NB# 421395751

scale	AS NOTED	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-527.00
checked	FM		

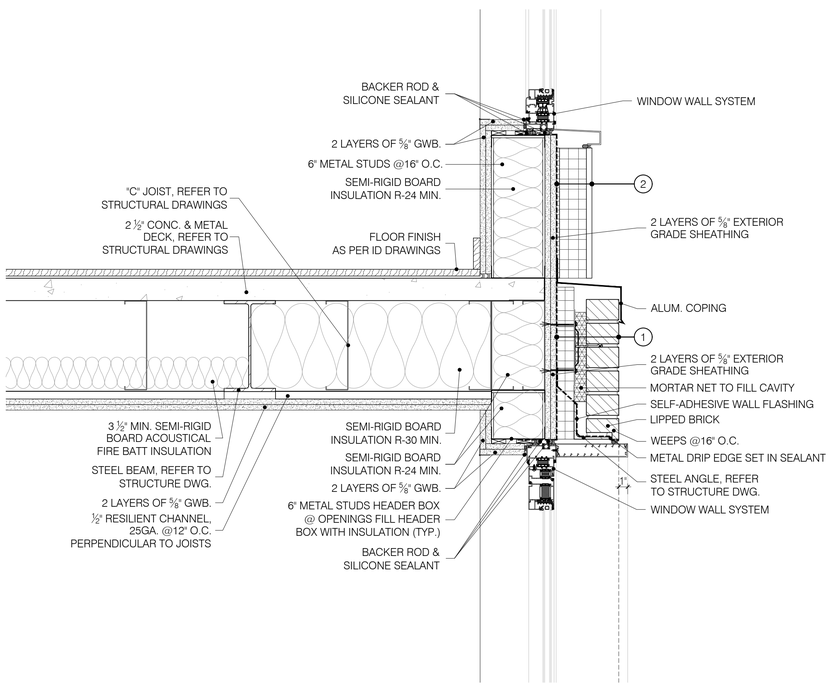
1 DETAIL (D-300)

1 1/2" = 1'-0"



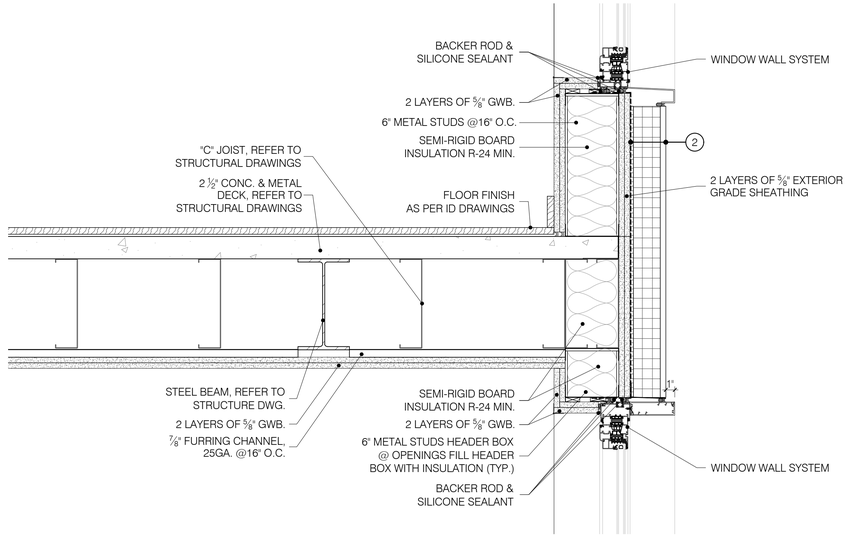
2 DETAIL (D-301)

1 1/2" = 1'-0"



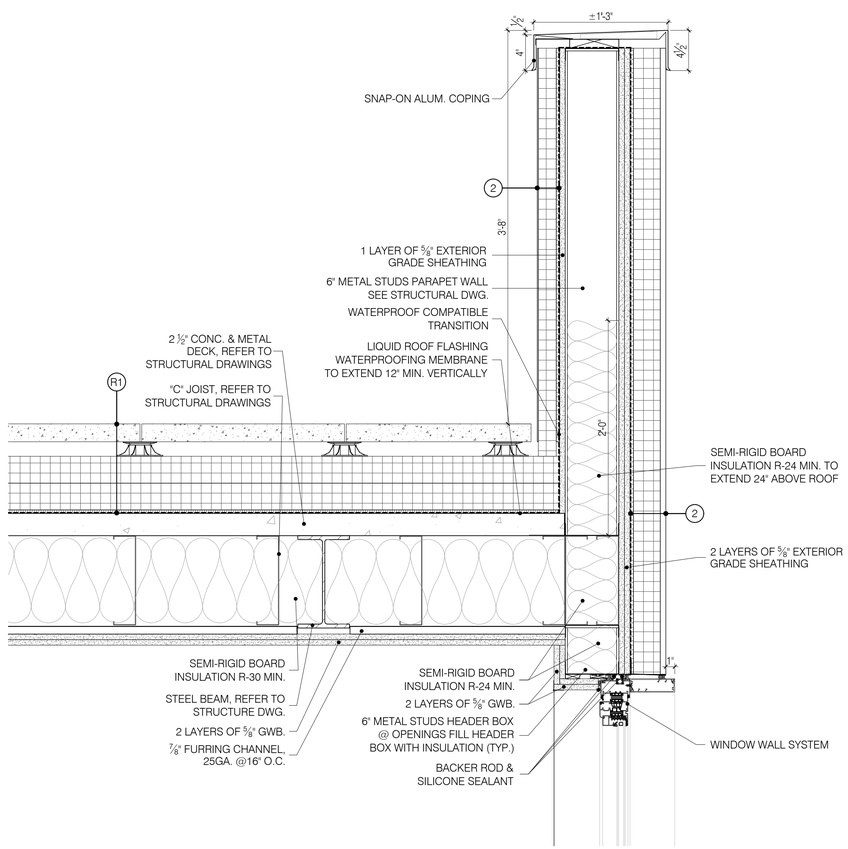
3 DETAIL (D-302)

1 1/2" = 1'-0"



4 DETAIL (D-303)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		06.27.2019	ISSUED TO DOB FOR PAA-4
01		03.14.2019	ISSUED FOR CONSTRUCTION

ISSUES/REVISIONS

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ARCHITECTURAL SECTION DETAILS

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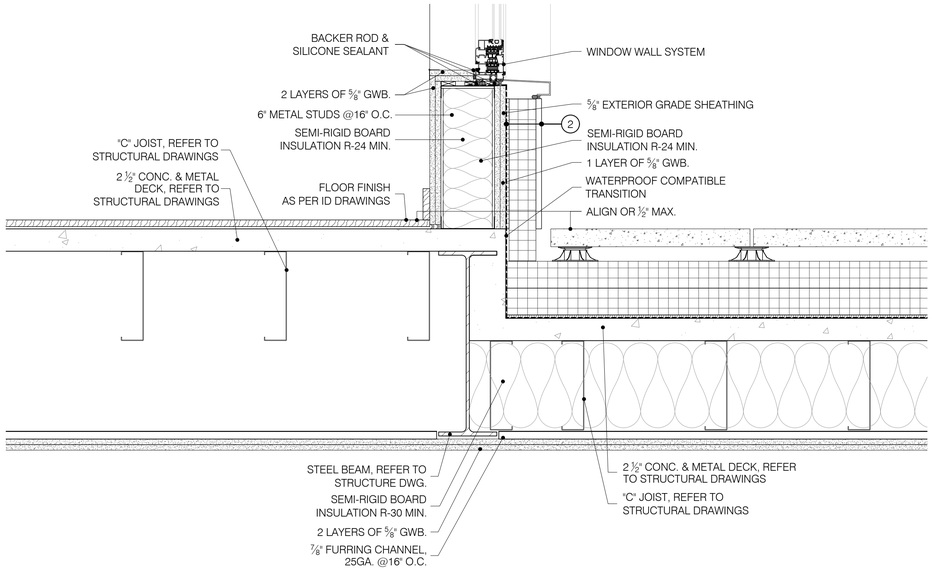
drawn	MP	drawing no.	A-530.00
checked	FM		

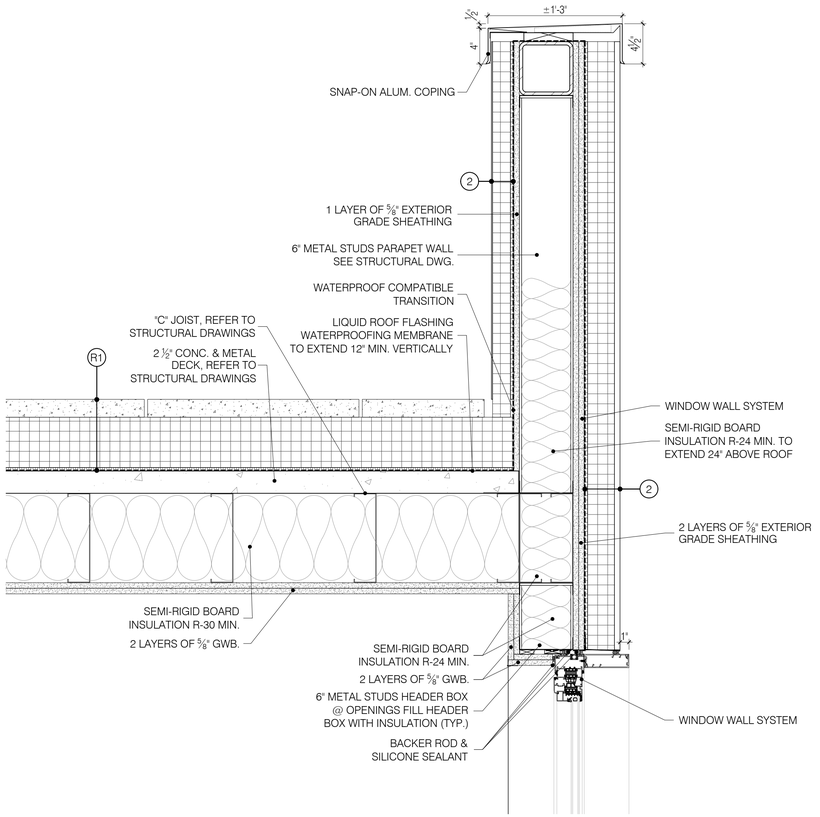
1 DETAIL (D-304)

1 1/2" = 1'-0"



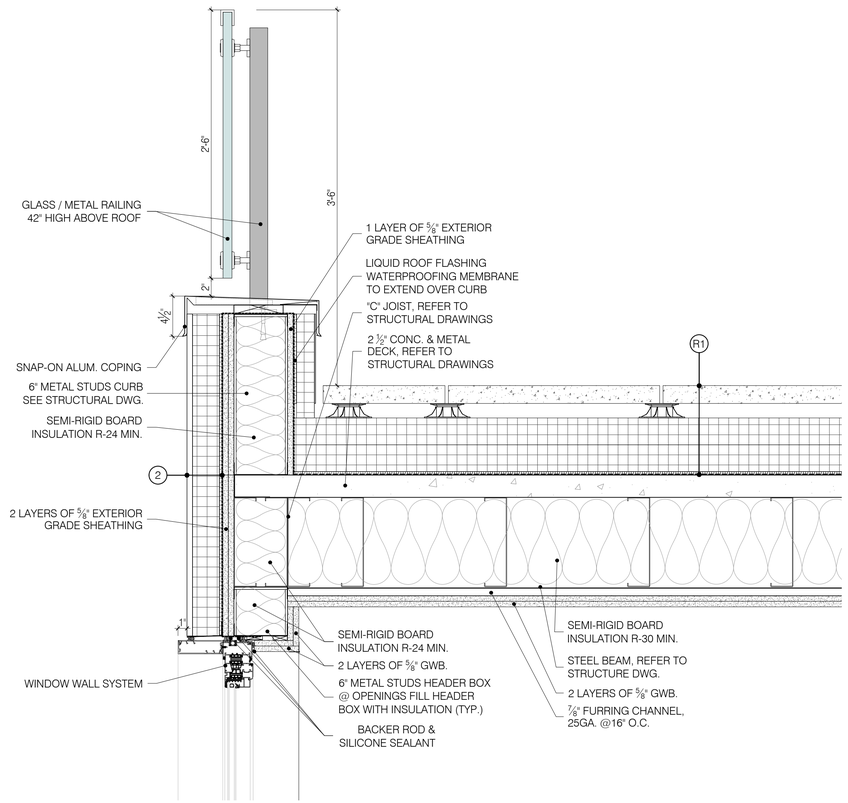
2 DETAIL (D-305)

1 1/2" = 1'-0"



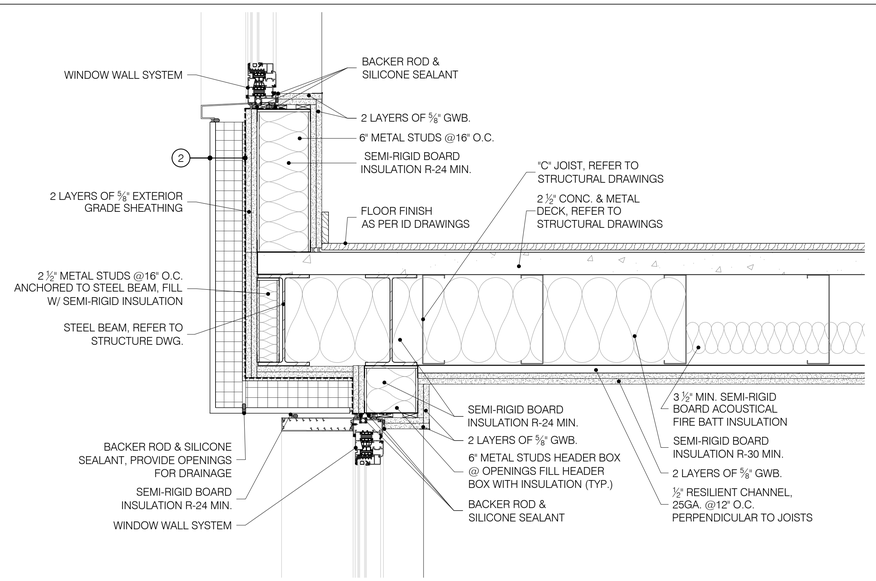
3 DETAIL (D-306)

1 1/2" = 1'-0"



4 DETAIL (D-307)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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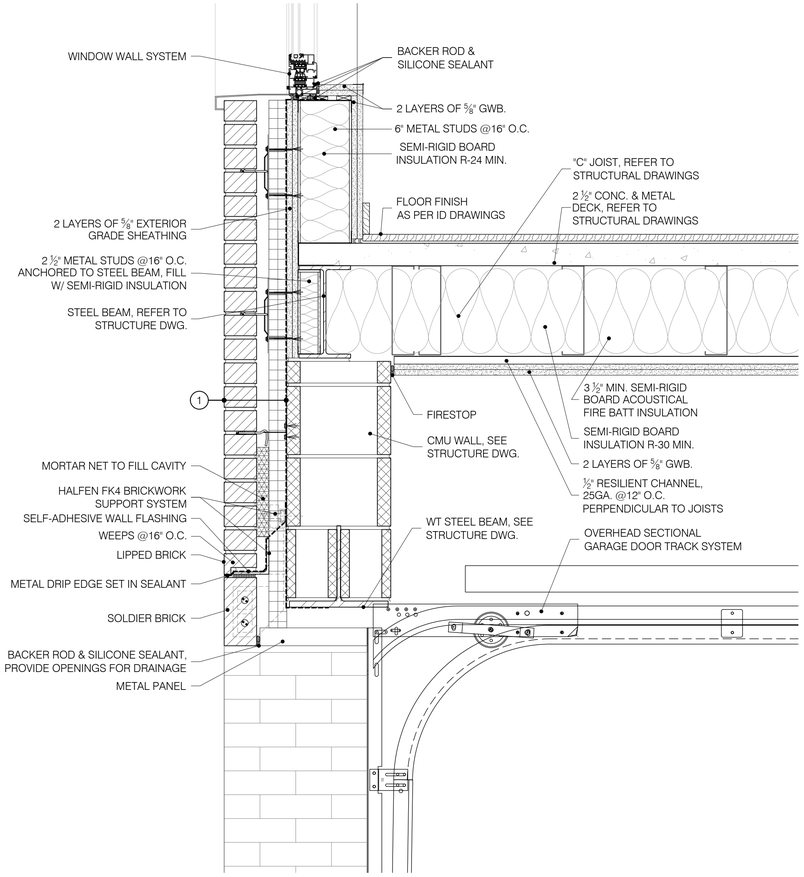
drawn	MP	drawing no.	A-531.00
checked	FM		

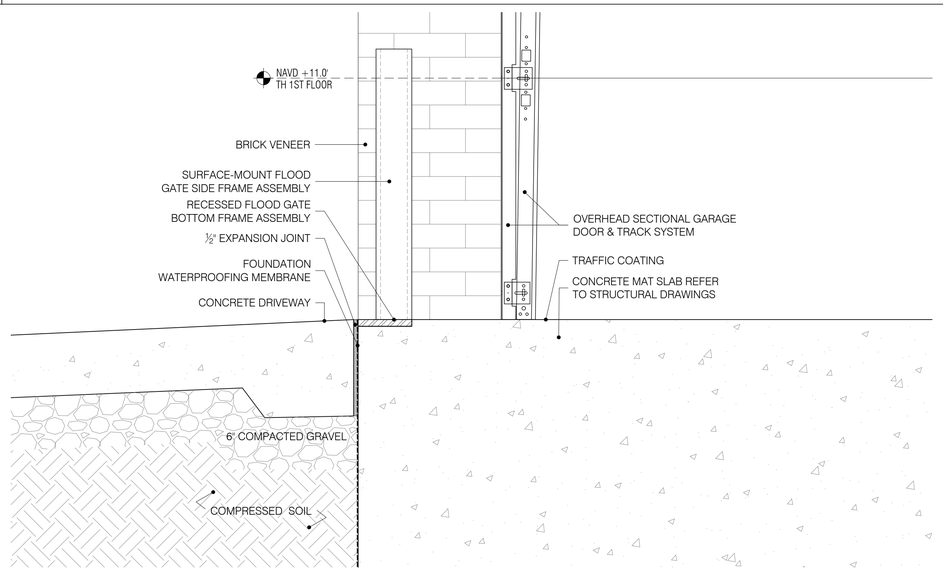
1 DETAIL (D-308)

1 1/2" = 1'-0"



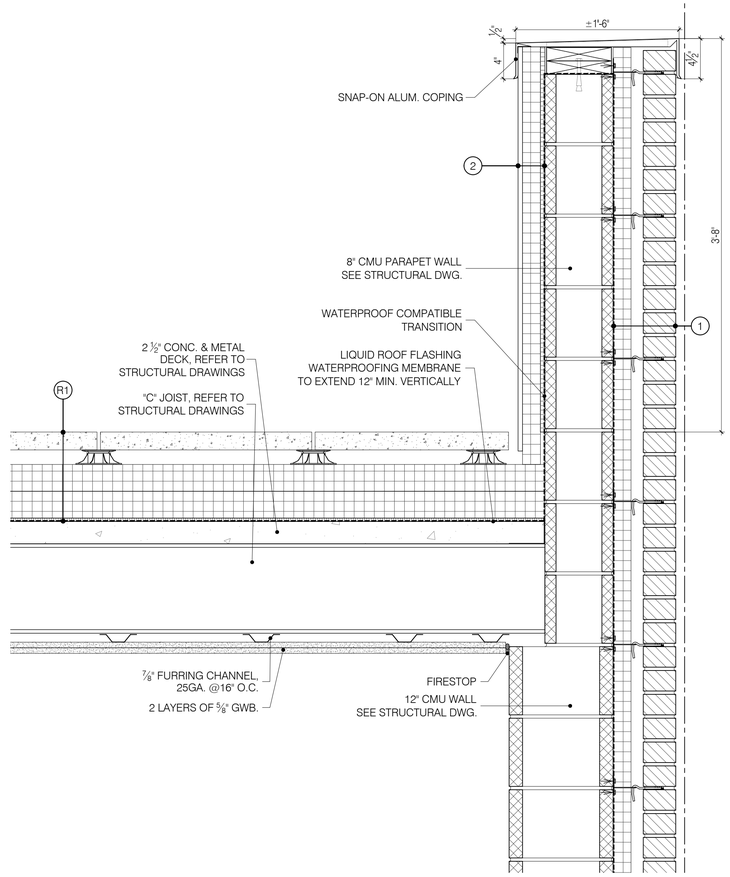
2 DETAIL (D-309)

1 1/2" = 1'-0"



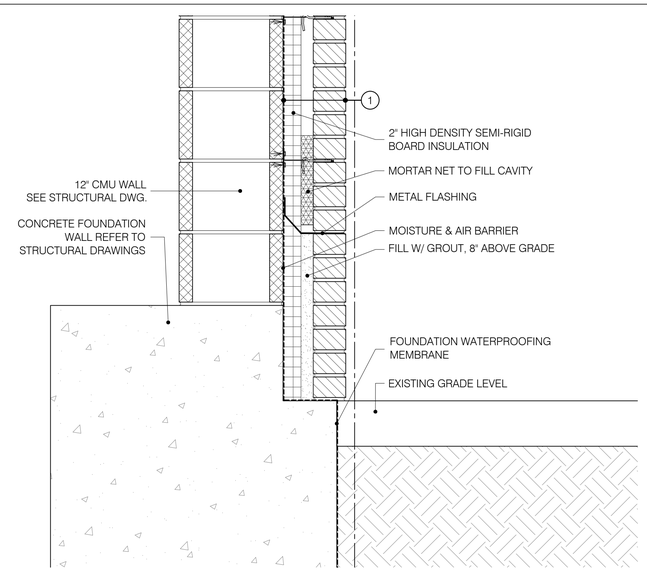
3 DETAIL (D-310)

1 1/2" = 1'-0"



4 DETAIL (D-311)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

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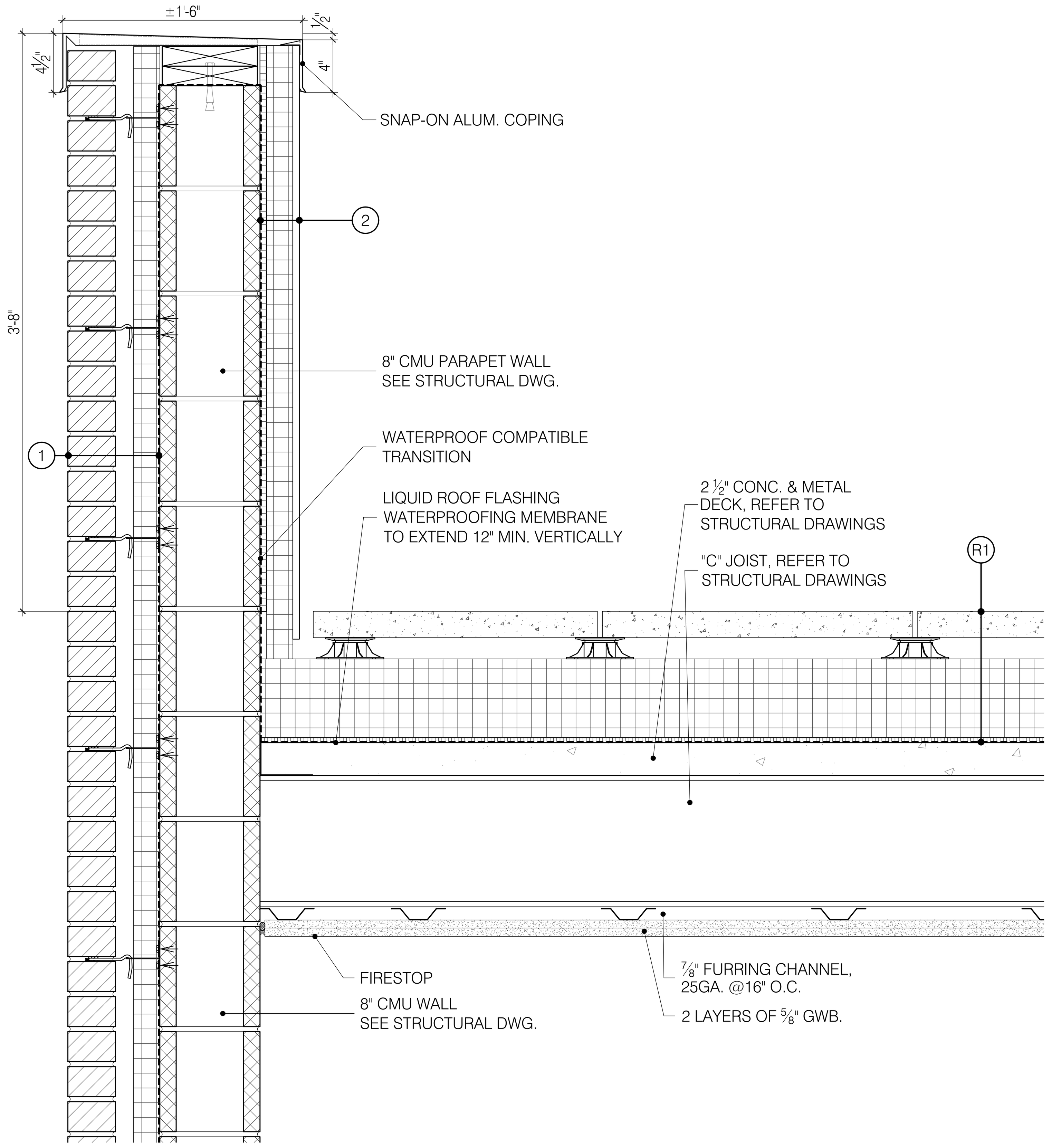
drawn	MP	drawing no.	A-532.00
checked	FM		

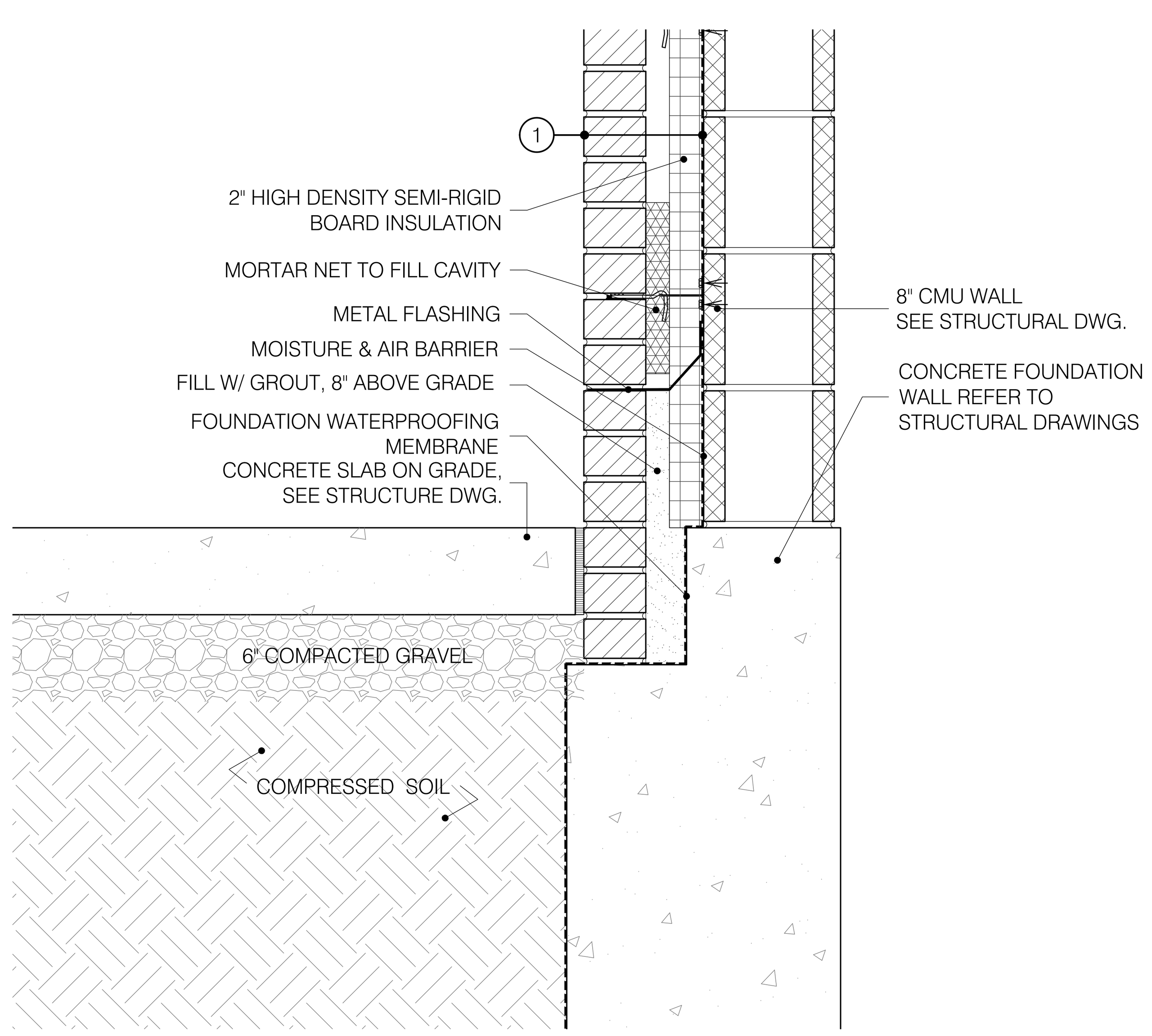
1 DETAIL (D-312)

1 1/2" = 1'-0"

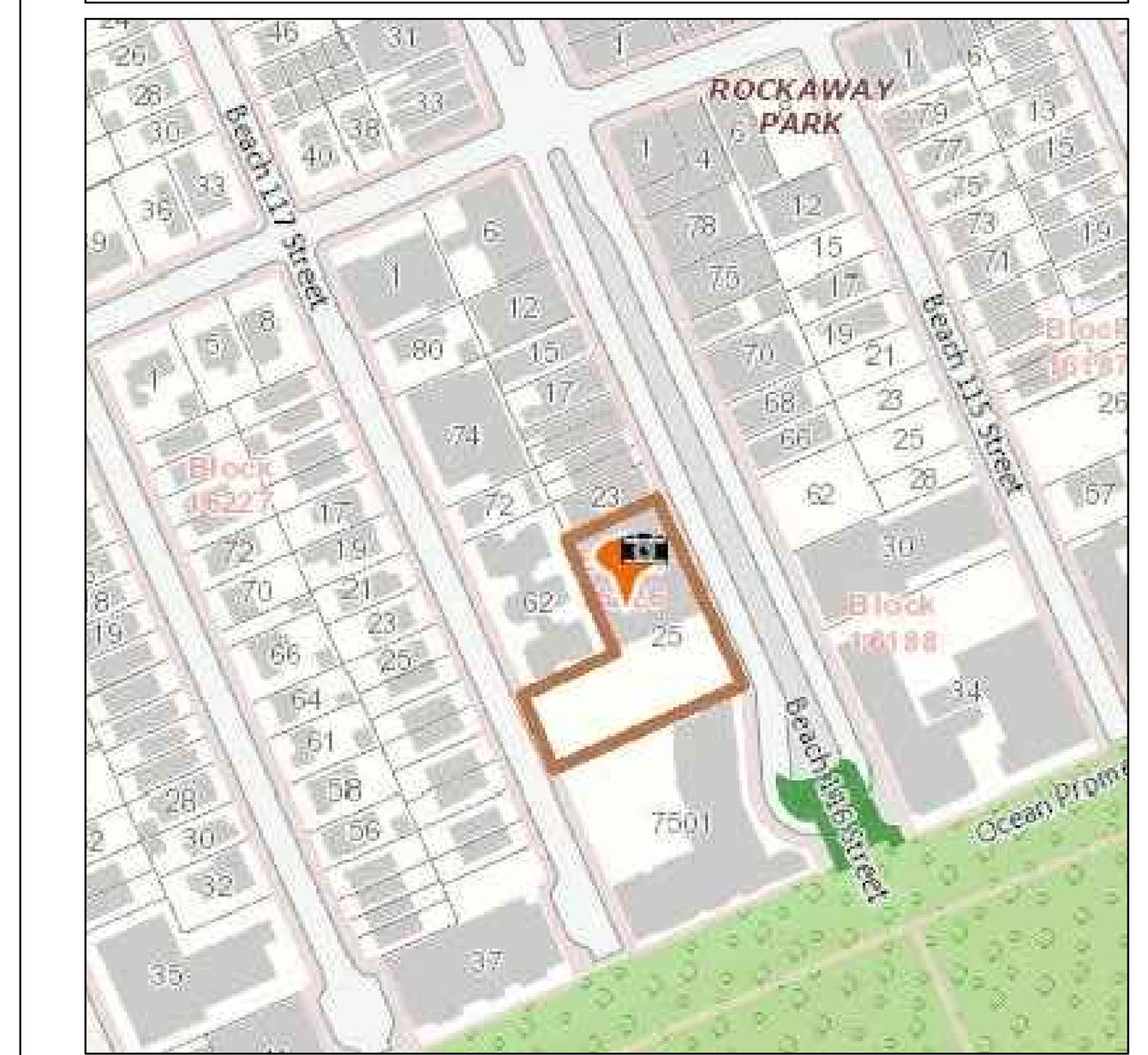


2 DETAIL (D-313)

1 1/2" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
02		06.27.2019	ISSUED TO DOB FOR PAA-4
01		03.14.2019	ISSUED FOR CONSTRUCTION

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
ARCHITECTURAL SECTION DETAILS

dob no
NB# 421395751

scale: AS NOTED	project no. 15-39
date: AUG. 2014	sheet no. ---- OF ---
drawn: MP	drawing no. A-533.00
checked: FM	

1 DOOR SCHEDULE - BUILDING "A"

FLOOR NO.	FLOOR TAG	DOOR TAG	ROOM NAME	DOOR TYPE	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	DOOR MAT'L.	DOOR GLAZ W	DOOR GLAZ H	DOOR GLAZ GLAZ	DOOR LOUVER W	DOOR LOUVER H	FRAME TYPE	FRAME MAT'L.	FRAME SIDELIGHT W	FRAME SIDELIGHT H	FRAME SIDELIGHT GLAZ	FIRE RATING LABLE (HR)	SOUND RATING (STC)	WALL TYPE	SADDLE TYPE	HDWR SET	NOTES
C	CELLAR	S1	STAIR 'A'	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			B	HM				1-1/2	NR				SELF-CLOSING
		S1	STAIR 'B'	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			B	HM				1-1/2	NR				SELF-CLOSING
		M1	ELEVATOR LOBBY 05	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			A	HM				1-1/2	NR				SELF-CLOSING, THERMALY INSULATED
		M2	ELEVATOR LOBBY	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			B	HM				1-1/2	NR				SELF-CLOSING, THERMALY INSULATED
		M3	RES. STORAGE ROOM	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			A	HM				1-1/2	NR				SELF-CLOSING
		M4	BICYCLE STORAGE ROOM	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			A	HM				1-1/2	NR				SELF-CLOSING
		M5	BICYCLE STORAGE ROOM	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			A	HM				1-1/2	NR				SELF-CLOSING, THERMALY INSULATED
		M6	COMPACTOR ROOM	MM	6'-0"	7'-0"	1-3/4"	HM						AA	HM				1-1/2	NR				SELF-CLOSING, THERMALY INSULATED
		G1	ELEVATOR VESTIBULE	G	3'-0"	8'-0"	1-3/4"	AL	SEE ELEV.		TG			G/G*	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		G2	ATTENDANT OFFICE	G	3'-0"	8'-0"	1-3/4"	AL	SEE ELEV.		TG			H	AL				NR	NR				SELF-CLOSING
		T1	ATTENDANT OFFICE TOILET	T	3'-0"	7'-0"	1-3/4"	HM						B	HM				NR	NR				SELF-CLOSING (OPTIONAL)
1	1ST FLOOR	S1	STAIR 'A'	S	3'-0"	6'-8"	1-3/4"	HM	5"	1'-8"	WG			A	HM				NR	NR				SELF-CLOSING
		S2	STAIR 'A'	S	3'-0"	6'-8"	S	HM	5"	1'-8"	WG			B	HM				1-1/2	NR				SELF-CLOSING
		S3	STAIR 'B'	S	3'-0"	6'-8"	1-3/4"	HM	5"	1'-8"	WG			A	HM				NR	NR				SELF-CLOSING
		S4	STAIR 'B'	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			B	HM				1-1/2	NR				SELF-CLOSING
		P1	PACKAGE ROOM	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		P2	SERVICE CORRIDOR	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		P3	RESIDENTIAL STORGAE	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		P4	WATER SERVICE ROOM	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		E1	ELECTRIC SERVICE ROOM	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		E2	ELECTRIC SERVICE ROOM	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		P5	FIRE PUMP ROOM	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		P6	ARCS SYSTEM CLOSET	MM	6'-0"	7'-0"	1-3/4"	HM						BB	HM				1-1/2	NR				SELF-CLOSING 05
		P7	TELECOM & FA CLOSET	MM	6'-0"	7'-0"	1-3/4"	HM						BB	HM				1-1/2	NR				SELF-CLOSING
		E3	STORGAE CLOSET	MM	5'-0"	7'-0"	1-3/4"	HM						BB	HM				NR	NR				
		P8	GAS SERVICE ROOM	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING, THERMALY INSULATED
		P9	WATER SERVICE ROOM	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		U1	MAIN UPS ROOM	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING 05
		T-3	EXERCISE ROOM TOILET	T	3'-0"	7'-0"	1-3/4"	HM						B	HM				NR	NR				SELF-CLOSING
		H1	EXERCISE ROOM	H	3'-0"	8'-0"	1-3/4"	SS						F	SS				1-1/2	NR				SELF-CLOSING
		ST-1	COMMERCIAL ENTRANCE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-2	COMMERCIAL ENTRANCE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-3	COMMERCIAL ENTRANCE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-4	RESIDENTIAL LOBBY	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-4A	RESIDENTIAL VESTIBULE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-5	RESIDENTIAL EGRESS	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-6	EXERCISE ROOM	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-6A	EXERCISE ROOM	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-7	COMMERCIAL ENTRANCE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-8	COMMERCIAL ENTRANCE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		ST-9	COMMERCIAL ENTRANCE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL	SEE ELEV.			NR	NR				SELF-CLOSING
		Z1	COMMERCIAL STORAGE	M	3'-0"	7'-0"	1-3/4"	HM						B	HM				NR	NR				
		T2	COMMERCIAL TOILET	T	3'-0"	7'-0"	1-3/4"	HM						B	HM				NR	NR				
2-8	2ND - 8TH DWELLING UNITS FLOORS	S1	STAIR 'A'	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			B	HM				1-1/2	NR				SELF-CLOSING
		S1	STAIR 'B'	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			B	HM				1-1/2	NR				SELF-CLOSING
		R1	REFUSE ROOM 05	R	3'-2"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		EC1	TELECOM CLOSET	M	2'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		EC2	TELECOM CLOSET	M	2'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING
		A	DWELLING UNIT ENTRY	A	3'-0"	7'-0"	1-3/4"	SC 05						B	HM				1-1/2	30				SELF-CLOSING
		B	BEDROOM	B	3'-0"	7'-0"	1-3/8"	SC						C	HM				NR	NR		NR		
		B1	BATHROOM	B	3'-0"	7'-0"	1-3/8"	SC						C	HM				NR	NR				
		T1	RECREATION ROOM TOILET	B	3'-0"	7'-0"	1-3/8"	SC						C	HM				NR	NR				05
		C1	CLOSET - SINGLE DOOR	C	2'-6"	7'-0"	1-3/8"	SC						C	HM				NR	NR		NR		
		C2	CLOSET - SINGLE DOOR	C	3'-0"	7'-0"	1-3/8"	SC						C	HM				NR	NR		NR		
		D1	CLOSET - DOUBLE DOOR	D	3'-0"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		D2	CLOSET - DOUBLE DOOR	D	3'-6"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		D3	CLOSET - DOUBLE DOOR	D	4'-0"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		D4	CLOSET - DOUBLE DOOR	D	4'-6"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		D5	CLOSET - DOUBLE DOOR	D	5'-0"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		L	LAUNDRY CLOSET	L	2'-6"	7'-0"	1-3/8"	SC						C	HM				NR	NR				
		F1	RECREATION ROOM	F	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2*	NR				SELF-CLOSING
R	ROOF	S1	STAIR 'A' & 'B' BULKHEAD	S	3'-0"	7'-0"	1-3/4"	HM	5"	1'-8"	WG			B	HM			05	1-1/2	NR				SELF-CLOSING
		BH-01	ELEVATOR ROOF VESTIBULE	SEE WINDOW SCHEDULE					SEE ELEV.					--	ALM				NR	NR				SELF-CLOSING
		EL1	ELEVATOR MECH. ROOM	E	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	NR				SELF-CLOSING, THERMALY INSULATED
		EL2	ELEVATOR MACH. ACCESS	E	2'-6"	2'-6"	1-3/4"	HM						X	HM				1-1/2	NR		NR		SELF-CLOSING, THERMALY INSULATED
		EL3	ELEVATOR MACH. ACCESS	E	2'-6"	2'-6"	1-3/4"	HM						X	HM				1-1/2	NR		NR		SELF-CLOSING, THERMALY INSULATED

2 DOOR SCHEDULE - BUILDING "B"

FLOOR NO.	FLOOR TAG	DOOR TAG	ROOM NAME	DOOR TYPE	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	DOOR MAT'L.	DOOR GLAZ W	DOOR GLAZ H	DOOR GLAZ GLAZ	DOOR LOUVER W	DOOR LOUVER H	FRAME TYPE	FRAME MAT'L.	FRAME SIDELIGHT W	FRAME SIDELIGHT H	FRAME SIDELIGHT GLAZ	FIRE RATING LABLE (HR)	SOUND RATING (STC)	WALL TYPE	SADDLE TYPE	HDWR SET	NOTES
1-4 & 4M	1ST - 4TH DWELLING UNITS FLOORS & 4-MEZZ.	K1	GARAGE ENTRANCE	K	10'-0"	8'-6"	2"	AL	SEE ELEV.					--	--				NR	NR				PROVIDE DOOR OPENER
		D-1	GARAGE ENTRANCE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL				NR	NR				SELF-CLOSING
		D-2	DWELLING UNIT ENTRY	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL				NR	NR				SELF-CLOSING
		D-3	DWELLING UNIT TERRACE	SEE WINDOW SCHEDULE					SEE ELEV.					--	AL				NR	NR				SELF-CLOSING
		A	DWELLING UNIT ENTRY	A	3'-0"	7'-0"	1-3/4"	HM						B	HM				1-1/2	30				SELF-CLOSING
		B	BEDROOM	B	3'-0"	7'-0"	1-3/8"	SC						C	WD				NR	NR		NR		
		B1	BATHROOM	B	3'-0"	7'-0"	1-3/8"	SC						C	WD				NR	NR				
		B2	BEDROOM	B	2'-10"	7'-0"	1-3/8"	SC						C	HM				NR	NR		NR		
		B3	BATHROOM	B	2'-10"	7'-0"	1-3/8"	SC						C	HM				NR	NR				
		C1	CLOSET - SINGLE DOOR	C	2'-6"	7'-0"	1-3/8"	SC						C	HM				NR	NR		NR		
		C2	CLOSET - SINGLE DOOR	C	3'-0"	7'-0"	1-3/8"	SC						C	WD				NR	NR		NR		05
		C3	CLOSET - SINGLE DOOR	C	1'-8"	7'-0"	1-3/8"	SC						C	HM				NR	NR		NR		
		C4	CLOSET - SINGLE DOOR	C	1'-8"	7'-0"	1-3/8"	SC						C	WD				NR	NR		NR		
		D1	CLOSET - DOUBLE DOOR	D	3'-0"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		D2	CLOSET - DOUBLE DOOR	D	3'-6"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		D3	CLOSET - DOUBLE DOOR	D	4'-0"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		D4	CLOSET - DOUBLE DOOR	D	4'-6"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		D5	CLOSET - DOUBLE DOOR	D	5'-0"	7'-0"	1-3/8"	SC						DD	HM				NR	NR		NR		
		L	LAUNDRY CLOSET	L	2'-6"	7'-0"	1-3/8"	SC						C	HM				NR	NR				

DOORS AND FRAMES NOTES

1. CONTRACTOR TO COORDINATE DOOR SWINGS DIRECTION WITH FLOOR PLANS.
2. ALL DWELLING UNITS BATHROOM DOORS TO HAVE A MIN. OF 3/8", MAX. OF 1/2" UNDERCUT.
3. ALL FIRE RATED DOORS TO HAVE UNDERCUT AS ALLOWED BY CODE, MAX. OF 3/4".
4. THE TOP OF ALL SIMILAR DOORS HEIGHT TO BE INSTALLED AT THE SAME HEIGHT ABOVE FINISH FLOOR, CONTRACTOR TO VERIFY FLOOR FINISHES.
5. ALL LOUVERS IN FIRE RATED DOORS TO HAVE F.L.F.D. WITH UL. NUMBER.
6. ALL HM FRAMES TO BE WELDED AND FULLY REINFORCED AT STRIKE AREA AND AT MID-HEIGHT.
7. ACOUSTICAL DOOR TO HAVE STC RATING AS PER DOOR SCHEDULE.
8. FILL ACOUSTICAL HM DOOR FRAME WITH MINERAL FIBER INSULATION OR EQUAL.
10. ALL FIRE RATED DOORS (SINGLE AND BOTH LEAVES OF PAIRS) OF SIDE-HINGED SWINGING TO HAVE AN ACTIVE LATCH BOLT AND AUTOMATIC SELF-CLOSING DEVICE AS PER NFPA 80.
11. ALL FIRE RATED DOOR HOLDER TO BE RELEASED UPON ACTIVATION OF FIRE ALARM SYSTEM OR LOSS OF POWER.
12. ALL HM DOORS & FRAMES TO BE PAINTED AS PER INTERIOR DESIGN DOCUMENTS.
13. ALL HPL & WOOD DOORS FINISH TO BE AS PER INTERIOR DESIGN DOCUMENTS.
14. CONTRACTOR TO COORDINATE DOOR FRAME WIDTH WITH APPLICABLE WALL THICKNESS.
15. ALL EXTERIOR DOORS TO BE THERMALLY INSULATED.
16. ALL HANDICAPPED ACCESSIBLE DOORS TO HAVE A MIN. OF 32" WIDTH CLEARANCE & TO HAVE HARDWARE & SADDLES COMPLYING WITH ICC/A117.1 - 2009, (SEE ACCESSIBLE DETAILS & NOTES).
17. ALL FIREPROOF SELF-CLOSING DOORS "FPSC" TO BE 1-1/2HR. OR 3/4HR., SEE DOOR SCHEDULE.
18. WHERE FIRE RATED DOORS ARE INDICATED, DOOR FRAME RATING SHALL BE EQUAL TO DOOR FIRE RATING.
19. ALL FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY; THE LABELS (UL. NO.) SHALL COMPLY WITH NFPA 80. AND SHALL BE PERMMANENTLY AFFIXED TO THE DOOR OR FRAME.
20. PROVIDE HEAD REINFORCEMENT FOR FRAMES OVER 4'-0" WIDE.
21. ALL DWELLING UNITS ENTRY DOORS TO COMPLY WITH SEC. BC 1207.2 SOUND TRANSMISSION, MIN. 30 STC.

DOOR SCHEDULE ABBREVIATIONS

HM	HOLLOW METAL
SC	SOLID CORE DOOR
WD	SOLID WOOD
HPL	SOLID CORE, HIGH PRESSURE LAMINATE FACE
AL	ALUMINUM
GL	FRAMELESS GLASS DOOR
GLS	GLASS
LAM	LAMINATED INSULATED GLAZING
TG	TEMPERED INSULATED GLAZING
T	TEMPERED SINGLE PANE GLAZING
TO	TEMPERED OPAQUE INSULATED GLAZING
OG	OPAQUE INSULATED GLAZING
WG	CLEAR WIRE GLASS (¼" THK., SQUARE PATTERN)
FL	FIRELITE FIRE-RESISTIVE GLASS OR APPROVED EQUAL
SS	STAINLESS STEEL
NR	NOT REQUIRED

HARDWARE LOCATIONS

HARDWARE MOUNTING HEIGHTS SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

1. HINGES: 5" FROM HEAD TO TOP OF HINGE LEAF, 10" FROM BOTTOM OF HINGE TO FINISHED FLOOR, INTERMEDIATES AT EQUAL DISTANCE BETWEEN TOP & BOTTOM HINGES (MAX. 3'-0").
2. DOOR HANDEL: 38" FROM FINISH FLOOR TO CENTER OF LOCK/LATCH.
3. CARD READERS: 40" FROM FINISH FLOOR TO CENTERLINE.
4. DEADLOCKS/DEADBOLTS: 48" FROM FINISHED FLOOR TO CENTER OF CYLINDER.
5. DOOR GUARDS: 57" FROM FINISHED FLOOR TO CENTER LINE. AT ACCESSIBLE DWELLING UNITS, MAX. 48" FROM FINISHED FLOOR TO CENTER LINE.
6. DOOR VIEWER: 57" FROM FINISHED FLOOR TO CENTER LINE. AT ACCESSIBLE DWELLING UNITS, AT 45° FROM FINISH FLOOR TO CENTERLINE.
7. DOORPULLS, PUSHPLATES, PUSHBARS: 45° FROM FINISH FLOOR TO CENTERLINE.
8. EXIT DEVICE CROSSBARS: 38" FROM FINISH FLOOR TO CENTER OF CROSSBAR.
9. ELECTROMAGNETIC HOLD-OPEN: SET WALL MOUNTED TYPE 72" FROM FINISH FLOOR TO CENTERLINE. WALL MOUNTED TEMPLATES SHALL BE ISSUED BY HARDWARE SUPPLIER.

OVERHEAD SECTIONAL GARAGE DOOR NOTES

1. MANUFACTURER: ASSA ABBLOY
   MODEL: CRAWFORD SA2535 HEAVY DUTY.
2. FINISH AND COLOR TO BE APPROVED BY THE ARCHITECT.
3. PROVIDE NUMBER OF SECTIONS AS PER DOOR ELEVATION WITH INSULATED ALUMINUM PANELS.
4. PROVIDE ONE CENTER GLASS VISION WITH LOW-E INSULATED TEMPERED GLASS, APPROVED BY THE ARCHITECT.
5. PROVIDE JAMB, BOTTOM & HEADER WEATHER SEAL.
6. PROVIDE COMMERCIAL OVERHEAD DOOR ELECTRIC OPERATOR.
7. DOOR TO WITHSTAND POSITIVE AND NEGATIVE WIND LOADS IN ACCORDANCE WITH BUILDING CODES.

ENERGY CODE NOTES: ASHRAE 90.1 - 2013

1. AIR LEAKAGE OF WINDOW/DOOR ASSEMBLIES SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFRC 400, OR ASTM E283. AIR LEAKAGE SHALL NOT EXCEED 1.0 CFM/FT2 FOR ENTRANCE DOORS, 0.06 CFM/FT2 FOR STOREFRONT GLAZING AND 0.2 CFM/FT2 FOR WINDOWS
2. FENESTRATION SHALL HAVE A U-FACTOR NOT GREATER THAN 0.33 FOR WINDOWS AND STOREFRONT FIXED GLAZING, 0.52 FOR STOREFRONT ENTRY DOORS, AND 0.50 FOR SOLID DOORS.
3. FENESTRATION SHALL HAVE A SHGC NOT GREATER THAN 0.38

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	05	06.27.2019	ISSUED TO DOB FOR PAA-4
09	04	03.14.2019	ISSUED FOR COORDINATION
08	03	10.08.2018	ISSUED FOR COORDINATION
07	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
06		04.12.2018	ISSUED FOR PAA-3
05	01	03.23.2018	ISSUED FOR PAA-2
04		04.25.2017	ISSUED FOR HUD
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

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SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

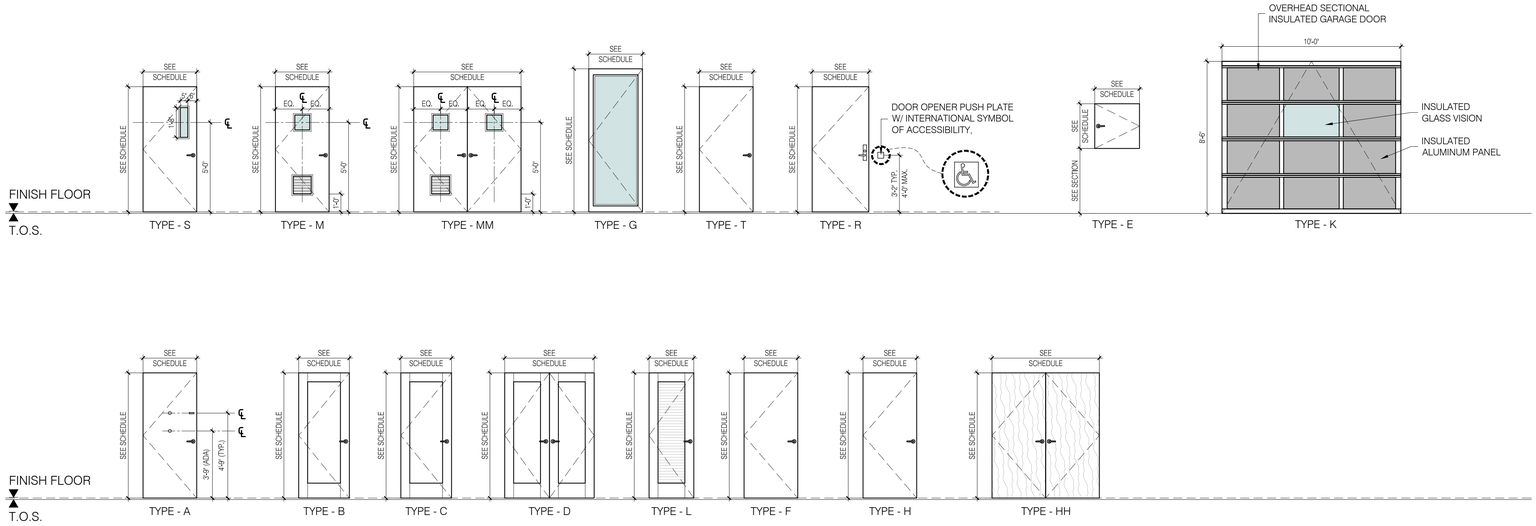
drawing title
DOOR SCHEDULES & NOTES

dob no
NB# 421395751

scale	
project no.	15-39
date	AUG. 2014
sheet no.	---- OF ---
drawn	MP
drawing no.	A-700.03
checked	FM

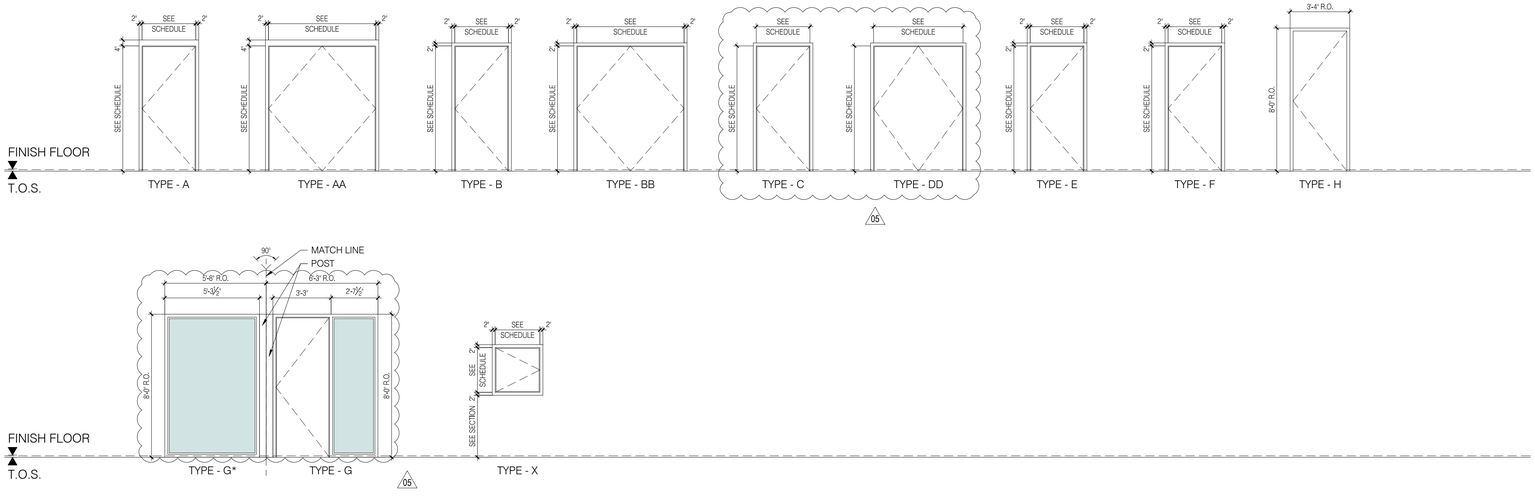
1 DOOR TYPES

1/4" = 1'-0"



2 FRAME TYPES

1/4" = 1'-0"



SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
10	05	06.27.2019	ISSUED TO DOB FOR PAA-4
09	04	03.14.2019	ISSUED FOR COORDINATION
08	03	10.08.2018	ISSUED FOR COORDINATION
07	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
06		04.12.2018	ISSUED FOR PAA-3
05	01	03.23.2018	ISSUED FOR PAA-2
04		04.25.2017	ISSUED FOR HUD
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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MIXED USE DEVELOPMENT
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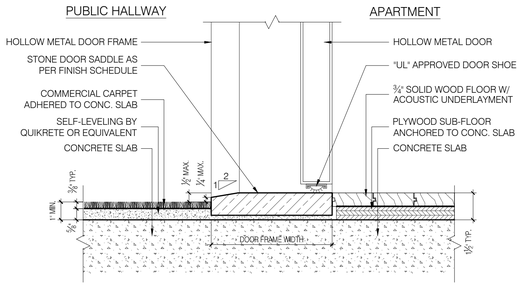
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
DOOR & FRAME TYPES

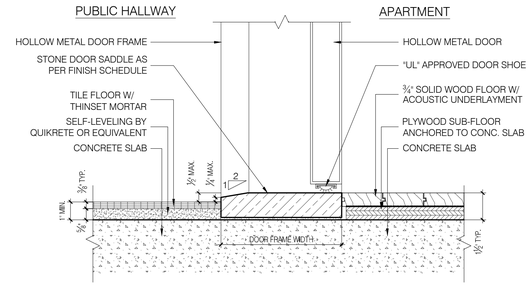
dob no
NB# 421395751

scale	1/4" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	A-701.03
checked	FM		

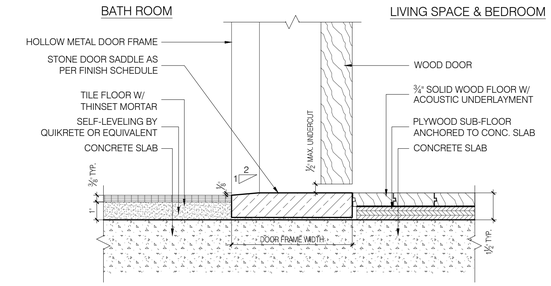
APARTMENT DOOR
SADDLE TYPE-S1



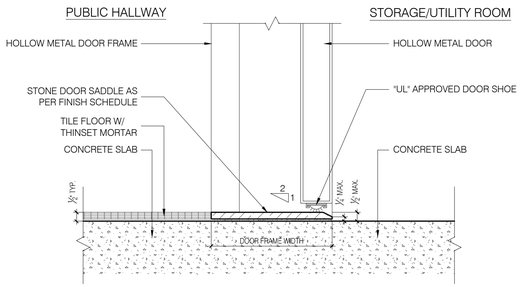
APARTMENT DOOR
SADDLE TYPE-S2



APARTMENT BATHROOM DOOR
SADDLE TYPE-S3

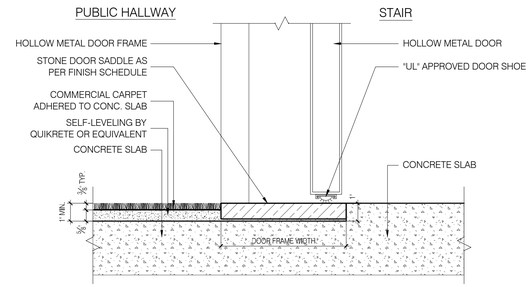


STORAGE/UTILITY ROOM DOOR
SADDLE TYPE-S4

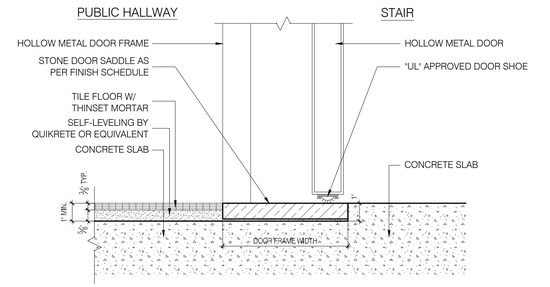


EXIT STAIR DOOR
SADDLE TYPE-S5

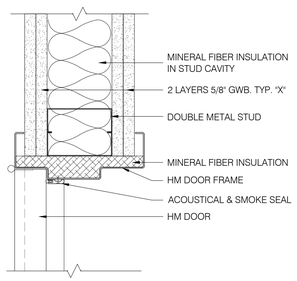
S-5
STAIR DOOR



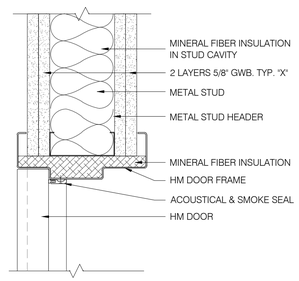
EXIT STAIR DOOR
SADDLE TYPE-S6



HM DOOR & FRAME ACOUSTICAL DETAIL
2HR FIRE RATED

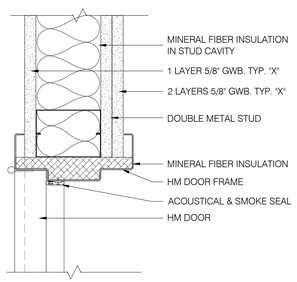


JAMB DETAIL

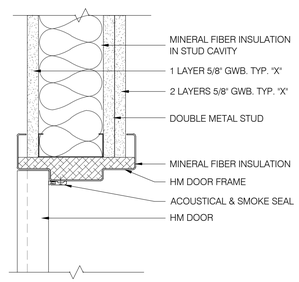


HEADER DETAIL

HM DOOR & FRAME ACOUSTICAL DETAIL
1HR FIRE RATED



JAMB DETAIL



HEADER DETAIL

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
07	02	07.23.2018	ISSUED FOR PAA-3 APPROVAL
06		04.12.2018	ISSUED FOR PAA-3
05	01	03.23.2018	ISSUED FOR PAA-2
04		04.25.2017	ISSUED FOR HUD
03		01.06.2017	ISSUED FOR BID
02		11.17.2016	ISSUED FOR HPD
01		10.14.2016	ISSUED FOR DOB

ISSUES/REVISIONS

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SEAL

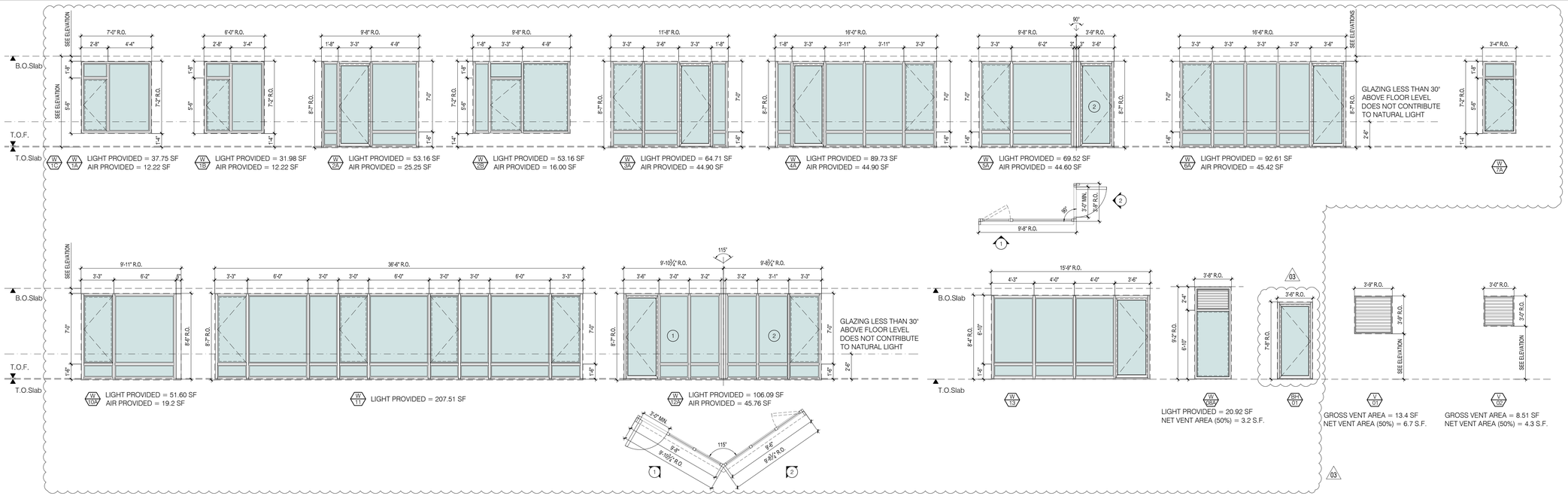


project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
DOOR DETAILS

dob no
NB# 421395751

scale	3" = 1'-0"	project no.	15-39
date	AUG. 2014	sheet no.	---- OF ---
drawn	MP	drawing no.	02
checked	FM		A-702.02



WINDOW-WALL, CURTAIN-WALL & LOUVER/VENT NOTES

1. WINDOWS, WINDOW-WALLS CURTAIN WALLS, LOUVERS TO COMPLY WITH PROJECT & MANUFACTURER SPECIFICATIONS.
2. COORDINATE WINDOWS & DOORS SWING DIRECTION WITH ARCH. FLOOR PLANS.
3. ALL WINDOWS, WINDOW-WALLS, CURTAIN WALLS AND LOUVERS/VENT TO BE CONSTRUCTED OF ALUMINUM FRAME WITH THERMAL BREAK, DOUBLE PANE, CLEAR NON-TINTED AND LOW-E, SEE ENERGY ENVELOPE COMPLIANCE DOCUMENTS.
4. PROVIDE DOOR CLOSURE IN THE INSIDE OF ALL EXTERIOR PUBLIC SPACES DOORS.
5. ALL OPERABLE WINDOWS TO BE IN-SWING, EXCEPT OTHERWISE NOTED.
6. ALL EXTERIOR DOORS TO BE OUT-SWING, EXCEPT OTHERWISE NOTED.
7. ALL LOUVER/VENT FINAL DIMENSIONS TO BE COORDINATED WITH THE INSTALLED LOUVER/VENT NET FREE AREA PERCENTAGE.
8. ALL LOUVER/VENT TO HAVE ALUMINUM WIRE MESH SCREEN.
9. COORDINATE WINDOWS, WINDOW-WALLS & CURTAIN-WALLS DIMENSIONS WITH SLAB DEFLECTION, SLAB EDGE PLANS, FLOOR FINISH & FRAMED OPENINGS WIDTH.
10. GLAZING LESS THAN 30° ABOVE FINISH FLOOR LEVEL DOES NOT CONTRIBUTE TO THE REQUIRED NATURAL LIGHT AS PER B.C. 1205.2.7.1.

LOT LINE WINDOW NOTES:

1. LOT LINE RESTRICTIVE DECLARATION MUST BE FILED WITH CITY REGISTRAR.
2. ALL LOT LINE WINDOWS TO BE PROTECTED WITH SPRINKLER HEAD ON THE OCCUPIED SIDE SPACED NO MORE THAN 6'-0" APART (NOT LESS THAN ONE HEAD PER WINDOW) AND A DISTANCE AWAY FROM THE GLASS TO INSURE COMPLETE GLASS WETTING UPON ACTIVATION, REFER TO FIRE PROTECTION DRAWINGS.
3. ALL LOT LINE WINDOW GLAZING SHALL BE LAMINATED OR TEMPERED GLASS.
4. ALL LOT LINE WINDOWS SHALL COMPLY WITH BC SECTION 715.5 AND TABLE 705.8.

ELEVATOR HOISTWAY VENT NOTES:

1. HOISTWAY LOUVER VENT TO HAVE BIRD AND INSECT SCREENS.
2. REFER TO ARCH. FLOOR PLANS & ELEVATIONS FOR LOCATION.
3. REFER TO MECH. DRAWINGS FOR SPECS.

ENERGY CODE NOTES: ASHRAE 90.1- 2013

1. AIR LEAKAGE OF WINDOW/DOOR ASSEMBLIES SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFRC 400, OR ASTM E283. AIR LEAKAGE SHALL NOT EXCEED 1.0 CFM/FT2 FOR ENTRANCE DOORS, 0.06 CFM/FT2 FOR STOREFRONT GLAZING AND 0.2 CFM/FT2 FOR WINDOWS
2. FENESTRATION SHALL HAVE A U-FACTOR NOT GREATER THAN 0.33 FOR WINDOWS AND STOREFRONT FIXED GLAZING, 0.52 FOR STOREFRONT ENTRY DOORS, AND 0.50 FOR SOLID DOORS.
3. FENESTRATION SHALL HAVE A SHGC NOT GREATER THAN 0.38

EXTERIOR OPENING TAG LEGEND

XX/00/R — XX: OPENING TYPE; R: REVERSE; 00: OPENING NO.

(S) SPANDREL GLASS

(L) LOUVER

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
05	03	06.27.2019	ISSUED TO DOB FOR PAA-4
04	02	03.14.2019	ISSUED FOR COORDINATION
03	01	10.08.2018	ISSUED FOR COORDINATION
02		07.23.2018	ISSUED FOR PAA-3 APPROVAL
01		04.12.2018	ISSUED FOR PAA-3

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STRUCTURAL ENGINEER:
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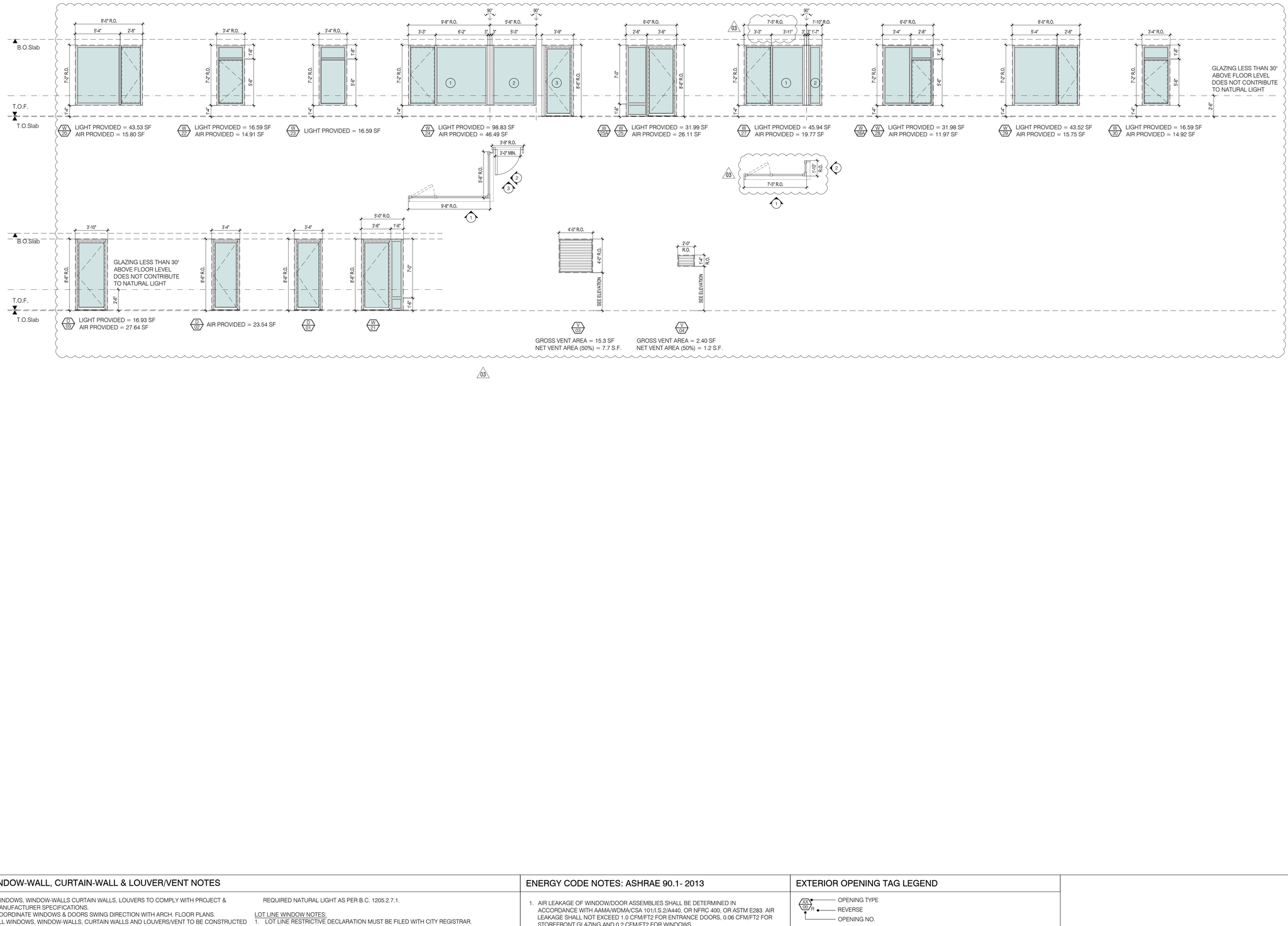
SEAL

project title
MIXED USE DEVELOPMENT
RESIDENTIAL & COMMERCIAL
133 BEACH 116th STREET, QUEENS, NY 11694

drawing title
WINDOWS SCHEDULE
BUILDING A

dob no
NB# 421395751

scale	3/16" = 1'-0"
project no.	15-39
date	AUG. 2014
sheet no.	---- OF ---
drawn	MP
drawing no.	A-710.01
checked	FM



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EXTERIOR OPENING TAG LEGEND

XX / YY / R
- OPENING TYPE
- REVERSE
- OPENING NO.

(S) SPANDREL GLASS

(L) Llouver

SITE KEY MAP



BLOCK: 16226 LOT(s): 25, 23

issue	rev	date	description
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drawing title
WINDOWS SCHEDULE
BUILDING B

dob no
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scale 3/16" = 1'-0"	project no. 15-39
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