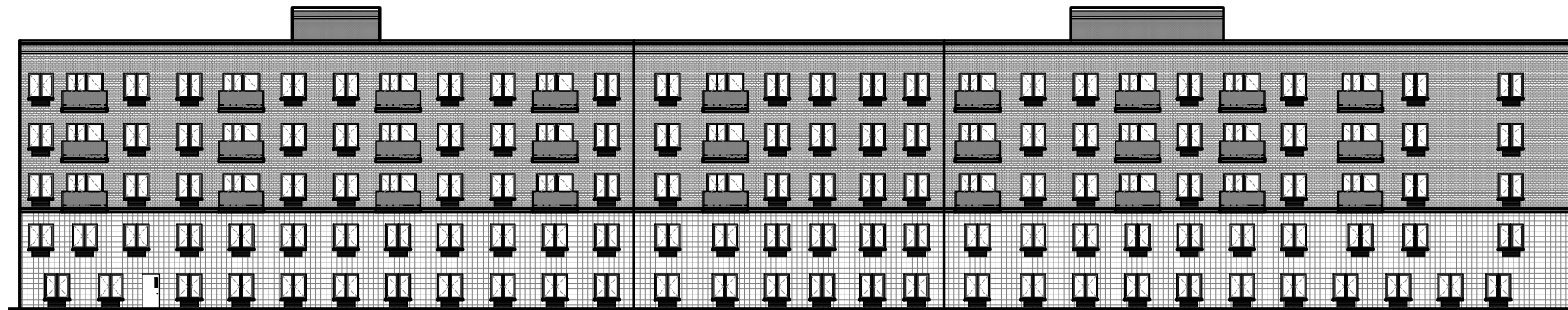


CORONA AVE. CONDO BUILDING PHASE-II

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



DRAWING LIST:

ARCHITECTURAL-

DRAWING #	DRAWING NAME--
1	T-001.00 TITLE SHEET & DRAWING LIST
2	T-002.00 ZONING ANALYSIS
3	Z-001.00 SITE LOCATION PLAN; PLOT PLAN; SITE MAP; BUILDING ENVELOPE & SKY EXPOSURE PLANE DIAGRAM
4	Z-002.00 FLOOR AREA COUNT-1
5	Z-003.00 FLOOR AREA COUNT-2
6	Z-004.00 FLOOR AREA COUNT-3; TABLE 601; FLOOR AREA SCHEDULE (PHASE II)
7	G-001.00 NOTES
8	G-002.00 ABBREVIATIONS & LEGEND
9	A-100.00 SITE PLAN
10	A-101.00 CELLAR & PARKING LOT PLAN
11	A-102.00 FIRST FLOOR PLAN
12	A-103.00 2ND FLOOR PLAN
13	A-104.00 3RD & 5TH FLOOR PLANS
14	A-105.00 4TH FLOOR PLANS
15	A-106.00 ROOF PLAN
16	A-201.00 NORTH & SOUTH BUILDING ELEVATIONS
17	A-301.00 BUILDING SECTION & CELLAR PARKING DETAILS
18	EN101.00 COMCHECK REPORT-1
19	EN102.00 COMCHECK REPORT-2
20	A-501.00 PARTITION TYPES
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

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ZONING & BUILDING CODE
CONSULTANT
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Flushing, New York 11358

DATE:	REV.	DESCRIPTION:

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

1 OF 24

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 #: 9d

LOT AREA: 62,088 S.F.(TOTAL SITE AREA FROM SURVEY BY 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

CELLAR 36,180.78 SQ. FT.
1st FL. (CF): SQ. FT.
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.

RESIDENTIAL GROSS = 88,513.90 SQ.FT.
COMMUNITY FACILITY GROSS = SQ. FT.
TOTAL BUILDING GROSS = 88,513.90 SQ.FT.

(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 SQ. FT.
3rd FL. (RES.): 15,691.96 SQ. FT.
4th FL. (RES.): 15,691.96 SQ. FT.
5th FL. (RES.): 15,691.96 SQ. FT.

PROPOSED RESIDENTIAL AREA = 79,165.38 SQ.FT.
PROPOSED COMMUNITY FACILITY AREA = SQ. FT.
PROPOSED 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 PROGRAM)
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. 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 LOT)

PROPOSED LOT COVERAGE =(18,902.78-1,200)/25,000 = 17,702.78/25,000 = 70.80% (< 60%, OK)

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 x 10 + 4 x5 = 60 < 81 (OK)

7. YARD REQUIREMENTS

ZR 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

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 WALL IS ALSO ON THE STREET LINE.

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" (= 55' OK)

ZR 23-633(b)(1) REQUIRED SETBACK ABOVE BASE HEIGHT (NARROW STREET): 15 FT
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

ZR 25-23 REQUIRED NUMBER OF ACCESSORY OFF-STREET PARKING SPACES IS 50% OF THE TOTOAL DWELLING UNITS (QAULTY HOUSING PROGRAM) PROVIDED.
TOTAL NUMBER OF DWELLING UNITS = 64
TOTAL NUMBER OF REQUIRED PARKING = 64 x 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 FT
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.) USE.

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 LESS 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 UNIT
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 STORAGE.

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 FLOOR AREA

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 PROVIDED.

ZR 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. FT. 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

PROVIDED

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

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.

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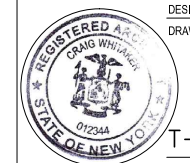
ZONING & BUILDING CODE CONSULTANT
James Cheng, RA
Flushing, New York 11358

DATE: REV. DESCRIPTION:

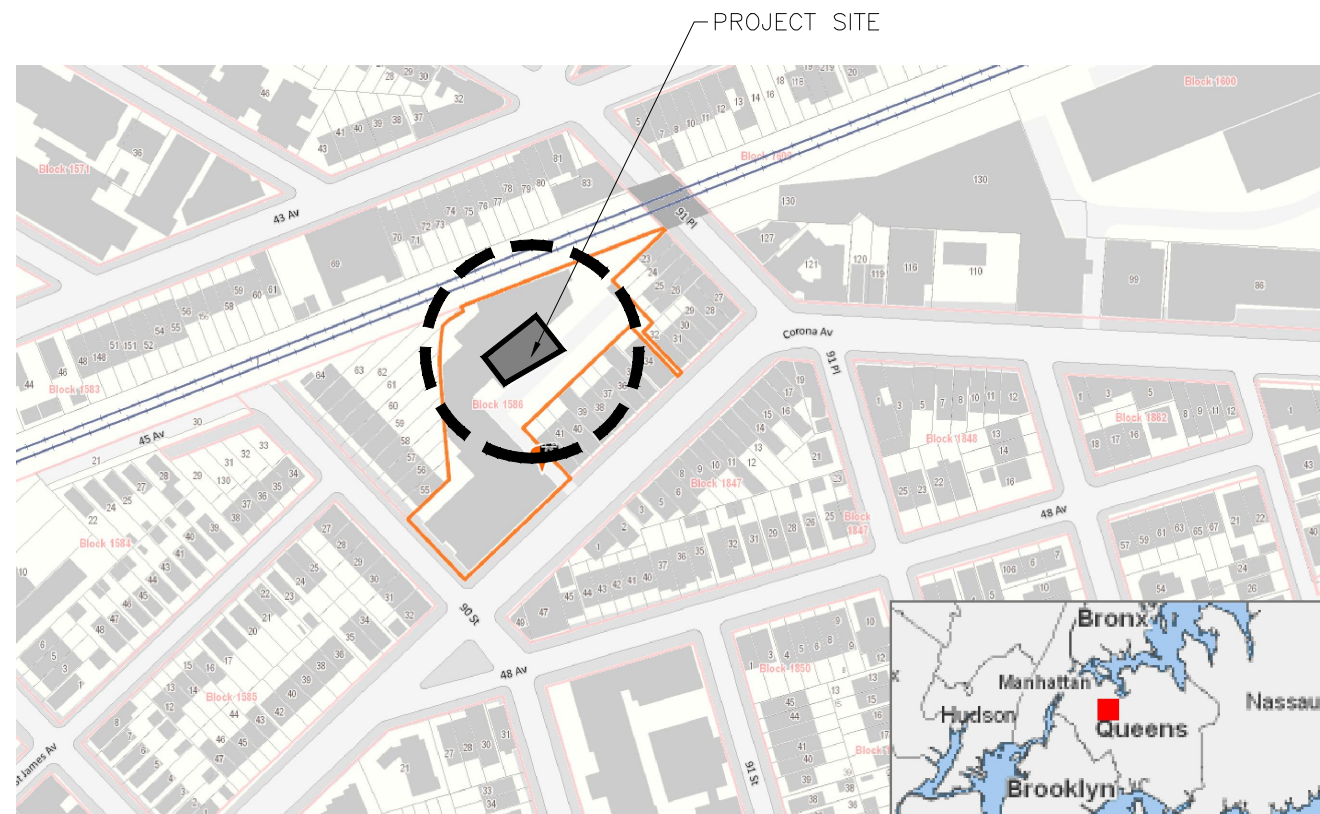
PROJECT:
MIXED USE BUILDING
47 - 11 90th St.,
ELMHURST, NY 11373

DRAWING TITLE:
ZONING ANALYSIS

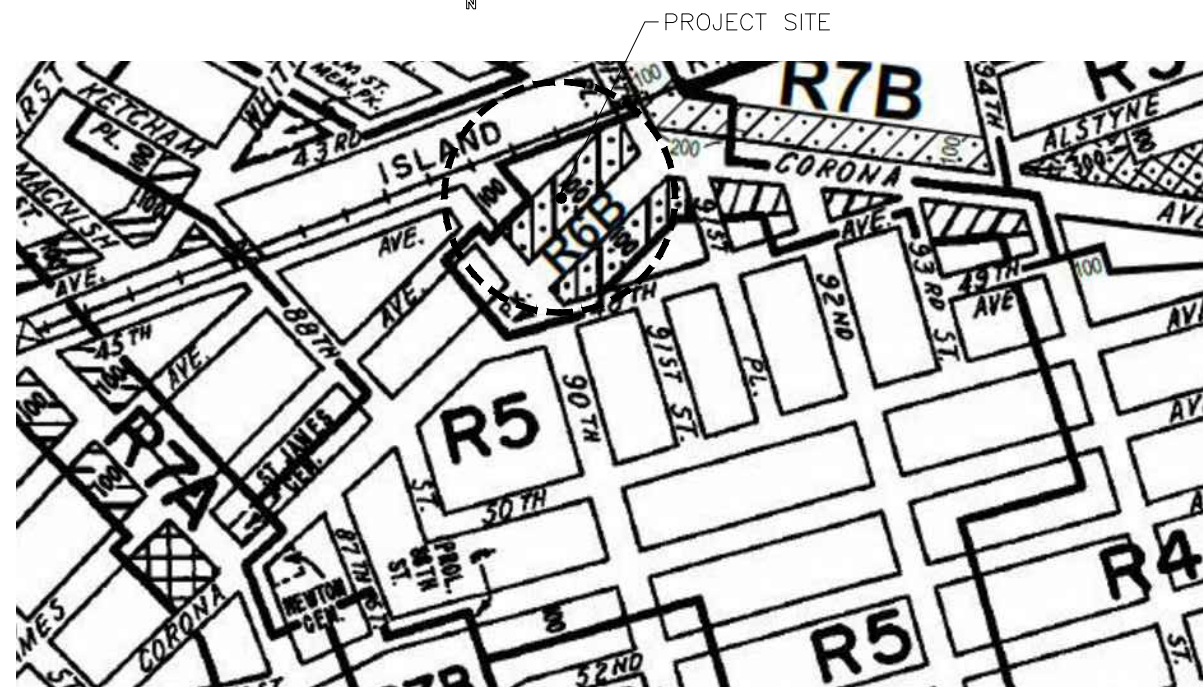
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SEAL & SIGNATURE: DRAWN BY:
DESIGN BY: C. Whitaker
DRAWING #:



T-002.00
2 OF 24



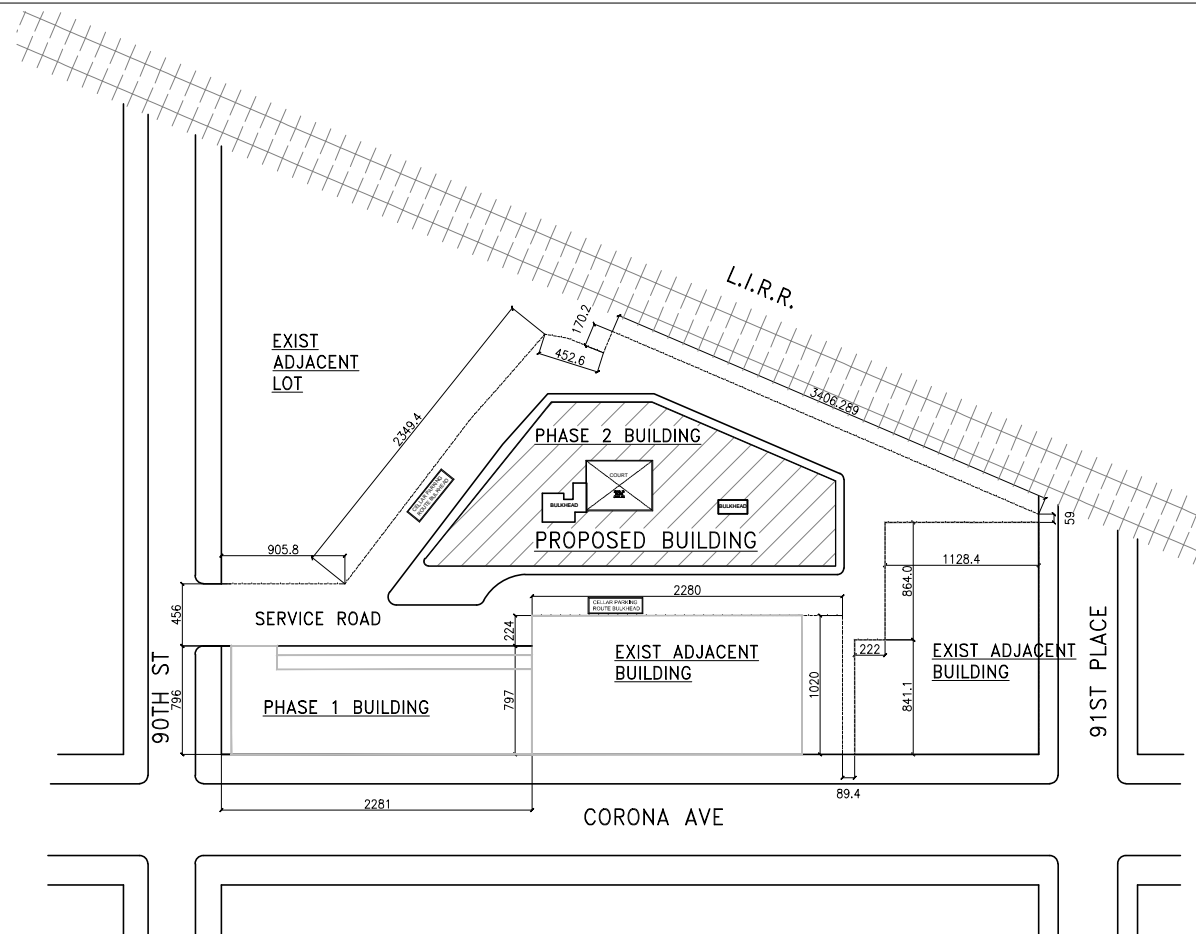
SITE LOCATION PLAN:
N.T.S.



SITE MAP:
N.T.S.



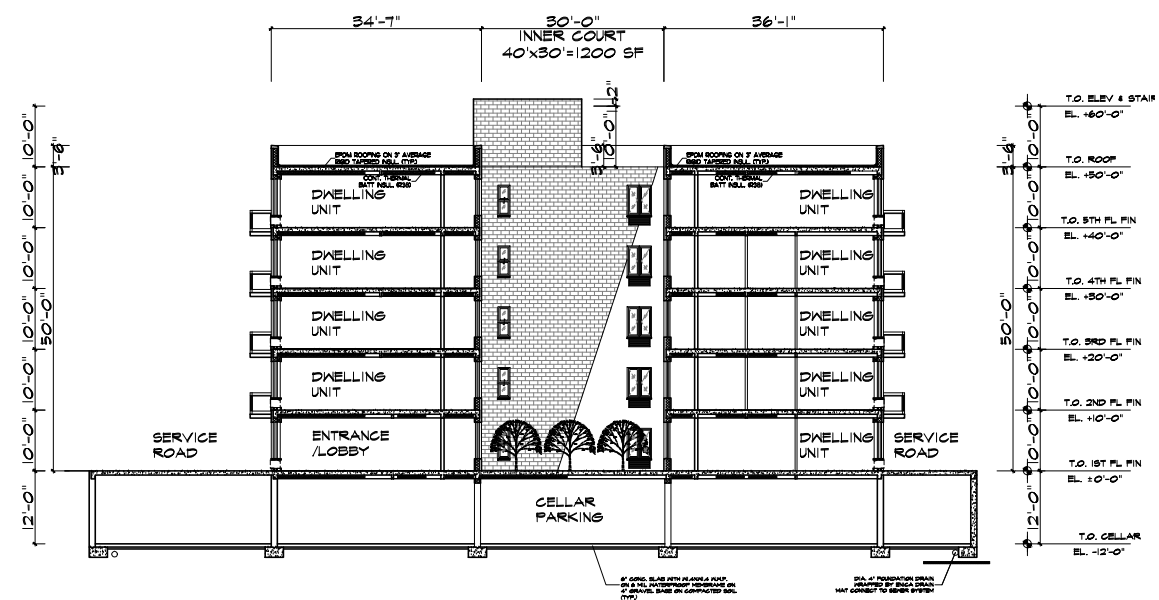
BLOCK: 1586
LOT: 10
ZONE: C2-3 IN R6B
MAP#: 9d



PLOT PLAN:
N.T.S.



BLOCK: 1586
LOT: 10
ZONE: C2-3 IN R6B
MAP#: 9d



BUILDING ENVELOPE & SKY EXPOSURE
PLANE DIAGRAM:
N.T.S.

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ZONING & BUILDING CODE
CONSULTANT
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DATE	REV.	DESCRIPTION

PROJECT:
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 PROJECT #:
SEAL & SIGNATURE: DRAWN BY:
DESIGN BY: C. Whitaker
DRAWING #:



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 BUILDING OFFICE.
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 INSTALLATION.
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 OTHERWISE.
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 SURFACED 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.(c).
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 PER SEC. 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 IMPLICIT 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, MINIMUM 1 HOUR FIRE TEST.
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.L.
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 M.D.L.
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. BOILER
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 DWELLING.
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 | BC 1704.7.1 |
| SOILS - FILL PLACEMENT & IN-PLACE DENSITY | BC 1704.7.2,
BC 1704.7.3 |
| SOILS - INVESTIGATIONS (BORINGS/TEST PITS) TR4 | BC 1704.7.4 |
| FIRE STOP, DRAFT STOP, AND FIRE BLOCK SYSTEMS | BC 1704.25 |
| STRUCTURAL SAFETY - STRUCTURAL STABILITY | BC 1704.19 |
| MASONRY | BC 1704.5 |
| CONCRETE - CAST-IN-PLACE | BC 1704.4 |
| CONCRETE TEST CYLINDERS TR2 | BC 1905.6 |
| SPRINKLER SYSTEMS | BC 1704.21 |
| STANDPIPE SYSTEMS | BC 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

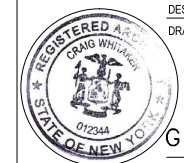
ZONING & BUILDING CODE
CONSULTANT
James Cheng, RA
Flushing, New York 11358

DATE:	REV.	DESCRIPTION:

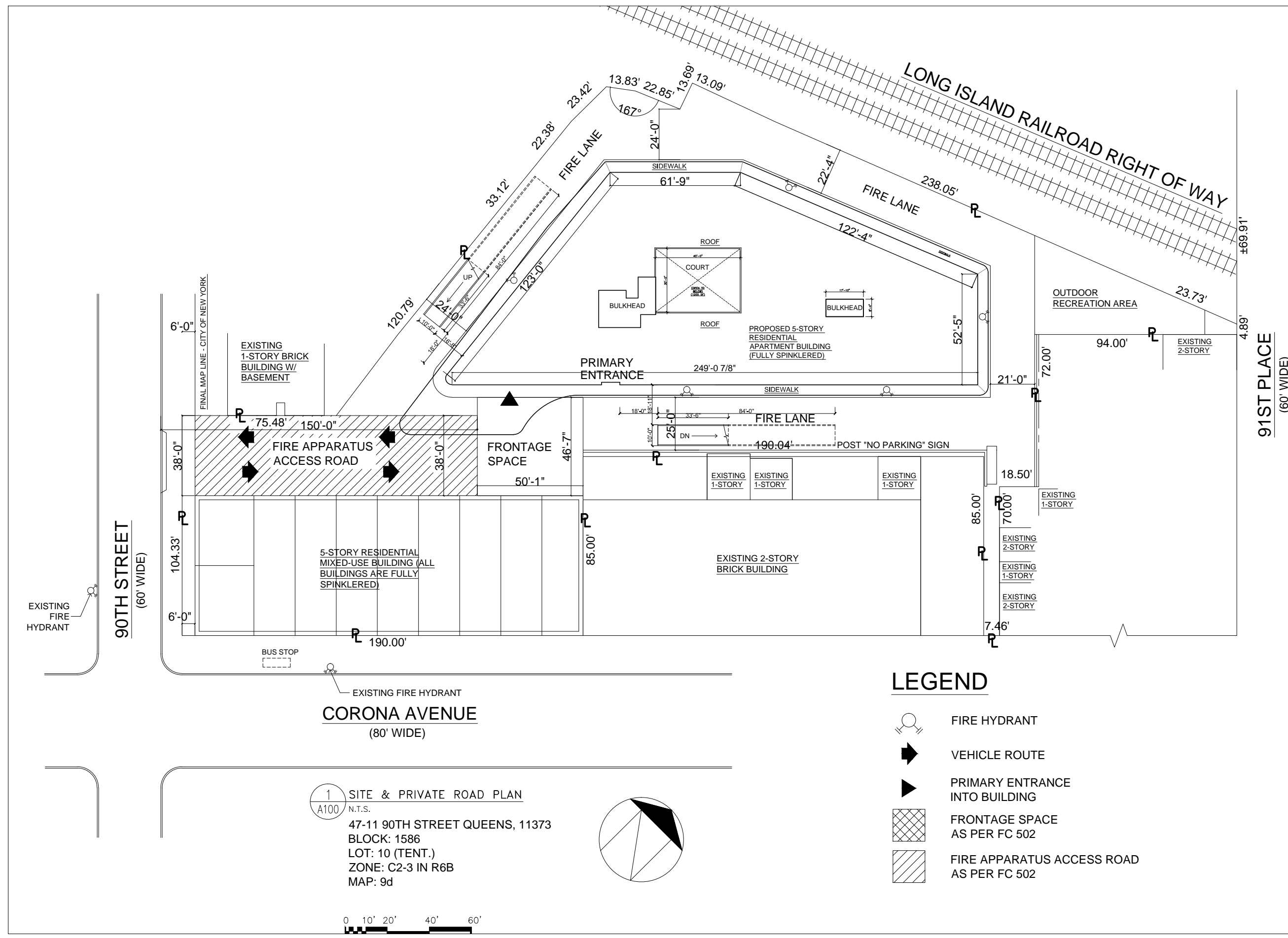
PROJECT:
MIXED USE BUILDING
47 - 11 90th St.,
ELMHURST, NY 11373

DRAWING TITLE:
NOTES

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



G-001.00



CLIENT:
19 CORONA AVE Realty Inc.

135-14 Northern Blvd.,
Flushing, NY 11355

ARCHITECT:
Craig Whitaker, RA
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New York, New York 10003
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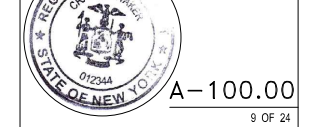
ZONING & BUILDING CODE
CONSULTANT
James Cheng, RA
Flushing, New York 11358

DATE:	REV.	DESCRIPTION:

PROJECT:
MIXED USE BUILDING
47 - 11 90th St.,
ELMHURST, NY 11373

DRAWING TITLE:
SITE PLAN

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

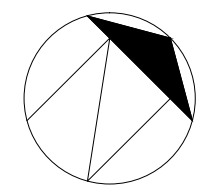


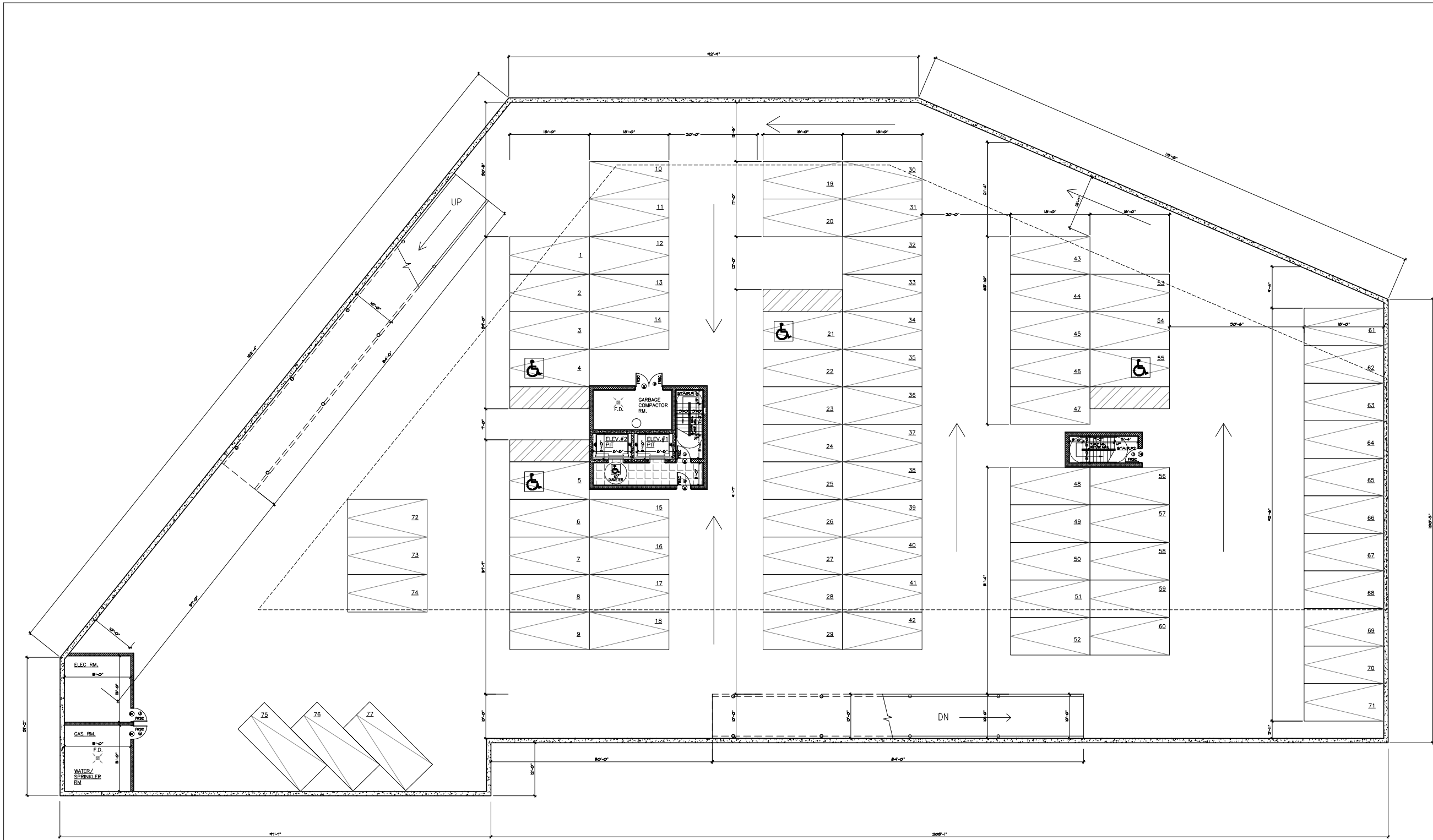
A-100.00
9 OF 24

LEGEND

- FIRE HYDRANT
- VEHICLE ROUTE
- PRIMARY ENTRANCE INTO BUILDING
- FRONTAGE SPACE AS PER FC 502
- FIRE APPARATUS ACCESS ROAD AS PER FC 502

1 SITE & PRIVATE ROAD PLAN
A100 N.T.S.
47-11 90TH STREET QUEENS, 11373
BLOCK: 1586
LOT: 10 (TENT.)
ZONE: C2-3 IN R6B
MAP: 9d





1 CELLAR PARKING PLAN
 A-101 SCALE: 3/32"=1'-0"

CLIENT:
 19 CORONA AVE Realty Inc.

135-14 Northern Blvd.,
 Flushing, NY 11355

ARCHITECT:
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 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

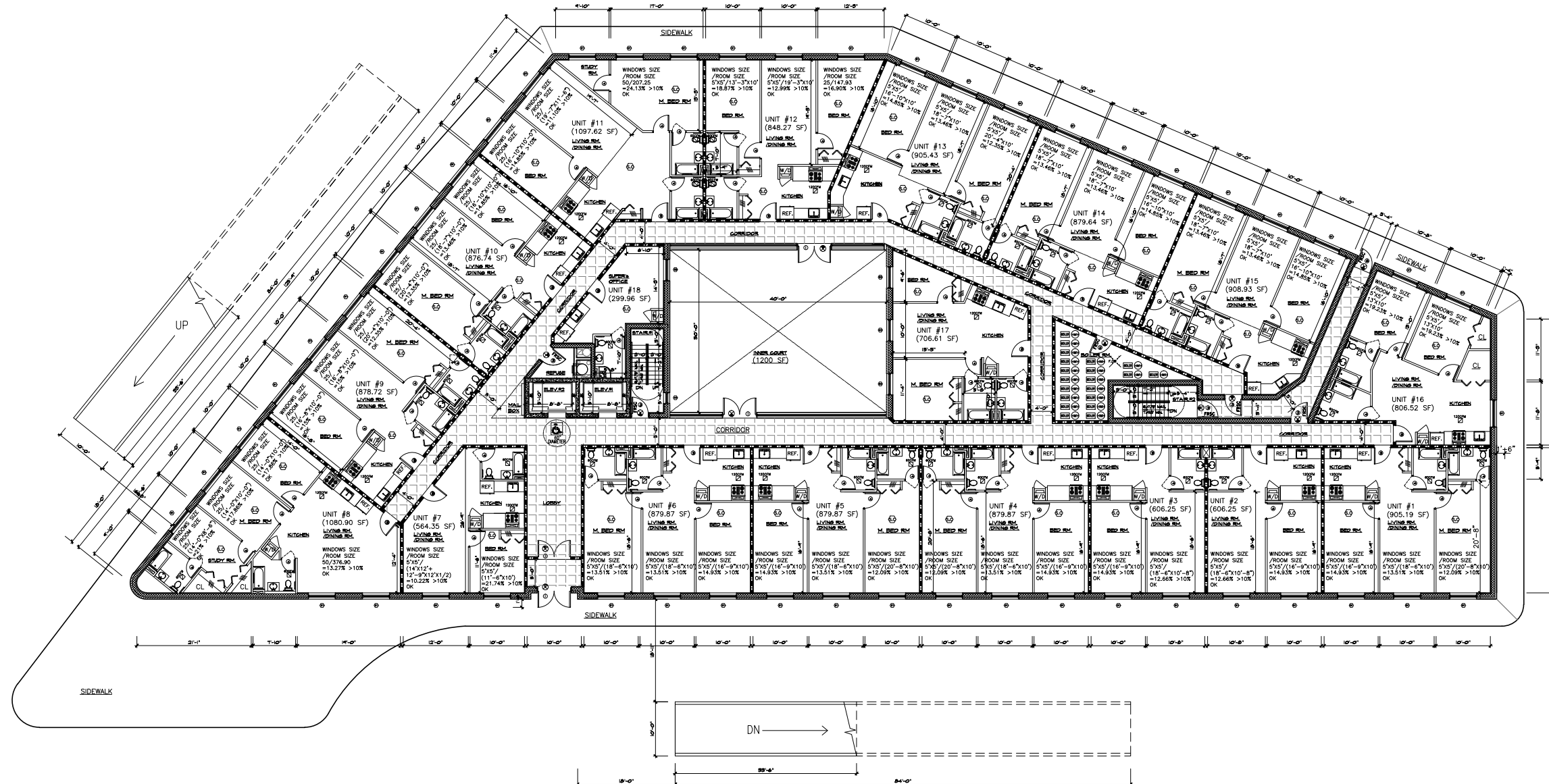
47 - 11 90th St.,
 ELMHURST, NY 11373

DRAWING TITLE:
**CELLAR & PARKING
 LOT PLAN**

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



A-101.00



1 FIRST FLOOR PLAN
 A-102 SCALE: 3/32"=1'-0"

CLIENT:
 19 CORONA AVE Realty Inc.

135-14 Northern Blvd.,
 Flushing, NY 11355

ARCHITECT:
 Craig Whitaker, RA
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 New York, New York 10003
 (212) 431-7717

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

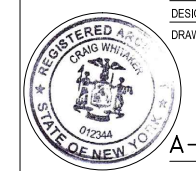
ZONING & BUILDING CODE
 CONSULTANT
 James Cheng, RA
 Flushing, New York 11358

DATE:	REV.	DESCRIPTION:

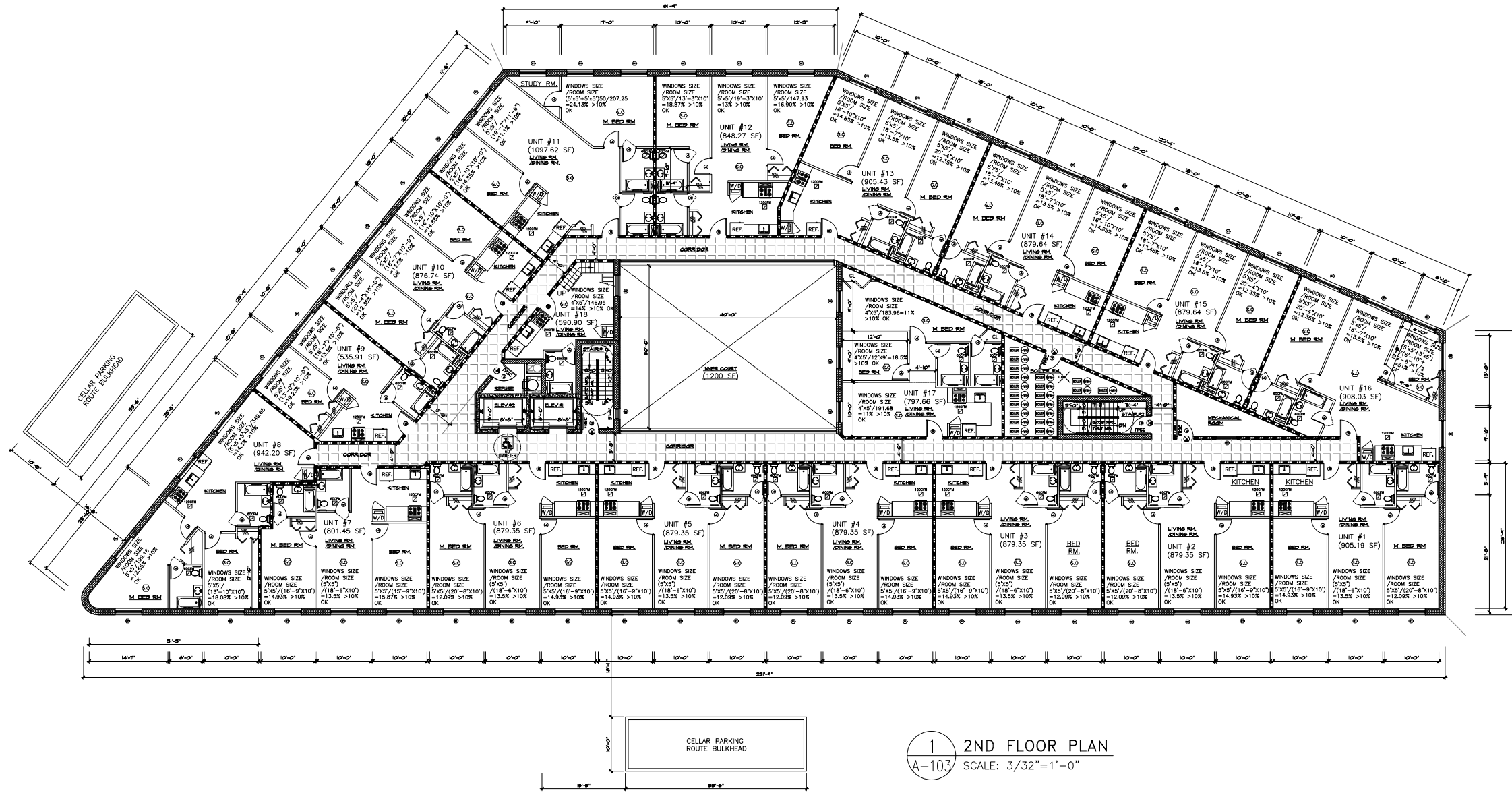
PROJECT:
 MIXED USE BUILDING
 47 - 11 90th St.,
 ELMHURST, NY 11373

DRAWING TITLE:
 FIRST FLOOR
 PLAN

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



A-102.00



1 2ND FLOOR PLAN
A-103 SCALE: 3/32"=1'-0"

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

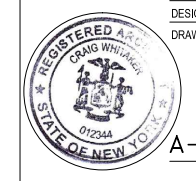
ZONING & BUILDING CODE
CONSULTANT
James Cheng, RA
Flushing, New York 11358

DATE:	REV.	DESCRIPTION:

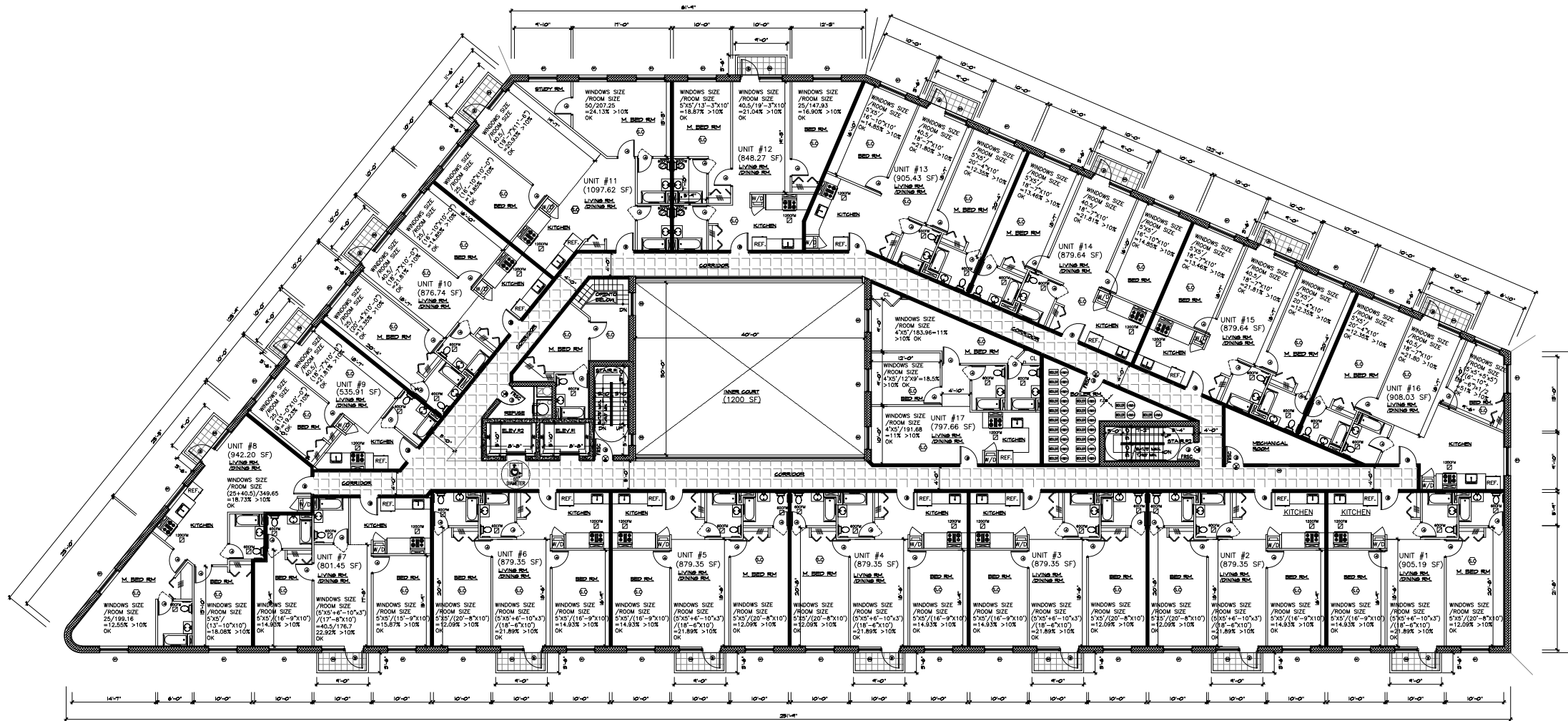
PROJECT:
MIXED USE BUILDING
47 - 11 90th St.,
ELMHURST, NY 11373

DRAWING TITLE:
**2ND FLOOR
PLAN**

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



A-103.00
12 OF 24



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

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

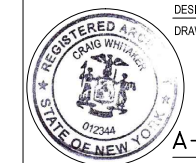
ZONING & BUILDING CODE
 CONSULTANT
 James Cheng, RA
 Flushing, New York 11358

DATE:	REV.	DESCRIPTION:

PROJECT:
 MIXED USE BUILDING
 47 - 11 90th St.,
 ELMHURST, NY 11373

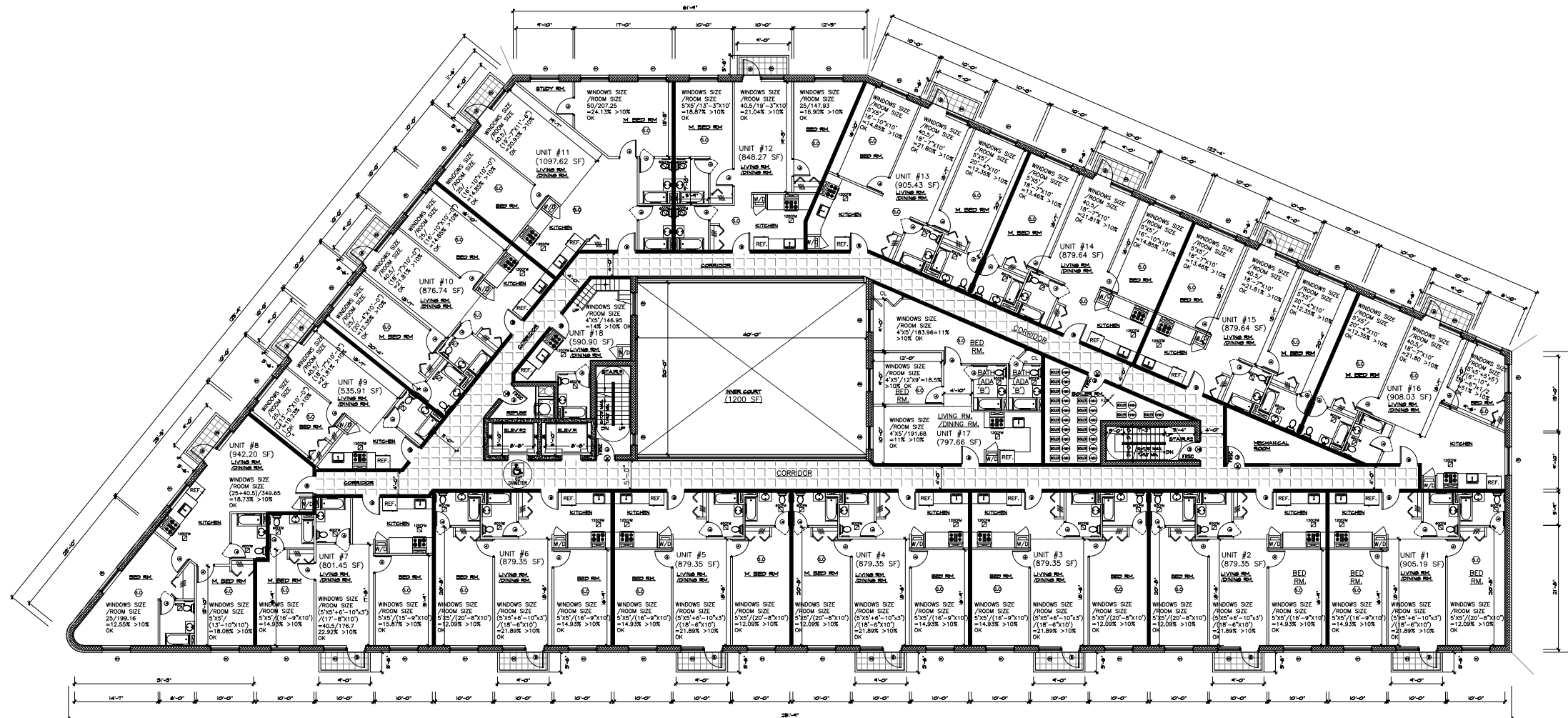
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 3RD & 5TH FLOOR
 PLAN

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



A-104.00

13 OF 24



1 4TH FLOOR PLAN
 A-105 SCALE: 3/32"=1'-0"

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

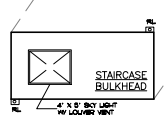
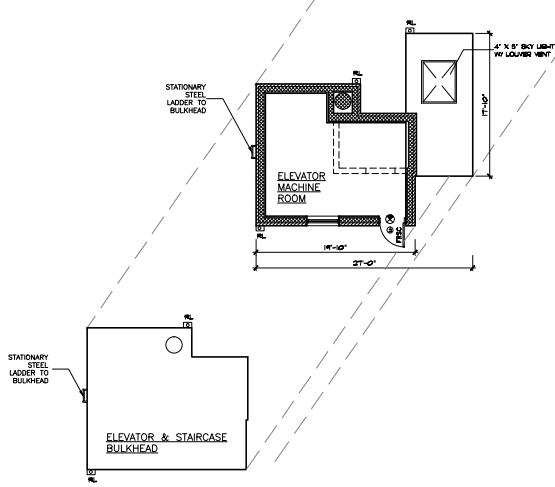
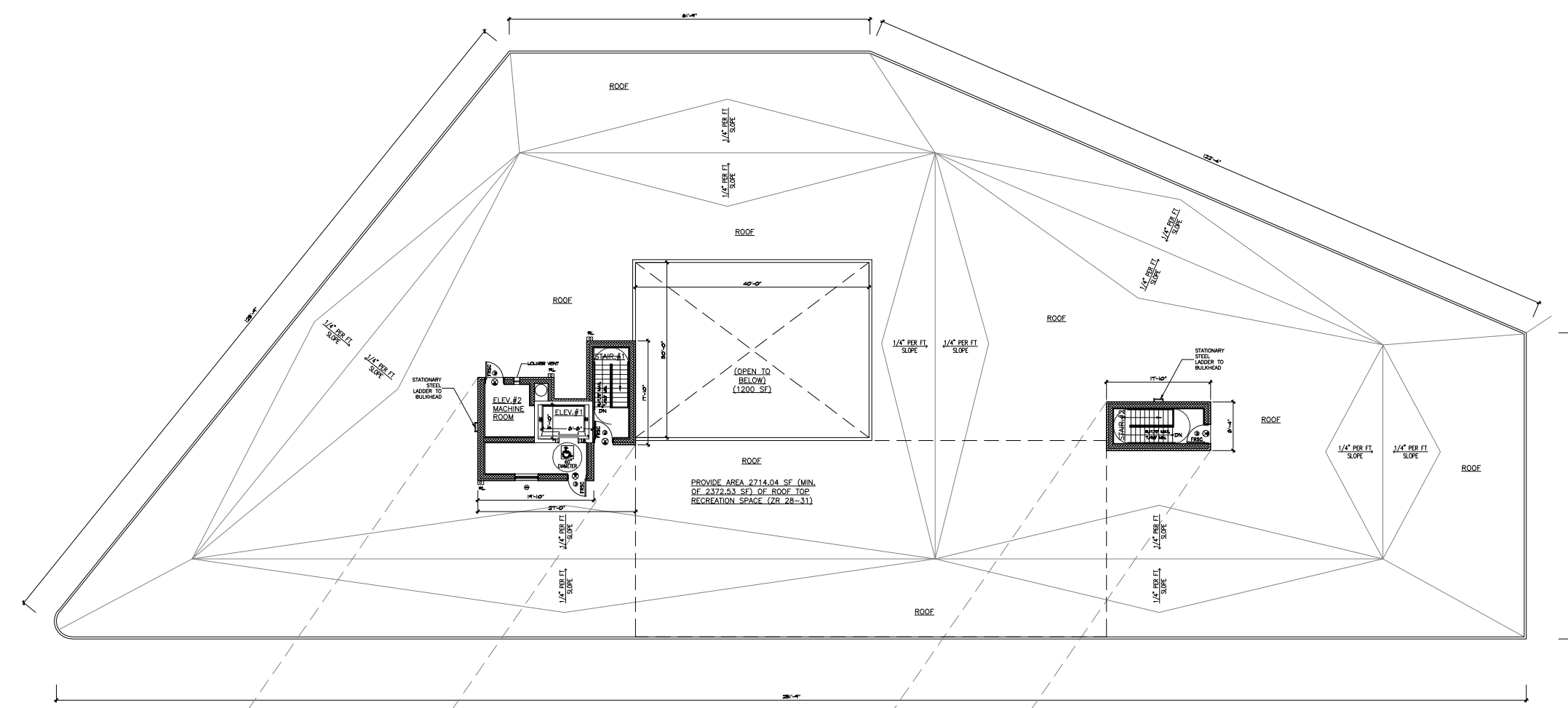
47 - 11 90th St.,
 ELMHURST, NY 11373

DRAWING TITLE:
 4TH FLOOR
 PLAN

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



A-105.00



1 ROOF PAN
A-106 SCALE: 3/32" = 1'-0"

CLIENT:
19 CORONA AVE Realty Inc.

135-14 Northern Blvd.,
Flushing, NY 11355

ARCHITECT:
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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

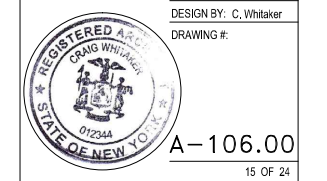
DATE	REV.	DESCRIPTION

PROJECT:

MIXED USE BUILDING
47 - 11 90th St.,
ELMHURST, NY 11373

DRAWING TITLE:
ROOF PLAN

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



A-106.00
15 OF 24

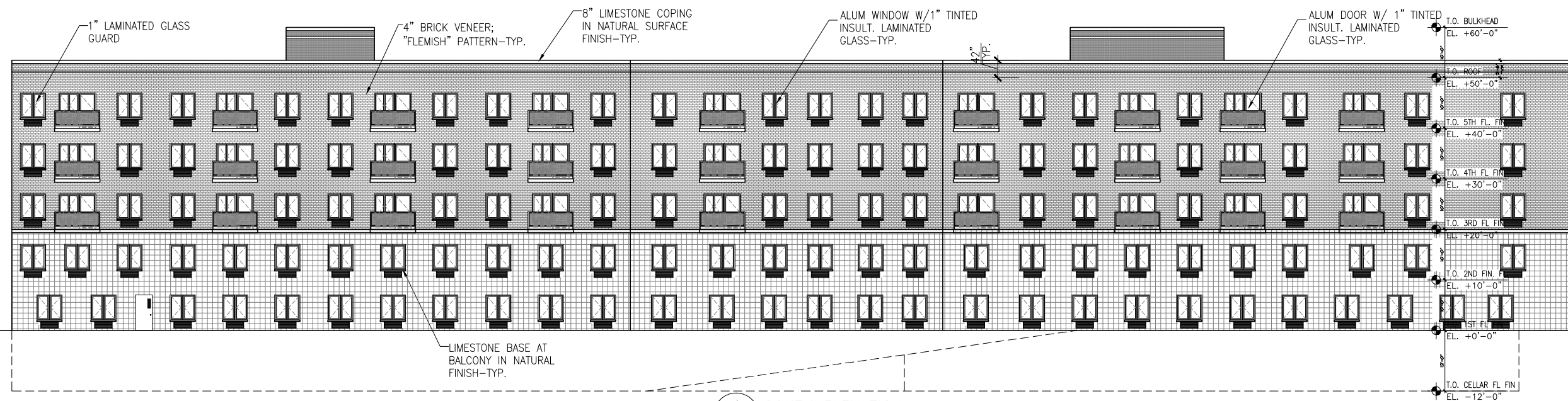
CLIENT:
19 CORONA AVE Realty Inc.

135-14 Northern Blvd.,
Flushing, NY 11355

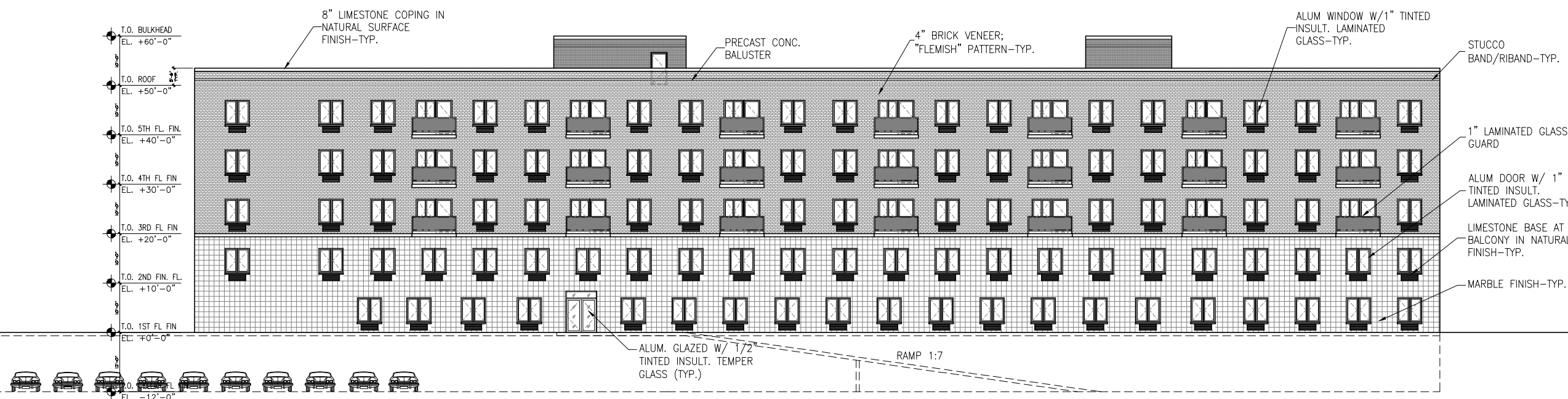
ARCHITECT:
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New York, New York 10003
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STRUCTURE ENGINEER:
Richard Wu, PE
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New York, New York 10002
(212) 941-1642

ZONING & BUILDING CODE
CONSULTANT
James Cheng, RA
Flushing, New York 11358



1 SOUTH ELEVATION
A-201 SCALE: 3/32"=1'-0"



2 NORTH ELEVATION
A-201 SCALE: 3/32"=1'-0"

DATE:	REV.	DESCRIPTION:

PROJECT:
MIXED USE BUILDING

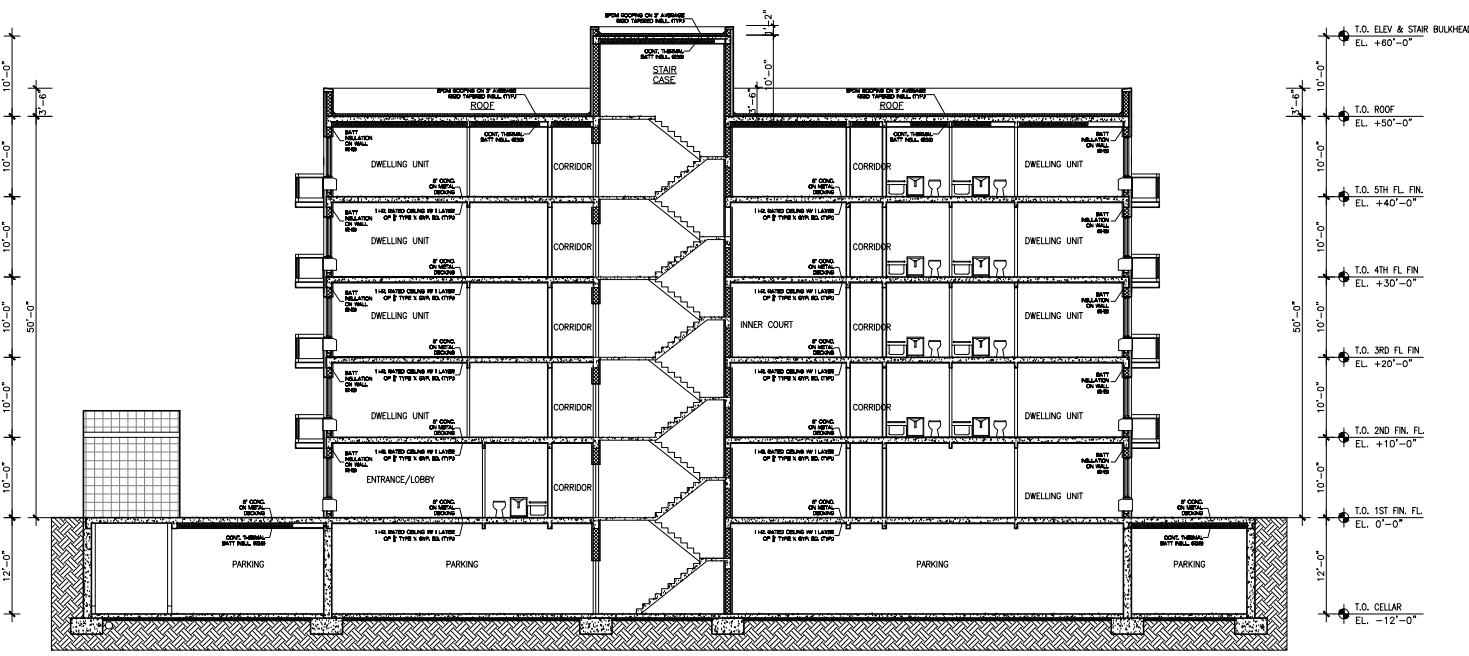
47 - 11 90th St.,
ELMHURST, NY 11373

DRAWING TITLE:
**NORTH & SOUTH
BUILDING
ELEVATIONS**

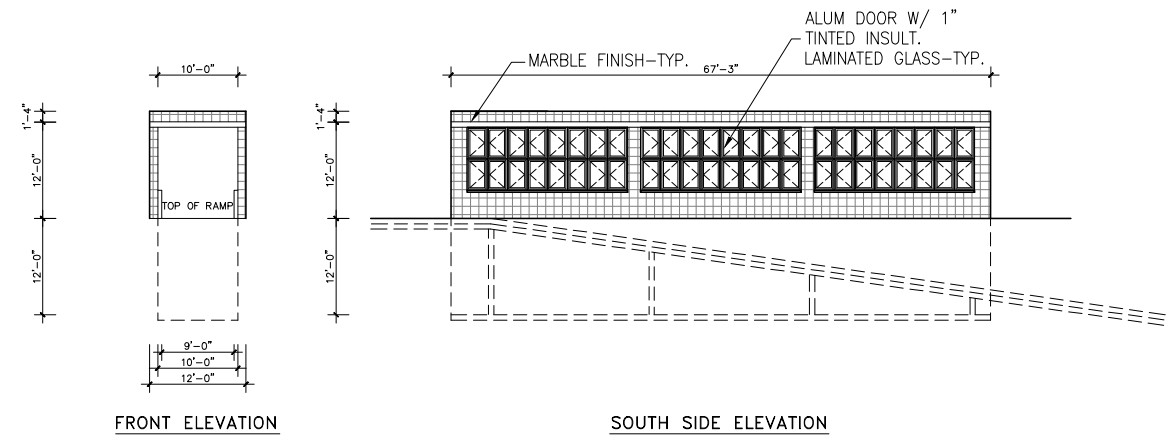
DATE: 10-03-2012	PROJECT #:
SEAL & SIGNATURE:	DRAWN BY:
	DESIGN BY: C. Whitaker
	DRAWING #:



A-201.00

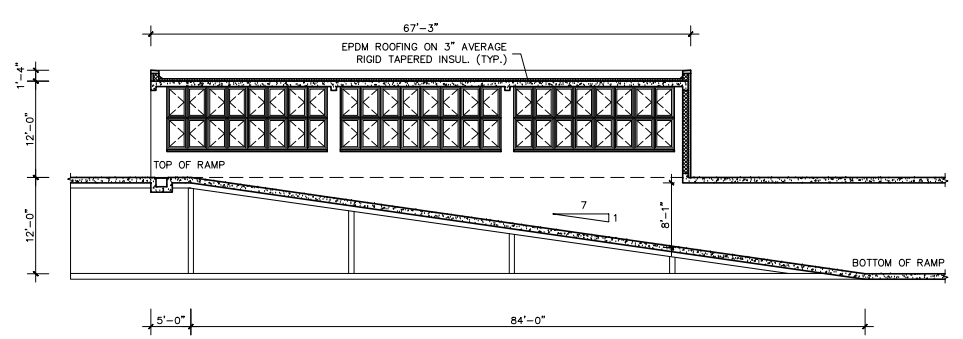


1 SECTION
A-301 SCALE: 3/32"=1'-0"

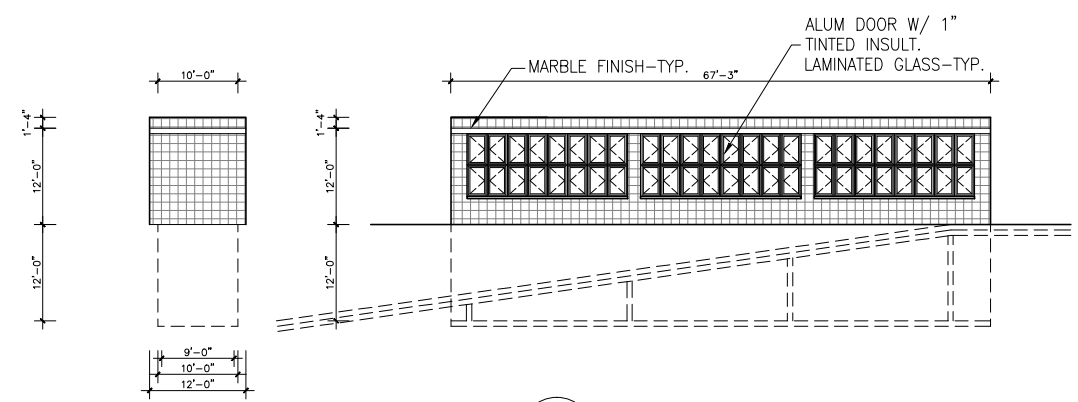


FRONT ELEVATION

SOUTH SIDE ELEVATION



SECTION



2 CELLAR PARKING DETAILS
A-301 SCALE: 3/32"=1'-0"

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

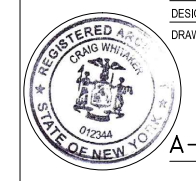
ZONING & BUILDING CODE
CONSULTANT
James Cheng, RA
Flushing, New York 11358

DATE:	REV.	DESCRIPTION:

PROJECT:
MIXED USE BUILDING
47 - 11 90th St.,
ELMHURST, NY 11373

DRAWING TITLE:
BUILDING SECTIONS

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



A-301.00
17 OF 24



2009 IECC

Section 1: Project Information

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

Construction Site: 90-15 CORONA AVE., 19 CORONA AVE., ELMHURST, NY 11375
Owner/Agent: 19 CORONA AVE. REALTY INC., 135-14 NORTHERN BLVD., FLUSHING, NY 11355
Designer/Contractor: CRAIG WHITAKER, 39 FIFTH AVE., NEW YORK, NY 10003, 212) 431-7717

Section 2: General Information

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

Activity Type(s): Apartment (Multi/Family)
Floor Area: 87802
CELLAR PARKING (Parking Garage): 36181

Section 3: Requirements Checklist

Envelope PASSES. Design 5% better than code.

Climate-Specific Requirements:

Table with 6 columns: Component Name/Description, Gross Area or Perimeter, Cavity R-Value, Cont. R-Value, Proposed U-Factor, Budget U-Factor. Rows include Roof 1, Exterior Wall 1, Window 1, Window 2, Door 3, Basement Wall 1, Floor 1, and Floor 2.

(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:\Dropbox\Acute Construction back-up\19 CORONA AVE., FLUSHING, NY\19 CORONA ST. elmhurst, ny.cck Page 1 of 11

- Exceptions:
- Areas designated as security or emergency areas that must be continuously illuminated.
- Lighting 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 arthistory display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.
9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

- Exceptions:
- 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.
10. Photocell/astronomical time switch on exterior lights.

- Exceptions:
- Lighting intended for 24 hour use.
11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

- Exceptions:
- 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 COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title Signature Date

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.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-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
2. Windows, doors, and skylights certified as meeting leakage requirements.
3. Component R-values & U-factors labeled as certified.
4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
5. 'Other' components have supporting documentation for proposed U-Factors.
6. 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 dampers.
8. Cargo doors and loading dock doors are weather sealed.
9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
10. Building entrance doors have a vestibule equipped with self-closing devices.
Exceptions:
- 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/living 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 COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title Signature Date

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.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: 90-15 CORONA AVE., 19 CORONA AVE., ELMHURST, NY 11375
Owner/Agent: 19 CORONA AVE. REALTY INC., 135-14 NORTHERN BLVD., FLUSHING, NY 11355
Designer/Contractor: CRAIG WHITAKER, 39 FIFTH AVE., NEW YORK, NY 10003, 212) 431-7717

Section 2: Exterior Lighting Area/Surface Power Calculation

Table with 6 columns: Exterior Area/Surface, Quantity, Allowed Watts / Unit, Tradable Wattage, Allowed Watts (B x C), Proposed Watts (E x F). Rows include Residential Entrance, Driveway to Parking Lot, Building Perimeter Sidewalk, and Inner Court.

* 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

Table with 5 columns: Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast, B Lamps/ Fixture, C # of Fixtures, D Fixture Watt, E (C X D). Rows include Residential Entrance, Driveway to Parking Lot, Building Perimeter Sidewalk, and Inner Court.

Section 4: Requirements Checklist

- Lighting Wattage:
1. 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-up\19 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

Construction Site: 90-15 CORONA AVE., 19 CORONA AVE., ELMHURST, NY 11375
Owner/Agent: 19 CORONA AVE. REALTY INC., 135-14 NORTHERN BLVD., FLUSHING, NY 11355
Designer/Contractor: CRAIG WHITAKER, 39 FIFTH AVE., NEW YORK, NY 10003, 212) 431-7717

Section 2: Interior Lighting and Power Calculation

Table with 4 columns: Area Category, B Floor Area (ft2), C Allowed Watts / ft2, D Allowed Watts (B x C). Rows include Apartment and Cellar Parking.

Section 3: Interior Lighting Fixture Schedule

Table with 5 columns: Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast, B Lamps/ Fixture, C # of Fixtures, D Fixture Watt, E (C X D). Rows include Apartment and Cellar Parking.

Section 4: Requirements Checklist

- Lighting Wattage:
1. Total proposed watts must be less than or equal to total allowed watts.
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.
Exceptions:
- 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 (switch/occupancy sensor).

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 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 lumens/watt.
Exceptions:
- 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 statute, 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.

Name - Title Signature Date

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.cck Page 6 of 11

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 BY: Whitaker
DRAWING #:



EN101.00

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2009 IECC

Section 1: Project Information

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

Construction Site: 90-15 CORONA AVE. 19 CORONA AVE. ELMHURST, NY 11375	Owner/Agent: 19 CORONA AVE. REALTY INC. 135-14 NORTHERN BLVD. FLUSHING, NY 11355	Designer/Contractor: CRAIG WHITAKER 39 FIFTH AVE. NEW YORK, NY 10003 212) 431-7717
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Section 2: General Information

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

Activity Type(s)	Floor Area
APARTMENT (Multi/Family)	87802
CELLAR PARKING (Parking Garage)	36181

Section 3: Requirements Checklist

Envelope PASSES. Design 5% better than code.

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: rigid rigid insulation	17874	---	15.0	0.063	0.048
Exterior Wall 1: Other Mass Wall, Heat capacity 1.0 (b) Comments: brick-cmu+air space+vapor barrier+rigid insulation+gyp bd	22824	---	---	0.080	0.064
Window 1: Metal Frame with Thermal Break/Double Pane, Tinted, SHGC 0.41 Comments: w/ 1" double-layer glass	2624	---	---	0.560	0.550
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 insul+gyp bd furring inside	8140	0.0	20.0	0.042	0.108
Floor 1: Steel Joist Comments: batt insul above cig under upper deck	88370	0.0	30.0	0.030	0.033
Floor 2: Concrete Floor (over unconditioned space) Comments: rigid insul 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
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- Exceptions:**
- Areas designated as security or emergency areas that must be continuously illuminated.
 - Lighting 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 arthistory display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
 - 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.
- Exceptions:**
- 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.
- Exceptions:**
- Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.
 - 10. Photocell/astronomical time switch on exterior lights.
- Exceptions:**
- Lighting intended for 24 hour use.
 - 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).
- Exceptions:**
- 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 COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title	Signature	Date
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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.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-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.
- 6. 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 dampers.
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- 10. Building entrance doors have a vestibule equipped with self-closing devices.
Exceptions:
 - 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/living 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 COMcheck Version 3.9.1 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title	Signature	Date
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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.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: 90-15 CORONA AVE. 19 CORONA AVE. ELMHURST, NY 11375	Owner/Agent: 19 CORONA AVE. REALTY INC. 135-14 NORTHERN BLVD. FLUSHING, NY 11355	Designer/Contractor: CRAIG WHITAKER 39 FIFTH AVE. NEW YORK, NY 10003 212) 431-7717
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Section 2: Exterior Lighting Area/Surface Power Calculation

Exterior Area/Surface	Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F 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 Tradable Watts** =		946	1234
		Total Allowed Watts =		946	
		Total Allowed Supplemental Watts** =		600	

* 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

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (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 19W / 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 Tradable Proposed Watts =		1234

Section 4: Requirements Checklist

- Lighting Wattage:**
- 1. 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-up\19 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

Construction Site: 90-15 CORONA AVE. 19 CORONA AVE. ELMHURST, NY 11375	Owner/Agent: 19 CORONA AVE. REALTY INC. 135-14 NORTHERN BLVD. FLUSHING, NY 11355	Designer/Contractor: CRAIG WHITAKER 39 FIFTH AVE. NEW YORK, NY 10003 212) 431-7717
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Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B x C)
APARTMENT (Multi/Family)	87802	0.7	61461
CELLAR PARKING (Parking Garage)	36181	0.3	10854
			Total Allowed Watts = 72316

Section 3: Interior Lighting Fixture Schedule

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
APARTMENT (Multi/Family 87802 sq.ft.)				
Incandescent 1: Incandescent 40W	1	645	40	25800
CELLAR PARKING (Parking Garage 36181 sq.ft.)				
Hoogen 1: 12V Halogen 20W	1	100	20	2000
		Total Proposed Watts =		27800

Section 4: Requirements Checklist

Interior Lighting PASSES. Design 62% better than code.

Lighting Wattage:

- 1. 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.
Exceptions:
 - 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 (switch/occupancy sensor).

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 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.

- Exceptions:**
- 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 statute, 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.

Name - Title	Signature	Date
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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.cck Page 6 of 11

CLIENT:
19 CORONA AVE Realty Inc.

135-14 Northern Blvd.,
Flushing, NY 11355

ARCHITECT:
Craig Whitaker, RA
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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 BY: Whitaker
DRAWING #:



EN102.00

19 OF 24