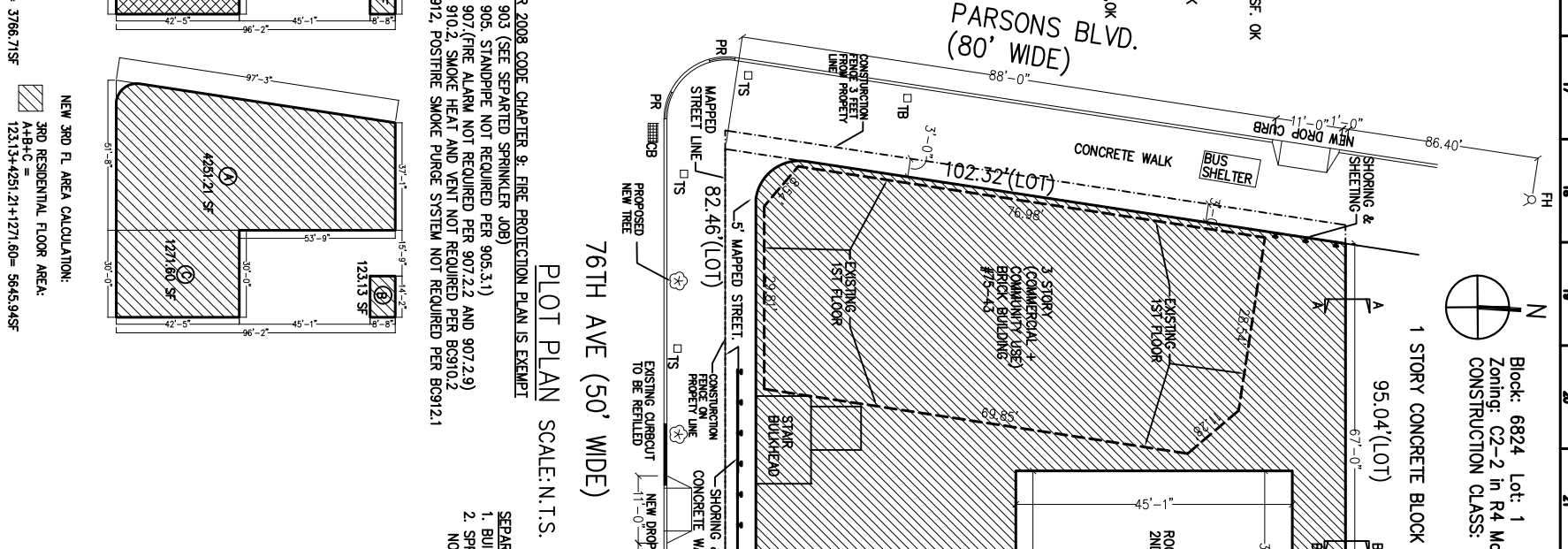
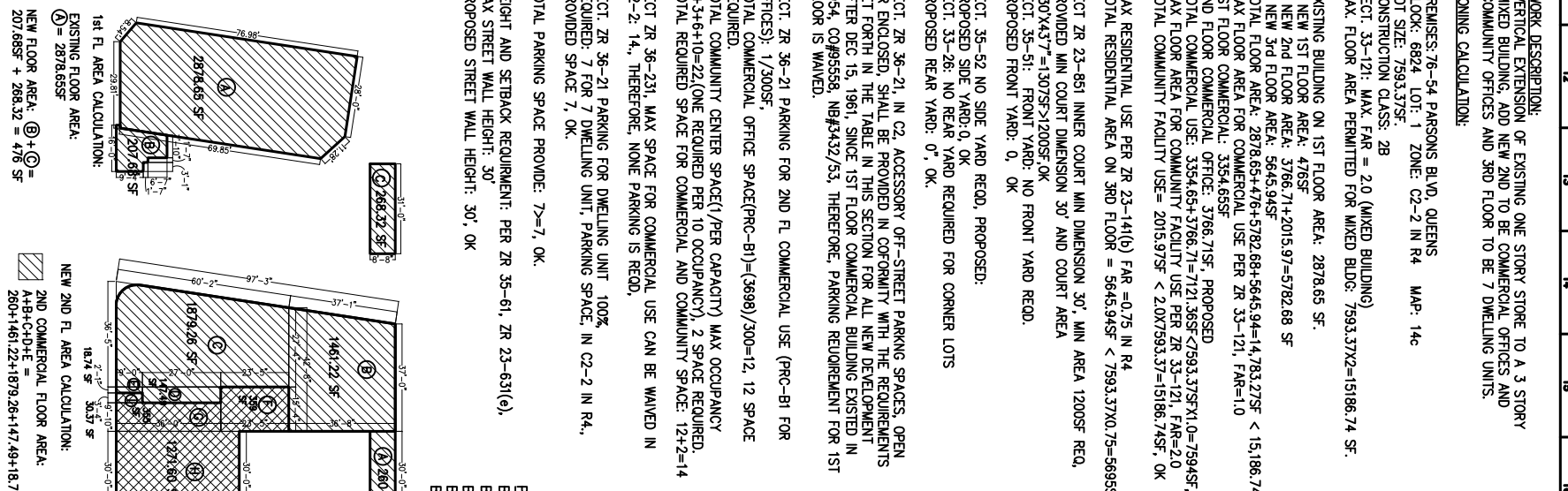


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
<p>1. MULTIPLE DWELLING & HOUSING MAINTENANCE CODE:</p> <p>1. PAINTING OF PUBLIC PARTS AND WITHIN DWELLING TO COMPLY WITH SEC. D26-12.01 H.M.C. AND SEC. 80 M.L.D.</p> <p>2. PAINTING OF WINDOW FRAMES AND FIRE ESCAPES TO COMPLY WITH SEC. D26-12.03 H.M.C.</p> <p>3. PAINTING OF COURTS AND SHAFTS TO BE A LIGHT COLORED SURFACE AS PER SEC. D26-12.05 H.M.C. AND SEC. 29 M.L.D.</p> <p>4. PREMISES TO BE MAINTAINED AND KEPT FREE OF ROBBENT AND INSECT INFESTATION AS PER SEC. D26-13.03 AND D26-13.05 H.M.C.</p> <p>5. RECEPTIONS FOR THE COLLECTION OF WASTE MATTER TO BE PROVIDED AS PER SEC. D26-14.03 AND D26-14.05 H.M.C. AND SEC. 81 M.L.D.</p> <p>6. RECEPTIONS OF ROOFS, COURTS AND YARDS TO COMPLY WITH SEC. D26-16.03 H.M.C. AND SEC. 77 M.L.D.</p> <p>7. INSPECTION OF GENERAL HEATING PLANT BY QUALIFIED PERSON TO BE MADE AS PER SEC. D26-17.05 H.M.C. CENTRAL HEAT AND HOT WATER TO BE PROVIDED AS PER SEC. 79 SIBD. 1 M.L.D.</p> <p>8. PROPER ELECTRIC LIGHTING EQUIPMENT WITHIN DWELLING TO BE PROVIDED AND MAINTAINED AS PER SEC. D26-19.01, D26-19.03 AND D26-19.05 H.M.C.</p> <p>9. PROPER ELECTRIC LIGHT TO BE PROVIDED NEAR ENTRANCE WAYS, YARDS AND COURSE AS PER SEC. D26-19.07 H.M.C. ON SEPARATE CIRCUITS OR CONNECTED TO HOUSE LINE SERVING PUBLIC HALLS, AND IN ACCORDANCE WITH REQUIREMENTS AND APPROVAL OF THE DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY AS PER SEC. 35 AND SEC. 26 SUB. 70 M.L.D. AND DEPARTMENT OF RULES AND REGULATIONS APPROXIMATELY 5 FEET ABOVE FINISHED FLOOR TO BE PROVIDED IN ENTRANCES DOORS OF DWELLING UNITS AS PER SEC. D26-20.01 H.M.C. AND DEPARTMENT OF RULES AND REGULATIONS PROPERLY MOUNTED AND SECURED POLISHED METAL VIEWING MIRRORS TO BE PROVIDED WITHIN SELF SERVICE ELEVATORS (IF ANY) AS PER SEC. D26-20.03 H.M.C. AND DEPARTMENT OF RULES AND REGULATIONS.</p> <p>10. KEY LOCKS IN ENTRANCE DOORS TO EACH DWELLING UNIT WITH AT LEAST ONE KEY TO BE PROVIDED BY OWNER AS PER SEC. D26-20.05 H.M.C. HEAVY DUTY LATCH SET DEAD BOLT THUMB TURN INSIDE.</p> <p>11. APPROVED THE MAIL RECEPTAGES AND DIRECTORY OF PERSONS LIVING IN THE DWELLING TO BE PROVIDED AS PER SEC. D26-21.01 H.M.C. AND REGULATIONS OF POST OFFICE DEPARTMENT.</p> <p>12. PROPER FLOOR SPACES TO BE PROVIDED IN PUBLIC HALL, NEAR STAIRS AND ELEVATOR AND WITHIN STAIRS ENCLOSURE AS PER SEC. D26-21.03 H.M.C. AND DEPARTMENT OF RULES AND REGULATIONS.</p> <p>13. PROPER STREET NUMBER TO BE PROVIDED IN FRONT OF DWELLING AS PER SEC. 82(3)-1.0 ADMIN. AND SEC. D26-21.05 H.M.C. AND RULES AND REGULATIONS OF PERIODIC PRESIDENT PROPER JANITORIAL SERVICES TO BE PROVIDED AS PER SEC. D26-22.03 AND D26-22.05 H.M.C.</p> <p>14. EVERY KITCHEN AND KITCHENETTE TO BE PROVIDED WITH SINK HAVING MINIMUM 2" WASTE AND TRAP AS PER SEC. D26-32.01 H.M.C.</p> <p>15. ALL COMBUSTIBLE MATERIAL WITHIN ONE FOOT OF COOKING APPARATUS TO BE PROPERLY FIRE RETARDED AND MINIMUM TWO FOOT CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACE.</p> <p>16. SEC. D26-32.05 H.M.C. AND DEPARTMENT OF RULES AND REGULATIONS SEC. 33 SUBED. 3 M.L.D. NO KITCHEN SHALL BE COVERED FOR SEPARATE DISPOSAL AS PER SEC. D26-41.03 H.M.C.</p> <p>17. RESTROOM IDENTIFICATION SIGN CONTAINING DWELLING SERIAL NUMBER TO BE POSTED AS PER SEC. D26-41.05 H.M.C.</p> <p>18. IDENTIFICATION OF MANAGING AGENT OR OWNER TO BE INDICATED ON TENANTS RENT RECEIPT AS PER SEC. D26-41.17 H.M.C.</p> <p>19. ALL BATHROOMS, TOILETS AND BATHING COMPARTMENTS TO HAVE CERAMIC TILE FLOOR AND 6" DEGREE MIN. CERAMIC TILE BASE WALLS AND CEILING PLASTER AS PER SEC. 76 M.L.D. AND SEC. D26-31.83 H.M.C.</p> <p>20. ALL DOORS LEADING TO PUBLIC HALLS SHALL BE SELF CLOSING, NO TRANSOMS OR PLAIN GLASS PANELS.</p> <p>21. BUILDINGS TO COMPLY WITH SEC. 64 M.L.D. GAS METERS, GAS APPLIANCES AND ARTIFICIAL FUEL BURNING TO COMPLY WITH SEC. D26-33.03 H.M.C. MAX. OCCUPANCY, MIN. ROOM AREA ART 53 D 26-33.01 SIBD. B & E.</p> <p>22. ENTIRE BUILDING TO COMPLY WITH LOCAL LAWS APPLICABLE TO ART. 6 WITH H.M.C. AND DEPARTMENT RULES AND REGULATIONS.</p> <p>23. ALL NEWLY CREATED PARTITIONS IN HALLS TO BE FIRE RETARDED ON BOTH SIDES AND FIRE STOPPED AT TOP AND BOTTOM AS PER DEPARTMENT OF RULES AND REGULATIONS, RULE 12.10 AND RULE 1.7.</p> <p>24. EVERY VESTIBULE ENTRANCE PUBLIC AND STAIR HALL TO BE PROVIDED WITH A MIN. OF 60 WATT LIGHT BULBS AS PER SEC. 37, SIBD. 1 M.L.D.</p>																							
<p>SMOKE DETECTOR NOTES:</p> <p>1. DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTING DEVICES RECEIVING THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE SWITCHED IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.</p> <p>2. ALL SMOKE DETECTING DEVICES REQUIRES TO BE PROVIDED AND INSTALLED WITHIN 60 FEET OF EACH DWELLING UNIT TO BE PROVIDED AND REGULATIONS PROVIDED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARD APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OF PRODUCTION OF LISTED EQUIPMENT AND WHOSE LISTINGS STATES THAT EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.</p> <p>3. NO DEVICE SHALL BE DEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE IONIZATION CHAMBER OR PHOTOELECTRIC TYPE. SUCH DEVICES SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF REFERENCE STANDARD RS-11 AND SHALL BE INSTALLED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF REFERENCE STANDARD RS-17-12.</p> <p>GENERAL NOTES:</p> <p>1. ALL WORK IS EXISTING UNLESS HATCHED OR NOTED AS NEW.</p> <p>2. CONTRACTOR SHALL PERFORM ALL WORK IN COORDINATE WITH THE REGULATIONS OF BUILDING DEPARTMENT OF NEW YORK CITY, THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODE AND ALL SUBORDINATE HAVING JURISDICTIONS.</p> <p>3. ALL LABOR MATERIALS, EQUIPMENT SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE AND LOCAL CODE.</p> <p>4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND INFORM THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.</p> <p>5. CONTRACTOR SHALL PROVIDE THE REQUIRED LIABILITY INSURANCE.</p> <p>6. CONTRACTOR SHALL PROVIDE WORKERS COMPENSATION AND DISABILITY INSURANCE.</p> <p>7. CONTRACTOR TO SECURE ALL PERMITS AND SIGN-OFF SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY.</p> <p>8. ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISING THE CONSTRUCTION OR ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE ARISING OUT OF CONTRACTOR'S FAILURE TO EXECUTE HIS WORK AS SHOWN ON APPROVED DRAWINGS.</p> <p>9. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, SUPPORT, BRACING, ETC. FOR SAFE INSTALLATION OF NEW CONSTRUCTION.</p> <p>10. BOLLER ROOM NOTES:</p> <p>1. ANY CHANGE OF HEATING APPARATUS TO BE FILED PRIOR TO INSTALLATION.</p> <p>2. GAS VENT TO BE AERATEMENT FUE M.E.A. 284-565M.</p> <p>3. PROVIDE MASONRY FOUNDATION UNDER AMERICA FUE.</p> <p>4. PROVIDE FLOOR DRAIN IN BOLLER ROOM.</p> <p>5. PROVIDE MINIMUM 18" CLEARANCE BETWEEN BOLLERS AND ENCLOSING WALL PARTITIONS.</p> <p>6. PROVIDE 3'-0" CLEARANCE IN FRONT OF BOLLER/ FURNACE FOR MAINTENANCE.</p> <p>7. PROVIDE 4" CONCRETE SLAB IN BOLLER ROOM.</p> <p>8. BOLLER ROOM CEILING: TWO (2) LAYERS 5/8" SHEETROCK, TYPE "X".</p> <p>9. REFER TO LEGEND FOR BOLLER ROOM ENCLOSURE PARTITIONS.</p> <p>10. NO METERS, DIMMETER SHAFTS, ELEVATORS SHAFTS, INTERIOR STAIR OR REQUIRED OUTSIDE CELLAR ENTRANCE TO BE LOCATED WITHIN BOLLER ROOM.</p> <p>11. BOLLER ROOM DOOR TO BE ONE (1) HOUR TEST FIREPROOF SELF-CLOSING BOARD OF STANDARDS AND APPEALS APPROVED TYPE.</p> <p>12. NO STORAGE PERMITTED WITHIN BOLLER ROOM.</p> <p>13. "A" DENOTES 12"x12" FIXED REGISTER WITH B.S.A. APPROVED TYPE FIRE DAMPER WITH FUSIBLE LINK, LOCATED AT TOP OF PARTITION.</p> <p>14. "AT" DENOTES 12"x12" FIXED REGISTER WITH B.S.A. APPROVED TYPE FIRE DAMPER WITH FUSIBLE LINK, LOCATED AT BOTTOM OF PARTITION.</p> <p>15. INSTALLATION OF EQUIPMENT SHALL COMPLY WITH B.S.A./M.E.A. APPROVED, BUILDING CODE REQUIREMENTS, DEPARTMENT OF BUILDINGS RULES AND REGULATIONS, AND MANUFACTURER SPECIFICATIONS (LATEST EDITION).</p> <p>ENERGY CONSERVATION CODE NOTES:</p> <p>1. ALL EXTERIOR SUBSTRATES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AS APPLICABLE TO MULTIPLE DWELLINGS.</p> <p>2. PREPARED CONSTRUCTION SHALL COMPLY WITH SEC. 2602-ECC, MAX. 200°F/A AIR LEAKAGE AT DAMPERS, OR THEREOF CLASS EXCEEDED, PROVISION OF SEC. 714 M OTHER COMPOSITION AIR INTAKE (DAMPERS).</p> <p>3. THE FOLLOWING ROOF / CEILING, 0.05 MAX. SLAB EDGE (UNHEATED): 5.0 U-VALUE EXTERIOR WALL: 0.08 MAX. GLAZING: 0.08 MAX. FLOOR: 0.08 MAX. ASSUMES FINISH FLOOR: 0.40 MAX. DESIGNER'S NOTE: MANUAL FLOOR 5-1.5-5.5-6.5-7</p> <p>4. DESIGN CONSIDERATIONS: LOCATION: NASSAU COUNTY, DEGREE DAYS: 5,000 HEWLET A.P. REASONING DESIGN: WYR BULB TEMPERATURE EXTERIOR WINTER: 15 F, SUMMER: 87 F / 89 F, DESIGN TEMPERATURE INTERIOR HEATING: 72 F MAX. COOLING: 78 F MIN. GLAZED AREA AS A PERCENTAGE OF EXTERIOR WALL AREA, CONDITIONED SPACE, WALL AREA: 30.0 FT. GLASS AREA: 34.17 PERCENTAGE RATIO AS PER ENERGY CODE, BULLETIN OF 06/29/78 5. ELECTRIC UTILIZATION EQUIPMENT RATED GREATER THAN 100W AND LIGHTING EQUIPMENT GREATER THAN 15W, 6. VOLTAGE DROP FROM UTILITY SERVICE TERMINATION TO FINAL DISTRIBUTION PANEL, 3% MAX. 7. HEATING & COOLING EQUIPMENT SHALL BE RATED, AND SHALL MEET EFFICIENCIES LISTED IN E404.13 ECCO. 8. HEATING & COOLING SHALL BE CONTROLLED BY ADJUSTABLE THERMOSTATS. 9. HEATING SHALL BE OIL OR GAS FIRED FORCED HOT WATER FIN TUB BASKETBOARD RADIATION. 10. MIN. HOT WATER CAPACITY = 40.0 GAL. / PERSON / 24 HOURS X 1.5 PERSONS = 58 GAL. 11. HOUR MAX. DEMAND 12. DOMESTIC HOT WATER HEATER SHALL MEET STANDARDS OF EQ4.3 (TABLE 4.11 Q) AND HAVE AUTOMATIC TEMPERATURE CONTROL CAPABLE OF ADJUSTMENT, WITH THE MAX. POSSIBLE SETTING OF 140 F. 13. ALL HOT WATER LINES TO BE INSULATED WITH 1" MIN. INSULATION. 14. THESE DRAWINGS AND SPECIFICATION NOTES HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF THE DESIGNER, AND TO THE BEST OF THE DESIGNER'S KNOWLEDGE, INFORMATION AND BELIEF, MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE (ECCO).</p> <p>PLUMBING NOTE:</p> <p>1. ALL PLUMBING WORK SHALL BE INSTALLED IN STRICT CONFORMANCE WITH ALL THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE (REFERENCE STANDARD RS-16) AND AUTHORITY'S JURISDICTION. ALL PLUMBING WORK SHALL BE MADE IN APPROVE MANNER.</p> <p>2. ALL NEW CONNECTIONS TO EXISTING SERVICES SHALL BE MADE IN APPROVE MANNER.</p> <p>3. ALL NEW CONNECTIONS SHALL BE LEFT IN PERFECT WORKMAN ORDER UPON COMPLETION OF ALL NEW WORK.</p>																							

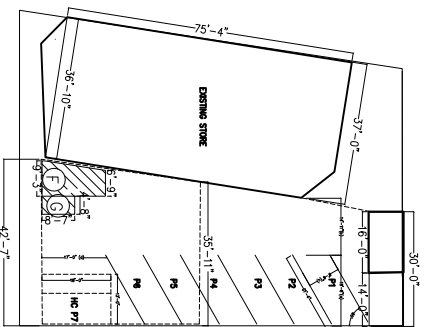
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<p>WORK DESCRIPTION:</p> <p>VERTICAL EXTENSION OF EXISTING ONE STORY STORE TO A 3 STORY MIXED BUILDING, ADD NEW 2ND TO BE COMMERCIAL OFFICES AND COMMUNITY OFFICES AND 3RD FLOOR TO BE 7 DWELLING UNITS.</p> <p>ZONING CALCULATION:</p> <p>PREMISES: 76-54 PARSONS BLVD, QUEENS BLOCK: 6824, LOT: 1 ZONE: C2-2 IN R4 MAP: 14C LOT SIZE: 7593.37 SF CONSTRUCTION CLASS: 2B SEC. 33-121: MAX. FAR = 2.0 (MIXED BUILDING) MAX. FLOOR AREA PERMITTED FOR MIXED BLDG: 7593.37 X 2 = 15186.74 SF.</p> <p>EXISTING BUILDING ON 1ST FLOOR AREA: 2878.65 SF. NEW 1ST FLOOR AREA: 4785 SF NEW 2ND FLOOR AREA: 3766.71 + 2015.97 = 5782.68 SF NEW 3RD FLOOR AREA: 5645.94 SF TOTAL FLOOR AREA: 2878.65 + 4785 + 5782.68 + 5645.94 = 14,732.27 SF < 15,186.74 SF OK MAX FLOOR AREA FOR COMMERCIAL USE PER ZR 33-121, FAR=1.0 1ST FLOOR COMMERCIAL: 3354.65 SF 2ND FLOOR COMMERCIAL: 3766.71 SF, PROPOSED TOTAL COMMERCIAL USE: 3354.65 + 3766.71 = 7121.36 SF MAX FLOOR AREA FOR COMMUNITY FACILITY USE PER ZR 33-121, FAR=2.0 TOTAL COMMUNITY FACILITY USE = 2015.97 SF < 2015.97 SF = 15186.74 SF OK</p> <p>MAX RESIDENTIAL USE PER ZR 23-141(D) FAR = 0.75 IN R4 TOTAL RESIDENTIAL AREA ON 3RD FLOOR = 5645.94 SF < 7593.37 X 0.75 = 5693.57 SF OK</p> <p>SECT. ZR 23-851 INNER COURT MIN DIMENSION 30', MIN AREA 1200 SF REQ. PROVIDED MIN COURT DIMENSION 30' AND COURT AREA = 30' X 43.7' = 1307.8' X 1200 SF OK SECT. 35-51, FRONT YARD: NO FRONT YARD REQ. PROPOSED FRONT YARD: 0, OK SECT. 35-52 NO SIDE YARD REQ. PROPOSED: PROPOSED SIDE YARD: 0, OK SECT. 33-26, NO REAR YARD REQUIRED FOR CORNER LOTS PROPOSED REAR YARD: 0', OK</p> <p>SECT. ZR 36-21, IN C2, ACCESSORY OFF-STREET PARKING SPACES, OPEN OR ENCLOSED, SHALL BE PROVIDED IN CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE TABLE IN THIS SECTION FOR ALL NEW DEVELOPMENT AFTER DEC. 15, 1961, SINCE 1ST FLOOR COMMERCIAL BUILDING EXISTED IN 1954, CO#95558, NB#432/53, THEREFORE, PARKING REQUIREMENT FOR 1ST FLOOR IS WAIVED.</p> <p>SECT. ZR 36-21 PARKING FOR 2ND FL COMMERCIAL USE (PRC-B1 FOR OFFICES): 1/300SF TOTAL COMMERCIAL OFFICE SPACE (PRC-B1) = (3698) / 300 = 12, 12 SPACE REQUIRED.</p> <p>TOTAL COMMUNITY CENTER SPACE (PER CAPACITY) MAX OCCUPANCY 343+6+10=22 (ONE REQUIRED PER 10 OCCUPANCY), 2 SPACE REQUIRED. TOTAL REQUIRED SPACE FOR COMMERCIAL AND COMMUNITY SPACE: 12+2=14 SECT. ZR 36-231, MAX SPACE FOR COMMERCIAL USE CAN BE WAIVED IN C2-2, 14, THEREFORE, NONE PARKING IS REQD.</p> <p>SECT. ZR 36-21 PARKING FOR DWELLING UNIT, 100% REQUIRED: 7 FOR 7 DWELLING UNIT, PARKING SPACE, IN C2-2 IN R4, PROVIDED SPACE 7, OK.</p> <p>TOTAL PARKING SPACE PROVIDED: 7 > 7, OK.</p> <p>HEIGHT AND SETBACK REQUIREMENT: PER ZR 35-61, ZR 23-63(e), MAX STREET WALL HEIGHT: 30' PROPOSED STREET WALL HEIGHT: 30', OK</p>																							



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<p>SEPARATE APPLICATION:</p> <p>1. BUILDER PAVEMENT PLAN (JOB #420239575) 2. SPRINKLER SYSTEM (JOB# 420239566) NOTE: ENTIRE BUILDING IS SPRINKLERED</p> <p>NOTE: 3 PROPOSED NEW TREES PLANTED ON SITE ALONG 76TH AVE. 4 PLANTED OFF-SITE LOCATION TO BE DETERMINED BY PARKS DEPARTMENT (TYP)</p> <p>U ARCHITECT ASSOCIATES PLLC 136-15 37 AVE. 3F FLUSHING, NY 11354 420166670</p> <p>75-43 PARSONS BLVD QUEENS, NY</p> <p>Plot Plan, Zoning Cal., Notes:</p> <p>NO. SUBMISSION: 11/26/20 NO. PREVIOUS SUBMISSIONS: 0 DATE: 11/26/20 SCALE: 1/8" = 1'-0"</p> <p>DESIGNED BY: [Signature] CHECKED BY: [Signature] DATE: 11/26/20</p> <p>PROJECT NO.: Z-100.00 DATE: 11/26/20</p>																							

PARKING AREA CALCULATIONS

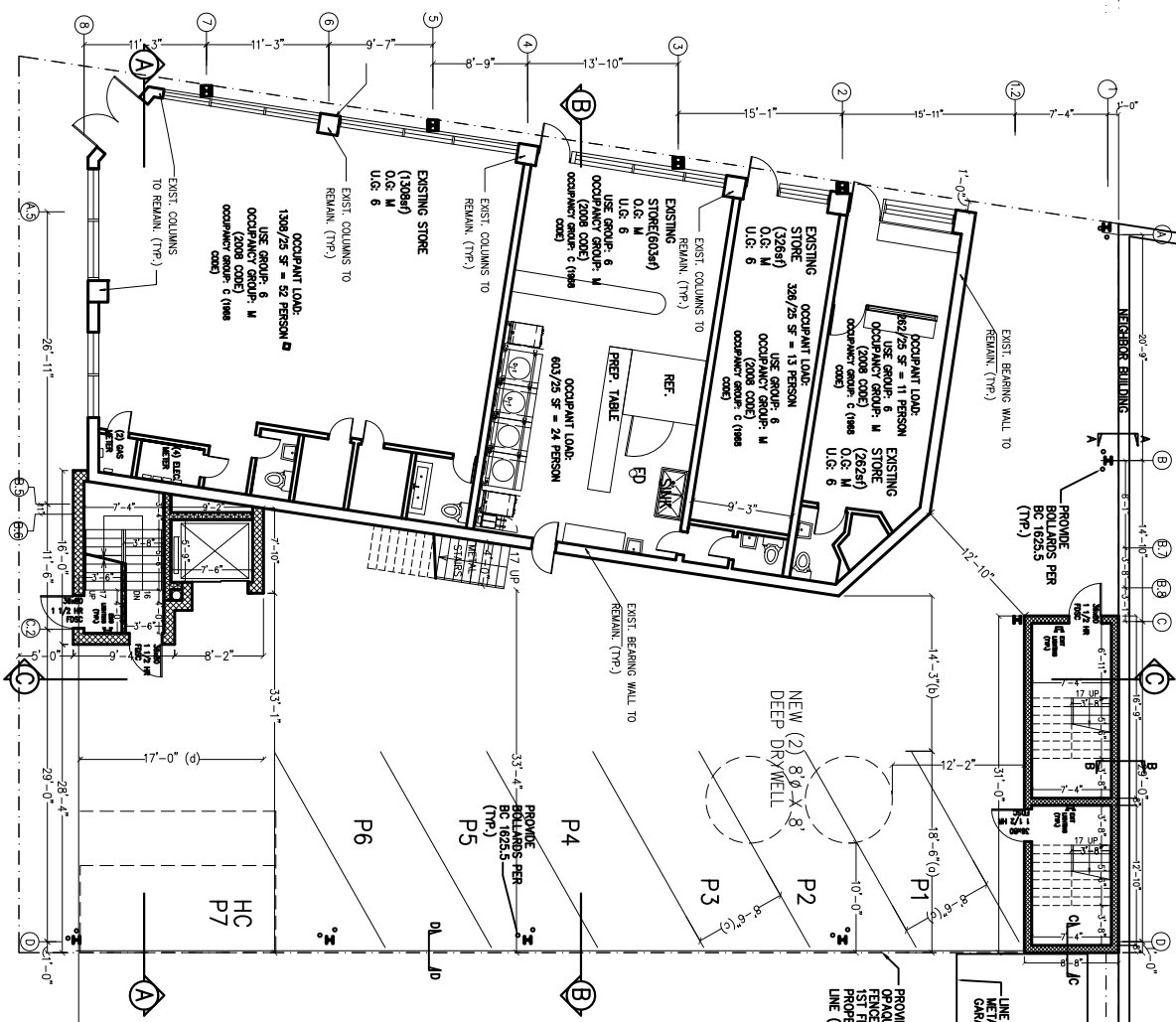
TOTAL PARKING SPACES COVERED BY BUILDING: 3
 TOTAL COVERED PARKING SPACE AREA=181134+21*768.52=596,615SF
 TOTAL OFF STREET PARKING SPACE REQUIRED: 7
 TOTAL PARKING SPACE AREA=181134+21*768.52=596,615SF
 FOR COMMERCIAL ZONING 2002-10 (1)(6) DOES NOT APPLY



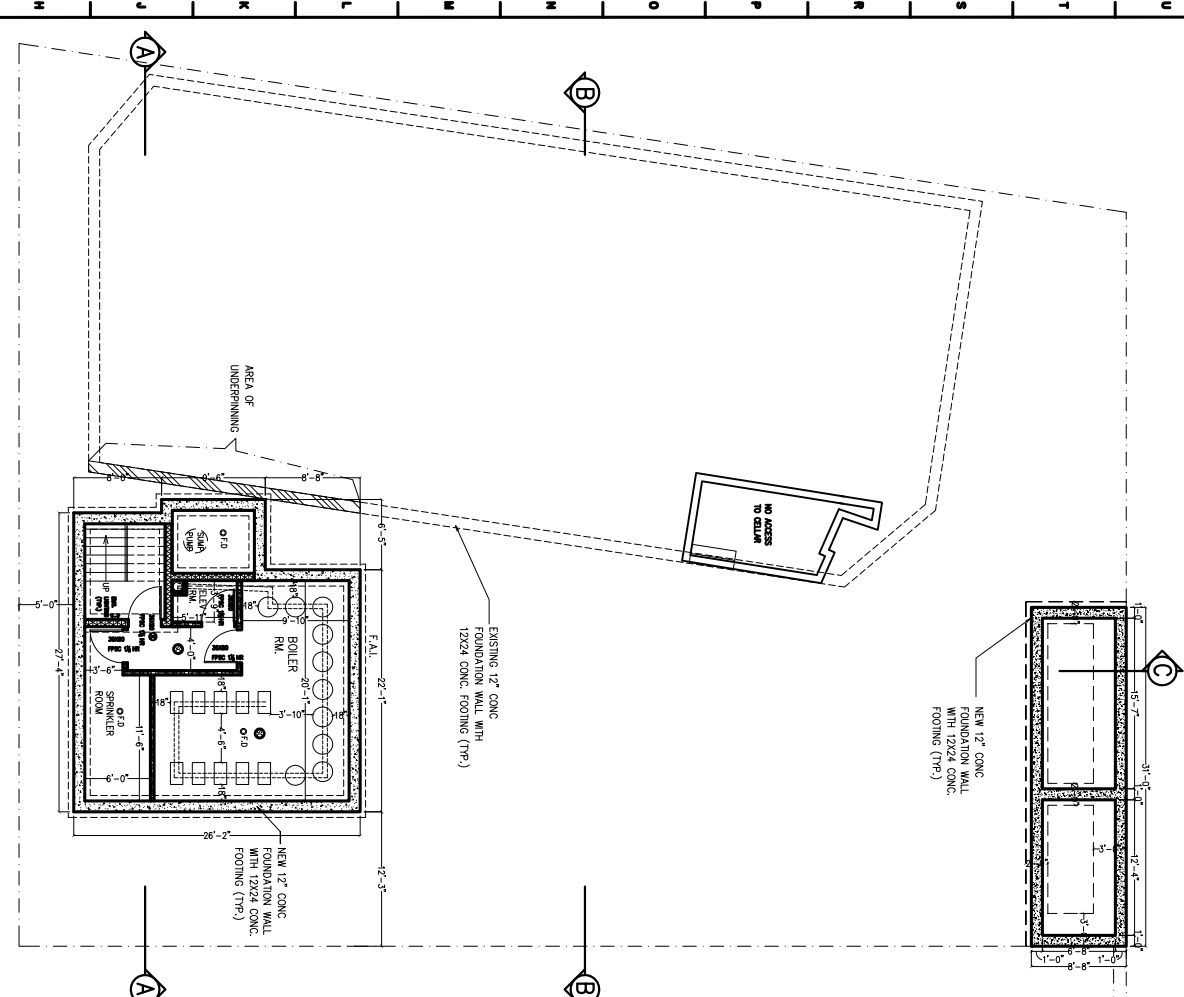
TENANTS' SAFETY NOTES:

- GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH NEW YORK BUILDINGS CODE, ARTICLE 18, AND REGULATIONS OF OTHER AGENCIES HAVING JURISDICTION.
- STRUCTURAL:
 - A. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND ALTERATION OPERATIONS TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE, ARTICLE 19, SUB ARTICLE 1905.0 AND 1906.0
 - B. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
 - C. FIRE SAFETY:
 - A. ALL BUILDING MATERIAL STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING SECURE IN BLOCKED AREA ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
 - B. ALL MATERIALS TO BE STORED IN ORDERLY MANNER IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
 - C. ALL FLAMMABLE MATERIAL TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
 - D. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
 - E. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO SHUT OFF AFTER WORKING HOURS.
 - F. CONTRACTOR AT ALL TIMES, TO MAKE SURE THERE IS NO LEAKS OF NATURAL GAS IN BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
 - G. DUST CONTROL:
 - A. DERRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM, AND BE CONTAINED TO THE IMMEDIATE CONSTRUCTION AREA.
 - B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS.
 - C. DERRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
 - D. NOISE: AFTER HOURS
 - E. NEW CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8AM TO 5PM, MONDAYS THROUGH FRIDAY.
 - F. CONTRACTOR TO RECEIVED THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN REGULAR HOURS.
 - G. CONSTRUCTION OPERATION WILL NOT INVOLVE INTERRUPTION OF HEATING WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
- PER 28-101.4.3, WE CHOOSE 1968 BUILDING CODE AND OPTIONAL 2008 CODE ONLY WHEN NECESSARY PER 2008 CODE CHAPTER 11. 5% SPACE TO BE HAICARDED PARKING. 1 HC PARKING PROVIDE, 15%5%OK, PER 2008 CODE BC CHAPTER 11 FOR 1968 BC 27-339(C)(5), NON-COMPARTMENTATION IS REQUIRED FOR FIRE SEPARATION FOR FULLY SPRINKLED BUILDING. (PER TRPP 1/02, NO NEW NB APPLICATION REQUIRED TO FILE SINCE LESS THAN 50% EXISTING BLDG BEING DEMOLISHED)

EXISTING FIRST FLOOR PLAN TO REMAIN (2860SF)
 SCALE: 1/8"=1'-0"



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



EQUIPMENT LIST

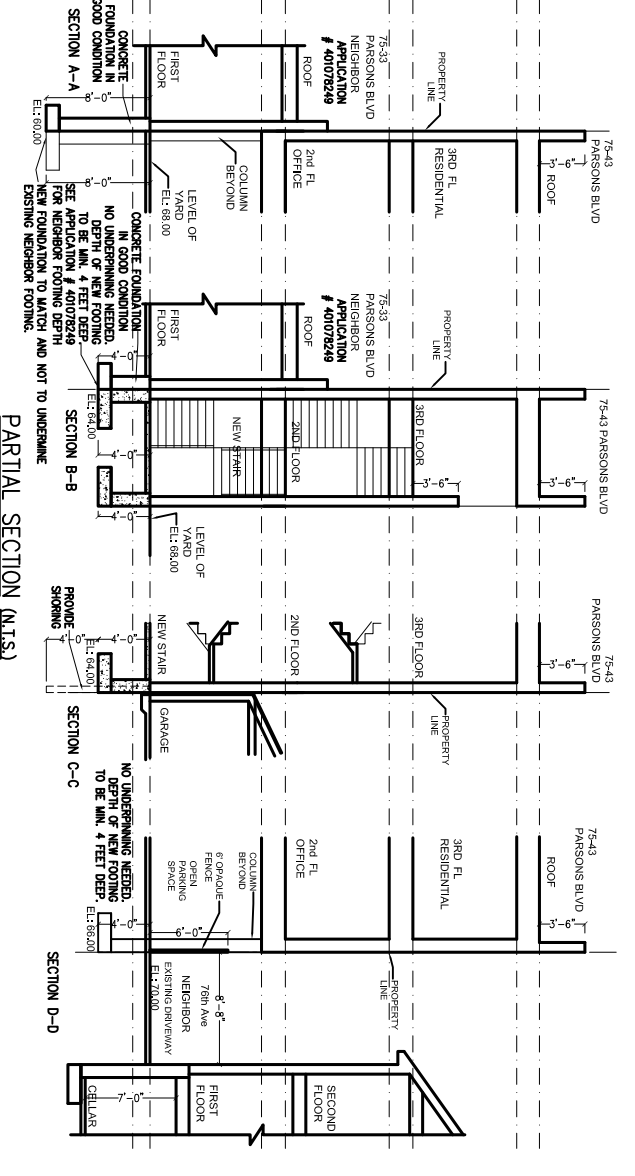
ITEM	MFR.	MODEL #	MEA #	QTY.
BOILER	WELL-MOLAN	CG-25	423-981-E	10
H.W.TANK	A.O. SMITH	F5G-50	402-93-E	10

LINTELS SCHEDULE
 L = M.O. + 1'-0"

OPENING SIZE	STL. ANGLES SIZE	REMARKS
Opening 8'-0" OR MORE	2 LS 5" X 3 1/2" X 3/8"	
Opening 4'-0" TO 8'-0"	2 LS 5" X 3 1/2" X 3/8"	
Opening LESS THAN 4'-0"	2 LS 4" X 3 1/2" X 3/8"	

LEGEND

- 4" FACE BRICK W/ 1" AIR SPACE W/ 4" LOAD BEARING CONCRETE MASONRY UNIT W/ VERTICAL AND HORIZONTAL REINFORCEMENT. VAPOR BARRIER (BOTH SIDES) ON 2X2 METAL STUD & BATT. INSL. 2 HR. RATED B.S.A. NO.638-41-SM
- 8" LOAD BEARING CONCRETE MASONRY UNIT W/ VERTICAL AND HORIZONTAL REINFORCEMENT ON 2X2 METAL STUD 2 HR. RATED B.S.A. NO.638-41-SM
- 12" CONCRETE FOUNDATION WALL
- TWO HOUR FIRE RATED INTERIOR PARTITION CONSTRUCTED OF 22 GA. (20 GA. JAMBS @ ALL OPENINGS) 3 5/8" MET. STUDS @ 16" O.C. WITH TWO LAYERS 5/8" G.M.B TYPE X EACH SIDE. IN MET AREAS USE W.R. G.M.B (GA FILE NO. #1522) B.S.A. NO. 301-605M
- ONE HOUR FIRE RATED PARTITION CONSTRUCTED OF 22 GA. 3-5/8" MET. STUDS @ 16" O.C. WITH 1 LAYER 3/8" G.M.B EACH. B.S.A. NO. 171-025M
- EXISTING WALL TO REMAIN
- HARDWONED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- EXIT SIGN
- DIRECTIONAL EXIT SIGN
- WALL MOUNT EMG. LIGHTING

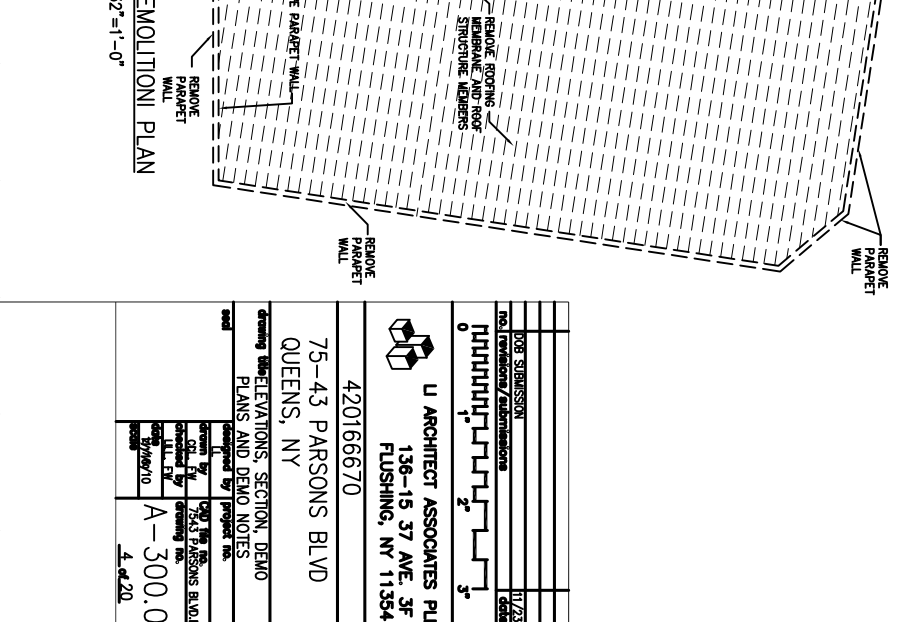
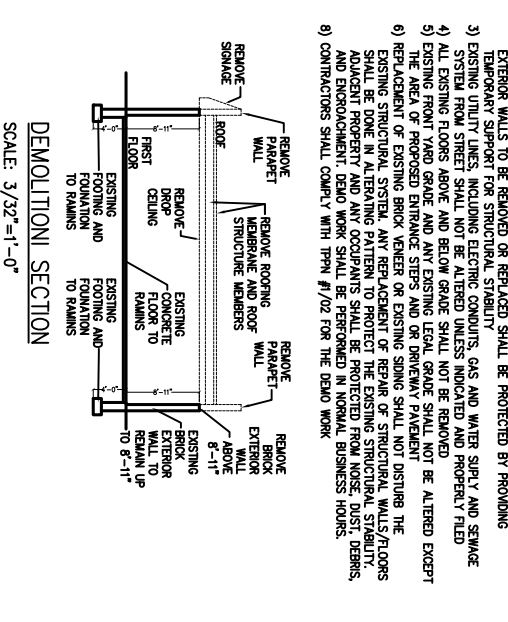
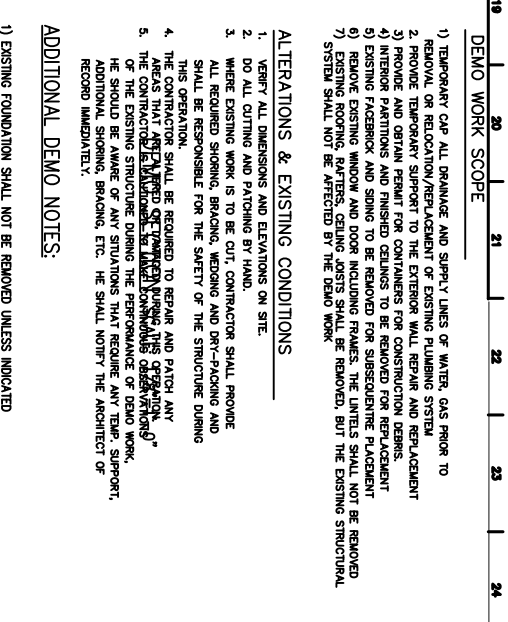
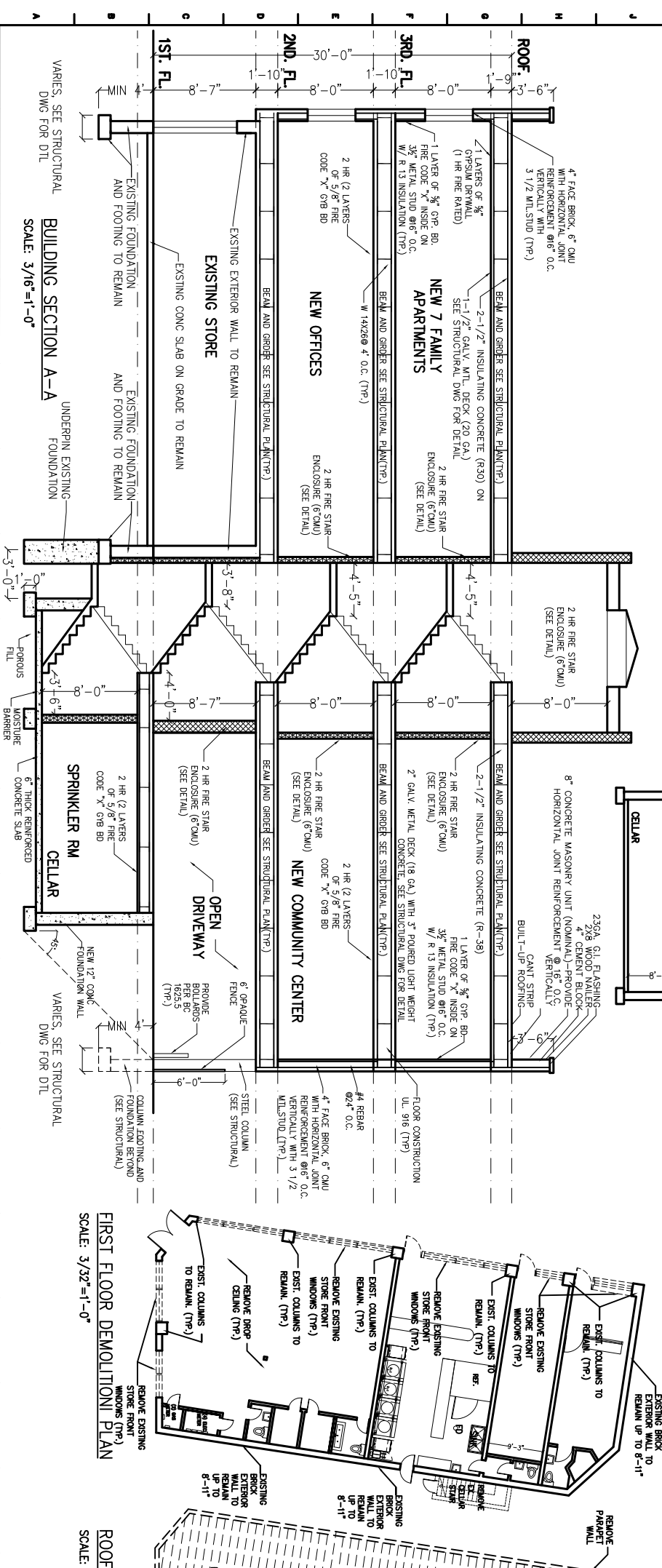
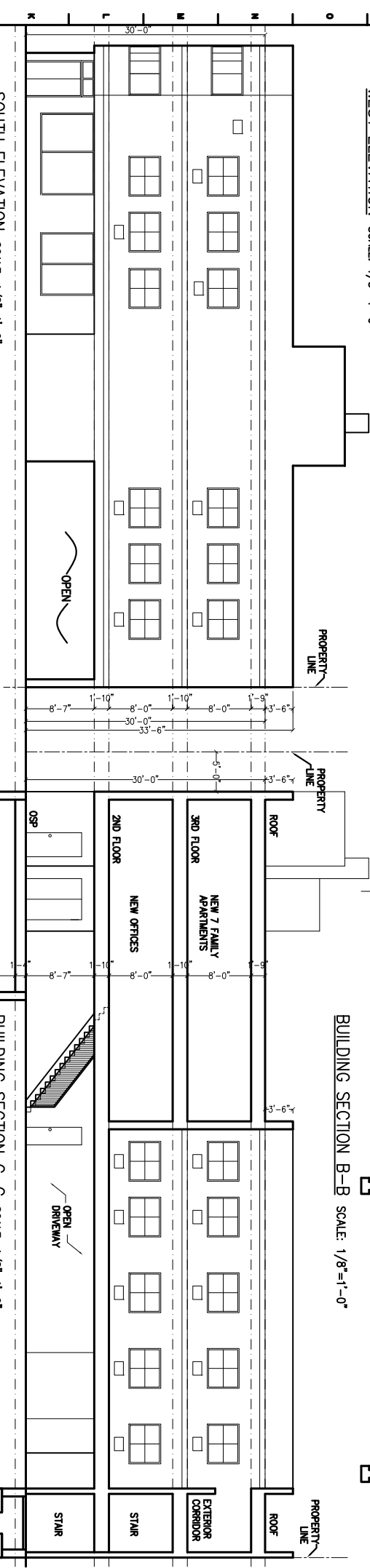
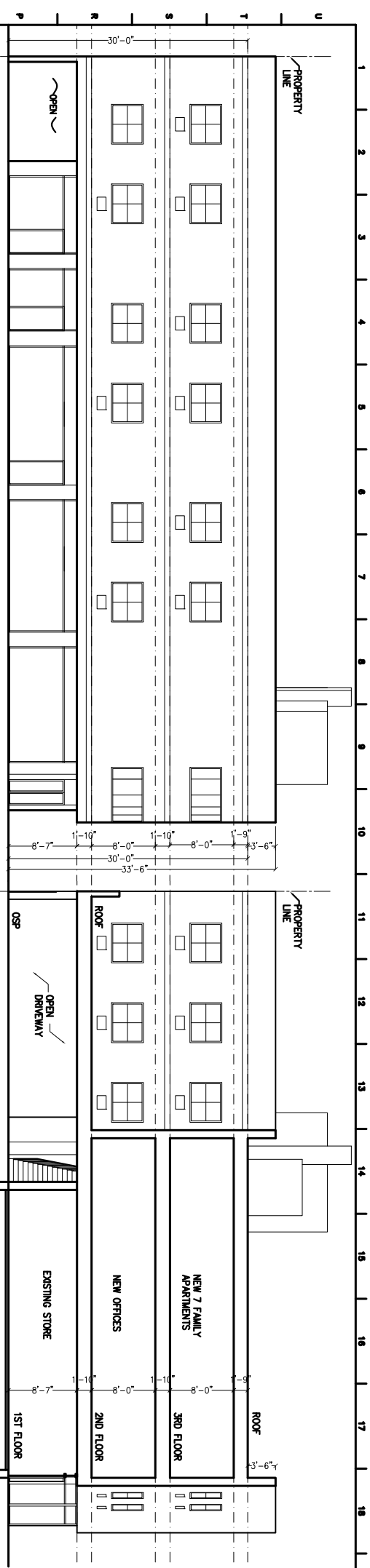


U ARCHITECT ASSOCIATES PLLC
 136-15 37 AVE. 3F
 FLUSHING, NY 11354
 420166670

75-43 PARSONS BLVD
 QUEENS, NY

CELLAR LEVEL 1, CELLAR LEVEL 2
 FLOOR PLANS, LEGEND

DATE: 11/16/10
 DRAWING NO: A-100.00
 SHEET NO: 2 of 20



- DEMO WORK SCOPE**
- 1) TEMPORARY CAP ALL DRAINAGE AND SUPPLY LINES OF WATER, GAS PRIOR TO REMOVAL OR RELOCATION/REPLACEMENT OF EXISTING PLUMBING SYSTEM
 - 2) REMOVE OR RELOCATION/REPLACEMENT OF EXISTING PLUMBING SYSTEM
 - 3) PROVIDE TEMPORARY SUPPORT TO THE EXTERIOR WALL REPAIR AND REPLACEMENT
 - 4) INTERIOR PARTITIONS AND FINISH CEILING TO BE REMOVED FOR REPLACEMENT
 - 5) EXISTING EXTERIOR WALLS AND DOOR AND WINDOW FRAMES TO BE REMOVED
 - 6) EXISTING EXTERIOR WALLS AND DOOR AND WINDOW FRAMES TO BE REMOVED
 - 7) EXISTING ROOFING, BARRIERS, CEILING JOISTS SHALL BE REMOVED, BUT THE EXISTING STRUCTURAL SYSTEM SHALL NOT BE AFFECTED BY THE DEMO WORK

- ALTERATIONS & EXISTING CONDITIONS**
1. VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE.
 2. DO ALL CUTTING AND PATCHING BY HAND.
 3. WHERE EXISTING WORK IS TO BE CUT, CONTRACTOR SHALL PROVIDE ALL REQUIRED SHORING, BRACING, WEDGING AND DRY-PACKING AND SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE DURING THIS OPERATION.
 4. THIS OPERATION SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE DAMAGED OR DESTROYED DURING THIS OPERATION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF DEMO WORK. HE SHOULD BE AWARE OF ANY SITUATIONS THAT REQUIRE ANY TEMP. SUPPORT, ADDITIONAL SHORING, BRACING, ETC. HE SHALL NOTIFY THE ARCHITECT OF RECORD IMMEDIATELY.

- ADDITIONAL DEMO NOTES:**
- 1) EXISTING FOUNDATION SHALL NOT BE REMOVED UNLESS INDICATED
 - 2) NO MORE THAN 50% OF EXISTING EXTERIOR WALLS SHALL BE REMOVED ANY PORTION OF EXTERIOR WALLS TO BE REMOVED OR REPLACED SHALL BE PROTECTED BY PROVIDING TEMPORARY SUPPORT FOR STRUCTURAL STABILITY
 - 3) EXISTING UTILITY LINES, INCLUDING ELECTRIC CONDUITS, GAS AND WATER SUPPLY AND SEWAGE SHALL BE REMOVED UNLESS INDICATED AND PROPERLY FIED
 - 4) ALL EXISTING FLOORS ABOVE AND BELOW GRADE SHALL NOT BE REMOVED EXCEPT AS SHOWN ON THIS PLAN
 - 5) THE AREA OF PROPOSED ENTRANCE STEPS AND OR DRIVEWAY PAVEMENT SHALL NOT BE REMOVED EXCEPT AS SHOWN ON THIS PLAN
 - 6) REPLACEMENT OF EXISTING BRICK VENEER OR EXISTING Siding SHALL NOT DISTURB THE EXISTING STRUCTURAL SYSTEM. ANY REPLACEMENT OF EXISTING STRUCTURAL WALLS/FLOORS SHALL BE DONE IN ALTERNATING PATTERN TO PROTECT THE EXISTING STRUCTURAL STABILITY. ADJACENT PROPERTY AND ANY OCCUPANTS SHALL BE PROTECTED FROM NOISE, DUST, DEBRIS, AND ENVIRONMENT. DEMO WORK SHALL BE PERFORMED IN NORMAL BUSINESS HOURS.
 - 8) CONTRACTORS SHALL COMPLY WITH 17PPL #1702 FOR THE DEMO WORK

NO. SUBMISSION	DATE
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356	11/10/2024

4.19 LAVATORIES, SINKS AND MIRRORS

4.19.1 GENERAL. Accessible lavatory fixtures, sinks, vanities and built-in lavatories shall comply with 4.19.

4.19.2 HEIGHTS AND CLEARANCES:

4.19.2.1 LAVATORIES. Lavatories shall be mounted with a clearance of at least 29 in. (735 mm) from the floor to the bottom of the apron. Knee and toe clearances shall comply with Fig. 31.

4.19.3 CLEAR FLOOR SPACE. A clear floor space 30 in. by 48 in. (760 mm by 1220 mm) complying with 4.2.4 shall be provided in front of a lavatory or sink to allow a forward approach. Such clear floor space shall adjoin or overlap on accessible route and shall extend a maximum of 19 in. (485 mm) underneath the lavatory or sink (see Fig. 32).

4.19.4 EXPOSED PIPES AND SURFACES. Hot water and drain pipes under lavatories or sinks shall be insulated or otherwise protected if they abut the clearance areas indicated in Fig. 31. There shall be no sharp or abrasive surfaces under lavatories or sinks.

4.19.5 FAUCETS. Faucets shall comply with 4.25.4. Conventional one-quarter-turn, lever-operated, push-type, and automatically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

4.19.6* MIRRORS. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 in. (1015 mm) from the floor (see Fig. 31).

4.19.6 MIRRORS. If mirrors are to be used by both ambulatory people and wheelchair users, then they must be at least 4 in. (100 mm) high at their topmost edge. A single full-length mirror can accommodate all people, including children.

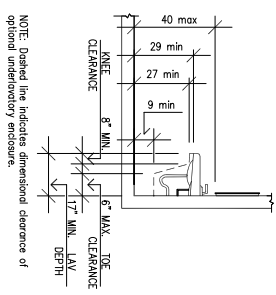


Fig. 31 Lavatory Clearances

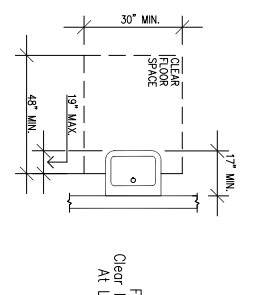


Fig. 32 Clear Floor Space at Lavatories

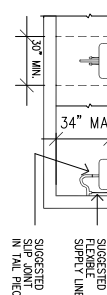


Fig. 33 Forward Approach - Alcove

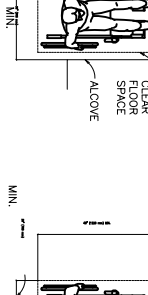


Fig. 34 Parallel Approach - Alcove

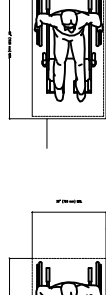


Fig. 35 Parallel Approach - Sliding Doors

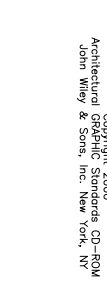


Fig. 36 Latch Side Approaches - Sliding Doors

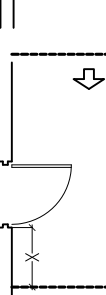


Fig. 37 The Height of the Sink

LOCAL LAW #58/87 (HANDICAPPED ACCESS)

1. Proposed work to comply with applicable requirements of Local Law #58/87 for handicapped access.
2. Proposed bathrooms to comply with the applicable requirements of Local Law #58/87 and RS 4-6, 4.32.4 for handicapped access.
 - a. Fixtures to be provided with required clear floor space as per the requirements of 4.32.4.2, 4.3, 4.4, and 4.5. New fixtures to be subject to the requirements of 4.32.4 concerning dimensions and adaptability, as shown in attached details.
3. Controls and operating mechanisms shall be operable with one hand and should not require tight grasping, pinching or twisting of the wrist, as per RS 4-6, 4.25.4.
4. Accessible routes to be provided, providing a minimum of 36 inches of width of doorways, as per 4.26.2 and 4.26.3 respectively.
5. Emergency warning systems shall include both audible and visual alarms as per 4.26.2 and 4.26.3 respectively.
6. Proposed storage facilities such as cabinets, shelves, chests, and drawers shall comply with applicable requirements of Local Law #58/87 and RS 4-6, 4.23.
 - a. Clear floor space of a minimum of 30 inches by 48 inches shall be provided for approach to all storage facilities.
 - b. Storage spaces shall comply with at least one of the reach ranges specified RS 4-6, 4.2.5 and 4.2.6. Clothes rods shall be a maximum of 54 inches off the floor.
 - c. Hardware for storage facilities shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

4.19.3 CLEAR FLOOR SPACE. A clear floor space 30 in. by 48 in. (760 mm by 1220 mm) complying with 4.2.4 shall be provided in front of a lavatory or sink to allow a forward approach. Such clear floor space shall adjoin or overlap on accessible route and shall extend a maximum of 19 in. (485 mm) underneath the lavatory or sink (see Fig. 32).

4.19.4 EXPOSED PIPES AND SURFACES. Hot water and drain pipes under lavatories or sinks shall be insulated or otherwise protected if they abut the clearance areas indicated in Fig. 31. There shall be no sharp or abrasive surfaces under lavatories or sinks.

4.19.5 FAUCETS. Faucets shall comply with 4.25.4. Conventional one-quarter-turn, lever-operated, push-type, and automatically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

4.19.6* MIRRORS. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 in. (1015 mm) from the floor (see Fig. 31).

4.19.6 MIRRORS. If mirrors are to be used by both ambulatory people and wheelchair users, then they must be at least 74 in. (1880 mm) high at their topmost edge. A single full-length mirror can accommodate all people, including children.

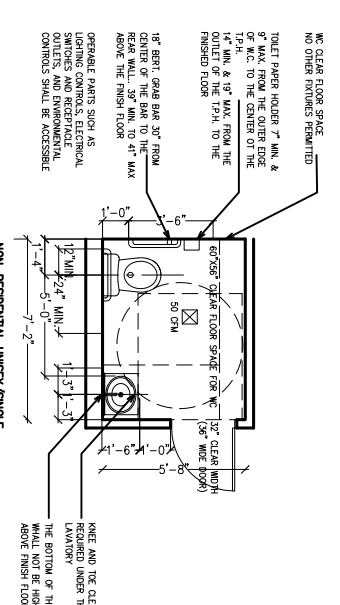


Fig. 38 Non-Residential Unisex/Single User Handicapped Toilet Room (RC 1109.2)

- ELECTRICAL NOTES:**
1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
 2. ALL ELECTRICAL EQUIPMENT AND WIRING SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE OF THE CITY OF NEW YORK AND AS REQUESTED BY THE OWNER, IN ADDITION TO THE REQUIREMENTS.
 3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATES, SIGN-OFFS, ETC., AND PAY ALL FEES AS REQUIRED BY THE LOCAL AGENCIES.
 4. ALL TEMPORARY ELECTRICAL EQUIPMENT AND WIRING SHALL MEET THE REQUIREMENTS OF THE ELECTRICAL CODE OF THE CITY OF NEW YORK AND SHALL BE MAINTAINED TO MEET SUCH REQUIREMENTS. PORTIONS OF PERMANENT ELECTRICAL INSTALLATIONS MAY BE USED FOR TEMPORARY OPERATIONS PROVIDED THE REQUIREMENTS OF THE ELECTRICAL CODE ARE MET. AT LEAST 72 HOURS BEFORE WORK IS BEGUN, THE PERSON SUPERINTENDING THE WORK SHALL NOTIFY THE UTILITY COMPANY AFFECTED.

- SEISMIC NOTES:**
1. THIS STRUCTURE IS TO COMPLY WITH RS 9-6 AND RS10-5C.
 2. THE FOLLOWING TYPES OF CONSTRUCTION SHALL AT A MINIMUM BE CONSTRUCTED TO RESIST THE EFFECTS OF SEISMIC GROUND MOTIONS AS PROVIDED IN RS 9-6: NEW STRUCTURES ON NEW FOUNDATIONS; NEW STRUCTURES ON EXISTING FOUNDATIONS; AND ENLARGEMENTS IN AND OF THEMSELVES ON NEW FOUNDATIONS. BUILDINGS CLASSIFIED IN CONFORM TO THESE PROVISIONS.
 3. FOUNDATION PLATE OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL WITH NOT LESS THAN ONE HALF INCH NOMINAL DIAMETER STEEL BOLTS EMBEDDED AT LEAST SEVEN INCHES INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN SIX FEET APART. THERE SHALL BE A MINIMUM OF TWO BOLTS LOCATED WITHIN TWELVE INCHES OF EACH END OF THE PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE.
 4. INDIVIDUAL PILE CAPS AND GUSSETS OF EVERY STRUCTURE SUBJECTED TO SEISMIC FORCES SHALL BE INTER-CONNECTED BY MET. SIZES THAT BE CAPABLE OF RESISTING IN TENSION OR COMPRESSION, A MINIMUM HORIZONTAL FORCE EQUAL TO THE END OF EACH PILE.
 5. ALL STRUCTURES SHALL BE SEPARATED FROM ADJOINING STRUCTURES. SEPARATION DUE TO SEISMIC FORCES SHALL ALLOW FOR 1 INCH DISPLACEMENT FOR EACH 50 FEET OF TOTAL BUILDING HEIGHT. SMALLER SEPARATION MAY BE PERMITTED WHEN THE EFFECTS OF POUNDING CAN BE ACCOMMODATED WITHOUT COLLAPSE OF THE BUILDING.
 6. THE CONSTRUCTION OF STEEL FRAMING IN LATERAL FORCE RESISTING SYSTEMS SHALL CONFORM TO RS 10-5C.
 7. THE STRUCTURE STEEL SHALL NOT HAVE A YIELD STRENGTH GREATER THAN 50,000 PSI.

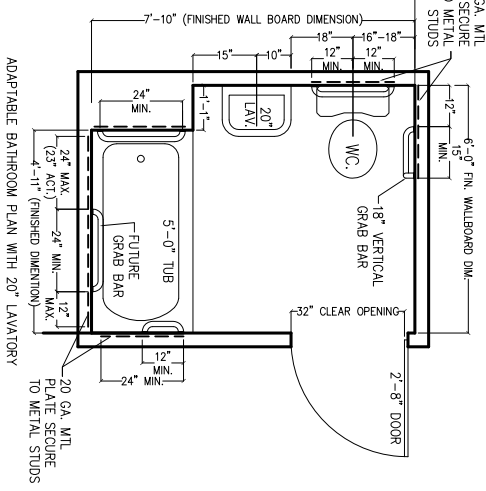


Fig. 39 Adaptable Bathroom Plan with 20" Lavatory

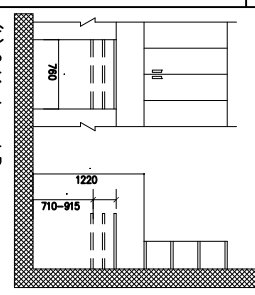


Fig. 40 Cabinets and Base Removal and Height Alternatives

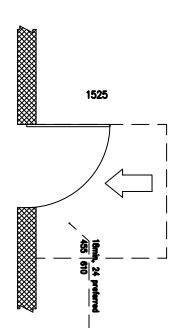


Fig. 41 Maneuvering Clearances at Doors

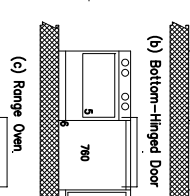


Fig. 42 Bottom-Hinged Door

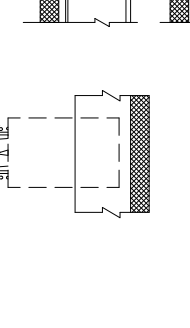


Fig. 43 Side-Hinged Door

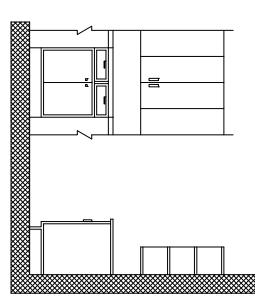


Fig. 44 Before Removal of Cabinets and Base

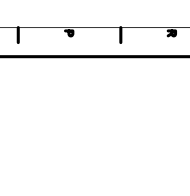


Fig. 45 Clear Floor Space under Work Surface

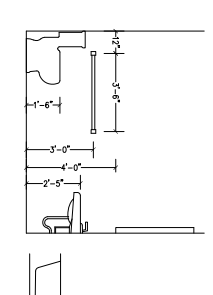


Fig. 46 Kitchen Sink

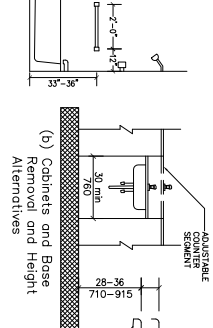


Fig. 47 Range Oven

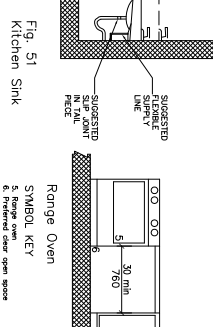


Fig. 48 Clear Floor Space under Work Surface



Fig. 49 Counter Work Surface

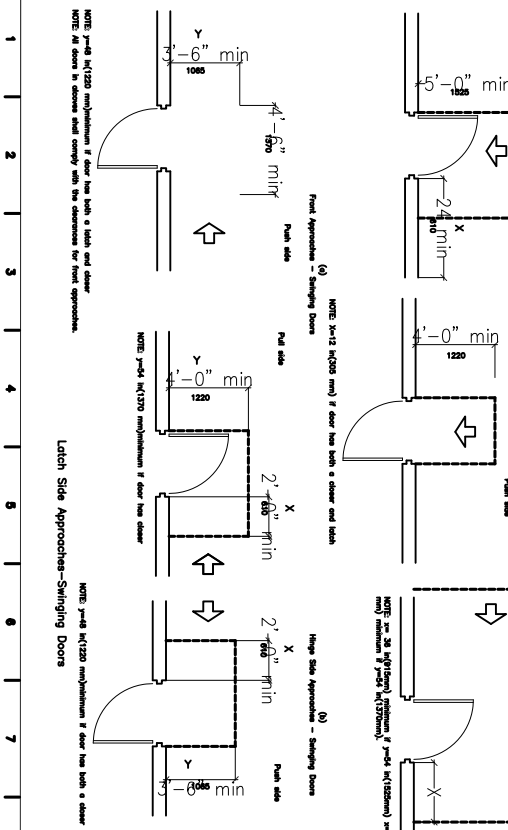


Fig. 50 Forward Approach - Alcove

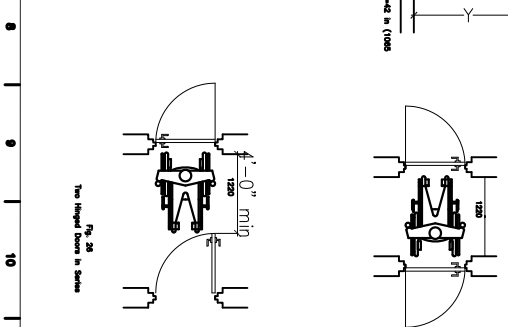


Fig. 51 Parallel Approach - Alcove

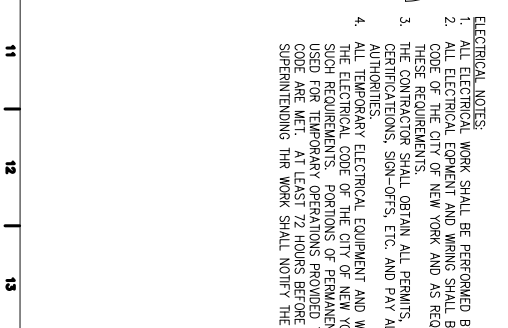


Fig. 52 Parallel Approach - Sliding Doors

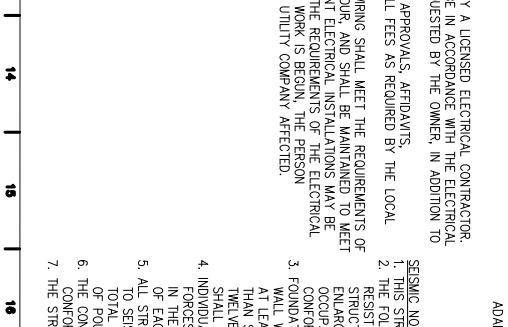


Fig. 53 Latch Side Approaches - Sliding Doors

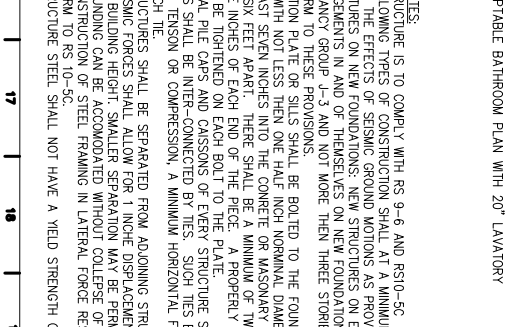


Fig. 54 The Height of the Sink

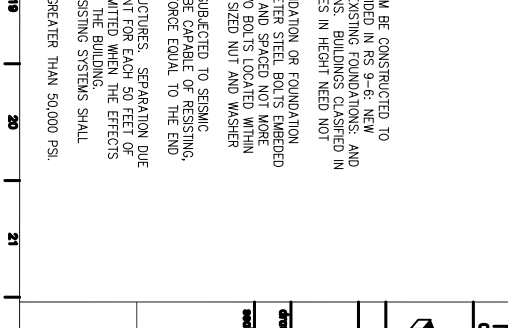


Fig. 55 Forward Approach - Alcove

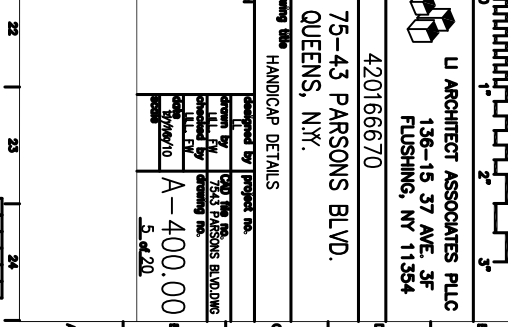


Fig. 56 Parallel Approach - Alcove

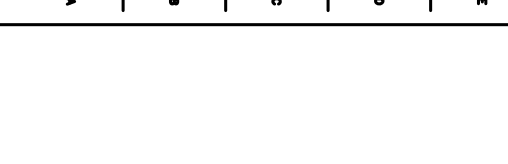


Fig. 57 Parallel Approach - Sliding Doors

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