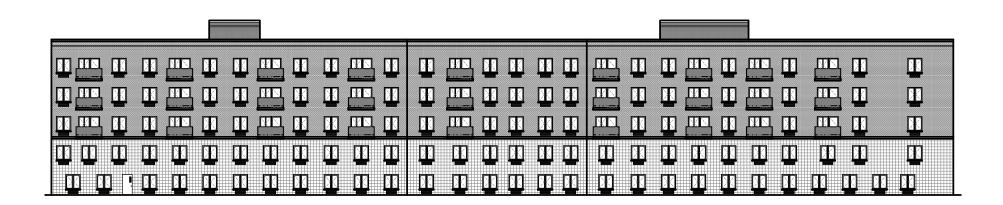
CORONA AVE. CONDO BUILDING PHASE-II

47-11 90th ST., ELMHURST, NY 11373



DRAWING LIST:

ARCHITECTURAL-

DRAWING ;	#	DRAWING NAME
1	T-001.00 T-002.00	TITLE SHEET & DRAWING LIST ZONING ANALYSIS
2 3	Z-001.00	
4	Z-002.00	
5	Z-003.00	FLOOR AREA COUNT-2
5	Z-004.00	
7	G-001.00	NOTES
8 9	G-002.00	ABBREVIATIONS & LEGEND
	A-100.00	SITE PLAN
10	A-101.00	CELLAR & PARKING LOT PLAN
11	A-102.00	
12	A-103.00	
13	A-104.00	3RD & 5TH FLOOR PLANS
14	A-105.00	4TH FLOOR PLANS
15	A-106.00	
16	A-201.00	NORTH & SOUTH BUILDING ELEVATIONS
17	A - 301.00	
18	EN101.00	
19		COMCHECK REPORT-2
20	A-501.00	
21	A-502.00	WALL, PARTITION TYPES & COLUMN PALN DETAILS
22	A-503.00	ADA ELEVATOR DIAGRAM
23	A-801.00	ADA DIAGRAM
24	A-802.00	DOOR HARDWARE & SCHEDULE

CLIENT:

19 CORONA AVE Realty Inc.

135-14 Northern Blvd., Flushing, NY 11355

ARCHITEC

Craig Whitaker, RA 39 Fifth Ave., New York, New York 10003

(212) 431-7717 STRUCTURE ENGINEER:

Richard Wu, PE

250 Grand Street New York, New York 10002 (212) 941-1642

ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358

	DATE:	REV.	DESCRIPTION:
- 1			

PROJECT:

MIXED USE BUILDING

47 - 11 90th St., ELMHURST, NY 11373

DRAWING TITLE:

TITLE SHEET & DRAWING LIST

DATE: 10-03-2012 PROJECT #:

SEAL & SIGNATURE: DRAWN BY:

DESIGN BY: C, Whitaker

DRAWING #:

T-001.00

ZONING ANALYSIS 1. SITE INFORMATION HOUSE NUMBER(S): PHASE - II DEVELOPMENT: (FILED UNDER THIS APPLICATION) 47-11 90TH ST. (NB #420191777, LOT 10) PHASE - I DEVELOPMENT (APPROVED 08/07/2012): 47-19 90TH ST. (NB #420174885, LOT 52) 47-21 90TH ST. (NB #420174894, LOT 51) 90-05 CORONA AVE. (NB #420174803, LOT 50) 90-07 CORONA AVE. (NB #420174812, LOT 49) 90-09 CORONA AVE. (NB #420174821, LOT 48) 90-11 CORONA AVE. (NB #420174830, LOT 47) 90-13 CORONA AVE. (NB #420174849, LOT 46) 90-15 CORONA AVE. (NB #420174858, LOT 45) 90-17 CORONA AVE. (NB #420174867, LOT 44) 90-19 CORONA AVE. (NB #420174876, LOT 43) TAX MAP: BLOCK 1586. LOT(S) 10, 52, 51, 50, 49, 48, 47, 46, 45, 44 & 43 ZONING DISTRICT: C2-3 IN R6B MAP #: 62,088 S.F.(TOTAL SITE AREA FROM SURVEY BY LOT AREA: PRECISION) 23,153.05 S.F.(TOTAL SITE AREA IN C2-3 ZONING) TOTAL ZONING LOT: 62.088 S.F. TAX LOTS 10, 52, 51, 50, 49, 48, 47, 46, 45, 44 & 43 WILL BE DECLARED AS ONE ZONING LOT AS PER ZR 12-10, DEFINITION OF ZONING LOT QUALITY HOUSING PROGRAM: RESIDENTIAL PORTIONS OF THIS DEVELOPMENT PURSUANT TO THE QUALITY HOUSING PROGRAM 2. USES PHASE - I: PROPOSED A MIXED BUILDING USE GROUP 6 - COMMERCIAL (ZR 32-15) USE GROUP 2 - APARTMENT RESIDENTIAL (ZR 22-12) PHASE - II: USE GROUP 2 - APARTMENT RESIDENTIAL (ZR 22-12) 3. FLOOR AREA SCHEDULE 3A. GROSS FLOOR AREA SCHEDULE CFLLAR 36,180.78 SQ. FT. SQ. FT. 1st FL. (CF): 1st FL. (RES. LOBBY, STAIRS, ELEV.) 17,702.78 SQ. FT. 2nd FL.(RES.): 17.702.78 SQ, FT. 3rd FL. (RES.): 17,702.78 SQ. FT 4th FL. (RES.) 17,702.78 SQ. FT. 5th FL. (RES.): 17,702.78 SQ. FT. = 88,513.90 SQ.FT. RESIDENTIAL GROSS COMMUNITY FACILITY GROSS SO FT = 88,513.90 SQ.FT. TOTAL BUILDING GROSS (REFER TO DWG NO. Z-001-Z-003 FOR GROSS FLOOR AREA DIAGRAMS) 3B. DEFINED ZONING FLOOR AREA SCHEDULE: (AFTER DEDUCTIONS OF MECH. SPACES AS PER ZR 12-10 AND QUALITY HOUSING CORRIDORS AS PER ZR 28-00) CELLAR (ACCESSORY - NOT COUNTED AS ZONING FLOOR AREA)

0.00 SQ. FT

1st FL. (COMMERCIAL): SQ. FT. 1st FL. (RES. LOBBY, STAIRS, ELEV.) 16,397.54 SQ. FT. 2nd FL.(RES.): 15 691 96 SO FT 15.691.96 SQ, FT 3rd FL. (RES.) 15,691.96 SQ. FT. 4th FL. (RES.) 5th FL. (RES.) 15.691.96 SQ. FT. = 79,165.38 SQ.FT. PROPOSED RESIDENTIAL AREA PROPOSE COMMUNITY FACILITY AREA = 79,165.38 SQ.FT.
PROPOSE TOTAL BUILDING AREA = 79,165.38 SQ.FT.

(REFER TO DWG NO. Z-001-Z-003 FOR DEDUCTIBLE AREAS AND ZONING FLOOR AREAS)

4. FLOOR AREA RATIO

ZR 23-145 MAX. PERMITTED F.A.R. FOR RESIDENTIAL= 2.2 (R6, OUTSIDE MANHATTAN CORE, INTERIOR LOT, NARROW STREET BEYOND 100 FT OF A WIDE STREET, QUALITY HOUSING PROPOSED RESIDENTIAL FLOOR AREA = 79,165.38 SQ. FT. PROPOSED RESIDENTIAL F.A.R. = 79,165.38/25,000 = 3.16 ZR 24-11 MAX. PERMITTED F.A.R. FOR COMMUNITY FACILITY = 4.8 PROPOSED COMMUNITY FACILITY FLOOR AREA = SQ. F SQ. FT. PROPOSED COMMUNITY FACILITY F.A.R. = / 25.000 =

ZR 24-162 MAX. COMMUNITY FACILITY F.A.R. IS LIMITED TO 1.0 PROPOSED COMMUNITY FACILITY HAS A F.A.R. OF 0.XX WHICH IS LESS THAN 1.0. (OK)

5. LOT COVERAGE

ZR 23-145: MAX. PERMITTED LOT COVERAGE IN R6 = 60% (INTERIER

PROPOSED LOT COVERAGE =(18,902.78-1,200)/25,000 =17,702.78/25,000 = 70.80% (< 60%, 0K) ZR 24-11 MAX. PERMITTED LOT COVERAGE FOR COMMUNITY FACILITY

= 65% PROPOSED LOT COVERAGE FOR COMMUNITY FACILITY = TOTAL FLOOR AREA OF COMMUNITY FACILITY ON FIRST FLOOR DIVIDED BY LOT AREA (25,000 SQ FT) = x,xxx / 25,000 = 00.0% (< 65%, OK)

6. DENSITY

ZR 23-22: DENSITY FACTOR IN R6 IS 680 MAX. NUMBER OF DWELLING UNITS = MAX. RES. F.A. / 680 = 2.2 x 25,000 / 680 =80.88 (EQUIVALENT TO 81) PROPOSED NUMBER OF DU's: $= 4 \times 10 + 4 \times 5 = 60 < 81$

(OK)

7. YARD REQUIREMENTS

7R 24-34FRONT YARD: NONE REQUIRED: NONE PROVIDED ZR 24-35(b) SIDE YARDS: NONE REQUIRED; NONE PROVIDED ZR 24-36MIN. REQUIRED REAR YARD: 30 FT PROPOSED REAR YARD: 30 FT

8. STREET WALL LOCATION AND HEIGHT AND SETBACK

WALL IS ALSO ON THE STREET LINE.

ZR 24-522(b) FOR QUALITY HOUSING BUILDINGS, THE PROVISIONS OF ZR 23-633 (STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS IN CERTAIN DISTRICTS) SHALL APPLY.

ZR 23-633(a)(2) SINCE THE BUILDING WITH A FRONTAGE OF 250 FT, THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE STREET WALL OF AN ADJACENT EXISTING BUILDING. THE STREET WALL OF ADJACENT EXISTING BUILDING (#131-53 SANFORD AVE) IS ON THE STREET LINE. PROPOSED STREET

ZR 23-633(b) REQUIREMENTS FOR BASE HEIGHT AND BUILDING HEIGHT LISTED IN TABLE: MIN. BASE HEIGHT: 30 FT MAX. BASE HEIGHT: 45 FT MAX BUILDING HEIGHT: 55 FT PROPOSED BASE HEIGHT FOR WEST BUILDING: 43'-6" (< 45" OK) PROPOSED BASE HEIGHT FOR EAST BUILDING: 45'-0" (= 45' OK) PROPOSED BUILDING HEIGHT FOR WEST BUILDING: 43'-6" (< 55' OK) PROPOSED BUILDING HEIGHT FOR EAST BUILDING: 55'-0" (=

ZR 23-633(b)(1) REQUIRED SETBACK ABOVE BASE HEIGHT (NARROW STREET):

PROPOSED SETBACK ABOVE BASE HEIGHT: 15 FT (OK)

ZR 24-552(b) REQUIRED REAR SETBACK: 10 FT (NO PORTION OF A BUILDING THAT EXCEEDS THE MAX. BASE HEIGHT, 55 FT, SHALL BE NEARER TO A REAR YARD LINE THAN 10 FT) PROPOSED REAR SETBACK: 10 FT

9. PARKING

55' OK)

ZR 25-23 REQUIRED NUMBER OF ACCESSORY OFF-STREET PARKING SPACES IS 50% OF THE TOTOAL DWELLING UNITS (QAULITY HOUSING PROGRAM) PROVIDED. TOTAL NUMBER OF DWELLING UNITS = 64 TOTAL NUMBER OF REQUIRED PARKING = $64 \times 0.5 = 32$ TOTAL NUMBER OF PARKING PROVIDED FOR RESIDENTIAL USE = 32 (OK)

ZR 25-31 REQUIRED PARKING SPACES FOR COMMUNITY FACILITY USE (UG 4): 1 PER 800 SQ FT OF AMBULATORY DIAGNOSIS TREATMENT OR HEALTH CARE FACILITIES (A.D.T.H.C.F.) PROPOSED TOTAL FLOOR AREA OF A.D.T.H.C.F. = 12,584.28 SQ REQUIRED PARKING = 12,584.28 / 800 = 15.73 (16)
PARKING FOR A.D.T.H.C.F. MAY BE WAIVED SINCE THE REQUIRED
NUMBER OF 16 IS LESS THAN 25 AS PER ZR 25-33.
NO PARKING IS PROVIDED FOR COMMUNITY FACILITY (A.D.T.H.C.F.) USF.

ZR 25-811REQUIRED BICYCLE PARKING FOR COMMUNITY FACILITY UG 4: 1 PER 10,000 SQ FT OF FLOOR AREA REQUIRED PARKING FOR UG 4 = 12,584.28 / 10,000 = 1.26(1) - BICYCLE PARKING REQUIRED. HOWEVER IT'S WAIVED FOR FSS THAN 3. REQUIRED BICYCLE PARKING FOR (10) WEST BUILDINGS IS WAIVED SINCE EACH BUILDING CONTAINS 4 DWELLING UNITS (10 OR LESS IS WAIVED). REQUIRED BICYCLE PARKING FOR EAST BUILDING IS 10 BECAUSE THE EAST BUILDING HAS 20 DWELLING UNITS. 1 BICYCLE PARKING IS REQUIRED FOR 2 DWELLING UNITS; THEREFORE, 10 BICYCLE PARKING SPACES ARE REQUIRED. 10 BICYCLE PARKING SPACES ARE PROVIDED.

10. QUALITY HOUSING PROGRAM REQUIREMENTS

ZR 28-12 NO STREET TREE PLANTING IS REQUIRED FOR NEW DEVELOPMENTS IN COMMERCIAL DISTRICTS. NO APPICABLE UNDERLYING STREET TREE PLANTING REQUIREMENTS ARE FOUND IN ARTICLE 3, CHAPTERS 3, 4 & 5

ZR 28-20 BUILDING INTERIOR

ZR 28-21 SIZE OF DWELLING UNITS: 400 SQ. FT. = MIN. FLOOR AREA REQUIRED FOR A DWELLING

422 SQ. FT. = FLOOR AREA PROPOSED FOR THE SMALLEST

UNIT

ZR 28-22 WINDOWS: ALL WINDOWS SHALL BE DOUBLE GLAZED.
ALL WINDOWS WILL BE DOUBLE GLAZED.

ZR 28-23 REFUSE STORAGE AND DISPOSAL: 2.9 CUBIC FEET PER DWELLING UNIT IS REQUIRED FOR REFUSE

> 20x 2.9 = 58 CUBIC FEET REQUIRED APPROXIMATELY 773 CUBIC FEET PROPOSED 12 SQ. FT. OF EACH REFUSE ROOM ON A FLOOR WITH DWELLING UNITS CAN BE EXCLUDED FROM THE DEFINITION OF

ZR 28-24 LAUNDRY FACILITIES:

THIS SECTION IS OPTIONAL AND NOT APPLICABLE TO THE PROJECT AS EACH APARTMENT WILL HAVE INDIVIDUAL LAUNDRY FACILITIES. COMMUNAL LAUNDRY FACILITIES WILL NOT BE

7R 28-25 DAYLIGHT IN CORRIDORS:

50 PERCENT OF SQUARE FOOTAGE OF A CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA IF A WINDOW WITH CLEAR, NON-TINTED GLAZED AREA OF AT LEAST 20 SQ. IS PROVIDED IN SUCH A CORRIDOR. DAYLIGHT IS PROVIDED IN ALL CORRIDORS TO COMPLY WITH THIS SECTION

ZR 28-30 RECREATION SPACE AND PLANTING AREAS

ZR 28-31 REQUIRED RECREATION SPACE

3.3% OF RESIDENTIAL FLOOR AREA REQUIRED .033 X 13,796.95 = 455 SQ. FT. RECREATION SPACE

REQUIRED

O SQ. FT. INTERIOR RECREATION SPACE PROVIDED APPROX. 455 SQ. FT. EXTERIOR RECREATION SPACE

PROVIDED

APPROX. 455 SQ. FT. TOTAL RECREATION SPACE IS PROVIDED AT THE REAR OPEN SPACE OF SECOND STORY AND ON THE ROOF OF FIRST STORY.

ZR 28-33 PLANTING AREAS:

THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND THE STREET WALL OF THE BUILDING MUST BE PLANTED.

THE STREET WALL IS ON THE STRRET LINE. THERE WILL BE NO PLANTING AREA PROVIDED.

ZR 28-40 SAFETY AND SECURITY

ZR 28-41 DENSITY PER CORRIDOR

IF A VERTICAL CIRCULATION CORE AND CORRIDOR SERVES 11 DWELLING UNITS OR FEWER, THEN 50 PERCENT OF THE SQUARE FEET OF THE CORRIDOR MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA.

MAXIMUM PROPOSED DWELLING UNITS PER STORY = 4 THEREFORE, 50 PERCENT OF THE SQUARE FEET OF THE CORRIDOR SERVING DWELLING UNITS ON THAT STORY MAY BE DEDUCTED.

CLIENT

19 CORONA AVE Realty Inc.

135-14 Northern Blvd., Flushing, NY 11355

ARCHITECT:

Craig Whitaker, RA 39 Fifth Ave., New York, New York 10003 (212) 431-7717

STRUCTURE ENGINEER:

Richard Wu. PE 250 Grand Street New York, New York 10002 (212) 941-1642

ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358

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PROJECT

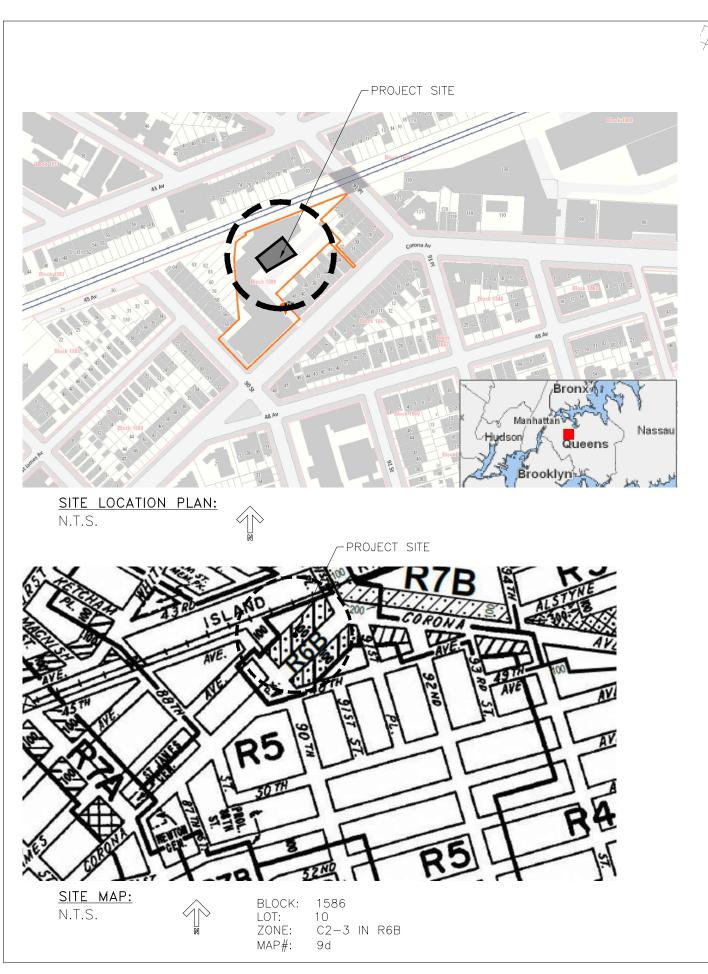
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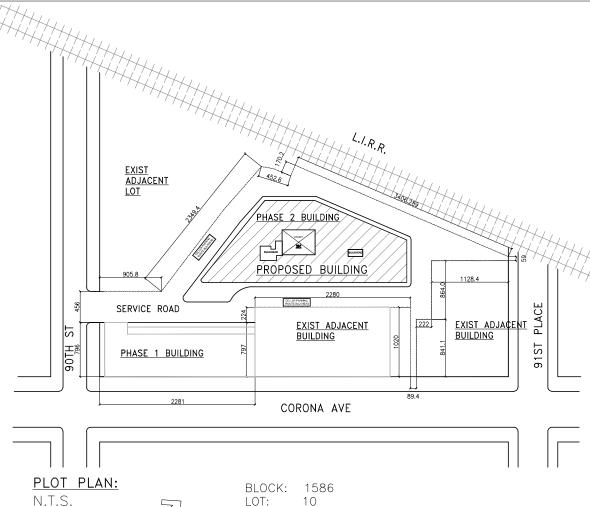
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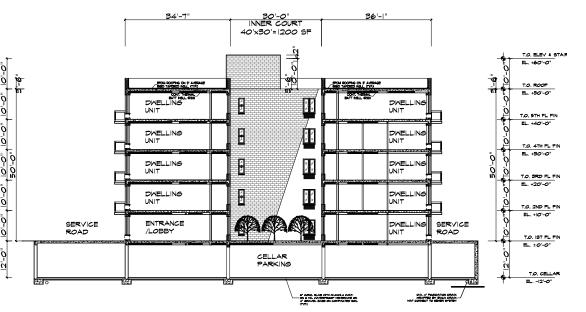
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ZONING **ANALYSIS**

DATE: 10-03-2012	PROJECT #:
SEAL & SIGNATURE:	DRAWN BY:
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C2-3 IN R6B

LOT:

ZONE:

MAP#:

BUILDING ENVELOPE & SKY EXPOSURE PLANE DIAGRAM:

N.T.S.

CLIENT:

19 CORONA AVE Realty Inc.

135-14 Northern Blvd., Flushing, NY 11355

ARCHITECT:

Craig Whitaker, RA 39 Fifth Ave.,

New York, New York 10003 (212) 431-7717

STRUCTURE ENGINEER:

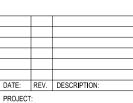
Richard Wu, PE

250 Grand Street New York, New York 10002 (212) 941-1642

ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358



MIXED USE BUILDING

47 - 11 90th St., ELMHURST, NY 11373

DRAWING TITLE:
SITE LOCATION PLAN
PLOT PLAN
SITE MAP
BUILDING ENVELOPE & SKY
EXPOSURE PLANE DIAGRAM

DATE: 10-03-2012 SEAL & SIGNATURE: DRAWN BY:

DESIGN BY: C, Whitaker Z-001.00

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL INSPECT THE SITE AND THE BUILDING PRIOR TO THE SUBMISSION OF HIS/HER PROPOSAL TO FAMILIARIZE HIMSELF/HERSELF WITH THE WORK.
- 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- 3. THE CONTRACTOR SHALL SECURE ALL APPLICABLE PERMITS, ALL REQUIRED SPECIAL INSPECTIONS BY REGISTERED ARCHITECTS OR PROFESSIONAL ENGINEERS, CERTIFICATE OF OCCUPANCY AND ALL NECESSARY APPROVALS FROM THE BUILDING INSPECTORS AND ANY OTHER APPLICABLE AGENCIES. CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTS AND PERMIT FEES. COPIES OF ALL PERMITS MUST BE PRESENTED TO THE BUILDING OFFICE PRIOR TO THE START OF THE APPLICABLE WORK ALL INSPECTIONS AFFIDAVITS SIGN-OFFS AND SO FORTH MUST BE COMPLETED FOR THE ISSUANCE OF A CERTIFICATE OF TEMPORARY OCCUPANCY. COPIES OF THESE DOCUMENTS MUST BE PRESENTED TO THE BUILDING OFFICE. THE SPACE CANNOT BE OCCUPIED UNTIL A TEMPORARY CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED AND A COPY IS PRESENTED TO THE
- 4. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL WORK UNLESS OTHERWISE NOTED.
- 5. THE WORK SHALL COMPLY WITH THE APPLICABLE EDITION OF ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF NEW YORK CITY AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK
- 6. ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.
- 8. ALL MATERIALS, ASSEMBLES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS: (A.) IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD, OR (B.) SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER, OR (C.) APPROVED BY THE BOARD OF STANDARDS AND APPEALS
- 9. DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY, EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS WORK AND DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE OWNER'S OR ARCHITECT'S ATTENTION. ALL DIMENSIONS SHALL BE VERIFIED BEFORE STARTING WORK BY THE RESPECTIVE CONTRACTORS.
- 10. FOR ANY DISCREPANCIES BETWEEN THIS SET OF DRAWINGS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL ALWAYS BID AT A HIGHER COSTS IN TERMS OF MATERIALS AND/OR METHODS OF
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF UP TO ONE YEAR, EITHER FROM THE DATE OF FINAL PAYMENT OR FROM THE OWNER'S MOVE-IN DATE, WHICHEVER IS LATER. OR UNLESS NOTED
- 12. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 MILLION DOLLARS
 OF COVERAGE FOR LIABILITIES AND BODILY INJURIES PER EACH OCCURRENCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE INSURANCE POLICY SHALL ALSO LIST THE OWNER AND THE ARCHITECT AS ADDITIONAL INSURED.
- 13. CONTRACTOR SHALL INCLUDE ALL NECESSARY FEDERAL, STATE, LOCAL AND OTHER APPLICABLE TAXES IN PROPOSAL.
- 14. CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYS TO SECURE ISSUANCE OF INDIVIDUAL CERTIFICATE OF OCCUPANCY FOR EACH LOT

MEANS OF EGRESS:

- 1. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- 2. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT STAIRS LESS THAN 44" IN WIDTH) HAVING FINGER CLEARANCE OF 1-1/2", PROJECTING NOT MORE THAN 3 1/2" INTO THE REQUIRED STAIR WIDTH. THE HEIGHT OF THE HANDRAIL SHALL BE BETWEEN 30" AND 34", ABOVE THE TREAD NOSING OR AS NOTED, HANDRAILS SHALL BE RETURNED TO WALLS AND POSTS AT THEIR TERMINATION. HANDRAILS SHALL BE DESIGNED TO RESIST A SIMULTANEOUS APPLICATION OF A LATERAL FORCE OF 40 P.L.F. AND A VERTICAL LOAD OF 50 O.L.F. AS PER SEC. C27-375(f)(4). TREADS AND LANDINGS SHALL BE BUILT OF, OR SURFÁCED WITH, NON-SKID MATERIAL.
- 3. ILLUMINATION OF AT LEAST 2 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY. DURING OCCUPANCY, IN EXITS AND THEIR ACCESS FACILITIES AS PER C27-381.(a).
- 4. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH AS PER SEC. C27-384.
- 5. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED, IF REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDES FORM ALL PORTIONS OF THE CORRIDOR, OR FLOOR. SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH AS PER SEC. C27-383.
- 6. EXITS SIGNS SHALL BE INTERNALLY LIGHTED HAVING AN INITIAL BRIGHTNESS OF THE LETTERS OF AT LEAST 25 FOOT LAMBERTS. LETTERS SHALL BE RED, THE BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLOCK LETTERING, AT LEAST 6" HIGH, WITH 9/16" STROKES AS PFR SFC, C27-385.

BUILDING DEPARTMENT SET NOTES:

- 1. ALL DRAWINGS AND SPECIFICATIONS SHOWN ARE SCHEMATICS. CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO EXECUTE ALL MPLICIT AND EXPLICIT WORK AS INTENDED IN THE SCHEMATIC DOCUMENTS.
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITIES TO DISCUSS THE FOLLOWING ITEMS LISTED BELOW WITH THE OWNER PRIOR TO CONTRACT. HOWEVER, THE ITEMS SHALL NOT LIMITED TO THE FOLLOWINGS: A. METHODS OF CONSTRUCTION, B. CONSTRUCTION DETAILS, C. ALL ENCLOSED AND EXPOSED MATERIALS AND FINISHES.
- 3. ALL WORK SHALL BE EXECUTED ACCORDING TO ALL APPLICABLE GOVERNMENTAL REGULATIONS AND BUILDING INDUSTRY STANDARDS.
- 4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ASPECTS OF CONSTRUCTION WITH SUBCONTRACTORS AND TO COMPLETE ALL WORKS AS PER THE INTENT OF THIS SCHEMATIC DRAWINGS.

BUILDING SHALL COMPLY WITH N.Y.C. 2008 BUILDING CODE TYPE I-B CONSTRUCTION TYPE

ALL DRAWINGS ARE IN COMPLIANCE WITH (1.) 2008 CONSTRUCTION ADMINISTRATIVE CODE. (2.) 2008 PLUMBING CODE. (3.) 2008 MECHANICAL CODE, (4.) 2008 FUEL/GAS CODE.

MULTIPLE DWELLING LAW NOTES:

- 1. ALL APARTMENT ENTRANCE DOOR TO BE MINIMUM 3'-0" x 7'-0" APPROVED FIRE PROOF, SELF CLOSING DOOR ASSEMBLY,
- 2. ALL FIRE PROOF SOLID CORE DOORS TO BE MINIMUM OF 1 HOUR UNLESS OTHERWISE NOTED.
- 3. ALL PARTITIONS BETWEEN APARTMENTS SHALL BE FIRE STOPPED AS PER SECTION 24 M.D.I.
- 4. SOUND PROOFING BETWEEN APARTMENT SHALL COMPLY WITH SECTION 84 OF M.D.L
- 5. PUBLIC HALL PARTITIONS SHALL BE FIRE STOPPED AS PER SECTION 152 AND 234 OF M.D.L.
- 6. GAS RANGES SHALL BE MEA—APPROVED AND/OR BSA—APPROVED AS PER SECTION 33 OF M.D.L.
- 7. MAINTAIN MINIMUM 2'-0" CLEARANCES ABOVE GAS RANGES.
- 8. ALL BATHROOMS SHALL HAVE CERAMIC TILE FLOOR AND MINIMUM 6" CERAMIC TILE SANITARY TYPE COVE BASE AT PERIMETER OF FLOOR AND "WR" GYPSUM BOARD FINISH ON WALLS (BSA NO. 486-39SM), AS PER SECTION 76 OF M.D.L.
- 9. ALL BATHROOM WINDOWS TO HAVE TRANSLUCENT GLASS.
- 10. PREMISES SHALL COMPLY WITH SECTION 64 M.D.L., LIGHTING, GAS METERS AND APPLIANCES.
- 11. HOUSE NUMBERS SHALL BE PROPERLY DISPLAYED AS PER SECTION 886 OF THE NEW YORK CITY CHAPTER
- 12. PROVIDE GOVERNMENT APPROVED TYPE MAIL BOXES AS INDICATED ON DRAWINGS, AS PER SECTION 57 M.D.L
- 13. PROVIDE BELLS IN ENTRANCE LOBBY AS PER SECTION 57
- 14. PROVIDE BELLS AT EACH APARTMENT ENTRANCE DOOR AS PER SECTION 57 OF M.D.L.
- 15. PROVIDE PEEPHOLES IN EACH APARTMENT ENTRANCE DOOR AS PER SECTION 51 OF M.D.L.
- 16. PROVIDE FRONT AND REAR YARD LIGHTING AS PER SECTION 26. SUB. 7 AND SECTION 35 OF M.D.L.
- 17. PROVIDE HALL LIGHTS AS PER SECTION 37 AND 21 OF M.D.L.
- 18. ALL STAIRS SHALL COMPLY WITH SECTION 35 OF M.D.L.
- 19. PROVIDE HEAVY DUTY, SELF LOCKING LATCHES AND CHAIN GUARDS ON ALL APARTMENT DOORS
- 20. ALL EXTERIOR STEPS TO COMPLY WITH SECTION 52 OF M.D.L.
- 21. PROVIDE SKYLIGHTS IN STAIR BULKHEADS AS PER SECTION 217 OF M.D.L.

SUBMITTAL NOTE:

THE FOLLOWING APPLICATIONS WILL BE FILED SEPARATELY:

- 1. STRUCTURAL, EXCAVATION & FOUNDATION
- 2. PLUMBING, MECHANICAL & SPRINKLER
- 3. FIRE ALARM
- 4. B.P.P. 5 ROILER
- 6. ELEVATOR
- 7. CURB CUTS/SIDEWALK SHAD

HOUSING MAINTENANCE NOTES:

- 1. BUILDING SHALL COMPLY WITH SECTION D26-16.04 HMC. DRAINAGE OF ROOFS.
- 2. BUILDING SHALL COMPLY WITH SECTION D26-17.01 HMC. CENTRAL HEATING.
- 3. BUILDING SHALL COMPLY WITH SECTION D26-17.08 HMC. SUPPLY HOT WATER.
- 4. BUILDING SHALL COMPLY WITH SECTION D26-19.07 HMC. LIGHTS NEAR ENTRANCE WAYS AND IN YARDS
- 5. BUILDING SHALL COMPLY WITH SECTION D26-19.05 HMC. LIGHTING IN PUBLIC HALLWAYS AND STAIRS.
- 6. BUILDING SHALL COMPLY WITH SECTION D26-20.01 HMC. PEEPHOLES IN ENTRANCE DOORS TO **APARTMENTS**
- 7. BUILDING SHALL COMPLY WITH SECTION D26-20.02 HMC. MAIL.
- 8. BUILDING SHALL COMPLY WITH SECTION D26-20.03 HMC. FLOOR SIGNS TO INDICATE FLOORS IN MULTIPLE DWFLLING
- 9. BUILDING SHALL COMPLY WITH SECTION D26-20.05 HMC. STREET NUMBERS ON THE DWELLING.
- 10. BUILDING SHALL COMPLY WITH SECTION D26-14.01 HMC. REGISTRATION TO THE FILE.
- 11. BUILDING SHALL COMPLY WITH SECTION D26-14-03 HMC. RECEPTACLES FOR REFUSE.
- 12. BUILDING SHALL COMPLY WITH SECTION D26-14.05 HMC. COLLECTION OF REFUSE.
- 13. BUILDING SHALL COMPLY WITH SECTION D26-41.15 HMC. POSTING OF SERIAL NUMBER.

ENERGY CODE PROFESSIONAL STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATION ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE (IECC 2009 VERSION) OF NEW YORK STATE.

CARBON MONOXIDE DETECTOR NOTE:

HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM.

SPECIAL INSPECTION:

SOILS — SITE PREPARATION SOILS — FILL PLACEMENT & IN—PLACE DENSITY	ВC	1704.7.1 1704.7.2, 1704.7.3
SOILS — INVESTIGATIONS (BORINGS/TEST PITS) TR4 FIRE STOP, DRAFT STOP, AND FIRE BLOCK SYSTEMS STRUCTURAL SAFETY — STRUCTURAL STABILITY MASONRY CONCRETE — CAST—IN—PLACE CONCRETE TEST CYLINDERS SPRINKLER SYSTEMS STANDPIPE SYSTEMS	BC BC BC BC BC	1704.7.4 1704.25 1704.19 1704.5 1704.4 1905.6 1704.21 1704.22

CLIENT

19 CORONA AVE Realty Inc.

135-14 Northern Blvd Flushing, NY 11355

ARCHITECT:

Craig Whitaker, RA 39 Fifth Ave., New York, New York 10003 (212) 431-7717

STRUCTURE ENGINEER:

Richard Wu. PE 250 Grand Street New York, New York 10002

(212) 941-1642 ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358

DATE:	REV.	DESCRIPTION:			
PROJECT:					

MIXED USE BUILDING

47 - 11 90th St.

ELMHURST, NY 11373

DRAWING TITLE:

NOTES

DATE: 10-03-2012 PROJECT #: SEAL & SIGNATURE: DRAWN BY: DESIGN BY: C. Whitaker DRAWING #

√G−001.00

N.Y.S. ENERGY CONSERVATION CONST. CODE NOTES

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

APPLICABLE THERMAL TRANSMITTANCE VALUES FOR BUILDINGS REGULATED BY SECTION PART 4 (7813)				
		RES. 3 STORIES	THAN 3	ALL BUILDINGS INCLUDING RESIDENTIAL OVER 3 STORIES
MAX. Uo (WALLS)	.18	.29	.30	.36
MAX. Uo (ROOF/CEILINGS)	.05	.05	.08	.08
MAX. Uo (FLOOR OVER UNHEATED SPACES)	.05	.05	.08	.08
MIN. R (SLAB EDGE TO 24" INSIDE)	10	10	5.0	5.0
MAX. Uw (BASMT/CELLAR WALLS)	.09	.09	.20	.20

NOTE: 1. FOR RESIDENTIAL BUILDINGS, THE FOLLOWING THERMAL

TRANSMITTANCES MAY NOT BE EXCEEDED:

EXTERIOR WALL Uw = .08

GLAZING Uq =58

ENTRANCE DOORS Ud = .40

2. FOR BASEMENT WALLS BELOW GRADE, THE "R" VALUE SHALL INCLUDE ALL WALL OF THE THERMAL RESISTANCE OF THE WALL COMPONENTS.

GENERAL CRITERIA:

I. GLAZING- NOT TO EXCEED AREAS INDICATED IN E 402.Ic

2. FLOORS OVER UNHEATED SPACES — INSULATION IS OMITTED WHEN FOUNDATION WALLS ARE INSULATED TO PROVIDE THERMAL RESISTANCE IN COMPLIANCE WITH TABLE 4-1 AND 4-2 AND FOUNDATION WALL VENTS ARE PROVIDED WITH CLOSABLE DAMPERS.

3. ALL INSULATION THE WINTER WARM SIDE.

4. INSULATION SHALL BE INSULATED IN A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE AND SILL LINES AND CORNERS.

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

- B. INDOOR DESIGN TEMPERATURE: MAXIMUM OF 72 DEGREE F FOR HEATING AND A MINIMUM OF 78 DEGREE F FOR COOLING (E 202.0) CONCRETE.
- C. <u>OUTDOOR DESIGN TEMPERATURE</u>; WINTER DESIGN DRY BULB TEMPERATURE IS DEGREE F SUMMER DESIGN DRY BULB TEMPERATURE 89 DEGREE F (TABLE 2-2)
- D. INFILTRATION: ALL WINDOWS AND DOORS SHALL CONFORM TO SECTION E 402.4 AND TABLE 4-4. MANUFACTURER TO SHOW RATING ON UNITS OR DISPLAY PROOF OF SAME. FIREPLACES CONFORM TO DIAGRAM 5-7. 20 CFM MAXIMUM WITH DAMPERS CLOSED.
- E. R VALUES OF INSULATING MATERIALS SHALL BE AS INDICATED ON PLANS.
- F. EQUIPMENT SYSTEM CONTROL. SIZE & TYPE OF APPARATUS:
- 1. TEMPERATURE CONTROLS ON EACH HEATING OR COOLING SYSTEM. HEAT CONTROL ONLY.
 ADJUSTMENT RANGE BETWEEN 45 DEGREE F AND 75 DEGREE F. COOLING CONTROL ONLY,
 ADJUSTMENT RANGE BETWEEN 70 DEGREE F AND 85 DEGREE F. HEATING AND COOLING CONTROL, ADJUSTMENT RANGE BETWEEN 45 DEGREE F AND 85 DEGREE F, IN ADDITION THE THERMOSTAT SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF 10 DEGREE F BETWEEN FULL HEATING AND FULL COOLING
- 2. HUMIDITY CONTROLS, WINTER HEATING 30% AX. SUMMER COOLING 60% MIN. (E 403 3b)
- 3. ZONING FOR TEMPERATURE CONTROL, APPLICABLE SPECIFICATIONS OF E 403 3c SHALL APPLY.
- 4. MECHANICAL VENTILATION, SPECIFICATIONS OF E 403.6 REGARDING SHUTOFF DAMPERS AND VOLUME CONTROLS SHALL APPLY.
- 5, PIPING INSULATION, (E 403.9). ALL PIPING INSTALLED TO SERVICE BUILDINGS AND WITHIN BUILDINGS SHALL BE INSULATED IN ACCORDANCE WITH TABLE 4-5. ADDITIONAL INSULATION WITH VAPOR BARRIERS SHALL BE PROVIDED WHERE REQUIRED TO PREVENT CONDENSATION. INSULTION IS NOT REQUIRED FOR, 1. PIPING CARRYING FLUIDS BETWEEN 55 DEGREE F AND 120 DEGREE F WHEN NOT REQUIRED FOR ENERGY CONVERSATION PURPOSES, 2. WHEN HEAT LOSS OR GAIN FROM THE PIPING DOES NOT INCREASE THE ENERGY REQUIREMENTS OF THE BUILDING.
- 3, 1 AND FAMILY RESIDENTIAL WHICH HAVE INSULATED WALLS IN BASEMENT/CELLARS OR UNVENTILATED CRAWL SPACES ARE EXEMPT.
- 6, <u>DUCT SYSTEM INSULATION</u>, R VALUES CONFORM TO VALUES DERIVED FROM FORMULA IN SECTION E 403.10 WITH EXCEPTIONS AS NOTED, ADDITIONAL INSULATION WITH VAPOR BARRIER SHALL BE PROVIDED TO PREVENT CONDENSATION.
- 7. <u>DUCT CONSTRUCTION</u>, SHALL CONFORM TO E 403. II AND APPLICABLE REFERENCE STANDARDS.
- 8. BALANCING, HVAC SYSTEM DESIGN SHALL PROVIDE A MEANS FOR BALANCE AIR AND WATER SYSTEMS AS PER E 403.12
- 9. HVAC EQUIPMENT PERFORMANCE REQUIREMENTS DESIGN OF CONTROLS AND OTHER COMPONENTS OF THE HVAC SYSTEM SHALL COMPLY WITH E 403.13
- 10. SERVICE WATER HEATING HOT WATER FOR DOMESTIC. SANITARY AND SWIMMING POOL PURPOSES SHALL BE GENERATED AND DELIVERED FOLLOWING THE CRITERIA FOR DESIGN AND EQUIPMENT SELECTION SET FORTH IN SECTIONS E 404.3 TO E 404.9
- G. <u>ELECTRICAL LIGHTING AND POWER DESIGN</u>, THE ELECTRICAL POWER DISTRIBUTION AND LIGHTING SYSTEM SHALL CONFORM TO THE REQUIREMENT OF SECTIONS E 405.2 AND 405.3 WITH THE FOLLOWING EXCEPTION: 1 AND 2 FAMILY DWELLING AND DWELLING PORTIONS OF OTHER RESIDENTIAL BUILDING ARE EXEMPT FROM THE REQUIREMENTS OF SECTION E 405.3. LIGHTING POWER BUDGET.

LEGENDS:

101 ROOM NUMBER

(101) DOOR NUMBER

PARTITION INDICATOR (REF. A501 & A502)

(#> $\langle W1 \rangle$

WINDOW NUMBER MAJOR SECTION



DETAIL OR MINOR SECTION
DETAIL NUMBER
SHEET NUMBER



INTERIOR ELEVATION
DETAIL NUMBER
SHEET NUMBER

◆ ELEVATION INDICATOR



KEYNOTE INDICATOR



REVISION INDICATION

N.Y.C. APPROVED SMOKE & CARBON MONOXIDE DETECTOR S

-E- N.Y.C. APPROVED EXIT LIGHT



N.Y.C. APPROVED SPRINKLER HEAD

FILLED STEEL BOLLARD EMBEDDED IN CONC. SLAB (TYP.)

LEGEND













NEW DOOR AND FRAME 3'-0" MIN. WIDTH, 7'-0" MIN. HEIGHT



NEW FIRE PROOF SELF-CLOSING DOOR AND FRAME 3'-0" MIN. WIDTH, 7'-0" MIN. HEIGHT



NYC APPROVED 2 HEADS RECESSED EMERGENCY LIGHT WITH BATTERY BACKUP BY ATLITE



NYC APPROVED 3 RECESSED HEADS EMERGENCY LIGHT WITH BATTERY BACK UP BY ATLITE

NIC NOT IN CONTRACT

ABBREVIATIONS:

CONDUIT

ARANDON

ARDN

ABDN. ACCMP(F) A.F.F. A.D.R. A.D.D. A.N.T. A.V. A.W. AC.BD. AC.T. ADD. AC.T. AC.C.U. A.H.U.	ABANDON ABOVE ASPHALT COATED CORRUGATED METAL PIPE ASPHALT COATED CORRUGATED METAL PIPE (FULLY PAVED) ABOVE FINISH FLOOR ACCESS DOOR ACCES	C. CONN. CONST. C.B.O. CONT. C.B.O. CONT. C.L.L. C.B. C.J. CONTR. CV. C.T. CMU CORR. CITR. CITR. CITR. CISK. COV. COV. CITR. COV. COV. COV. COV. COV. COV. COV. COV	CONDUIT CONNECTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONITRACT CONTRACT CONTRACT CONTRACT CONTRACT CONTRACTOR COLING TOWER CONCETE MASC CORREDOR COUNTER COUNTERSINK COU
ALR. ALUM. AMP. L ANN. ANDD. APPROX. ARCH. A.D. ARWY. ASPH. A.T. ATT. ATT. AVIG. AVG. A OF CA A.V.	ALARM ALTERNATE ALUMINUM AMOUNT AMPERE ANOLE ANDIZED APPROVED APPROVIDE APPROVIMATE AREAWY ASPHALT AUTOMATIC AUTOMATIC AUTOMATIC CAUTOMATIC	DMPR. DMPG. DEG. OR DI. DET. DIA. DIFF. DIAS. DIST. DOM. DR. DN. DR. DN. DWG. D.I. DI.I. DT. DED. DED. DED. DWG. D.I. DT. DED. DED.	DAMPER DAMPROFING DEGREE DEIONIZED WATE DEIONIZED WATE DEIONIZED WATE DETAIL DIAGRAM DIAGRAM DISTANCE DOMESTIC DOOR DOWN DOWN DOWN DUSTINGHT IRON DUSTINGHT IRON DUSTINGHT DEPOSITORY
"B" B.O.W. B.V. B.V. B.P. B.D. B.P. B.D. B.M. BET. BEV. BEV. BEV. BEV. BEV. BEV. BEV. BEV	"B" LABEL DOOR BACK OF WALL BALL VALVE BALL VALVE BASSE PILATE BEAD, BOARD BEARING BEANNG BEANNG BENCH MARK BETWEEN BITUMINOUS BILANK OFF BILOKING BOARD BOLOKING BOARD BOILOM BOTTOM OF CURB BOTTOM OF C	EA. E. C. P. ELEC. CAB. ELEC. CAB. EW.C.H. EL. ELEY. ELEY. ELEY. E.S.H.E.W. E.S.H.E.W. E.S.H.E.W. E.S.H.E.W. EX. EX. EX. EX. EX. EX. EX. EX. EX. EX	EACH EAST EDGE OF PAVEM EAST EDGE OF PAVEM ELECTRIC ELECTRIC AL CAB ELECTRIC WATER HANDICAPPED ELEVATION ELEVATION ELEVATION EMERGENCY SHE EME
C.I. S.P. C.B. CLIS. P. C.B. CLIG. C.D. C.G. C.G. C.H. C.G. C.H. C. C. C. C.H. C. C. C. C. C.H. C. C	CASI IRON SOIL PIPE CATCH BASIN CEILING CEILING CEILING CEILING GRILLE CEILING GRILLE CEILING GRILLE CEILING GRILLE CEILING REGISTER CEMENT CEMET TO CENTER CEPAMEN TILE CHALK BOARD CHANGE CHANGE CHANNE CHECK VALVE CIRCUIT CLEANOUT WALL PLATE CLEAN OUT CLEANOUT WALL PLATE CLEAN GLASS CLOSET COLD WATER COLLOWN CONCERTE COLLOWN CONCERTE MASONRY UNIT CONDENSATE PUMP & RECEIVER	FAB. F.C. F.C. F.P.M. FIN. F.G. F.A.C.P. F.B.C. F.E.W./CAB F.H.C. F.H.R. F.H.P. F.S.P. FIXT, F.L. F.D. F.D. F.D. F.D. F.D. F.D. F.C. F.C	FABRIC FAN COIL FAN COIL FAN COIL FEET OR FOOT FEET PER MINUT FINISH, FINISHE FINISH, FINISHE FINISH, FINISHE FINISH, FINISHE FIRE FINISH FIRE EXTINOUS FIRE EXTINOUS FIRE EXTINOUS FIRE EXTINOUS FIRE FINISH FILOR FILO

ONN. ONST.	CONDUIT CONNECTION CONSTRUCTION	GA. GAL. G.P.M. GALV.	GAGE, GAUGE GALLON GALLONS PER MINUTE
ONST. C.B.O. CONT. C.L.L. C.J. CONTR. CV. C.T. CORR.	CONSTRUCTION BY OTHERS CONTINUOUS, CONTINUE CONTRACT LIMIT LINE CONTROL BOX (AIR VOLUME) CONTROL JOINT CONTRACTOR CONTRAC	G.R.S.	GALVANIZED GALVANIZED RIGID STEEL GALVANIZED IRON
C.B. C.J. CONTR.	CONTROL BOX (AIR VOLUME) CONTROL JOINT CONTRACTOR	G. GG/GV G.F. G.V.	GAS GAS GATE WITH GAS VALVE GROUND FACE
CV. C.T.	CONVECTOR COOLING TOWER	G.V. GEN. G.C.	GROUND FACE GAGE VALVE GENERAL CENERAL CONTRACTOR
ORR. ONTR.	COUNTER	GL. G.B.	GENERAL CONTRACTOR GLASS, GLAZE GRAB BAR
TR. TSK. RS	CENTER COUNTERSINK COURSES	GR. G.L. GF.	GRADE GRADE LINE GROUND-FAULT
CORR. CNTR. CTR. CTSK. CRS. COV. COV. P.	COURSES COVER COVER PLATE	G.L. GF. GYP. GYP. BD.	GYPSUM GYPSUM BOARD
U. FT. C.F.M. C.F.S. CU. YD.	COVER PLATE CUBIC FEET CUBIC FEET PER MINUTE CUBIC FEET PER SECOND CUBIC YARD	H.D.	HEAT DETECTOR
ONF.	CONFERENCE	HADICAP. HDWD. HRDE.	HANDICAP, HANDICAPPED HARDWOOD HARDWARE
MPR. MPFG.	DAMPER DAMPROOFING	H.H. H.P. H.P.S. H.X.	HAND HOLE HORSEPOWER
EG. OR	DEGREE DEJONIZED WATER DEMINERALIZED WATER	HIR.	HIGH PRESSURE SODIUM HEAT EXCHANGER HEATER
)M.)EPT.)ET.	DEMINERALIZED WATER DEPARTMENT DETAIL	HTG. H.V. HGT.	HEATING HEATING-VENTILATING HEIGHT
DIAG. DIA., DIFF.	DIAGRAM DIAMETER	н.Р. Н.М.	HIGH POINT HOLLOW METAL
NST. OM.	DIFFUSER DISTANCE DOMESTIC	HORIZ. HP. H.B.	
OR. ON. OWG.	DOOR DOWN	H.W. H.W.C. W.H.	HOSE BIBB HOT WATER HOT WATER CIRCULATION WATER HEATER
).l.).l.	DRAWING DROP INLET DUCTILE IRON DUSTTIGHT	HR. HYD.	HOUR HYDRANT
T. EP.	DEPOSITORY	IN. OR "	INCH OR INCHES
Α.	EACH EAST	INCL. INF.	INCH OR INCHES INCLUSIVE, INCLUDE INCLUDING INFORMATION
LEC.	EAST EDGE OF PAVEMENT ELECTRIC ELECTRICAL CABINET ELECTRIC WATER COOLER ELECTRIC WATER COOLER HANDICAPPED ELEVATION	I. I.P.S. I.D.	IRON IRON PIPE SIZE INSIDE DIAMETER
.W.C. .W.C.H.	ELECTRICAL CABINET ELECTRIC WATER COOLER ELECTRIC WATER COOLER	INSUL. INT.	INSULATION INTERIOR
L. LEV.	FI FVATOR	INTER. INV. EL.	INTERMEDIATE INVERT ELEVATION
L. LEV. MER. .E.W. .S.H.E.W.	EMERGENCY EMERGENCY EYE WASH EMERGENCY SHOWER AND EYE	JAN. S.S.K.	JANITOR JANITOR (SERVICE) SINK
.S. NCL.	WASH EMERGENCY SHOWER ENCLOSURE	JT. J.B.	JOINT JUNCTION BOX
NT. Q.		K.S.	KNEE SPACE
QUIP. XCAV. XH.	EQUAL EQUIPMENT EXCAVATED FXHAUST	K.P. KW. KIT.	KICKPLATE KILOWATT KITCHEN
.F. .G.	EXHAUST EXHAUST FAN EXHAUST GRILLE EXHAUST REGISTER	K.0.P.	KNOCK OUT PANEL
NT. Q. QUIP. XCAV. XH. .F. .G. .R. X XIST. X. GR. XP. JT. XYP. JT. XXI.	EXIT SIGN EXISTING EXISTING GRADE	LAB. LAD.	LABORATORY LADDER
X. GR. XP. XP. JT.	EXPANSION	LAM. LAV. LAV.H.	LAMINATED LAVATORY LAVATORY HANDICAPPED
XT. .I.F.S.	EXPANSION JOINT EXTERIOR EXTERIOR INSULATION	LDR. L.C.C. LGTH.	LEADER LEAD COATED COPPER LENGTH
AB.	& FINISH SYSTEM FABRIC	LEV. LT.	LIGHT
.C. T. OR ' .P.M.	FAN COIL FEET OR FOOT FFFT PFR MINUTE	LGT. LP. LTWT.	LIGHTING LIGHTING PANEL LIGHTWEIGHT
AB. .C. T. OR .P.M. IN. .G.	FARN COIL FEET OR FOOT FEET PER MINUTE FINISH, FINISHED FINISH GRADE	LIN. FT. L.E.C.P.	LINEAR FEET LOCAL ELECTRIC CONTROL PANEL
.A. .A.C.P.	FIRELINE FIRE ALARM FIRE ALARM CONTROL PANEL	L.P. LOC.	LIGHTING PANEL LOCATION
.D.C. .E. .E.W./CAB	FIRELINE FIRE ALARM FIRE ALARM CONTROL PANEL FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER WITH CABINET FIRE HOSE CABINET	LKR. L.P.	LOCKER LOW POINT
H.C.	CABINET FIRE HOSE CABINET FIRE HOSE RACK	MACH. MACH. RM.	MACHINE MACHINE ROOM
.H.C. .H.R. .H. .S.P. IXT.	FIRE HOSE CABINET FIRE HOSE RACK FIRE HYDRANT FIRE STANDPIPE	M.B. M.H. MFR.	MAIN BREAKER MANHOLE MANUFACTURER
1 X.	FIXTURE FLASHING FLEXIBLE	MAR. MK.	MARBLE MARK
L. .D.	FLOOR FLOOR DRAIN FLOOR DRAIN WITH FUNNEL KITCHEN FLOOR DRAIN	MAS. M.O. M.P.S.	MASONRY MASONRY OPENING MAIN PRESSURE SWITCH
DK. .S.	FLOOR DRAIN WITH FUNNEL KITCHEN FLOOR DRAIN FLOOR SINK FLOW SWITCH FLUORESCENT FOOTING FORCE MAIN	M.U. MATL.	MASONRY UNITS MATERIAL
LUOR. TG.	FLUORESCENT FOOTING	MECH. M.J.	MECHANICAL MECHANICAL JOINT
DNI.	FORCE MAIN FOUNDATION FRAME	M.E.R.	MECHANICAL EQUIPMENT ROOM
.0.	FRESH AIR INTAKE FUEL OIL FULL SIZE		
S.	FULL SIZE		

GA.

GAGE, GAUGE

MET. MEZZ. MIN. MIR.	MEMBRANE WATERPROOFING METAL MEZZANINE MINIMUM MIRROR MISCELLANEOUS MONUMENT MOP SINK MOTOR, MOTORIZED MOULDING MOUNTED MULLION	SAN. SCHE S.D. SECT SER. SER. S.S.K SH. SH. SH.H SH.H SIM.
N. N.I.C. N.T.S. NO.	NOMINAL NORMALLY CLOSED NORMALLY DPEN NORTH NOT IN CONTRACT NOT TO SCALE NUMBER	SK. S.U. S.D. S.C. S.I. S. SPEC SQ. SQ.
DZ.	OFFICE ON CENTER OPENING OPPOSITE OUNCE OUNCE OUNCE OUNCE OUTSIDE AIR INTAKE OUTSIDE DIAMETER OUTSIDE FACE OVERALL	SQ. SQ. SQ. STD. S.D. STA. STA. STL. STOR ST. S.L. S.A. S.A.
PR. PNL. P.B. P.T.D. P.T.R.	POLE PAINTED PAIR PAINE PANEL PANEL PANEL BOX (ELECTRICAL) PAPER TOWEL DISPENSER PAPER TOWEL RECEPTACLE	S.G. S.R. SUPF SUSF SWBI SW.
PARIN. PVMT. PVG. PERFOR. PLAS. P. LAM. PL.	PARTITION PAVEMENT PAVING PERFORATED PLASTIC LAMINATE PLATE (LASS PLUMBING PLYWOOD PULSHED	T.B. T.BD. TS&V TELE TEL. T.V. TEMP.PL T.H. THER
B. OR #	POUNDS POUNDS PER SQ. FT.	THK. M. KIP. THRE THRU T.B.D T FI
P.B. PROP.	POUNDS PER SQ. IN. POWER POWER POWER PANEL PLUGMOLD PREFABRICATED PROCESS DRAIN PROCESS WATER PROPOSED PUMP PUSH BUTTON PROPERTY LINE PROPERTY LINE PROPERTY LINE	T & T.C. T.F. T.P. T.O.S T.W. T.R. TRAN T.G. TXF.
2.0.s. 2TY. 2TR.	PROVIDED BY OTHER SECTIONS QUANTITY QUARTER	T. OI TYP. 1" U
RAD. RAD. ENCL. R. R.S.	RADIATOR, RADIUS RADIATOR ENCLOSURE RADIUS RAPID START	UNF. U.H. U.V. U.N.(UR. UR.H
R.P. RECEPN. REC. REF. REFRIG. RGTR. R.H.C. REINF.	RADIATOR ENCLOSURE RADIUS RAPID START RECEIVING RECEPTACLE PANEL RECEPTION RECESS REFERENCE REFERENCE REFRIGERATION REGISTER	V. VAC. V.C.T VENT VERT VEST.
K.H.C. REINF. R.C.P. RELOC. REQD. REQMT. RESIL. RET.	REHEAT COUL REINFORCEMENT REINFORCED CONCRETE PIPE RELOCATED REQUIRED REQUIREMENT RESULIENT RESILIENT RETIUN	VIB. V.W. V.A.T. V.T.R V.W.C VIT. VIC.P VOL.
r.a. R.a.f. R.G. R.R. REV. R.S.C. R. R.C.V. RF.	RETURN AIR RETURN AIR FAN RETURN GRILLE RETURN REGISTER REVISION RIGID STEEL CONDUIT RISER RISER CONTROL VALVE	WAIN: W.H. W.C. W.C.H W.P. WT. WP.
R.A.C.U. R.A.H.U.	ROOF ROOF AIR CONDITIONING UNIT ROOF AIR HANDLING UNIT	WGT. WF. W/R

R.A.H.U. R.D.

·.	MEMBRANE WATERPROOFING METAL METAL MINIMUM MIRROR MISCELANEOUS MISCELANEOUS MODERNIK MOTOR, MOTORIZED MOUNTED MULLION		SAN. SCHED. S.D. SECT. SER. CL. S.S.K. SWR. SH. MET. SH.R. SH.R. SH.R. SK.	SANITARY SCHEDULED SCHOOL SET SCOTION SERVICE SERVICE SERVICE SINK SEWER SHEET SHEET METAL SHOWER SHOWER SHOWER SHOWER SINLAR SHOWER SINLAR SINLAR SINLAR SCHOOL SET SERVICE SINLAR SEVER SHEET SHEET SHEET SHEET SHEET SHOWER SIMILAR SINLAR
	NOMINAL NORMALLY CLOSED NORMALLY OPEN NORTH NOT IN CONTRACT NOT TO SCALE NUMBER	0,	S.U. S.D. S.C. S.I. S. SPEC. SQ. SQ. FT.	SITE UTILITIES SMOKE DAMPER SOLID CORE SOUND INSULATION SOUTH SPECIFICATIONS SQUARE SQUARE SQUARE STANNLESS STEEL
	OFFICE ON CENTER OPENING OPENING OPPOSITE OUNCE ORIENTED STRAND BOARD OR APPROVED EQUAL OUTSIDE AIR INTAKE OUTSIDE DIAMETER OUTSIDE FACE OVERALL POLE		S. STL. STD. S.D. S.P. STA. STM. STL. STOR. ST. S.L. STRUCT. S.A. S.A.F. S.G. S.G. SUPP.	STANLESS STEEL STANDARD SMOKE DETECTOR STATIC PRESSURE STATION STEEL STEAM STEEL STORAGE STREET STREET LINE STRUCTURAL SUPPLY AIR SUPPLY AIR SUPPLY GRILLE
	PAINTED PAIR PANEL PANEL BOX (ELECTRICAL) PAPER TOWEL DISPENSER PAPER TOWEL RECEPTACLE	0,00	SUSP. SWBD. SW.	SUPPORT SUSPENDED, SUSPENSION SWITCHBOARD SWITCHGEAR
L	PARTITION PAVEMENT PAVING PERFORATED PLASTIC PLASTIC LAMINATE	T TEMP T T T T T T T T T T T T T T T T T T T	.BBBBBBBBBB.	TEST BORING TACKBOARD TAPPING SLEEVE AND VALVE TELEPHONE TELEPHONE TELEPHONE TELEVISION TEMPERATURE TELEVISION TEMPERATURE THERWORSTAT THICKNESS THOLE THERWORSTAT THICKNESS THOUSAND POUNDS THRESHOLD THROUGH TO BE DEMOLISHED TOILET ENCLOSURE TONGUE & GROOVE TOP OF CARB TOP OF FRAME TOP OF FRAME TOP OF STEEL TOP OF TERMINE TRANSFER GRILLE TRANSFER GRILLE TRANSFORMER TRANSFORMER TRANSFORMER
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	RUBBER	٧	VD.	WOOD

DICAPPED ATION SUSPENSION VE AND VALVE ARINET ATF GLASS UNDS ISHED SURE ROOVE MENT LLE DOOR OTHERWISE CAPPED

DATE: REV. DESCRIPTION: PROJECT: MIXED USE BUILDING

47 - 11 90th St., ELMHURST, NY 11373

OS TILE GH ROOF COVERING DRAWING TITLE:

ABBREVIATIONS LEGEND

DATE: 10-03-2012 PROJECT #: SEAL & SIGNATURE: DRAWN BY: DESIGN BY: C. Whitaker DRAWING # //G-002.00

CLIENT:

Craig Whitaker, RA 39 Fifth Ave., New York, New York 10003 (212) 431-7717

19 CORONA AVE Realty Inc.

135-14 Northern Blvd.,

Flushing, NY 11355

STRUCTURE ENGINEER:

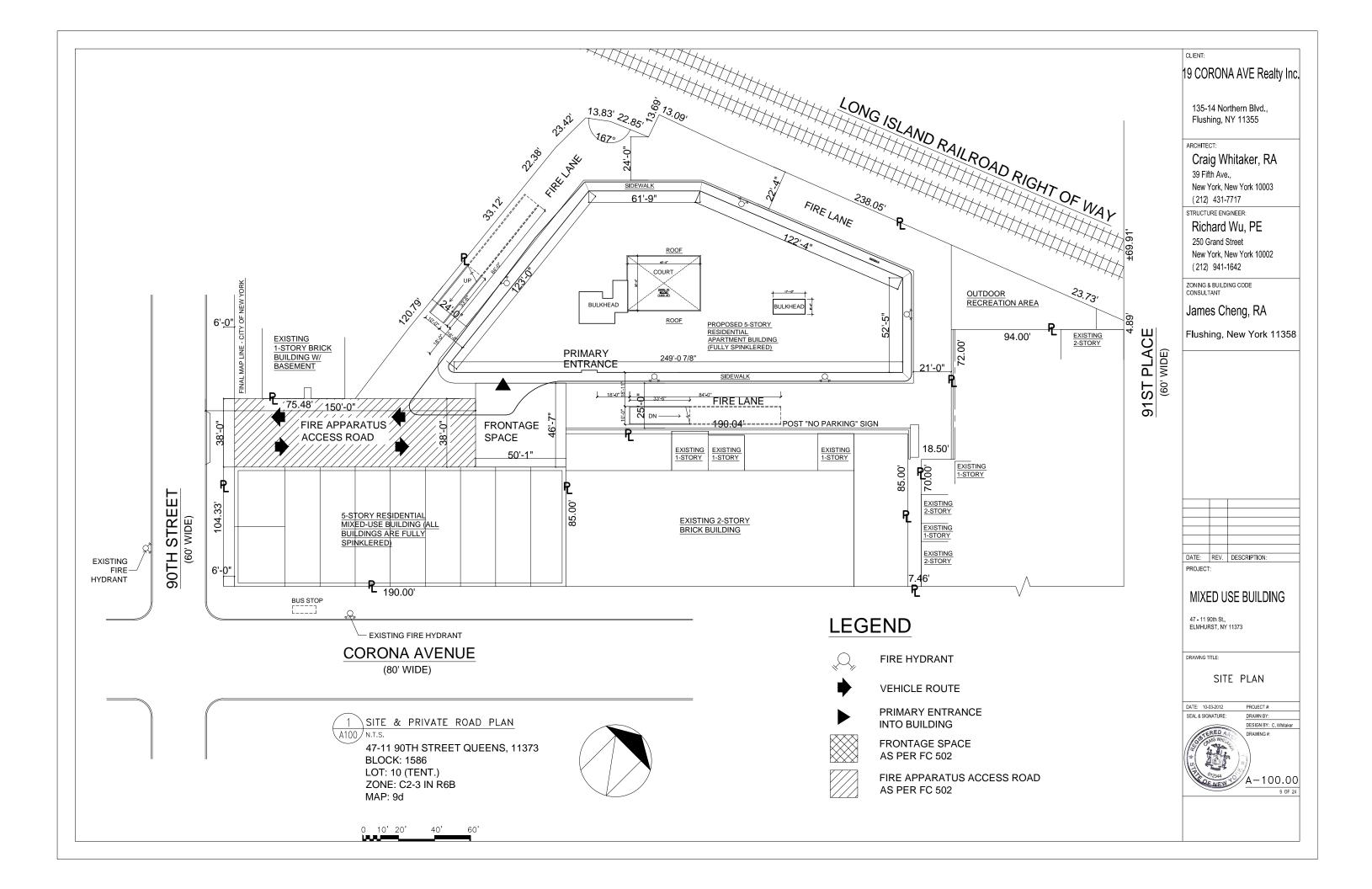
Richard Wu. PE 250 Grand Street

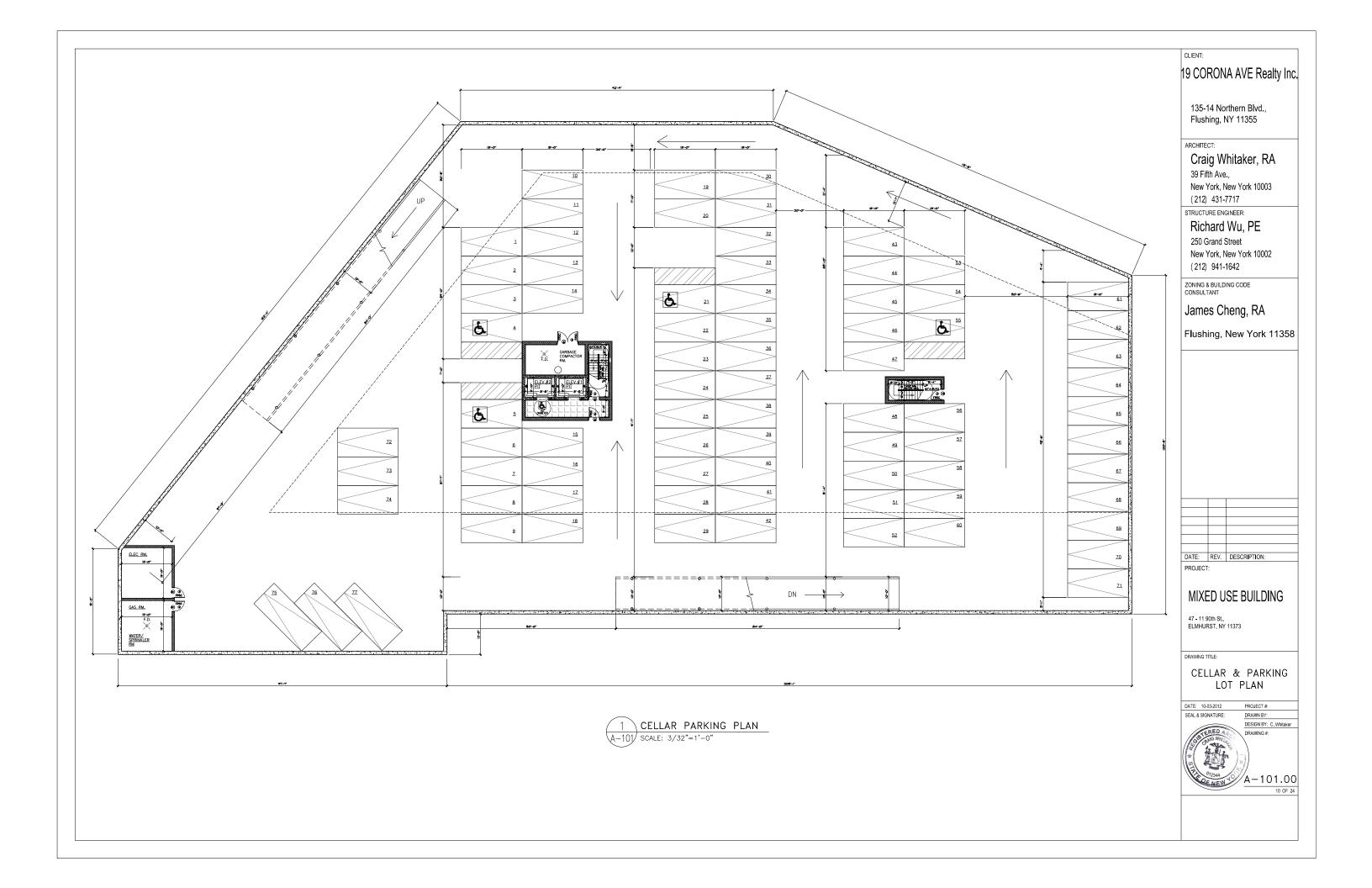
New York, New York 10002 (212) 941-1642

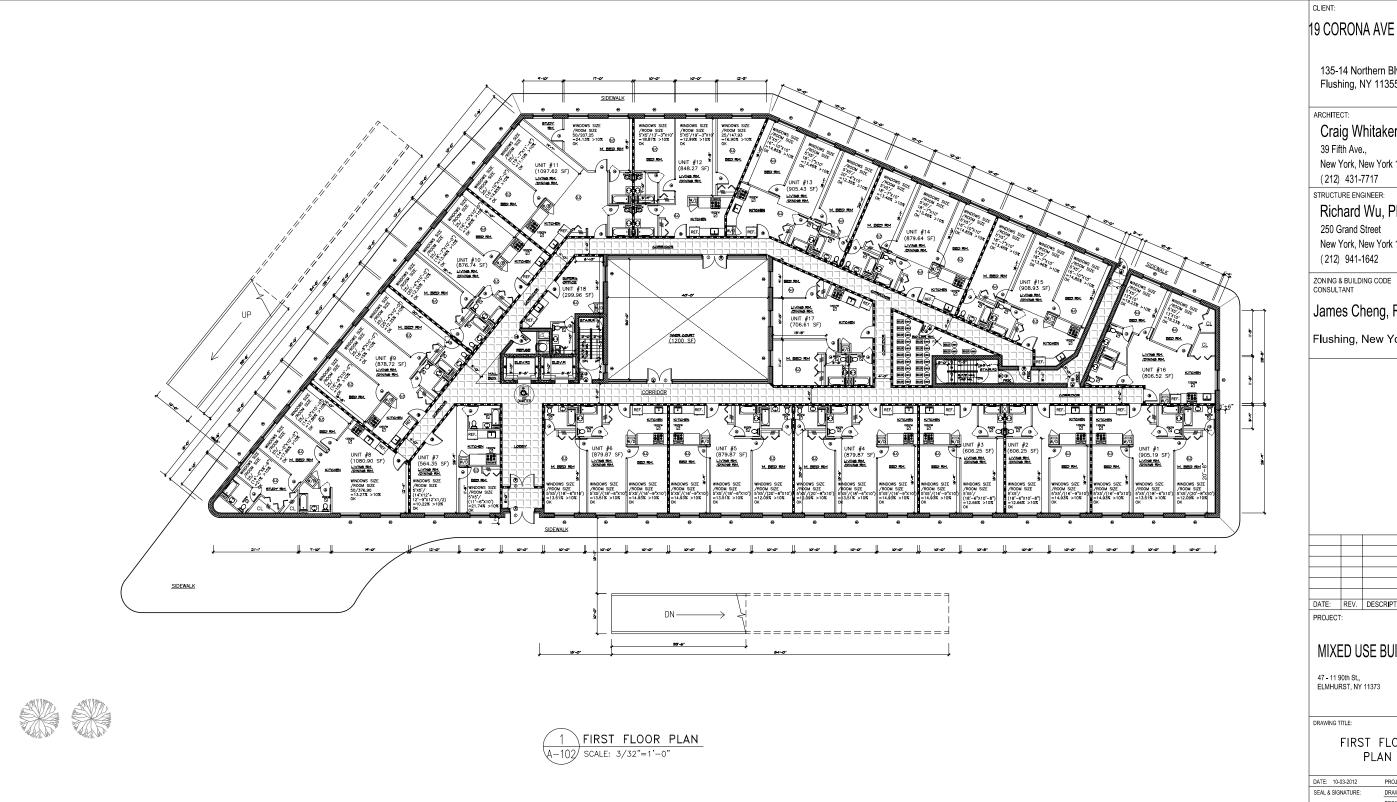
ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358







19 CORONA AVE Realty Inc.

135-14 Northern Blvd., Flushing, NY 11355

Craig Whitaker, RA 39 Fifth Ave.,

New York, New York 10003 (212) 431-7717

STRUCTURE ENGINEER:

Richard Wu, PE

250 Grand Street New York, New York 10002 (212) 941-1642

James Cheng, RA

Flushing, New York 11358

DATE: REV. DESCRIPTION:

MIXED USE BUILDING

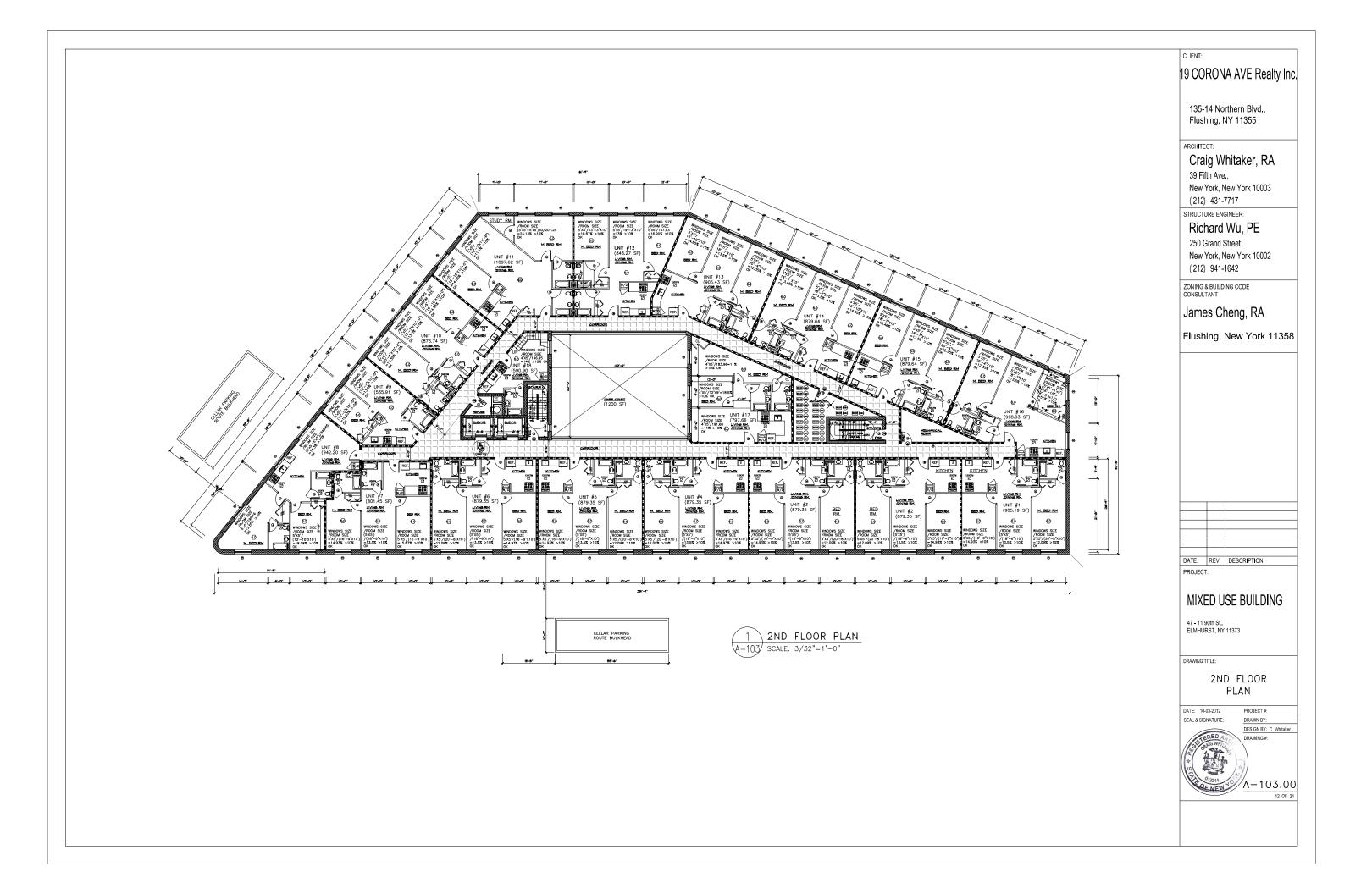
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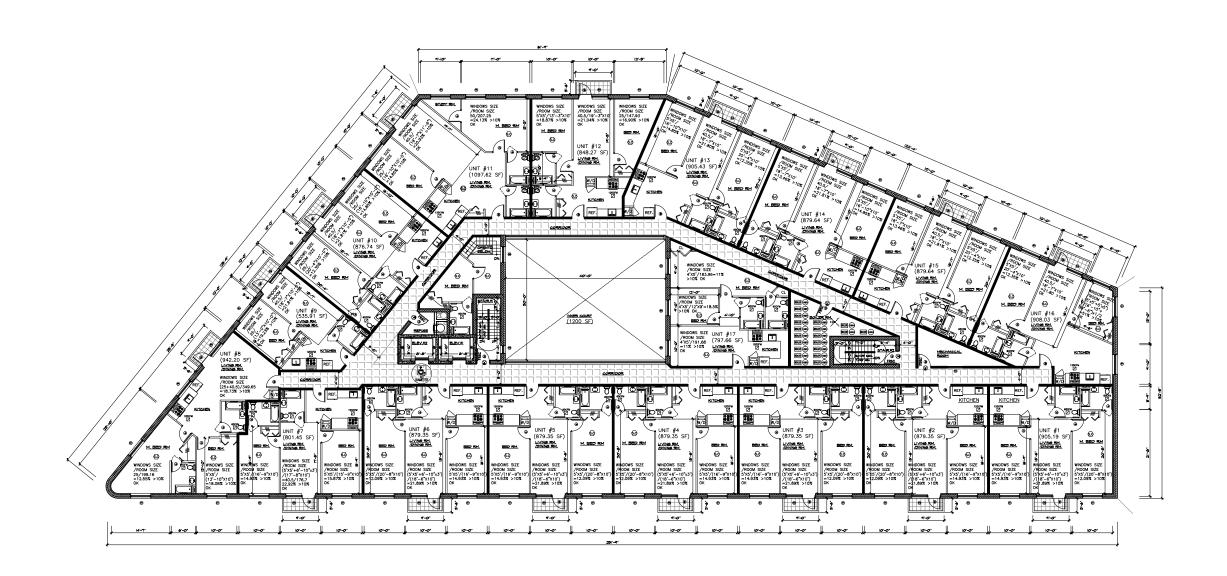
FIRST FLOOR PLAN

PROJECT #:

DESIGN BY: C. Whitaker

A-102.00





3RD & 5TH FLOOR PLAN A-104 SCALE: 3/32"=1'-0"

CLIENT:

19 CORONA AVE Realty Inc.

135-14 Northern Blvd., Flushing, NY 11355

Craig Whitaker, RA 39 Fifth Ave., New York, New York 10003

(212) 431-7717 STRUCTURE ENGINEER:

Richard Wu, PE

250 Grand Street New York, New York 10002 (212) 941-1642

ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358

DATE:	REV.	DESCRIPTION:

PROJECT:

MIXED USE BUILDING

47 - 11 90th St., ELMHURST, NY 11373

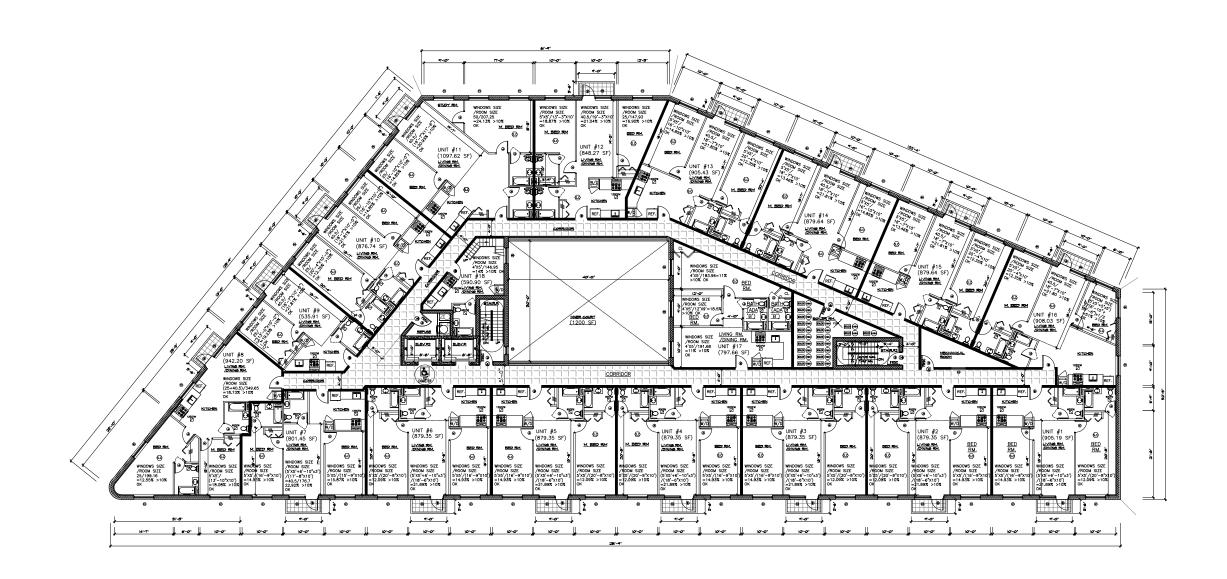
DRAWING TITLE:

3RD & 5TH FLOOR PLAN



DESIGN BY: C. Whitaker

A-104.00





CLIENT:

19 CORONA AVE Realty Inc.

135-14 Northern Blvd., Flushing, NY 11355

ARCHITECT:

Craig Whitaker, RA 39 Fifth Ave., New York, New York 10003

(212) 431-7717 STRUCTURE ENGINEER:

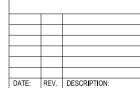
Richard Wu, PE

250 Grand Street New York, New York 10002 (212) 941-1642

ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358



PROJECT:

MIXED USE BUILDING

47 - 11 90th St., ELMHURST, NY 11373

DRAWING TITLE:

4TH FLOOR PLAN

DATE: 10-03-2012 PROJECT #:

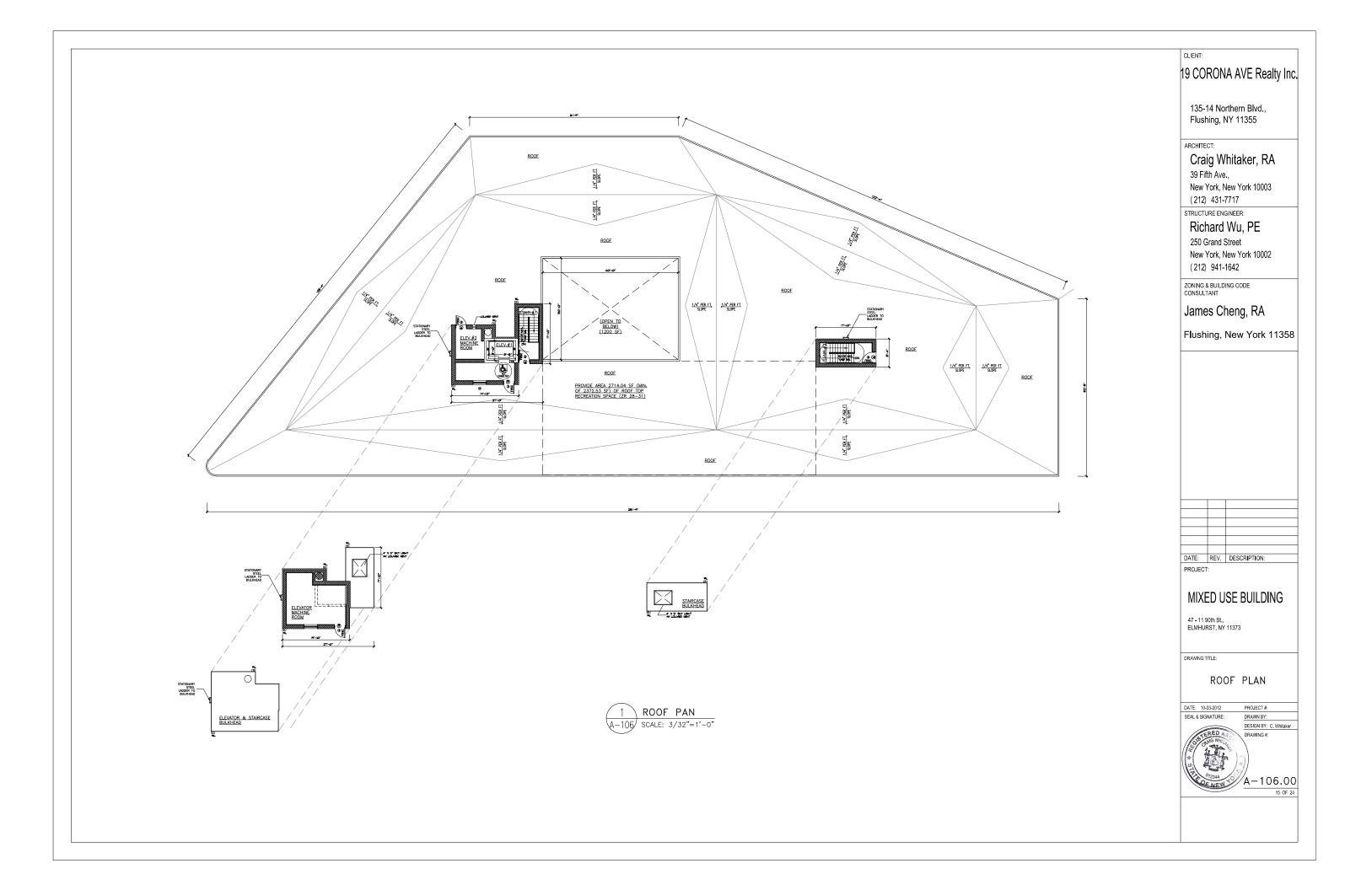
SEAL & SIGNATURE: DRAWN BY:

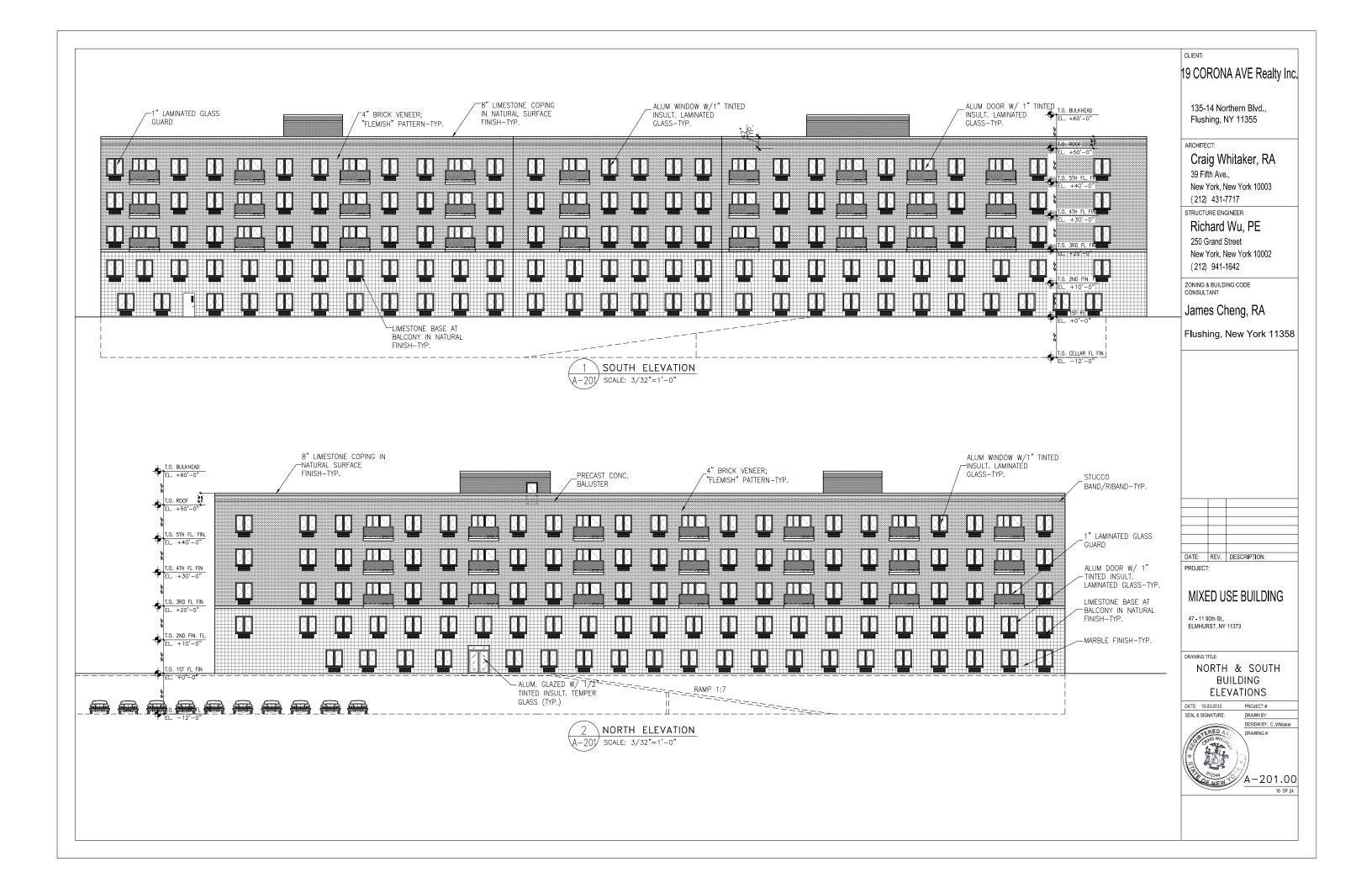
DESIGN BY: C. Whitaker

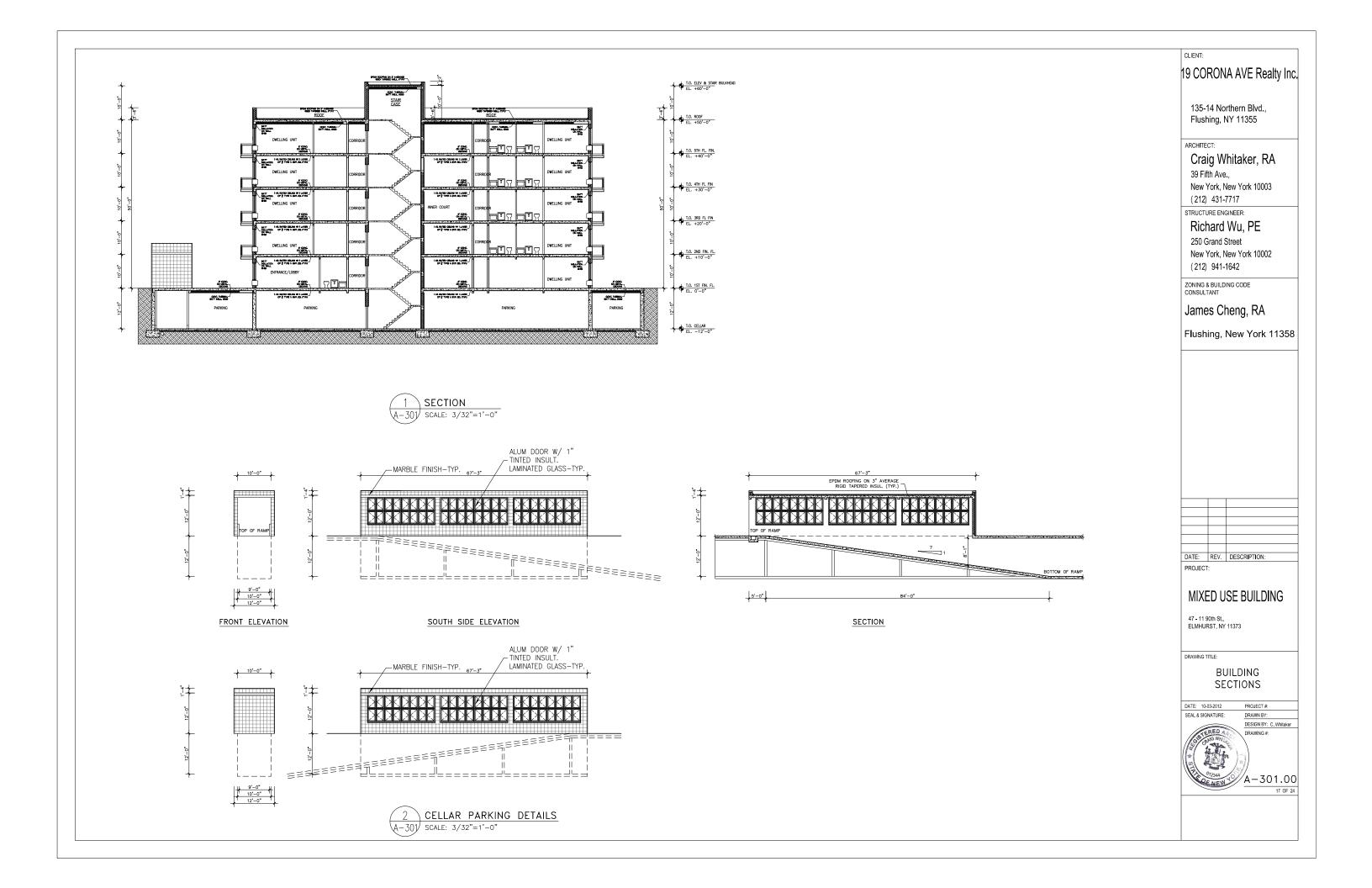
DRAWING #:

DRAWING #:

A-105.00









2009 IECC

Section 1: Project Information

Project Type: New Construction
Project Title: PROPOSED 5-STORY CONDO BUILDING

Section 2: General Information

Building Location (for weather data): New York, New York Climate Zone: Building Type for Envelope Requirements: Vertical Glazing / Wall Area Pct.:

Section 3: Requirements Checklist

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a
Roof 1: Insulation Entirely Above Deck Comments: taped rigid insulation	17674	-	15.0	0.063	0.048
Exterior Wall 1: Other Mass Wall, Heat capacity 1.0 (b) Comments: brick+cmu+air space+vapor barrior+rigid insulation+gyp	22824 bd			0.080	0.064
Window 1: Metal Frame with Thermal Break:Double Pane, Tinted, SHGC 0.41	2624	-		0.560	0.550
Comments: w/ 1" double-layer glass					
Window 2: Metal Frame Curtain Wall/Storefront Double Pane, Tinted, SHGC 0.41	4579			0.560	0.500
Comments: w/ 1" double-layer glass					
Door 3: Uninsulated Single-Layer Metal, Swinging Comments: weather type	21	-		1.000	0.70
Basement Wall 1: Solid Concrete:12" Thickness, Light Density, Furring: Metal, Wall Ht 9.4, Depth B.G. 9.4 Comments: rigid insult+gyp bd furring inside	8140	0.0	20.0	0.042	0.10
Floor 1: Steel Joist	88370	0.0	30.0	0.030	0.03
Comments: batt insult above clg under upper deck					
Floor 2: Concrete Floor (over unconditioned space) Comments: rigid insult under slab	36181	-	30.0	0.030	0.07

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements. (b) 'Other' components require supporting documentation for proposed U-factors.

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C/\(\text{Dropbox}\)Acute Construction back-up/19 CORONA AVE., FLUSHING, NY\(\text{19}\) CORONA ST. eimhurst, ny.ck/Page 1 of 11

- ☐ Areas designated as security or emergency areas that must be continuously illuminated.
- ☐ Lightling in stairways or corridors that are elements of the means of egress.☐ 5. Master switch at entry to hotel/motel guest room.
- 6. Individual dwelling units separately metered.
- 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- The nonexempt lighting.
 The convexempt lighting.
 S. Each space required to have a manual control also allows for rectucing the connected lighting load by at least 50 percent by either controlling all turninaires, dual switching of alternate rows of furninaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or witching each furniaire or each lamp luminaires independently of other lamps, or witching as the uninaire or each lamp.

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, restroom, public lobby or sleeping unit. Areas that use less than 0.6 Watts/sq.ft.
- 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

☐ Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.
☐ 10.Photocell/astronomical time switch on exterior lights.

- Lighting intended for 24 hour use.

 11.Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

☐ Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMoheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C:IDropbox/Acute Construction back-up/19 CORONA AVE., FLUSHING, NY/19 CORONA ST. elmhurst, ny.cck/Page 4 of 11

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- Component R-values & U-factors labeled as certified
- No roof insulation is installed on a suspended celling with removable celling panels.
 Other components have supporting documentation for proposed U-Factors.
 Insulation installed according to manufacturer's instructions, is substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation. 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed that holding divide several execution seaton.
 10 8. Recessed in the state of the state o
- ☐ Building entrances with revolving doors.
- Doors not intended to be used as a building entrance
- ☐ Doors that open directly from a space less than 3000 sq. ft. in area.
- ☐ Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
- Doors opening directly from a sleeping/dwelling unit.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2009 IECC requirements in COM/Index Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Signature

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C:IDropbox/Acute Construction back-upi19 CORONA AVE., FLUSHING, NY\19 CORONA ST. elmhurst, ny.cck Page 2 of 11



2009 IECC

Section 1: Project Information

Project Type: New Construction Project Title: PROPOSED 5-STORY CONDO BUILDING Exterior Lighting Zone: 2 (Residentially zoned area)

Construction Site: Owner/Agent: 19 CORONA AVE. ELMHURST, NY 11375

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	Quantity	Allowed Watts / Unit	Tradable Wattage	Allowed Watts (B x C)	Proposed Watts
RESIDENTIAL ENTRANCE (Main entry)	10 ft of door width	20	Yes	200	240
DRIVEWAY TO PARKING LOT (Driveway)	855 ft2	0.06	Yes	51	144
BUILDING PERIMETER SIDEWALK (Pedestrian tunnel)	3487 ft2	0.15	Yes	523	700
INNER COURT (Plaza area)	1229 ft2	0.14	Yes	172	150
		Total Trac	lable Watts* =	946	1234
		Total Al	owed Watts =	946	
	THE R. P. LEWIS CO., LANSING				

attage tradeoffs are only allowed between tradable areas/surfaces. ** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	(C X D)
RESIDENTIAL ENTRANCE (Main entry 10 ft of door width): Tradable Wattage				
Incandescent 2: Incandescent 60W	1	4	60	240
DRIVEWAY TO PARKING LOT (Driveway 855 ft2): Tradable Wattage				
HID 1: Low-Pressure Sodium 18W / Standard	1	8	18	144
BUILDING PERIMETER SIDEWALK (Pedestrian tunnel 3487 ft2): Tradable Wattage				
Incandescent 3: Incandescent 20W	1	35	20	700
INNER COURT (Plaza area 1229 ft2): Tradable Wattage				
Compact Fluorescent 1: Reflector 15W / Magnetic	1	10	15	150
	Total Tradal	le Propose	ed Watts =	1234

Section 4: Requirements Checklist

Lighting Wattage:

Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

Compliance - Passes using supplemental allowance watts.

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C:|Dropbox\Acute Construction back-upi19 CORONA AVE., FLUSHING, NY\19 CORONA ST. elmhurst, ny.cck Page 5 of 11



2009 IECC

Section 1: Project Information

Project Type: New Construction
Project Title: PROPOSED 5-STORY CONDO BUILDING

Owner/Agent: 19 CORONA AVE. REALTY INC. 135-14 NORTHERN BLVD. FLUSHING, NY 11355 Construction Site:

Section 2: Interior Lighting and Power Calculation

A	В	С	D
Area Category	Floor Area (ft2)	Allowed Watts / ft2	Allowed Watts (B x C)
APARTMENT (Multifamily)	87802	0.7	61461
CELLAR PARKING (Parking Garage)	36181	0.3	10854
	To	tal Allowed Watts	= 72316

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	(C X D)
APARTMENT (Multifamily 87802 sq.ft.)				
Incandescent 1: Incandescent 40W	1	645	40	25800
CELLAR PARKING (Parking Garage 36181 sq.ft.)				
Halogen 1: 12V Halogen 20W	1	100	20	2000
	Tal	al Dranage	d Motte -	27900

Section 4: Requirements Checklist

Total proposed watts must be less than or equal to total allowed watts

 Allowed Watts
 Proposed Watts
 Complies

 72316
 27800
 YES

Controls, Switching, and Wiring:

- 2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration. 3. Daylight zones have individual lighting controls independent from that of the general area lighting.
- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.

 4. Independent controls for each space (switchiocoupancy sensor).

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C\Dropbox\Acute Construction back-upi/19 CORONA AVE., FLUSHING, NY/19 CORONA ST. elmhurst, ny.cok Page 3 of 11

Controls, Switching, and Wiring:

- 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
 3. Lighting not designated for dusk-to-dawn operation is controlled by either a a photosensor (with time switch), or an astronomical time switch.
- . 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.

 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

- Exterior Lighting Efficacy:

 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.
- ☐ Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statue, ordinance, or regulation.

 Emergency lighting that is automatically off during normal building operation. Lighting that is controlled by motion sensor

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Signature

CLIENT:

19 CORONA AVE Realty Inc.

135-14 Northern Blvd., Flushing, NY 11355

ARCHITECT:

Craig Whitaker, RA 39 Fifth Ave.,

New York, New York 10003 (212) 431-7717

STRUCTURE ENGINEER:

Richard Wu. PE

250 Grand Street New York, New York 10002 (212) 941-1642

ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358

DATE: REV. DESCRIPTION: PROJECT:

MIXED USE BUILDING

47 - 11 90th St., ELMHURST, NY 11373

DRAWING TITLE:

COMCHECK REPORT-1

DATE: 10-03-2012 PROJECT #: SEAL & SIGNATURE: DRAWN BY: DESIGN BYC. Whitaker DRAWING # EN101.00

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C:\Dropbox\Acute Construction back-up\19 CORONA AVE., FLUSHING, NY\19 CORONA ST. elmhurst, ny.ck Page 6 of 11



2009 IECC

Section 1: Project Information

Project Type: New Construction
Project Title: PROPOSED 5-STORY CONDO BUILDING

Section 2: General Information

Building Location (for weather data):	New York, New Yor
Climate Zone:	4a
Building Type for Envelope Requirements:	Residential
Vertical Glazing / Wall Area Pct.:	32%

Section 3: Requirements Checklist

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Insulation Entirely Above Deck Comments: taped rigid insulation	17674	-	15.0	0.063	0.048
Exterior Wall 1: Other Mass Wall, Heat capacity 1.0 (b) Comments: brick+cmu+air space+vapor barrior+rigid insulation+gyp b	22824 d	-		0.080	0.064
Window 1: Metal Frame with Thermal Break:Double Pane, Tinted, SHGC 0.41	2624	-		0.560	0.550
Comments: w/ 1" double-layer glass					
Window 2: Metal Frame Curtain Wall/Storefront:Double Pane, Tinted, SHGC 0.41 Comments: w/ 1" double-layer glass	4579	-		0.560	0.500
Door 3: Uninsulated Single-Layer Metal, Swinging Comments: weather type	21	-		1.000	0.700
Basement Wall 1: Solid Concrete:12" Thickness, Light Density, Furring: Metal, Wall Ht 9.4, Depth B.G. 9.4 Comments: rigid insult+gyp bd furring inside	8140	0.0	20.0	0.042	0.108
Floor 1: Steel Joist Comments: batt insult above cig under upper deck	88370	0.0	30.0	0.030	0.033
Floor 2: Concrete Floor (over unconditioned space) Comments: rigid insult under slab	36181	-	30.0	0.030	0.074

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements. (b) 'Other' components require supporting documentation for proposed U-factors.

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C/\(\text{Dropbox}\)Acute Construction back-up/19 CORONA AVE., FLUSHING, NY\(\text{19}\) CORONA ST. eimhurst, ny.ck/Page 1 of 11

- ☐ Areas designated as security or emergency areas that must be continuously illuminated.
- ☐ Lightling in stairways or corridors that are elements of the means of egress.☐ 5. Master switch at entry to hotel/motel guest room.
- 6. Individual dwelling units separately metered.
- 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- The nonexempt lighting.
 The convexempt lighting.
 S. Each space required to have a manual control also allows for rectucing the connected lighting load by at least 50 percent by either controlling all turninaires, dual switching of alternate rows of furninaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or witching each furniaire or each lamp luminaires independently of other lamps, or witching as the uninaire or each lamp.

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, restroom, public lobby or sleeping unit. Areas that use less than 0.6 Watts/sq.ft.
- 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

☐ Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security. ☐ 10.Photocell/astronomical time switch on exterior lights.

Lighting intended for 24 hour use.

11.Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

☐ Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMoheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C:IDropbox/Acute Construction back-up/19 CORONA AVE., FLUSHING, NY/19 CORONA ST. elmhurst, ny.cck/Page 4 of 11

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- Component R-values & U-factors labeled as certified.
- No roof insulation is installed on a suspended celling with removable celling panels.
 Other components have supporting documentation for proposed U-Factors.
 Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed that holding divide several execution seaton.
 10 8. Recessed in the state of the state o
- ☐ Building entrances with revolving doors.
- Doors not intended to be used as a building entrance
- ☐ Doors that open directly from a space less than 3000 sq. ft. in area.
- ☐ Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
- Doors opening directly from a sleeping/dwelling unit.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2009 IECC requirements in COM/Index Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Signature

Project Title: PROPOSED 5-STORY CONDO BUILDING
Report date: 08/15/12
Data filename: C:IDropbox/Acute Construction back-upi19 CORONA AVE., FLUSHING, NY\19 CORONA ST. elmhurst, ny.cck Page 2 of 11



2009 IECC

Section 1: Project Information

Project Type: New Construction Project Title: PROPOSED 5-STORY CONDO BUILDING Exterior Lighting Zone: 2 (Residentially zoned area)

Construction Site: Owner/Agent: 19 CORONA AVE. ELMHURST, NY 11375

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	Allowed Watts (B x C)	Proposed Watts
RESIDENTIAL ENTRANCE (Main entry)	10 ft of door width	20	Yes	200	240
DRIVEWAY TO PARKING LOT (Driveway)	855 ft2	0.06	Yes	51	144
BUILDING PERIMETER SIDEWALK (Pedestrian tunnel)	3487 ft2	0.15	Yes	523	700
INNER COURT (Plaza area)	1229 ft2	0.14	Yes	172	150
		Total Trac	fable Watts* =	946	1234
		Total Al	lowed Watts =	946	
	Total Allow	ad Cumplana	ntal Mattet	enn	

*Wattage tradeoffs are only allowed between tradable areas/surfaces.

*A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	(C X D)
RESIDENTIAL ENTRANCE (Main entry 10 ft of door width): Tradable Wattage				
Incandescent 2: Incandescent 60W	- 1	4	60	240
DRIVEWAY TO PARKING LOT (Driveway 855 ft2): Tradable Wattage				
HID 1: Low-Pressure Sodium 18W / Standard	1	8	18	144
BUILDING PERIMETER SIDEWALK (Pedestrian tunnel 3487 ft2): Tradable Wattage				
Incandescent 3: Incandescent 20W	1	35	20	700
INNER COURT (Plaza area 1229 ft2): Tradable Wattage				
Compact Fluorescent 1: Reflector 15W / Magnetic	1	10	15	150
	Total Tradat	le Propose	ed Watts =	1234

Section 4: Requirements Checklist

Lighting Wattage:

Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.

Compliance - Passes using supplemental allowance watts.

Project Title: PROPOSED 5-STORY CONDO BUILDING
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2009 IECC

Section 1: Project Information

Project Type: New Construction
Project Title: PROPOSED 5-STORY CONDO BUILDING

Owner/Agent: 19 CORONA AVE. REALTY INC. 135-14 NORTHERN BLVD. FLUSHING, NY 11355 Construction Site:

Section 2: Interior Lighting and Power Calculation

A	В	С	D
Area Category	Floor Area (ft2)	Allowed Watts / ft2	Allowed Watts (B x C)
APARTMENT (Multifamily)	87802	0.7	61461
CELLAR PARKING (Parking Garage)	36181	0.3	10854
	To	tal Allowed Watts	72316

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	(C X D)
APARTMENT (Multifamily 87802 sq.ft.)				
Incandescent 1: Incandescent 40W	1	645	40	25800
CELLAR PARKING (Parking Garage 36181 sq.ft.)				
Halogen 1: 12V Halogen 20W	1	100	20	2000
	To	tal Propose	ed Watts =	27800

Section 4: Requirements Checklist

Total proposed watts must be less than or equal to total allowed watts

Allowed Watts Proposed Watts Complies Controls, Switching, and Wiring:

 2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration. 3. Daylight zones have individual lighting controls independent from that of the general area lighting.

- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.

 4. Independent controls for each space (switchiocoupancy sensor).

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Controls, Switching, and Wiring:

- 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.

 3. Lighting not designated for dusk-to-dawn operation is controlled by either a a photosensor (with time switch), or an astronomical time switch.
- . 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.

 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy: 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

- ☐ Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statue, ordinance, or regulation.

 Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Signature

CLIENT:

19 CORONA AVE Realty Inc.

135-14 Northern Blvd., Flushing, NY 11355

ARCHITECT:

Craig Whitaker, RA 39 Fifth Ave.,

New York, New York 10003 (212) 431-7717

STRUCTURE ENGINEER:

Richard Wu. PE

250 Grand Street New York, New York 10002 (212) 941-1642

ZONING & BUILDING CODE CONSULTANT

James Cheng, RA

Flushing, New York 11358

DATE: REV. DESCRIPTION: PROJECT:

MIXED USE BUILDING

47 - 11 90th St., ELMHURST, NY 11373

DRAWING TITLE:

COMCHECK REPORT-2

DATE: 10-03-2012 PROJECT #: SEAL & SIGNATURE: DRAWN BY: DESIGN BYC. Whitake DRAWING # EN102.00

Project Title: PROPOSED 5-STORY CONDO BUILDING
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