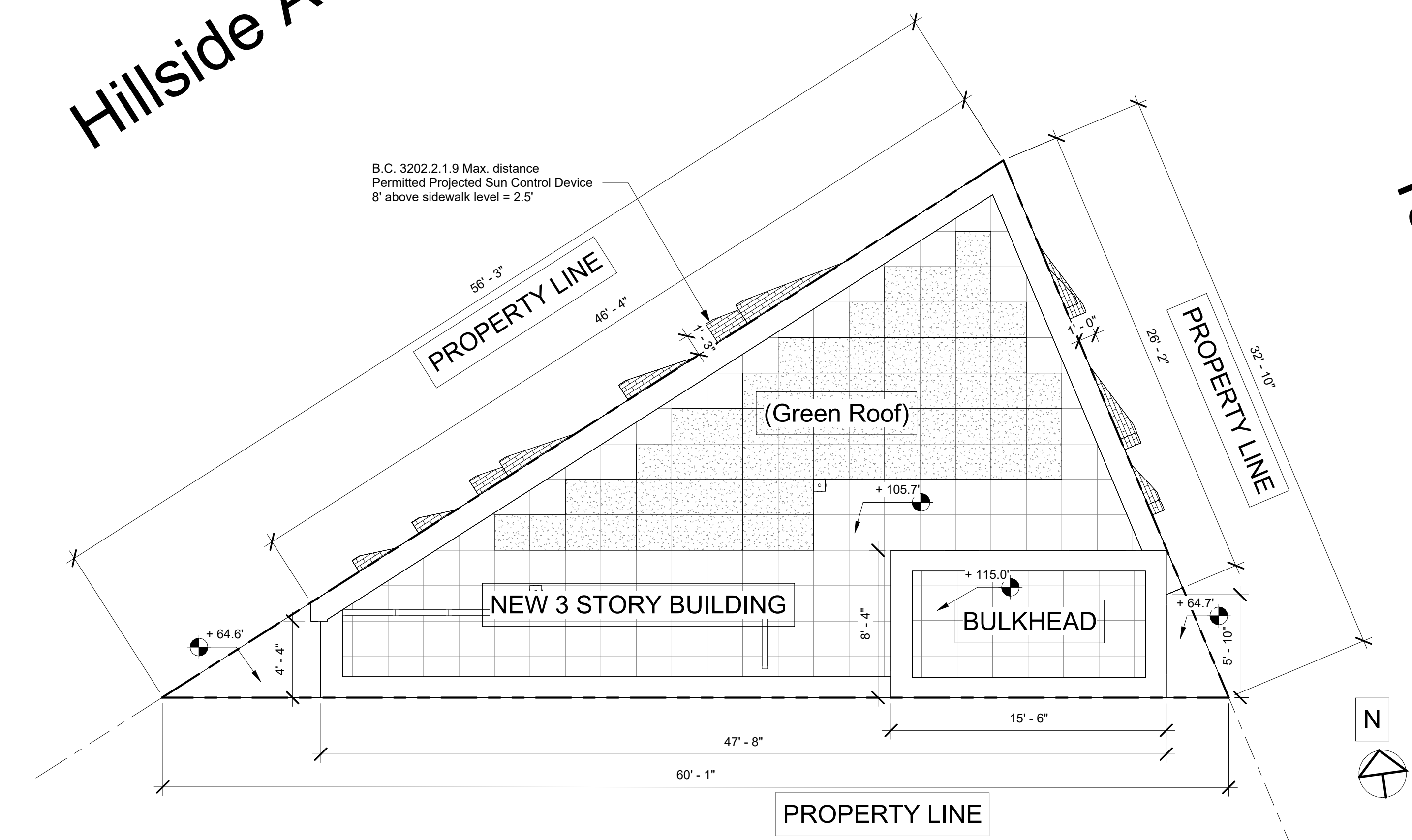


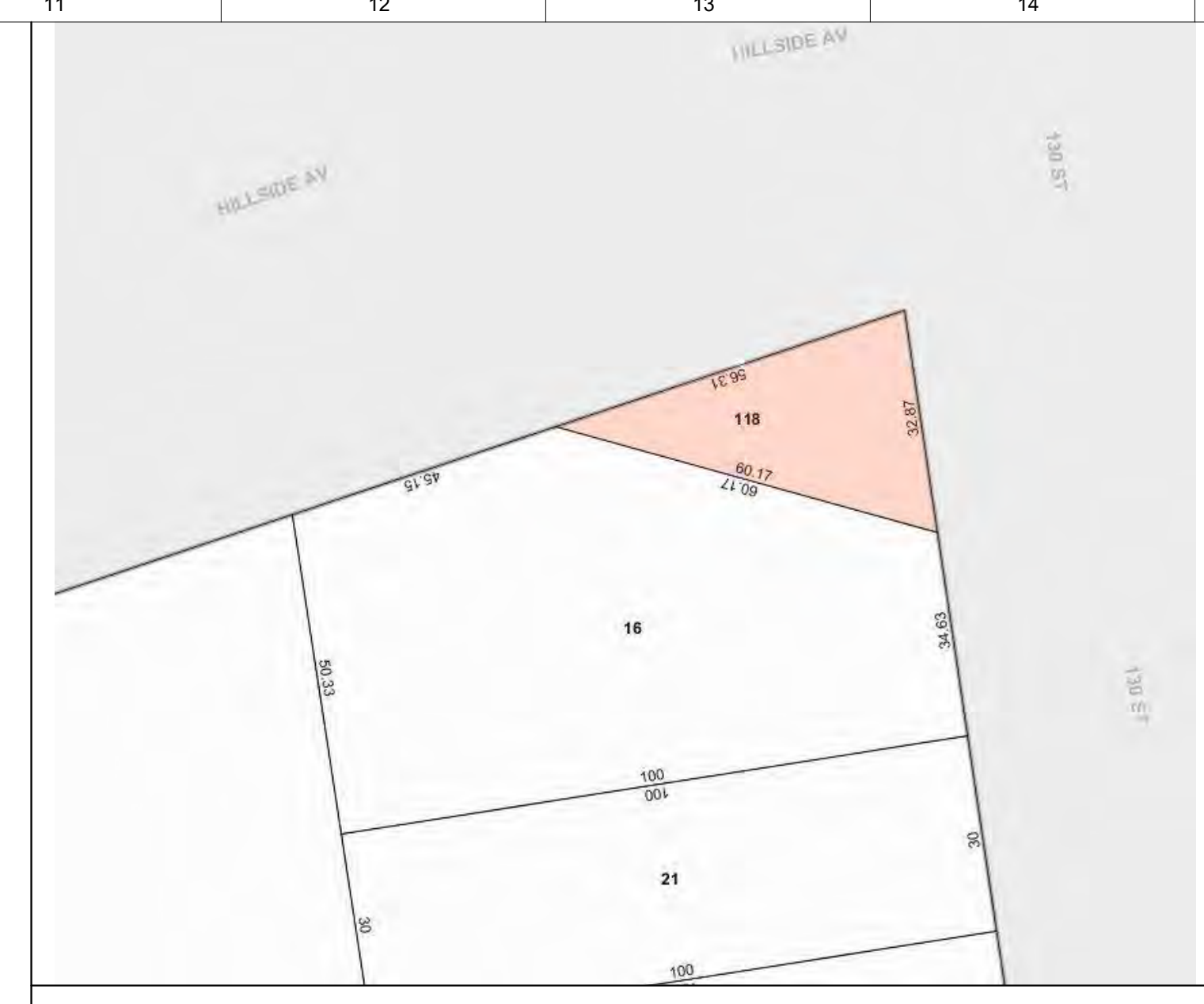


Hillside Avenue

130th Street



1 Plot Plan  
 3/16" = 1'-0"



NYC TAX MAP BLOCK: 9281 LOT: 118

**PLOT PLAN**

ADDRESS: 86-04 130TH STREET, RICHMOND HILL, NY 11418  
 BOROUGH: QUEENS  
 BLOCK: 9281  
 LOT: 118  
 ZONE: C2-3 @ R6  
 ZONING MAP: 14D

CONSTRUCTION CLASSIFICATION: 11A - 1 HOUR PROTECTED (NON-COMBUSTIBLE)  
 OCCUPANCY CLASSIFICATION: R-3 - RESIDENTIAL  
 SEISMIC OCCUPANCY/RISK CATEGORY: RISK CATEGORY - 11  
 SEISMIC DESIGN CATEGORY: CATEGORY B

**SCOPE OF WORK**

CONSTRUCT NEW 3 STORY RESIDENTIAL/COMMERCIAL BUILDING

**SPECIAL INSPECTIONS:**

- FIRE-RESISTANT PENETRATIONS AND JOINTS B.C. 1704.27

**PROGRESS INSPECTIONS:**

- ENERGY CODE COMPLIANCE INSPECTIONS B.C. 110.3.5
- FIRE-RESISTANCE RATED CONSTRUCTION B.C. 110.3.4

**ENERGY CODE PROGRESS INSPECTIONS:**

- |   |           |
|---|-----------|
| 1. AIR BARRIER - VISUAL INSPECTION                    | IA6, IIA6 |
| 2. AIR BARRIER CONTINUITY PLAN TESTING                | IIA6      |
| 3. FENESTRATION AIR LEAKAGE                           | IA4, IIA4 |
| 4. FENESTRATION AND DOOR U-FACTOR AND PRODUCT RATINGS | IA3, IIA3 |
| 5. FENESTRATION AREAS                                 | IA5, IIA5 |
| 6. INSULATION PLACEMENT AND R VALUES                  | IA2, IIA2 |
| 7. INTERIOR LIGHTING POWER                            | IC2, IIC3 |
| 8. LIGHTING CONTROLS                                  | IIC5      |
| 9. LIGHTING IN DWELLING UNITS                         | IC2       |
| 10. MAINTENANCE INFORMATION                           | ID1, IID1 |
| 11. METERING  | IC1, IIC1 |
| 12. PROTECTION OF EXPOSED FOUNDATION INSULATION       | IA1, IIA1 |

NOTE: ALL OTHER REQUIRED SPECIAL INSPECTIONS, PROGRESS INSPECTIONS, AND ENERGY CODE PROGRESS INSPECTIONS ARE LISTED RESPECTLY UNDER EACH SEPARATE APPLICATION ACCORDINGLY.

**FILED UNDER SEPARATE APPLICATIONS:**

- SEWER CONNECTION PLANS - FILED UNDER SCO-964/24
- CONSTRUCTION FENCE/SHED - FILED UNDER Q00958824
- PLUMBING - FILED UNDER Q08044789-S2
- FIRE ALARM SYSTEM
- SPRINKLER AND STANDPIPE SYSTEM - FILED UNDER Q08044789-S3
- BUILDER'S PAVEMENT PLANS
- MECHANICAL - FILED UNDER Q08044789-S1
- GENERAL STRUCTURE AND FOUNDATION - FILED UNDER Q08044789-S4
- SOE EARTHWORK - FILED UNDER Q08044789-S4
- FENCE - FILED UNDER Q00958824-11

**REQUIRED PERMITS:**

- OT - CONSTRUCTION
- MH - MECHANICAL
- PL - PLUMBING
- ELECTRICAL PERMIT
- FENCE

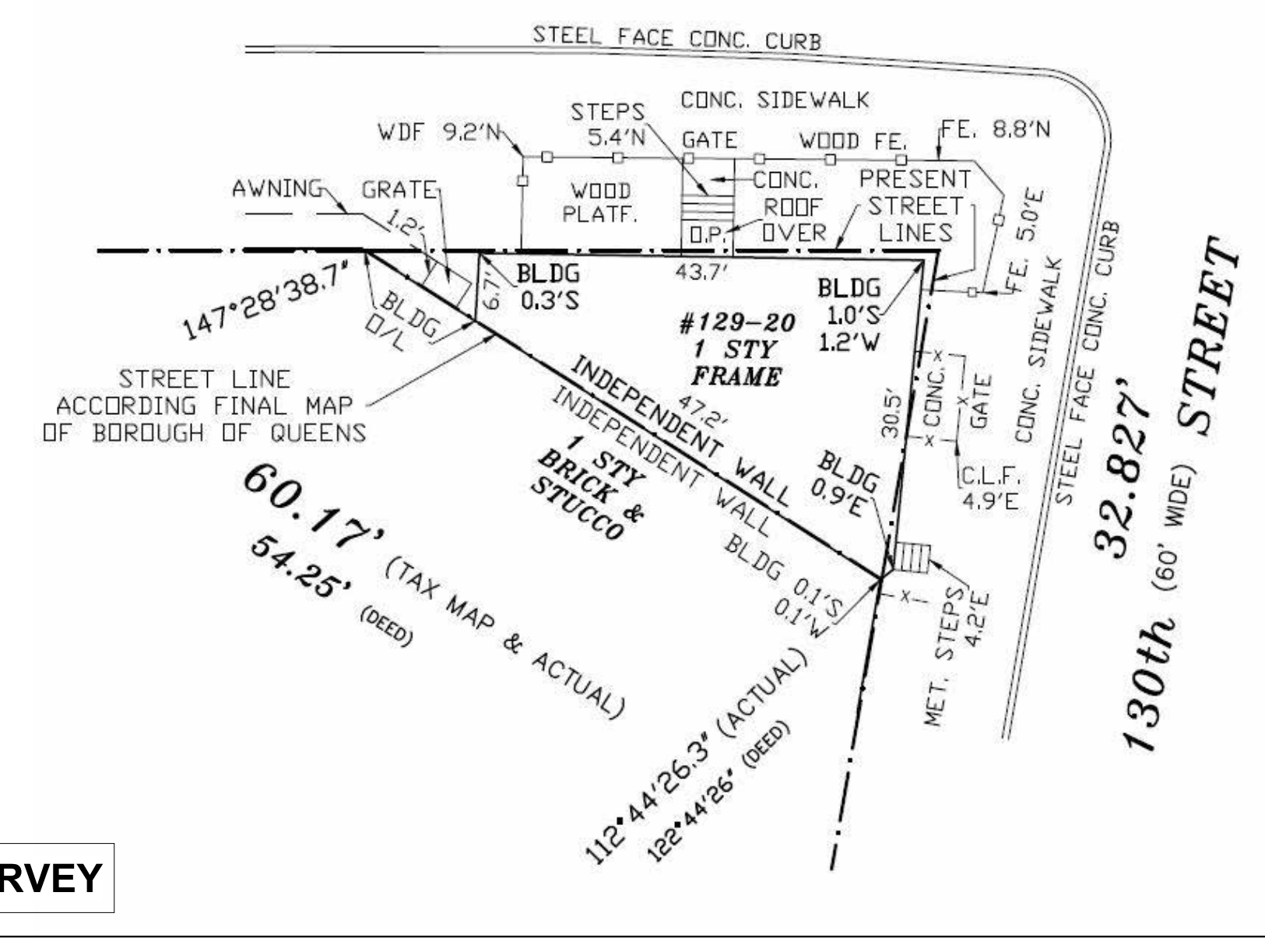
GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL OF THE ABOVE PERMIT(S) INCLUDING THEIR FES, ISSUANCE, INSPECTIONS AND SIGN-OFFS

DOB APPROVAL



Q08044789-11

HILLSIDE (100' WIDE) AVENUE  
 56.31'



SURVEY

No.	Revision Description	Date
1	Revised as per DOB comments	04/01/2024

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This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

Project Address:  
**86-04 130 STREET**  
 RICHMOND HILL,  
 NY 11418  
 Project Name:

**PLOT PLAN & NOTES**

Sheet Date: 08/23/22  
 Project number: 22015  
 Date:  
 Drawn by:  
 Checked by:

**T-001.00**

SEAL



# NYCBC REQUIREMENTS

(B.C. 310.1.3) OCCUPANCY CLASSIFICATION  
GROUP R-3: TWO FAMILY DWELLING

(B.C. 503.2) TYPE OF CONSTRUCTION  
PROPOSED BUILDING = TYPE II B

TYPE II B		
GROUP	STORY	AREA
R-3	3	10,500 SF

PROPOSED: 3 STORIES / 2,619 SF (OK)

(B.C. 601) FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

TYPE II B		
BUILDING ELEMENT	FIRE RESISTANCE (HR)	
PRIMARY STRUCTURAL FRAME	0	
BEARING WALLS	EXTERIOR	0
	INTERIOR	0
NONBEARING WALLS - EXTERIOR (BC 602)	0	
NONBEARING WALLS - INTERIOR	0	
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0	
ROOF CONSTRUCTION & SECONDARY MEMBERS	0	

(TABLE 602) FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

Fire Sep. Dist. (FT)	Cons. Type	OCC. Group
<5	All	1
≥5 to <10	Others (Incl. I B)	1
≥10 to <30	IA, IB	1
≥30	All	0

(B.C. 602.2) CONSTRUCTION CLASSIFICATION  
BUILDING ELEMENTS ARE OF NON-COMBUSTIBLE MATERIALS

(B.C. 721.2.1.1) MINIMUM EQUIVALENT THICKNESS OF CAST-IN-PLACE OR PRECAST CONCRETE WALLS, LOAD-BEARING OR NONLOAD-BEARING

CONCRETE TYPE	MIN EQUIVALENT THICKNESS				
	FIRE-RESISTANCE RATING (HR)				
	1	1 1/2	2	3	4
SILICEOUS	3.5	4.3	5.0	6.2	7.0

(B.C. 803.1) INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP R-3		
SPRINKLED		
EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
C	C	C

(B.C. 803.1.1.1) CLASS C: FLAME SPREAD 76-200

(B.C. 804.4.1) INTERIOR FLOOR FINISH

INTERIOR FLOOR FINISHES SHALL NOT BE LESS THAN CLASS II IN OCCUPANCY GROUP M.

PROPOSED FIRST FLOOR MERCANTILE

IN ALL OTHER GROUPS THE INTERIOR FLOOR FINISH SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (CPSC 16 CFR, PART 1630).

PROPOSED TWO R-3 DWELLING UNITS

(B.C.1003.2) CEILING HEIGHT  
THE MEAN OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET, 6 INCHES (2286 MM)

(B.C.1004.1.1) OCCUPANT LOAD

FUNCTION OF SPACE	REQ FR RATING (HRS)
RESIDENTIAL	200 GROSS WITHING DWELLING UNITS

RESIDENTIAL (R-3)  
EACH FLOOR 873 SF / 200 P/SF = 4 PERSONS MAX  
PROPOSED EACH FLOOR = 4 PERSONS THEREFOR COMFORMING

FUNCTION OF SPACE	REQ FR RATING (HRS)
MERCANTILE	30 GROSS

MERCANTILE (M)  
FLOOR 873 SF / 30 P/SF = 29 PERSONS MAX  
PROPOSED = NO MORE THAN 15 PERSONS THEREFORE COMFORMING

(B.C. 1004.9) MULTIPLE OCCUPANCIES  
WHERE ABUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE. WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS OF ALL OCCUPANCIES THAT ARE SERVED

(B.C. 1005.1) MINIMUM REQUIRED EGRESS WIDTH

THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES PER OCCUPANT FOR OTHER EGRESS COMPONENTS.

OCCUPANCY	STAIRWAYS	OTHER COMPONENTS
RESIDENTIAL	0.3	0.2

PROPOSED 36" WIDTH STAIRWAY  
(36") / 0.3" = 120 PERSONS > 8 PERSONS THEREFORE CONFORMING

PROPOSED TWO 36" WIDTH CLEARANCE DOOR EXIT  
(36" + 36") / 0.2" = 360 PERSONS > 15 PERSONS THEREFORE CONFORMING

(B.C. 1008.1.1.3) DOOR HEIGHT  
THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES (2032 MM).

ALL DOORS ARE MORE THAN 80 INCHES THEREFORE CONFORMING

(B.C. 1009.1) STAIRWAY WIDTH  
THE WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) WHEN:  
1. A STAIRWAY SERVES AN OCCUPANT LOAD OF 50 OR LESS CUMULATIVE FOR ALL STORIES.

(B.C. 1009.2) HEADROOM  
STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 84 INCHES (2134 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW. ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT.

(B.C. 1009.4.2) STAIR TREADS AND RISERS.  
Exception: 6)

STAIR RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

6.1. SUM OF TREADS AND RISERS. THE SUM OF TWO RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL BE NOT LESS THAN 24 INCHES (610 MM) NOR MORE THAN 25 1/2 INCHES (648 MM).

6.2. DIMENSIONS OF TREADS AND RISERS. THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES (210 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229 MM) PLUS NOSING. TREADS MAY BE UNDERCUT A DISTANCE EQUAL TO THE NOSING. A 1 1/4-INCH (32 MM) NOSING SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES (279 MM).

6.3. TOLERANCES. THE GREATEST RISER HEIGHT, TREAD DEPTH, AND NOSING PROJECTION, WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8INCH (9.5 MM).

(B.C. 1021.2) INTERVENING PUBLIC HALL

R-3 DOES NOT REQUIRE CORRIDOR AS PER (B.C. 1021-2) REQUIRING ONLY ONE EXIT IN BUILDINGS OF GROUP R-3 OCCUPANCY.

(B.C. 1015.1) SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD
R	20

OCCUPANCY	MAXIMUM OCCUPANT LOAD
M	74

(B.C. 1016.1) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	SPRINKLER (FT)
R	200

OCCUPANCY	SPRINKLER (FT)
M	200

(B.C. 1208) INTERIOR SPACE DIMENSIONS

(B.C.1208.1) MINIMUM ROOM WIDTHS.  
HABITABLE SPACES OTHER THAN A KITCHEN SHALL NOT BE LESS THAN 8 FEET IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 8 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.

(B.C.1208.2) MINIMUM CEILING HEIGHTS.  
HABITABLE ROOMS AND SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 8 FEET. OCCUPIABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. KITCHENS, BATHROOMS AND R OCCUPANCIES SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.

(B.C.1208.3) EVERY HABITABLE ROOM OR SPACE SHALL HAVE NOT LESS THAN 80 SF IN NET FLOOR AREA.

(B.C.1208.3.2) DWELLING UNITS  
IN A DWELLING UNIT, AT LEAST ONE HABITABLE ROOM SHALL HAVE NOT LESS THAN 150 SF OF NET FLOOR AREA.

(TABLE 1604.5) STRUCTURAL OCCUPANCY/RISK CATEGORY AND IMPORTANCE FACTORS

II: BUILDINGS AND OTHER STRUCTURES EXCEPT THOSE LISTED IN STRUCTURAL OCCUPANCY/RISK CATEGORIES I, II, IV.

(B.C. 1604.5.1) STRUCTURAL OCCUPANCY/RISK CATEGORY  
MULTIPLE OCCUPANCIES:  
(TABLE 1604.5.2)

IMPORTANCE FACTORS	
STRUCTURAL OCCUPANCY/RISK	II
SNOW IMPORTANCE FACTOR I	1.00
WIND IMPORTANCE FACTOR I	1.00
SEISMIC IMPORTANCE FACTOR I	1.00

(B.C. 1704.4) CONCRETE CONSTRUCTION EXCEPTION:  
2. TESTING REQUIRED BY TABLE 1704.4 ITEM 6, MAY BE WAIVED BY THE REGISTERED DESIGN PROFESSIONAL WHO PREPARED THE STRUCTURAL CONSTRUCTION DOCUMENTS WHEN SUCH WAIVER IS SPECIFICALLY INDICATED ON SUCH CONSTRUCTION DOCUMENT IN THE FOLLOWING CASES:

2.1 WHERE THE TOTAL CONCRETE PLACEMENT ON A GIVEN PROJECT IS LESS THAN 50 CUBIC YARDS

50 CU YARDS = 1,350 CF

PROPOSED TOTAL CONCRETE PLACEMENT=

2.2 ISOLATED SPREAD CONCRETE FOOTINGS OF R-3 BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLAN THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.

2.3 CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF R-3 BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLAN THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, F'c, NO GREATER THAN 2,500 POUNDS PER SQUARE INCH (PSI) (17.2 MPA), AND THE COMPRESSIVE STRENGTH USED IN THE FOOTING CONSTRUCTION IS AT LEAST 4,000 PSI.

STUDIO C ARCHITECTS  
55 Northern Blvd. Suite 300  
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Email: info@s-c-arch.com

No.	Revision Description	Date
	Revised as per DOB comments	04/01/2024

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Project Address:  
**86-04 130 STREET  
RICHMOND HILL,  
NY 11418**

Project Name:

**BUILDING CODE  
COMPLIANCE**

Sheet Date: 07/21/22

Project number: 22015

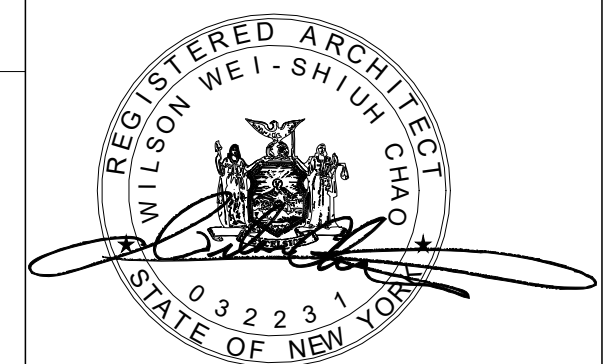
Date

Drawn by:

Checked by:

**Z-002.00**

SEAL



DOB APPROVAL



Q08044789-11

Sheet: 04 of 35



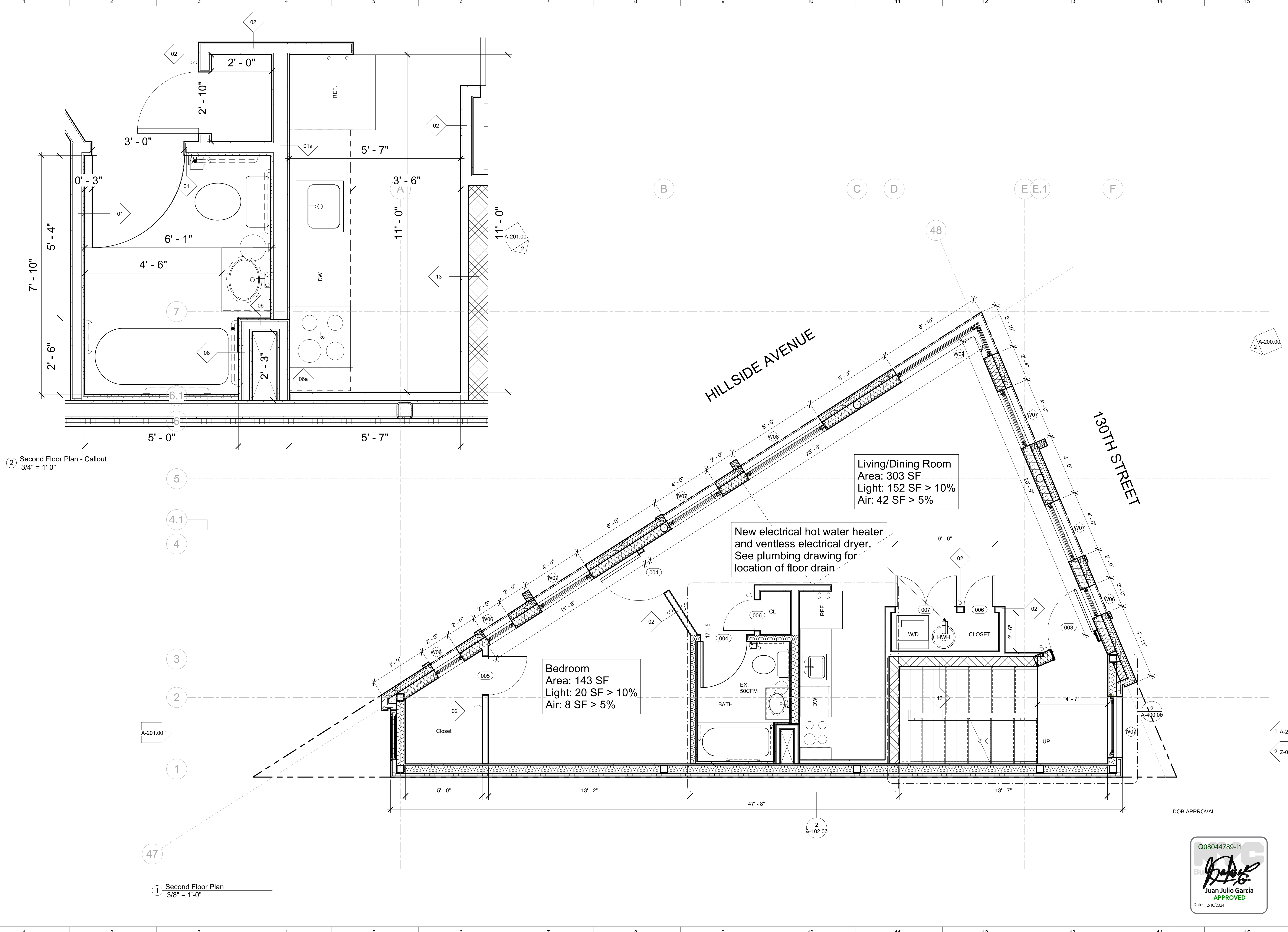


	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
M	<p><b>STUDIO C ARCHITECTS</b> 55 Northern Blvd. Suite 300 Great Neck, NY 11021 T: 1.718.886.8567 Email: info@sc-c-arch.com</p>															
L	<p><b>GENERAL NOTES:</b></p> <p>01. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH "AIA DOCUMENT A107 GENERAL CONDITIONS" WHICH IS PART OF SPECIFICATIONS. 02. CONTRACTOR SHALL VISIT THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS. 03. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, CITY CODES, AND ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR, EQUIPMENT AND MATERIALS, AND REFERENCE STANDARDS. 04. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DETAILED DRAWINGS OVER SMALL SCALE DRAWINGS. 05. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT OF RECORDS MUST BE NOTIFIED OF ANY VARIATIONS OF THE DIMENSION AND CONDITION SHOWN ON THESE DRAWINGS. 06. CONTRACTOR SHALL PROVIDE THE REQUIRED LIABILITY INSURANCE WORKMAN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE. 07. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FROM BUILDING DEPARTMENT AND ARRANGE FOR INSPECTIONS BY LOCAL AUTHORITIES. 08. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY PROTECTIONS FOR ALL WORK DURING CONSTRUCTION INCLUDING SIDEWALK SHED, FENCE, BARRIER, WARNING SIGN, EXISTING STRUCTURE, REQUIRED EXITS, AND TENANT SAFETY ETC. WHERE REQUIRED. 09. THE ARCHITECT OR ENGINEER OF DESIGN HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION. 10. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, MIS-ALIGNMENT, ACCORDING TO APPLICABLE CODES, STANDARDS, AND IN ACCORDANCE WITH CONSTRUCTION INDUSTRY PRACTICE. CONTRACTOR SHALL RETAIN PROFESSIONAL ENGINEER TO DESIGN AND PERFORM INSPECTIONS OF SHEETING, SHORING AND BRACING SYSTEM WHERE THE SITE AND EXCAVATION CONDITIONS REQUIRE. 11. ALL INTERIOR FINISHES SHALL HAVE FLAME SPREAD RATING OF CLASS "A". 12. CONTRACTOR SHALL DISCONNECT CAP AND REROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATION AND SHALL USE LAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. 13. AN ACCURATE AND COMPLETE LOT SURVEY MADE BY A LICENSED SURVEYOR SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOT, STRUCTURE AND FINISHED GRADES. 14. ALL HOLES THROUGH FLOORS SHALL BE PATCHED AIRTIGHT WITH APPROVED FIRESTOPPING MATERIAL. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE WATER AND DAMP PROOF INSTALLATION AND MATERIALS. 15. ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED PLUMBER AND LICENSED ELECTRICIAN RESPECTIVELY. 16. ALL FIRE RATED PARTITIONS SHALL BE CARRIED THROUGH EXISTING CEILING TO THE UNDERSIDE OF THE EXISTING STRUCTURE ABOVE, WHICH INCLUDES THE METAL STUDS AND GYPSUM WALLBOARDS ON BOTH SIDES. 17. FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF SUB-ARTICLE 1005.0 OF THE NEW YORK CITY BUILDING CODE. AN AFFIDAVIT WILL BE REQUIRED FROM THE PRODUCER OF THE STEEL CERTIFYING THAT ALL STEEL MEETS THE REQUIREMENTS AS DEFINED IN SECTIONS C26-1005.0 TO C26-1005.3 INCLUSIVE, OF THE NEW YORK CITY BUILDING CODE. 18. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM-A36. 19. CONTRACTOR SHALL PROVIDE TEST REPORTS AND CERTIFICATES OF CONCRETE, STEEL, EQUIPMENTS. ALL MATERIALS AND EQUIPMENT MUST BE APPROVED BY AUTHORITY HAVING JURISDICTION. 20. ALL STEEL MEMBERS SHALL HAVE MINIMUM ONE SHOP COAT OF RUST-RESISTANT PRIMER AND FIELD TOUCH-UP. FINISH COAT OF PAINT FOR ALL EXPOSED MEMBERS.</p>															
K	<p><b>PARTITION NOTES:</b></p> <p>01. ALL FIRE RATED PARTITIONS INCLUDING TAPING AND FINISHING OF GYP. BOARD FACES SHALL BE IN ACCORDANCE WITH MANUFACTURER DIRECTIONS FOR ACHIEVING SPECIFIED RATING. ALL OPENINGS, GAPS, ETC. SHALL BE FILLED WITH APPROVED FIRE SAFING. ALL MECHANICAL/ELECTRICAL PENETRATIONS SHALL CONFIRM TO ALL CODES GOVERNING SUCH PENETRATIONS. 02. THE PARTITIONS DETAILED WITH SPECIFIC S.T.C. RATINGS AND FIRE RESISTIVE RATING ARE THE STANDARD TESTED SYSTEMS PUBLISHED BY UNITED STATES GYPSUM COMPANY, EXCEPT AS EXCEEDED BY THESE DRAWINGS AND THE MANUFACTURER'S PUBLISHED SPECIFICATIONS AND DETAILS TO ACHIEVE THE REQUIRED S.T.C. AND FIRE RESISTIVE RATINGS. 03. INCREASE STUD THICKNESS WHERE REQUIRED FOR HANGERS, ELECTRIC PANELS, FIRE HOSE CABINETS, PLUMBING LINES, ELECTRICAL CONDUIT AND SIMILAR ITEMS. VERIFY LOCATIONS WITH THE OTHER CONTRACTORS AND REVIEW FURRED AREAS IN ADDITION TO THOSE SHOWN ON THE DRAWINGS WITH ARCHITECT PRIOR TO INSTALLATION. 04. INSTALL BACKING PLATES AT WALLS AND CEILINGS FOR ATTACHMENT OF ALL FIXTURES, EQUIPMENT, WALL MOUNTED LIGHT FIXTURES, CHANDELIERS, CANOPIES, DRAPERY TRACKS, VALANCES, CABINETS AND SIMILAR ITEMS. THE DRYWALL CONTRACTOR IS RESPONSIBLE TO SEE THAT THE VARIOUS OTHER TRADES SUBMIT THEIR SHOP DRAWINGS AND SPECIAL DETAILS AND THE BACKING PLATES IN AMPLI TIME FOR INSTALLATION. BACKING PLATES SHALL BE 6" WIDE MINIMUM X 16 GAUGE SHEET METAL. BACKING PLATES SHALL BE LONG ENOUGH TO COVER AT LEAST 3 STUDS AND SHALL BE ATTACHED TO EACH STUD AT TOP AND BOTTOM OF PLATE. 05. PARTITIONS AND CEILINGS SHALL BE PLUMB, LEVEL AND/OR TRUE TO INTENDED LINE IN ACCORDANCE WITH TOLERANCES IN THE SPECIFICATIONS OR THE RECOMMENDED TRADE STANDARD, WHICHEVER IS MORE STRINGENT. 06. MAXIMUM ALLOWABLE PARTITION HEIGHTS ARE SHOWN ON THE DETAILS AND IN UNITED STATES GYPSUM PUBLICATIONS AND DETAILS. WHERE SPECIFIC CONDITIONS REQUIRE GREATER HEIGHTS, ANY OR ALL OF THE FOLLOWING SHALL BE DONE: - INCREASE STUD THICKNESS. - DECREASE STUD SPACING, AND/OR - BRACE PARTITION TO THE BUILDING STRUCTURE ABOVE THE ADJACENT CEILINGS. 07. DEMISING WALLS, PLENUMS, SHAFTS, 283 HOUR FIRE RESISTIVE RATED PARTITIONS AND OTHER FULL HEIGHT PARTITIONS SHALL EXTEND FROM THE FLOOR SLAB TO THE FLOOR OR ROOF SLAB ABOVE. 08. TAPE AND FILL JOINTS AND SEAL SPERMES OF SHAFTS AND PLENUMS SO THAT ASSEMBLIES ARE AIR TIGHT. 09. INCREASE GYPSUM BOARD THICKNESS BEHIND ELECTRICAL PANELS AS REQUIRED BY CODE. 10. ALL GYPSUM BOARD SHALL BE 1/2" TYPE "X" OR TYPE "C" -WATER RESISTANT.</p>															
J	<p><b>CONSTRUCTION NOTES:</b></p> <p>01. CONTRACTOR SHALL POST ALL REQUIRED WORK PERMITS AND ORIGINAL APPROVED DRAWING ON SITE FOR INSPECTIONS. NO WORK SHALL BE STARTED WITHOUT WORK PERMIT. 02. FIVE DAYS PRIOR TO WRITTEN NOTICE OF PERMIT APPLICATION SHALL BE GIVEN TO THE OWNERS OF ALL ADJOINING LOTS, BUILDINGS AND SERVICE FACILITIES WHICH MAY BE AFFECTED BY THE FOUNDATION WORK ON EARTH WORK OPERATIONS. SEC. C26-112.3 03. LICENSED ARCHITECT OR PROFESSIONAL ENGINEERS SHALL BE RETAINED BY THE BUILDING OWNER FOR REQUIRED CONTROL INSPECTIONS AND SITE STRUCTURAL AND SITE/NEIGHBOR PROPERTY PROTECTION DESIGN/INSPECTION SUCH AS UNDERPINNING, SHORING, BRACING AND SHEETING. DEMOLITION WORK SHALL BE OFFICIALLY INSPECTED AND SIGNED OFF PRIOR TO NEW EXCAVATION AND FOUNDATION WORK. 04. THE ARCHITECT OR ENGINEER OF RECORD SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO FOUNDATION CONSTRUCTION COMMENCEMENT FOR SITE AND SOIL BEARING INSPECTION. SEC. C26-1112.5 05. WHEN EXCAVATION ARE 5'-0" OR GREATER IN DEPTH FROM THE LEVEL OF ADJACENT GROUND, THE SIDES SHALL BE PROVIDED WITH ADEQUATE SHEETING, SHORING AND BRACING PER SEC. C26-1903.2(A). PROPERTY OWNER OR GENERAL CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER TO DESIGN AND INSPECTION SUCH PROTECTION SYSTEM. 06. PROVIDE GUARD RAILS OR FENCE AT EXCAVATIONS AS PER SEC. C26-1903.2(C). 07. EXCAVATIONS SHALL BE SUBSTANTIALLY KEPT FREE OF WATER AND EARTH COLLAPSE DURING FOUNDATION CONSTRUCTION PER SEC. C26-1105.5. 08. PLAIN CONCRETE NOTES: A. PLAIN CONCRETE NOTES- PROPORTIONED ON THE BASIS OF CALCULATED STRESSES LESS THAN 70% OF BASIC ALLOWABLE. 10-1. INSPECTION OF MATERIALS AND ASSEMBLIES. TABLE 10-2. INSPECTIONS OF METHODS OF CONSTRUCTIONS, BUILDING CODE; TABLE 1002 (A)-ALLOWABLE STRESSES IN CONCRETE. ACT STANDARD BUILDING CODE REQUIREMENTS FOR- REINFORCED CONCRETE - (ACI 318-71). STRESSES IN CONCRETE ARE COMPUTED ON THE BASIS OF WORKING STRESS DESIGN. B. CONCRETE, MATERIALS, DESIGN AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF REFERENCE STANDARDS RS 10-3, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)", AS NOTED BY NEW BUILDING CODE. C. CONCRETE IS TO BE PROVIDED ON THE BASIS OF A MIX IS TO EXHIBIT A STRENGTH AT LEAST 25% HIGHER THAN THE SPECIFIED VALUE. MINIMUM CEMENT FACTOR TO COMPLY WITH TABLE 10-3. PRELIMINARY TESTS AS A BASIS FOR A PRE-QUALIFIED MIX TO COMPLY WITH C26-1004.3 A.3. QUALITY CONTROL OF CONCRETE IS TO BE PROVIDED AT THE BATCH PLANT. THE RESULTS OF QUALITY CONTROL AND INSPECTION ARE TO APPEAR ON THE TICKET ACCOMPANYING EACH LOAD OF CONCRETE C26-1004.3 A. D. COMPRESSIVE STRENGTH OF CONCRETE IS TO BE 3,500-4,000 PSI AT 28 DAY DRYING DURATION, UNLESS OTHERWISE SPECIFIED. E. THREE CYLINDERS SHALL BE TESTED PER FIFTY CUBIC YARDS OR FRACTION THEREOF POURED ON ANY DAY. F. MAXIMUM TENSION IN FOOTING OF PLAIN CONCRETE IS TO BE 70% OF 1.6 P.C. SEC. 2307 (ACI 318-71). G. SHEAR IN FOOTING NOT TO EXCEED 70% OF 2'C WHICHEVER IS LOWER AS SPECIFIED IN SEC. 1201-1207 (ACI 318-71). H. THE RATIO OF UNSUPPORTED HEIGHT TO THICKNESS OR THE RATIO OF UNSUPPORTED LENGTH TO THICKNESS (WHICHEVER IS GREATER) FOR PLAIN CONCRETE WALLS SHALL NOT EXCEED 20. PLAIN CONCRETE WALLS SHALL BE SO PROPORTIONED THAT THE TENSILE STRESS DOES NOT EXCEED 70% OF 1.6P.C AND THE ALLOWABLE STRESS IN COMPRESSION SHALL BE 70% OF 0.25 F'C FOR WALLS HAVING A RATIO OF HEIGHT TO THICKNESS OF 20. SEC. 2204 (ACI 318-71), AS ADDED BY NEW BUILDING CODE. I. CONCRETE MATERIAL FOR SHORT SPAN FLOOR CONSTRUCTION TO COMPLY WITH C26-1004.8. J. CONCRETE THAT IS TO BE SUBJECT TO FREEZING TEMPERATURES WHILE WET SHALL HAVE A WATER-CEMENT RATIO NOT EXCEEDING 6 GALLONS PER BAG AND IT SHALL CONTAIN ENTRAINED AIR. SEC. 501 (C)-1101.6. K. EXISTING BORINGS ARE TO BE UTILIZED IN ACCORDANCE WITH C26-1101.6. L. SUPERINTENDENT, OF CONSTRUCTION OR ARCHITECT OR ENGINEER RETAINED BY OWNER ACCEPTABLE TO APPLICANT OF RECORD SHALL FILE SIGNED COPIES OF ALL INSPECTIONS AND TEST REPORTS WITH THE BUILDING DEPARTMENT INDICATING COMPLIANCE WITH CODE REQUIREMENTS. - C26-106.3B. 09. FOUNDATION WALLS TO BE OF PLAIN CONCRETE. SEE NOTE 8, OR APPROVED SOLID LOAD BEARING CONCRETE BLOCKS TO GRADE IN ACCORDANCE WITH CODES AND INDUSTRY STANDARDS. 10. ALL FOOTINGS TO BE CARRIED AT LEAST 4'-0" BELOW ADJACENT FINISHED GROUND LEVEL, BELOW HOUSE DRAINS AND DOWN TO VIRGIN SOIL (FOR PILES, SEE ENGINEER DRAWINGS). FOUNDATION AND FOOTING AND CELLAR SLABS TO BE CONSTRUCTED FREE OF WATER AND DAMP AND INSECTS INFESTATION. 11. FINISHED MATERIALS, INCLUDING PAINTING, WALL COVERINGS, FLOORING, CEILING ETC., SHALL MEET THE BUILDING CODES AND INDUSTRY STANDARDS APPROVED BY AUTHORITY HAVING JURISDICTION.</p>															
H	<p><b>HOUSE MAINTENANCE CODE NOTES:</b></p> <p>(APPLICABLE TO ALL CATEGORY OF RESIDENTIAL CONSTRUCTION AND RENOVATION) 01. PAINTING OF PUBLIC PARTS AND WITHIN DWELLING TO COMPLY WITH SEC. D26-12.01 H.M.C. &amp; sec. 80 M.D.L. 02. PAINTING OF WINDOW FRAMES AND FIRE ESCAPES TO COMPLY WITH SEC. D26-12.03 H.M.C. 03. WALLS OF COURTS AND SHAFTS TO BE OF A LIGHT COLORED SURFACE AS PER SEC.D26-12.03 H.M.C. &amp; SEC. 29 M.D.L. 04. PREMISES TO BE MAINTAINED AND KEPT FREE OF ROYDENT AND INFESTATION AS PER SEC. D26-13.03 AND D 26-13.05 H.M.C. 05. RECEPTACLES FOR COLLECTION OF WASTE MATTER TO BE PROVIDED AS PER SEC. D26-14.03, D26-14.05 H.M.C. &amp; SEC. 91 M.D.L. 06. DRAINAGE OF ROOFS, COURTS AND YARDS TO COMPLY WITH SEC. D26-16.03 H.M.C. &amp; SEC. 77 SUBD.3 M.D.L. 07. YEARLY INSPECTIONS OF CENTRAL HEATING PLANT BY QUALIFIED PERSON TO BE MADE AS PER SEC. D25-17.05 H.M.C. CENTRAL HEAT AND HOT WATER TO BE PROVIDED AS PER SEC 79 SUBD.1. M.D.L. 08. PROPER ELECTRICAL LIGHTING EQUIPMENT WITHIN DWELLING TO BE PROVIDED AND MAINTAINED AS PER SEC. D26-19.01, D26-19.03, D26-19.05 H.M.C. 09. PROPER ELECTRIC LIGHTS TO BE PROVIDED NEAR ENTRANCE WAYS, YARDS AND COURTS AS PER SEC. D26-19.07 H.M.C. SEPARATE CIRCUIT OR CONNECTED TO HOUSE LINE SERVICING PUBLIC HALLS, AND IN ACCORDANCE WITH REQUIREMENTS AND APPROVAL OF THE DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY. AS PER SEC. 35 &amp; SEC. 26 SUBD. 7A M.D.L. &amp; DEPARTMENT RULES AND REGULATIONS. 10. BOARD OF STANDARDS AND APPEALS APPROVED PEEPHOLES APPROXIMATELY 5 FEET ABOVE FINISHED FLOOR TO BE PROVIDED IN ENTRANCE DOORS OF DWELLING UNITS AS PER SEC. D26-20.01 H.M.C. &amp; DEPARTMENT RULES AND REGULATIONS. 11. PROPERLY MOUNTED AND SECURED POLISHED METAL VIEWING MIRRORS TO BE PROVIDE WITHIN SELF SERVICE ELEVATORS AS PER SEC. D26-20.03 H.M.C. &amp; DEPARTMENT RULES AND REGULATIONS. 12. KEY LOCK IN THE ENTRANCE DOOR 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. 13. APPROVED TYPE NAIL RECEPTACLES AND DIRECTORY OF PERSONS LIVING IN DWELLING TO BE PROVIDED AS PER SEC. D26-21.01 H.M.C. &amp; REGULATIONS OF POST OFFICE DEPARTMENT &amp; SEC. 57 M.D.L. 14. PROPER FLOOR LINES TO BE PROVIDED IN PUBLIC HALL, NEAR STAIRS AND ELEVATOR AND WITHIN STAIR ENCLOSURE AS PER SEC. D26-21.03 H.M.C. &amp; DEPARTMENT RULES &amp; REGULATIONS. 15. PROPER HOUSE NUMBERS TO BE PROVIDED IN FRONT OF THE DWELLING AS PER SEC. 82(3)-1.0 ADMINISTRATIVE CODE. SEC. D26-21.05 H.M.C. &amp; RULES AND REGULATIONS OF BOROUGH PRESIDENT. 16. PROPER JANITORIAL SERVICES TO BE PROVIDED AS PER SEC. D26-22.03 &amp; D26-22.05 H.M.C. FOR MULTIPLE DWELLINGS. 17. EVERY KITCHEN AND KITCHENETTE TO BE PROVIDED WITH SINK HAVING MINIMUM 2 INCH WASTE AND TRAP AS PER SEC. D26-32.01 H.M.C. 18. ALL COMBUSTIBLE MATERIALS WITHIN ONE FOOT OF COOKING APPARATUS TO BE PROPERLY FIRE RETARDED AND MINIMUM 2 FEET CLEARANCE MAINTAINED ABOVE EXPOSED COOKING SURFACE. COMBUSTIBLE MATERIAL BETWEEN 2 FEET AND 3 FEET ABOVE EXPOSED SURFACE TO BE FIRE RETARD SEC. D26-32.05 H.M.C. &amp; DEPARTMENT RULES &amp; REGULATIONS &amp; SEC. SUBD.3 M.D.L. (SEE M.D.NOTES #2) 19. NO KITCHEN SHALL BE OCCUPIED FOR SLEEPING PURPOSES. SEC. D26-33.05 H.M.C. 20. REGISTRATION STATEMENT TO BE FILES AS PER SEC. D26-41.01 &amp; D26-41.03 H.M.C. 21. REGISTRATION IDENTIFICATION SIGN CONTAINING DWELLING SERIAL NUMBER TO BE POSTED AS PER SEC. D26-41.15 H.M.C. 22. IDENTIFICATION OF MANAGING AGENT OR OWNER TO BE INDICATED ON TENANTS' RENT RECEIPT AS PER SEC. D26-41.17 H.M.C. 23. ALL BATHROOM, TOILETS AND BATHING COMPARTMENTS TO HAVE CERAMIC TILE FLOOR AND 4" MIN. CERAMIC TILE BASE. WALL AND CEILING PLASTER, AS PER SEC. 76 M.D.L. &amp; SEC. D26-31.03 H.M.C. 24. ALL DOORS LEADING TO PUBLIC HALL SHALL BE FIRE PROOFING SELF CLOSING, (FPSC), NO TRANSOMS OR PLAIN GLASS PANEL IS PERMITTED. ALL PUBLIC HALL OR CORRIDOR TO BE 2 HOUR FIRE RATINGS. 25. BUILDING TO COMPLY WITH SEC. 64 M.D.L. GAS METERS, GAS APPLIANCES AND ARTIFICIAL LIGHTING. 26. MIN HABITABLE ROOM SIZE TO BE 8'X10' MIN. CLEARANCE, MIN. CEILING HEIGHT TO BE 8'-0" UNLESS OTHERWISE SPECIFIED IN APPROVED PLANS. 27. ALL SECOND MEANS OF EGRESS SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION AND RENOVATION WORK. ALL EXISTING FIRE ESCAPES SHALL BE PROTECTED FREE CLEARANCE TO SAFE DISCHARGE TO STREET AT ALL TIME.</p>															
G	<p><b>SMOKE DETECTOR NOTES:</b></p> <p>EXISTING SMOKE/CARBON MONOXIDE DETECTOR TO REMAIN. 01. DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE/CARBON MONOXIDE DETECTING DEVICE RECEIVING PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT. 02. THE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED EITHER BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC INSPECTIONS OR PRODUCTION OF LISTED EQUIPMENT <b>AND</b> WHOSE LISTING STATES THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS. 03. <b>NO</b> DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE IONIZATION CHAMBER OF PHOTO ELECTRIC TYPE SUCH DEVICES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF REFERENCE STANDARDS RS17-1.</p>															
F	<p><b>ELECTRICAL NOTES:</b></p> <p>01. ALL WORK SHALL CONFORM TO NYC ELECTRICAL CODE &amp; LOCAL REGULATION &amp; SHALL BE PERFORMED BY LICENSED ELECTRICIAN. 02. CONTRACTOR SHALL EXAMINE THE EXISTING ELECTRICAL PANEL IF ANY &amp; TEST ALL THE EXISTING CIRCUITS &amp; LIGHTS. CONTRACTOR SHALL INDICATE THE NEW CIRCUIT CONNECTIONS TO EXISTING CIRCUITS. 03. LICENSED ELECTRICAL CONTRACTOR SHALL FILE AND OBTAIN WORK PERMITS AND ARRANGE OFFICIAL INSPECTIONS. 04. VERIFY WITH OWNER'S EQUIPMENT FOR THE REQUIRED ELECTRICAL SERVICE. 05. ALL CONDITIONS SHALL BE CONCEALED IN WALLS OR CEILING.</p>															
E	<p><b>SPECIAL FLOOD HAZARD AREA NOTE:</b></p> <p>PROPERTY IS NOT IN SPECIAL FLOOD HAZARD AREA, ZONE X, PER EFFECTIVE 2007 FIRM AND PROPERTY IS NOT IN SPECIAL FLOOD HAZARD AREA PER PRELIMINARY FLOOD MAPS RELEASED IN 2015.</p>															
D	<p><b>FIRESTOPPING NOTES:</b></p> <p>01. CONCEALED SPACES, (EXCEPT SHAFTS AND SPRINKLED SPACES) WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES ETC. THAT WOULD PERMIT THE PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER OR ROOF SPACE, OR FROM ONE CONCEALED AREA TO ANOTHER SHALL BE FIRESTOPPED TO FORM AN EFFECTIVE DRAFT BARRIER OR SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL PER CB-504.7 02. EXTERIOR CORNERS AND EAVES SHALL BE FIRESTOPPED AT THE ENDS OF PARTY WALLS. 03. NON-COMBUSTIBLE FIRESTOPPING SHALL BE USED IN FIRE DIVISIONS, FIREPLACES, FLUES, AND CHIMNEYS. 04. ALL SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE FIRESTOPPED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLES 5.</p>															
C	<p><b>NOES</b></p> <p>Sheet Date: 07/21/22 Project number: 22015 Date: Drawn by: Checked by:</p>															
B	<p><b>G-003.00</b></p> <p>SEAL</p> <p>DOB APPROVAL</p> <p>Q08044789-11</p> <p>Juan Julio Garcia APPROVED Date: 12/10/2024</p> <p>REGISTERED ARCHITECT WILSON WEI - SHIH CHAO STATE OF NEW YORK 03223</p> <p>Q08044789-11</p>															
A	<p>Sheet: 07 of 35</p> <p>11/22/2024 4:10:06 PM</p>															









2 Second Floor Plan - Callout  
 3/4" = 1'-0"

1 Second Floor Plan  
 3/8" = 1'-0"

Living/Dining Room  
 Area: 303 SF  
 Light: 152 SF > 10%  
 Air: 42 SF > 5%

Bedroom  
 Area: 143 SF  
 Light: 20 SF > 10%  
 Air: 8 SF > 5%

New electrical hot water heater  
 and ventless electrical dryer.  
 See plumbing drawing for  
 location of floor drain

No.	Revision Description	Date
1	Revised as per DOB comments	04/01/2024
2		
3		
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Project Address:  
 86-04 130 STREET  
 RICHMOND HILL,  
 NY 11418  
 Project Name:

SECOND FLOOR PLAN

Sheet Date: 08/04/22

Project number: 22015

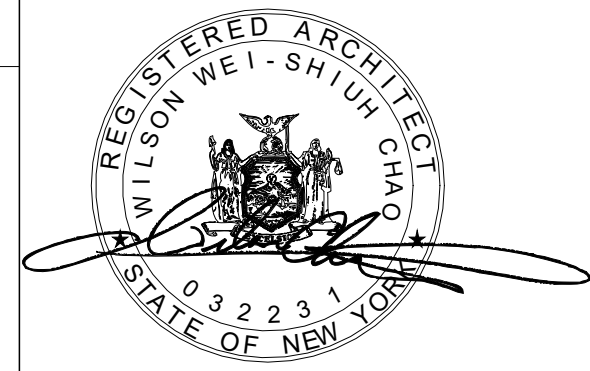
Date:

Drawn by:

Checked by:

1 A-200.00  
 2 Z-001.00  
**A-102.00**

SEAL



DOB APPROVAL



Q08044789-11

Sheet: 11 of 35



















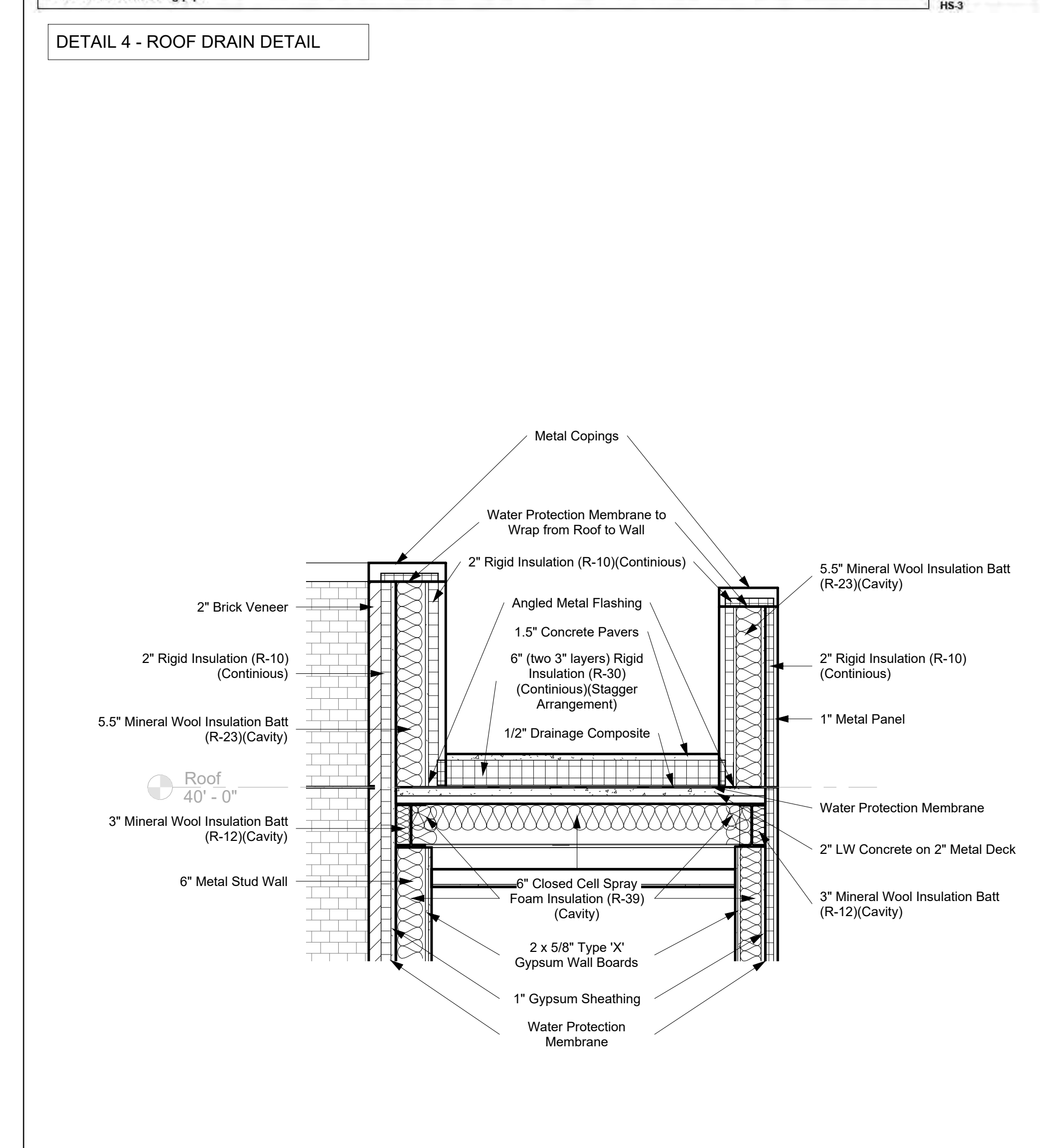
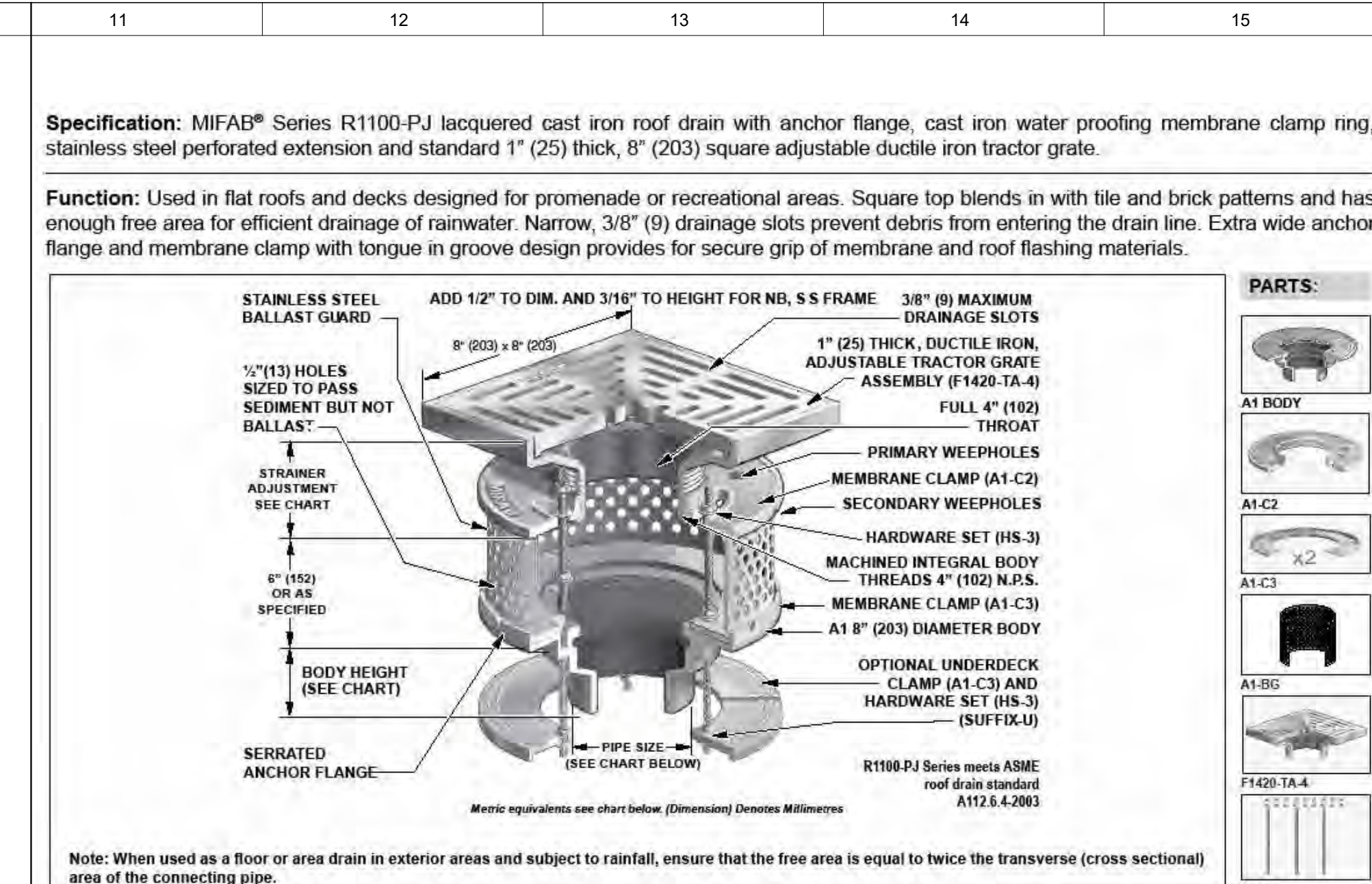
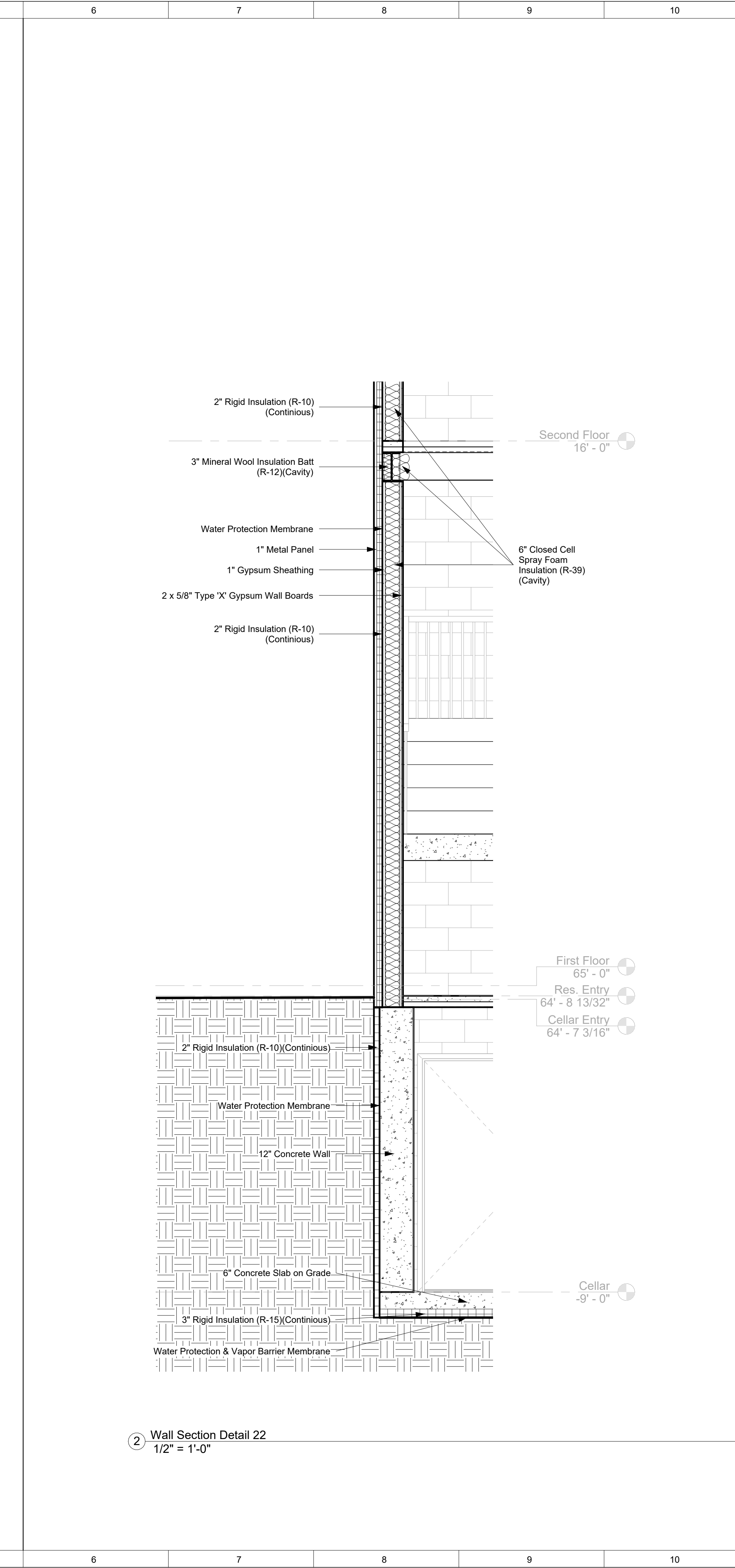
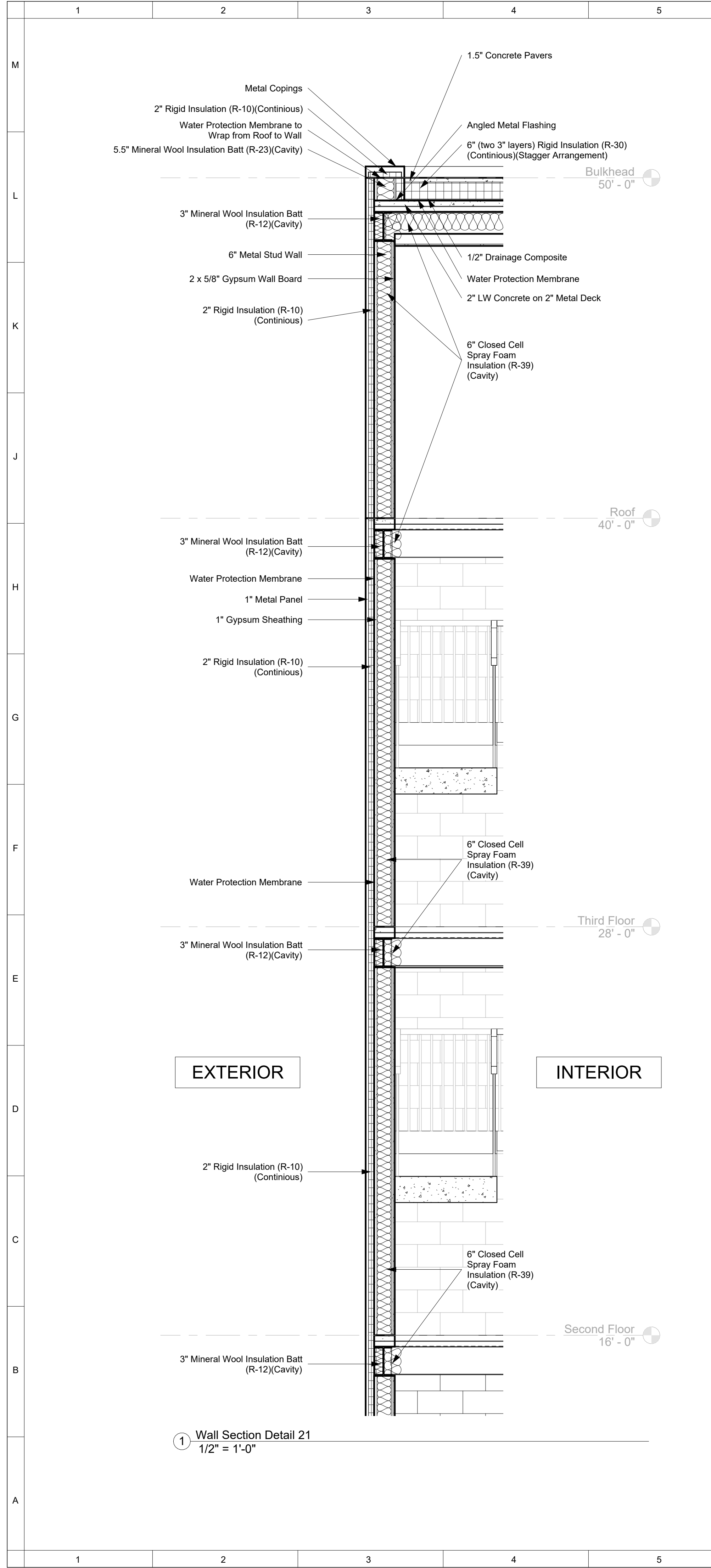












No.	Revision Description	Date
1	Revised as per DOB comments	04/01/2024

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Project Address:  
**86-04 130 STREET**  
**RICHMOND HILL,**  
**NY 11418**  
 Project Name:

**DETAILS**

Sheet Date: 08/04/22  
 Project number: 22015  
 Date:  
 Drawn by: Author  
 Checked by: Checker

**A-505.00**

SEAL

DOB APPROVAL

Q08044789-11

**Juan Julio Garcia**  
 APPROVED  
 Date: 12/10/2024

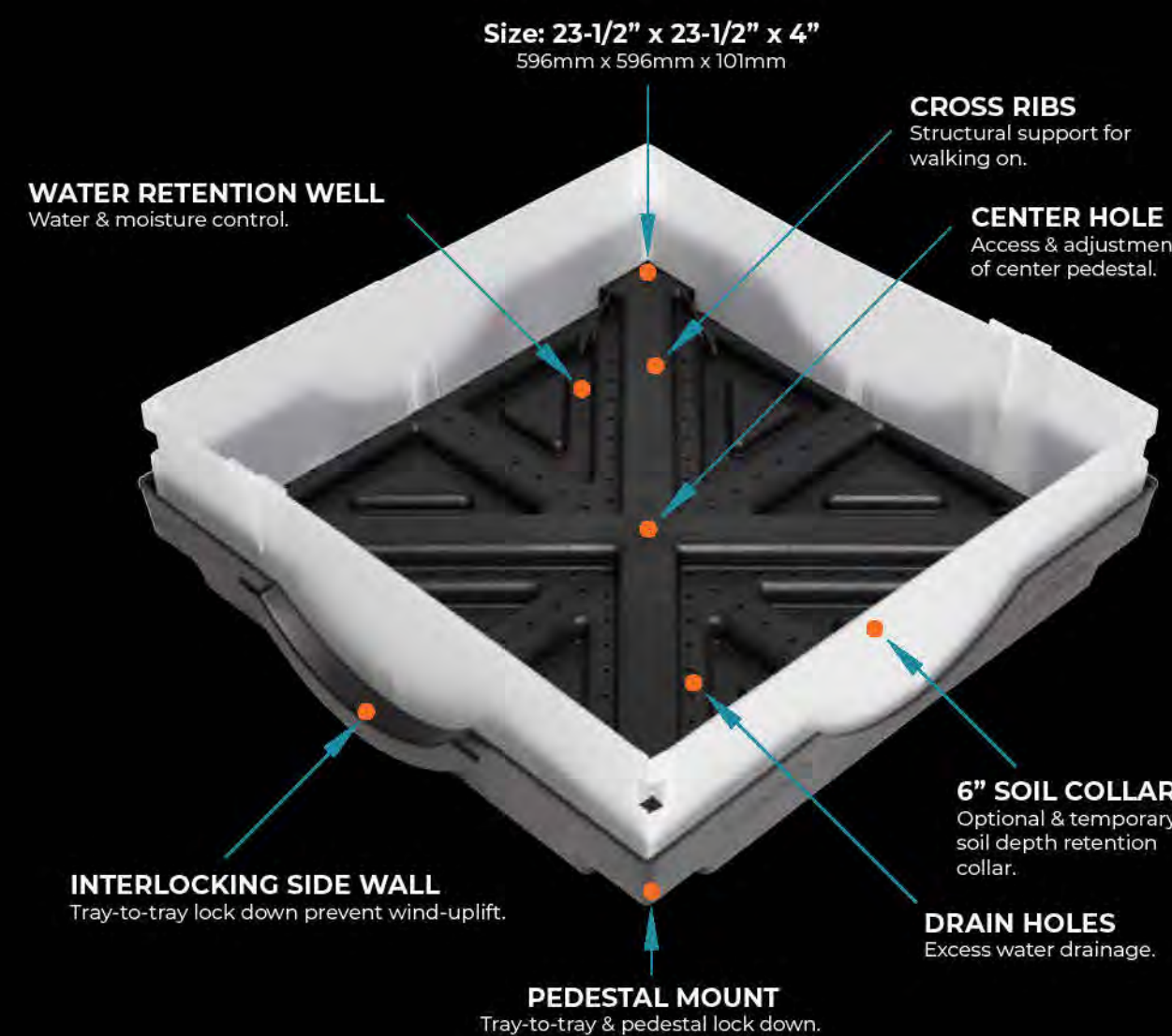
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 03223

Q08044789-11

Sheet: 26 of 35



PERFORMANCE & FUNCTIONALITY



### Plant-Tray™ Engineered for long-term growth.

Tile Tech's Plant-Tray™ Systems have made rooftop gardens easier than ever. Not only are they a beautiful addition to typically underutilized space, green roofs provide cost savings, environmental public health benefits.

Our systems are designed with interlocking side walls to prevent wind uplift, while cross ribs add structural support for easy access. Otherwise known as modular living roof or green

roof system, our engineered trays, used in conjunction with our adjustable pedestals on roof decks, can integrate seamlessly with our elevated paver and wood deck tiles products resulting in a stunning and versatile green rooftop setting.

Plant-Tray™ Systems can be utilized with various plant assortments to meet your specific design needs and climate, resulting in the natural beauty of living plants and long-term growth.

- LIGHT WEIGHT
- EASY TO INSTALL
- EASY TO REMOVE AND INSPECT
- LOAD BEARING
- VERSATILE INSTALLATION
- RESISTANT TO FROST
- RESISTANT TO FIRE.
- RESISTANT TO THERMAL SHOCK

#### Introducing the Tile Tech® Plant-Tray™ System.

**Single Model Design**  
 Nominal Size: 24" x 24"  
 Actual Size: 23-1/2" x 23-1/2" (596mm x 596mm)  
 Depth: 4" (101mm)  
 Weight: 3 lbs./Sq.Ft.

**Design Flexibility**  
 Modular plant trays are designed as a "Plug and Play" to the rest of the Tile Tech systems. Use our Aluminum L-Metal Edging to create an integrated plant and paver design!

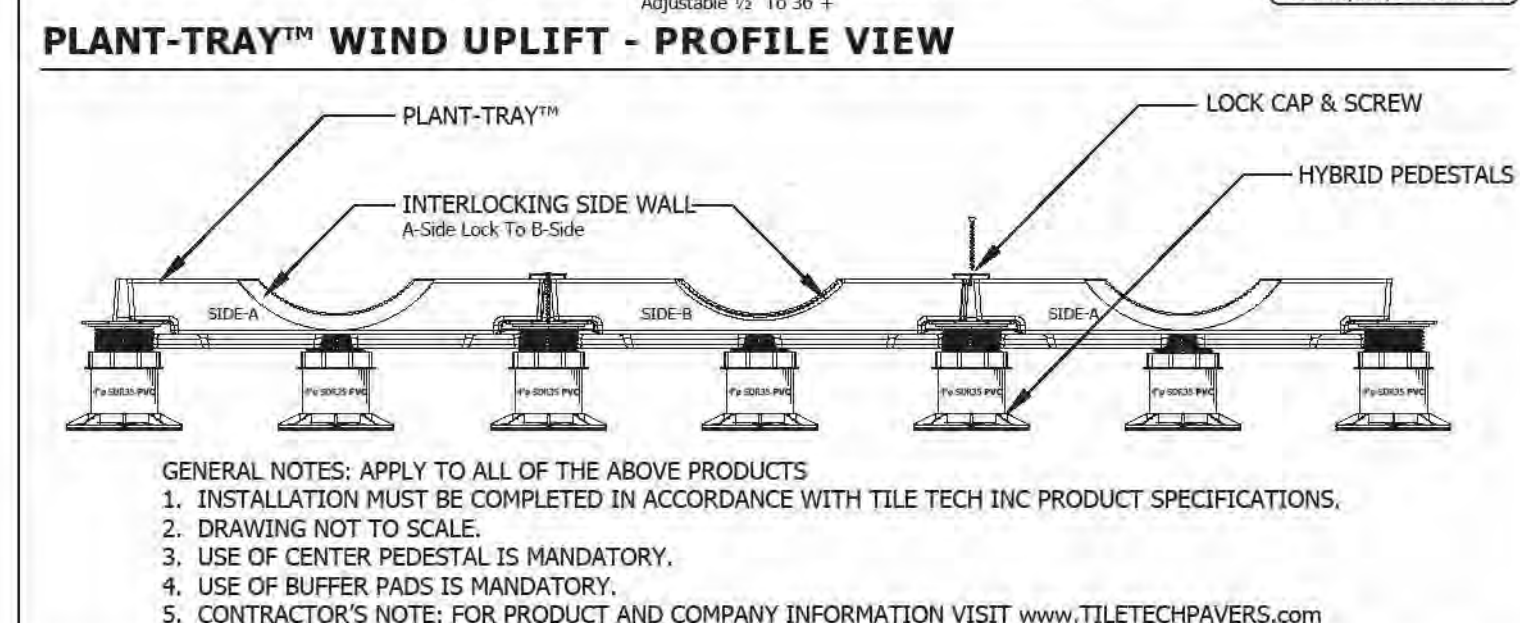
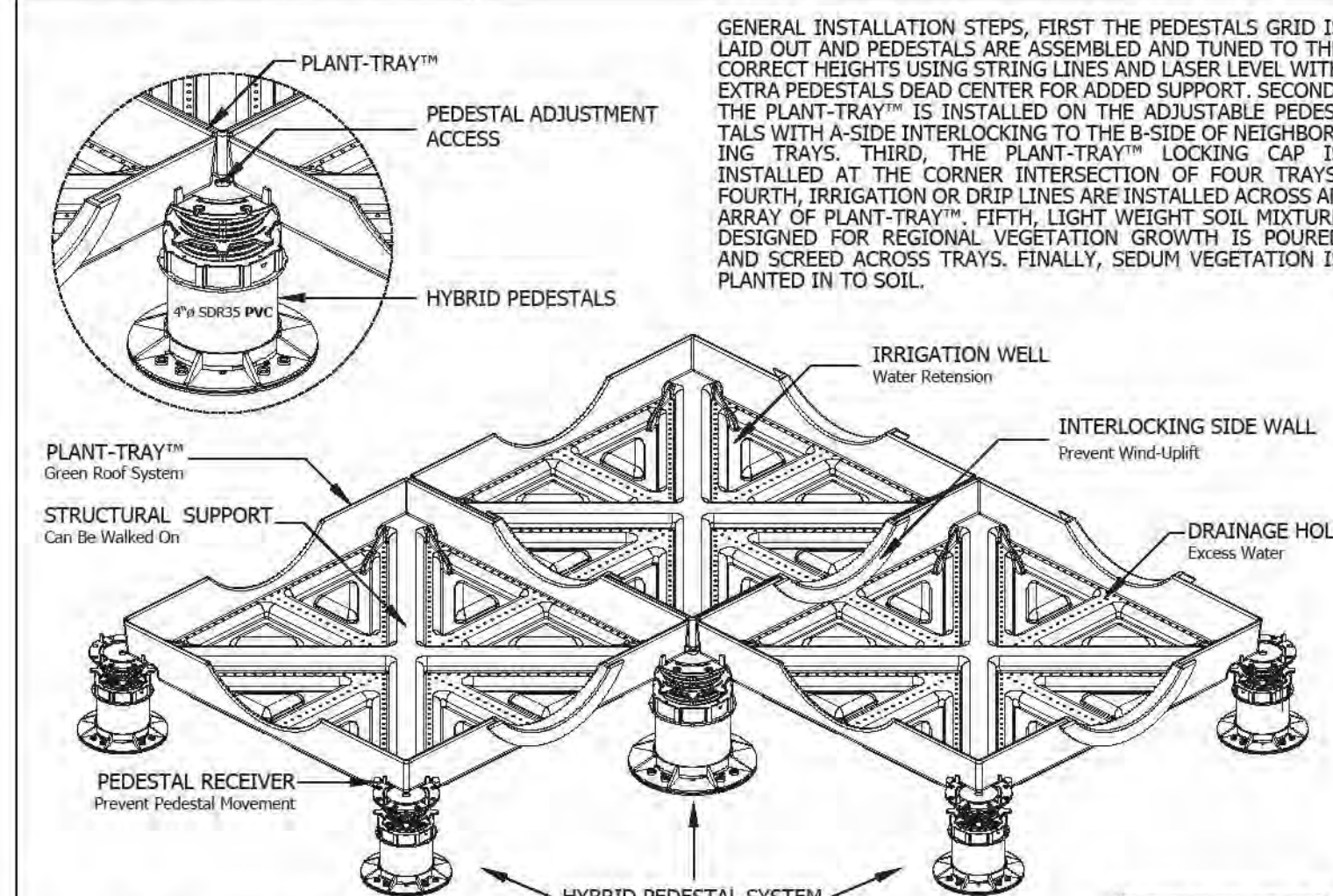
#### Sustainability and Energy Performance

- Plant-Tray™ systems reduce roof temperatures, helping to cool buildings and reduce heating and cooling bills.
- Reduced and regulated rainfall runoff into stormwater drains.
- Increased plant biodiversity that provides a habitat for insects and birds.
- Protection of the roof membrane, which increases the life of the roof.
- Lowered local air temperature through evapotranspiration, which reduces the urban heat island effect.

**Interlocking Side Walls**  
 Tile Tech's unique "lock down" design prevents wind uplift on rooftop applications.



#### PLANT-TRAY™ GREEN ROOF SYSTEM



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### Plant-Tray™ Green Roof System.

Tile Tech's Plant-Tray™ Green Roof System is an innovative solution that brings nature to urban environments. Offering a range of advantages for both the building and the surrounding ecosystem, they are designed to support the growth of vegetation as well as provide numerous environmental and aesthetic benefits.



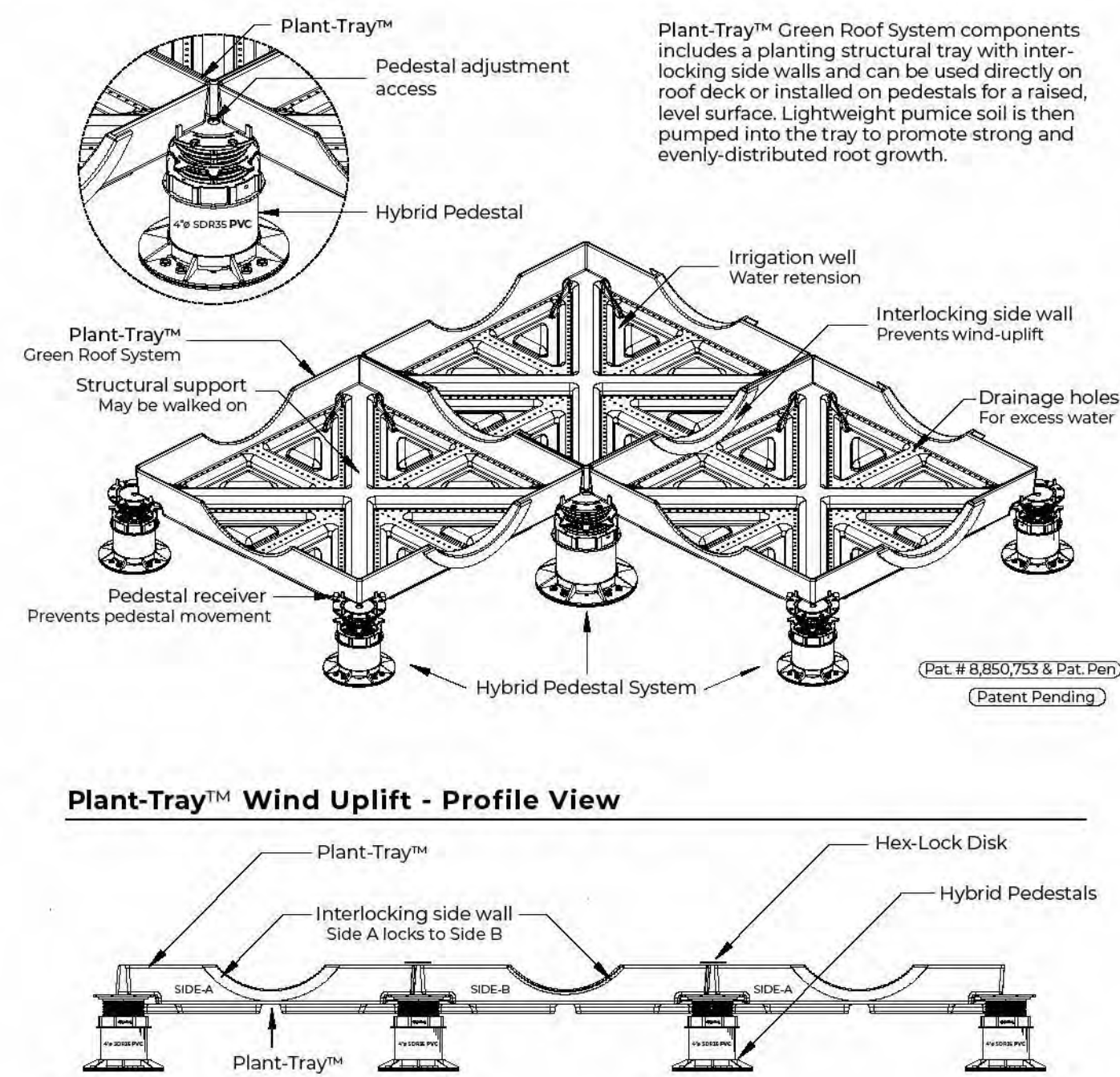
### Landscape systems flourish with Plant-Tray™

Welcome to Tile Tech's latest evolution of multi-layered landscaped systems. These cutting-edge systems are meticulously crafted to be seamlessly integrated into your rooftop, extending from wall-to-wall to provide optimal protection and functionality.

**Platform-Based Landscape Systems** ingeniously introduces a secondary rooftop deck, enhancing the structural strength of your building. Once in place, this platform provides a solid foundation for a variety of designs, accommodating both single and combined landscape options within a single area.

**Monolithic Platform-Based Landscape Systems** offer exceptional flexibility for both live plants or decorative aggregate alongside porcelain and wood tiles, seamlessly adapting to changes in roof pitches, and capable of working on both flat and sloped roofs, ranging from 0 to 30 degrees.

Their adaptability to shifting climate conditions ensures a lasting and sustainable solution for the lifespan of your structure.



SOIL COMPOSITE DETAILS IN PLANT TRAY

No.	Revision Description	Date
1	Revised as per DOB comments	04/01/2024

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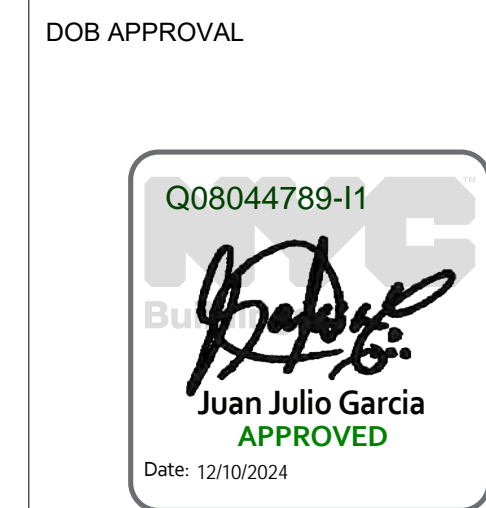
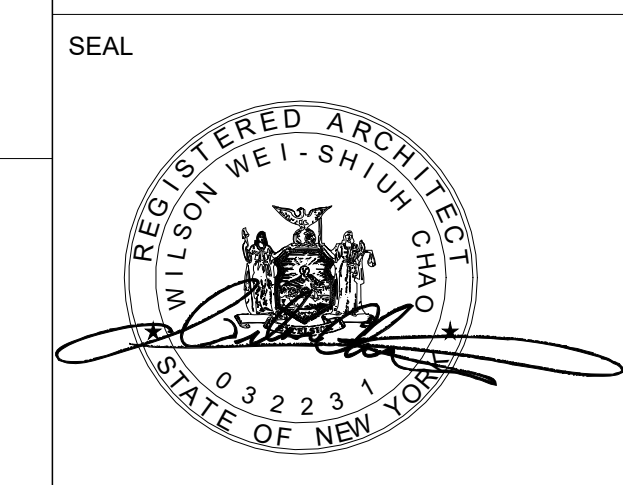
This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

Project Address:  
**86-04 130 STREET**  
**RICHMOND HILL,**  
**NY 11418**  
 Project Name:

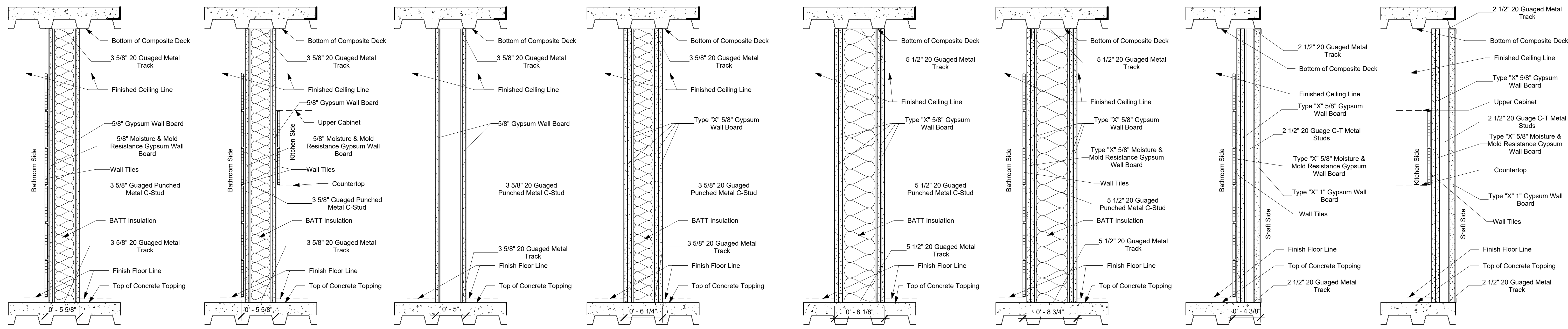
Roof Plant-Tray Tile Details

Sheet Date: 08/04/22  
 Project number: 22015  
 Date  
 Drawn by: Author  
 Checked by: Checker

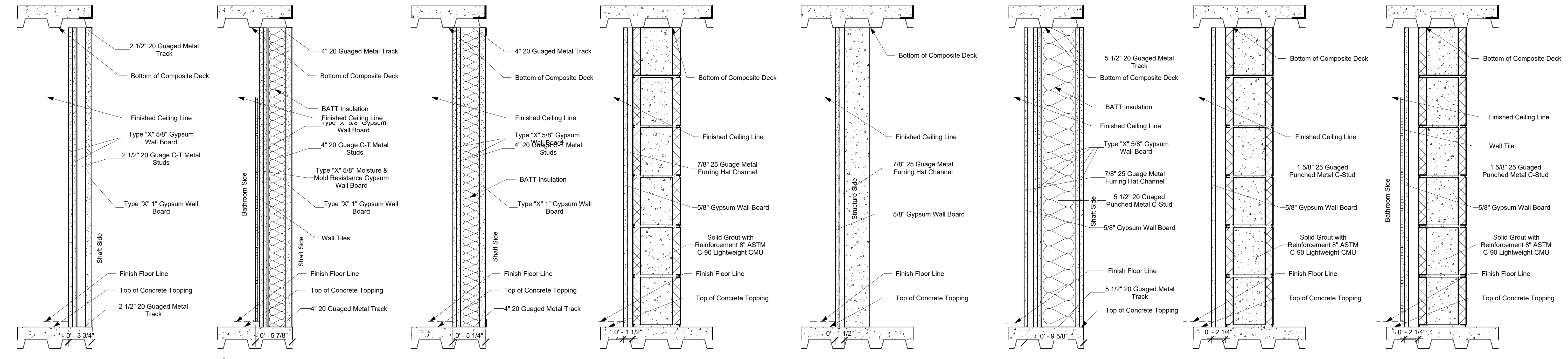
**A-507.00**



Q08044789-11



No.	Revision Description	Date
	Revised as per DOB comments	04/01/2024
01	UL - None Fire Rating - None STC - 49	
01a	UL - None Fire Rating - None STC - 49	
02	UL - None Fire Rating - None STC - 38	
03	UL - U419 Fire Rating - 2 hours STC - 53	
04	UL - U419 Fire Rating - 2 hours STC - 53	
05	UL - U419 Fire Rating - 2 hours STC - 53	
06	UL - U415 Fire Rating - 2 hours STC - 37	
06a	UL - U415 Fire Rating - 2 hours STC - 37	



07	UL - U415 Fire Rating - 2 hours STC - 37	
08	UL - U415 Fire Rating - 2 hours STC - 51	
09	UL - U415 Fire Rating - 2 hours STC - 51	
10	UL - U912 Fire Rating - 4 hours STC - 55	
11	UL - None (Furring Only) Fire Rating - None STC - None	
12	UL - U419 Fire Rating - 2 hours STC - 53	
13	UL - U912 Fire Rating - 4 hours STC - 55	
13a	UL - U912 Fire Rating - 4 hours STC - 55	

1 Interior Wall Types 01  
 1 1/2" = 1'-0"

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**86-04 130 STREET**  
**RICHMOND HILL,**  
**NY 11418**  
 Project Name:

**PARTITION TYPES I**

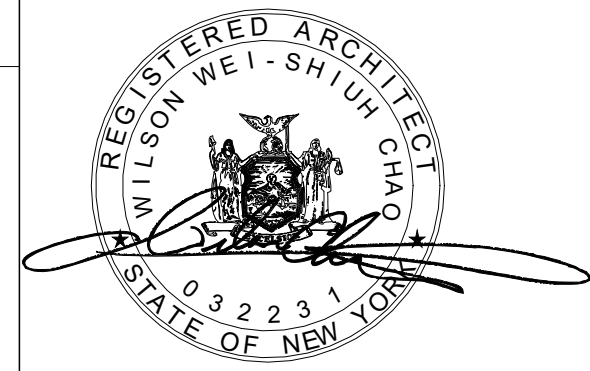
Sheet Date: 08/04/22  
 Project number: 22015  
 Date  
 Drawn by: Author  
 Checked by: Checker

**A-510.00**

SEAL

DOB APPROVAL

Q08044789-11  
  
**Juan Julio Garcia**  
 APPROVED  
 Date: 12/10/2024



Q08044789-11







2020 NYCECC Tabular Analysis  
 Residential Building

Energy Code Scope of Work

Proposed New Two Family Units on 2nd Floor and 3rd Floor portion of the building in a 3 stories building with an entry stair on 1st Floor

NYCECC Citation	Provision	Item Description	Code Prescriptive Value (ECC)	Proposed Design Value	Supporting Documentation
R401.30	<b>Certificate (Mandatory)</b>	Permanent certificate posted on the electrical distribution panel.	A permanent certificate shall be completed by the builder or registered design professional and posted on the wall in the space where the furnace is located, a utility room or an approved location inside the building. The certificate shall state insulation R-values, U-factors and the solar heat gain coefficient (SHGC) of fenestration, results from any required duct system and building envelope air leakage testing done on the building, and equipment efficiencies. When located on an electrical panel the certificate shall not cover or obstruct the visibility of any required labels.	Certificate provided as per code requirements.	See architectural cellar plan, A-100
R402.1.2, Table R402.1.2	<b>Insulation and fenestration criteria</b>	Above-grade Metal Stud-framed wall 2x6 framing, 24" o.c., with closed-cell spray foam insulation between studs as cavity insulation, XPS rigid insulation as continuous insulation at exterior side of sheathing. Exterior rain screens are either metal panels or thin-brick fascia systems.	Fenestration U-factor = 0.27 Skylight U-factor= 0.50 Glazed fenestration SHGC= 0.40 Ceiling R-value= 49 Wood Frame Wall R-value= 20+5 Mass wall value= 15/20 Floor R-value= 30 Basement wall R-value= 15/19 Slab R-value & depth= R-10, 4 ft. Crawl space wall R-value= 15/19	Fenestration U-factor = 0.27 Skylight U-Factor= N/A Glazed fenestration SHGC= 0.40 Ceiling R-value= N/A Wood Frame Wall R-value= N/A Mass wall value= N/A Floor R-value= N/A Basement wall R-value= N/A Slab R-value & depth= N/A Crawl space wall R-value= N/A	Vertical fenestration: A-200-A-201 (Building Elevations) A-600 (Schedules)
R402.1.3, Table R402.1.2	<b>R-value computation</b>	Exterior Metal Stud-framed wall 2x6 framing, 24" o.c.	R-20 + R-5ci	R-39 closed-cell spray foam cavity insulation (R-6.5/inch) and R-10 rigid insulation (R-5/inch). Note: Where there is more than one layer of insulation, the R-values are summed. Although other products and features, such as finish materials, air films and airspaces, may contribute to overall energy efficiency, when determining the R-value in the code, these additional items are not considered and do not contribute to the nominal R-value.	A-501-A-504 (Exterior Wall Details)
R402.2.6, Table R402.2.6, Table R402.1.4	<b>Steel-frame ceilings, walls and floors</b>	Steel frame walls	Code minimum R-20 + R-5ci	R-39 closed-cell spray foam cavity insulation (R-6.5/inch) and R-10 rigid insulation (R-5/inch).	A-501-A-504 (Exterior Wall Details)
R402.2.6, Table R402.2.6, Table R402.1.4	<b>Steel-frame ceilings, walls and floors</b>	Steel frame ceiling	Code minimum R-38 + R-5ci	R-39 closed-cell spray foam cavity insulation (R-6.5/inch) and R-30 rigid insulation (R-5/inch).	A-501-A-504 (Details)
R402.3.4	<b>Opaque door exemption</b>	Door U-factor requirement exemption	One side-hinged opaque door assembly up to 24 square feet (2.22 m <sup>2</sup> ) in area is exempted from the U-factor requirement in Section R402.1.4.	Door D03, U-0.27 (22 ft <sup>2</sup> door exempt from U-factor requirements)	Vertical fenestration: A-201 (Building Elevations) A-600 (Schedules)
R402.4, R402.4.1.2, R402.4.1.3	<b>Air leakage (Mandatory)</b>	Air leakage testing statement	Less than 3 ACH. A written report of the test results shall be prepared and signed by the party conducting the test and provided to the code official and shall include the items listed in R402.4.1.2.	Building thermal envelope to be tested to no more than 3 ACH @ 50 PA and witnessed by the Progress Inspector as indicated on TR-8 inspection IA7.	EN-001 inspection table & notes
R402.4.1, R402.4.1.1, Table R402.4.1.	<b>Building thermal envelope</b>	Air sealing details	The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods shall be in accordance with Table R402.4.1.1.	Building thermal envelope sealed as per code requirements. See air sealing details.	A-501-A-504 (Details) EN-003
R402.4.6	<b>Tenant separation walls (Mandatory)</b>	Tenant separation walls	Fire separations between dwelling units in two-family dwellings and multiple single-family dwellings (townhouses) shall be insulated to no less than R-10 and the walls shall be air sealed according to Section R402.4.	Two Family separated by different floor level, 2nd floor 1st family unit and 3rd floor second family unit.	A-102-A-102 (Floor Plans)
R402.6	<b>Thermal bridges (Mandatory)</b>	Thermal bridges	*Clear-field thermal bridges are identified on drawings and pre-calculated assembly values are from ASHRAE 90.1 Appendix A. Point thermal bridges greater than 8in2 are identified. Linear thermal bridges are outlined in tabular format including each linear thermal bridge type, the aggregate length for each, the relevant detail and cross-section through each thermal bridge, and the Psi-value for each thermal bridge.*	*Clear-field thermal bridges: all wall, roof and floor assemblies are derived from Appendix A of ASHRAE 90.1 Point thermal bridges: no point thermal bridges are in this design Linear thermal bridges: See Table 1 on sheet EN-001	A-501-A-504 (Details)
R404.1	<b>Lighting equipment (Mandatory)</b>	Interior lighting equipment	Not less than 90% of the lamps in permanently installed lighting fixtures shall use lamps with an efficacy of at least 65 lumens per watt, or have a total luminaire efficacy of at least 45 lumens per watt.	All lamps in fixtures are more than 45 lumens per watt.	A-201 (RCP)
R404.2	<b>Electrical energy consumption (Mandatory)</b>	Electric meters for individual dwelling units	In all buildings having individual dwelling units, provisions shall be made to determine the electrical energy consumed by each unit by separately metering individual dwelling units.	Electric meter provided for each dwelling unit.	See architectural cellar plan, A-100

2020 NYCECC Tabular Analysis  
 Residential Building

Energy Code Scope of Work

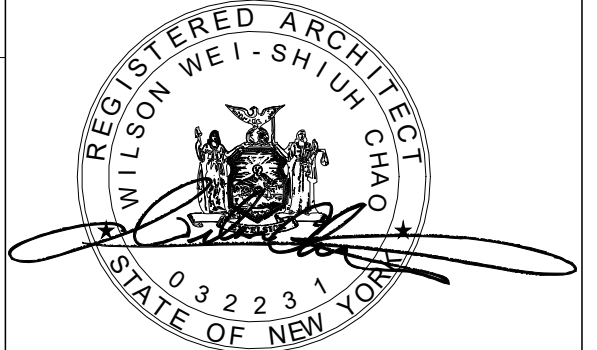
Proposed new Commercial use at 1st floor and cellar floor portion of the building in a 3 stories building

NYCECC Citation	Provision	Item Description	Code Prescriptive Value (ECC)	Proposed Design Value	Supporting Documentation
C401.2.1	Application to Group R-3 buildings, Permanent Certificate	Permanent certificate posted on the electrical distribution panel.	A permanent certificate shall be completed by the builder or registered design professional and posted on the wall in the space where the furnace is located, a utility room or an approved location inside the building. The certificate shall state insulation R-values, U-factors and the solar heat gain coefficient (SHGC) of fenestration, results from any required duct system and building envelope air leakage testing done on the building, and equipment efficiencies. When located on an electrical panel the certificate shall not cover or obstruct the visibility of any required labels.	Certificate provided as per code requirements.	See architectural cellar plan, A-100
C401.2.1	Application to Group R-3 buildings, air leakage testing	Air leakage testing statement	Less than 3 ACH. A written report of the test results shall be prepared and signed by the party conducting the test and provided to the code official and shall include the items listed in R402.4.1.2.	Building thermal envelope to be tested to no more than 3 ACH @ 50 PA and witnessed by the Progress Inspector as indicated on TR-8 inspection IA7.	EN-001 notes
Tables C402.1.3, C402.1.4 or Section C402.2	Walls, above-grade: Metal framed	Sample text: Steel-framed wall, 2x4 framing 16" O.C	Sample text: Minimum R-13 + R-8.5ci	* Sample text: R-13 batt insulation installed between framing + R-10 ci installed on the exterior of the building*	A-501-A-504 (Exterior Wall Details)
Tables C402.1.3, C402.1.4 or Section C402.2	Below-grade walls	Sample text: Thermal insulation on the interior of new basement wall.	Sample text: Minimum R-10ci	Sample text: 2" Extruded Polystyrene (XPS) = R-10	A-501-A-504 (Exterior Wall Details)
Tables C402.1.3, C402.1.4 or Section C402.2	Slab-on-grade floors: Heated slabs	Sample text: Slab-on-grade with radiant heating.	Sample text: Minimum R-15 for 24"below plus R-5ci under full slab	Sample text: R-5ci under full slab, R-15 extending from the top of the footing to 24" below	A-501-A-504 (Details)
C402.2.1	Multiple layers of continuous insulation	Sample text: Installation of multiple layers of continuous insulation.	Two or more insulation boards in construction assemblies shall be in accordance with Section C303.2. If the manufacturer does not call for multiple layers the edge joints between each layer of continuous insulation boards shall be staggered.	Sample text: Stagger the edge joints between each layer of continuous insulation boards.	A-501-A-505 (Details)
C402.2.9	Continuous insulation	Parapet design	Parapet shall be wrapped with continuous insulation having minimum R-value equivalent to the adjacent wall assembly. Above-grade wall assembly - 10ci.	Parapet wrapped in R-10ci	A-501-A-505 (Details)
C402.4, Table C402.4	Fenestration (Prescriptive)	Fenestration requirements Elevation below 95'	Window U-factor below 95 feet Umax-0.30 (fixed) SHGCmax - 0.36 Umax-0.77 (door)	(fixed) - installed below 95 feet U-0.27, SHGC - 0.35 (door) U-0.27, SHGC - 0.35	A-600 (door schedule)
C402.4.1	Maximum area	Fenestration to wall Ratio	30% Maximum	30%	EN-001 (1st floor plan)
C402.5	Air leakage-thermal envelope (Mandatory)	Air leakage-thermal envelope	The thermal envelope of the building must comply with Sections C402.5.1 through C402.5.8. Pressure differential of 0.3 inch water gauge. Air leakage rate 0.40 cfm/ft <sup>2</sup> maximum. Must comply with Sections C402.5.5, C402.5.6, and C402.5.7.	Building thermal envelope to be tested to no more than 0.4 cfm/ft <sup>2</sup> of envelope area @ 75 PA and witnessed by the Progress Inspector as indicated on TR-8 inspection IA7.	Notes (EN-001)
C402.5.1	Air barriers	Air barrier material	A continuous air barrier for the opaque buildings envelope shall comply with Section C402.5.1.2.1 or C402.5.1.2.2.	Continuous air barrier - min. 1/2 inch XPS with all joints sealed according to mfg.'s instructions.	A-501-A-505 (Details)
C402.5.1.2.1	Materials	Materials	Items 1 through 15 listed in this section must comply with the requirements of this section.	Gypsum plaster (G.W.B.) with a thickness of not less than 5/8 inch meet the requirements of Section C402.5.1.2.1.	A-501-A-505 (Details)
C402.5.1.3	Air barrier testing	Air barrier testing	New buildings 10,000 to 50,000 square feet, and less than or equal to 75 feet in height must show compliance through testing.	Sample text: All air barrier testing to be in accordance with ASTM E 779.	Notes (EN-001)
C402.5.2, Table C402.5.2	Air leakage of fenestration	1st Floor fixed glass storefront system, and entry doors	Max Air Leakage Rates: Curtain walls and storefront glazing = 0.06 cfm/sf Commercial glazed swinging entrance doors and revolving doors = 1.0 cfm/sf of door area	Curtain walls and storefront glazing = 0.06 cfm/sf Commercial glazed swinging entrance doors and revolving doors = 1.0 cfm/sf of door area	A-600 (windows and door schedule)
C402.5.4	Doors and access openings to shafts, chutes, stairways, and elevator lobbies	Sample text: Doors from corridor to stairwell A & stairwell B	Access openings from conditioned space to shafts, chutes, stairways, and elevator lobbies shall meet C402.5.2 or be gasketed, weatherstripped, or sealed.	All doors from corridor to stairway to be gasketed, weatherstripped or sealed.	see EN-004
C402.6	Thermal bridges (Mandatory)	Thermal bridges	*Clear-field thermal bridges are identified on drawings and pre-calculated assembly values are from ASHRAE 90.1 Appendix A. Point thermal bridges greater than 8in2 are identified. Linear thermal bridges are outlined in tabular format including each linear thermal bridge type, the aggregate length for each, the relevant detail and cross-section through each thermal bridge, and the Psi-value for each thermal bridge.*	*Clear-field thermal bridges: all wall, roof and floor assemblies are derived from Appendix A of ASHRAE 90.1 Point thermal bridges: no point thermal bridges are in this design Linear thermal bridges: See Table 1 on sheet EN-3*	See EN-003
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.	Occupancy sensors in restrooms, conference rooms, rest room; MEP rooms; cellar storage area; bi-level controls in stairwells	A-120(RCP)
C405.2.1, C405.2.1.1, C405.2.1.2	Occupant sensor controls	Occupant sensor controls are provided in each conference room, restroom, storage area, corridor, stairwell and open plan office	Occupant sensors required in each restroom, storage area, corridor, stairwell and open plan office.	Occupancy & vacancy sensors provided with 15 minute shut off limit.	A-120(RCP)
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.	A-120(RCP)
C405.3	Interior lighting power requirements	Interior lighting power requirements	Retail: 0.75 W/SF MEP Rm: 0.39 W/SF Stairwell: 0.50 W/SF Restroom: 0.75 W/SF Storage Room: 0.43 W/SF Total LPD Allowance = 723 w	Total Proposed LPD = 214 w LPD value for building is less than the interior lighting power calculated under Section C405.3.2. See drawing A-120	A-120(RCP)
C405.5	Electrical meter (Mandatory)	Separate electrical meters have been provided for each dwelling unit and usages.	Each dwelling unit in Group R-3 building shall have a separate electrical meter.	Sub Meters been provided for each dwelling units and different occupancy.	A-100 (Cellar Floor Plan)
C405.12	Whole building electrical monitoring	Whole building electrical metering	Measurement devices shall be installed to record electrical energy use every 60 minutes.	Whole building meter provided for electricity.	A-100 (Cellar Floor Plan)
C406.3	Reduced lighting power density	Reduced lighting power density	Lighting exceeds code min. by 10%	Total Allowance = 803 w x 0.9 = 723 w	A-120(RCP)

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 CITY 2020, USING CHAPTER R4 and CHAPTER C4.

DOB APPROVAL

Q08044789-11  
  
 Juan Julio Garcia  
 APPROVED  
 Date: 12/10/2024



Q08044789-11

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1 RCNY §5000-01  
TABLE I – PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE – RESIDENTIAL BUILDINGS

Table with 5 columns: Inspection/Test, Periodic (minimum), Reference Standard (See ECC Chapter R6) or Other Criteria, Reference Standard (See ECC Chapter C6) or Other Criteria. Rows include IA Envelope Inspections, IA2 Insulation placement, IA3 Fenestration and door U-factor, IA4 Fenestration air leakage, IA5 Fenestration areas, IA6 Air barrier – visual inspection, IA7 Air barrier – testing, IC Electrical Power and Lighting Systems, IC1 Metering, IC2 Interior lighting power, ID Other, ID1 Maintenance information, ID2 Permanent certificate.

1 RCNY §5000-01  
TABLE II – PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE – COMMERCIAL BUILDINGS

Table with 5 columns: Inspection/Test, Periodic (minimum), Reference Standard (See ECC Chapter C6) or Other Criteria, Reference Standard (See ECC Chapter C6) or Other Criteria. Rows include IIA Envelope Inspections, IIA1 Protection of exposed foundation insulation, IIA2 Insulation placement, IIA3 Fenestration and door U-factor, IIA4 Fenestration air leakage, IIA5 Fenestration areas, IIA6 Air barrier visual inspection, IIA7 Air barrier testing, IIA8 Air barrier continuity plan testing, IIC Electrical Power and Lighting Systems, IIC1 Metering, IIC3 Interior lighting power, IIC5 Lighting controls, IID Other, IID1 Maintenance information.

CLEAR FIELD THERMAL BRIDGES

Table with 3 columns: CTFB.no, Assembly/Thermal Bridge Description, Section Detail Location. Rows include CFTB.1 Concrete Topping Roof Deck with R-30ci, CFTB.2 Metal Stud wall, Metal Panel Cladding, CFTB.2 Metal Stud wall, Brick Veneer Cladding.

POINT Thermal Bridge

Table with 5 columns: PTB .no, Assembly/Thermal Bridge Description, Size (sq. sf.), Number of Occurrence, Section Detail Location. Row includes PTB.1 Sun Controlling Device on exterior wall.

LINEAR Thermal Bridges

Table with 6 columns: LTB .no, Assembly/Thermal Bridge Description, Ψ- Value [Btu/hr-ft²-F], Ψ- Value Source/ Calculation, Total Length [ft], Section Detail Location. Rows include LTB.1 Parapet, LTB.2 Floor Slab Edge, LTB.3 Fenestration Perimeter.

Table with 3 columns: No., Revision Description, Date. Row 1: Revised as per DOB comments 04/01/2024.

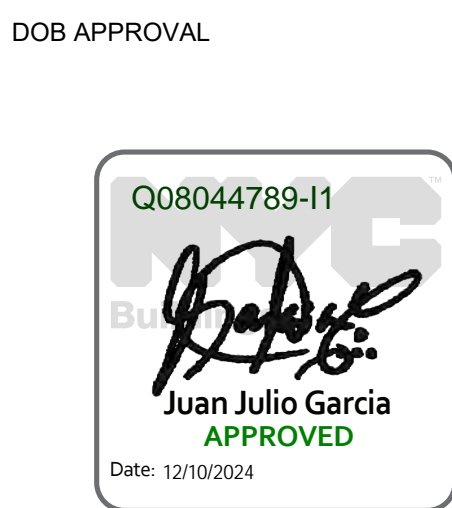
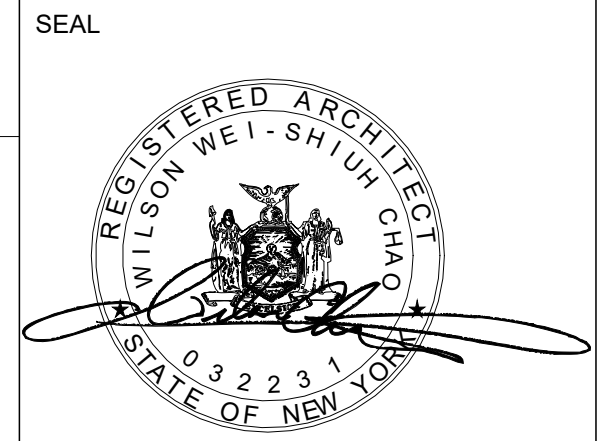
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Project Address:  
**86-04 130 STREET**  
**RICHMOND HILL,**  
**NY 11418**  
Project Name:

ENERGY ANALYSIS

Sheet Date: 08/04/22  
Project number: 22015  
Date  
Drawn by: Author  
Checked by: Checker

EN-003.00



Q08044789-11

