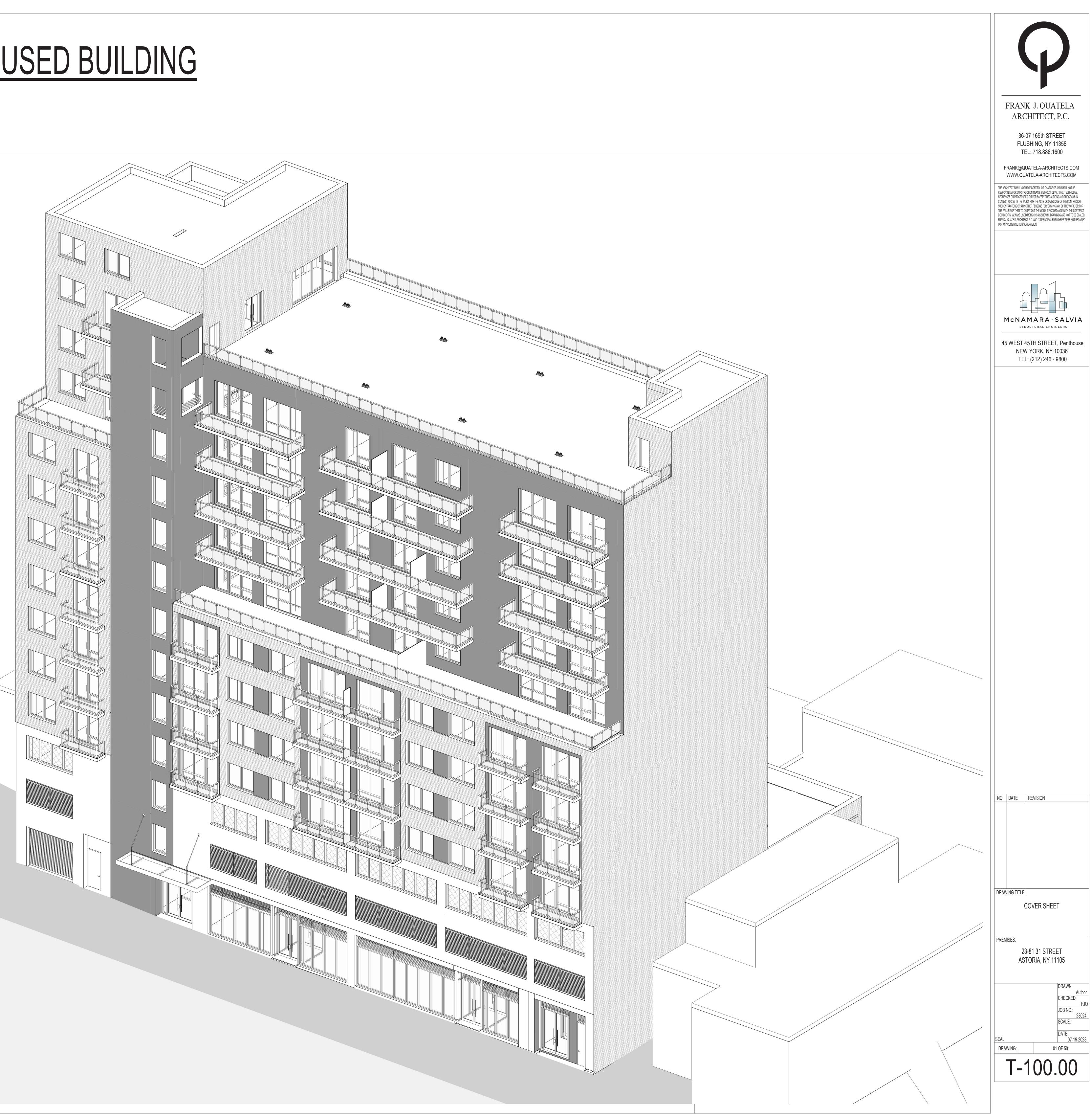
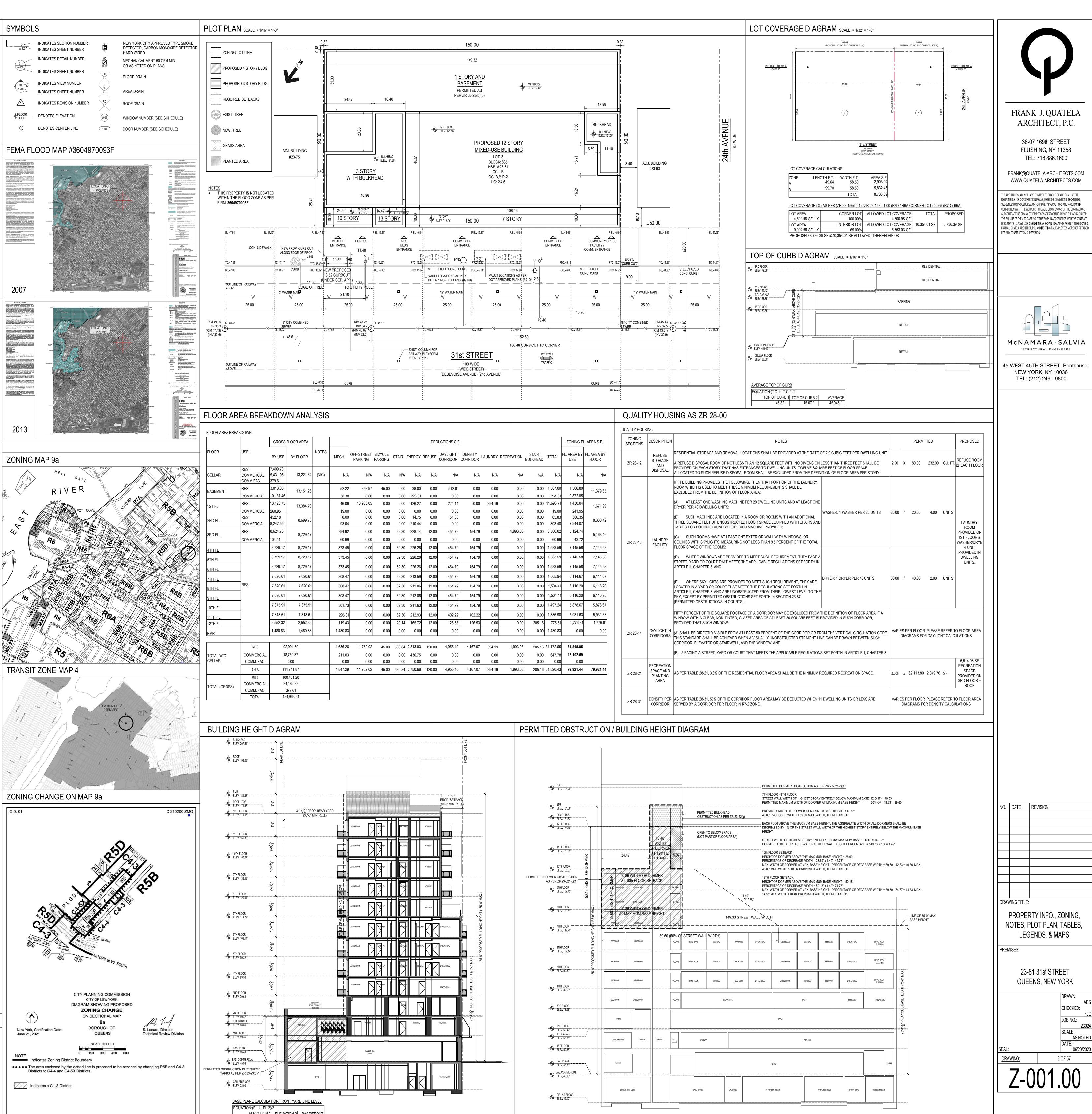
## PROPOSED 12 STORY MIX-USED BUILDING 23 - 81 31 STREET

ASTORIA, NY 11105



| BUILDING DEPARTMENT NOTES   | ZONING ANALYSIS   |  |
|---|---|--|
| <ul> <li>THE CODE SHALL BE KNOWN AND MAY BE CITED AS THE "NEW YORK CITY BUILDING CODE,"<br/>"NYCBC" OR "BC." ALL SECTION NUMBERS IN THIS CODE SHALL BE DEEMED TO BE PRECEDED BY THE<br/>DESIGNATION "BC."</li> <li>THE PROVISIONS OF THE NEW YORK CITY ELECTRICAL CODE SHALL APPLY TO THE</li> </ul>  | ADDRESS: 23-81 31st STREET ASTORIA, QUEENS, NY 11105           BLOCK         835         LOT         03         BIN         4623244           ZONING DISTRICT         C4-4 / R7-2 EQUIV.         MAP         9a         C.B.         #401           I OT AREA         IRREGULAR '         =         13,503.00 SF  |  |
| <ul> <li>INSTALLATION OF ELECTRICAL SYSTEMS, INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT,<br/>EQUIPMENT, APPLIANCES, FIXTURES, FITTINGS AND APPURTENANCES THERETO.</li> <li>THE PROVISIONS OF THE NEW YORK CITY FUEL GAS CODE SHALL APPLY TO THE INSTALLATION OF<br/>GAS PIPING, GAS APPLIANCES AND RELATED ACCESSORIES AS COVERED IN THIS CODE. THESE<br/>REQUIREMENTS APPLY TO GAS PIPING SYSTEMS EXTENDING TO THE INLET CONNECTIONS OF</li> </ul>  | LOT AREA       IRREGULAR '       =       13,503.00 SF         SCOPE OF WORK   |  |
| <ul> <li>APPLIANCES AND THE INSTALLATION AND OPERATION OF RESIDENTIAL AND COMMERCIAL GAS<br/>APPLIANCES AND RELATED ACCESSORIES.</li> <li>THE PROVISIONS OF THE NEW YORK CITY MECHANICAL CODE SHALL APPLY TO THE INSTALLATION,<br/>ALTERATIONS, REPAIRS AND REPLACEMENT OF MECHANICAL SYSTEMS, INCLUDING EQUIPMENT,<br/>APPLIANCES, FIXTURES, FITTINGS AND/OR APPURTENANCES, INCLUDING VENTILATING, HEATING,</li> </ul>   | UNDERGROUND, GROUND, 2nd FLOOR, AND PARKING AT 1st FLOOR.         MIN LOT AREA OR WIDTH FOR RESIDENCES AS PER ZR 23-32         LOT       REQUIRED         PROPOSED  |  |
| <ul> <li>COOLING, AIR-CONDITIONING AND REFRIGERATION SYSTEMS, INCINERATORS AND OTHER<br/>ENERGY-RELATED SYSTEMS.</li> <li>THE PROVISIONS OF THE NEW YORK CITY PLUMBING CODE SHALL APPLY TO THE INSTALLATION,<br/>ALTERATION, REPAIR AND REPLACEMENT OF PLUMBING SYSTEMS, INCLUDING EQUIPMENT,</li> </ul>  | AREA         1,700.00 SF         13,503.00 SF           WIDTH         18.00         150.00           YARD REGULATIONS         150.00         150.00   |  |
| <ul> <li>APPLIANCES, FIXTURES, FITTINGS AND APPURTENANCES, AND WHERE CONNECTED TO A WATER OR<br/>SEWAGE SYSTEM AND ALL ASPECTS OF A MEDICAL GAS SYSTEM.</li> <li>THE PROVISIONS OF THE NEW YORK CITY FIRE CODE SHALL APPLY TO 2014 NYC BC 101.4.5 FIRE<br/>PREVENTION</li> </ul>  | YARD         REQUIRED         PROPOSED           FRONT         NONE         0.00           SIDE (ZR 23-461; ZR 23-51;ZR 33-25)         NONE OR 8.00'         0.00   |  |
| <ul> <li>THE PROVISIONS OF THE NEW YORK CITY ENERGY CONSERVATION CODE SHALL APPLY TO ALL<br/>MATTERS GOVERNING THE DESIGN AND CONSTRUCTION AND ALTERATION OF BUILDINGS FOR<br/>ENERGY EFFICIENCY</li> <li>PERMITS SHALL COMPLY WITH THIS SECTION, WITH ARTICLE 105 OF CHAPTER 1 OF TITLE 28 OF THE</li> </ul>   | REAR (ZR 23-47;ZR 23-47(a))         1 STORY W/ BASEMENT         PERMITTED OBSTRUCTION<br>AS PER ZR 33-23 (b)(3)         0.00'<br>0.00'           2 STORY & ABOVE         30.00' (BEYOND 100' OF A<br>0 STREET LINE)         31.50'  |  |
| <ul> <li>ADMINISTRATIVE CODE, AND WITH REQUIREMENTS FOUND ELSEWHERE IN THIS CODE.</li> <li>CONTRACTORS, CONSTRUCTION MANAGERS, AND SUBCONTRACTORS ENGAGED CONSTRUCTION OR<br/>DEMOLITION OPERATIONS SHALL INSTITUTE AND MAINTAIN ALL SAFETY MEASURES REQUIRED BY<br/>2014 NYC BC CHAPTER 33 AND PROVIDE ALL EQUIPMENT OR TEMPORARY CONSTRUCTION</li> </ul>  | LOT COVERAGE (%) AS PER ZR 23-156(b(1)) AND ZR 23-153         STREET LINE)         31.50           PORTION OF LOT WITHIN 100' OF CORNER         4,500.98 SF   |  |
| <ul> <li>NECESSARY TO SAFEGUARD AND THE PUBLIC AND PROPERTY AFFECTED BY SUCH CONTRACTOR'S OPERATIONS.</li> <li>A SITE SAFETY MANAGER OR SITE SAFETY COORDINATOR MUST BE DESIGNATED AND PRESENT AT THE CONSTRUCTION OR DEMOLITION OF A MAJOR BUILDING IN ACCORDANCE WITH 2014 NYC BC SECTION 3310. A SUPERINTENDENT OF CONSTRUCTION IS REQUIRED FOR THE CONSTRUCTION</li> </ul>  | PORTION OF INTERIOR LOT     9,004.66 SF       TOTAL LOT AREA     13,503.00 SF       LOT AREA     CORNER LOT   |  |
| <ul> <li>OR DEMOLITION OF SUCH OTHER BUILDINGS AS IDENTIFIED PURSUANT TO RULES PROMULGATED BY<br/>THE COMMISSIONER</li> <li>ANY STRUCTURE, TEMPORARY CONSTRUCTION, OPERATION, OR EQUIPMENT FOUND TO BE<br/>DEFECTIVE OR UNSAFE, AND POSING A RISK TO THE PUBLIC AND PROPERTY, SHALL BE IMMEDIATELY</li> </ul>   | 4,500.98 SF         X         100.00%         4,500.98 SF         Interior         10,354.01 SF         8,736.39 SF         8,736.39 SF         10,354.01 SF         8,736.39 SF         10,354.01 SF         10,355.01 SF         10,355.01 SF <th 10,355.0<="" td=""></th> |  |
| <ul> <li>SECURED AND CORRECTED, OR REMOVED FROM THE SITE IS THE RESPONSIBLE OF THE GENERAL<br/>CONTRACTOR, SUPERINTENDENT OF CONSTRUCTION AND/ OR SITE SAFETY MANGER.</li> <li>CONSTRUCTION DOCUMENTS, DRAWINGS, INSPECTION REPORTS, LOGS, CHECKLISTS, SITE<br/>SAFETY PLANS, FIRE SAFETY AND EVACUATION PLANS, TENANT PROTECTION PLANS, OCCUPANT</li> </ul>  | PROPOSED 8,736.39 SF $\leq$ 10,354.01 SF ALLOWED; THEREFORE OKBUILDING ENVELOPE FOR R7-2; OUTSIDE OF MANHATTAN COREREQUIREDREQUIREDREQUIRED   |  |
| PROTECTION PLANS, OR MONITORING PLANS, COPIES OF SUCH SHALL BE MAINTAINED AT THE SITE<br>FOR THE DURATION OF THE JOB AND MADE AVAILABLE TO THE COMMISSIONER UPON REQUEST.<br>COPIES OF SUCH AFOREMENTIONED CONSTRUCTION DOCUMENTS OR DRAWINGS SHALL ALSO BE<br>MAINTAINED BY THE PERMIT HOLDER. COPIES OF SUCH AFOREMENTIONED INSPECTION REPORTS,<br>LOGS, OR CHECKLISTS SHALL ALSO BE MAINTAINED BY THE PERMIT HOLDER AND THE ENTITY THAT  | MINIMUM STREET WALL HEIGHT         N/A         N/A           (ZR 23-664(c(i)) Table 2)         N/A         N/A           MAXIMUM STREET WALL HEIGHT         75.00'         73.09'   |  |
| <ul> <li>PERFORMED THE INSPECTION. COPIES OF SUCH AFOREMENTIONED PLANS SHALL ALSO BE KEPT BY<br/>THE PERMIT HOLDER AND THE ENTITY THAT DEVELOPED THE PLAN</li> <li>THE DEPARTMENT SHALL BE NOTIFIED IMMEDIATELY BY THE PERMIT HOLDER, OR A DULY<br/>AUTHORIZED REPRESENTATIVE, OF AN ACCIDENT AT A CONSTRUCTION OR DEMOLITION SITE, OR OF</li> </ul>  | INITIAL SET BACK WIDE/NARROW STREET         10.00' / 15.00'         10.00' (WIDE STREET)           (ZR 23-642)         MAXIMUM BUILDING HEIGHT         135.00'         135.00'           (ZR 23-664(c(i)) Table 2)         135.00'         135.00'         135.00'  |  |
| <ul> <li>ANY DAMAGE TO ADJOINING PROPERTY CAUSED BY CONSTRUCTION OR DEMOLITION ACTIVITY AT THE SITE.</li> <li>ALL SAFEGUARDS AND MAINTENANCE OF WORK SITE MUST BE IN COMPLIANCE WITH 2014 NYC BC SECTION BC 3303.</li> </ul>  | MAXIMUM NUMBER OF STORIES<br>(ZR 23-664(c(i)) Table 2)         13         13           AT LEAST 70% OF THE<br>AGGREGATE WIDTH<br>OF OTDEET WALLO         70% x 149.33 = 104.53  |  |
| <ul> <li>ALL SOIL AND FOUNDATION WORK, INCLUDING BUT NOT LIMITED TO EXCAVATIONS MADE FOR THE<br/>PURPOSES OF TAKING EARTH, SAND, GRAVEL, OR OTHER MATERIAL, AS WELL AS TO SOIL AND<br/>FOUNDATION WORK RELATED TO ACCESSORY USES SUCH AS GARAGES, POOLS, AND DECKS, AND<br/>ALSO TO THE UNDERPINNING OR BRACING OF BUILDINGS OR STRUCTURES, IN ORDER TO<br/>SAFEGUARD THE PUBLIC AND PROPERTY FROM SUCH WORK MUST BE IN COMPLIANCE WITH 2014</li> </ul>   | OF STREET WALLS       149.33 PROP. ≥ 104.53;         SHALL BE LOCATED       149.33 PROP. ≥ 104.53;         WITHIN 8' OF THE       THEREFORE OK         STREET WALL LOCATION (ZR 35-651(a(1)))       STREET LINE.  |  |
| <ul> <li>NYC BC SECTION BC 3304.</li> <li>NO SOIL OR FOUNDATION WORK WITHIN THE PROPERTY LINE SHALL COMMENCE UNLESS THE PERMIT<br/>HOLDER, OR WHERE THERE IS NO PERMIT HOLDER THE PERSON CAUSING THE SOIL OR FOUNDATION<br/>WORK TO BE MADE, NOTIFIES THE DEPARTMENT, VIA PHONE OR ELECTRONICALLY, AT LEAST 24</li> </ul>   | PROP. RES FLOOR AREA = RES GROSS F.A CELLAR - DEDUCTIONS         100,401.28 SF       -       7,409.78 SF       -       31,172.65 SF       =       61,818.85         PROP. COMMERCIAL F.A. = COMMERCIAL GROSS F.A CELLAR - DEDUCTIONS         24,182.32 SF       -       5,431.95 SF       -       647.78 SF       =       18,102.59   |  |
| HOURS, BUT NO MORE THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF SUCH WORK. THE<br>NOTIFICATION SHALL STATE THE DATE THAT SUCH SOIL OR FOUNDATION WORK IS TO COMMENCE.<br>SHOULD THE NOTIFICATION DATE FALL ON A WEEKEND OR OFFICIAL HOLIDAY, THE PERMIT HOLDER<br>SHALL NOTIFY THE DEPARTMENT ON THE LAST BUSINESS DAY BEFORE THE COMMENCEMENT DATE.  | PROP. COMM. FACILITY F.A. = COMM. FACILITY GROSS F.A DEDUCTIONS         379.61 SF       -       0.00 SF       =       379.61         COMM. FACILITY LOCATED IN CELLAR , THEREFORE NOT INCLUDED TOWARD FLOOR AREA  |  |
| <ul> <li>FOR FURTHER INFORMATION SEE 2014 NYC BC 3304.3.1 NOTIFICATION OF THE DEPARTMENT.</li> <li>THE PERSON CAUSING THE EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE<br/>OWNERS OF THE ADJOINING PROPERTY NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED<br/>STARTING DATE OF THE EXCAVATION. SEE 2014 NYC BC 3304.3.2 NOTIFICATION OF ADJOINING<br/>PROPERTY OWNER FOR FURTHER DETAILS.</li> </ul>  | FLOOR AREA ANALYSIS<br>LOT AREA MAX. ALLOW FAR ZR 23-154(b) ALLOWED F.A. PROPOSED F.A. PROPOSED F.A.R.<br>RESIDENTIAL AS PER ZR 23-154(b)   |  |
| <ul> <li>ADJOINING PROPERTY OWNERS SHALL BE NOTIFIED OF UPCOMING DEMOLITION OPERATIONS IN<br/>WRITING NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE DEMOLITION.<br/>THE WRITTEN NOTICE SHALL PROVIDE A DESCRIPTION OF THE WORK TO BE PERFORMED, THE<br/>TIMEFRAME AND SCHEDULE, AND CONTACT INFORMATION OF THE PERSON CAUSING THE</li> </ul>  | 13,503.00 SF X       4.60       62,113.80 SF       61,818.85 SF       4.58         COMMERCIAL AS PER ZR 33-122       3.40       45,910.20 SF       18,102.59 SF       1.34  |  |
| <ul> <li>DEMOLITION AND OF THE DEPARTMENT. SEE 2014 NYC BC 3306.3.2 NOTIFICATION OF ADJOINING<br/>PROPERTY OWNER FOR FURTHER DETAILS.</li> <li>REQUIRED PROTECTION FOR THE SIDES OF THE EXCAVATION SHALL BE INSTALLED AS THE<br/>EXCAVATION ADVANCES. THE PLACEMENT OF PERMANENT STRUCTURES OR FILL IN AREAS<br/>DECUMPROPERT OF EXCAVATION AND AND ADVANCES. THE PLACEMENT OF DECIMINATION ADVANCES. THE PLACEMENT OF DECIMINATION ADVANCES AND ADVANCES.</li> </ul>                                   | COMMUNITY FACILITY AS PER ZR 33-121 (NIC IN FL. AREA - LOCATED IN CELLAR)           13,503.00 SF         X         6.50         87,769.50 SF         0.00 SF         0.00           TOTAL AS PER ZR 35-31         0.00         0.00         0.00         0.00   |  |
| <ul> <li>REQUIRING SUPPORT OF EXCAVATION SHALL NOT BEGIN UNTIL THE SUPPORT OF EXCAVATION HAS<br/>BEEN COMPLETED FOR SUCH AREAS.</li> <li>PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION OR DEMOLITION ACTIVITIES AS<br/>REQUIRED BY 2014 NYC BC SECTION BC 3307 AND NY DEPARTMENT OF TRANSPORTATION</li> <li>SAFETY NETTING SYSTEMS AND GUARDRAIL SYSTEMS SHALL BE PROVIDED AS REQUIRED BY 2014</li> </ul>  | 13,503.00 SF         X         6.50         87,769.50 SF         79,921.44 SF         5.92           PROPOSED 79,921.44 SF ≤ 87,769.50 SF ALLOWED; THEREFORE OK   |  |
| NYC BC TO PROTECT UNENCLOSED PERIMETERS. EXCEPT WHERE 2014 NYC BC AUTHORIZES THE TEMPORARY REMOVAL OF UNENCLOSED PERIMETER PROTECTION, NO WORK SHALL OCCUR, NOR SHALL MATERIALS BE STORED ON ANY LEVEL WHERE REQUIRED UNENCLOSED PERIMETER PROTECTION IS NOT INSTALLED AS PER 2014 NYC BC SECTION BC 3308.  | DENSITY CALCULATIONS AS PER ZR 23-22 AND ZR 35-40         (MAX. ALLOW F.A.) -       ALLOWED         FACTOR FOR R7-2       (PROP. COMM F.A.) - (COMM. FAC. F.A.)       DWELLING UNITS       PROPOSED         680.00 SF       /       61,818.85 SF       90.91       80.00  |  |
| <ul> <li>ADJOINING PUBLIC AND PRIVATE PROPERTY, INCLUDING PERSONS THEREON, SHALL BE PROTECTED<br/>FROM DAMAGE AND INJURY DURING CONSTRUCTION OR DEMOLITION WORKING ACCORDANCE WITH<br/>THE REQUIREMENTS OF THIS SECTION. PROTECTION MUST BE PROVIDED FOR FOOTINGS,<br/>FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO<br/>CONTROL WATER RUN-OFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES AS</li> </ul>  | PROPOSED DWELLING 80 SF ≤ 90.91 ALLOWED DWELLING; THEREFORE OK <u>STREET TREE PLANTING REQUIREMENTS AS PER ZR 26-41</u>   |  |
| <ul> <li>OWNER'S RESPONSIBILITIES: ALL BUILDINGS AND ALL PARTS THEREOF AND ALL OTHER STRUCTURES<br/>SHALL BE MAINTAINED IN A SAFE CONDITION. ALL SERVICE EQUIPMENT, MEANS OF EGRESS,<br/>MATERIALS, DEVICES, AND SAFEGUARDS THAT ARE REQUIRED IN A BUILDING BY THE PROVISION OF</li> </ul>  | LOT FRONTAGEZR 26-41 DEFAULTTREES REQUIREDPROPOSED150.00 '/25 '6.006.00PROPOSED 6 NEW TREES PAID INTO TREE FUND $\geq$ 6 REQUIRED; THEREFORE OKLOCATION AND WIDTH OF CURB CUTS  |  |
| THIS CODE, THE 2014 BUILDING CODE OR OTHER APPLICABLE LAWS OR RULES, OR THAT WERE<br>REQUIRED BY LAW WHEN THE BUILDING WAS ERECTED, ALTERED, OR REPAIRED, SHALL BE<br>MAINTAINED IN GOOD WORKING CONDITION, WHENEVER PERSONS ENGAGED IN BUILDING<br>OPERATIONS HAVE REASON TO BELIEVE IN THE COURSE OF SUCH OPERATIONS THAT ANY BUILDING  | REQUIRED WIDTH     PROPOSED     NOTES       22.00     13.52     AS PER ZR 25-631(e(2))  |  |
| OR OTHER STRUCTURE IS DANGEROUS OR UNSAFE SUCH PERSON SHALL FORTHWITH REPORT SUCH<br>BELIEF IN WRITING TO THE DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE AT ALL TIMES TO<br>MAINTAIN THE BUILDING AND ITS FACILITIES AND ALL OTHER STRUCTURES REGULATED BY THIS<br>CODE IN A SAFE AND CODE-COMPLIANT MANNER AND SHALL COMPLY WITH THE INSPECTION AND<br>MAINTENANCE REQUIREMENTS OF CHAPTER 33 MAINTENANCE OF BUILDINGS OF THE NYC  | REQUIRED LOCATION       PROPOSED       NOTES         ≥ 50 FEET FROM STREET INTERSECTION       186.48       SHALL BE LOCATED NOT LESS THAN 50         FEET FROM STREET INTERSECTION       186.48       FEET FROM THE INTERSECTION OF ANY         TWO STREET LINES AS PER ZR 36-53       186.48       TWO STREET LINES AS PER ZR 36-53  |  |
| <ul> <li>MAINTENANCE REQUIREMENTS OF CHAPTER 33 MAINTENANCE OF BUILDINGS OF THE NTC<br/>CONSTRUCTION CODE.</li> <li>THE REQUIRED FIRE-RESISTANCE RATING OF FIRE-RESISTANCE-RATED CONSTRUCTION, INCLUDING<br/>WALLS, FIRESTOPS, SHAFT ENCLOSURES, PARTITIONS, SMOKE BARRIERS, FLOORS, FIRE-RESISTIVE<br/>COATINGS AND SPRAYED FIRE-RESISTANT MATERIALS APPLIED TO STRUCTURAL MEMBERS AND</li> </ul>  | PARKING REQUIREMENT IN C4-4 / R7-2 EQUIVALENT<br>RESIDENTIAL USE  |  |
| FIRE-RESISTANT JOINT SYSTEMS, SHALL BE MAINTAINED. SUCH ELEMENTS SHALL BE PROPERLY<br>REPAIRED, RESTORED OR REPLACED WHEN DAMAGED, ALTERED, BREACHED OR PENETRATED.<br>OPENINGS MADE THEREIN FOR THE PASSAGE OF PIPES, ELECTRICAL CONDUIT, WIRES, DUCTS, AIR<br>TRANSFER OPENINGS AND HOLES MADE FOR ANY REASON SHALL BE PROTECTED WITH APPROVED  | PROPOSED     RATIO     NOTES     REQUIRED     REQUIRED     REQUIRED     REQUIRED     PROPOSED       D.U.     RATIO     NOTES     W/O WAIVER     WAIVED     REQUIRED     PROPOSED       AS PER ZR 25-251, WITHIN<br>THE TRANSIT ZONE NO     THE TRANSIT ZONE NO     NOTES     NOTES     NOTES  |  |
| METHODS CAPABLE OF RESISTING THE PASSAGE OF SMOKE AND FIRE. OPENINGS THROUGH<br>FIRE-RESISTANCE-RATED ASSEMBLIES SHALL BE PROTECTED BY SELF-CLOSING OR<br>AUTOMATIC-CLOSING DOORS OF APPROVED CONSTRUCTION MEETING THE FIRE PROTECTION<br>REQUIREMENTS FOR THE ASSEMBLY. SEE CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION FOR<br>FURTHER DETAILS.   | 20 0% ACCESSORY OFF-STREET<br>PARKING SPACES SHALL BE<br>REQUIRED FOR INCOME<br>-RESTRICTED HOUSING   |  |
| <ul> <li>ALL DEVELOPMENTS WITHIN THE FLOOD ZONE, INCLUDING BUT NOT LIMITED TO UTILITY<br/>INSTALLATION, SITE IMPROVEMENTS, PLACEMENT OF PREFABRICATED BUILDINGS AND<br/>MANUFACTURED HOMES, NEW BUILDING CONSTRUCTION, ALTERATIONS AND REPAIRS, SHALL BE<br/>DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF FLOOD HAZARDS AND FLOOD LOADS IN</li> </ul>  | UNITS DEVELOPED AFTER<br>MARCH 22, 2016.         18.00           60         30%         (ZR 36-342); LOT AREA<br>10.001 TO 15.000 SF         18.00         18.00  |  |
| ACCORDANCE WITH THIS APPENDIX G OF 2014 NYC BC AND ASCE 24.<br>GENERAL NOTES<br>• THE CONTRACTOR MUST PROMPTLY REPORT TO ARCHITECT OF ANY APPARENT WORK<br>DISCREPANCIES OR DEFECTS IN THE CONSTRUCTION DOCUMENTS OR ANY RELATED DOCUMENTS<br>THAT WOULD RENDER IT UNSUITABLE FOR SUCH PROPER EXECUTION AND RESULTS PRIOR TO  | COMMERCIAL USE     REQUIRED       F.A.     RATIO       NOTES     W/O WAIVER       WOWAIVER     REQUIRED   |  |
| PROCEEDING. FAILURE OF THE CONTRACTOR TO REPORT DISCREPANCIES OR DEFECTS SHALL<br>CONSTITUTE AN ACKNOWLEDGMENT THAT THE OWNER, GENERAL CONTRACTOR AND/OR<br>SUBCONTRACTORS COMPLETED OR PARTIALLY COMPLETED CONSTRUCTION IS FIT AND PROPERLY<br>INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS AND THE DEPARTMENT OF BUILDING   | USE GROUP 6 IN PRC-B (ZR 24.73 40.00 0.00 0.00<br>36-21) AS PER ZR 25-33, PARKING<br>REQUIREMENTS SHALL NOT   |  |
| <ul> <li>COMPLIANCE.</li> <li>CONTRACTORS SHALL COMPLY WITH CODE SECTION 1704.1.1.3.3 REQUIRED NOTIFICATION TO<br/>SPECIAL INSPECTORS. THE PERMIT HOLDER SHALL NOTIFY THE RELEVANT SPECIAL INSPECTORS IN<br/>WRITING AT LEAST 72 HOURS BEFORE THE COMMENCEMENT OF ANY WORK REQUIRING SPECIAL<br/>INSPECTION, FOR NOTIFICATION TO SPECIAL INSPECTOR.</li> </ul>  | 24,730.50       1 PER<br>1000 SF       APPLY TO PERMITTED<br>NON-RESIDENTIAL USES IF<br>THE TOTAL # OF<br>ACCESSORY OFF-STREET<br>PARKING SPACES       24.73 < 40.00; THEREFORE NO SPACES REQ.  |  |
| SPECIAL NOTES   | REQUIRED IS LESS THAN<br>40.       COMMUNITY FACILITY USE       COMM. FACILITY USE IN   |  |
| <ol> <li>THE OWNER/CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS,<br/>INCLUDING FIELD CONDITIONS, CONSTRUCTION DETAILS AND OR SPECIFICATIONS PRIOR TO<br/>THE COMMENCEMENT OF ANY WORK.</li> <li>THE OWNER AND OR CONTRACTOR SHALL ADHERE TO NEW YORK CITY DEPARTMENT OF<br/>DUIT DIVISOR DUITS &amp; 52, 01 to CELTED IN THE NEW YORK CITY DEPARTMENT OF</li> </ol>   | C4-4; USE GROUP 4         0.22         40.00         0.00         0.00           (ZR 36-21)         AS PER ZR 25-33, PARKING         REQUIREMENTS SHALL NOT         0.00         0.00           1 PER         APPLY TO PERMITTED         0.00         0.00         0.00         0.00  |  |
| BUILDINGS RULE 1 RCNY § 52-01 AS STATED IN THE NEW YORK CITY BUILDING CODE.   | 220.80<br>1 PER APPLY TO PERMITTED<br>1000 SF NON-RESIDENTIAL USES IF<br>THE TOTAL # OF<br>ACCESSORY OFF-STREET<br>PARKING SPACES   |  |
| "TO BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND<br>SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NEW YORK CITY ENERGY CONSERVATION CODE<br>OF FOR COMMERCIAL BUILDINGS UNDER THE PROVISIONS OF CHAPTER C4 . THE FORMAT FOR THE<br>ENERGY ANALYSIS SHALL BE AS ESTABLISHED IN THE NEW YORK CITY ENERGY CONSERVATION CODE,  | REQUIRED IS LESS THAN<br>40.<br>TOTAL PARKING: 18.00 #####<br>PROPOSED 19 ≥ 18 REQUIRED; THEREFORE OK   |  |
| OR AS APPROVED BY THE DEPARTMENT WITH SUPPORTING DOCUMENTATION SHALL BE AVAILABLE WITHIN THE DRAWING SET.   | REQUIRED OFF-STREET LOADING BERTH         COMMERCIAL         USE / ZONE       U.G.       NOTES       FLOOR AREA       REQUIRED       PROPOSED   |  |
| WALL PANELS, CURTAIN WALLS, AND VENEER       BC 1705.20         FIRE-RESISTANT PENETRATIONS AND JOINTS       BC 1705.17   | AS PER ZR 36-62,<br>ACCESSORY OFF-STREET<br>LOADING BERTHS ARE NOT<br>COMM. /<br>6A REQUIRED IN C4-4 24,730.50 < 25,000.00 NONE NONE  |  |
| PROGRESS INSPECTION ITEMS FIRE-RESISTANCE RATED CONSTRUCTION BC 110.3.4   | C4-4<br>COMMERCIAL USES FOR<br>USE GROUP 6A WITH FIRST<br>25,000 SF   |  |
| FIRE-RESISTANCE RATED CONSTRUCTION       BC 110.3.4         ENERGY CODE COMPLIANCE INSPECTIONS       TR8         BC 110.3.5       TR8         TR8 ENERGY CODE PROGRESS INSPECTION   | ENCLOSED BICYCLE PARKING SPACES   |  |
| PROTECTION OF EXPOSED FOUNDATION INSULATION(IA1), (IIA1)INSULATION PLACEMENT AND R VALUES(IA2), (IIA2)FENESTRATION AND DOOR U-FACTOR AND PRODUCT RATINGS(IA3), (IIA3)   | Intercented     Intercented     Intercented     Intercented       DWELLING UNITS     NOTES     RATIO     BICYCLE PARKING     BICYCLE PARKING       80     PER 2 D.U. AS PER<br>ZR 25-811     50%     40     9 (ELECTRIC)  |  |
| FENESTRATION AIR LEAKAGE(IA4), (IIA4)FENESTRATION AREAS(IA5), (IIA5)AIR BARRIER - VISUAL INSPECTION(IA6), (IIA6)AIR BARRIER - TESTING(IA7), (IIA7)  | COMMERCIAL       FLOOR AREA     NOTES       RATIO     REQUIRED ENCLOSED<br>BICYCLE PARKING  |  |
| AIR BARRIER CONTINUITY PLAN TESTING/INSPECTION (IIA8)<br>VESTIBULES (IIA9)  | 24,730.50         USE GROUP 6A: 1<br>PER 10,000 SF PER         1 PER<br>10,000<br>SF         2 2           COMMUNITY FACILITY         DATIO         REQUIRED ENCLOSED   |  |
| STRUCTURAL         # Q00484597-S7           MECHANICAL         # Q00484597-S3           PLUMBING         # Q00484597-S2   | NOTES         RATIO         BICYCLE PARKING           USE GROUP 4A: 1         1 PER           220.80         PER 10,000 SF PER         10,000         0         2           ZR 36-711         SF         0         0         2  |  |
| FENCE         #Q00360439           BPP         #           CURB CUT         # Q00484597-S1           UNIT BREAKDOWN ANALYSIS  | TOTAL: 42 51.00<br>PROPOSED 51 ≥ 42 REQUIRED; THEREFORE OK  |  |
| BREAKDOWN OF UNITS (AFFORDABLE U  | NITS MARKET RATE UNITS  |  |
| 003         7         0         6         1         0         57.14%         4         0           004         11         1         9         1         0         54.55%         6         1  | BEDROOMS         PROPOSED         BEDROOMS           -BED         2-BED         3-BED         STUDIO         1-BED         2-BED         3-BED           4         0         0         3         0         2         1         0           4         1         0         5         0         5         0         0  |  |
| 005         11         1         9         1         0         27.27%         3         0           006         11         1         9         1         0         27.27%         3         0           006         11         1         9         1         0         27.27%         3         0           007         8         0         6         2         0         25.00%         2         0           008         8         0         6         2         0         12.50%         1         0 | $\begin{array}{c ccccccccccccccccccccccccccccccccccc$   |  |
| 000         0         0         0         2         0         12.00%         1         0           009         8         0         6         2         0         12.50%         1         0           010         8         1         5         2         0         0.00%         0         0           011         7         0         4         3         0         0.00%         0         0           012         1         0         0         1         0         0.00%         0         0       | 1         0         0         7         0         5         2         0           1         0         0         7         0         5         2         0           0         0         0         8         1         5         2         0           0         0         0         7         0         4         3         0           0         0         0         1         0         0         1         0   |  |
| TOTAL 80 4 60 16 0 20 1   | 0         0         0         1         0         0         1         0           15         4         0         60         3         45         12         0           5.00%         20.00%         0.00%         100.00%         5.00%         75.00%         20.00%         0.00%  |  |



NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

ELEVATION 1 ELEVATION 2 BASE/FRONT 47.25 ' 45.50 ' 46.38 '

| -          | 5TH FLOOR<br>ELEV. 99.32'                                | 135'-0" PR |              |    |           |           |               |             |         |         |
|------------|--|------------|--------------|----|-----------|-----------|---------------|-------------|---------|---------|
| •<br>-     | 4TH FLOOR<br>ELEV. 89.50'                                | 135'       | <br>BEDROOM  | Lľ | VING ROOM |           | HALLWAY       | LIVING ROOM | BEDROOM | E       |
| •<br>-     | 3RD FLOOR<br>ELEV. 79.69                                 |            | <br>BEDROOM  | Lľ | VING ROOM |           | HALLWAY       |             | LOUNG   | GE AREA |
| Ť          | 2ND FLOOR  |            | RETAIL       |    |           |           |               |             |         |         |
|            | ELEV. 69.42'<br>T.O. GARAGE<br>ELEV. 68.85'<br>1ST FLOOR | /          | LAUNDRY ROOM |    | STAIRWELL | STAIRWELL | RES.<br>LOBBY | STORAG      | E       |         |
| •          | ELEV. 59.35'   |            |              |    |           |           |               | ·           |         |         |
| - <b>•</b> | BASEPLANE<br>ELEV. 46.38'<br>BAS. COMMERCIAL             |            | PARKING      |    |           |           |               |             |         |         |
| -          | ELEV. 45.98'   | ·ħ         |              |    |           |           |               |             |         |         |

