

# ZONING: M1-1

<b>BLOCK:</b> 4132	<b>LOT:</b> 15	<b>MAP:</b> 7b
LOT AREA .....	=	3,746.32 S.F.
MAX. FLOOR AREA (ZR 43-12) .....	=	1.0
3746.32 S.F. x 1.0 .....	=	3,746.32 S.F.
<b>ACTUAL FLOOR AREA</b>		
FIRST FLOOR .....	=	1,543.09 S.F.
SECOND FLOOR .....	=	2,202.40 S.F.
<b>TOTAL</b>	=	3,745.49 S.F. < 3,746.32 S.F.

**YARD REQUIREMENTS:**

FRONT YARD: ZR 43-43 .....	=	NONE REQUIRED
SIDE YARDS: ZR 43-25 .....	=	NONE REQUIRED
REAR YARD: ZR 43-26 .....	=	20' @ 2ND FLOOR
PERMITTED OBSTRUCTION IN REAR YARD (ZR 43-23(b))		
ONE STORY WITH & MAX. HGT OF 23.0 FT.		

**ACTUAL YARD PROVIDED:**

FRONT YARD: .....	=	20.0'
SIDE YARDS: .....	=	0.0'
REAR YARD: .....	=	20.0' @ 2 <sup>ND</sup> FLOOR
REQUIRED PARKING: (ZR 44-21).....	=	12.48 ≈ 12
PARKING WAIVED LESS THAN 15 SPACES (ZR 44-232)		
TOTAL PARKING PROVIDED .....	=	4 SPACES VOLUNTARY

## SPECIAL INSPECTIONS:

CONCRETE CAST-IN-PLACE .....	BC 1704.4
DESIGNATED SEISMIC SYSTEM .....	BC 1705.12.1 (2022)
FIRE RESISTANT PENETRATIONS AND JOINTS .....	BC 1704.27
MASONRY .....	BC 1704.5
SUBGRADE INSPECTIONS .....	BC 1704.7.1
SUB-SURFACE INVESTIGATIONS (BORING/TEST PITS) - TR4 .....	BC 1704.7.4

## PROGRESS INSPECTIONS:

ENERGY CODE COMPLIANCE INSPECTIONS .....	BC 110.3.5
FINAL .....	28-116.2.4.2
FIRE-RESISTANCE RATED CONSTRUCTION .....	BC 110.3.4
FOOTING AND FOUNDATION .....	BC 110.3.1

## SURVEYOR NOTE:

GENERAL CONTRACTOR TO HIRE THE SERVICES OF A LICENSED SURVEYOR TO STAKE OUT THE NEW BUILDING IN ORDER TO MAINTAIN REQUIRED YARDS AS INDICATED ON THIS PLAN.

## EXCAVATION NOTE:

PRIOR TO THE START OF ANY EXCAVATION WORK, THE CONTRACTOR (PERMIT HOLDER) MUST NOTIFY THE BUILDING DEPARTMENT OF THE DATE AND TIME OF EXCAVATION AT LEAST 24-48 HOURS BEFORE THE START OF EARTHWORK BY CALLING (212) 227-4416. IN THE EVENT THE EXCAVATION IS CANCELED, THE CONTRACTOR (PERMIT HOLDER) MUST ALSO NOTIFY THE DEPARTMENT BY CALLING NO LATER THAN THE DATE THE WORK IS SCHEDULED (BUT NO MORE THAN 24 HOURS TO). THIS NOTIFICATION IS NOW REQUIREMENT AS PER 1 RCNY 52-01. SEE DETAILS.

## BUILDING DATA:

CONSTRUCTION CLASS .....	II-A (1 HOUR PROTECTED)
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## REQUIRED FIRE RATING:

STRUCTURAL FRAME .....	1 HRS
BEARING EXTERIOR WALLS .....	2 HRS
OPENINGS .....	1 1/2 HRS
BEARING INTERIOR WALLS .....	1 HRS
NON-BEARING PARTITIONS .....	0 HRS
FLOOR CONSTRUCTION .....	1 HRS
ROOF CONSTRUCTION .....	1 HRS
SHAFT ENCLOSURES .....	2 HRS
EXIT ENCLOSURES .....	2 HRS
OPENINGS .....	1 1/2 HRS
FIRE SEPARATIONS .....	1 HRS
OPENINGS .....	3/4 HRS

## ENERGY STATEMENT:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE N.Y.C. ENERGY CONSERVATION CODE (NYCECC-2020), CHAPTER C4 COMMERCIAL.

## NOTE:

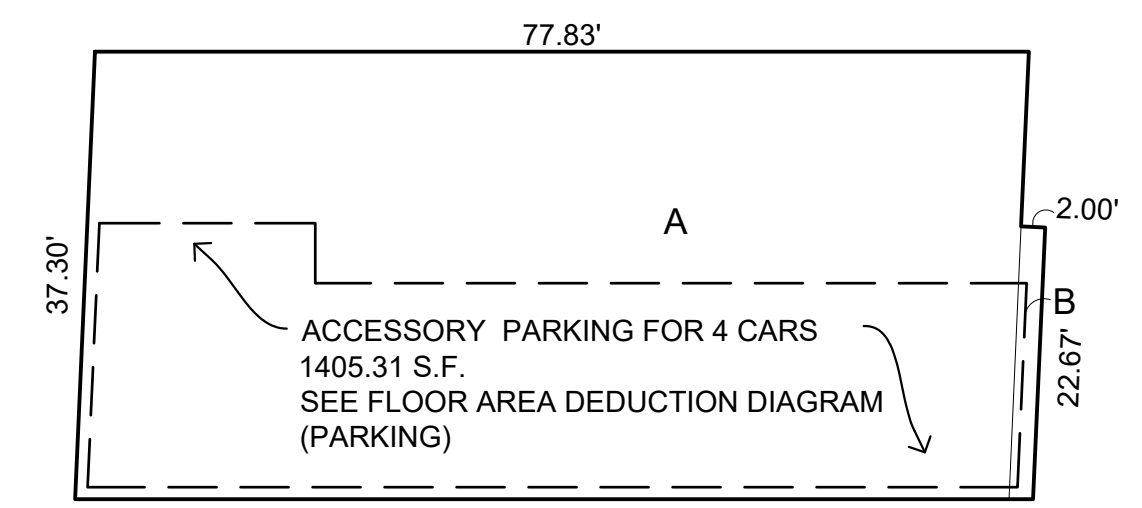
- BUILDING IS FULLY SPRINKLERED FILED UNDER SEPARATE APPLICATION.
- BUILDERS PAVEMENT PLAN FILED UNDER SEPARATE APPLICATION.
- SEWER FILED UNDER SEPARATE APPLICATION.
- ELEVATOR FILED UNDER SEPARATE APPLICATION.

## LOCAL LAW 92/94 OF 2019

### SUSTAINABLE ROOF ZONE COMPLIANCE

PER LOCAL LAW 92/94 OF 2019 THIS ROOF IS REQUIRED TO HAVE A CODE COMPLIANT SUSTAINABLE ROOF ZONE IN THE FORM OF SOLAR PANEL. THE SOLAR PANELS TO BE FILED UNDER SEPARATE APPLICATION WITH THE DEPT OF BUILDINGS.

THIS SUSTAINABLE ROOF ZONE (SOLAR PANEL) IS SUBJECT TO INSPECTION PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY, FINAL CERTIFICATE OF OCCUPANCY OR LETTER OF COMPLETION.

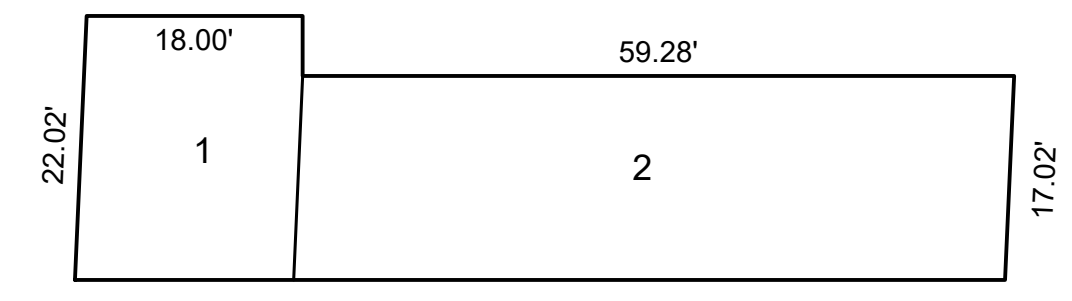


## FIRST FLOOR

AREA DIAGRAM SCALE 1/16" = 1'-0"

### FIRST FLOOR AREA CALCULATIONS

A	77.83'	X	37.30'	=	2903.06 SF
B	2.00'	X	22.67'	=	45.34 SF
ACCESSORY PARKING DEDUCTION				=	-1405.31 SF PER ZR 12-10
<b>TOTAL</b>				=	1,543.09 SF



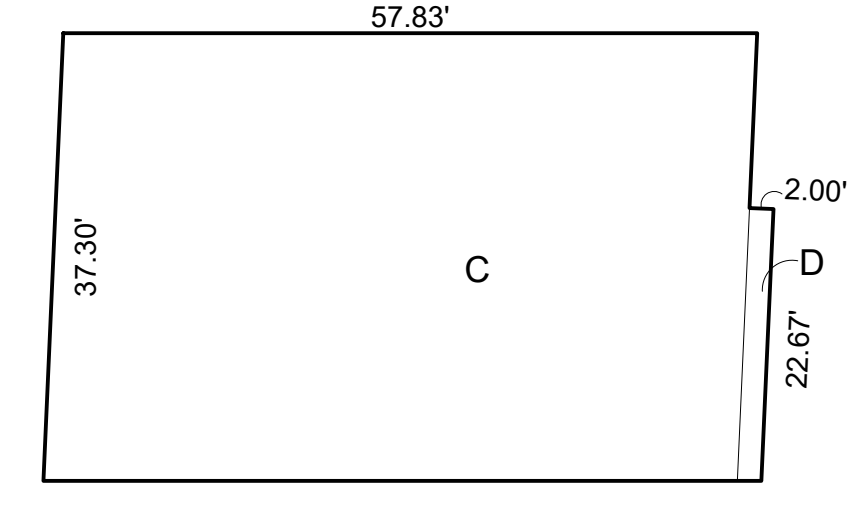
## FIRST FLOOR

AREA DEDUCTION DIAGRAM (PARKING) SCALE 1/16" = 1'-0"

PER ZR12-10 DEFINITION OF FLOOR AREA NOT FLOOR AREA #6 .(2)

### FIRST FLOOR AREA DEDUCTION CALCULATIONS

1	18.00'	X	22.02'	=	396.36 SF
2	59.28'	X	17.02'	=	1008.95 SF
<b>TOTAL</b>				=	1,405.31 S.F.



## SECOND FLOOR

AREA DIAGRAM SCALE 1/16" = 1'-0"

### SECOND FLOOR AREA CALCULATIONS

C	57.83'	X	37.30'	=	2157.06 S.F.
D	2.00'	X	22.67'	=	45.34 S.F.
<b>TOTAL</b>				=	2,202.40 S.F.

## ENERGY NOTES:

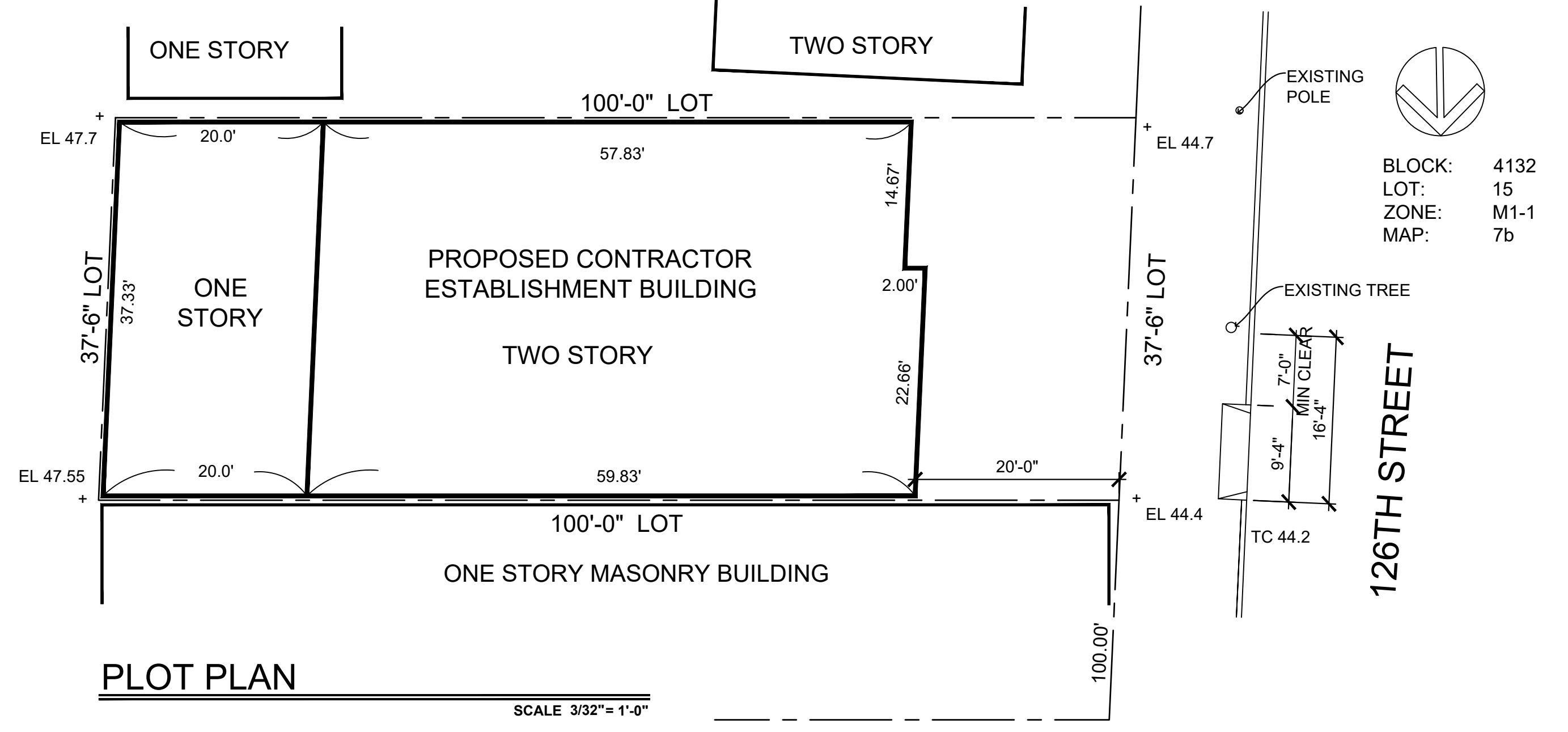
- THESE PLANS ARE IN STRICT CONFORMANCE WITH 2022 NYCECC CHAPTER C4.
- MINIMUM R-13 INSULATION REQUIRED IN WALLS.
- R-38 INSULATION REQUIRED IN ALL CEILINGS, FLOORS OVER UNHEATED SPACES, AND CANTILEVERS EXPOSED TO AMBIENT CONDITIONS (MINIMUM).
- IN EVENT OF SLAB ON GRADE CONSTRUCTION PROVIDE PERIMETER RIGID INSULATION R-10 MINIMUM 24" LONG.
- ALL WATER PIPES IN UN-INSULATED SPACES TO BE INSULATED WITH 1" INSULATION FOR PIPING 1" OR LESS AND 1 1/2" INSULATION FOR PIPING 1 1/2" TO 2 1/2".
- U-FACTOR FOR GLAZING MAY NOT EXCEED 0.58.
- U-FACTOR FOR 'EXTERIOR' DOORS MAY NOT EXCEED 0.40.
- ALL WINDOWS, DOORS, SILLS, OPENING, ETC. SHALL BE CAULKED AND WEATHER STRIPPED.
- PROVIDE CONTINUOUS SILL SEALER @ FOUNDATION WALLS.

## SAFETY NOTE:

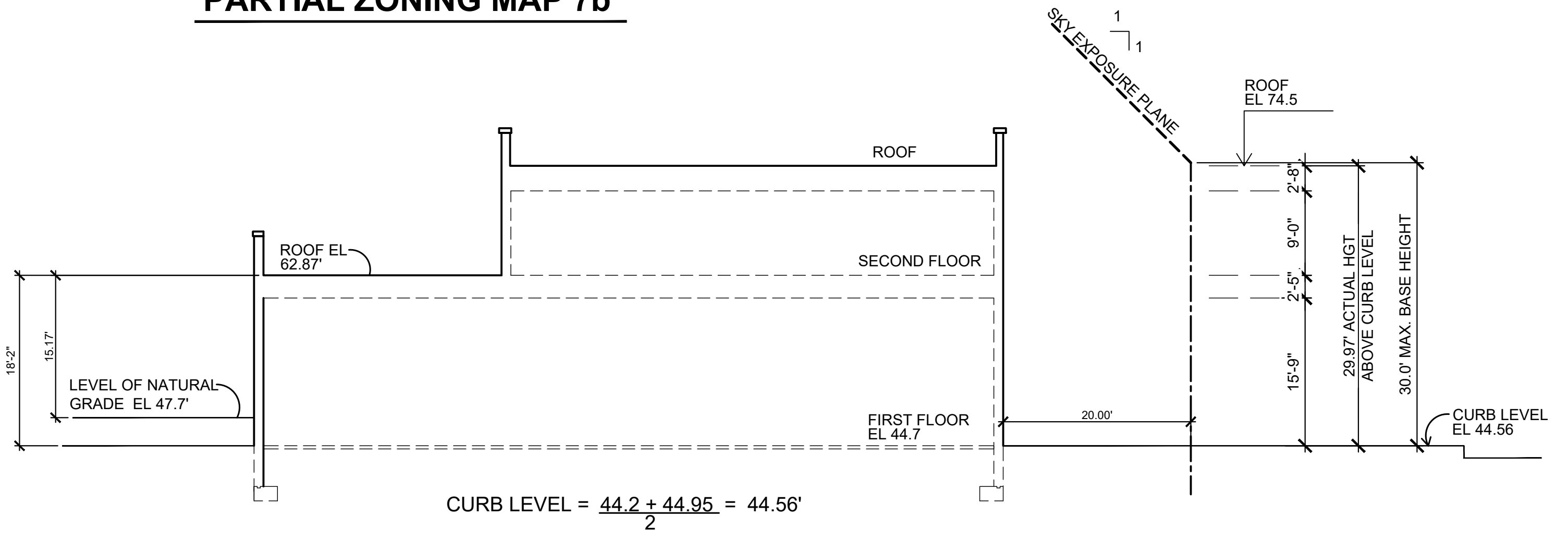
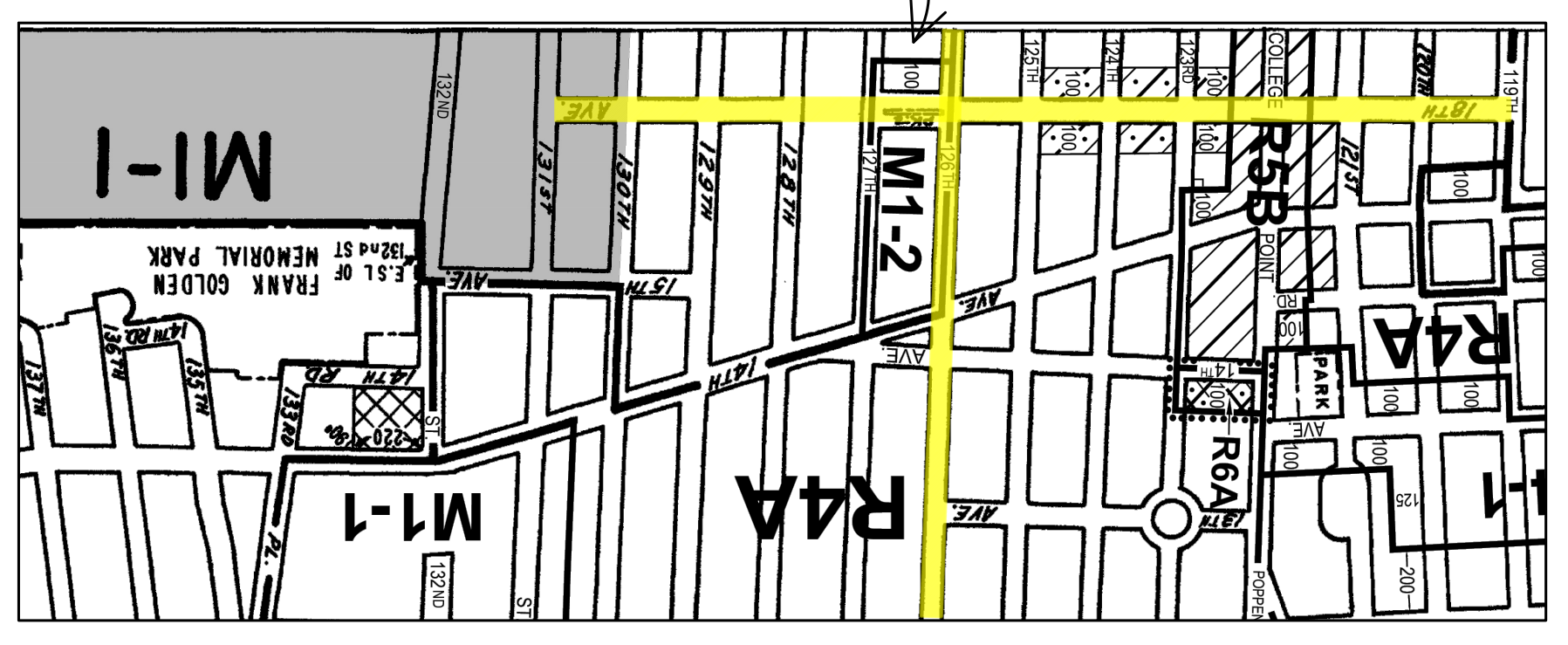
IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL WORK IN A SAFE & PROFESSIONAL MANNER THAT WILL PROTECT ALL WORKERS, THE PUBLIC, ADJOINING PROPERTIES, AND OWNERS FROM DAMAGE AND INJURY. CONTRACTOR RESPONSIBLE TO PROVIDE A SITE SAFETY PLAN PER BUILDING DEPARTMENT REQUIREMENTS.

## SPRINKLER NOTE:

BUILDING TO BE FULLY SPRINKLERED AS PER NFPA-13 AND NYC FIRE CODE. THE SPRINKLER SYSTEM SHALL BE FILED UNDER A SEPARATE APPLICATION.



## SITE M1-1

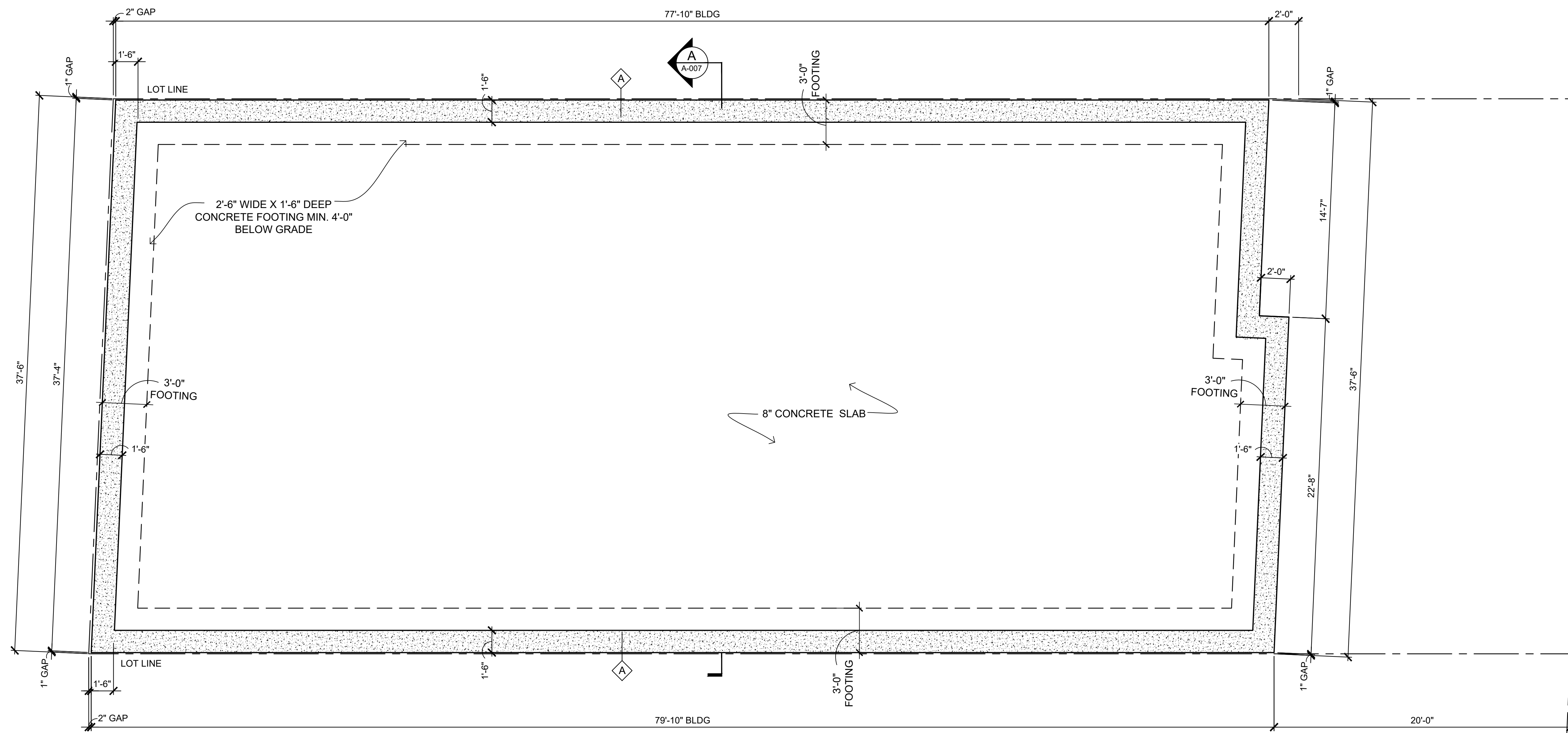


**DOB NOW JOB# Q01293181-11**

REVISIONS	no.	date
project:	date:	08-20-25
PROPOSED BUILDING	sheet no.:	Z-001.00
18-11 126 STREET	drawn by:	MC
COLLEGE POINT, NY	chk by:	FP
title: ZONING/PLOT PLAN	job no.:	25-033
		<b>1</b> OF 17



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# FOUNDATION PLAN

SCALE 1/4" = 1'-0"

## LEGEND

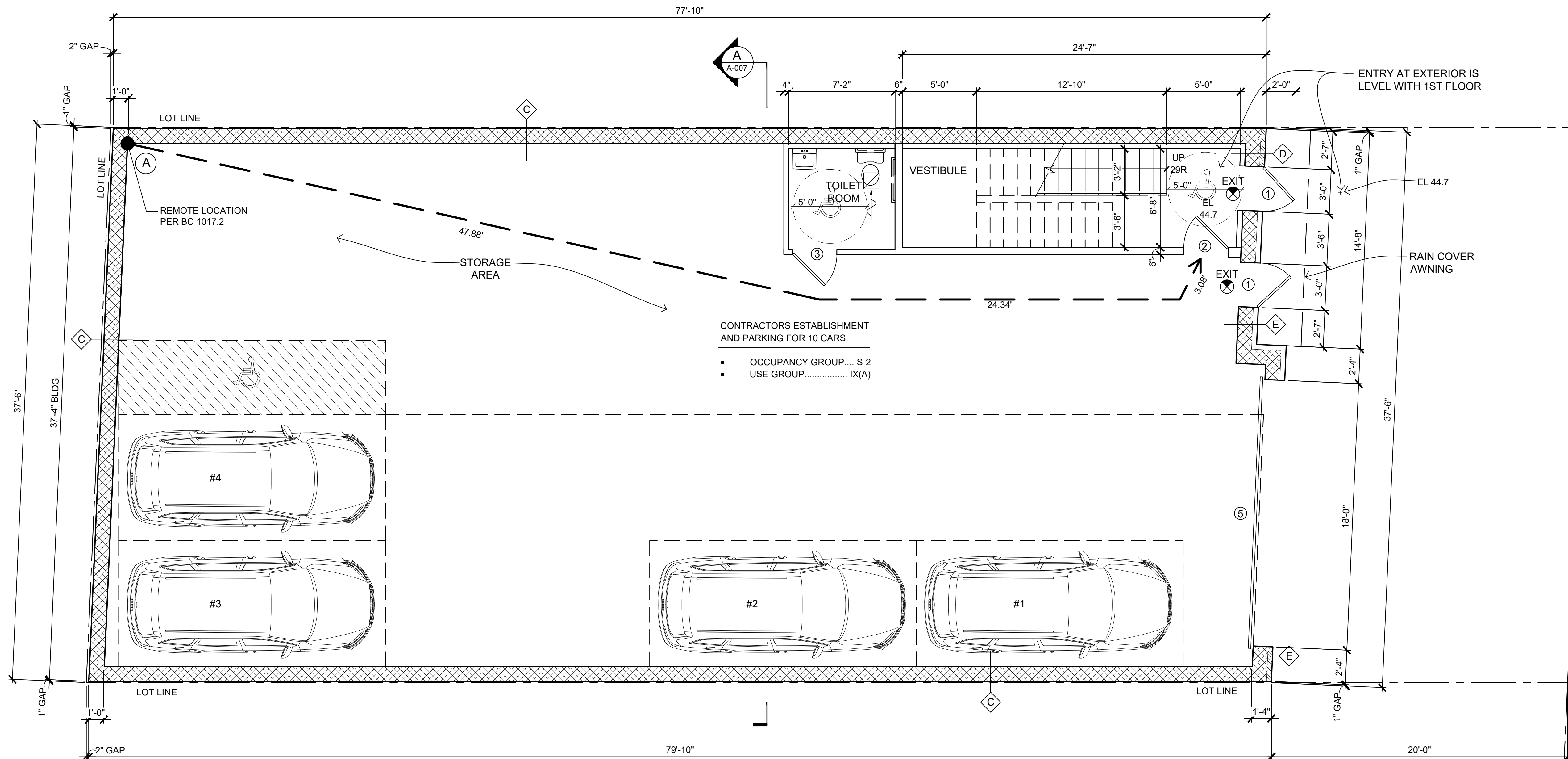
- 3'-0" CONC. FOOTING SEE PLAN
- 12" CONC. BLOCK WITH #4 REBARS VERTICAL @ 24" O.C. & #9 DUR-O-WALL @ EVERY OTHER COURSE, SOLID 75% FILLED.
- 4" BRICK VENEER, 12" CONC. BLOCK WITH #4 REBARS VERTICAL @ 24" O.C. & #9 DUR-O-WALL @ EVERY OTHER COURSE, SOLID 75% FILLED, 2" R-13.1 CONTINUOUS INSULATION, 2 1/2" METAL STUDS @ 16" O.C. AND 5/8" GYP. BD. (2HR. RATED)
- 4" BRICK VENEER, 12" CONC. BLOCK WITH #4 REBARS VERTICAL @ 24" O.C. & #9 DUR-O-WALL @ EVERY OTHER COURSE, SOLID 75% FILLED.
- 8" CONC. BLOCK WITH #4 REBARS VERTICAL @ 24" O.C. & #9 DUR-O-WALL @ EVERY OTHER COURSE, SOLID 75% FILLED, 2" R-13.1 CONTINUOUS INSULATION, 2 1/2" METAL STUDS @ 16" O.C. AND 5/8" GYP. BD. (2HR RATED), STUCCO FINISH AT EXPOSED EXTERIOR SIDE.
- 4" BRICK VENEER, 8" CONC. BLOCK WITH #4 REBARS VERTICAL @ 24" O.C. & #9 DUR-O-WALL @ EVERY OTHER COURSE, SOLID 75% FILLED, 2" R-13.1 CONTINUOUS INSULATION, 2 1/2" METAL STUDS @ 16" O.C. AND 5/8" GYP. BD. (2HR. RATED).
- 6" MTL. STUDS @ 16" O.C., 3 1/2" R-15 BATT INSULATION AT INTERIOR, 2 LAYERS 5/8" GYP. BD. AT INTERIOR, 1 LAYER OF EXTERIOR GYPSUM SHEATHING (2HR RATED), TYVEK BLDG WRAP, 1 1/2" R-9.6 RIGID CONTINUOUS INSULATION AND BRICK VENEER.
- INTERIOR PARTITION  
3/8" METAL STUDS @ 16" O.C. WITH 1 LAYER 5/8" GYPSUM BOARD ON EACH SIDE (1 HR RATED)
- STAIR ENCLOSURE & PUBLIC HALL PARTITION, 3/8" METAL STUDS @ 16" O.C. W/ 2 LAYERS OF 5/8" GYP. BD. AT EACH SIDES (2 HR RATED) WITH WITH 2" POLYISO RIGID CONTINUOUS INSULATION R 13.1
- APPROVED TYPE SMOKE & CARBON MONOXIDE DETECTOR, HARD WIRED (SEE GENERAL NOTES)
- EXHAUST FAN 80 C.F.M
- EXIT SIGN
- PROGRAMMABLE THERMOSTAT SEE NOTES: ON EN-002.00 FOR MIN. TEMPERATURE REQUIREMENTS

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date
project:	date:	08-20-25
PROPOSED BUILDING	drawn by:	MC
18-11 126 STREET	chk by:	FP
COLLEGE POINT, NY	title:	FLOOR PLANS
	job no.:	25-033
	sheet no.:	A-001.00
	dwg.:	2 OF 17



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**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"

**OCCUPANT LOAD CALCULATION**

PER TABLE BC 1004.13

FUNCTION OF SPACE	AREA S.F.	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
FIRST FLOOR PARKING/STORAGE	2948.4	200	15
SECOND FLOOR OFFICES	2202.4	100	22

**EGRESS WIDTH PER BC 1005.1**

CODE	CALCULATION	PROPOSED
> 0.3 INCHS PER OCCUPANT	37 OCCUPANTS X 0.3 INCHES = 11.1	36" DOOR PER EXIT

**SINGLE EXIT PER BC 1006.3.2 (1) TABLE 1006.3.2**

TABLE 1006.3.2 STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT

STORY	OCCUPANCY	MAXIMUM OCCUPANT LOAD PER FLOOR	ACTUAL OCCUPANT LOAD PER FLOOR	MAXIMUM TRAVEL DISTANCE (feet)	ACTUAL TRAVEL DISTANCE
FIRST STORY ABOVE GRADE PLANE OR CELLAR	S	49	15	100' *	75.3'
SECOND STORY ABOVE GRADE PLANE	B	29	22	50	45.21'

**EXIT ACCESS TRAVEL DISTANCE CALCULATIONS PER BC 1017.2**

SPRINKLERED MAX TRAVEL DISTANCE= 250'	ROUTE	MAX TRAVEL DIST. FROM MOST REMOTE POINT
FIRST FLOOR	REMOTE LOCATION (A)	47.88' + 24.34' + 3.08' = TOTAL: 75.3 FT
SECOND FLOOR	REMOTE LOCATION (B)	45.21' = TOTAL: 45.21 FT

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date
project:	date:	4-08-2026
PROPOSED BUILDING	drawn by:	MC
18-11 126 STREET	chk by:	FP
COLLEGE POINT, NY	title:	FIRST FLOOR
	job no.:	25-033

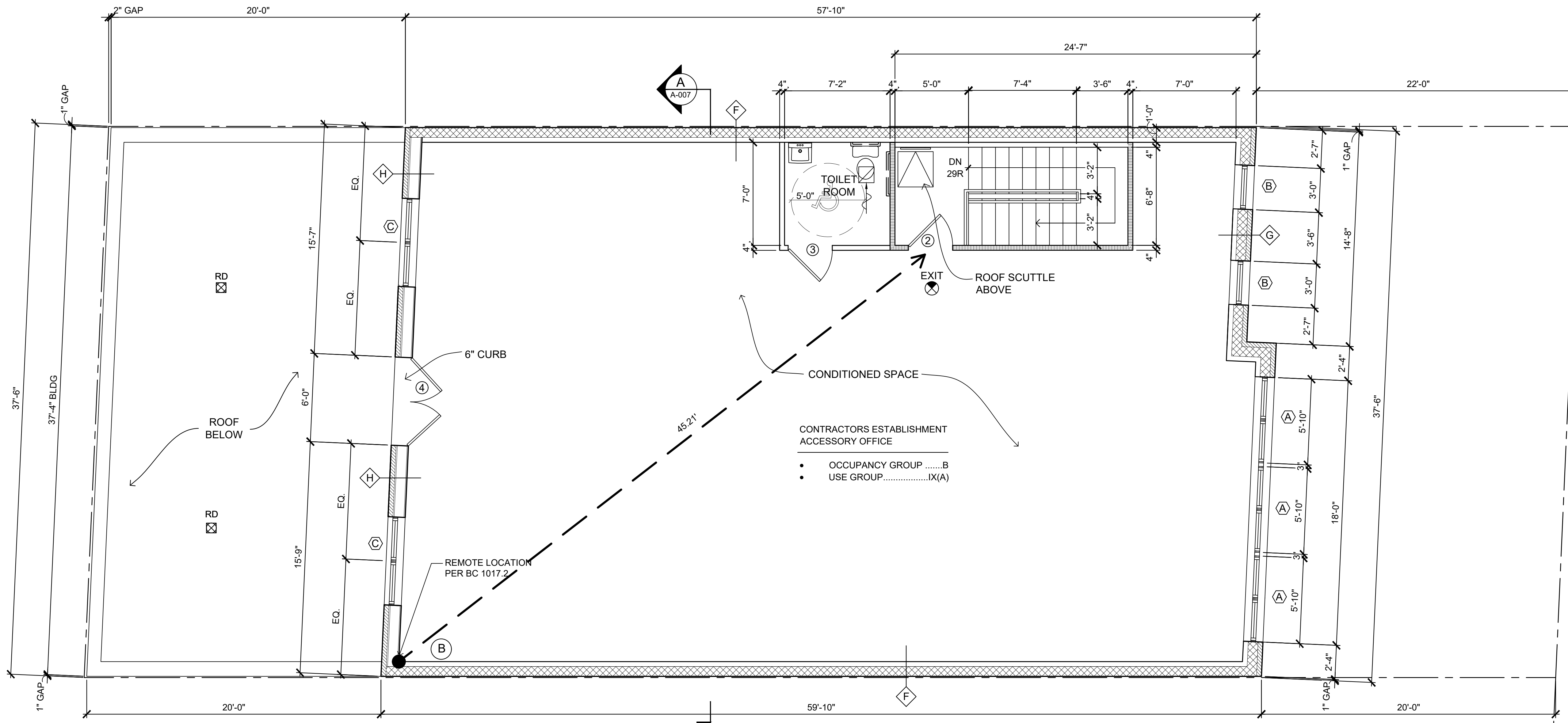
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\* FOOTNOTE b FOR BUILDING SPRINKLERED



**SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"

WINDOW SCHEDULE								
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER- MODEL NO.	GLASS TYPE	U-FACTOR	SHGC	AIR LEAKAGE
(A)	5'-10"	6'-6"	4'-6" HGT OPERABLE CASEMENT WITH 2'-0" FIXED TRANSOM ALUMINUM & GLASS	CRYSTAL OR EQUIVALENT	DUAL-PANE, LOW-E, ARGON BLEND	0.40	0.29	0.04 CFM/SQ.FT
(B)	3'-0"	3'-0"	FIXED ALUMINUM FRAME, GLASS	CRYSTAL OR EQUIVALENT	DUAL-PANE, LOW-E, ARGON BLEND	0.30	0.29	0.04 CFM/SQ.FT
(C)	5'-10"	5'-0"	OPERABLE CASEMENT ALUM & GLASS	CRYSTAL OR EQUIVALENT	DUAL-PANE, LOW-E, ARGON BLEND	0.40	0.29	0.04 CFM/SQ.FT

NOTES:  
 1. AIR LEAKAGE: PROVIDE FLASHING, WINDOW DAMS, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/WINDOW FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEM.  
 2. AIR LEAKAGE: PROVIDE FLASHING, WINDOW DAMS, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/WINDOW FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING ROOF SYSTEM.

DOOR SCHEDULE								
SYMBOL	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER- MODEL NO.	GLASS TYPE	U-FACTOR	SHGC	AIR LEAKAGE
(1)	3'-0"	8'-0"	SOLID METAL	SELECTED BY OWNER	N/A	N/A	N/A	0.04 CFM/SQ.FT
(2)	3'-0"	8'-0"	METAL 1/2 HR FPSC	SELECTED BY OWNER	N/A	N/A	N/A	0.04 CFM/SQ.FT
(3)	3'-0"	8'-0"	HOLLOW METAL	SELECTED BY OWNER	N/A	N/A	N/A	0.04 CFM/SQ.FT
(4)	(2) 3'-0"	8'-0"	HINGED ALUMINUM FRAME, GLASS	SELECTED BY OWNER	DUAL-PANE, LOW-E, ARGON BLEND	0.77	0.27	0.04 CFM/SQ.FT
(5)	18'-0"	14'-0"	GARAGE DOOR OVERHEAD	SELECTED BY OWNER				

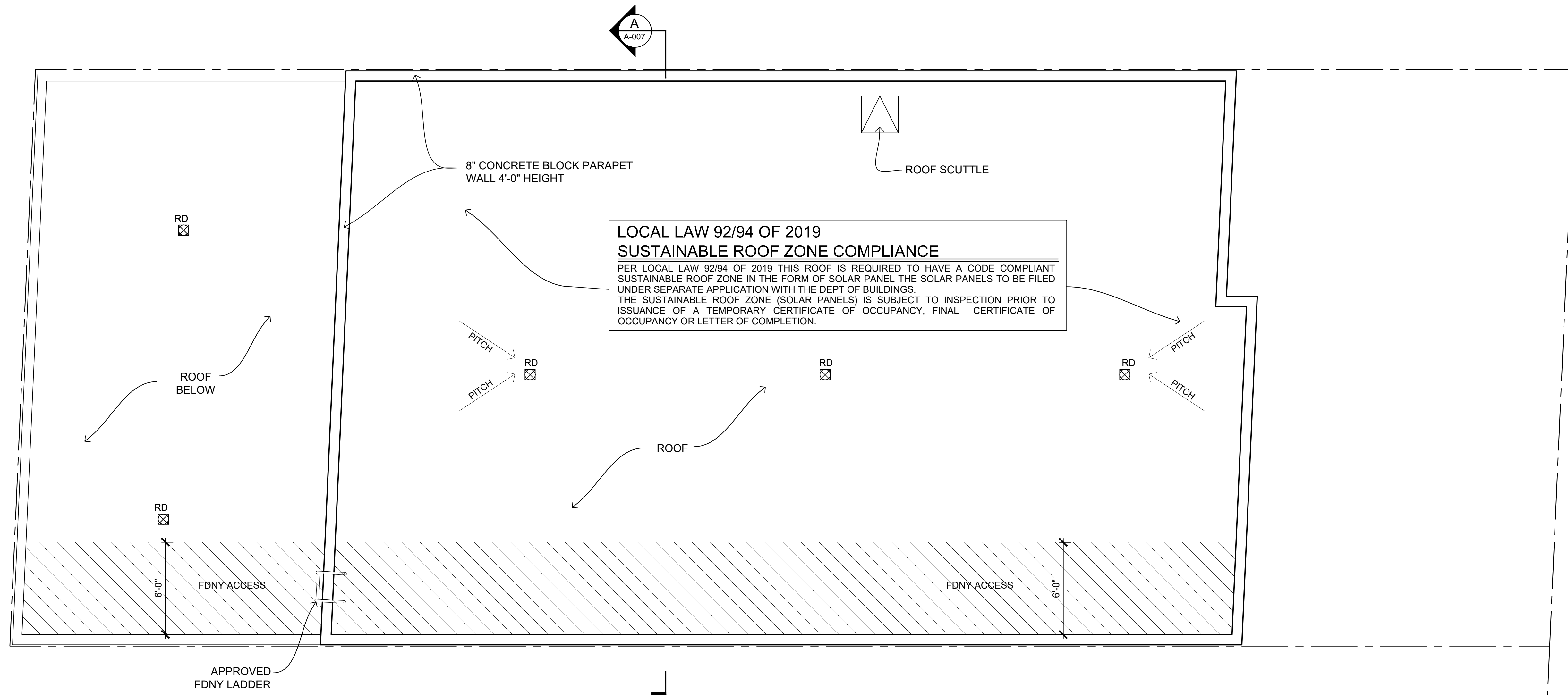
NOTES:  
 1. AIR LEAKAGE: PROVIDE FLASHING, WINDOW DAMS, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/DOOR FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEM.  
 2. SEE DWG. A-003 FOR DOOR ELEVATIONS. DOORS WILL BE FIELD FITTED WITH WEATHER-STRIPPING

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date
project: PROPOSED BUILDING 18-11 126 STREET COLLEGE POINT, NY	date: 4-08-2026 drawn by: MC chk by: FP	sheet no. <b>A-003.00</b> 4 OF 17
title: FLOOR PLANS	job no.: 25-033	



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**ROOF PLAN**

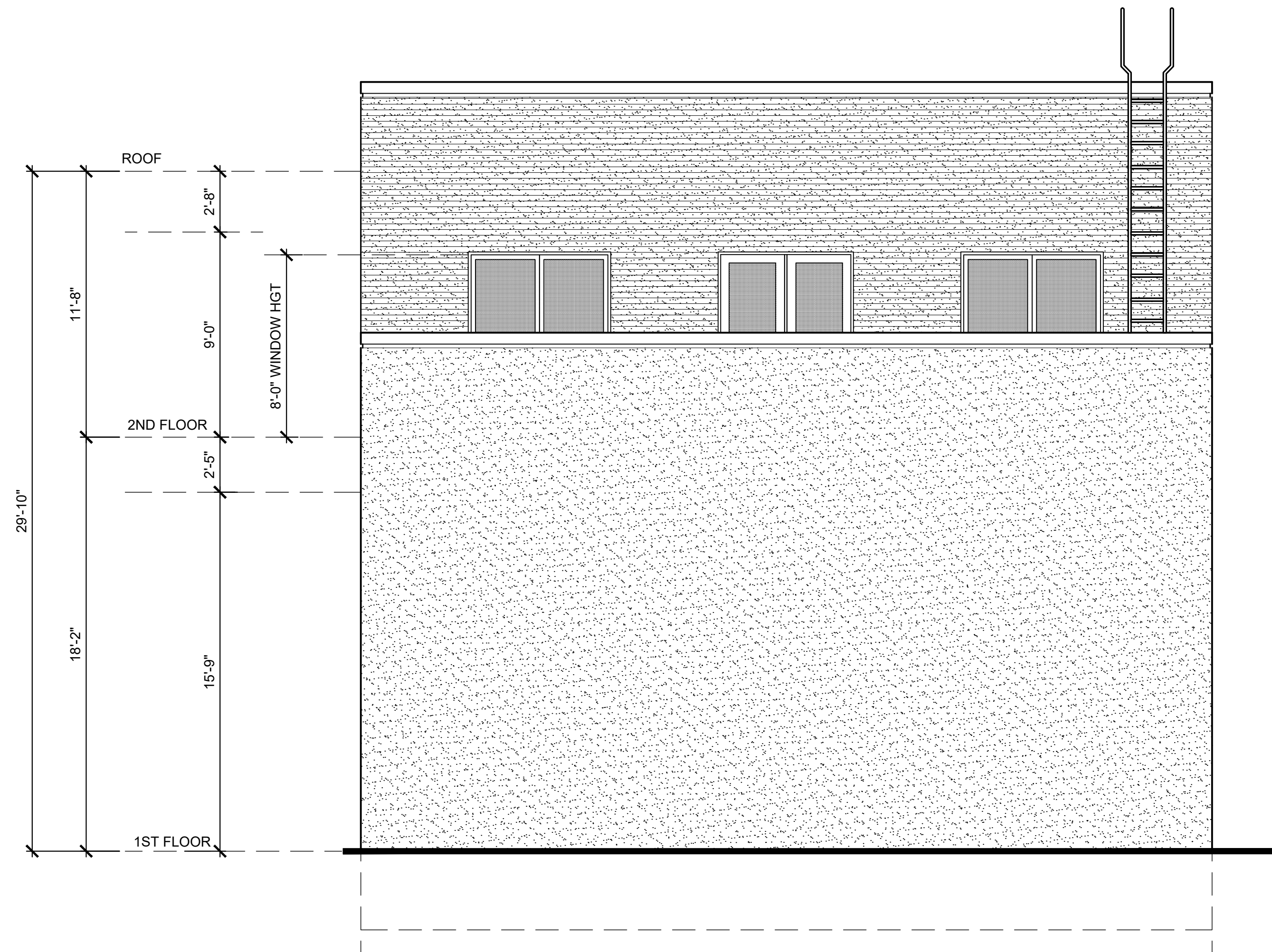
SCALE 1/4" = 1'-0"

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date	sheet no.
project:	date:	4-08-2026	A-004.00
PROPOSED BUILDING	drawn by:	MC	
18-11 126 STREET	chk by:	FP	5
COLLEGE POINT, NY	job no.:	25-033	OF 17
title:	FLOOR PLANS		

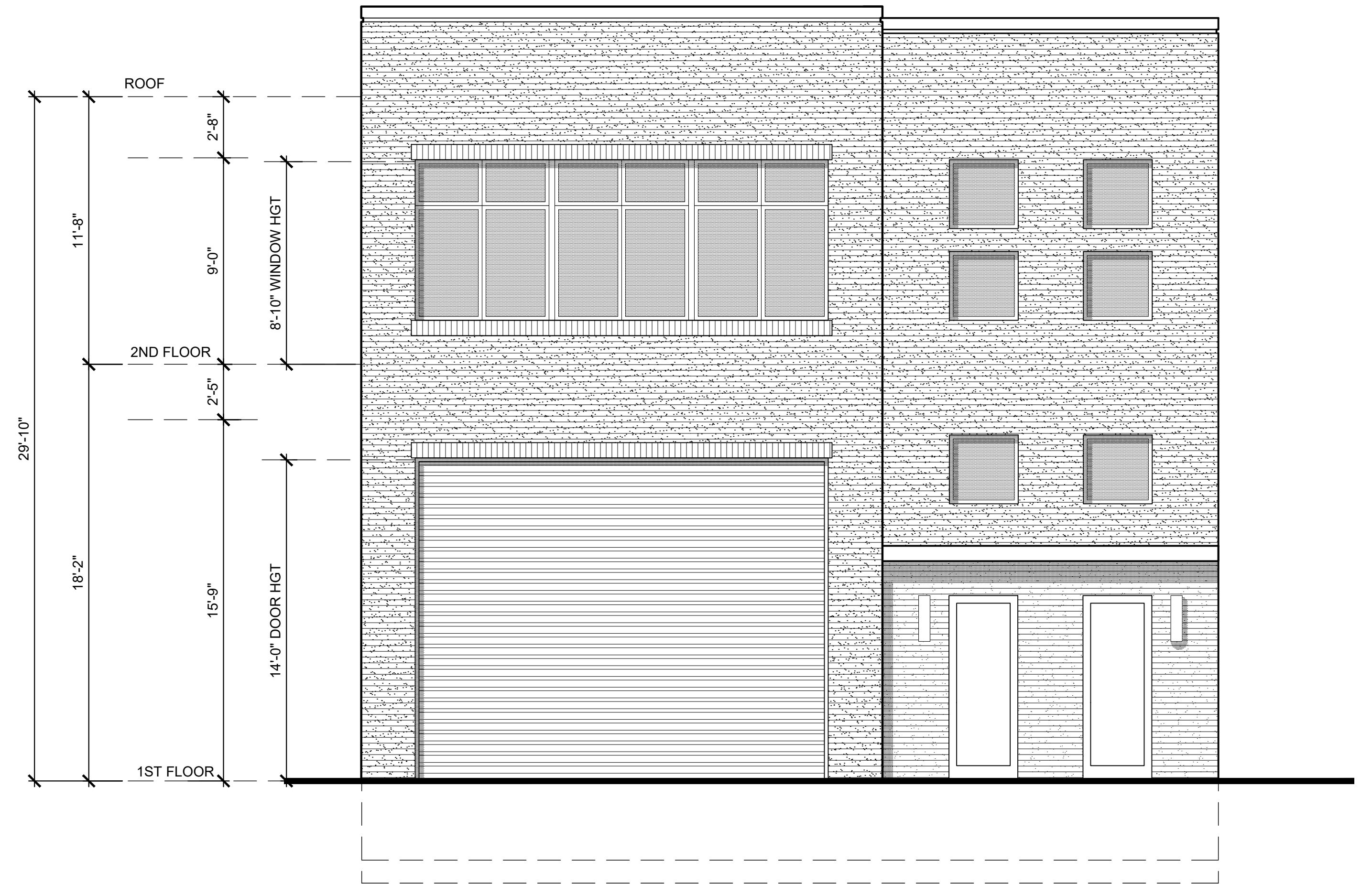


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**REAR ELEVATION**

SCALE 1/4" = 1'-0"

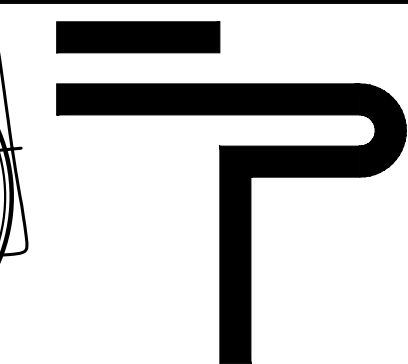
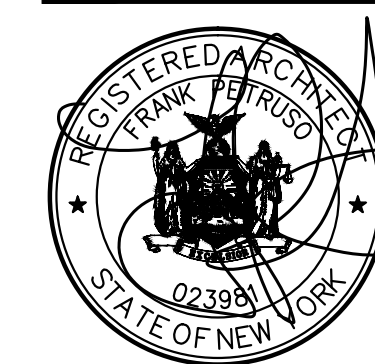


**FRONT ELEVATION**

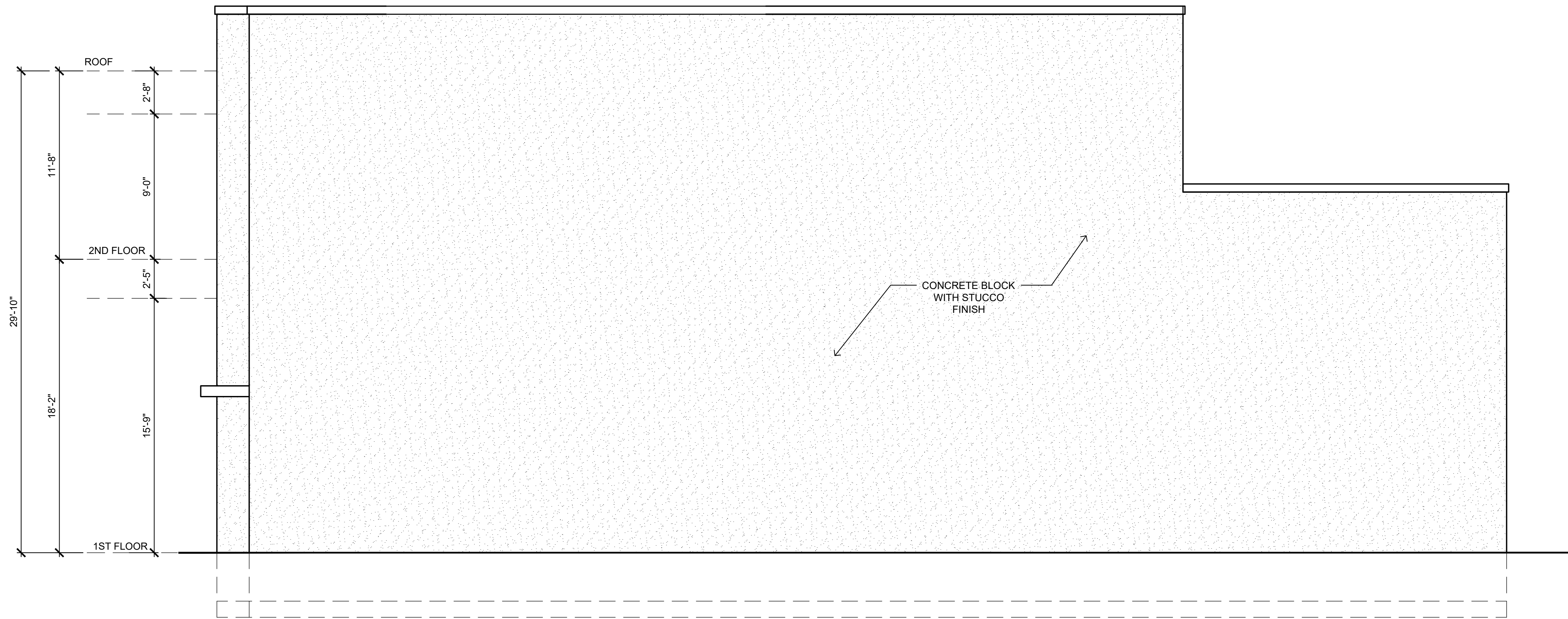
SCALE 1/4" = 1'-0"

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date
project:	date:	4-08-2026
PROPOSED BUILDING	drawn by:	MC
18-11 126 STREET	chk by:	FP
COLLEGE POINT, NY	title:	ELEVATIONS
	job no.:	25-033
	sheet no.	A-005.00
	dwg:	6 OF 17

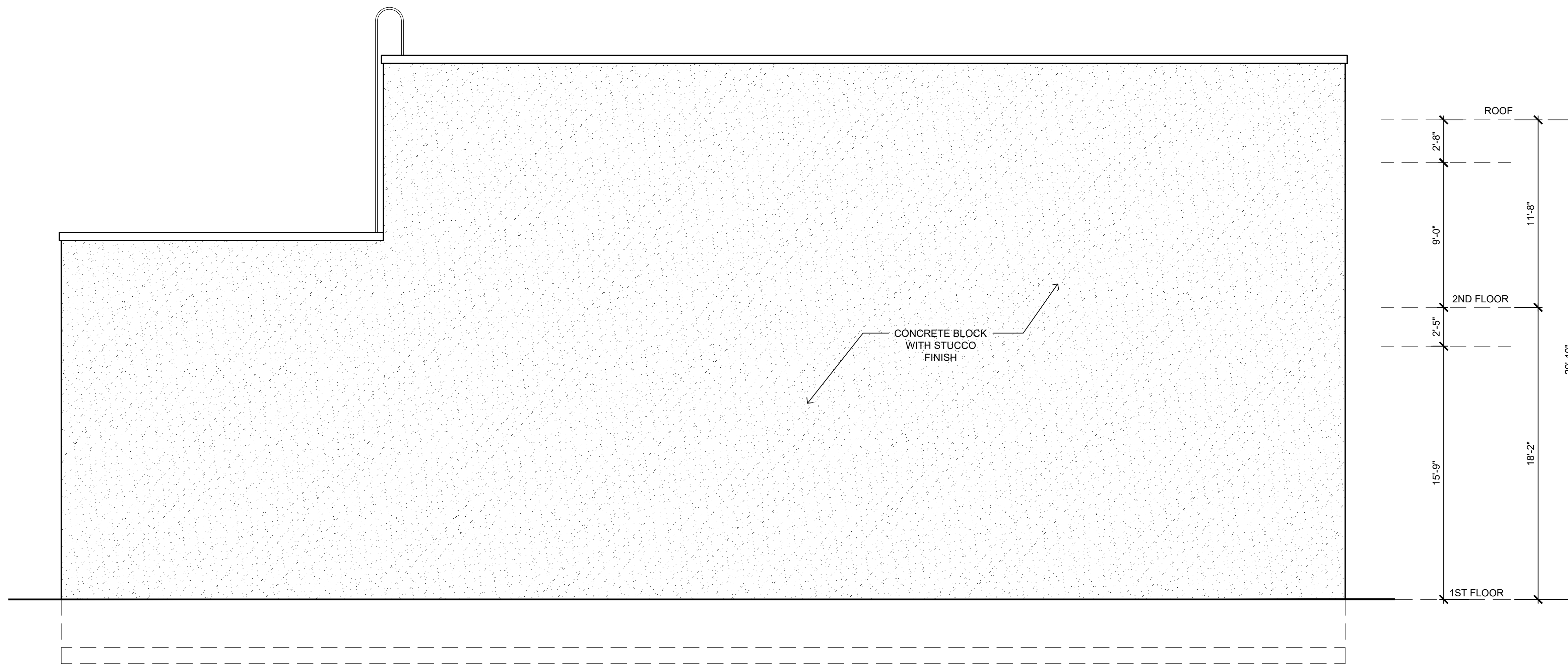


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**RIGHT SIDE ELEVATION**

SCALE 1/4" = 1'-0"



**LEFT SIDE ELEVATION**

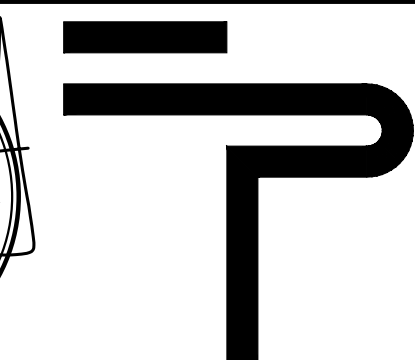
SCALE 1/4" = 1'-0"

DOB NOW JOB# Q01293181-11

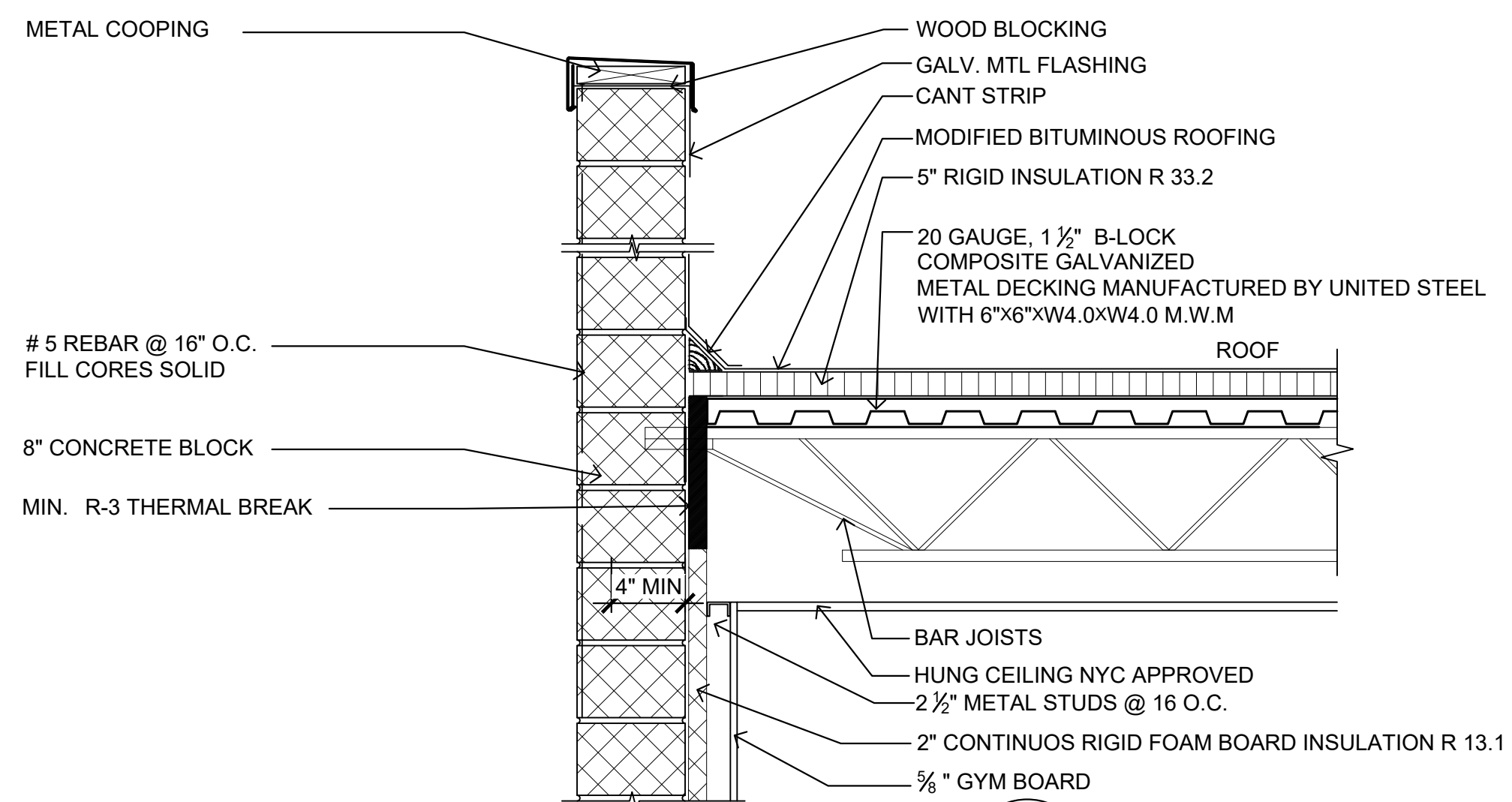
REVISIONS	no.	date
project:	date:	4-08-2026
PROPOSED BUILDING	drawn by:	MC
18-11 126 STREET	chk by:	FP
COLLEGE POINT, NY	title:	ELEVATIONS
job no.:	25-033	

sheet no. **A-006.00**

dwg: **7** OF 17

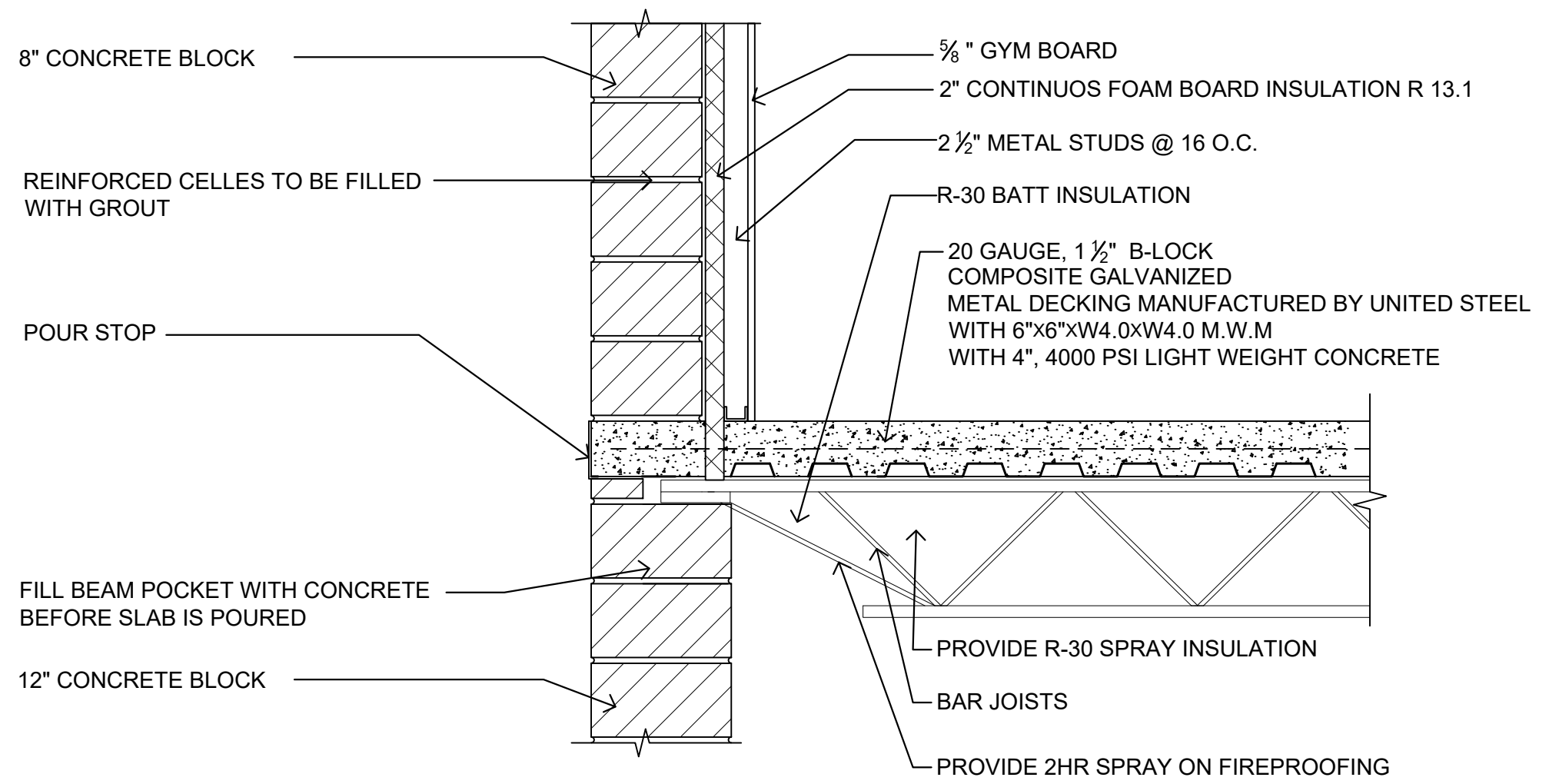


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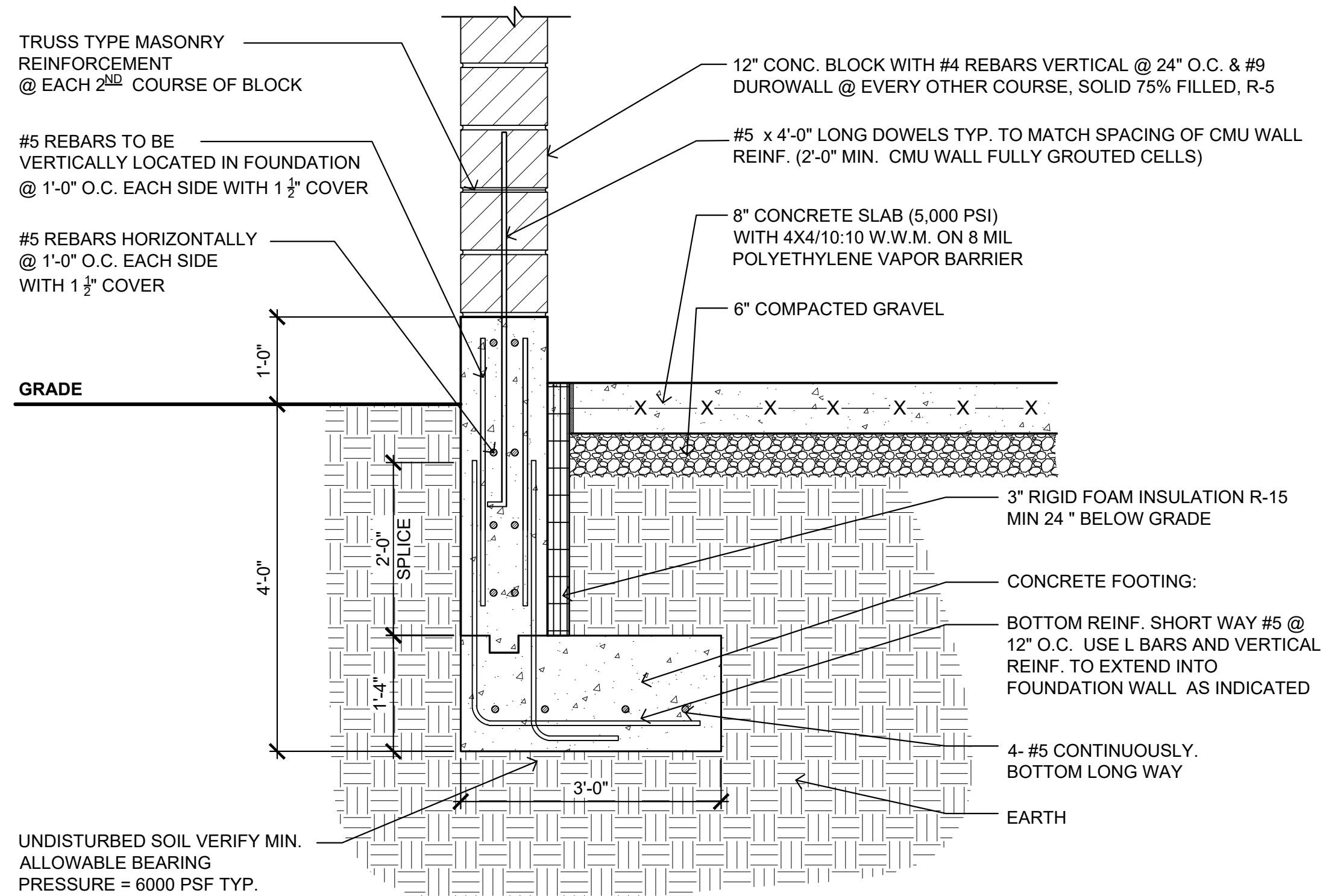
**PARAPET DETAIL**

SCALE 3/4" = 1'-0" A-007



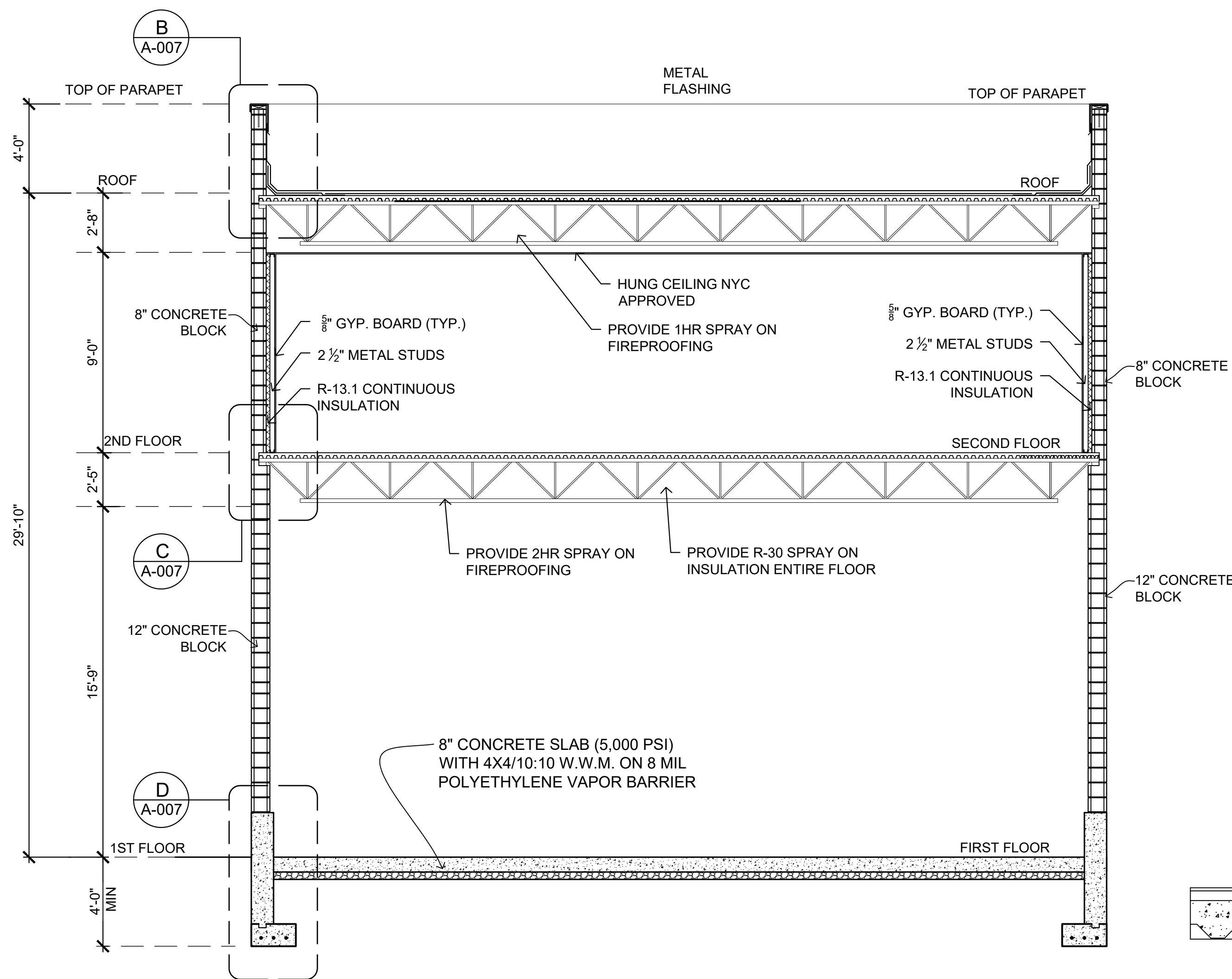
**BEAM POCKET BEARING**

SCALE 3/4" = 1'-0" A-007



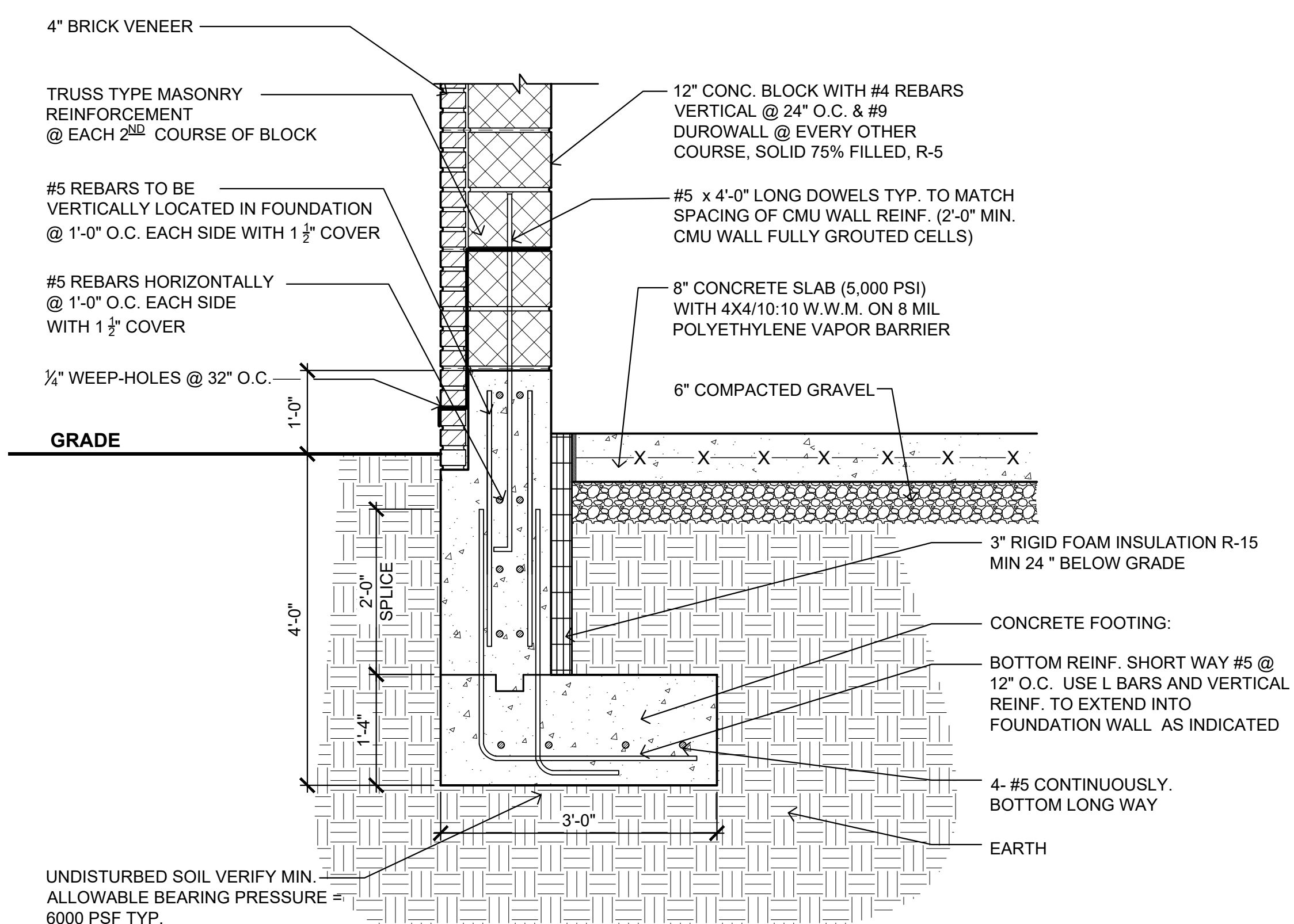
**FOUNDATION DETAIL**

SCALE 3/4" = 1'-0" A-007



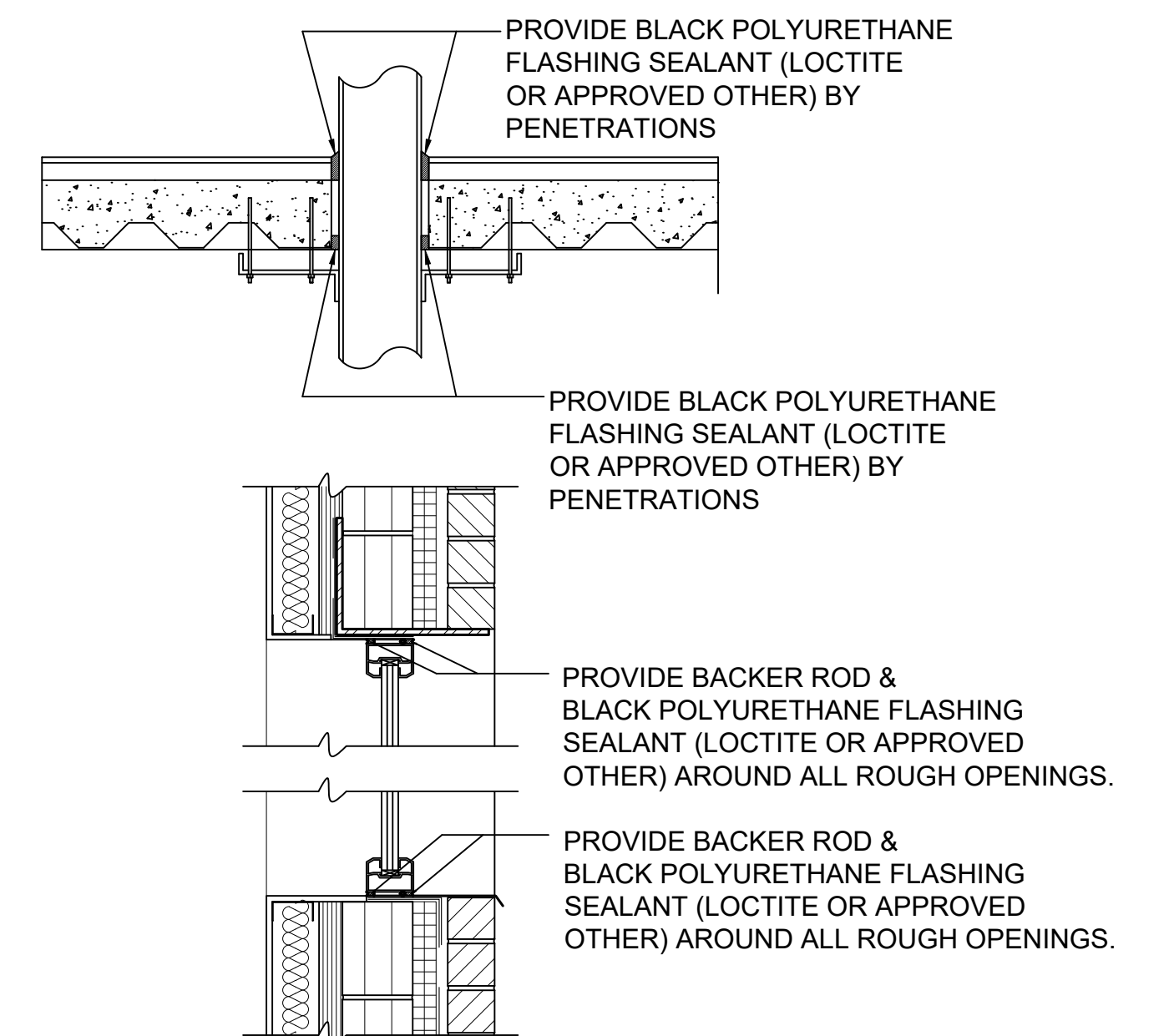
**SECTION**

SCALE 1/4" = 1'-0" A-007



**FOOTING DETAIL**

SCALE 3/4" = 1'-0" A-007



**AIR LEAKAGE CAULKING DETAILS**

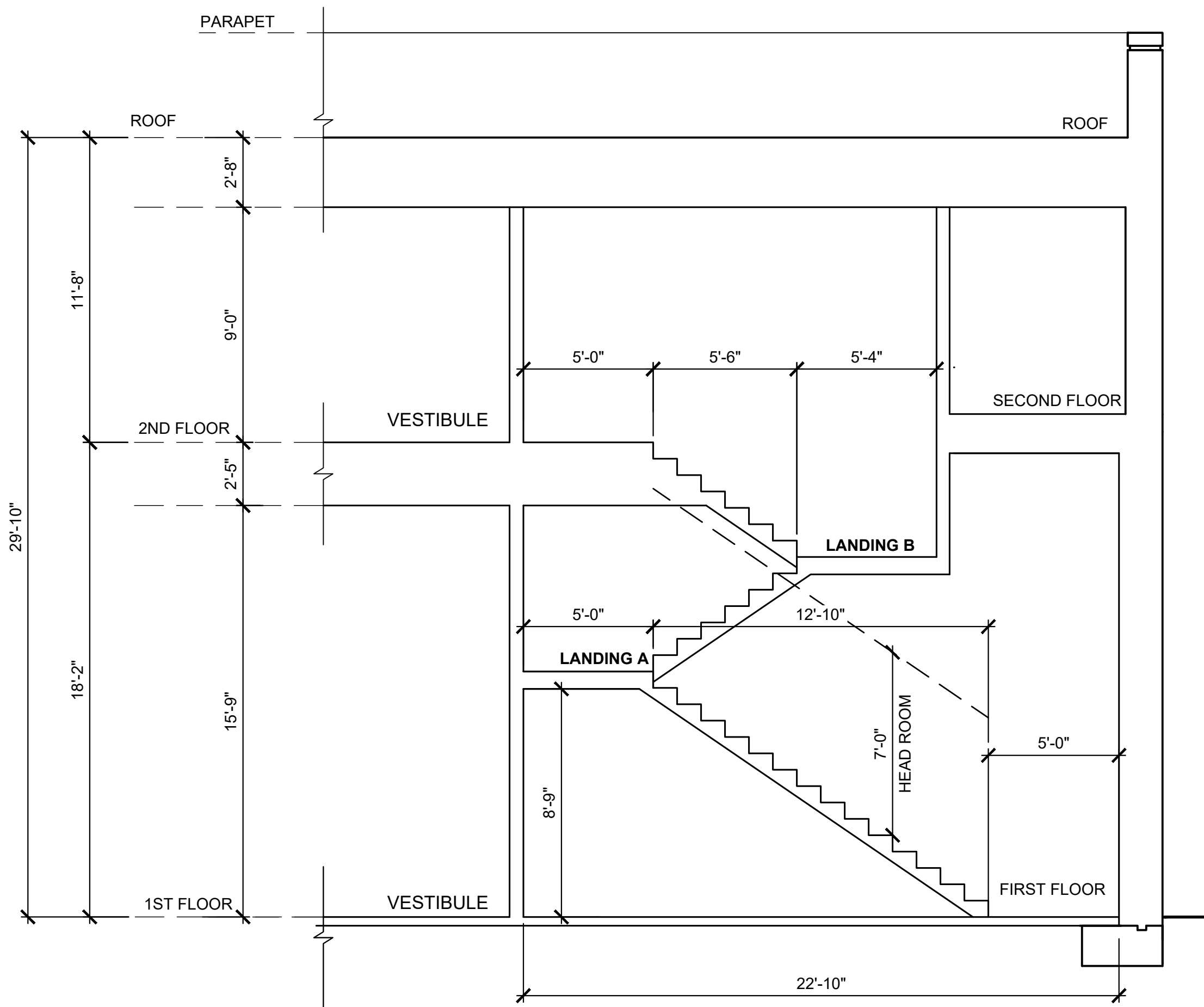
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DOB NOW JOB# Q01293181-11

REVISIONS	no.	date
project:	date:	4-08-2026
PROPOSED BUILDING	drawn by:	MC
18-11 126 STREET	chk by:	FP
COLLEGE POINT, NY	title:	ELEVATIONS
	job no.:	25-033
	sheet no.	A-007.00
	dwg:	8
	OF 17	

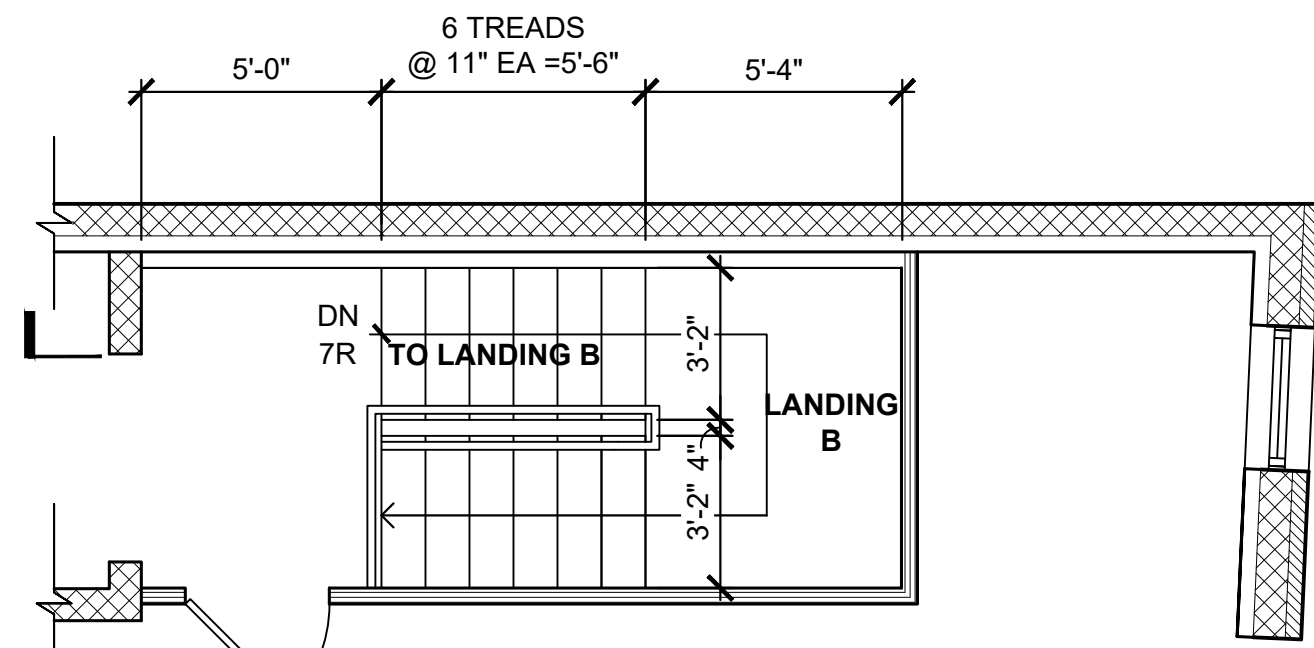


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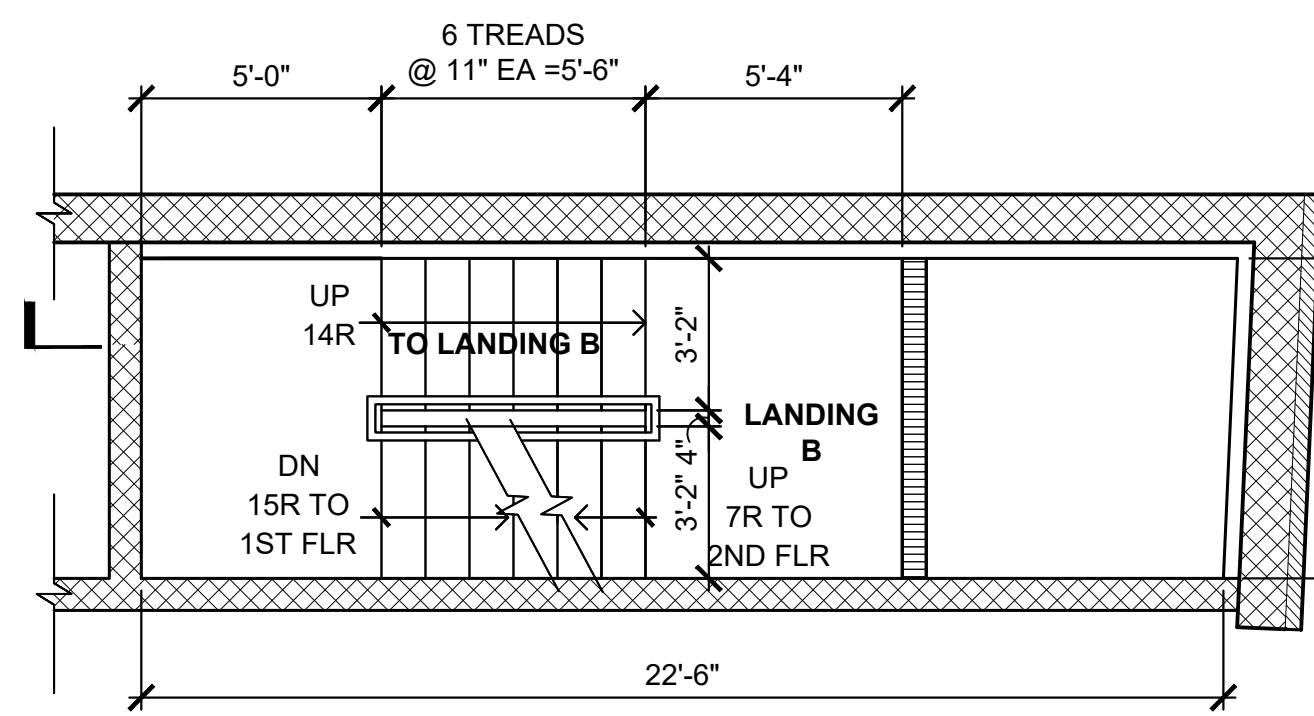
**STAIR SECTION**

SCALE 1/4" = 1'-0" A-008



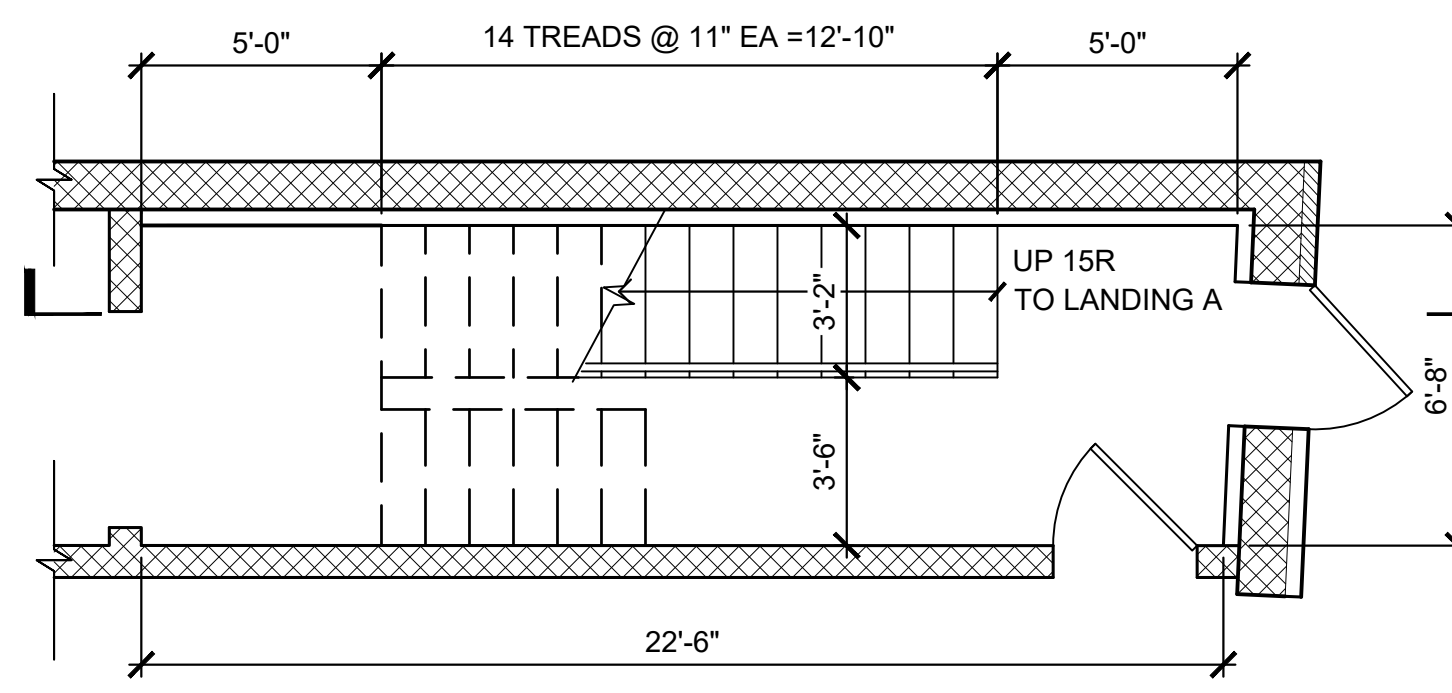
**STAIR PLAN 2ND FLOOR**

SCALE 1/4" = 1'-0"



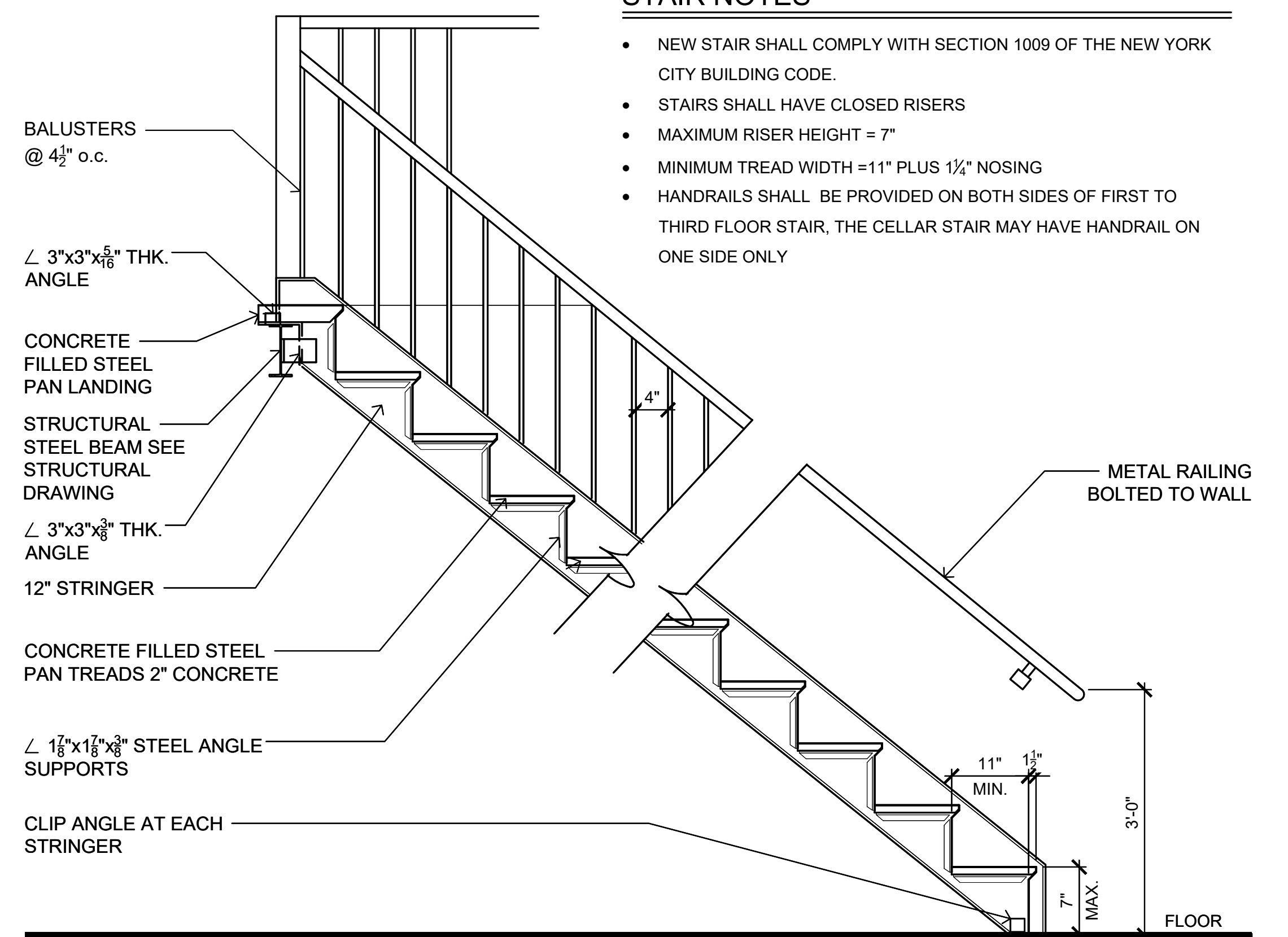
**STAIR LANDINGS**

SCALE 1/4" = 1'-0"



**STAIR PLAN 1ST FLOOR**

SCALE 1/4" = 1'-0"



**STAIR DETAIL**

1  
N.T.S. A-008

**STAIR NOTES**

- NEW STAIR SHALL COMPLY WITH SECTION 1009 OF THE NEW YORK CITY BUILDING CODE.
- STAIRS SHALL HAVE CLOSED RISERS
- MAXIMUM RISER HEIGHT = 7"
- MINIMUM TREAD WIDTH = 11" PLUS 1/4" NOSING
- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF FIRST TO THIRD FLOOR STAIR, THE CELLAR STAIR MAY HAVE HANDRAIL ON ONE SIDE ONLY

CLEAR FIELD THERMAL BRIDGES			
CFTB NO.	ASSEMBLY THERMAL BRIDGE DESCRIPTION	ASSEMBLY ID IN ENERGY ANALYSIS	SECTION DETAIL LOCATION
CFTB 1	WALL - ABOVE GRADE MASS WALLS WITH 2" (R-13.1) RIGID CONTINUOUS INSULATION	WALLS	EN-002 THERMAL ENVELOPE DIAGRAM & ELEVATION DIAGRAMS ABOVE
CFTB 2	WALL - METAL FRAMED WALL WITH 1 1/2" (R-9.6) RIGID CONTINUOUS INSULATION 3 1/2" (R-15) BATT CAVITY INSULATION	WALLS	EN-002 THERMAL ENVELOPE DIAGRAM & ELEVATION DIAGRAMS ABOVE
CFTB 3	CEILING - FLAT CEILING WITH 9 1/2" R-30 BATT CAVITY INSULATION	CEILING- FLAT	EN-002 THERMAL ENVELOPE DIAGRAM & ELEVATION DIAGRAMS ABOVE
CFTB 4	ROOF - TAPERED WITH 5" R-33.2 RIGID CONTINUOUS INSULATION	ROOF- FLAT	EN-002 THERMAL ENVELOPE DIAGRAM & ROOF/CEILING PLAN DIAGRAMS ABOVE

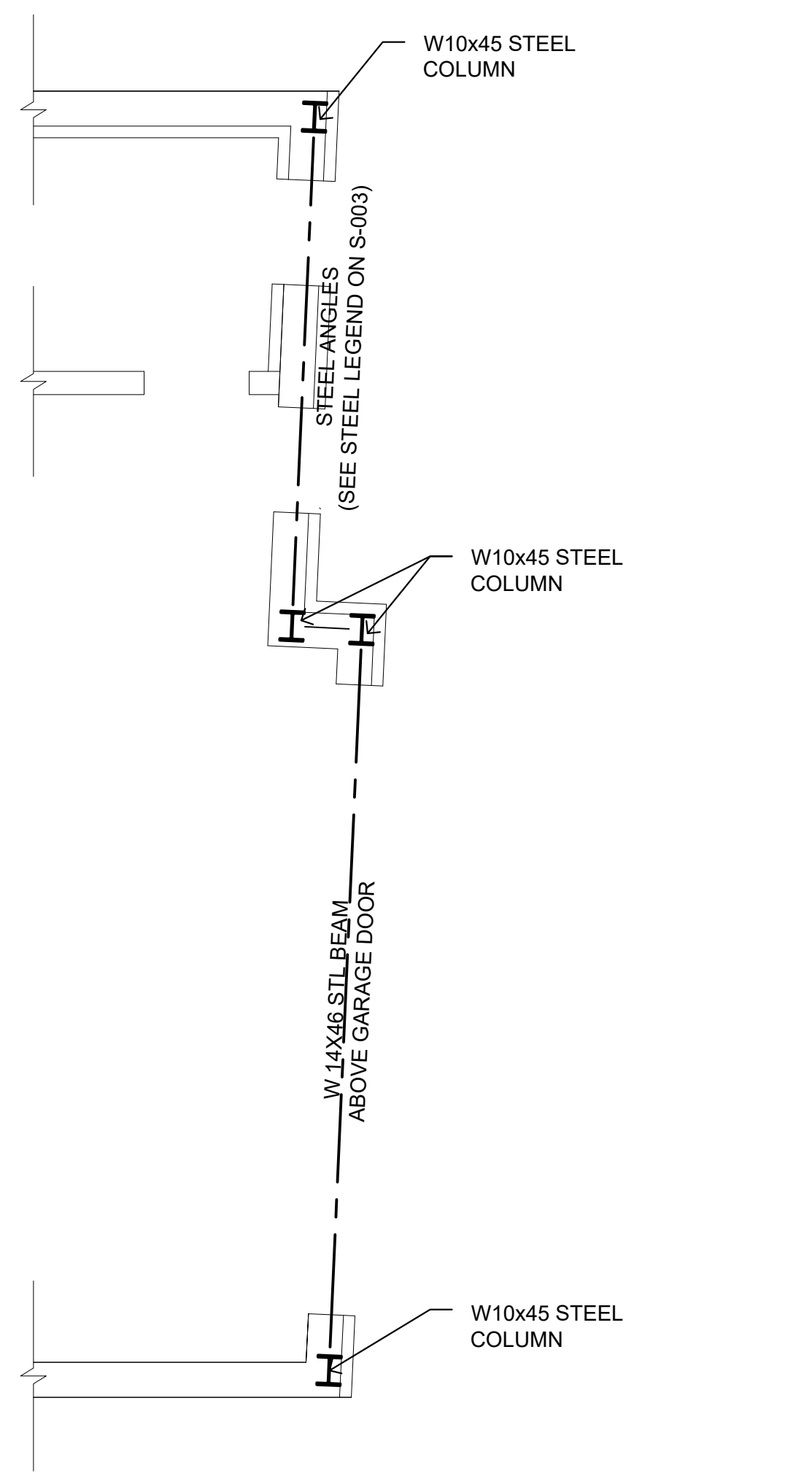
LINEAR THERMAL BRIDGES						
LTB NO.	TYPE OF THERMAL BRIDGE	Ψ-VALUE BTU/HR FT <sup>2</sup>	Ψ-VALUE SOURCE/CALCULATION	TOTAL LENGTH (FT)	ASSEMBLY ID IN ENERGY ANALYSIS	SECTION DETAIL LOCATION
LTB 1	FENESTRATION PERIMETER TRANSITION	0.15	DEFAULT VALUE FROM TABLE R402.6	619.67'	ROOF SLAB EDGE	EN-002 THERMAL ENVELOPE DIAGRAM & ELEVATION DIAGRAMS ABOVE
LTB 2	FENESTRATION PERIMETER TRANSITION	0.15	DEFAULT VALUE FROM TABLE R402.6	658.23'	CEILING SLAB EDGE 1ST FLOOR	EN-002 THERMAL ENVELOPE DIAGRAM & ELEVATION DIAGRAMS ABOVE

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date
project:	date:	4-08-2026
PROPOSED BUILDING	drawn by:	MC
18-11 126 STREET	chk by:	FP
COLLEGE POINT, NY	title:	STAIR DETAIL
	job no.:	25-033
	sheet no.:	A-008.00
	dwg:	9 OF 17

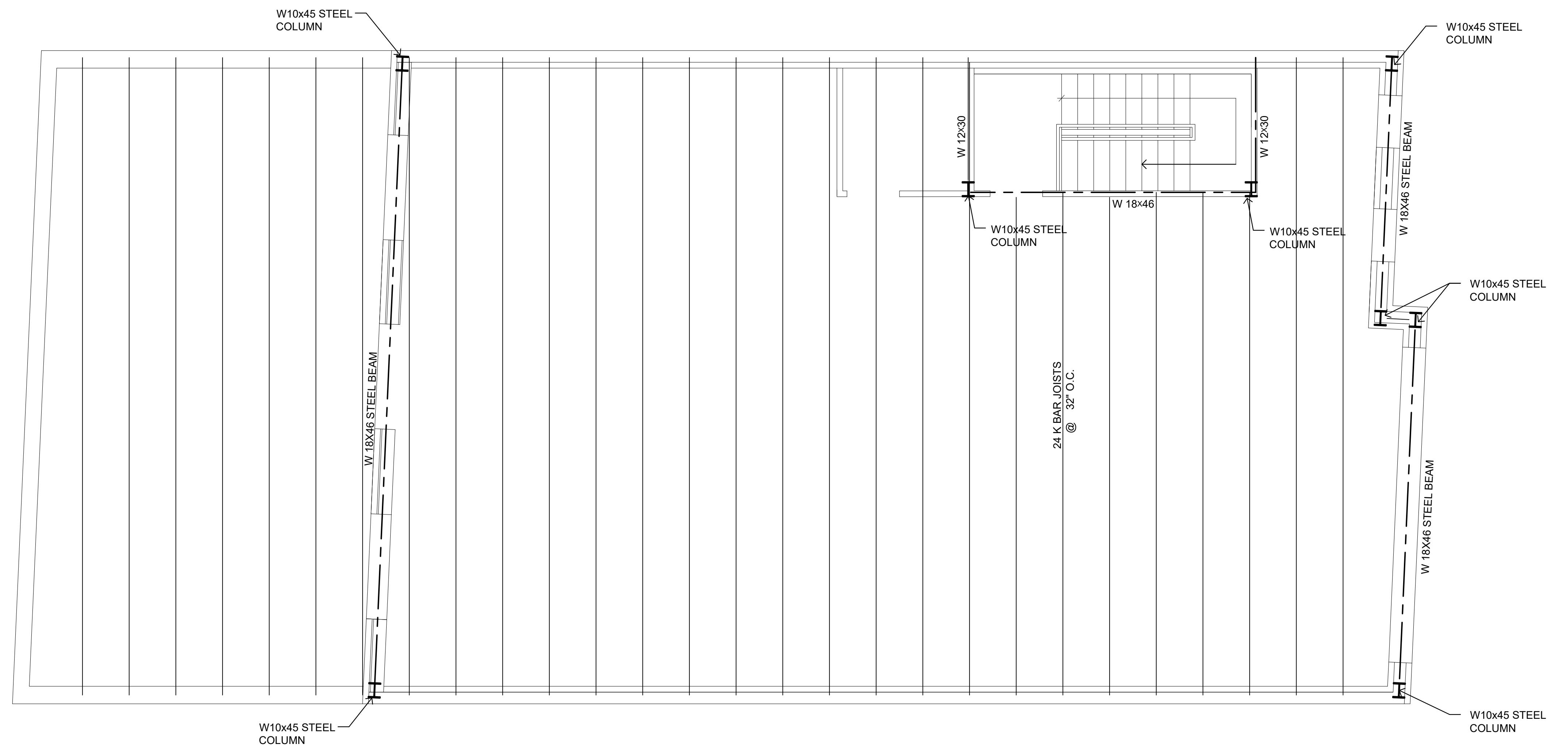
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**PARTIAL FIRST FLOOR  
STRUCTURAL PLAN**

SCALE 1/4" = 1'-0"



**SECOND FLOOR STRUCTURAL PLAN**

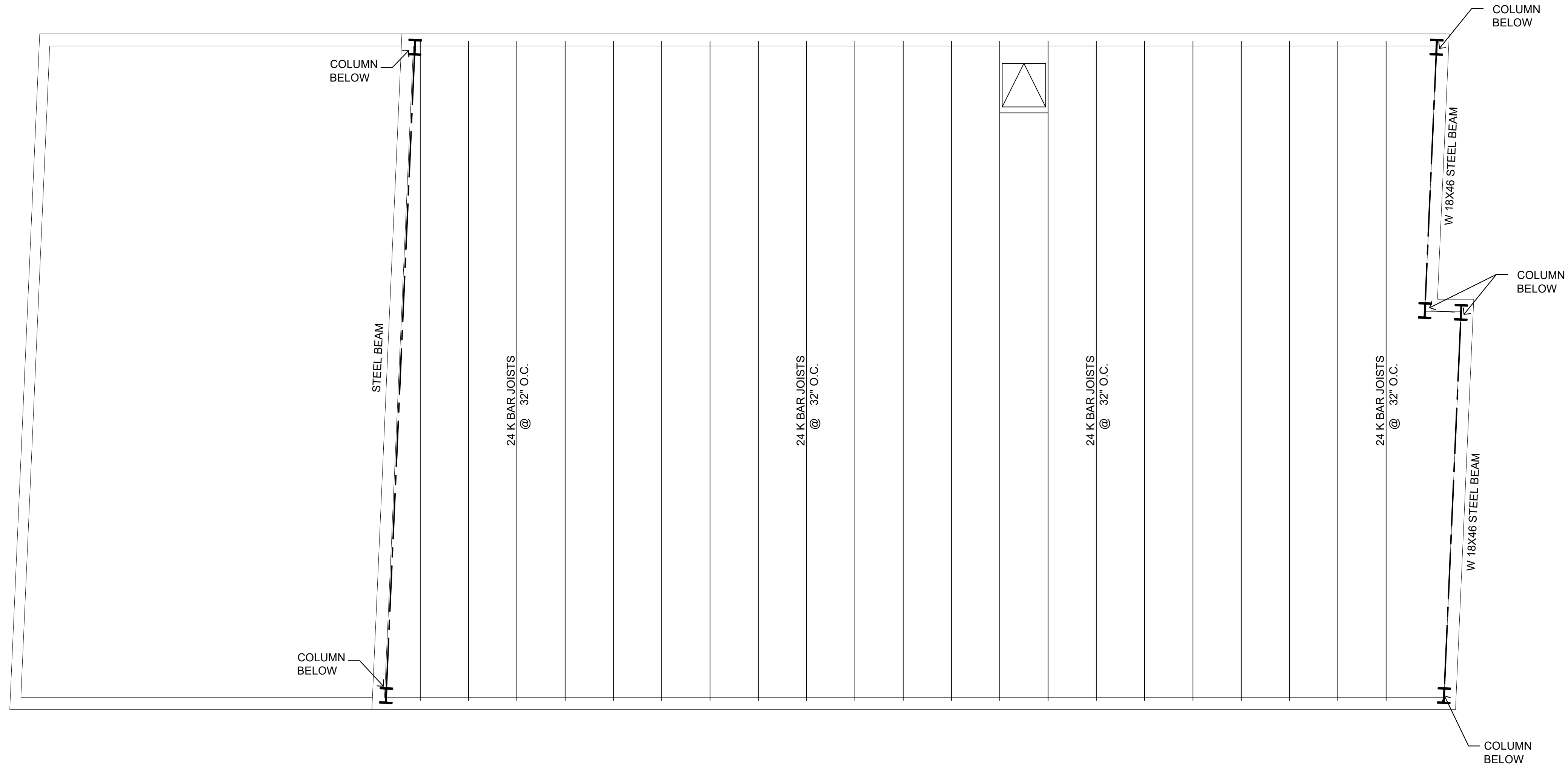
SCALE 1/4" = 1'-0"

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date
project:	date:	4-08-2026
PROPOSED BUILDING	drawn by:	MC
18-11 126 STREET	chk by:	FP
COLLEGE POINT, NY	job no.:	25-033
title: STRUCTURAL PLANS	sheet no.:	S-001.00
	dwg:	11 OF 17

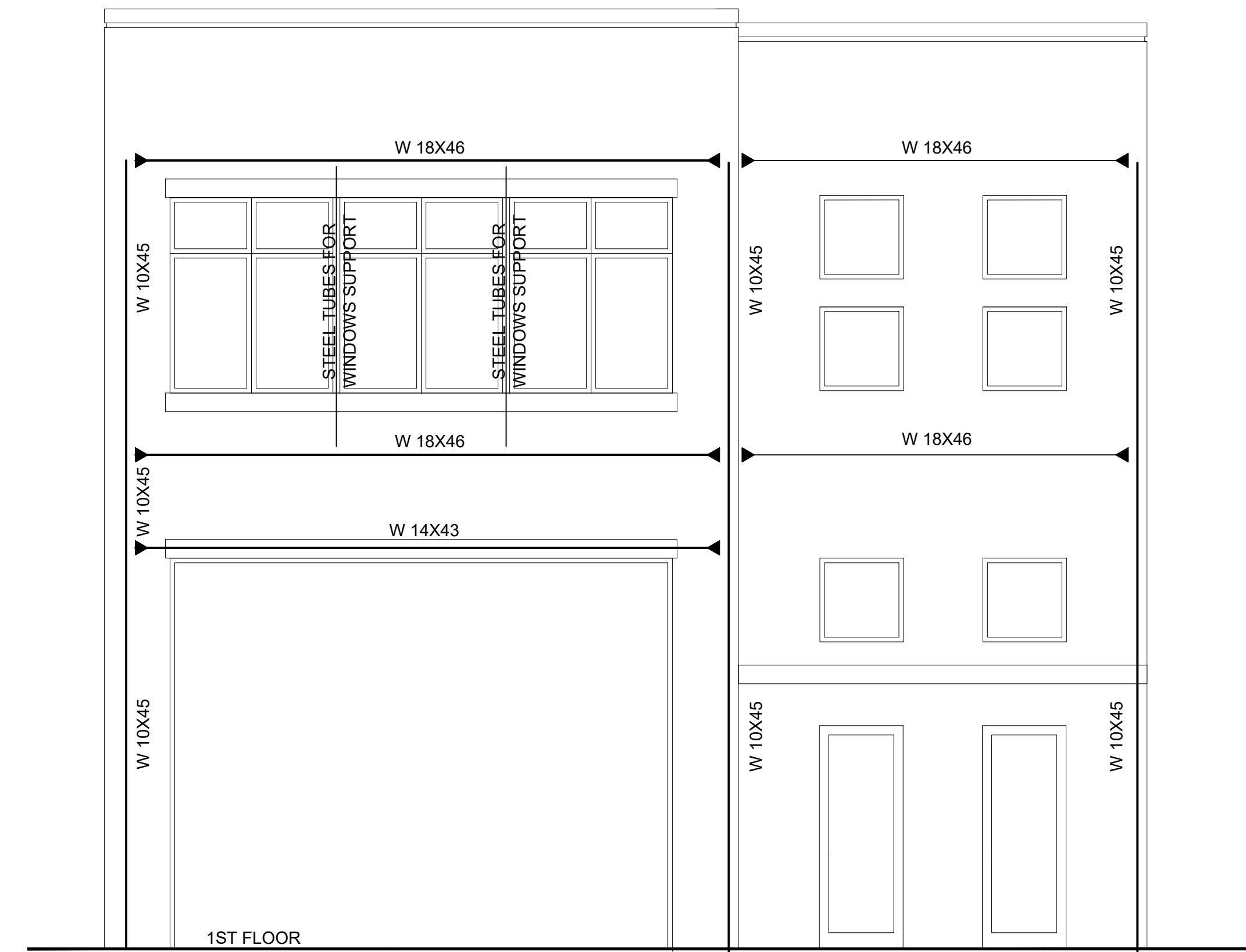


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**ROOF STRUCTURAL PLAN**

SCALE 1/4" = 1'-0"



**FRONT WALL COLUMN ELEVATION**

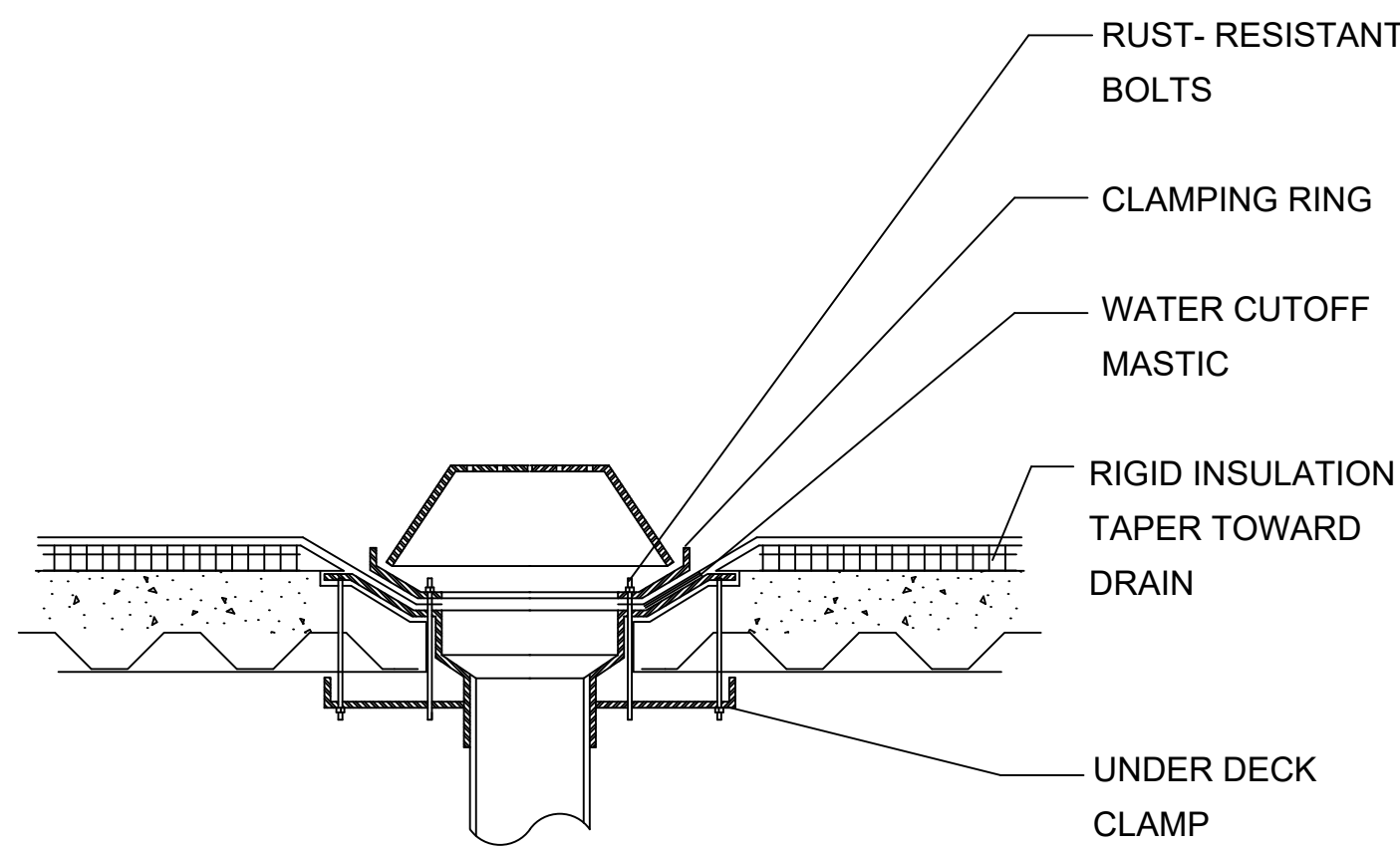
SCALE 1/4" = 1'-0"

DOB NOW JOB# Q01293181-I1

REVISIONS	no.	date	sheet no.
project:	date:	4-08-2026	S-002.00
PROPOSED BUILDING	drawn by:	MC	
18-11 126 STREET	chk by:	FP	
COLLEGE POINT, NY	title:	STRUCTURAL PLANS	job no.: 25-033
			12 OF 17

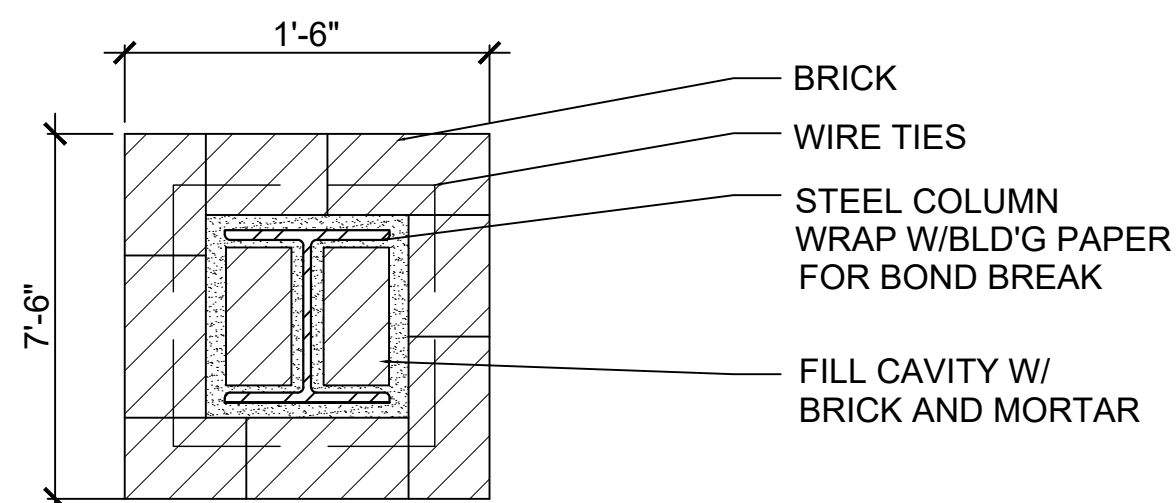


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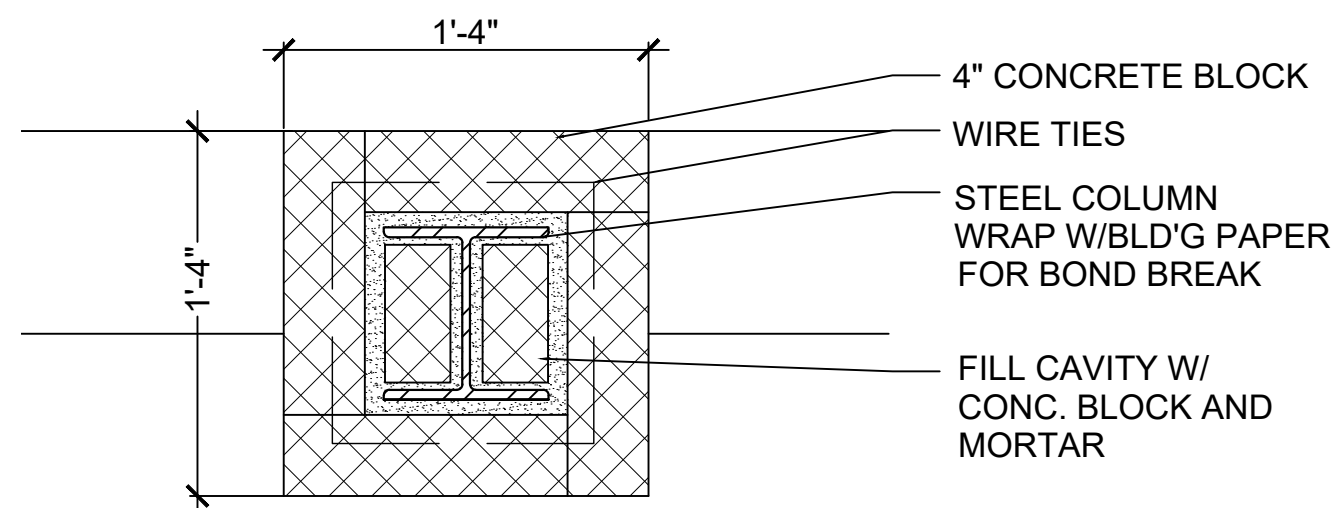
### ROOF DRAIN DETAIL

PENETRATION THRU ROOF NTS



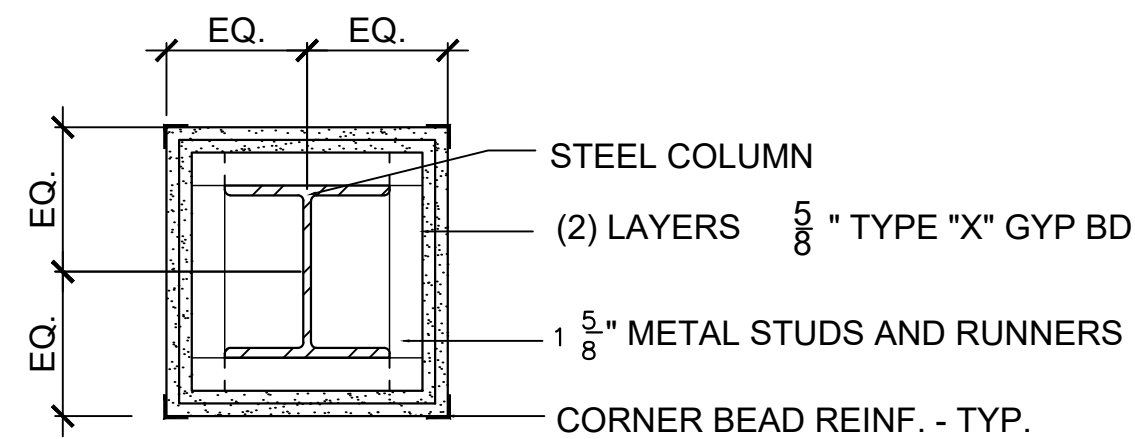
### 2HOUR RATED COLUMN ENCLOSURE

N.T.S.



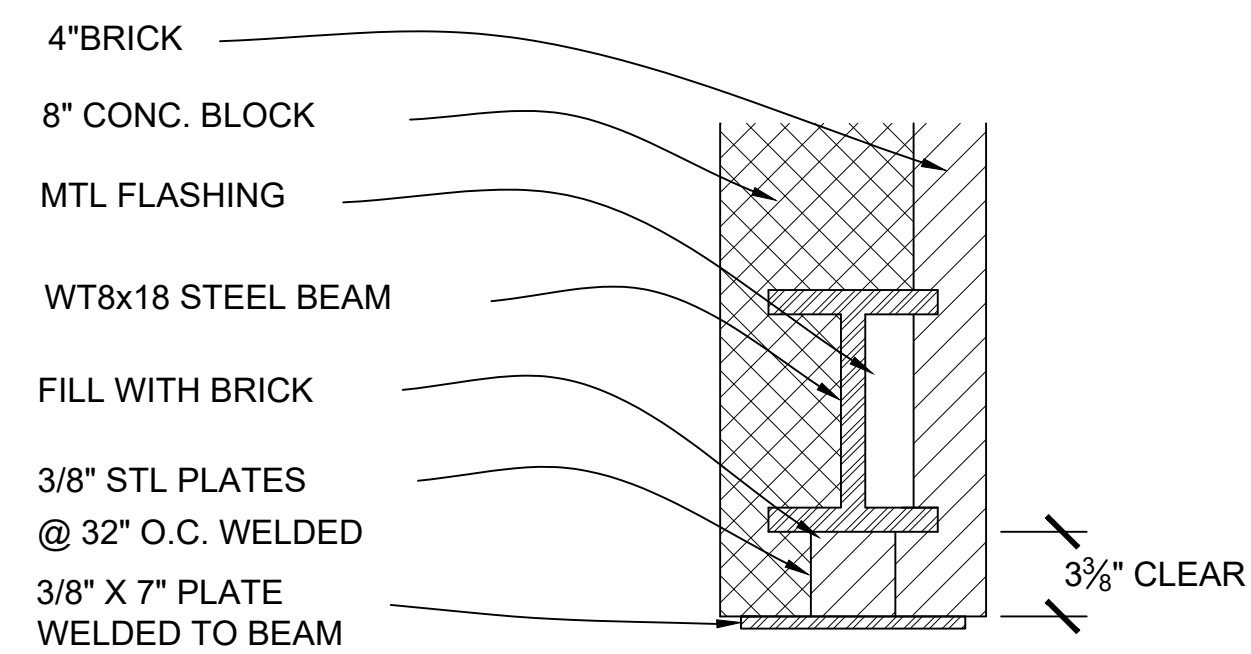
### 2HOUR RATED COLUMN ENCLOSURE

N.T.S.



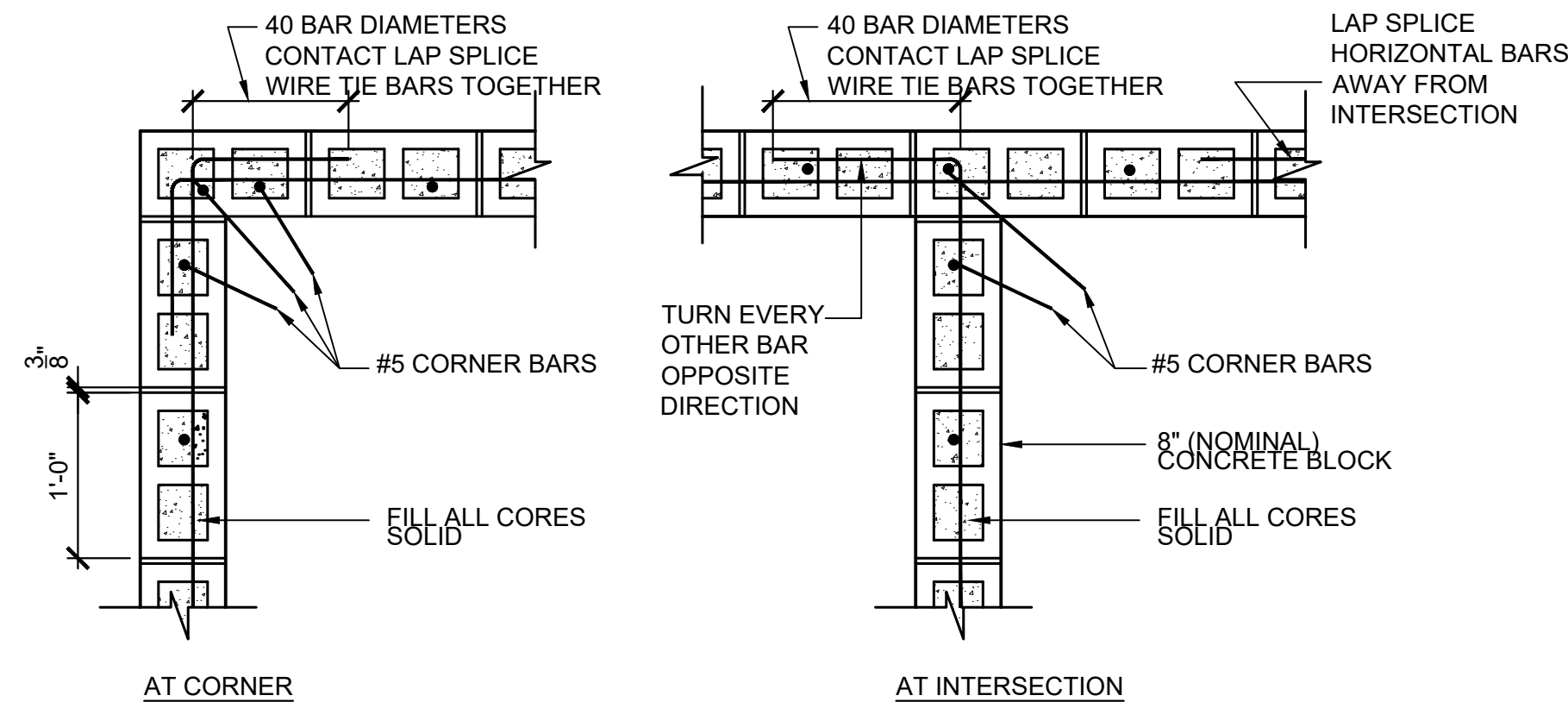
### 2HOUR RATED COLUMN ENCLOSURE

N.T.S.



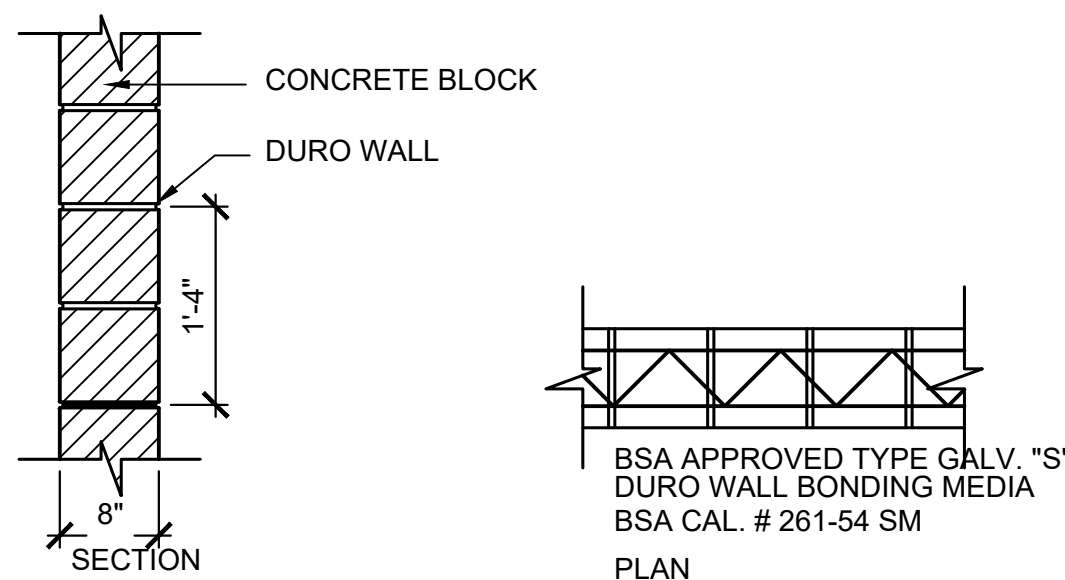
### LINTEL DETAIL

SCALE 1"= 1'-0"



### CONCRETE BLOCK MASONRY SEISMIC-RESISTANT DETAILS

SCALE 1"= 1'-0"

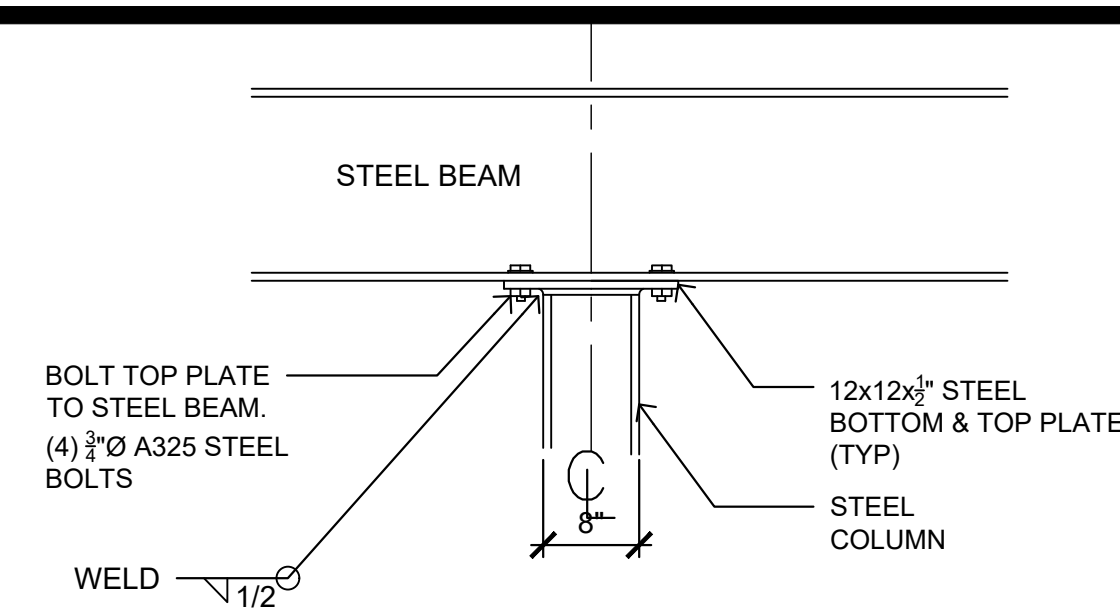


### DURO WALL BONDING DETAIL

SCALE 1"= 1'-0"

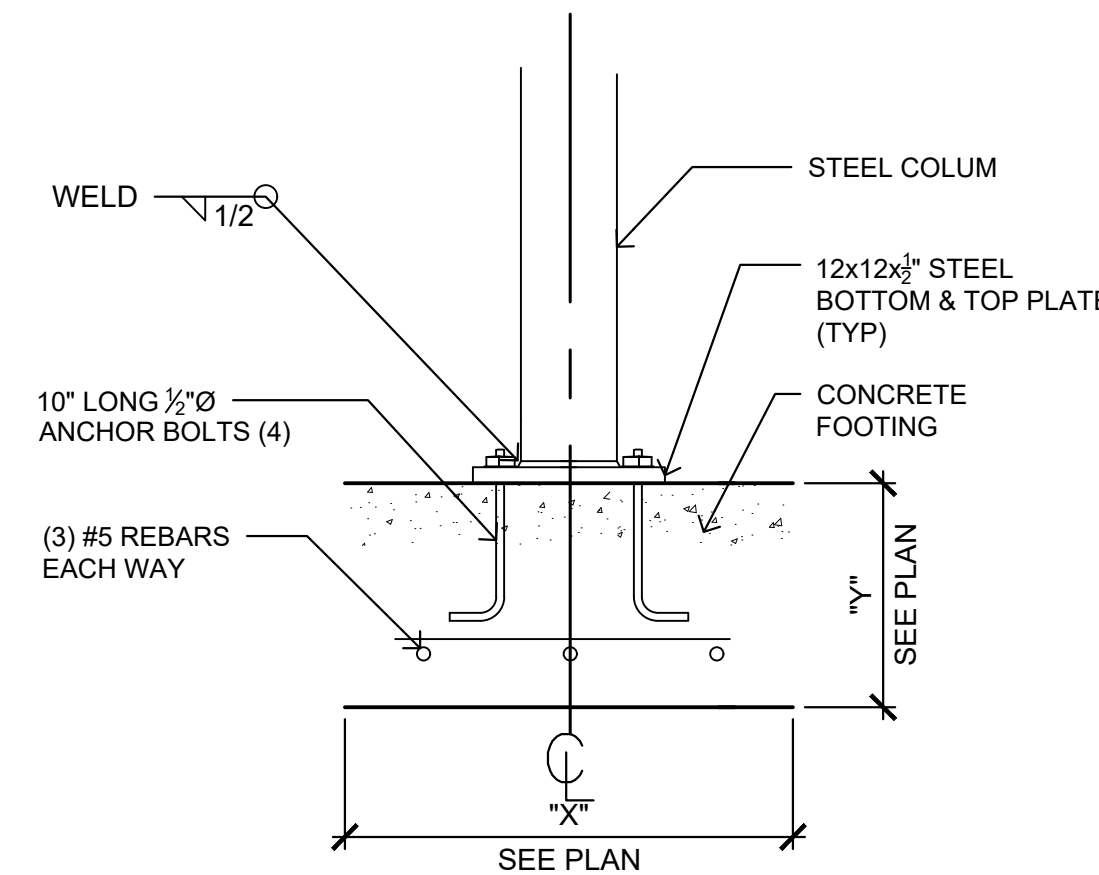
WALL THICKNESS	STEEL ANGLE LEGEND		
	UNDER 4'-0" OPNG.	4'-0" TO 6'-0" OPNG.	6'-0" TO 8'-0" OPNG.
4"	(1) L 4"x3-1/2"x3/8"	(1) L 5"x3-1/2"x3/8"	(1) L 6"x 4" x 3/8"
6"	(1) L 5"x3-1/2"x3/8"	(1) L 5"x3-1/2"x3/8"	(1) L 8"x 6" x 3/8"
8"	(2) L 3-1/2"x3-1/2"x3/8"	(2) L 5"x3-1/2"x3/8"	(2) L 6"x3-1/2" x 3/8" OR (W8x17)
10"	(2) L 6"x4"x3/8"	(2) L 6"x4"x1/2"	(2) L 8"x4" x 1/2"
12"	(3) L 4"x3-1/2"x3/8"	(3) L 5"x3-1/2"x1/2"	W8x17 + 3/8"x11" PLATE

- NOTES:  
 1. PROVIDE AND INSTALL LINTEL ANGLES FOR MASONRY OPENINGS IN ACCORDANCE WITH SCHEDULE ABOVE. INSTALL LONG LEG VERTICAL  
 2. ADD 1 ANGLE FOR EACH ADDITIONAL 4" OF WALL  
 3. PROVIDE 8" MINIMUM BEARING AT EACH END BUT NOT <1" / FT OF SPAN  
 4. WHERE LINTELS OCCUR IN EXTERIOR WALLS, ANGLES SHALL BE HOT-DIPPED GALVANIZED.  
 5. PLACE LONG LEG. VERTICAL



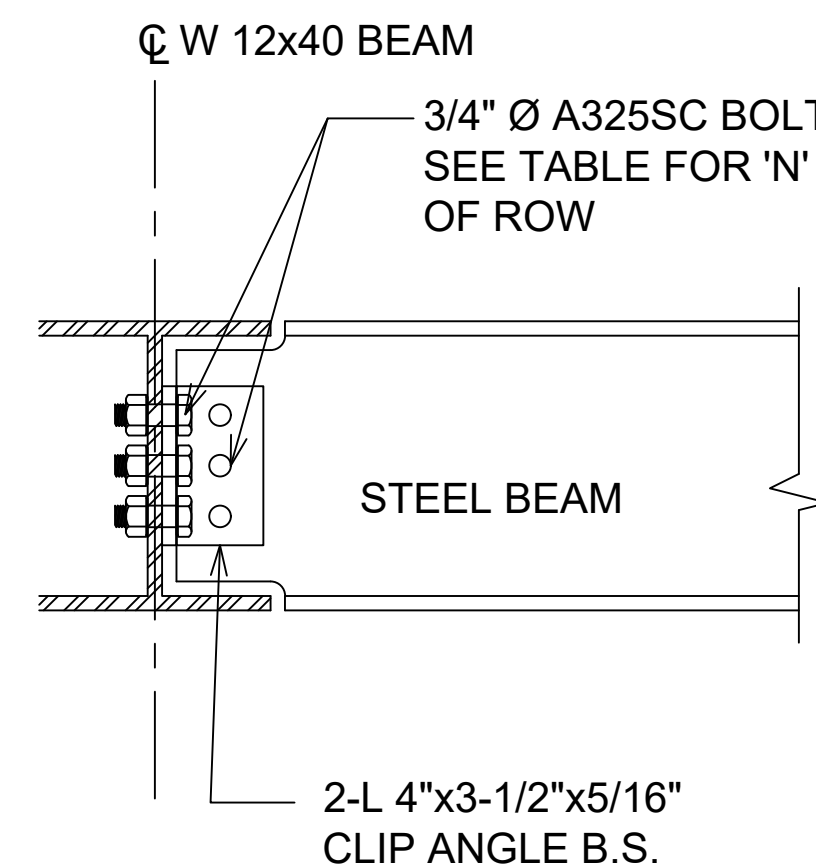
### COLUMN & BEAM CONNECTION DETAIL

SCALE 1/4"= 1'-0"



### COLUMN BASE DETAIL

SCALE 1/4"= 1'-0" S-003



3/4" Ø A325SC r/ y= 7.38 kips BOLTS WITH STANDARD HOLES  
 BEAM F<sub>y</sub>=50ksi, F<sub>u</sub>=65 ksi  
 ANGLE F<sub>y</sub>=36ksi, F<sub>u</sub>=58ksi

BEAM SIZE	N MIN.	ANGLE LENGTH MIN. (IN)	BOLT ALLOWABLE LOADS KIPS
W8 W10	2 ROWS	5-1/2"	29.5
W12 W14 W16	3 ROWS	8-1/2"	44.3

NOTE: SEE AISC MANUAL OF STEEL CONSTRUCTION NINTH EDITION FOR EDGE DISTANCE.

### CONNECTION DETAIL TYP.

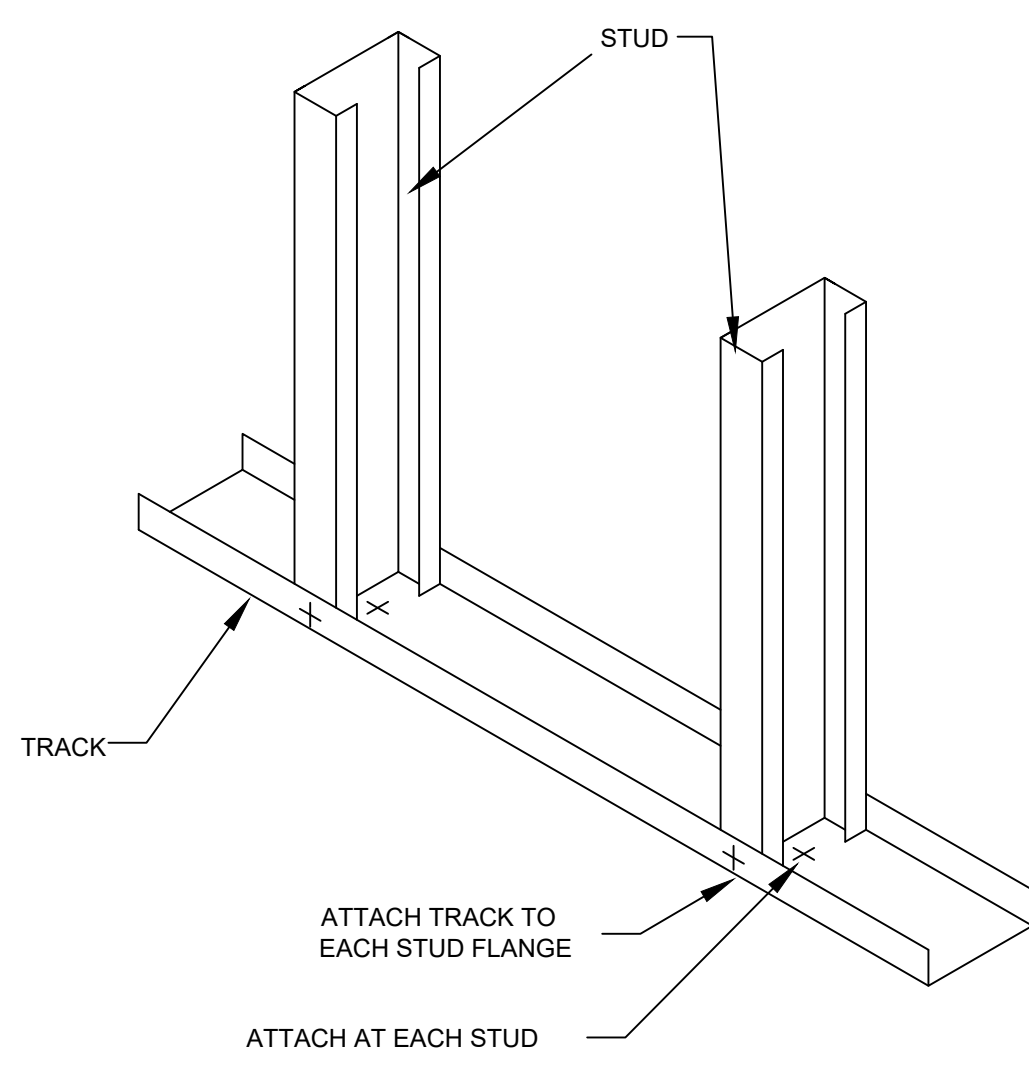
SCALE 1/4"= 1'-0" A-007

DOB NOW JOB# Q01293181-11

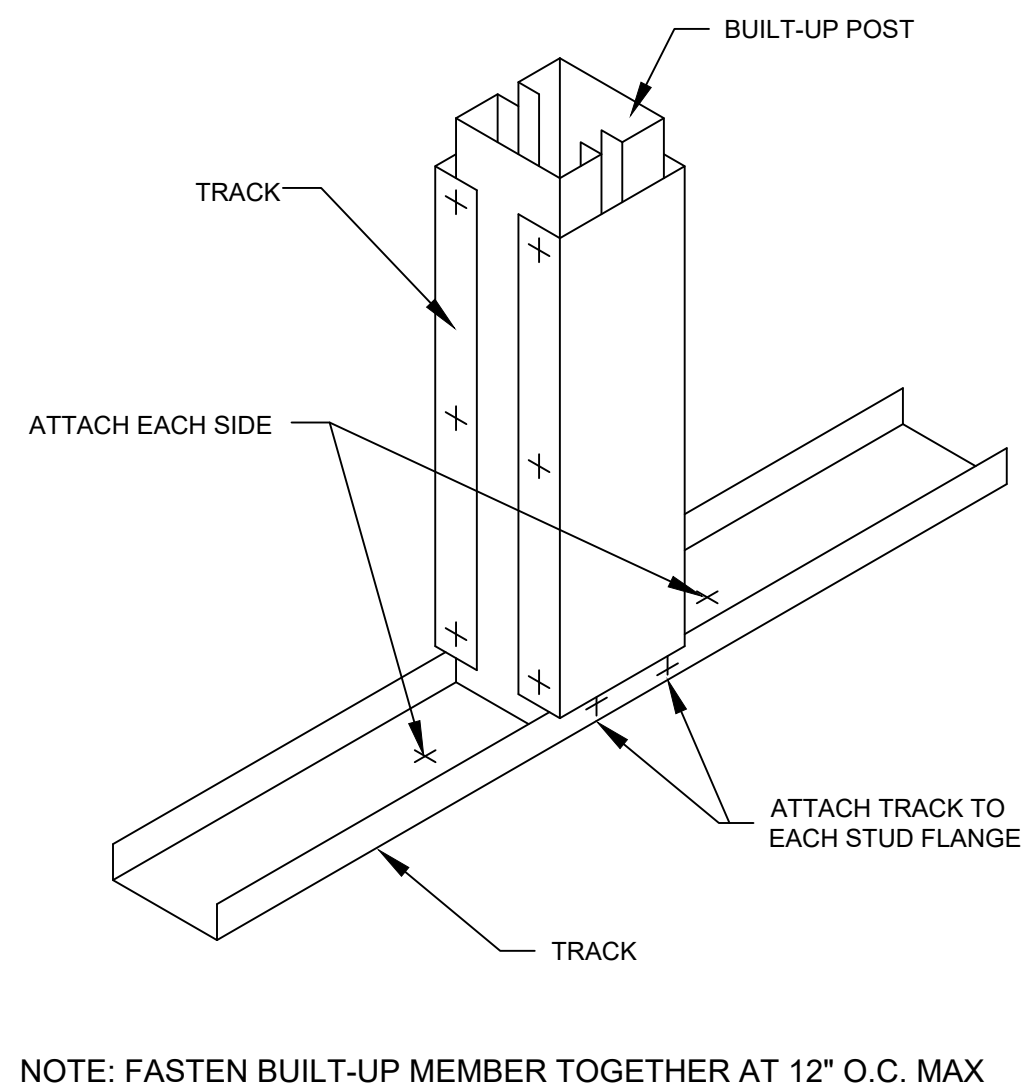
REVISIONS		no.	date
project:	PROPOSED BUILDING	date:	4-08-2026
drawn by:	MC	sheet no.:	S-003.00
chk by:	FP	dwg.:	13 OF 17
title:	STRUCTURAL DETAILS	job no.:	25-033



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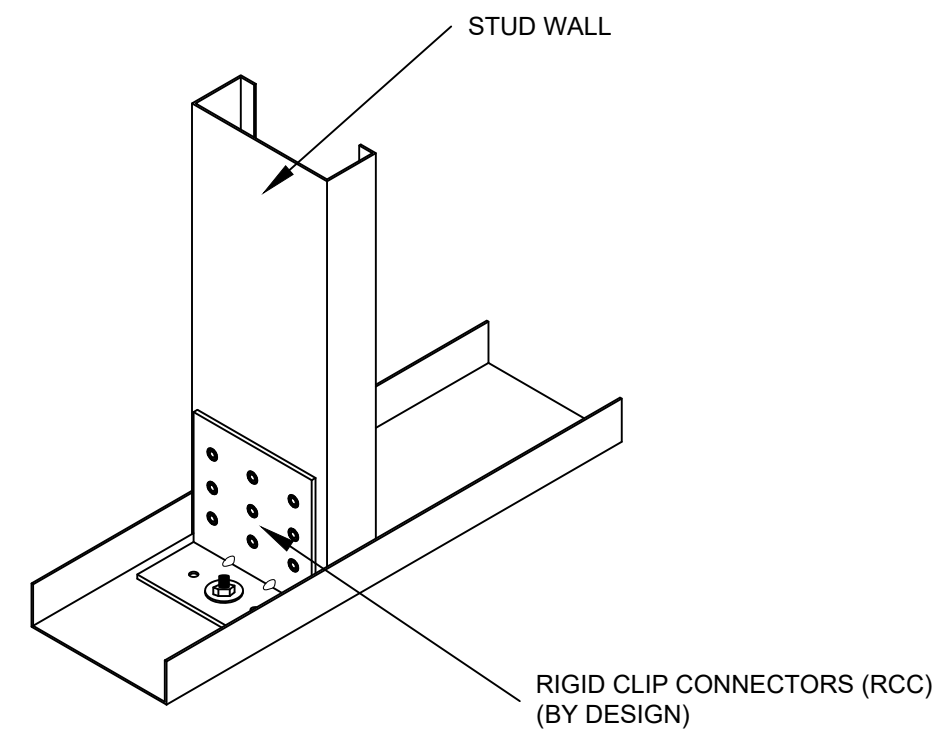


**1 STUDS IN PLACE**  
S-004 **LOAD BEARING WALL**

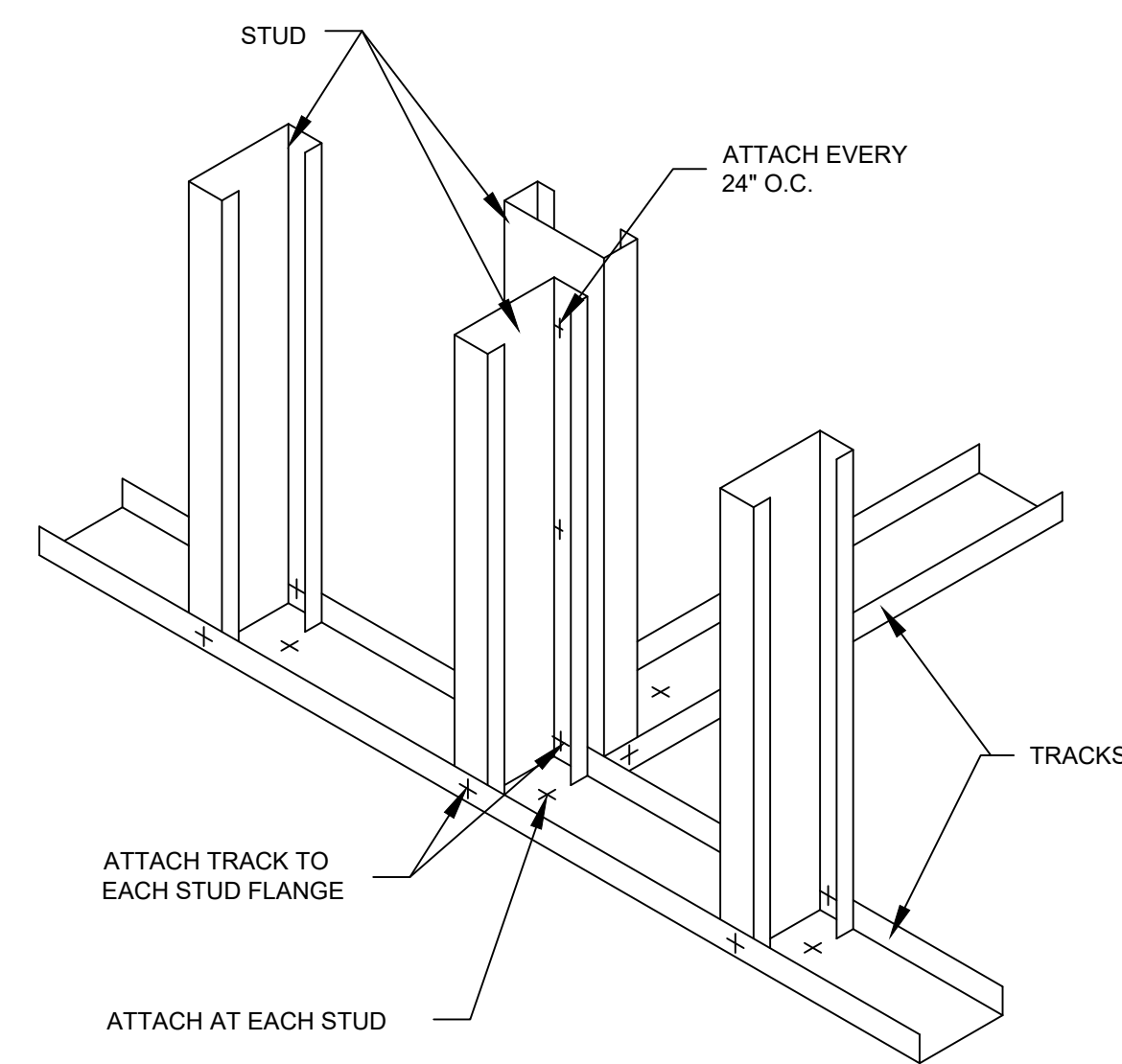


NOTE: FASTEN BUILT-UP MEMBER TOGETHER AT 12" O.C. MAX

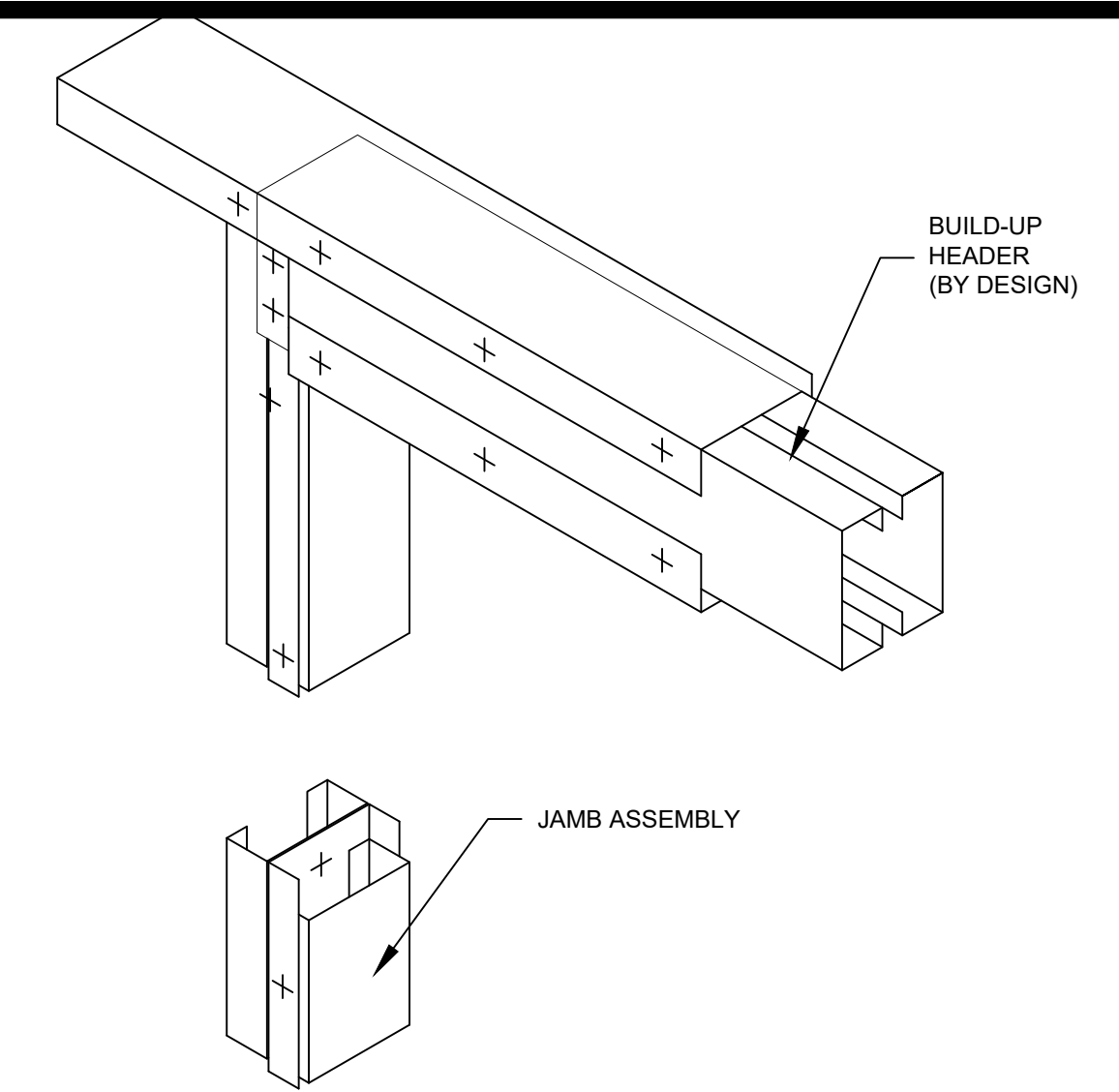
**2 BUILD-UP POST**  
S-004 **LOAD BEARING WALL**



**3 RIDGE CLIP CONNECTORS**  
S-004 **LOAD BEARING WALL**

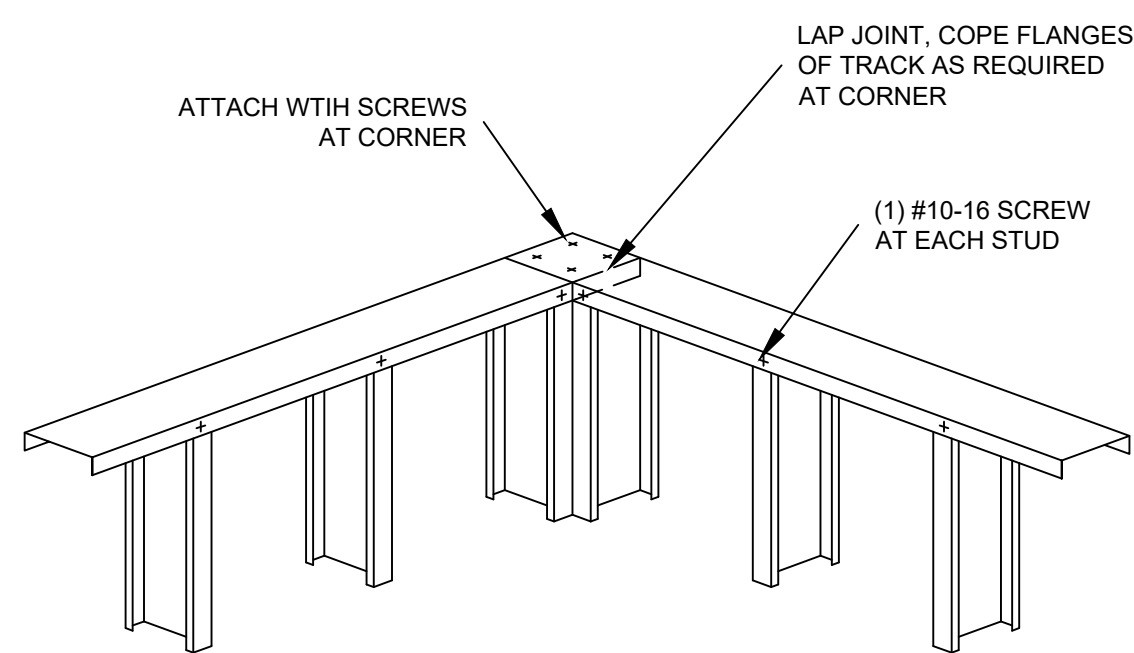


**4 PARTITION INTERSECTION**  
S-004 **LOAD BEARING WALL**

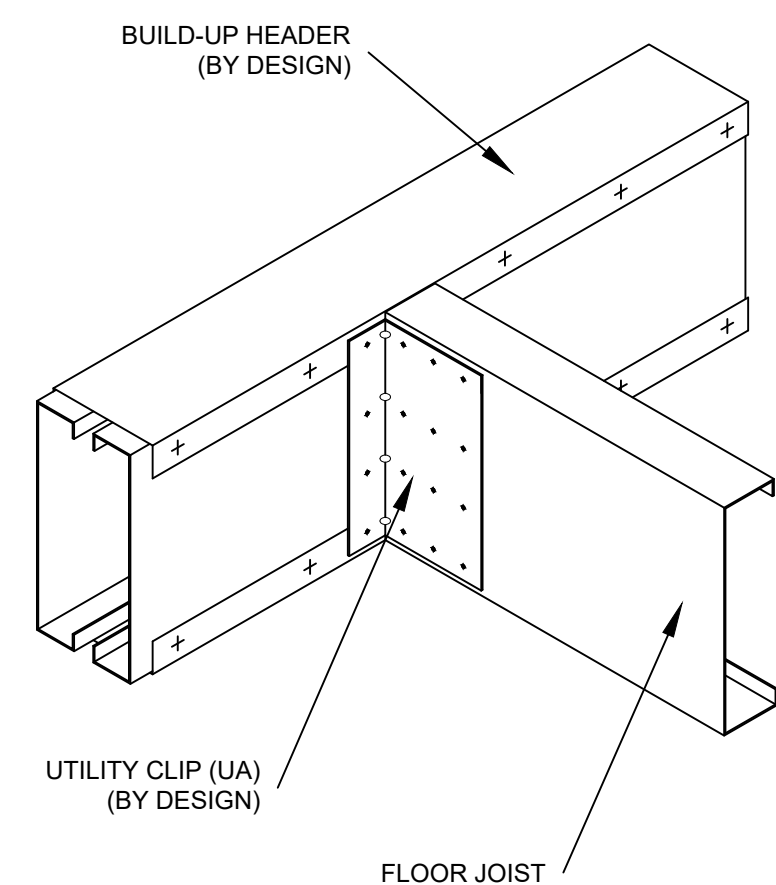


NOTE: FASTEN BUILT-UP MEMBER TOGETHER AT 12" O.C. MAX

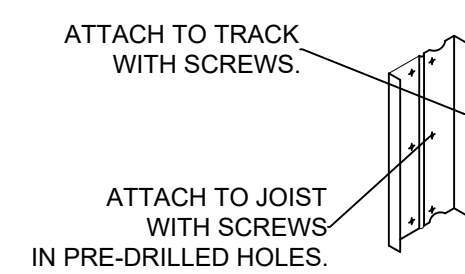
**5 BEARING HEADER**  
S-004 **TOP OF WALL CONDITION**



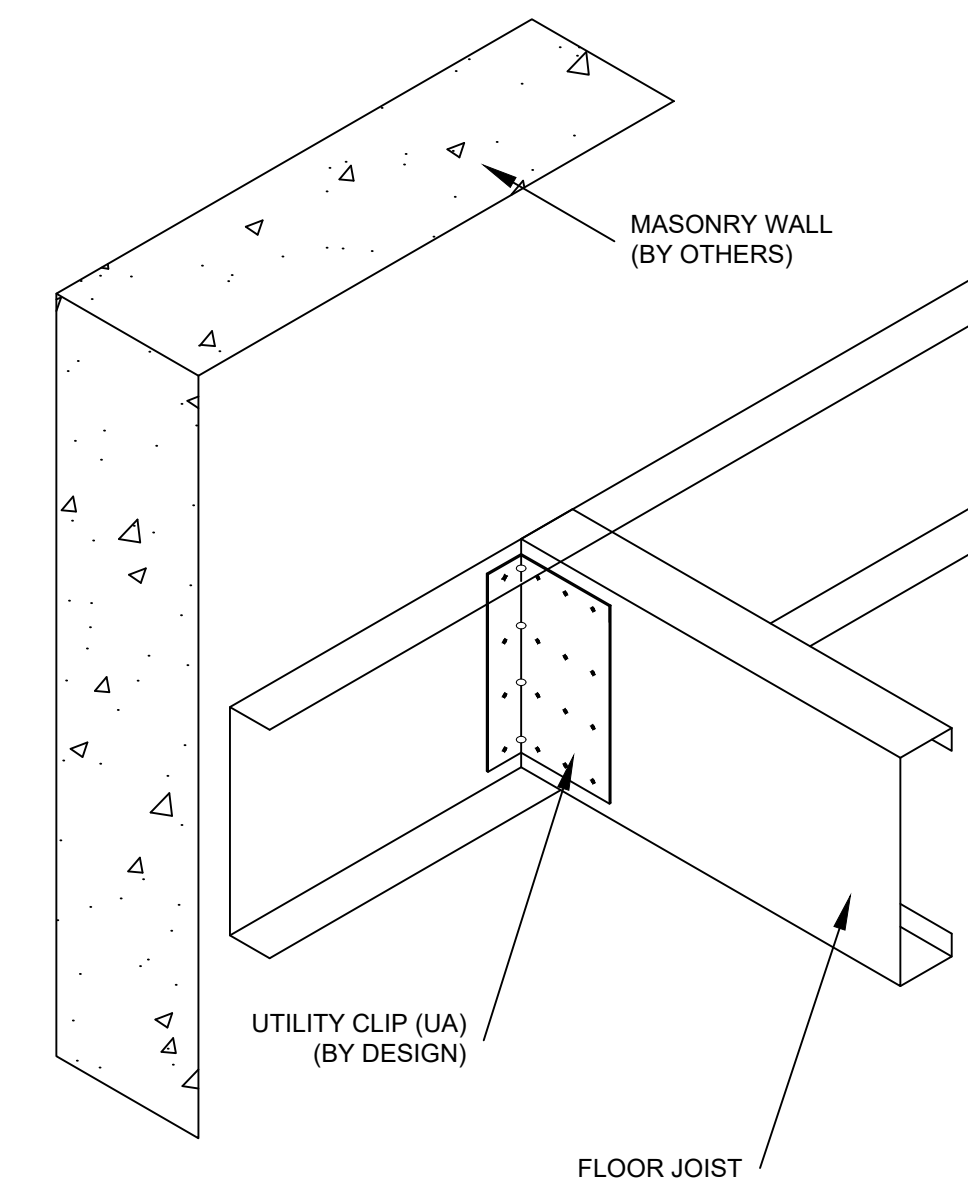
**6 EXTERIOR CORNER TIE**  
S-004 **COPE FLANGES OF TRACKS @ CORNER**



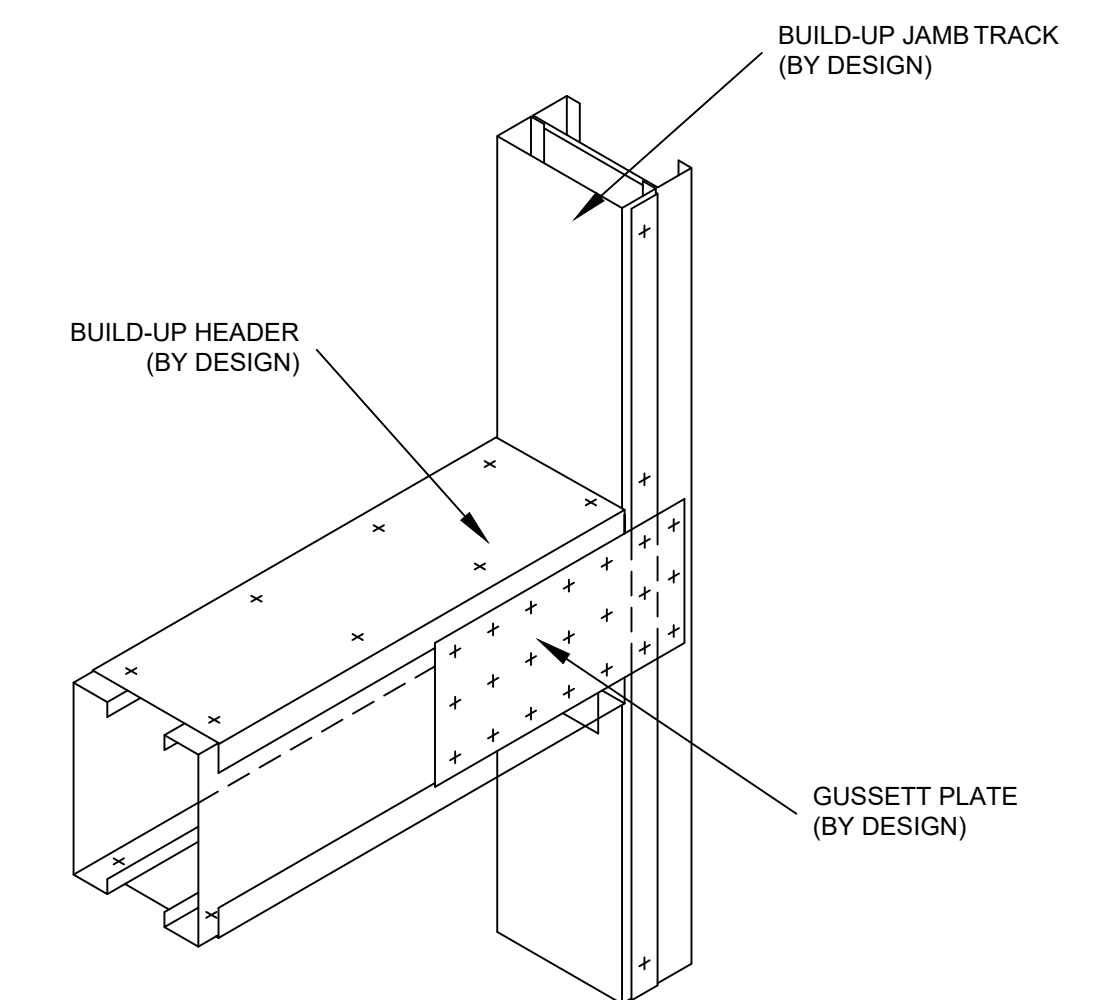
**7 UTILITY CLIPS (UA)**  
S-004 **JOIST TO HEADER CONNECTION**



**8 WEB STIFFENER**  
S-004



**11 UTILITY CLIPS (UA)**  
S-004 **UA TO RIM TRACK TO MAIN STRUCTURE**



**12 GUSSET PLATE**  
S-004 **(UNPUNCHED) (GP)**

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date	sheet no.
project:	date:	4-08-2026	S-004.00
PROPOSED BUILDING	drawn by:	MC	
18-11 126 STREET	chk by:	FP	
COLLEGE POINT, NY	dwg:		14 OF 17
title: STRUCTURAL DETAILS	job no.:	25-033	



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2020 NYCECC COMMERCIAL LIGHTING TABULAR ANALYSIS					
NEW YORK CITY - NYCECC - 2020 - CLIMATE ZONE 4					
NYCECC CITATION	PROVISION	ITEM DESCRIPTION	CODE PRESCRIPTIVE VALUE (ECC)	PROPOSED DESIGN VALUE	ADDITIONAL NOTES
C405.2	LIGHTING CONTROLS (MANDATORY)	INTERIOR LIGHTING CONTROLS INCLUDE OCCUPANCY SENSORS, DAYLIGHT RESPONSIVE CONTROLS, BI-LEVEL CONTROLS, AND AUTOMATIC SHUT-OFF	LIGHTING SYSTEMS SHALL BE PROVIDED WITH CONTROLS AS SPECIFIED IN SECTIONS C405.2.1 THROUGH C405.2.6.	SEE LIGHTING CONTROLS NARRATIVE ON L-001.00	SEE SHEET L-001.00
C405.2.1, C405.2.1.1, C405.2.1.2	OCCUPANT SENSOR CONTROLS	OCCUPANT SENSOR CONTROLS ARE PROVIDED IN OFFICES, STORAGE ROOM, CORRIDOR, AND STAIRWELL	OCCUPANT SENSORS REQUIRED IN EACH RESTROOM, STORAGE AREA, CORRIDOR, STAIRWELL AND OPEN PLAN OFFICE. VACANCY SENSORS (MANUAL-ON, AUTO-OFF) REQUIRED IN EACH CONFERENCE ROOM.	OCCUPANCY & VACANCY SENSORS PROVIDED WITH 15 MINUTE SHUT OFF LIMIT. MANUAL-OFF VACANCY SENSORS REQUIRED IN OFFICES, CELLAR STORAGE ROOMS AND ALL COMMON AREAS INCLUDING CORRIDOR, STAIRWELL .	SEE SHEET L-001.00
C405.2.1.4	OCCUPANT SENSOR CONTROL FUNCTION FOR EGRESS ILLUMINATION	OCCUPANT SENSOR CONTROLS FOR EGRESS ILLUMINATION	ALL LUMINAIRES SERVING THE EXIT ACCESS, CORRIDORS, STAIRWELLS SHALL CONTAIN OCCUPANCY SENSORS THAT REDUCE THE LIGHTING POWER BY 50 PERCENT WHEN UNOCCUPIED FOR A PERIOD LONGER THAN 15 MINUTES.	EXCEPTION 1 APPLIES TO ALL CORRIDORS AND STAIRWELLS. THE TOTAL LIGHTING IS LESS THAN 0.02 WATTS /SQ FT.	SEE SHEET L-002.00
C405.2.6, C405.2.6.1, C405.2.6.2, C405.2.6.3, C405.2.6.4	EXTERIOR LIGHTING CONTROLS	EXTERIOR LIGHTING CONTROLS	"EXTERIOR LIGHTING SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING: 1. LIGHTS SHALL BE AUTOMATICALLY TURNED OFF WHEN DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS 2. BUILDING FAÇADE LIGHTING AND LANDSCAPE LIGHTING SHALL SHUT OFF NOT LATER THAN 1 HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN 1 HOUR BEFORE BUSINESS OPENING OR SHALL BE CONTROLLED SO THE TOTAL WATTAGE IS REDUCED BY NOT LESS THAN 50% BY SHUTTING OFF THE LIGHTING OR DIMMING LUMINAIRES 3. TIME SWITCH CONTROLS SHALL HAVE A CLOCK CAPABLE OF PROGRAMMING FOR >7 DAYS, AND BEING SET FOR 7 DIFFERENT DAY TYPES PER WEEK, HAVE AN AUTOMATIC HOLIDAY SETBACK FEATURE, AND HAVE BACKUP CAPABILITIES "	LIGHTING ON FRONT OF BUILDING AND ROOF FAÇADE EQUIPPED WITH PHOTOSENSORS. SEE LIGHTING PLAN.	SEE SHEET L-001.00
C405.4	EXTERIOR LIGHTING POWER REQUIREMENTS (MANDATORY)	TOTAL CONNECTED LOAD OF PROPOSED EXTERIOR LIGHTING FOR LIGHTING ON COMMON METER	10.21 KW THE EXTERIOR LIGHTING POWER ALLOWANCE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION C405.5.1."	THE TOTAL EXTERIOR LIGHTING POWER IS LESS THAN THE EXTERIOR LIGHTING POWER CALCULATED UNDER SECTION C405.4.	SEE SHEET L-001.00
C405.7	ELECTRICAL MOTORS (MANDATORY)	ELECTRICAL MOTORS	ELECTRIC MOTORS SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF TABLES C405.7(L) THROUGH C405.7(4) WHEN TESTED AND RATED IN ACCORDANCE WITH THE DOE 10 CFR 431. THE EFFICIENCY SHALL BE VERIFIED THROUGH CERTIFICATION UNDER AN APPROVED CERTIFICATION PROGRAM OR, WHERE A CERTIFICATION PROGRAM DOES NOT EXIST, THE EQUIPMENT EFFICIENCY RATINGS SHALL BE SUPPORTED BY DATA FURNISHED BY THE MOTOR MANUFACTURER.	ELECTRIC MOTORS ARE IN COMPLIANCE AS PER C405.7.	ELECTRIC MOTORS FOR ELEVATOR TO BE IN COMPLIANCE PER C405.7
C405.8	"VERTICAL AND HORIZONTAL TRANSPORTATION SYSTEMS AND EQUIPMENT"	ELEVATOR	NEW TRACTION ELEVATORS WITH A RISE OF 75 FEET OR MORE SHALL HAVE A POWER CONVERSION SYSTEM THAT COMPLIES WITH C405.8.1.1.1 THROUGH C405.8.1.1.3	REGENERATIVE DRIVES AND OCCUPANCY SENSORS PROVIDED FOR ELEVATORS	SEE SHEET L-001.00
<b>COMMERCIAL ADDITIONAL EFFICIENCY PACKAGE</b>					
C406.3	REDUCED LIGHTING POWER DENSITY	REDUCED LIGHTING POWER DENSITY	LIGHTING EXCEEDS CODE MIN. BY 10%: BUILDING AREA METHOD	BUILDING LIGHTING TO NOT EXCEED 10% PER SECTION C406.3 SEE LIGHTING SCHEDULE FOR DETAILS	SEE SHEET L-001.00

**C405.8 VERTICAL AND HORIZONTAL TRANSPORTATION SYSTEMS AND EQUIPMENT.** VERTICAL AND HORIZONTAL TRANSPORTATION SYSTEMS AND EQUIPMENT SHALL COMPLY WITH THIS SECTION.

**C405.8.1 ELEVATOR EQUIPMENT AND CABS.** FOR THE LUMINARIES IN EACH ELEVATOR CAB, NOT INCLUDING SIGNALS AND DISPLAYS, THE SUM OF THE LUMENS DIVIDED BY THE SUM OF THE WATTS SHALL BE NOT LESS THAN 35 LUMENS PER WATT. VENTILATION FANS IN ELEVATORS THAT DO NOT HAVE THEIR OWN AIR-CONDITIONING SYSTEM SHALL NOT CONSUME MORE THAN 0.33 WATTS/CFM AT THE MAXIMUM RATED SPEED OF THE FAN. CONTROLS SHALL BE PROVIDED THAT WILL DE-ENERGIZE VENTILATION FANS AND LIGHTING SYSTEMS WHEN THE ELEVATOR IS STOPPED, UNOCCUPIED AND WITH ITS DOORS CLOSED FOR OVER 15 MINUTES.

**C405.8.1.1 POWER CONVERSION SYSTEM.** NEW TRACTION ELEVATORS WITH A RISE OF 75 FEET (23 M) OR MORE IN NEW BUILDINGS SHALL HAVE A POWER CONVERSION SYSTEM THAT COMPLIES WITH SECTIONS C405.8.1.1.1 THROUGH C405.8.1.1.3.

**C405.8.1.1.1 MOTOR.** INDUCTION MOTORS WITH A CLASS IE2 EFFICIENCY RATING, AS DEFINED BY IEC EN 60034-30, OR ALTERNATIVE TECHNOLOGIES, SUCH AS PERMANENT MAGNET SYNCHRONOUS MOTORS THAT HAVE EQUAL OR BETTER EFFICIENCY, SHALL BE USED.

**C405.8.1.1.2 TRANSMISSION.** TRANSMISSIONS SHALL NOT REDUCE THE EFFICIENCY OF THE COMBINED MOTOR/TRANSMISSION BELOW THAT SHOWN FOR THE CLASS IE2 MOTOR FOR ELEVATORS WITH CAPACITIES BELOW 4,000 POUNDS (1814 KG). GEARLESS MACHINES SHALL BE ASSUMED TO HAVE A 100 PERCENT TRANSMISSION EFFICIENCY.

**C405.8.1.1.3 DRIVE.** POTENTIAL ENERGY RELEASED DURING MOTION SHALL BE RECOVERED WITH A REGENERATIVE DRIVE THAT SUPPLIES ELECTRICAL ENERGY TO THE BUILDING ELECTRICAL SYSTEM.

**C405.9 VOLTAGE DROP IN FEEDERS AND BRANCH CIRCUITS.** THE TOTAL VOLTAGE DROP ACROSS THE COMBINATION OF FEEDERS AND BRANCH CIRCUITS SHALL NOT EXCEED 5 PERCENT.

LIGHTING FIXTURE SCHEDULE									
FIXTURE ID	LOCATION	MANUFACTURER/ MODEL	LAMP TYPE	# OF LAMPS/ FIXTURE	FIXTURE WATTAGE (WATT)	LAMP EFFICACY (LUMENS/WATT)	FIXTURE EFFICACY (LUMENS/WATT)	TOTAL # OF FIXTURES	NOTES
A	INTERIOR OF THE BUILDING	COMMERCIAL ELECTRIC/ NS01aA11FR1-259 OR APPROVED OTHER	LED	1	9	77.78	-	52	700K
B	INTERIOR OF THE BUILDING	LEPRO HIGH BAY LIGHT/ LED   350009-NW-US OR APPROVED OTHER	LED	1	100	145	-	12	14,500K
C	EXTERIOR OF THE BUILDING	LIGHTTRAY / LED   86112ABZ OR APPROVED OTHER	LED	2	20	145	-	2	2,900K

BASED OFF THE ECC C405 ELECTRICAL POWER AND LIGHTING SYSTEMS

LIGHTING NOTES:	
INTERIOR LIGHTING CONTROLS (C405.2)	• EACH AREA ENCLOSED BY WALLS OR FLOOR TO CEILING PARTITIONS SHALL HAVE AT LEAST ONE MANUAL CONTROL FOR THE LIGHTING SERVING THAT AREA.
OCCUPANCY SENSORS (C405.2.1)	• AUTOMATIC CONTROL DEVICES SHALL BE INSTALLED IN RESTROOMS, STORAGE ROOMS, AND OTHER SPACES 300 SQ. FT. IN AREA OR LESS.
OCCUPANCY SENSORS IN WAREHOUSE (C405.2.1.2)	• THE LIGHTING IN AISLE WAYS AND OPEN AREAS SHALL BE CONTROLLED WITH OCCUPANT SENSORS THAT AUTOMATICALLY REDUCE LIGHTING POWER BY NOT LESS THAN 50 PERCENT WHEN THE AREAS ARE UNOCCUPIED. THE OCCUPANT SENSORS SHALL CONTROL LIGHTING IN EACH AISLE WAY INDEPENDENTLY AND SHALL NOT CONTROL LIGHTING BEYOND THE AISLE WAY BEING CONTROLLED BY THE SENSOR.
EXTERIOR LIGHTING CONTROLS (C405.2.6)	• ALL EXTERIOR LIGHTING SHALL BE PROVIDED WITH A CONTROL THAT AUTOMATICALLY TURNS OFF THE LIGHTING WHEN DAYLIGHT IS AVAILABLE. CONTROLS SHALL BE PROVIDED THAT AUTOMATICALLY SHUT OFF LIGHTING FROM 12 MIDNIGHT OR WITHIN ONE HOUR OF THE END OF BUSINESS OPERATIONS. CONTROLS HAVE TO BE CONFIGURED TO AUTOMATICALLY REDUCE THE CONNECTED LIGHTING POWER BY AT LEAST 30% FROM 12 MIDNIGHT OR WITHIN ONE HOUR OF THE END OF BUSINESS OPERATIONS.
EXIT SIGNS (C405.1.1)	• INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER FACE.
DOCUMENTATION REQUIREMENTS (C408.3.2)	• DOCUMENTS CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF SECTION C405 ARE TO BE PROVIDED TO THE BLDG OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF CERTIFICATE OF OCCUPANCY.

LIGHTING CONTROL NARRATIVES				
INTERIOR LIGHTING CONTROLS				
LOCATIONS	TYPE	FUNCTION	NYCECC OR ASHRAE	DRAWING #
WAREHOUSE	OCCUPANCY SENSOR	CONTROLLED WITH OCCUPANT SENSORS THAT AUTOMATICALLY REDUCE LIGHTING POWER BY NOT LESS THAN 50 PERCENT WHEN THE AREAS ARE UNOCCUPIED.	C405.2.1.2	L-001.00
STORAGE/ CLOSETS/ BATHROOMS	OCCUPANCY SENSOR	AUTOMATICALLY TURN LIGHTS ON WHEN MOTION IS DETECTED & OFF WITH 20 MINS OF ALL OCCUPANTS LEAVING SPACE. LIGHTING NOT TO BE MORE THAN 50% POWER.	C405.2.1	L-001.00
EXTERIOR LIGHTING CONTROLS				
BUILDING ENTRANCE	PHOTO SENSOR AND/OR AUTOMATIC TIMECLOCK	AUTOMATICALLY TURN OFF THE POWER WHEN DAYLIGHT IS AVAILABLE	C405.2.6	L-001.00
EMERGENCY EXITS	PHOTO SENSOR AND/OR AUTOMATIC TIMECLOCK	AUTOMATICALLY TURN OFF THE POWER WHEN DAYLIGHT IS AVAILABLE	C405.2.6	L-001.00

INTERIOR LIGHTING POWER ALLOWANCES (C405.4.2(1))					
BUILDING AREA TYPE	FLOOR AREA (ft2)	LPD (w/ft2)	ALLOWED WATTS / ft2	REDUCED LIGHTING POWER DENSITY (allowed watts x 90%)	PROPOSED WATTS / ft2
WORKSHOP	1,644	0.83	1,364.52	1,228.07	9X52 =468
EXTERIOR LIGHTING POWER ALLOWANCES (C405.4.2(2))					
BUILDING AREA TYPE	FLOOR AREA (ft2)	LPD (w/ft2)	ALLOWED WATTS / ft2	TOTAL SUPPLEMENTAL WATTS	PROPOSED WATTS / ft2
ENTRY	135	.25	33.75	208	40

DOB NOW JOB# Q01293181-11

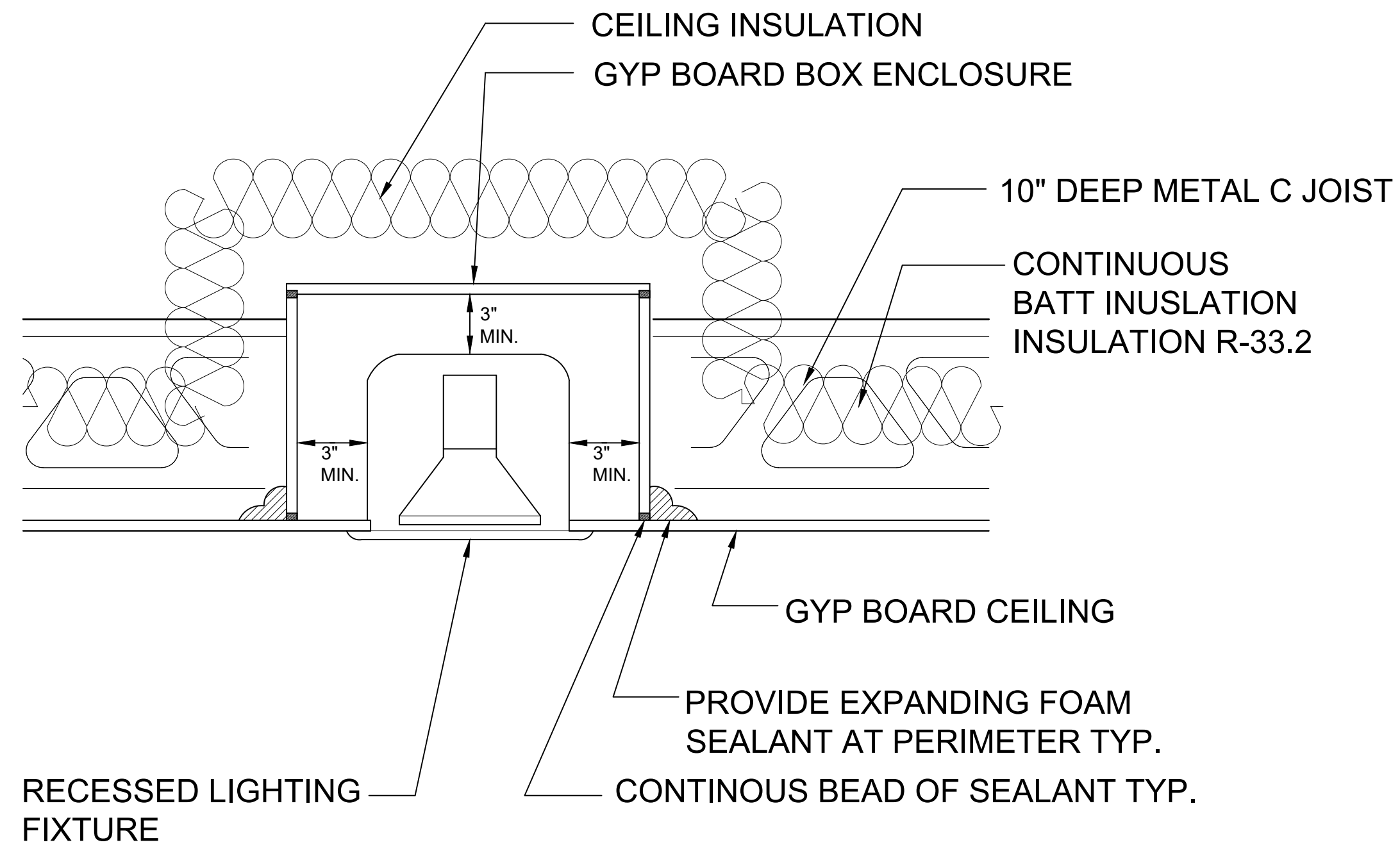
REVISIONS		no.	date
project:	PROPOSED BUILDING 18-11 126 STREET COLLEGE POINT, NY	date:	4-08-2026
drawn by:	MC	sheet no.:	L-001.00
chk by:	FP	dwg.:	15 OF 17
title:	LIGHTING PLANS	job no.:	25-033



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# LEGEND

- A RECESSED LED LIGHT FIXTURE
- B HIGH BAY LIGHT
- ⌘ NEW SWITCH
- ⌘<sub>3</sub> NEW 3 WAY SWITCH
- ⊙ C EXTERIOR WALL SCONE  
(SEE LIGHTING SCHEDULE FOR DETAILS)
- OS OCCUPANCY SENSOR:  
AUTOMATICALLY TURN OFF LIGHTS  
WITHIN 20 MINUTES & TURN LIGHTS ON  
TO NO MORE THAN 50% POWER
- NEW EMERGENCY LIGHTS TO COMPLY  
WITH NEW YORK CITY BUILDING CODE  
SECTION 1006
- EXIT NEW EMERGENCY SIGN TO COMPLY  
WITH NEW YORK CITY BUILDING CODE  
SECTION 1006 AND NOT TO EXCEED  
5 WATTS PER FACE.  
PER NYCECC 2020 C405.1.1

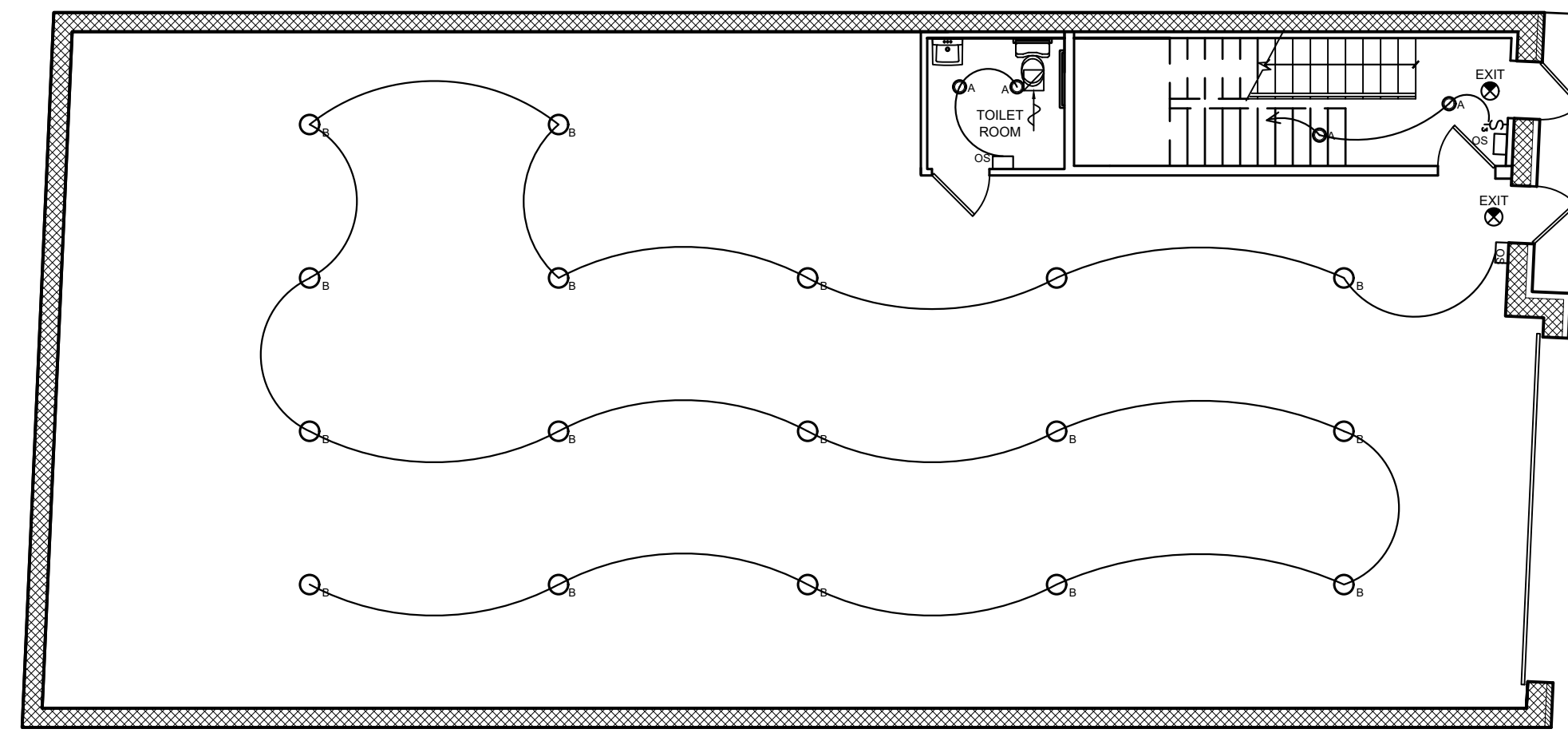


## RECESSED LIGHTING SEALING DETAIL

SCALE: NTS

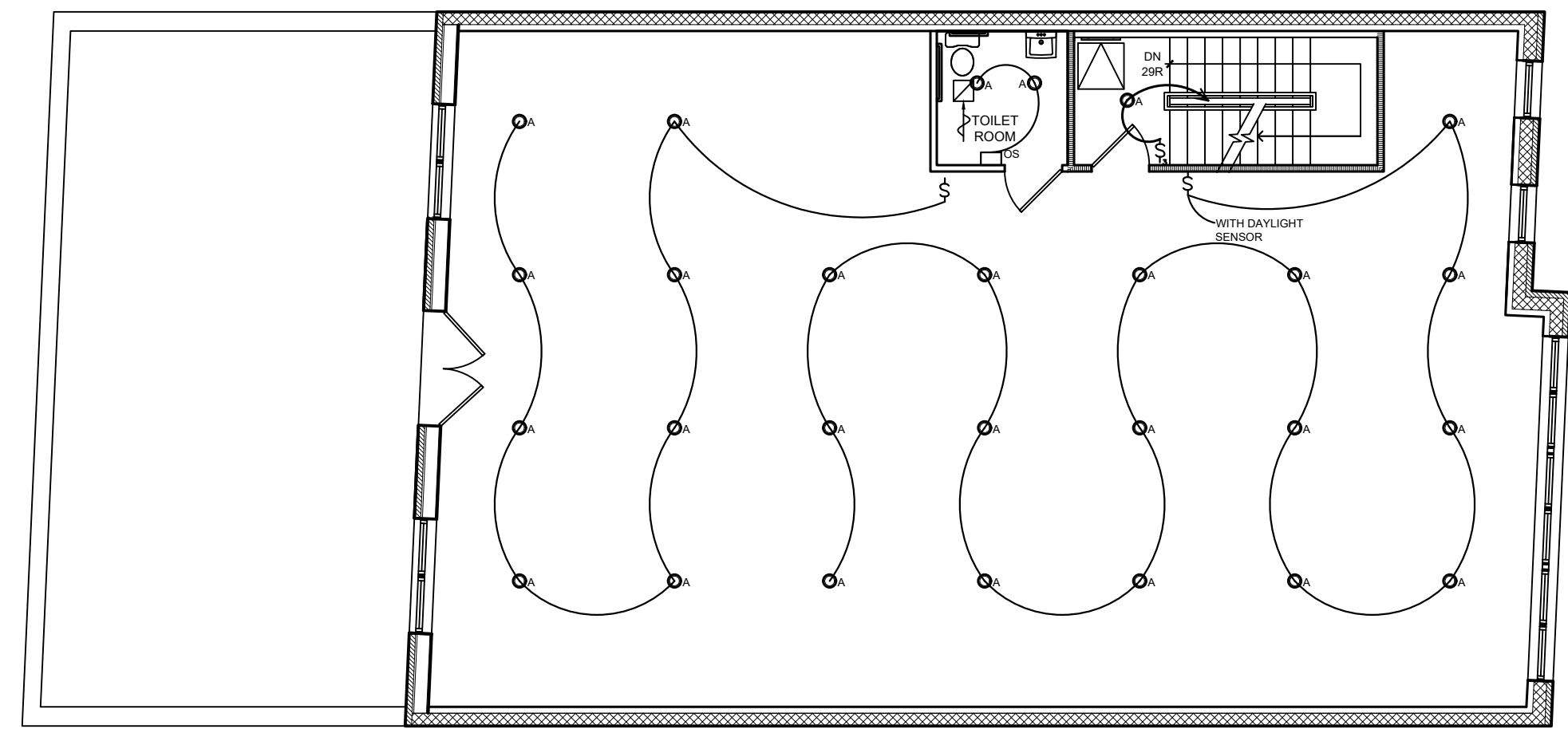
**C405.2.1.2 OCCUPANT SENSOR CONTROL FUNCTION IN WAREHOUSE.** IN WAREHOUSES, THE LIGHTING IN AISLE WAYS AND OPEN AREAS SHALL BE CONTROLLED WITH OCCUPANT SENSORS THAT AUTOMATICALLY REDUCE LIGHTING POWER BY NOT LESS THAN 50 PERCENT WHEN THE AREAS ARE UNOCCUPIED. THE OCCUPANT SENSORS SHALL CONTROL LIGHTING IN EACH AISLE WAY INDEPENDENTLY AND SHALL NOT CONTROL LIGHTING BEYOND THE AISLE WAY BEING CONTROLLED BY THE SENSOR.

**C405.3.2 INTERIOR LIGHTING ALLOWANCE.** THE TOTAL INTERIOR LIGHTING POWER ALLOWANCE (WATTS) IS DETERMINED ACCORDING TO TABLE C405.3.2(1) USING THE BUILDING AREA METHOD, OR TABLE C405.3.2(2) USING THE SPACE-BY-SPACE METHOD, FOR ALL AREAS OF THE BUILDING COVERED IN THIS PERMIT. BUILDINGS WITH UNFINISHED SPACES SHALL USE THE SPACE-BY-SPACE METHOD



FIRST FLOOR LIGHTING PLAN

SCALE 1/4" = 1'-0"

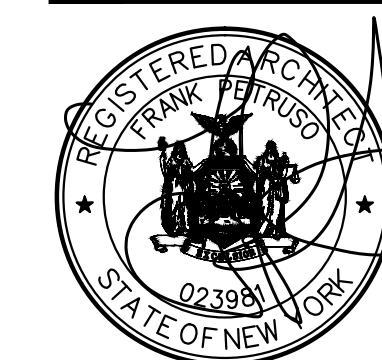


SECOND FLOOR LIGHTING PLAN

SCALE 1/4" = 1'-0"

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date	sheet no.
project:	date:	4-08-2026	L-002.00
PROPOSED BUILDING	drawn by:	MC	
18-11 126 STREET	chk by:	FP	
COLLEGE POINT, NY	title:	LIGHTING PLANS	job no.: 25-033
			16 OF 17



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# GENERAL NOTES AND SPECIFICATIONS:

- CONTRACTORS SHALL VERIFY ALL JOB AND FIELD CONDITIONS AFFECTING ALL WORK, AND OBTAIN ALL DIMENSIONS TO INSURE THE PROPER STRENGTH, FIT AND LOCATION OF WORK. REPORT IN WRITING, TO THE ARCHITECT AND ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT, THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE APPLICABLE PROVISIONS OF THE NEW YORK CITY BUILDING CODE.
- ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR, OR SHOWN, ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE FORTH REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.
- DO NOT SCALE THE DRAWINGS, ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE ARCHITECT FOR CLARIFICATION.
- GENERAL CONTRACTOR SHALL COORDINATE FOR EASE AND RAPIDITY OF CONSTRUCTION THE WORK OF ALL TRADES. ALL SLOTS, SLEEVES AND/OR OTHER OPENINGS TO BE COORDINATED AND SET BEFORE POURING CONCRETE.
- CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC., (TEMPORARY AND/OR PERMANENT) AS REQUIRED FOR THE SAFE INSTALLATION OF NEW CONSTRUCTION.
- ALL BATHROOMS AND POWDER ROOMS WITHOUT NATURAL VENTILATION TO BE EQUIPPED WITH A SWITCH CONTROLLED EXHAUST FAN TO PROVIDE A MINIMUM OF 60CFM OF EXHAUST.
- UNLESS SPECIFICALLY STATED OTHERWISE, ALL APPLICABLE PORTIONS OF THE GENERAL CONDITIONS (AIA #A201, 1987 EDITION) SHALL APPLY TO ALL PORTIONS OF THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FIXTURES, EQUIPMENT, AND SERVICES NECESSARY AND REQUIRED TO COMPLETE ALL WORK AS INDICATED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
- THE CONTRACTOR SHALL ORDER ALL SPECIFIED MATERIAL AND FABRICATED ITEMS WITH SUFFICIENT LEAD TIMES SO AS TO DELAY WORK IN ANY MANNER.
- SUBMISSION OF PROPOSAL BY CONTRACTORS WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF PREMISES HAS BEEN MADE AND LATER CLAIMS FOR LABOR, MATERIALS OR EQUIPMENT REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL QUANTITIES, WORK AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES THEREIN.
- CONTRACTOR SHALL BARE RESPONSIBILITY FOR THE REPAIR OF ANY WORK ALREADY IN PLACE THAT IS DAMAGED BY HIM WHILE COMPLETING HIS CONTRACT.
- MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS SHALL BE ADHERED TO FOR ALL MATERIALS AND PROCESSED USED.
- THE CONTRACTOR SHALL CARRY AND SUBMIT EVIDENCE OF INSURANCE AS REQUIRED.
- ALL DIMENSIONS GIVEN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MANUFACTURER'S CUTS AND SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF SUCH WORK.
- UPON COMPLETION OF WORK CONTRACTOR SHALL COMPLETELY CLEAN THE CONSTRUCTION AREA, SUITABLE FOR OWNER'S USE, AS DETERMINED BY THE ARCHITECT. SUCH CLEANING SHALL INCLUDE REMOVAL OF ALL LABELS (AFTER ARCHITECT'S INSPECTION), CLEANING OF ALL EQUIPMENT, CONSTRUCTION WORK, AND OTHER WORK.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL THE WORK UNDER THIS CONTRACT FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. HE SHALL BE RESPONSIBLE FOR AND MAKE GOOD, WITHOUT EXPENSE TO THE OWNER, ANY AND ALL DEFECTS ARISING DURING THIS PERIOD THAT ARE DUE TO IMPERFECT MATERIAL AND APPLIANCES AND/OR POOR WORKMANSHIP.
- MINOR ITEMS OF WORK SUCH AS PATCHING, BLOCKING, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE WHETHER SHOWN OR NOTED ON THE CONTRACT DOCUMENTS OR NOT.
- BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK EACH TRADE SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- ALL THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS. WHENEVER AN ITEM IS SPECIFIED AND/OR SHOWN ON THE DRAWINGS BY DETAIL OR REFERENCE IT SHALL BE CONSIDERED TYPICAL FOR ANY OTHER ITEMS WHICH ARE OBVIOUSLY INTENDED TO BE THE SAME EVEN THOUGH NOT DO SERVE THE SAME FUNCTION.
- THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND NOTES TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF OF ANY OBVIOUS ERRORS OR OMISSIONS SHOULD ANY EXIST. SHOULD ANY ERROR OR DISCREPANCY APPEAR OR ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWING OR NOTES, THE CONTRACTOR SHALL BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT BEFORE SUBMISSION OF PROPOSAL THE WILL BE HELD RESPONSIBLE FOR ALL SUCH ITEMS.
- THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK AND ITS IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE DRAWINGS.
- CONTRACTOR TO FOLLOW ARCHITECTS/ENGINEERS SPECIFICATION FOR ALL MATERIALS, FINISHES AND FINISH PROCESSES WITH NO SUBSTITUTION UNLESS APPROVED BY ARCHITECT OR ENGINEER.
- THE STANDARD SPECIFICATIONS OF THE MANUFACTURERS APPROVED FOR USE IN THE PROJECT ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE HEAVIER MEMBERS AND BETTER QUALITY MATERIALS THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT FOR ANY REASON COMPLY WITH ALL THE REQUIREMENTS OF THESE NOTES AND DRAWINGS.
- ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL KEEP THE ARCHITECT INFORMED OF PROGRESS OF WORK. NO WORK SHALL BE CLOSED OR COVERED UNTIL IT HAS BEEN DULY INSPECTED AND APPROVED. SHOULD UNINSPECTED WORK BE COVERED THE CONTRACTOR SHALL AT HIS OWN EXPENSE UNCOVER ALL SUCH WORK SO THAT IT CAN BE PROPERLY INSPECTED AND AFTER INSPECTION HE SHALL PROPERLY REPAIR AND REPLACE ALL WORK INTERFERED WITH.
- SMOKE DETECTING ALARM DEVICES, SHALL BE INSTALLED IN CONFORMITY WITH SECTION 1060.10 OF THE NYS BUILDING CODE SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH SLEEPING AREA AND ON EACH FLOOR LEVEL.
- ALL PLUMBING WORK SHALL CONFORM TO THE N.Y.C. BUILDING CODE.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
- AN ELECTRICIAN SHALL OBTAIN AN ELECTRICAL PERMIT AND C OF O SIGN OFF.
- TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, USING CHAPTER 5.
- PROVIDE F.A.I. AND TEMPERED GLASS DOOR FOR FIREPLACE AS PER N.Y.S. ENERGY CONSERVATION CODE.
- ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION.
- A FINAL SURVEY MUST BE SUBMITTED AT COMPLETION OF JOB.
- IT IS THE CONTRACTORS RESPONSABILITY TO PERFORM ALL WORK IN SAFE & PROFESSIONAL MANNER THAT WILL PROTECT ALL WORKERS, THE PUBLIC, ADJOINING PROPERTIES, AND OWNERS FROM DAMEGE AND INJURY.
- ARCHITECT SHALL NOT HAVE CONTROL, OVER, CHARGE OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OF FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
- OWNER ASSUMES LIABILITY FOR AND AGREES TO INDEMNIFY, AND HOLD ARCHITECT, ITS CONSULTANTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, PARTNERS, PRICIPALS, EMPLOYEES, SUCCESSORS AND ASSIGNS HARMLESS FROM AND AGAINST ALL DAMAGES, LOSSES AND JUDGEMENTS, INCLUDING REASONABLE ATTORNEY'S FEES AND EXPENSES, TO THE EXTENT THEY ARISE FROM AN ACT OR OMISSION OF OWNER, ITS AGENTS, EMPLOYEES, CONSULTANTS, CONTRACTORS OR CONSTRUCTION MANAGER.
- AIR CONDITIONING UNIT MIN. 8'0 FROM PROPERTY LINE.

## SITE WORK:

- CLEAR AND GRADE SITE TO ELEVATIONS SHOWN ON APPROVED SITE PLAN DRAWINGS.
- EXCAVATE FOR FOOTINGS TO MINIMUM DEPTHS SHOWN ON DRAWINGS. ENCOUNTERED SOIL TO BE UNDISTURBED VIRGIN SOIL WITH AN ALLOWABLE BEARING CAPACITY OF NOT LESS THAN TWO (2) TONS PER SQUARE FOOT.
- STEP FOOTINGS, WHERE ELEVATION CHANGES, 1 VERTICAL TO 2 HORIZONTAL AS SHOWN ON DRAWINGS OR WHERE ENCOUNTERED SOIL OR FIELD GRADE CONDITIONS REQUIRE CHANGES IN FOOTING ELEVATIONS.
- CONTRACTOR MAY BACK FILL, AGAINST FOUNDATION WALLS, ONLY AFTER SEVEN (7) DAYS OF CONCRETE CURE TIME USING PROPER CONSTRUCTION METHODS, MATERIAL AND EQUIPMENT TO AVOID DAMAGE TO THE WALLS AND MEMBRANE WATERPROOFING. ADEQUATELY BRACE WALLS PRIOR TO BACKFILL.
- REMOVE TOPSOIL AND OTHER SURFACE MATERIALS IN PREPARATION FOR POURING CONCRETE SLAB. INTERIOR SLABS ON GRADE TO BE POURED ON COMPACTED POROUS FILL OR SUITABLE ON SITE MATERIAL.

## CONCRETE WORK:

- ALL CONCRETE SHALL BE AIR ENTRAINED STONE CONCRETE AND SHALL DEVELOP A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. CONCRETE SLABS ON GRADE TO BE REINFORCED WITH W.W.F.
- ROD REINFORCEMENT SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO ASTM A615-60 REINFORCING MESH SHALL CONFORM TO ASTM A185 AND A82.66-1010.
- DETAILS AND GENERAL PROVISIONS, FOR CONCRETE CONSTRUCTION, SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ACI BUILDING CODE, ACI 318, AND MANUAL ACI 315.
- FOUNDATION WALLS AND FOOTINGS TO BE POURED STONE CONCRETE OF THICKNESS SHOWN ON DRAWINGS.
- ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 7. FOUNDATIONS TO BEAR A MINIMUM OF 1'-0" INTO UNDISTURBED SOIL. ALL IN ACCORDANCE WITH NY STATE BUILDING CODE. EXTERIOR FOOTINGS TO BE 3'-8" MINIMUM BELOW FINISHED GRADE.
- A 4 MIL THICK POLYETHYLENE VAPOR BARRIER SHEET TO BE LAID UNDER BASEMENT OR CELLAR SLABS ON 3'-8" MINIMUM BELOW FINISHED GRADE.
- PRIOR TO THE START OF ANY EXCAVATION WORK, THE CONTRACTOR (PERMIT HOLDER/MUST) NOTIFY THE BUILDINGS DEPARTMENT OF THE DATE AND TIME OF EXCAVATION AT LEAST 24-48 HOURS BEFORE THE START OF EARTHWORK BY CALLING (212)227-4416. IN THE EVENT THE EXCAVATION IS CANCELLED, THE CONTRACTOR (PERMIT HOLDER) MUST ALSO NOTIFY THE DEPARTMENT BY CALLING NO LATER THAN THE DATE THE WORK IS SCHEDULED (BUT NO MORE THAN 24 HOURS TO). THIS NOTIFICATION IS NOW A REQUIREMENT AS PER 1 RCNY 52-01.

## MASONRY:

- ALL CONCRETE MASONRY UNITS SHALL CONFORM TO THE SPECIFICATIONS OF ASTM C-90, AND SHALL BE HOLLOW LOAD BEARING CONCRETE BLOCK, GRADE N. ALL MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1000 PSI. MORTAR SHALL CONFORM TO THE SPECIFICATIONS FOR MORTAR, FOR UNIT MASONRY ASTM C-270 AND SHALL BE TYPE S MORTAR, ALL MASONRY WALLS AND CORNERS TO BE PROPERLY BONDED.
- CONCRETE MASONRY WALL REINFORCEMENT SHALL BE OF NON-CORROSIVE TRUSS TYPE METAL APPROVED BY THE ARCHITECT. HORIZONTAL CONTINUOUS TRUSS REINFORCEMENT SHALL BE PROVIDED AND INSTALLED AT EVERY 2ND COURSE. VERTICAL SPACING OF REINFORCING MUST NOT EXCEED 16 INCHES. WALLS SHOULD BE BRACED DURING CONSTRUCTION UNTIL THEY ARE ADEQUATELY ANCHORED TO THE FLOOR AND ROOF SYSTEMS.
- ALL CONCRETE MASONRY UNIT WALLS TO BE LAID UP IN RUNNING BOND SET IN FULL MORTAR BEDDING.
- FURNISH AND INSTALL MASONRY VENEER METAL TIES OF APPROVED DESIGN AT THE RATE OF ONE (1) TIE FOR EACH 300 SQUARE INCHES OF WALL SURFACE WITH SPACING NOT TO EXCEED 25 INCHES IN HORIZONTAL OR VERTICAL DIMENSIONS.
- BRICK WALL SHALL BE ANCHORED TO WALL FRAMING WITH 20 GAUGE CORRUGATED, GALVANIZED TIES 16" EACH WAY.

## STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL SHALL BE NEW AND CONFORM TO ASTM A36.
- THE DESIGN, FABRICATION AND ERECTION, OF ALL STRUCTURAL STEEL, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION.
- SHOP AND FIELD CONNECTIONS SHALL BE WELDED, OR MACHINE BOLTED, WITH ASTM 233 E70 SERIES ELECTRODES AND A307 BOLTS, WITH LOCK WASHERS.
- PAINT ALL STEEL ONE SHOP COAT OF RUST INHIBITIVE PAINT AND FIELD TOUCH UP EXCEPT FOR AREAS TO BE WELDED. COLOR TO BE GRAY UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.
- ALL STRUCTURAL WELDING SHALL BE PERFORMED, BY CERTIFIED WELDERS, IN COMPLIANCE WITH THE AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE.
- ALL WALL BEARING BEAMS TO HAVE STANDARD ANGLES, ANCHORS AND BEARING PLATES, UNLESS OTHERWISE NOTED ON DRAWINGS.

## CARPENTRY AND LUMBER:

- ALL LUMBER AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE AND WITH THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS. LUMBER IS TO BE FURNISHED AND INSTALLED COMPLETE WITH ALL FASTENINGS, ANCHORS, BLOCKING, BRIDGING, SADDLES, HANGERS, ETC. REQUIRED TO COMPLETE THE JOB. ALL STEEL BOLTS CONNECTING WOOD MEMBERS SHALL BE SUPPLIED WITH AND TIGHTENED AGAINST STEEL WASHERS OR PLATES. JOIST HANGERS AND CONNECTORS, BRIDGINS AND OTHER SPECIAL CONNECTIONS AND HARDWARE MUST BE INSTALLED IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE REQUIREMENTS. WHERE FASTENERS A NOT SPECIFICALLY INDICATED OR SPECIFIED THEY SHALL BE FURNISHED IN ADEQUATE NUMBER AND SIZE AND SHALL COMPLY WITH THE "RECOMMENDED NAILING SCHEDULE" ACCOMPANYING THESE SPECIFICATIONS.
- ALL STRUCTURAL FRAMING LUMBER SHALL BE #2 OR BETTER HEM-FIR Fb=850 PSI & E=1,300,000 PSI UNLESS OTHERWISE INDICATED OR SELECTED FROM TABLES OF THE NATIONAL FOREST PRODUCTS ASSOCIATION MANUAL AND/OR SHOWN ON ACCOMPANYING STRUCTURAL CALCULATIONS. ALL HEADERS SHALL BE HEM-FIR WITH Fb=1000 PSI, UNLESS OTHERWISE SHOWN ON DETAILS.
- ALL ROOF AND WALL PLYWOOD PANELS SHALL BE EXTERIOR CDX GRADE, WITH EXTERIOR GLUE, SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1, AND SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL ROOF PLYWOOD TO BE 1/2" THICK AND ALL WALL PLYWOOD TO BE 1/2" THICK.
- ALL WOOD POSTS, RESTING ON TOP OF CONCRETE WALLS, SHALL HAVE CLIP ANGLE ANCHORAGE TO CONCRETE BASE. ALL POSTS, RESTING ON TOP OF STEEL BEAM, SHALL HAVE CLIP ANGLES BOLTED OR WELDED TO THE FLANGES OF THE STEEL BEAM.
- WOOD STRUCTURAL MEMBERS IN CONTACT WITH MASONRY, CONCRETE OR EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED TO DEFINITE RETENTION AND PENETRATIONS IN ACCORDANCE WITH THE AWWA STANDARDS C1 AND C2 FOR WATER BORNE PRESERVATIVE TREATMENT.
- WHERE RAFTERS AND JOISTS FRAME INTO OTHER WOOD MEMBERS, TECO U-GRIP 18 GAGE GALVANIZED STEEL JOIST AND BEAM HANGERS ARE TO BE PROVIDED.
- PROVIDE APPROVED WOOD BRIDGING AT WOOD FLOOR JOISTS, 8'-0" O.C. MAXIMUM SPACING. SECURE BOTTOM OF BRIDGING AFTER SUBFLOOR HAS BEEN NAILED.
- ALL CARPENTRY MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL INTERIOR SURFACES OF PARTITIONS, WALLS AND CEILINGS, SHALL BE COVERED WITH 5/8" THICK GYPSUM WALL BOARD, 5/8" THICK FIRECODE GYPSUM WALL BOARD WALLS AND CEILINGS IN GARAGE AND 5/8" THICK MOISTURE RESISTANT GYPSUM WALL BOARD WHERE CERAMIC OR STONE FINISHES OCCUR AT BATHTUB AND SHOWER AREAS.

- PROVIDE FIRESTOPPING AT ALL WALLS, PARTITIONS, FIREPLACES, CHIMNEYS AND ALL OTHER CONCEALED SPACES. MAKE ALL JOINTS SMOKE TIGHT AS PER NEW YORK CITY BUILDING CODE REQUIREMENTS.
- INSULATION IN ALL EXTERIOR FRAME WALLS SHALL BE FIBERGLASS BATTS EQUAL TO TRADE TERM R-15. INSULATION IN ROOF CEILINGS SHALL BE FIBERGLASS BATTS EQUAL TO TRADE TERM R-38. INSULATION AT LIVING SPACE ABOVE GARAGE TO BE R-38.
- MAXIMUM RISER HEIGHT OF ALL STAIRS SHALL BE 8 1/4" AND MINIMUM TREAD SHALL BE 9" PLUS 1 1/8" NOSING. ALL IN ACCORDANCE WITH STATE BUILDING CODE OR AS SHOWN ON DRAWINGS. STAIR WIDTH BETWEEN HABITABLE SPACES AT DIFFERENT FLOOR LEVELS, SHALL BE NOT LESS THAN 2'-8" BETWEEN HANDRAILS OR BETWEEN HANDRAIL AND A WALL. STAIRS TO A BASEMENT OR CELLAR, SHALL BE NOT LESS THAN 2'-6" WIDE.
- ALL CARPENTRY WORK SHALL BE PERFORMED IN CONFORMANCE WITH GOOD TRADE PRACTICE, RECOMMENDATIONS OF MANUFACTURERS AND IN CONFORMANCE WITH THE NEW YORK STATE BUILDING CODE, INCLUDING THE FOLLOWING:
  - FASTEN SECURELY ALL PARTS OF CARPENTRY WORK IN THEIR PROPER PLACE. BRACE, PLUMB AND LEVEL ALL MEMBERS AND SECURE WITH SUFFICIENT NAILS, SPIKES AND BOLTS TO INSURE RIGIDITY.
  - LAPPED JOISTS OR TRUSSES OVER ANY BEARING TO BE SECURED TOGETHER. SECURE BUTTED JOISTS WITH 1-INCH WIDE BY 18 INCH METAL STRAPS AND TWO 8D NAILS TO EACH JOIST.
  - PROVIDE SOLID SURFACES AT ALL CORNERS AT LEAST 1 AND 1/4 INCHES WIDE, IN BOTH DIRECTIONS, FOR SECURING SUBFLOORING, DRYWALL, ETC. FORM SURFACES WITH FRAMING MEMBERS, OR WITH 2-INCH WOOD BLOCKING SECURED WITH AT LEAST TWO 8D NAILS AT EACH END.
  - PROVIDE DOUBLE JOISTS, TRUSSES AND HEADERS AT WATER CLOSET DRAIN BENDS AND AT ALL VENT AND MECHANICAL OPENINGS 2' OR MORE IN WIDTH UNLESS OTHERWISE DIRECTED BY ARCHITECT.
  - TAIL JOISTS OVER 4 FEET LONG, AND HEADER JOISTS SHALL BE HUNG IN APPROVED METAL STIRRUPS OR HANGERS, AND SPIKED SECURELY UNLESS SUPPORTED ON A WALL OR GIRDER.
  - ALL STUDS SHALL BE PROVIDED AND SECURED TO SUPPORTING MEMBERS IN STRICT ACCORDANCE WITH "RECOMMENDED NAILING SCHEDULE" INCLUDED IN THESE SPECIFICATIONS OR AS HEREAFTER NOTED.
    - SECURE SOLE PLATES WITH 16d NAILS 16" O.C. THROUGH SUB-FLOORING AND INTO FRAMING OR BLOCKING, AND PROVIDE SUITABLE SPLICE PLATE AT END, SECURELY NAILED IN PLACE.
    - STUDS NOT LESS THAN 2 x 4 16" O.C. DOUBLED AROUND OPENINGS AND TRIPLED AT CORNERS.
    - PLATES AND BLOCKING SAME WIDTH AS RELATED STUDS OR WIDER.
    - FRAMING TO SUIT WORK OF OTHER TRADES.
    - PROVIDE (2) 2 x 4 STUDS AT THE END OF HEADERS UNLESS OTHERWISE NOTED ON DRAWINGS.
    - PROVIDE SOLID BEARING FOR FULL WIDTH OF TRUSSES, JOISTS, RAFTERS, GIRDERS, ETC.
  - SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN ACROSS SUPPORTS; NAIL WITH 6d COMMON NAILS 6 INCHES O.C. ALONG SUPPORTED EDGES AND 10 INCHES O.C. AT INTERMEDIATE SUPPORTS; BREAK JOINTS IN ADJACENT COURSES; LOCATE END JOINTS OVER SUPPORTS AND DRIVE NAILS FLUSH OR SLIGHTLY BELOW SURFACE. UNDERLAYMENT, WHERE REQUIRED, SHALL BE SIMILARLY INSTALLED.
  - ROOF SHEATHING, SHALL BE LAID WITH FACE GRAIN AT RIGHT ANGLES TO SUPPORTS; LOCATE END JOINTS OVER SUPPORTS; STAGGER JOINTS; PROVIDE METAL H CLIP AT JOINTS AT SIDES OF PANELS WHEN SPACING OF SUPPORTS IS 24" O.C.
  - FURRING, WHERE REQUIRED, TO BE TRUE TO LINE, NOT OVER 16" O.C. AND FASTENED SECURELY TO SUPPORTING SURFACE.
- ALL FLOORS TO BE COVERED WITH CARPET SHALL HAVE (1) LAYER 3/4" UNDERLAYMENT BOARD OR OTHER APPROVED EQUAL, OVER SUB-FLOOR. FLOORS TO BE COVERED WITH OAK FLOORING, QUARRY TILE OR CERAMIC TILE SHALL HAVE 1 LAYER OF 23/32" PLYWOOD SUB-FLOORING.

## MOISTURE PROTECTION AND ASSOCIATED WORK:

- FOUNDATION WALL EXTERIOR SURFACES TO BE PROTECTED FROM BOTTOM OF FOOTING TO WITHIN 1" OF GRADE WITH THE APPLICATION OF TWO TROWEL COATS OF BITUMINOUS MASTIC SEPARATED BY A LAYER OF ASPHALT SATURATED MESH.
- ALTERNATE MATERIAL FOR FOUNDATION WALL PROTECTION TO BE A RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEET, BITUTHENE, AS MANUFACTURED BY W.R. GRACE COMPANY OR APPROVED EQUAL. INSTALLATION TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. EXTRA PRECAUTIONS OR PROVISIONS ARE REQUIRED DURING INCLEMENT WEATHER AND SITE CONDITIONS TO ENSURE SATISFACTORY PERFORMANCE OF THE WORK.
- TERMITE PROTECTION OF APPROVED TYPE SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CONSTRUCTION CODE.
- FLASHING TO BE PROVIDED AT ALL HEADS AND SILLS OF DOORS AND WINDOWS, CHIMNEYS, GRAVEL STOPS, INCLUDING ALL INTERSECTIONS OF ROOFS WITH VERTICAL OR SLOPING SURFACES SUCH AS VALLEYS, HIPS, RIDGES AND OTHER ROOF PENETRATIONS. MATERIALS FOR BASE AND CAP FLASHING AT MASONRY TO BE 16 OZ. COPPER AND SILL FLASHING AT DOORS AND WINDOWS TO BE 3 OZ. COPPER FABRIC MATERIAL UNLESS OTHERWISE APPROVED. BLIND FLASH WITH APPROVED MATERIALS ALL INTERSECTING ROOF JUNCTURES. COORDINATE INSTALLATION OF ALL FLASHING WITH CARPENTRY, MASONRY AND ROOFING TRADES.
- SKYLIGHTS TO BE OF SIZES SHOWN ON DRAWINGS, DOUBLE INSULATED, SELF FLASHING WITH INEGRAL CURBS.
- CAULK AND SEAL WITH APPROVED MATERIAL ALL JOINTS AND INTERSECTIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND AIR AT ALL DOORS, WINDOWS, AND OTHER OPENINGS TO THE EXTERIOR.
- CONTRACTOR SHALL GUARANTEE THAT THE BUILDING IS WATERPROOF AND FREE OF ANY WATER LEAKS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY WATERPROOFING DRAINAGE SYSTEMS NECESSARY TO ENSURE THAT THE BUILDING IS FREE OF ANY LEAKS.

DOB NOW JOB# Q01293181-11

REVISIONS	no.	date
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PROPOSED BUILDING	drawn by:	MC
18-11 126 STREET	chk by:	FP
COLLEGE POINT, NY	job no.:	25-033
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dwg: 17 OF 17



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