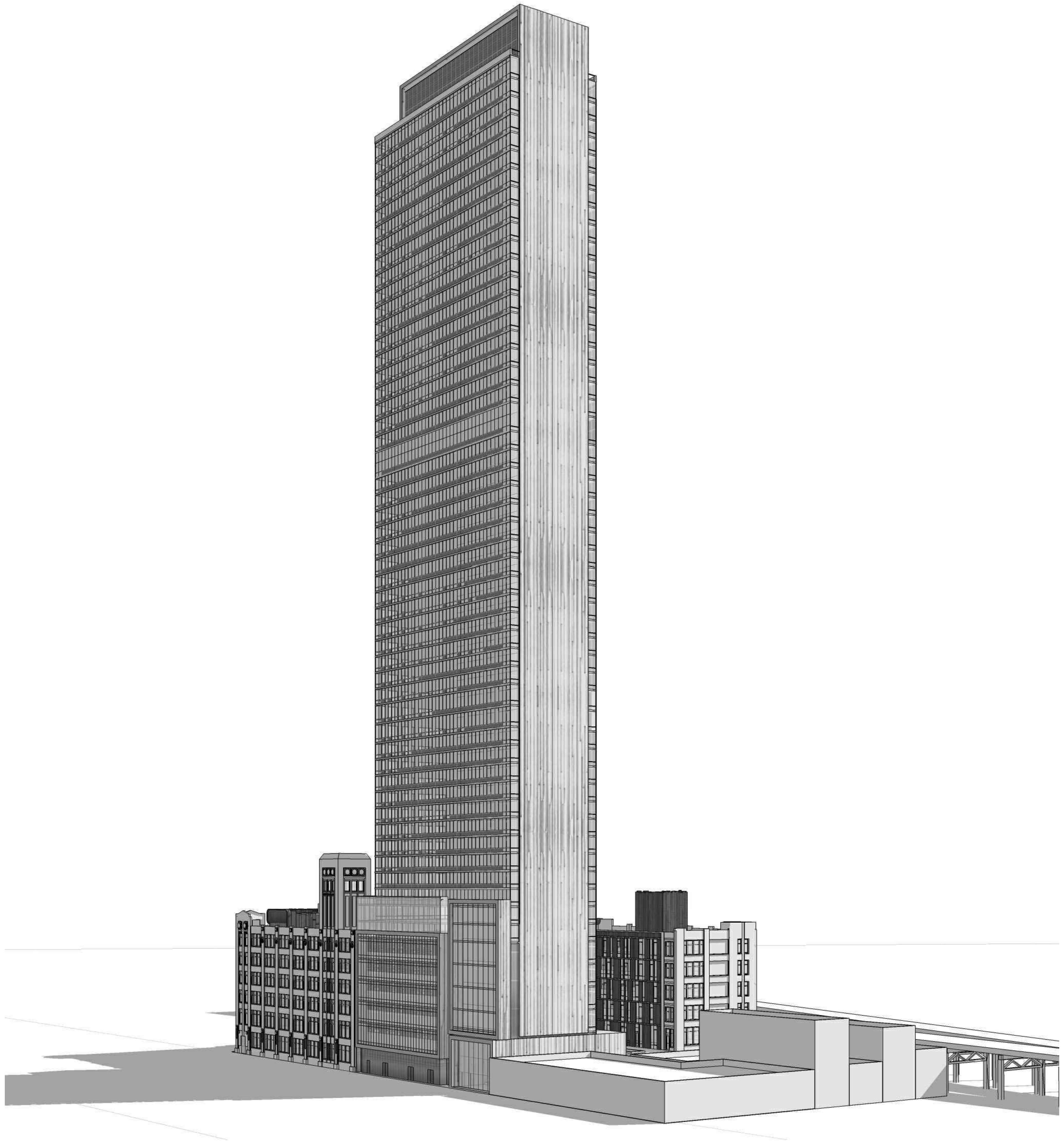
DEPT OF BLDGS 420651823 Job Number

ES778603880 Scan Code

EAGLE WAREHOUSE

QUEENS, NEW YORK
BLOCK 266 LOTS 3, 16, 18, 20 & 21



PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

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1359 BROADWAY
NEW YORK, N.Y. 10018
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STRUCTURAL ENGINEER:

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MEP ENGINEER:

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134 West 29th Street, 12th Floor
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TEL. : (212) 414 9623
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ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

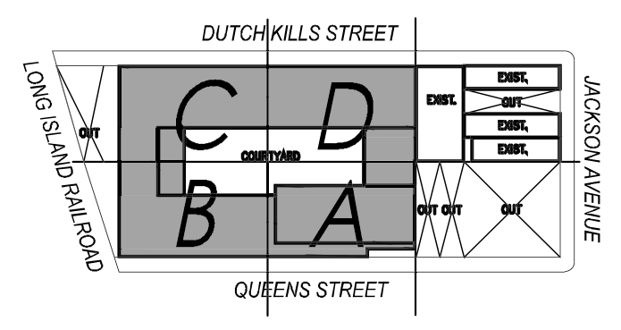
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



DRAWING TITLE:

COVER SHEET

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-001.00
DRAWING : 1 OF 139

DEPT OF BLDGS 420651823 Job Number

ES764802477 Scan Code

ARCHITECTURAL DRAWINGS LIST

DOB FULL SET/ 50% CD 08/29/14	DOB ZONING 07/01/14	50% DD 06/09/14	SHEET NO.	SHEET TITLE
●	●	●	A-001.00	COVER SHEET
●	●	●	A-002.00	DRAWING LIST
			A-002B.00	DRAWING LIST
●	●	●	A-003.00	GENERAL NOTES
●	●	●	A-004.00	ADA REQUIREMENTS
●	●	●	Z-001.00	SITE PLAN, ZONING FLOOR AREA CALCULATIONS, UNIT CHART
●	●	●	Z-002.00	SITE AREA DIAGRAM, YARD DIAGRAM, BASE PLANE
●	●	●	Z-003.00	SURVEY
●	●	●	Z-004.00	QUALITY HOUSING
●	●	●	Z-005.00	QUALITY HOUSING
●	●	●	Z-006.00	STREET WALL & SCHEMATIC SECTIONS
●	●	●	Z-007.00	TRANSPARENCY DIAGRAM
●	●	●	Z-008.00	BICYCLE PARKING ANALYSIS
●	●	●	Z-010.00	AREA DEDUCTIONS CELLAR
●	●	●	Z-011.00	AREA DEDUCTIONS FIRST FLOOR
●	●		Z-012.00	AREA DEDUCTIONS 2ND FLOOR
●	●		Z-013.00	AREA DEDUCTIONS 3RD - 5TH FLOOR
●	●		Z-014.00	AREA DEDUCTIONS 6TH FLOOR
●	●		Z-015.00	AREA DEDUCTIONS 7TH FLOOR
●	●		Z-016.00	AREA DEDUCTIONS 8TH FLOOR
●	●		Z-017.00	AREA DEDUCTIONS 9TH FLOOR
●	●		Z-018.00	AREA DEDUCTIONS 10TH - 21ST FLOOR
●	●		Z-019.00	AREA DEDUCTIONS 22ND - 55ST FLOOR
●	●	●	A-010.00	CELLAR LIFE SAFETY PLAN
●	●	●	A-011.00	FIRST FLOOR LIFE SAFETY PLAN
●	●	●	A-012.00	2ND FLOOR LIFE SAFETY PLAN
●	●	●	A-013.00	3RD FLOOR LIFE SAFETY PLAN
●	●	●	A-014.00	4th FLOOR LIFE SAFETY PLAN
●	●	●	A-015.00	5TH FLOOR LIFE SAFETY PLAN
●	●	●	A-016.00	6TH FLOOR LIFE SAFETY PLAN
●	●	●	A-017.00	7TH FLOOR LIFE SAFETY PLAN
●	●	●	A-018.00	8TH - 21ST FLOOR LIFE SAFETY PLAN
●	●	●	A-019.00	22ND - 55TH FLOOR LIFE SAFETY PLAN
●	●	●	A-050.00	SITE PLAN
●	●	●	A-100.00	CELLAR FLOOR PLAN
●	●	●	A-101.00	1ST FLOOR PLAN
●	●	●	A-102.00	1ST FLOOR PLAN (A)
●	●	●	A-103.00	1ST FLOOR PLAN (B)
●	●	●	A-104.00	1ST FLOOR PLAN (C)
●	●	●	A-105.00	1ST FLOOR PLAN (D)
●	●	●	A-106.00	2ND FLOOR PLAN
●	●	●	A-107.00	2ND FLOOR PLAN (A)
●	●	●	A-108.00	2ND FLOOR PLAN (B)
●	●	●	A-109.00	2ND FLOOR PLAN (C)
●	●	●	A-110.00	2ND FLOOR PLAN (D)
●	●	●	A-111.00	3RD FLOOR PLAN
●	●	●	A-112.00	3RD FLOOR PLAN (A)
●	●	●	A-113.00	3RD FLOOR PLAN (B)
●	●	●	A-114.00	3RD FLOOR PLAN (C)
●	●	●	A-115.00	3RD FLOOR PLAN (D)
●	●	●	A-116.00	4TH - 6TH FLOOR PLAN
●	●	●	A-117.00	4TH - 6TH FLOOR PLAN(A)
●	●	●	A-118.00	4TH - 6TH FLOOR PLAN (B)
●	●	●	A-119.00	4TH FLOOR PLAN (C)
●	●	●	A-120.00	5TH FLOOR PLAN (C)
●	●	●	A-121.00	6TH FLOOR PLAN (C)
●	●	●	A-122.00	4th - 6TH FLOOR PLAN (D)
●	●	●	A-123.00	7TH FLOOR PLAN
●	●	●	A-124.00	7TH FLOOR PLAN (A)
●	●	●	A-125.00	7TH FLOOR PLAN (B)
●	●	●	A-126.00	7TH FLOOR PLAN (C)
●	●	●	A-127.00	7TH FLOOR PLAN (D)
●	●	●	A-128.00	8TH FLOOR PLAN
●	●	●	A-129.00	9TH FLOOR PLAN
●	●	●	A-130.00	10TH - 19TH FLOOR PLAN
●	●	●	A-131.00	20TH - 21STH FLOOR PLAN
●	●	●	A-132.00	22ND - 34TH FLOOR PLAN
●	●	●	A-133.00	35TH FLOOR PLAN (PARTIAL- MECHANICAL SPACE)
●	●	●	A-134.00	36TH - 45TH FLOOR PLAN
●	●	●	A-135.00	46TH - 54TH FLOOR PLAN
●	●	●	A-136.00	ROOF PLAN
●	●	●	A-137.00	BULKHEAD PLAN
●	●	●	A-201.00	EAST (QUEENS STREET) ELEVATION
●	●	●	A-202.00	NORTH ELEVATION
●	●	●	A-203.00	WEST ELEVATION
●	●	●	A-204.00	SOUTH (SUNNYSIDE YARD) ELEVATION
●	●	●	A-205.00	PARTIAL ELEVATION
●	●	●	A-206.00	PARTIAL ELEVATION
●	●	●	A-207.00	PARTIAL ELEVATION
●	●	●	A-208.00	PARTIAL ELEVATION
●	●	●	A-209.00	PARTIAL ELEVATION
●	●	●	A-210.00	PARTIAL ELEVATION
●	●	●	A-211.00	PARTIAL ELEVATION
●	●	●	A-212.00	PARTIAL ELEVATION
●	●	●	A-213.00	PARTIAL ELEVATION
●	●	●	A-214.00	PARTIAL ELEVATION
●	●	●	A-215.00	PARTIAL ELEVATION
●	●	●	A-216.00	PARTIAL ELEVATION
●	●	●	A-217.00	PARTIAL ELEVATION
●	●	●	A-218.00	PARTIAL ELEVATION
●	●	●	A-219.00	PARTIAL ELEVATION
●	●	●	A-251.00	BUILDING SECTION 1-1
●	●	●	A-252.00	BUILDING SECTION 2-2, 3-3, 4-4
●	●	●	A-253.00	BUILDING SECTION A-A, B-B
●	●	●	A-254.00	BUILDING SECTION C-C, D-D
	●	●	A-255.00	BUILDING SECTION
	●	●	A-256.00	BUILDING SECTION
			A-257.00	BUILDING SECTION
			A-258.00	BUILDING SECTION
●	●		A-300.00	EXTERIOR WALL SECTIONS
●	●		A-301.00	EXTERIOR WALL SECTIONS
●	●		A-302.00	EXTERIOR WALL SECTIONS

ARCHITECTURAL DRAWINGS LIST

DOB FULL SET/ 50% CD 08/29/14	DOB ZONING 07/01/14	50% DD 06/09/14	SHEET NO.	SHEET TITLE
●	●	●	A-350.00	STAIR PLANS SECTIONS - STAIR A & C
●	●	●	A-351.00	STAIR PLANS SECTIONS - STAIR D & E
●	●	●	A-352.00	STAIR PLANS SECTIONS - STAIR F
●	●	●	A-353.00	STAIR PLAN - STAIR B
●	●		A-354.00	STAIR SECTION - STAIR B
●			A-355.00	STAIR/ RAMP PLANS SECTIONS- G, H, I, J K, L, M, N/ A, B, C, D
●	●	●	A-356.00	DETAILS (A-355 BEFORE)
●	●	●	A-360.00	ELEVATOR PLANS & SECTIONS - PSE1, PE2-4 (A-356 BEFORE)
●	●	●	A-361.00	ELEVATOR PLANS & SECTIONS - PE5-6 (A-357 BEFORE)
●			A-362.00	ELEVATOR PLANS & SECTIONS - PE7-8 (A-357 BEFORE)
●			A-363.00	ELEVATOR PLANS & SECTIONS - PE9-PSE10 (A-357 BEFORE)
●			A-365.00	TRASH CHUTE PLANS & SECTIONS
●			A-366.00	TRASH CHUTE PLANS & SECTIONS
●	●	●	A-400.00	PARTITION SCHEDULE
●	●	●	A-401.00	PARTITION DETAILS
●		●	A-402.00	PARTITION DETAILS
●	●	●	A-410.00	DOOR SCHEDULE AND ELEVATIONS & DETAILS
●		●	A-411.00	DOOR DETAILS
●		●	A-412.00	DOOR ELEVATIONS AND CLOSETS
			A-420.00	WINDOW LEGEND
●			A-421.00	WINDOW SCHEDULE- PUNCH WINDOWS
●			A-422.00	WINDOW SCHEDULE- WINDOW WALL EAST ELEVATION
●			A-423.00	WINDOW SCHEDULE- WINDOW WALL NORTHELEVATION
●			A-424.00	WINDOW SCHEDULE- WINDOW WALL WEST ELEVATION
●			A-425.00	WINDOW SCHEDULE- WINDOW WALL WEST ELEVATION
●			A-426.00	WINDOW SCHEDULE- WINDOW WALL SOUTH ELEVATION
●			A-601.00	KITCHEN PLANS
●			A-602.00	KITCHEN PLANS
●			A-603.00	KITCHEN PLANS
●			A-604.00	KITCHEN ELEVATIONS & DETAILS
●			A-605.00	BATHROOMS PLANS & DETAILS
●			A-606.00	BATHROOM ELEVATIONS
●			A-607.00	BATHROOM ELEVATIONS
●			A-700.00	CELLAR RCP
●			A-701.00	1ST FLOOR RCP
●			A-702.00	2nd FLOOR RCP
●			A-703.00	3rd FLOOR RCP
●			A-704.00	4th FLOOR RCP
●			A-705.00	5th FLOOR RCP
●			A-706.00	6th FLOOR RCP
●			A-707.00	7th FLOOR RCP
●			A-708.00	8th, 9th, 10-19th and 20-21st FLOOR RCP
●			A-709.00	22nd-34th, 35th, 36-54th and ROOF RCP

STRUCTURAL DRAWINGS LIST

DOB FULL SET/ 50% CD 08/29/14	DOB ZONING 07/01/14	SHEET NO.	SHEET TITLE
●	●	FO-001	GENERAL NOTES LEGEND & ABREVIATIONS
●	●	FO-100	FOUNDATION/ GROUND FLOOR, OVERALL FRAMING PLAN
●	●	FO-200	FOUNDATION TYPICAL DETAILS I
●	●	FO-201	FOUNDATION TYPICAL DETAILS II
●	●	FO-202	FOUNDATION TYPICAL DETAILS III
●	●	FO-300	FOUNDATION SECTIONS I
●	●	FO-301	FOUNDATION SECTIONS II
●		S-008	CELLAR FLOOR PLAN
●		S-010	1ST FLOOR OVERALL FRAMING PLAN
●		S-020	2ND FLOOR OVERALL FRAMING PLAN
		S-021	2nd FLOOR FRAMING PART PLAN (PART 1).
●		S-030	3RD FLOOR OVERALL FRAMING PLAN
●		S-031	3RD FLOOR PART PLAN PART A
●		S-040	4th FLOOR OVERALL FRAMING PLAN
●		S-050	5th FLOOR OVERALL FRAMING PLAN
●		S-060	6th FLOOR OVERALL FRAMING PLAN
●		S-070	7th FLOOR OVERALL FRAMING PLAN
●		S-071	7th FLOOR PART PLAN PART 1
●		S-072	7th FLOOR PART PLAN PART 2
●		S-073	7th FLOOR PART PLAN PART 3
●		S-080	8th FLOOR FRAMING PLAN
●		S-090	9th FLOOR FRAMING PLAN
●		S-110	10th - 19th FLOOR FRAMING PLAN
●		S-200	20th FLOOR FRAMING PLAN
●		S-210	21st FLOOR FRAMING PLAN
●		S-220	22nd-34th FLOOR FRAMING PLAN
●		S-350	35th FLOOR FRAMING PLAN
●		S-360	36th FLOOR FRAMING PLAN
●		S-370	37th-46th FLOOR FRAMING PLAN
●		S-470	47th-54th FLOOR FRAMING PLAN
●		S-550	MAIN ROOF & BULKHEAD FRAMING PLAN
●	●	S-940	SHEAR WALL REINFORCEMENT PLAN I
●		S-941	SHEAR WALL REINFORCEMENT PLAN II
●	●	S-945	SHEAR WALL TYPICAL DETAILS
●	●	S-950	COLUMN SCHEDULE
●	●	S-951	COLUMN TYPICAL DETAILS
●	●	S-960	TYPICAL SUPERSTRUCTURE DETAILS 1
●	●	S-961	TYPICAL SUPERSTRUCTURE DETAILS 2
●	●	S-962	TYPICAL SUPERSTRUCTURE DETAILS 3
●		S-963	TYPICAL SUPERSTRUCTURE DETAILS 4
●	●	S-965	TYPICAL MASONRY DETAILS
●		S-970	SUPER STRUCTURE SECTIONS 1
●		S-975	SUPER STRUCTURE SECTIONS 2
●	●	S-980	TYPICAL STAIR DETAILS

MEP DRAWINGS LIST

DOB FULL SET/ 50% CD 08/29/14	DOB ZONING 07/01/14	SHEET NO.	SHEET TITLE
			MECHANICAL DRAWING LIST
●	●	M-100.00	HVAC CELLAR LEVEL
●	●	M-101.00	HVAC 1ST FLOOR
●	●	M-102.00	HVAC 2ND FLOOR
●	●	M-103.00	HVAC 3RD FLOOR
●	●	M-104.00	HVAC 4TH FLOOR
●	●	M-105.00	HVAC 5TH FLOOR
●	●	M-106.00	HVAC 6TH FLOOR
●	●	M-107.00	HVAC 7TH FLOOR
●	●	M-108.00	HVAC 7TH - 8TH FLOOR
●	●	M-109.00	HVAC 9TH - 19TH FLOOR
●	●	M-110.00	HVAC 20TH - 34TH FLOOR
●	●	M-111.00	HVAC 35TH - 45TH FLOOR
●	●	M-112.00	HVAC 46TH - 54TH FLOOR
●		M-113.00	HVAC ROOF
●	●	M-200.00	HVAC DIAGRAMS
●	●	M-201.00	HVAC TV RISER DIAGRAM (1 OF 2)
●	●	M-202.00	HVAC TV RISER DIAGRAM (2 OF 2)
●	●	M-203.00	HVAC WATER/STEAM RISER DIAGRAM (1 OF 2)
●	●	M-204.00	HVAC WATER/STEAM RISER DIAGRAM (2 OF 2)
●	●	M-301.00	HVAC SCHEDULE 1 OF 2
●	●	M-302.00	HVAC SCHEDULE 2 OF 2
			PLUMBING DRAWING LIST
●	●	P-100.00	CELLAR PLAN PART B
●	●	P-101.00	CELLAR PLAN C
●	●	P-102.00	FIRST FLOOR PLAN PART 'A'
●	●	P-103.00	FIRST FLOOR PLAN PART 'B'
●	●	P-104.00	FIRST FLOOR PLAN PART 'C'
●	●	P-105.00	FIRST FLOOR PLAN PART 'D'
●		P-106.00	2ND FLOOR PLAN PART A
●		P-107.00	2ND FLOOR PLAN PART B
●		P-108.00	2ND FLOOR PLAN PART C
●		P-109.00	2ND FLOOR PLAN PART D
●	●	P-110.00	3RD FLOOR PLAN PART A
●	●	P-111.00	3RD FLOOR PLAN PART B
●	●	P-112.00	3RD FLOOR PLAN PART C
●	●	P-113.00	3RD FLOOR PLAN PART D
●		P-114.00	4TH FLOOR PLAN PART A
●		P-115.00	4TH FLOOR PLAN PART B
●		P-116.00	4TH FLOOR PLAN PART C
●		P-117.00	4TH FLOOR PLAN PART D
●		P-118.00	5TH FLOOR PLAN PART A
●		P-119.00	5TH FLOOR PLAN PART B
●		P-120.00	5TH FLOOR PLAN PART C
●		P-121.00	5TH FLOOR PLAN PART D
●		P-122.00	6TH FLOOR PLAN PART A
●		P-123.00	6TH FLOOR PLAN PART B
●		P-124.00	6TH FLOOR PLAN PART C
●		P-125.00	6TH FLOOR PLAN PART D
●		P-126.00	7TH FLOOR PLAN PART A
●		P-127.00	7TH FLOOR PLAN PART B
●		P-128.00	7TH FLOOR PLAN PART C
●		P-129.00	7TH FLOOR PLAN PART D
●		P-130.00	8TH FLOOR PLAN
●		P-131.00	9TH FLOOR PLAN
●	●	P-132.00	10TH-17TH FLOOR PLAN
●		P-133.00	18TH FLOOR PLAN
●		P-134.00	19TH FLOOR PLAN
●		P-135.00	20TH-21ST FLOOR PLAN
●		P-136.00	22ND-34TH FLOOR PLAN
●		P-137.00	35TH FLOOR PLAN
●		P-138.00	36TH-45TH FLOOR PLAN
●		P-139.00	46TH-54TH FLOOR PLAN
●		P-140.00	54TH FLOOR WATER DISTRIBUTION ONLL
●	●	P-141.00	ROOF PLAN
●	●	P-200.00	DOMESTIC WATER RISER DIAGRAM #1
●	●	P-201.00	DOMESTIC WATER RISER DIAGRAM #2
●		P-202.00	DOMESTIC WATER RISER DIAGRAM #3
●		P-203.00	DOMESTIC WATER RISER DIAGRAM #4
●	●	P-204.00	GAS RISER DIAGRAM #1
●	●	P-205.00	GAS RISER DIAGRAM #2
●		P-206.00	GAS RISER DIAGRAM #3
●		P-207.00	GAS RISER DIAGRAM #4
●		P-208.00	GAS RISER DIAGRAM #5
●		P-209.00	GAS RISER DIAGRAM #6
●	●	P-210.00	STORM WATER RISER DIAGRAM #1
●	●	P-211.00	STORM WATER RISER DIAGRAM #2
●		P-212.00	STORM WATER RISER DIAGRAM #3
●	●	P-213.00	SANITARY RISER DIAGRAM #1
●	●	P-214.00	SANITARY RISER DIAGRAM #2
●	●	P-215.00	SANITARY RISER DIAGRAM #3
			ENERGY COMPLIANCE DRAWING LIST
●	●	EN-101.00	ENERGY COMPLIANCE CALCULATIONS
●	●	EN-102.00	ENERGY COMPLIANCE CALCULATIONS
●	●	EN-102.01	ENERGY COMPLIANCE CALCULATIONS
			ELECTRICAL DRAWING LIST
●		E-305.00	SCHEDULES & DETAILS 5
●		E-306.00	SCHEDULES & DETAILS 6
●		E-307.00	SCHEDULES & DETAILS 7
●		E-308.00	SCHEDULES & DETAILS 8

UNDER SEPARATE APPLICATION

- -SPRINKLER
- -STANDPIPE
- -FIRE ALARM
- -FIRE PROTECTION PLAN
- -BUILDERS PAVEMENT PLAN
- -CURB CUT
- -BOILER
- -MARQUEE
- -SIGNAGE
- -ELEVATOR
- -PUBLIC ASSEMBLY
- -TEMPORARY CONST. FENCE AND SHED

PROJECT:

EAGLE WAREHOUSE

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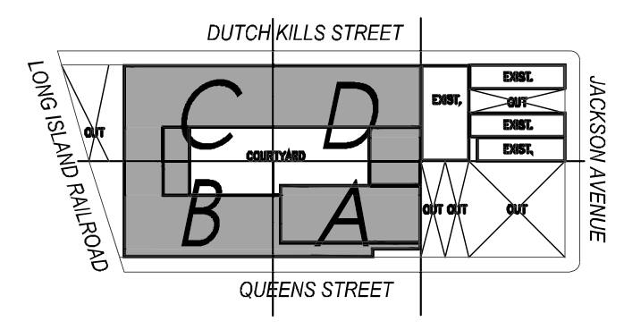
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



DRAWING TITLE:

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DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY:
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DWG. No:
A-002.00
DRAWING : 2 OF 139

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE 2008 AND THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE 2007. (BC PREFACE)

2. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR, MATERIALS, NOISE, SAFETY. ETC. (BC 28-105.12. 28-113.1)

3. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES (ARTICLE 301 THRU ARTICLE 304).

4. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OR
   B. SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER
   C. PREVIOUSLY APPROVED BY THE BOARD OF STANDARDS AND APPEALS, AND NOT AMENDED OR REPEALED BY THIS COMMISSIONER (BC §28-113.2.6)

5. ALL CONSTRICTION TO COMPLY W/ SEISMIC CODE.

6. BUILDING PERMITS OR COPIES SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE WORK SITE, VISIBLE TO THE PUBLIC FOR THE DURATION OF THE WORK OR THE USE AND OPERATION OF THE EQUIPMENT, OR UNTIL EXPERIATION OF PERMIT. (BC 28-105.11)

7. AT LEAST 24, BUT NO MORE THAN 48 HOURS, WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK. (BC 3304.3.1)

8 WITHIN TEN DAYS PRIOR TO THE START OF WORK A WRITTEN NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNER AFFECTED BY FOUNDATION, EARTHWORK OR DEMOLITION WORK. WORK. (BC 3304.3.2)

9. NO WORK TO BE DONE BEYOND THE BUILDING LINES WITHOUT APPROVAL OF THE DEPARTMENT OF HIGHWAYS.

10. SIDEWALKS TO BE LAID IN ACCORDANCE WITH RULES OF THE DEPARTMENT OF HIGHWAYS.

11. BORING DIAGRAM WILL BE FILED BEFORE CONSTRUCTION IS STARTED AS PER BC 1802.

12. AN ACCURATE AND COMPLETE FINAL SURVEY, MADE BY A LICENSED SURVEYOR SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOCATION OF NEW BUILDING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES ESTABLISHED CURB LEVEL, LOCATION AND BOUNDARIES OF LOT. (BC §28-118.4)

13. ALL ELEVATIONS SHALL REFER TO NAVD 1988 DATUM WHICH IS 1.625 FEET BELOW THE QUEENS TOPOGRAPHICAL BUREAU DATUM

14. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.

15. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS.

16. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.

17. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C.ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.

18. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGED, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.

19. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.

20. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.

21. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.

22 POSTED OCCUPANCY AND USE, ALL BUILDING SHALL BE POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR, STATING, LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THEREOF. OCCUPANCY GROUP R-3 IS EXEMPTED FROM THIS REQUIREMENT. (BC §28-118.19)

23. THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTION, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING.
   A. TEST BORING OPERATIONS. BC 1802.5
   B. INSPECTION OF SUBGRADE PRIOR TO CONSTRUCTION. (BC 1704.7)
   C. UNDERPINNING OPERATION AND BRACING EXCAVATED SURFACE SHORING, EXTENDED MORE THAN 10 FEET BELOW LEGALLY ESTABLISHED GRADE, AND IN ACCORDANCE WITH THE DRAWINGS SUBMITTED TO AND APPROVED BY THIS OFFICE. (BC 1704.9.1)
   D. FIRESTOPPING OF:
      1. HOLLOW PARTITIONS AND FURRED SPACES.
      2. CONCEALED SPACES WITHIN STAIR CONSTRUCTION
      3. CEILING SPACES
      4. EXTERIOR CORNICES
      5. DUCT AND PIPE CHASES
   E. CONCRETE MATERIALS FOR STRUCTURAL ELEMENTS PROPORTIONED ON THE BASIS OF CALCULATED STRESSES 20% OR GREATER OF BASIC ALLOWABLE VALUE. (TABLE 1704.4)
   F. PLACING OF CONCRETE. (POURED CONCRETE) (TABLE 1704.4)
   G. VENTILATION AS PER SECTION BC1704.15.2.
   H. MASONRY FOR PLACEMENT, BEDDING AND SIZE. (BC 1704.5)

24. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT WITH THE DEPARTMENT OF BUILDINGS.

25. ALL MATERIALS AND ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
   A. IT SHALL CONFORM WITH NFPA 251 "FIRE RESISTANCE RATINGS" OR,
   B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E-119-2000, "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER, OR
   C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.

26. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2 PERCENT OF ANY ONE FACE SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES. (BC 714.3)

27. LINTELS SUPPORTING MASONRY WALLS OVER 4 FEET IN WIDTH SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE-RATING OF THE WALL SUPPORTED. (BC 714.6)

28. CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN FIRE DIVISIONS, FIRE SEPARATIONS OR VERTICAL PARTITIONS HAVING THE SAME FIRE RESISTANCE RATING AS THE CEILING. CONCEALED SPACE ABOVE SUCH CEILING, UNLESS SPRINKLERED, SHALL BE FIRESTOPPED AS PER SECTION BC 717 "CONCEALED SPACES".

29. OPENING PROTECTIVES INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE, SHALL COMPLY WITH NFPA 252-99 "STANDARD METHODS OF FIRE TEST OF DOOR ASSEMBLIES" AND NFPA 257-00 "STANDARD METHODS OF FIRE TEST OF WINDOW AND GLASS BLOCK ASSEMBLIES" AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 257-00 "INSTALLATION OF FIRE DOORS AND WINDOW". OPENING PROTECTIVES SHALL BE LABELED CERTIFYING PERFORMANCE RATING, AND SHALL HAVE BEEN ACCEPTED BY THE COMMISSIONER.

30. ROOF SHALL BE COVERED WITH CLASS "A" ROOF COVERING MEETING THE REQUIREMENTS OF ASTM-E108 "STANDARD METHODS OF FIRE TESTS OF ROOF COVERINGS" - 2000, OR "FIRE CLASSIFICATIONS". (BC 1505)

31. FIRESTOPPING: CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRESTOPPED (EXCEPT WHERE CONCEALED SPACED IS SPRINKLERED OR IS CONSTRUCTED AS A SHAFT) AS PER BC 717 "CONCEALED SPACES".

32. INTERIOR FINISH: MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME-SPREAD RATING OBTAINED AS PRESCRIBED IN ASTM E-84-2001 "STANDARD METHOD OF TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS" AS PER BC802.

33. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.

34. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT THAT STAIRS LESS THAN 44 INCHES IN WIDTH), HAVING FINGER CLEARANCE OF 1 1/2 INCHES, PROJECTING NOT MORE THAN 3 1/2 INCHES INTO THE REQUIRED STAIR WIDTH.

35. HEIGHT OF HANDRAIL SHALL BE BETWEEN 28" AND 34" ABOVE THE TREAD NOSING. HANDRAILS SHALL BE RETURNED TO WALLS AND POSTS AT THEIR TERMINATION. MATERIALS OF HANDRAILS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150. HANDRAILS SHALL BE DESIGNED TO RESISTS A SIMULTANEOUS APPLICATION OF A LATERAL FORCE OF 40 PLF AND A VERTICAL LOAD OF 50 PLF. LANDINGS AND PLATFORMS SHALL BE ENCLOSED ON SIDES BY WALL OR RAILINGS,AT LEAST 3'-0"HIGH. RISERS SHALL BE MAXIMUM 7 3/4" HIGH,TREADS MINIMUM 9 1/2" WIDE EXCLUSIVE OF NOSING AND THE SUM OF 2 RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL BE NOT LESS THAN 24 OR MORE THAN 25 1/2".

36. TREAD STRINGERS AND LANDINGS SHALL BE BUILT OF/OR SURFACED WITH NONSKID MATERIALS.

37. VENTILATION OF EACH REQUIRED STAIR EXTENDING TO THE ROOF WILL COMPLY WITH BC 910.5.

38. ILLUMINATION OF AT LEAST 2 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS, EXIT DISCHARGES, AND IN PUBLIC CORRIDORS. IT SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL EXIT COMPONENTS OTHER THAN PUBLIC CORRIDORS. (BC 1006.2)

39. EXIT LIGHTING SHALL CONFORM TO SECTION BC 1006 "MEANS OF EGRESS ILLUMINATION".

40. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDE FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR, SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH. (BC 1011) OCCUPANCY CLASS R-2 IS EXEMPTED FROM THE REQUIREMENT.

41. EXIT SIGNS SHALL BE INTERNALLY LIGHTED AT ALL TIMES AND SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
LETTERS SHALL BE RED NOT LESS THAN 6" HIGH. (BC 1011.4)

42. REQUIRED FOR MULTIPLE DWELLINGS, BUILDING ENTRANCE DOORS AND OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH HEAVY DUTY LOCK SETS WITH AUXILIARY LATCH BOLTS TO PREVENT THE LATCH FROM BEING MANIPULATED BY OTHER THAN A KEY.

43. DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH A HEAVY DUTY DEAD BOLT OR OPERABLE BY KEY FROM OUTSIDE AND THUMB TURN FROM INSIDE AND A CHAIN DOOR GUARD.

44. ALL TOILETS SHALL HAVE TILE FLOOR AND 6" BASE. WAINSCOT SHALL BE PROVIDED WHERE CALLED FOR ON DRAWINGS. (FOR FIN. MAT. SEE FINISH SCHEDULE) AS PER SECTION D26-31.03 H.M.C. AND SECTION 76 M.D.L.

45. ALL INTERIOR TOILETS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION BC 1203.4.1.3 OF THE BUILDING CODE.

46. ALL DOORS SHALL BE MIN. 6'-8" HIGH UNLESS OTHERWISE NOTED. (BC 1008.1.1.3)

47. ALL ELEVATOR DOORS SHALL HAVE ELECTRIC INTERLOCKS IN ACCORDANCE WITH BC 3002.1.2.

48. SUSPENDED CEILINGS SHALL COMPLY WITH SECTION BC 803.9.1.1, WITH METAL HANGERS, PURLINS AND RUNNERS AS REQUIRED.

49. ALL DOORS TO REQUIRED EXIT STAIRS IN R-2 SHALL COMPLY WITH BC 1008.1.1.

50. DOORS AND ASSEMBLIES SHALL HAVE THE FOLLOWING FIRE RESISTIVE RATINGS, (BC 708) DOORS TO STAIRS 1 1/2 HOUR, EXCEPT WHERE OTHERWISE NOTED. DOORS TO ELEVATOR SHAFT 1 1/2 HOUR.

51. CORRIDORS AND EXIT PASSAGEWAYS SHALL HAVE A MIN. CLEAR HEIGHT OF 7'-6" FOR AT LEAST 75% OF THE FLOOR AREA WITH NO POINT LESS THAN 7 FT. IN HEIGHT, PROJECTION BELOW THE CEILING SHALL NOT OBSTRUCT FULL VIEW OF EXIT SIGNS. (BC 1003)

52. ELEVATOR SHAFTS SHALL BE ENCLOSED WITH IMPACT RESISTANT CONSTRUCTION FOR 2 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE. (BC 403.9.2, BC 707.1, BC 707.14, & CHAPTER 30)

53. INTERIOR REQUIRED STAIR SHALL BE ENCLOSED WITH 2 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE. (BC 1019.1)

54. ALL VENT DUCT SHAFTS SHALL BE ENCASED WITH 1 AND 2 HOUR ENCLOSURE. NO DUCT VENTS TO PASS THROUGH STAIR ENCLOSURES. 1 1/2 HOUR AUTOMATIC SELF-CLOSING FIRE DAMPERS TO BE INSTALLED IN VENT DUCTS WHEN THEY PIERCE PUBLIC CORRIDORS.

55. MASONRY MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF BC 2103 AND TO COMPLY WITH BC 1704.5 FOR CERTIFICATION.

56. ALL MASONRY NON-LOAD BEARING WALLS SHALL BE BONDED IN ACCORDANCE WITH BC 2109.6.

57. EXTERIOR MASONRY WALLS SHALL COMPLY WITH BC 2109.

58. ALL EXTERIOR MASONRY WALL WILL BE LAID UPON ONE PART PORTLAND CEMENT, ONE PART LIME AND SIX PARTS SAND. ALL MORTAR TO COMPY WITH BC 2109.

59. CONCRETE BLOCK SHALL COMPLY WITH BC 2103.

60. ALL CORNERS OF PARAPET WALLS SHALL CONFORM WITH BC 2109.5.5.

61. WHERE GLASS FACING IS USED, THICKNESS AND AREA COMPLIES WITH BC 2401.

62. INTERIOR WALLS, PARTITIONS, FLOOR AND CEILING CONSTUCTION AND MECHANICAL EQUIPMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BC 1207 TO PROVIDE MIN. PROTECTION FOR EACH DWELLING UNIT FROM EXTRANEOUS NOISES EMANATING FROM OTHER DWELLING UNITS AND FROM MECHANICAL EQUIPMENT IN ADDITION, EXTERIOR MECHANICAL EQUIPMENT SHALL CONFORM TO THE NOISE REDUCTION REQUIREMENTS OF TABLE 1207.2.1.

63. FIRE RATED PARTITIONS SHALL REST DIRECTLY UPON THE CONCRETE FLOOR CONSTRUCTION AND SHALL EXTEND TO THE CONCRETE CONSTRUCTION OF THE FLOOR OR ROOF ABOVE.

64. PIPE SPACE AND WALL FURRINGS SHALL CONSIST OF METAL CHANNELS AND 5/8" GYPSUM WALLBOARD EXCEPT AS OTHERWISE SHOWN.

65. A MINIMUM CEILING HEIGHT OF 8'-0" SHALL BE MAINTAINED IN ALL LIVING ROOMS.

66. WALLS, PARTITIONS AND FLOOR AND CEILING CONSTRUCTION-MIN.STC RATING 50 FOR AIRBORNE NOISE, MIN.35 STC RATING REQUIRED FOR APARTMENT ENTRANCE DOORS.

67. EQUIPMENT USE PERMITS, INSPECTIONS AND TESTS

PERMITS SHALL BE OBTAINED FOR USE OF THE FOLLOWING EQUIPMENT:
   A. AIR CONDITIONING AND VENTILATION SYSTEMS (BC 1704.15)
   B. ELEVATORS
   C. FUEL BURNING AND FUEL OIL STORAGE EQUIPMENT
   D. PLUMBING PIPING
   E. STANDPIPE SYSTEMS (BC 1704.22)
   F. SPRINKLER SYSTEMS (BC 1704.21)

EQUIPMENT REQUIRING USE PERMITS SHALL BE INSPECTED AND TESTED TO DETERMINE PROPER FUNCTIONING AND COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE LAWS AND REGULATIONS. ALL INSPECTIONS AND TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIRED INSPECTION AND TEST PROCEDURES; AND SIGNED COPIES OF REQUIRED INSPECTIONS AND TEST REPORTS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS AND FORM PART OF THE PAPERS ACCOMPANYING THE PERMIT APPLICATION. IN THE CASE OF HEATING SYSTEM, A SIGNED STATEMENT BY ARCHITECT OR ENGINEER SHALL BE SUBMITTED WITH THE PERMIT APPLICATION, STATING THAT THE SYSTEM HAS BEEN OPERATED AND FUNCTIONS SATISFACTORY, AND THAT TO THE BEST OF KNOWLEDGE AND BELIEF, THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENT.

68. SPRINKLER SYSTEM SHALL COMPLY WITH BC 1704.21 SEPARATE SPRINKLER APPLICATION SHALL BE FILED AND APPROVAL OBTAINED.

69. STANDPIPE WILL BE INSTALLED IN ACCORDANCE WITH BC 1704.22. SEPARATE STANDPIPE APPLICATION WILL BE FILED.

70. SEPARATE ELEVATOR APPLICATION WILL BE FILED.

71. VIEWING MIRRORS SHALL BE PROVIDED IN ELEVATORS AS PER SECTION D26-20.03 H.M.C.

72. MECHANICAL VENTILATION, AIR CONDITIONING AND REFRIGERATION
   A. ALL FINAL INSPECTION AND TESTS OF A REQUIRED VENTILATING SYSTEM SHALL BE MADE (THE ARCHITECT OR ENGINEER NEED NOT TO BE IN THE EMPLOY OF THE OWNER) AS PER BC 1704.15.
   B. ALL INSPECTION AND TEST OF A REFRIGERATION SYSTEM SHALL BE MADE (THE ARCHITECT OR ENGINEER NEED NOT TO BE IN THE EMPLOY OF THE OWNER) AS PER BC 1704.15.

73. HEATING AND COMBUSTION EQUIPMENT
   A. ALL FINAL INSPECTIONS AND TESTS FOR BOILERS SHALL BE SUBJECT TO THE PROVISIONS FOR CONTROLLED INSPECTION (SUCH INSPECTIONS AND TESTS, HOWEVER, MAY BE MADE BY DEPARTMENT INSPECTORS OR BY A DULY AUTHORIZED INSURANCE COMPANY INSPECTOR) PER BC 1704.23.
   B. ALL APPLICATIONS FOR EQUIPMENT USE PERMIT FOR HEATING SYSTEMS SHALL BE ACCOMPANIED BY A SIGNED STATEMENT BY AN ARCHITECT OR ENGINEER STATING THAT THE SYSTEM HAS BEEN OPERATED AND FUNCTIONS SATISFACTORY AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENTS PER BC 1704.23.

74. FIRE EXTINGUISHING EQUIPMENT
   A. PER BC 1704.22 INSPECTIONS AND TESTS OF STANDPIPES ARE SUBJECT TO CONTROLLED INSPECTION, IF APPLCANT DOES NOT CHOOSE TO HAVE TESTS WITNESSED BY REPRESENTATIVE OF DEPARTMENTS.
   B. PER BC 1704.21 INSPECTIONS AND TEST OF SPRINKLER SYSTEMS ARE SUBJECT TO CONTROLLED INSPECTION, IF APPLICANT DOES NOT CHOOSE TO HAVE TESTS WITNESSED BY REPRESENTATIVE.

75. INSPECTION DURING PROGRESS OF WORKS
   A. THE COMMISSIONER MAY ACCEPT SIGNED STATEMENTS BY ARCHITECTS AND ENGINEERS AND SUPPORTING INSPECTIONS AND TESTS REPORTS WITHOUT VERIFYING INSPECTION OR TEST BY DEPARTMENT INSPECTORS PER ARTICLE 116.

76. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK OF THE USE AND OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE PERMIT.

77. A REFUSE STORAGE ROOM SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 81 OF THE NY STATE MULTIPLE DWELLING LAW ,SECTION 27-2021 OF THE NYC HOUSING MAINTENANCE CODE, AND BC 707.13. IT SHALL BE COMPLETELY ENCLOSED IN A FIRE-RESISTANCE RATING OF 2 HR., WITH SELF-CLOSING PROTECTIVES HAVING A FIRE PROTECTION RATING OF 1 1/2 HR. (BC 1213.1)

78. REFUSE COLLECTING ROOM SHALL BE SPRINKLERED.

79. THE COMPACTING MACHINE SHALL BE LOCATED WITHIN THE REFUSE STORAGE ROOM OR IN A REFUSE CHUTE TERMINATION ROOM. (BC 1213.2)

80. COMPACTING EQUIPMENT SHALL MEET THE CRITERIA ND THE APPROVAL OF THE ENVIRONMENTAL PROTECTION ADMINISTRATION AND ALSO MUST MEET ALL THE REQUIREMENTS OF ANY OTHER AUTHORITY HAVING JURISDICTION.

81. REFUSE CHUTE SHALL BE CONSTRUCTED STRAIGHT AND PLUMB WITHOUT PROJECTIONS OF ANY KIND SUPPORTED ON 2 HR. FLOOR CONSTRUCTION. (BC 707.13.1)

82. REFUSE CHUTE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITY HAVING JURISDICTION.

83. REFUSE CHUTE SHALL EXTEND THROUGH ROOF CONSTRUCTION AT LEAST 6'-0" ABOVE THE ROOF. (BC 707.5)

85. INSPECTION OF REQUIRED SPRINKLERS SHALL COMPLY WITH D26-21.07.

86. JANITORIAL SERVICES TO COMPLY WITH D 26-22.03.

87. OBLIGATIONS OF THE OWNER SHALL COMPLY WITH D 26-22.03.

88. CENTRAL HEAT, ELECTRIC OR GAS HEATING SYSTEM SHALL COMPLY WITH D 26-17.01. THE SUPPLY OF HOT WATER SHALL COMPLY WITH D 26-17.07.

89. PUBLIC HALL LIGHTING SHALL COMPLY WITH ARTICLE 14 ARTICLE 19 HMC.

90. MAIL SERVICE WILL BE PROVIDED IN ACCORDANCE WITH D26-21.05-D26-21.01 HMC.

91. STREET NUMBERS WILL BE PROVIDED IN ACCORDANCE WITH D 26-21.05.

92. FLOOR NUMBERS TO BE PROVIDED IN ACCORDANCE WITH D 26-21.05.

93. FLOOR NUMBERS TO BE PROVIDED ON ALL FLOORS IN STAIR HALL AND AT ELEVATOR LANDINGS IN ACCORDANCE WITH SECTION D26-21.03 AND RULES OF THE DEPARTMENT OF BUILDINGS.

94. ALL DUCT SHAFT OFFSETS SHALL BE ENCASED WITH 1 & 2 HOUR FIRE RATING.

95. PROVIDE SMOKE DETECTORS WITHIN APARTMENTS AS REQUIRED PER BC 716, D6-20.08 AND 607.2.3 OF THE NYC MECHANICAL CODE.

96. RADIO AND TV WIRES AND ANTENNA SHALL COMPLY WITH SECTION 62 M.D.L. AND SHALL BE PLACED A MIN. OF 10'-0" ABOVE HIGHEST POINT ON ROOF.

97. BUILDING TO BE RATPROOFED IN ACCORDANCE WITH SECTION 80 M.D.L.

98. ALL CLEANING OF WINDOWS WILL BE IN CONFORMITY WITH THE WINDOW CLEANING CODE.

98. FIREPROOFING
   A. THE OCCUPANCY CLASSIFICATION OF THE BUILDING IS OCCUPANCY GROUP (O.G.) R-2, BC 310.1.2 AND CLASS "A" MULTIPLE DWELLING AS PER SECTION 4.8 M.D.L.
   B. THE VARIOUS OCCUPANCIES REQUIRED TO BE SEPARATED FROM EACH OTHER BY FIRE SEPARATING OR DIVISIONS AS PER BC 302.1 SHALL BE SO SEPARATED BY PARTITIONS HAVING THE REQUIRED FIRE RATING IN ACCORDANCE WITH BC 5008.3.3.
   C. THE CONSTRUCTION CLASSIFICATION OF THE BUILDING IS CONSTRUCTION GROUP R-2 NON-COMBUSTIBLE TYPE 1B AND BC 602 IN ACCORDANCE WITH AREA AND HEIGHT LIMITATIONS AS SPECIFIED IN TABLE 503 AND BC 503. THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS OUTLINED IN TABLE 601 AND DEFINED IN BC 602.
   D. PROVIDE SPRINKLERS FOR ENTIRE BUILDING.

99. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIR SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT THE STREET LEVEL.

100. ALL WIRE GLASS IN RATED DOORS AND WINDOWS WILL BE OF A TYPE APPROVED BY THE B.S.A.

101. FIRE DIVISION SHALL COMPLY WITH PROVISIONS OF TABLE 508.3.3 AND SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTION.

102. DIFFERENT TENANT STORES, APARTMENTS, ETC., NOT SEPARATED BY FIRE DIVISIONS SHALL BE SEPARATED BY FIRE SEPARATIONS, BUT NOT LESS THAN 1 HOUR SEPARATIONS SHALL CONTINUE THROUGH CONCEALED SPACES ABOVE. (TABLE 508.3.3)

103. OPENINGS IN FIRE DIVISIONS AND SEPARATIONS TO COMPLY WITH TABLE 508.3.3.

104. NO CONDUITS, PIPES, MEDICINE CABINETS, ETC. SHALL ENCROACH ON PARTITIONS ENCLOSING STAIRS OR ELEVATOR SHAFTS OR OTHER RATED PARTITIONS.

105. CONDUITS IN FIRE-RATED PARTITIONS WILL NOT EXCEED 3/4 INCH DIAMETER OUTLETS IN SUCH PARTITIONS WILL BE BACKED UP WITH APPROVED MATERIALS.

106. PENETRATION OF OPENINGS IN WALLS, PARTITIONS, OR FLOORS FOR PIPE SLEEVES, MEDICINE CABINETS, HAMPERS ELECTRIC DEVICES, ETC., SHALL BE PACKED & SEALED.

107. ALL VENT DUCT SHAFTS TO BE ENCLOSED WITH 1 OR 2 HOUR ENCLOSURES. NO DUCT VENTS TO PASS THROUGH STAIR ENCLOSURES. 1 1/2 HOUR AUTOMATIC SELF-CLOSING FIRE DAMPERS TO BE INSTALLED IN VENT DUCTS WHEN THEY PIERCE PUBLIC CORRIDORS.

108. FIRE PREVENTION APPLICATIONS WILL BE FILED IF REQUIRED FOR ALL INSTALLATIONS.

109. WOOD REQUIRED TO BE FIRE-RETARDANT-TREATED SHALL BE TESTED IN ACCORDANCE WITH ASTM E84-2001.

110. TOILET ROOM SIDE OF PARTITIONS SHALL BE 5/8" WATER RESISTANT GYPSUM WALLBOARD.

111. VENTILATION SHAFT WALLS 288 SQ.INCH OR OVER SHALL BE AS FOLLOWS: ONE LAYER OF 5/8" SHEETROCK FIRE CODE GYPSUM WALLBOARD EACH SIDE OVER 1" GYPSUM COREBOARD. TOTAL WIDTH= 2 1/4". INSTALLATION AS RECOMMENDED BY MANUFACTURER.

112.

INTERIOR FINISH CLASS	REQUIRED FIRE RESISTANCE
A STAIR ENCLOSURE(INCLUDING SEPARATION)	2 HR. REQUIRED FIRE RESISTANCE RATING
A ELEVATOR SHAFT	2 HR. REQUIRED FIRE RESISTANCE RATING
A DUCT SHAFT	1 & 2 HR. REQUIRED FIRE RESISTANCE RATING
A PUBLIC HALL(CORRIDOR)	1 & 2 HR. REQUIRED FIRE RESISTANCE RATING
A EXIT PASSAGEWAY(GRADE LEVEL)	2 HR. REQUIRED FIRE RESISTANCE RATING TABLE 601
B&C INTERIOR PARTITIONS AND FURRING	0 HR. REQUIRED FIRE RESISTANCE RATING TABLE 601
FLOOR CONSTRUCTION	2 HR. REQUIRED FIRE RESISTANCE RATING TABLE 601

113. INTERIOR FINISH TO HAVE FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.5, AND ALL INTERIOR FINISH TO COMPLY WITH BC 803.1 AND 803.5.

114. ALL COMBUSTIBLE FLOORING SHALL CONFORM WITH THE REQUIREMENTS OF BC 804.4.1 THRU 804.4.4.

115. FINISH FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIALS (BC 804.5)

116.

BUILDING SPACE CLASSIFICATION	OCCUPANCY GROUP	FIRE INDEX
BLDG. STORAGE	S-2	2
BOILER ROOM	S-2	2
ELECTRICAL SERVICE	S-2	1
REFUSE COLLECTION ROOM	S-2	2
SUPER'S WORKSHOP	S-2	2
TENANT'S LAUNDRY	R-2 ACCESSORY	1
TENANT'S LOUNGE	R-2 ACCESSORY	1
TENANT'S STORAGE	S-2	1
RESIDENTIAL(APT. HOUSE)	R-2	1
COMMERCIAL(CLUB/ BAR/ RESTAURANT)	A-2	1
COMMERCIAL(OUTDOOR POOL CLUB)	A-5	1

117. ENERGY CONSERVATION CODE NOTES

ALL PERTINENT DATA AND DESIGN CRITERIA REGARDING THE FOLLOWING CONFORM WITH BOTH THE STATE ENERGY CONSERVATION CONSTRUCTION CODE OF FEBRUARY, 2008 AND THE NEW YORK CITY BUILDING CODE WHICHEVER IS MORE STRINGENT:
   A. "U" VALUES OF THE ENVELOPE SUB-SYSTEM.
   B. DESIGN INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS TO BE HEATED AND/OR COOLED. (72 DEG.F. FOR HEATING, 78 DEG.F. FOR COOLING.)
   C. DESIGN OUTDOOR AIR TEMPERATURE(15 DEG.F. WINTER, 89 DEG.F. SUMMER).
   D. DESIGN HEAT LOSS AND/OR GAIN THROUGH EACH EXTERIOR FACADE IN BTU/HR.
   E. "R" VALUES OF INSULATING MATERIALS.
   F. SIZE AND TYPE OF APPARATUS AND EQUIPMENT AND SYSTEM CONTROLS IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CODE.
   G. ELECTRICAL LIGHTING AND POWER DESIGN DATA.
   H. FIRE PROTECTION CONSTRUCTION REQUIREMENTS, INCLUDING BUILDING CODE LIMITATIONS REGARDING USE OF INSULATION OR EQUIPMENT.
   I. ALL NECESSARY APPROVALS FOR ELECTRICAL WORK FROM THE BUREAU OF GAS AND ELECTRICITY WILL BE OBTAINED.

ENERGY EFFICIENCY STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFRESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

118. PHYSICAL DISABILITIES NOTES (L.L.58/87)
   A. THE PRIMARY ENTRANCES (RESIDENTIAL LOBBIES) SHALL BE ACCESSIBLE.
   B. THERE SHALL BE AN UNOBSTRUCTED ACCESSIBLE ROUTE FROM RESIDENTIAL LOBBIES TO ALL APARTMENTS.
   C. ALL SADDLES AT THE APARTMENT ENTRANCES AND BATHROOMS SHALL HAVE A MAX. HEIGHT OF 1/2" WITH A SLOP OF 2:1 MAX. FOR THE TOP 1/4" OF THE SADDLE.
   D. ALL APARTMENT KITCHENS AND BATHROOMS SHALL BE DESIGNED AND EQUIPPED TO BE HANDICAPPED ADAPTABLE.
   E. ALL DOORS IN APARTMENTS SHALL BE A MINIMUM OF 2'-11"(2'-8"CLEAR MIN.)

119. LIST OF CONTROLLED INSPECTIONS

CONTROLLED INSPECTIONS SHALL BE OBTAINED FOR THE FOLLOWING AREAS OF WORK

SPECIAL INSPECTION

-MECHANICAL SYSTEMS
-FUEL-GAS PIPING (WELDING)
-SITE STORM DRAINAGE DISPOSAL AND DETENTION SYSTEM INSTALLATION
-HEATING SYSTEMS
-CHIMNEYS
-CONCRETE CAST-IN-PLACE
-CONCRETE-DESIGN MIX (TR-3)
-CONCRETE-TEST CYLINDER (TR-2)
-FIRE STOP, DRAFT STOP, AND FIRE BLOCK SYSTEMS
-FIRE-RESISTANCE RATED CONSTRUCTION
-EXCAVATION SHEETING, SHORING AND BRACING
-SOILS-INVESTIGATIONS (BORINGS/TEST PITS)(TR-4)
--PILE FOUNDATIONS AND DRILLED PIER INSTALLATION (TR-5)
-STRUCTURAL STEEL-WELDING
-STRUCTURAL STEEL-ERECTION & BOLTING
-MASONRY
-SOILS-SITE PREPARATION
-SOILS-FILL PLACEMENT & IN-PLACE DENSITY
-UNDERPINNING
-WALL PANELS, CURTAIN WALLS AND VENEERS
-FOOTING AND FOUNDATION

ENERGY CODE COMPLIANCE INSPECTIONS (TR8)

-INSULATION PLACEMENT AND R VALUES
-FENESTRATION THERMAL VALUES AND RATINGS
-FENESTRATION RATINGS FOR AIR LEAKAGE
-FENESTRATION AREAS
-AIR SEALING AND INSULATION VISUAL
-LOADING DECK WEATHER SEALS
-VESTIBULES
-DAMPERS INTEGRAL TO THE BUILDING ENVELOPE
-HVAC AND SERVICE WATER HEATING EQUIPMENT
-HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
-DUCT PLENUM AND PIPING INSULATION AND SEALING
-ELECTRICAL METERING
-LIGHTING IN DWELLING UNITS
-INTERIOR LIGHTING POWER
-EXTERIOR LIGHTING POWER
-LIGHTING CONTROLS
-EXIT SIGNS
-TANDEM WIRING
-ELECTRICAL MOTORS
-MAINTENANCE INFORMATION
-PERMANENT CERTIFICATE

120. THE BUILDING SITE IS IN FLOOD ZONE X AND ZONE X SHADED.

121. BUILDING ELEMENTS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED. (BC TABLES 601 AND 602)

TABLE 601
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE IB	TYPE IIA	TYPE IIB
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	2	1	0
BEARING WALLS			
INTERIOR	2	1	0
EXTERIOR	2	1	0
NON-BEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602		
NON-BEARING WALLS INTERIOR	0	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOINTS	2	1	0
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1	1	0

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

FIRE SEPARATION DISTANCE (FEET)	TYPE OF CONSTRUCTION	R-2 OCCUPANCY
LESS THAN 5	ALL	1
5 TO 10	IB, IIA, 11B	1
10 TO 30	IB	1
	IIA	1
	IIB	0
GREATER THAN 30	ALL	0

ITEMS TO BE FILED SEPARATELY:
a. SPRINKLER
b. STANDPIPE
c. FIRE PROTECTION PLAN
d. BUILDERS PAVEMENT PLAN
e. ELEVATOR
f. CURB CUT
g. TEMPORARY CONST. FENCE AND SHED
h. BOILER
i. MARQUEE
j. FIRE ALARM
k. PUBLIC ASSEMBLY
l. SIGNAGE

ABBREVIATIONS

A/C (A.C.)	AIR CONDITIONER
ACOUS.	ACOUSTIC
ABV.	ABOVE
ADJ.	ADJOINING
ADJST.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
APPVD.	APPROVED
A.P.	APARTMENT ELECTRICAL PANEL
APT(S).	APARTMENT(S)
B.	BATHROOM
B.C.	BRICK COURSE
BET.	BETWEEN
BLDG.	BUILDING
BD.	BOARD
B.O.	BOTTOM OF
BR.	BEDROOM
B.S.A.	BOARD OF STANDARDS & APPEALS
C.	CLOSET
C.G.	CORNER GUARD
C.I.	CAST IRON
CAB.	CABINET
CEM.	CEMENT
CIND.	CINDER
CLG.	CEILING
CL.	CLOSET
C.L.	CENTER LINE
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.T.	CERAMIC TILE
D.	DRYER
D.A.	DINING ALCOVE OR AREA
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DR.	DRAIN
D.W.	DISHWASHER
DWG.	DRAWING
ELEC.	ELECTRIC
EL.	ELEVATION
ELEV.	ELEVATOR
ENGR.	ENGINEER
EXH.	EXHAUST
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP. JT.	EXPANSION JOINT
E.H.	ELECTRIC HEATER
E.J.	EXPANSION JOINT
E.M.R.	ELEVATOR MACHINE ROOM
F.A.I.	FRESH AIR INTAKE
F.B.O.	FURNISHED BY OTHERS
FIN.	FINISH
FL.	FLOOR
FL. DR. OR F.D.	FLOOR DRAIN
FLASH.	FLASHING
F.P.S.C.	FIRE PROOF SELF-CLOSING
F.S.P.	FIRE STANDPIPE
FURR.	METAL FURRING
F.	FOYER
G.	GAS
GALV.	GALVANIZED
GA.	GAUGE
GWB OR GYP.BD.	GYPSUM WALL BOARD
G.C.T.	GLAZED CERAMIC TILE
G.D.	GAS DRYER
GEN.	GENERAL
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
H/HDCP	HANDICAPPED
H.C.	HUNG CEILING
HT.	HEIGHT
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HORIZ.	HORIZONTAL
H.R.	HANDRAIL
HR.	HOUR
I.D.	INSIDE DIAMETER
I.N.R.	IMPACT NOISE RATING
INSUL.	INSULATION
INT.	INTERIOR
JAN. CL.	JANITOR CLOSET
JT.	JOINT
K.	KITCHEN
LAM.	LAMINATED
LAV.	LAVATORY
L.CL./L.C.	LINEN CLOSET
LDR.	LEADER
L.P.	LOW POINT
LT. WT.	LIGHT WEIGHT
L.R.	LIVING ROOM
MACH.	MACHINE
MAINT.	MAINTENANCE
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
MET.	METAL
MIN.	MINIMUM
MIRR.	MIRROR
M.O.	MASONRY OPENING
MISC.	MISCELLANEOUS
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N/A	NOT APPLICABLE
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPG.	OPENING
P.	PAINT
PL.	PLUMBING
PART.	PARTITION
P.C.	PANTRY CLOSET
PAV'T.	PAVEMENT
P.E.	PASSENGER ELEVATOR
PERF.	PERFORATED
PL.	PLATE
POL.	POLISH
PRE. FAB.	PREFABRICATED
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RESIST.	RESISTANT
R.C.	REFUSE CHUTE
RM.	ROOM
S.	SINK
SCHED.	SCHEDULED
S.E.	SERVICE ELEVATOR
SECT.	SECTION
SPECS.	SPECIFICATIONS
S.T.C.	SOUND TRANSMISSION CLASS
STL.	STEEL
ST. STL.	STAINLESS STEEL
S.A.	SLEEPING AREA
STRUC.	STRUCTURAL
T.	TREAD
T.	TOILET
T.C.	TOP OF CURB
T.D.	TERRACE DRAIN
THK.	THICK
T.O.	TRIMMED OPENING
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VENT.	VENTILATION
VEST.	VESTIBULE
V.W.C.	VINYL WALL COVERING
V.C.T.	VINYL COMPOSITE TILE
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.GL.	WIRE GLASS
W.P.	WATER PROOFING
W.M.	WASHING MACHINE
W.R.G.B.	WATER RESISTANT GYPSUM WALL BOARD
W.B.	WALL BOARD

HOUSING MAINTENANCE CODE

THE OWNER SHALL COMPLY WITH AND PROVIDE PROVISIONS OF THE HOUSING MAINTENANCE CODE:

1.	27-2005	OWNER AND TENANT OBLIGATION
2.	27-2010, 2011, 2012	CLEANING
3.	27-2013	PAINTING
4.	27-2018	RODENT AND INSECT ERADICATION
5.	27-2021	RECEPTACLE FOR WASTE
6.	27-2023	COLLECTION OF WASTE
7.	27-2024	WATER SUPPLY
8.	27-2026, 2027	PLUMBING AND DRAINAGE
9.	27-2028, 2029, 2030, 2031, 2033	HEAT AND HOT WATER
10.	27-2034, 2035, 2036	GAS APPLIANCES
11.	27-2037, 2038, 2039, 2040	ARTIFICIAL LIGHTING
12.	27-2041, 2042, 2043, 2045	PEEPHOLES AND LOCKS
13.	27-2049	STREET NUMBER
14.	27-2047	APPROVED TYPE MAIL RECEPTACLE AND DIRECTORY AND REGULATION OF POST OFFICE DEPARTMENT
15.	27-2048	FLOOR SIGNS IN PUBLIC HALL STAIR
16.	27-2053	JANITORIAL SERVICES
17.	27-2057	LIGHTING AND VENTILATION
18.	27-2063	SANITARY FACILITIES
19.	27-2070	KITCHEN AND KITCHENETTES
20.	27-2074	MAXIMUM PERMITTED OCCUPANCY
21.	27-2081	OCCUPANCY OF CELLARS AND BASEMENTS
22.	27-2097	REGISTRATION STATEMENT
23.	27-2104	POSTING OF REGISTRATION IDENTIFICATION SIGN CONTAINING DWELLING SERIAL NUMBER.

MULTIPLE DWELLING LAW
(MULTIPLE DWELLING CLASSIFICATION - CLASS A)

ALL LOT LINE WINDOWS TO COMPLY WITH SEC. 277.1(b)MDL AND TABLE 601 THE BUILDING CODE.

WET PIPE SPRINKLER SYSTEM TO COMPLY WIHT MDL 277.4

THIS IS A FIRE PROOF BUILDING.

FLOOR/ CEILING IS OF 2HR CONSTR. AND COMPLIES WITH MDL 277.6

COMPLY WITH LIGHT AND AIR FOR UNITS AS PER SEC. 277.7 OF THE MDL

HARD WIRED SMOKE DETECTOR OUTSIDE EACH SLEEPING OR BEDROOM AREA IS PROVIDED AS PER SEC. 277.7g OF THE MDL

ALL STAIRWAYS MUST HAVE SKYLIGHTS AND VENTS AS PER MDL 277.10

ALL SHAFTS MUST COMPLY WITH MDL 277.11 (2hr)

KITCHEN MUST COMPLY WITH MDL 277.12 AND MDL 33

BUILDING MUST COMPLY WITH MDL 277.13

EXISTING INTERIOR COLUMNS ARE PROTECTED AS PER MDL 277.14

ELEVATOR SHAFTS, DOORS AND VESTIBULES MUST COMPLY WITH MDL 277.15

BUILDING MUST COMPLY WITH MDL 278

BUILDING CODE

HIGH RISE BUILDINGS:
403.6
AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.12.2.

403.7
A TWO-WAY FIRE DEPARTMENT COMMUNICATIONS SYSTEM SHALL BE PROVIDED FOR FIRE DEPARTMENT USE IN ACCORDANCE WITH SECTION 907.2.12.3.

403.8
A FIRE COMMAND CENTER COMPLYING WITH SECTION 911 SHALL BE PROVIDED IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.

403.11.2
AN EMERGENCY POWER SYSTEM COMPLYING WITH SECTION 2702 SHALL BE PROVIDED FOR EMERGENCY POWER LOADS.

403.12
STAIRWAYS SHALL BE PROVIDED WITH THE REQUIRED DOOR OPERATION BASED ON BC 403.12

MEANS OF EGRESS ILLUMINATION:
1006.1
EXITS, EXIT DISCHARGE AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AT ALL TIMES.

ENTRANCE DOORS:
1008.4.1
A LIGHT OR LIGHTS SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5-FOOT CANDLES (53.82 LUX) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCEWAY

1008.4.4
ALL DWELLING UNITS WILL BE PROVIDED WITH AN INTERCOMMUNICATION SYSTEM LOCATED AT THE DOOR GIVING ACCESS TO THE MAIN ENTRANCE LOBBY.

HIGH-RISE BUILDINGS:
1007.2.1
1109.6
ACCESSIBLE MEANS OF EGRESS ARE REQUIRED. BOTH ARE VIA AN ELEVATOR AS PER BC 1007.2.1

1007.4
AN ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1 AND SECTION 1109.6. EMERGENCY POWER SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 2702 AND 3003. THE ELEVATOR SHALL BE ACCESSED FROM EITHER AN AREA OF RESCUE ASSISTANCE COMPLYING WITH SECTION 1007.6 OR A HORIZONTAL EXIT COMPLYING WITH SECTION 1021.

VERTICAL EXIT ENCLOSURES:
1019.1
ALL INTERIOR EGRESS STAIRS ARE ENCLOSED WITH 2 HOUR FIRE RATED MASONRY OR MASONRY EQUIVALENT CONSTRUCTION AS PER BC 1019.1 AND 1RCNY 1014-01 FOR MASONRY EQUIVALENT.
SEE SHEET A-400 FOR PARTITION SCHEDULE

1019.1.7
A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN INTERIOR VERTICAL EXIT ENCLOSURES CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL. PROVIDE DETAILS FOR SUCH SIGN

1019.1.8
IN BUILDINGS REQUIRED TO COMPLY WITH SECTION 403.13 OR 405.8.2, EACH OF THE EXITS OF A BUILDING THAT SERVES STORIES WHERE THE FLOOR SURFACE IS LOCATED MORE THAN 75 FEET (22 860 MM) ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS OR MORE THAN 30 FEET (9144 MM) BELOW THE LEVEL OF EXIT DISCHARGE SERVING SUCH FLOOR LEVELS SHALL BE A SMOKEPROOF ENCLOSURE OR PRESSURIZED STAIRWAY IN ACCORDANCE WITH SECTION 909.20.

EXIT PASSAGE:
1020.1
EXIT PASSAGEWAY COMPLIES WITH BC 1020 IN REGARDS TO WIDTH, CONSTRUCTION, OPENINGS AND PENETRATIONS

1020.4
WHERE INTERIOR EXIT ENCLOSURES ARE EXTENDED TO THE EXTERIOR OF A BUILDING BY AN EXIT PASSAGEWAY, THE DOOR ASSEMBLY FROM THE EXIT ENCLOSURE TO THE EXIT PASSAGEWAY SHALL BE PROTECTED BY A FIRE DOOR CONFORMING TO THE REQUIREMENTS IN SECTION 715.3. FIRE DOOR ASSEMBLIES IN EXIT PASSAGEWAYS SHALL COMPLY WITH SECTION 715.3.4.

ELEVATOR EMERGENCY OPERATIONS:
3002.4
WHERE A BUILDING IS 5 STORIES OR MORE IN HEIGHT, AT LEAST ONE ELEVATOR CAB THAT IS DESIGNED TO SERVE AS ELEVATOR-IN-READINESS SHALL BE SIZED TO ACCOMMODATE AN AMBULANCE STRETCHER. SUCH ELEVATOR SHALL BE IDENTIFIED AS PER SECTION BC 3002.4 WITH THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES/STAR OF LIFE. PROVIDE CAB SIZE ON PLANS.

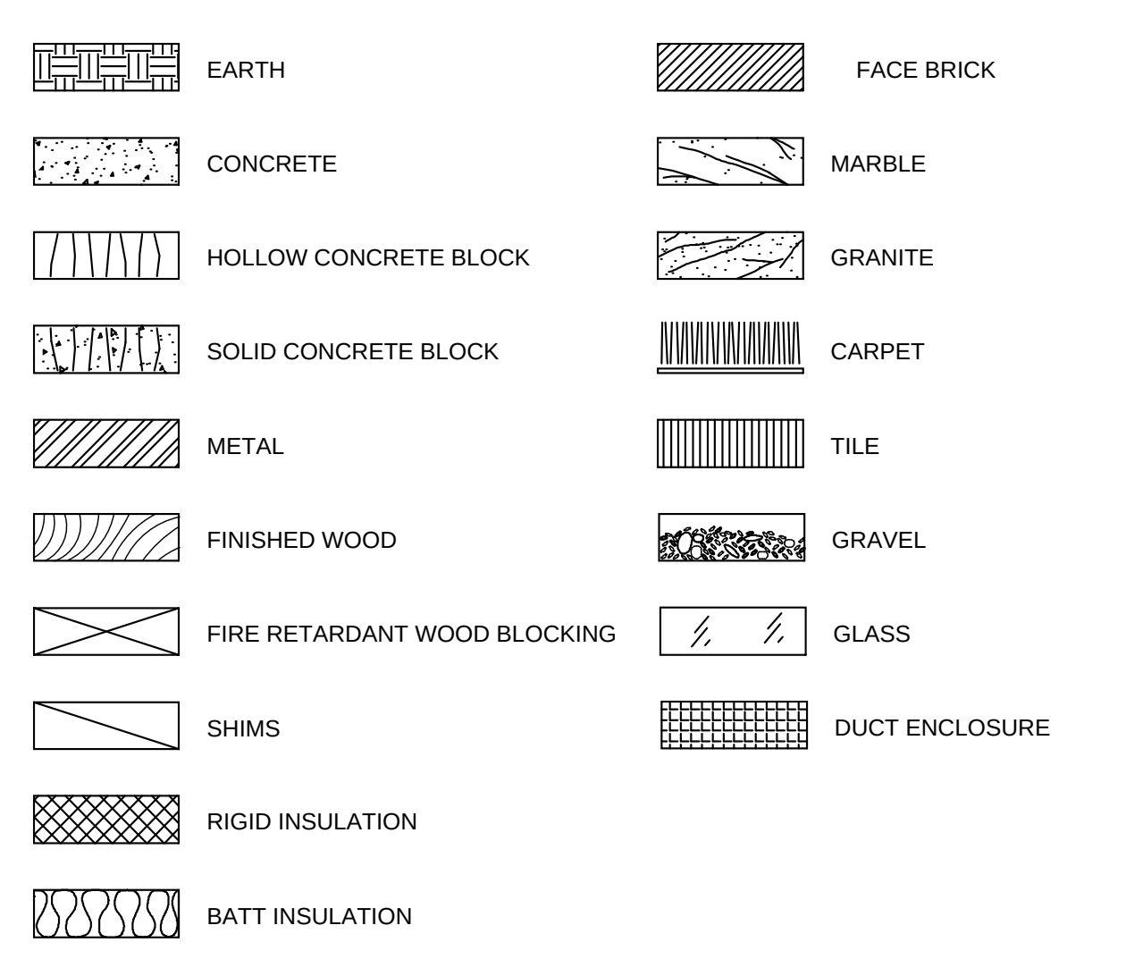
3003.3.2
IN HIGH-RISE BUILDINGS AS DEFINED IN SECTION 403, ALL FLOORS SHALL BE SERVED BY AT LEAST ONE ELEVATOR THAT SHALL BE KEPT AVAILABLE FOR IMMEDIATE USE BY THE FIRE DEPARTMENT DURING ALL HOURS OF THE NIGHT AND DAY, INCLUDING HOLIDAYS, SATURDAYS AND SUNDAYS.

3003.3.2.1
WHERE A FLOOR IS SERVICED BY THREE OR FEWER ELEVATOR CARS, EVERY CAR SHALL BE KEPT AVAILABLE FOR SOLE USE BY THE FIRE DEPARTMENT

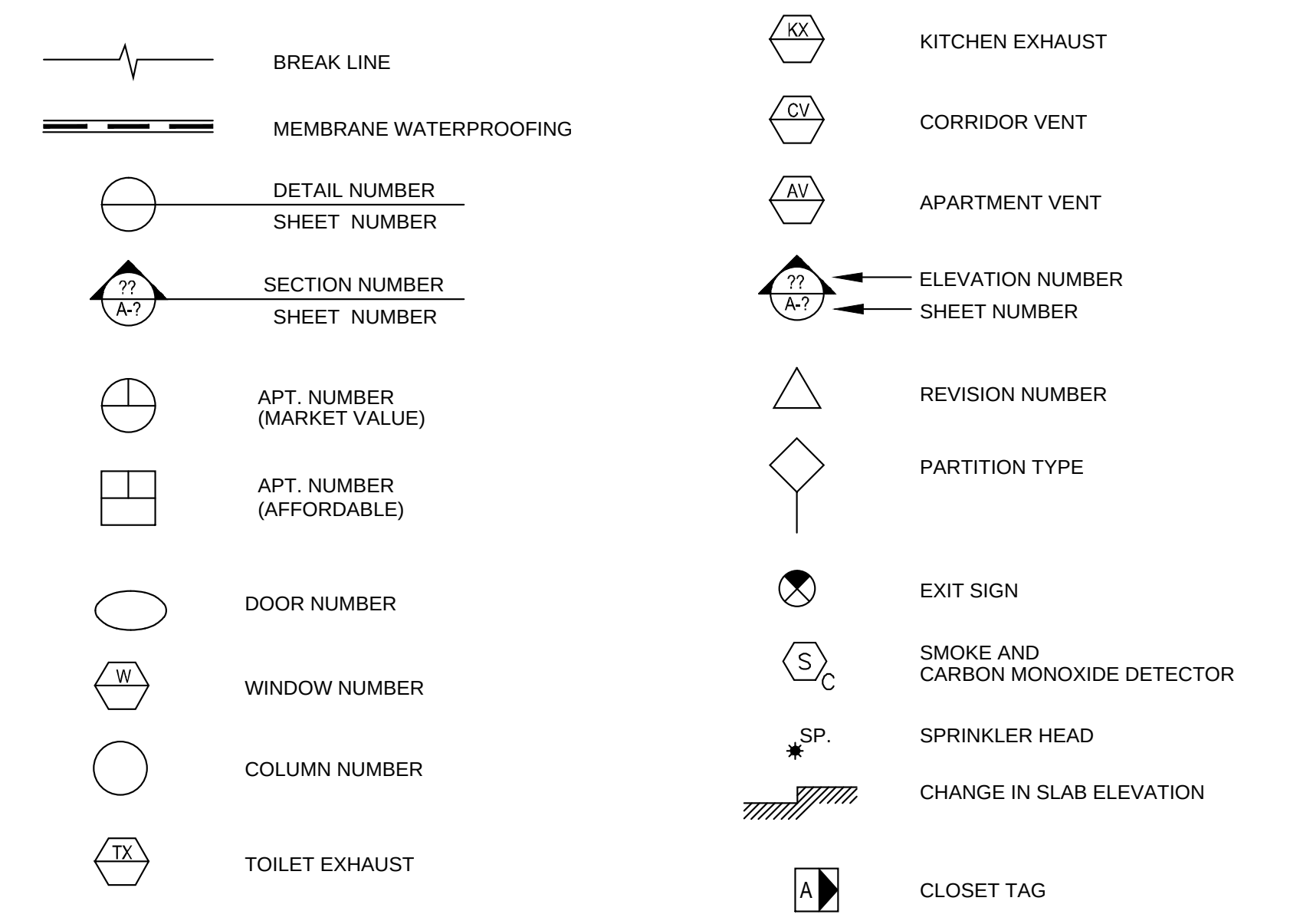
REFUSE CHUTES AND REFUSE ROOMS:
1RCNY§24-01
REFUSE CHUTES AND REFUSE ROOMS SHALL BE CONSTRUCTED PER REQUIREMENTS OF 1RCNY§24-01

BB 2014-003
THIS PROJECT DOES NOT INCLUDE MODULAR CONSTRUCTION.

SYMBOLS



LEGENDS



PROGRESS INSPECTIONS

Y	N		INSPECTION/ TEST	PRIMARY CITATION
IIA ENVELOPE INSPECTIONS				
☑	☐	**IIA1**	PROTECTION OF EXPOSED FOUNDATION INSULATION	**ECC 303.2.1; ASHRAE 90.1-5.8.1.7**
☑	☐	**IIA2**	INSULATION PLACEMENT AND R-VALUES	**ECC 303.1, 303.1.1, 303.1.2, 502.1, 505.2; ASHRAE 90.1-5.5, 5.6 OR 11; 5.8.1**
☑	☐	**IIA3**	FENESTRATION THERMAL VALUES AND PRODUCT RATINGS FOR U-FACTORS AND SHGC VALUES	**ECC 303.1, 303.1.3, 502.3; ASHRAE 90.1-5.5; 5.6 OR 11; 5.8.2**
☑	☐	**IIA4**	FENESTRATION AND DOOR ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE	**ECC 502.4; ASHRAE 90.1-5.4.3.2**
☑	☐	**IIA5**	DIMENSIONING OF FENESTRATION AREAS	**ECC 502.3; ASHRAE 90.1-5.5.4, 5.6 OR 11**
☑	☐	**IIA6**	VISUAL INSPECTION OF AIR SEALING AND INSULATION	**ECC 502.4.3, 502.4.7; ASHRAE 90.1-5.4.3.1**
☐	☑	**IIA7**	PROJECTION FACTORS: DIMENSION OF OVERHANGS	**ECC 502.3; ASHRAE 90.1-5.5.4, 5.6 OR 11**
☐	☑	**IIA8**	LOADING DOCK WEATHER SEALS	**ECC 502.4.5; ASHRAE 90.1-5.4.3.3**
☑	☐	**IIA9**	BUILDING ENTRANCE VESTIBULES	**ECC 502.4.6; ASHRAE 90.1-5.4.3.4**
IIB MECHANICAL AND SERVICE WATER HEATING				
☑	☐	**IIB1**	TIGHT FITTING FIREPLACE DOORS AND COMBUSTION AIR	**ECC 303.1.5; BC 2111; MC CHAPTERS 7,9; FGC CHAPTER 6**
☑	☐	**IIB2**	OUTDOOR AIR INTAKES AND EXHAUST AIR OPENINGS AND DAMPERS	**ECC 502.4.4; ASHRAE 90.1-6.4.3.4**
☑	☐	**IIB3**	HVAC, SERVICE WATER HEATING, AND POOL EQUIPMENT SIZING AND PERFORMANCE TO BE VERIFIED	**ECC 503.2, 504.2, 504.7; ASHRAE 90.1-6.3, 6.4.1, 6.4.2, 6.8; 7.4, 7.8**
☑	☐	**IIB4**	HVAC SYSTEM CONTROLS AND ECONOMIZERS AND SERVICE HOT WATER SYSTEM CONTROLS TO BE VERIFIED	**ECC 503.2.4, 503.2.5.1, 503.2.11, 503.3, 503.4, 504.3, 504.6, 504.7; ASHRAE 90.1-6.3, 6.4, 6.5, 6.7.2.4, 7.4.4, 7.4.5**
☑	☐	**IIB5**	DUCT, PLENUM AND PIPING INSULATION AND SEALING TO BE VERIFIED	**ECC 503.2.7, 503.2.8, 504.5; ASHRAE 90.1-6.3, 6.4.4.2, 6.8.2, 6.8.3; 7.4.3**
☑	☐	**IIB6**	AIR LEAKAGE TESTING FOR DUCT SYSTEMS DESIGNED TO OPERATE AT STATIC PRESSURES IN EXCESS OF 3 INCHES W.G. (746 Pa)	**ECC 503.2.7.1.3; ASHRAE 90.1-6.4.4.2**
IIC ELECTRICAL POWER AND LIGHTING SYSTEMS				
☑	☐	**IIC1**	ELECTRICAL METERING TO BE VERIFIED	**ECC 505.7**
☑	☐	**IIC2**	LIGHTING IN DWELLING UNITS VERIFIED FOR HIGH EFFICACY REQUIREMENTS	**ECC 505.5.3**
☑	☐	**IIC3**	INTERIOR LIGHTING POWER VERIFIED FOR COMPLIANCE WITH LIGHTING POWER ALLOWANCE	**ECC 505.5; ASHRAE 90.1-9.1, 9.2, 9.5, 9.6; IRCNY §101-07(c)(3)(v)(C)4**
☑	☐	**IIC4**	EXTERIOR LIGHTING POWER VERIFIED FOR COMPLIANCE WITH SOURCE EFFICACY AND/OR LIGHTING POWER ALLOWANCE	**ECC 505.6; ASHRAE 90.1-9.4.4, 9.4.5; IRCNY §101-07(c)(3)(v)(C)4**
☑	☐	**IIC5**	VERIFY LIGHTING CONTROLS FUNCTIONALITY AND PROPER OPERATION	**ECC 505.2, 505.2.2.2; ASHRAE 90.1-9.4.1, 9.4.1.2 (AS MODIFIED BY SECTION ECC A102)**
☑	☐	**IIC6**	EXIT SIGNS DO NOT EXCEEDED PERMITTED WATTAGE	**ECC 505.4; ASHRAE 90.1-9.4.3**
☑	☐	**IIC7**	TANDEM WIRING SHALL BE TESTED FOR FUNCTIONALITY	**ECC 505.3; ASHRAE 90.1-9.4.2**
☑	☐	**IIC8**	ELECTRICAL MOTORS ARE CODE COMPLIANT AND MEET ENERGY REQUIREMENTS IN CONSTRUCTION DOCUMENTS	**ECC 503.2.10; ASHRAE 90.1-10.4**
IID OTHER				
☑	☐	**IID1**	MAINTENANCE INFORMATION VERIFIED BEFORE PROVIDED TO OWNER	**ECC 303.3, 503.2.9.3; ASHRAE 90.1-4.2.2.3; 6.7.2.2, 8.7.2**

NOTE: THE INSPECTION DESCRIPTION PROVIDED SUMMARIZES THE REQUIREMENTS OUTLINED IN RCNY 5000-01. THE INSPECTOR SHALL FOLLOW THE SPECIFIC REQUIREMENTS AND INSPECTIONS QUANTITIES AS OUTLINED IN RCNY 5000-01.

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 03/12/2015
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE
BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
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TEL. : (212) 847-3700
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ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
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FAX : (646) 487-5501

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Livingston, NJ 07039
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GEOTECHNICAL CONSULTANT
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LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
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EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
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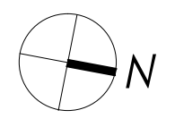
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

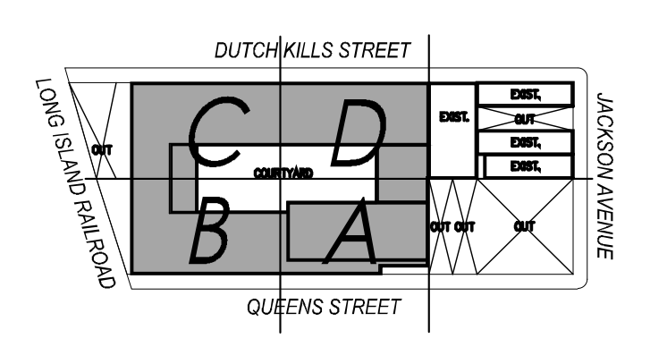
LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW



KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:

GENERAL NOTES

SEAL & SIGNATURE:

LAUDENSLAGER
No. 022277

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-003.00
DRAWING :	3 OF 139

DOORWAY REQUIREMENTS

ICC/ANSI A117.1-2003

ANSI 404 Doors and Doorways.

ANSI 404.1 General.
Doors to accessible spaces and elements and along accessible routes shall comply with the requirements of ANSI 404.

ANSI 404.2.1 Double-Leaf Doors and Gates.
If doorways have two independently operated door leaves, then at least one leaf shall meet the specifications in ANSI 404.2.2 & 404.2.3. That leaf shall be an active leaf.

ANSI 404.2.2 Clear Width.
Doorways intended for user passage shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the stop (see Fig. 404.2.2 (a), (b), and (c)). Opening more than 24 in (610mm) in depth shall comply with 404.2.2 (see Fig. 404.2.2 (d)).

ANSI 404.2.3 Maneuvering Clearances at Doors.
Minimum maneuvering clearances at doors that are not automatic shall comply as shown in Fig. 404.2.3.1, 404.2.3.2., and 404.2.3.4. The floor or ground area within the required clearances shall be level and clear.

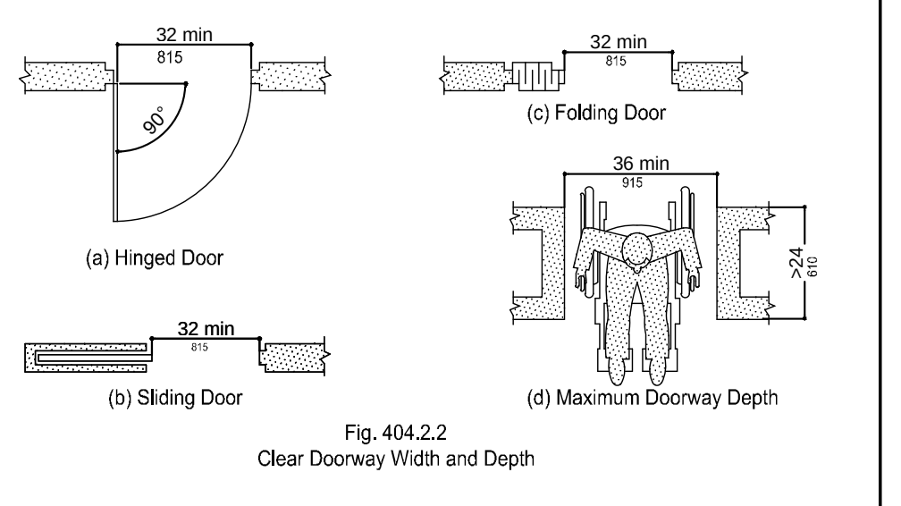

(a) Hinged Door (b) Sliding Door (c) Folding Door (d) Maximum Doorway Depth

Fig. 404.2.2
Clear Doorway Width and Depth

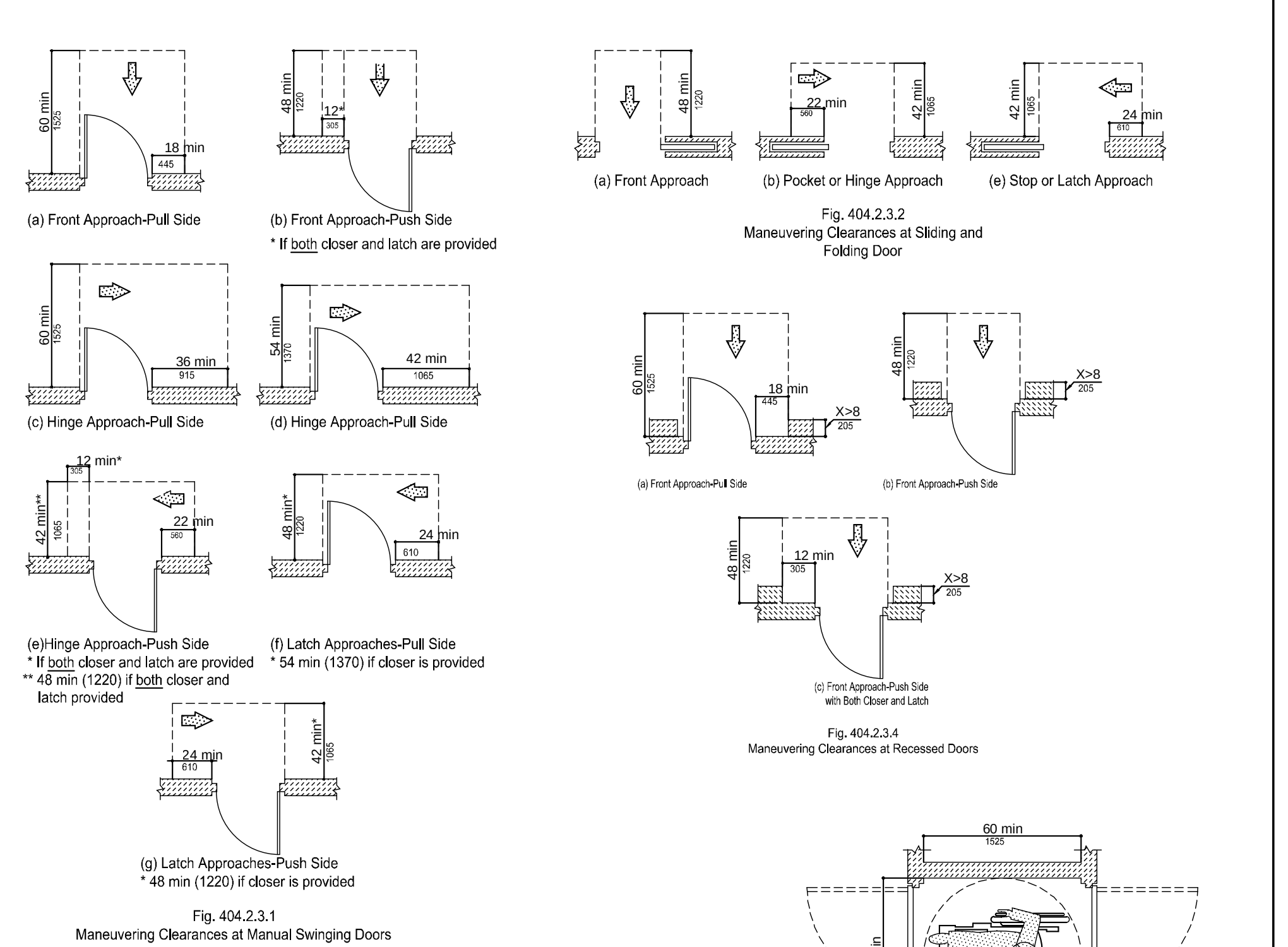

(a) Front Approach-Pull Side
(b) Front Approach-Push Side
* If both closer and latch are provided
(c) Hinge Approach-Pull Side
(d) Hinge Approach-Pull Side
(e)Hinge Approach-Push Side
* If both closer and latch are provided
(f) Latch Approaches-Pull Side
* 54 min (1370) if closer is provided
(g) Latch Approaches-Push Side
* 48 min (1220) if closer is provided

Fig. 404.2.3.1
Maneuvering Clearances at Manual Swinging Doors

Fig. 404.2.3.2
Maneuvering Clearances at Sliding and Folding Doors

Fig. 404.2.3.4
Maneuvering Clearances at Recessed Doors

ANSI 404.2.4 Thresholds at Doorways.
Thresholds at doorways shall be 1/2 in (13mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with ANSI 302 & 303.

ANSI 404.2.5 Two Doors in Series.
The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. The space between the doors shall provide a turning space complying with ANSI 304. (see Fig. 404.2.5)

ANSI 404.2.6 Door Hardware.
Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches (865mm) minimum and 48" inches (1220mm) maximum above the floor. Where sliding doors are in fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location

ANSI 404.2.7 Closing Speed.

ANSI404.2.7.1 Door Closers.
Closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

ANSI 404.2.7.2 Spring Hinges.
Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

ANSI 404.2.8 Door-Opening Force.
The maximum force, expressed in pounds-force (lbf) and newtons (N), for pushing or pulling open a door shall be as follows:
(1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

(2) Other doors:
(a) Interior hinged doors: 5.0 lbf (22.2 N) (b) Sliding and Folding doors: 5.0 lbf (22.2 N)

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in closed position.

ANSI 404.3 Automatic Doors.
If an automatic door is used, it shall comply with ANSI / BHMA A156.10 listed in ANSI 105.2.4.
Power-assist and low-energy doors shall comply with ANSI / BHMA A156.19 listed in ANSI 105.2.3.

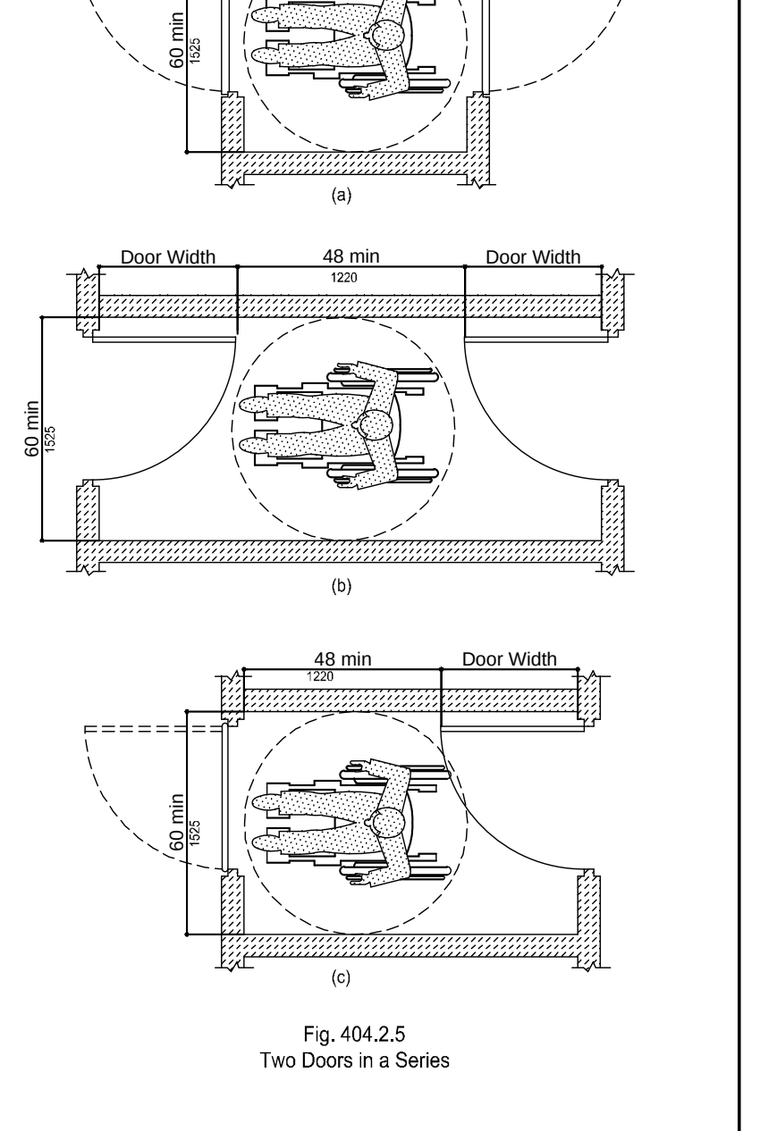


Fig. 404.2.5
Two Doors in a Series

PARKING REQUIREMENTS

2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC1106 Parking and Passenger Loading Facilities

BC1106.1 Required.
Where parking is provided, 5% of the total number of parking spaces, but not less than one parking space, shall be accessible parking spaces except as otherwise required by BC1106.2 through 1106.6. Accessible parking spaces shall be designed and constructed in accordance with ANSI 502.

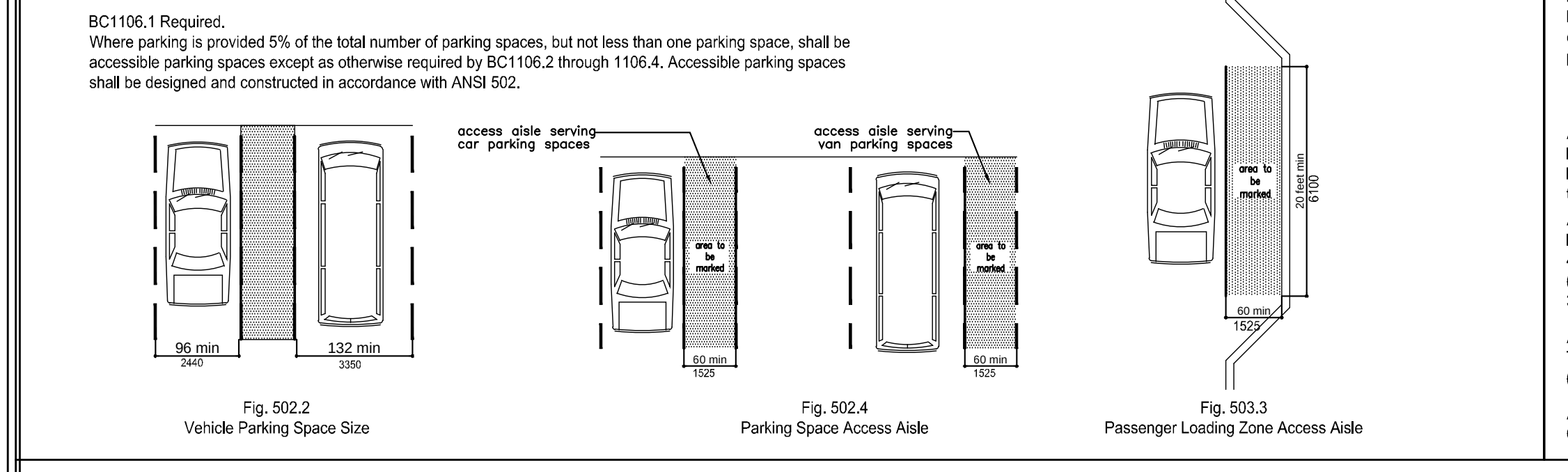


Fig. 502.2
Vehicle Parking Space Size

Fig. 502.4
Parking Space Access Aisle

Fig. 503.3
Passenger Loading Zone Access Aisle

access aisle serving car parking spaces
access aisle serving van parking spaces
96 min
132 min

GENERAL REQUIREMENTS

ICC/ANSI A117.1-2003

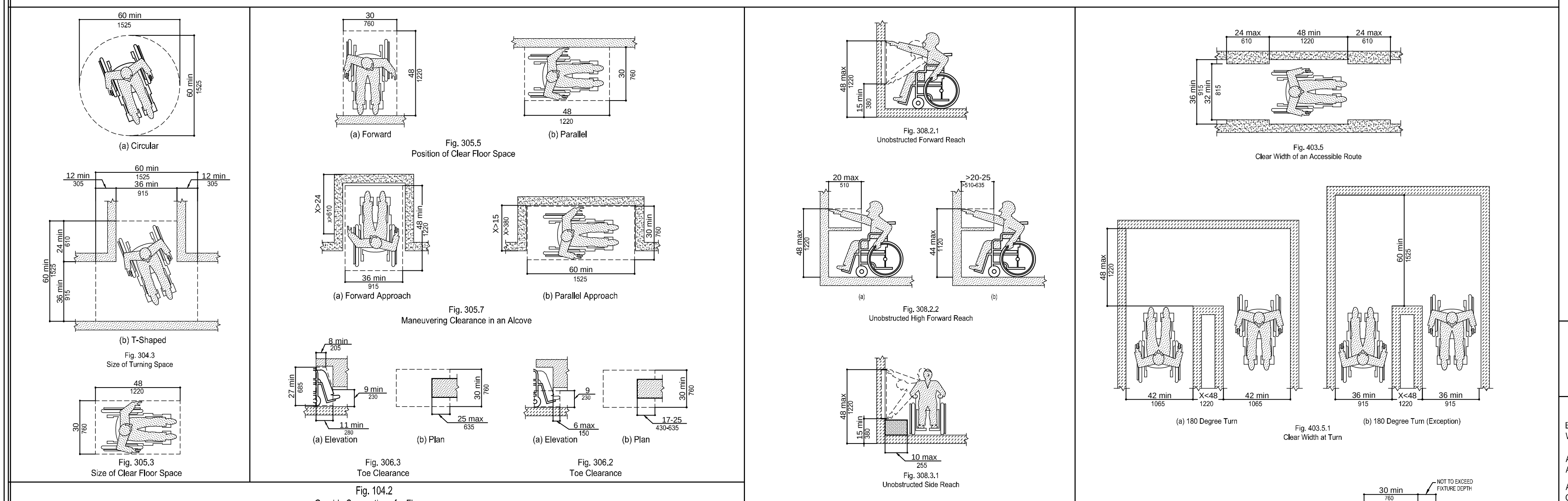

(a) Circular
(b) T-Shaped
Fig. 304.3
Size of Turning Space
Fig. 305.3
Size of Clear Floor Space
(a) Forward (b) Parallel
Fig. 305.5
Position of Clear Floor Space
(a) Forward Approach (b) Parallel Approach
Fig. 305.7
Maneuvering Clearance in an Alcove
(a) Elevation (b) Plan
Fig. 306.3
Toe Clearance
(a) Elevation (b) Plan
Fig. 306.2
Toe Clearance
Fig. 308.2.1
Unobstructed Forward Reach
Fig. 308.2.2
Unobstructed High Forward Reach
Fig. 308.3.1
Unobstructed Side Reach
Fig. 308.3.2
Obstructed High Side Reach
Fig. 403.5
Clear Width of an Accessible Route
Fig. 403.5.1
Clear Width at Turn
(a) 180 Degree Turn
(b) 180 Degree Turn (Exception)
(a) Forward Approach (b) Parallel Approach
Drinking Fountain Spout Location

Fig. 104.2
Graphic Conventions for Figures

Convention	Description	Convention	Description
36 / 915	Typical dimension line showing U.S. customary units (in inches) above the line and SI units (in millimeters) below	⇦	Direction of approach
9 / 230	Dimension for small measurements		Boundary of clear floor space
24-36 / 610-915	Dimension line showing range of with minimum - maximum	℄	Centerline

THE DRAWINGS PREPARED FOR THIS PROJECT HAVE BEEN COORDINATED TO COMPLY WITH THE 2008 N.Y.C. BUILDING CODE, FAIR HOUSING ACT, AND ICC ANSI A117.1

ELEVATOR REQUIREMENTS

ICC/ANSI A117.1-2003

ANSI 407 Elevators.

ANSI 407.1 General.
Elevators shall comply with ANSI 407 and ASME A17.1 listed in ANSI 105.2.5. Elevators shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

ANSI 407.2.1 Call Controls.
Elevator call buttons or keypads shall comply with ANSI 407.2.1 & 309.4.
ANSI 407.2.1.1 Height.
Call buttons and keypads shall be located within one of the reach ranges specified in ANSI 308, measured to the centerline of the highest operable part.
ANSI 407.2.1.2 Size.
Call buttons shall be 3/4 inch (19mm) minimum in the smallest dimension.

ANSI 407.2.2 Hall Signals.

ANSI 407.2.2.1 Visible and Audible Signals.
A visible and audible signal shall be provided at eAch hoistway entrance to indicate which car is answering a call and the car's direction of travel.
ANSI 407.2.2.2 Visible Signals.
Visible signals shall have the following features:
(1) Visible signal fixtures shall be centered at 72 inches (1830mm) minimum above the floors.
(2) Visible signal elements shall be 2 1/2 inches (64mm) minimum measured along the vertical centerline of the element
(3) Signals shall be visible from the floor area adjacent to the hall call button.
ANSI 407.2.2.3 Audible Signals.
Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of travel.

ANSI 407.2.3 Hoistway Signs.

ANSI 407.2.3.1 Floor Designations.
Floor designations shall be provided in tactile characters complying with ANSI 703.3 located on both jambs of elevator hoistway entrances. Tactile chararcters shall be 2 inches (51mm) minimum in height. A tactile star shall be provdided on both jambs at the main entry level.

ANSI 407.3.3 Reopening Device.
Elevator doors shall be provided with a reopening device complying with ANSI 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.
ANSI 407.3.3.1 Height.
The reopening device shall be actived by sensing an obstruction passing through the opening at 5 inches (125mm) nominal and 29 inches (735mm) nominal above the floor.
ANSI 407.3.3.2 Contact.
The reopening device shall not require physical contact to be activated, although contact shall be permitted before the door reverses.
ANSI 407.3.3.2 Duration.
The reopening device shall remain effective for 20 seconds minimum.

ANSI 407.3.4 Door and Signal Timing.
The minimum acceptable time from notification that a car is answering a call until the doors of that car start to close shall be calculated from the following equation:

$$T = \frac{D}{1.5\ \text{ft/s}} \quad \text{or} \quad T = \frac{D}{445\ \text{mm/s}} = 5 \text{ seconds minimum}$$

where T = total time in seconds and D = distance (in feet or millimeters) from the point in the lobby or corridor 60 in. (1525mm) directly in front of the farthest call button controlling the car to the centerline of its hoistway door.
EXCEPTION: For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 in. (1525mm) directly in front of the farthest call button and the audible signal is sounded.

ANSI 407.3.5 Door Delay.
The minimum time for elevator doors to remain fully open in response to a car call shall be 3 seconds.

ANSI 407.4 Elevator Car Requirements.

ANSI 407.4.1 Car Dimensions.
Inside dimensions of elevator cars shall comply with Table 407.4.1.
ANSI 407.4.2 Floor Surfaces.
Floor surfaces in elevator cars shall comply with ANSI 302.
ANSI 407.4.3 Platform to Hoistway Clearances. The clearance between the car platform sill and the edge of any hoistway landing shall be in compliance with ASME/ANSI A17.1 listed in ANSI 105.2.5.
ANSI 407.4.4 Leveling.
Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings with a tolerance of 1/2 in (13mm) under rated loading to zero loading conditions.
ANSI 407.4.5 Illumination.
The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot-candles (54 lux) minimum.

ANSI 407.4.6 Elevator Car Controls.
ANSI 407.4.6.1 Location.
Controls shall be located within one of the reach ranges specified in ANSI 308.
ANSI 407.4.6.2 Buttons.
Car control buttons with floor designations shall be raised or flush. Buttons shall be 3/4 in (19mm) minimum in their smallest dimension.
ANSI 407.4.6.4 Emergency Controls.
Emergency controls shall have their centerlines 35 in (890mm) minimum above the floor. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

ANSI 407.4.7 Designations and Indicators of Car Controls. Car control buttons shall comply with the following features:

ANSI 407.4.7.1.1 Type.
Control buttons shall be identified by tactile characters complying with ANSI 703.3.
ANSI 407.4.7.1.2 Location.
Tactile character and braille designations shall be placed immediately to the left of the control button to which the designations apply.
ANSI 407.4.7.1.3 Symbols.
The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.
ANSI 407.4.7.1.4 Visible Indicators.
Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indications shall extinguish when the car arrives at the designated floor.

ANSI 407.4.9 Car Position Indicators.
Audible and visible car position indicators shall be provided in elevator cars.
ANSI 407.4.9.1 Visible Indicators.
Characters shall be 1/2 in (13mm) minimum in height. Indicators shall be located above the car control panel or above the door. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.
ANSI 407.4.9.2 Audible Indicators.
The signal shall be an automatic verbal annunciator that announces the floor at which the car is about to stop. The verbal announcement indicating the floor shall be completed prior to the initiation of the door opening. The verbal annunciator shall be 10 dBA minimum above ambient, but shall not exceed 80 dBA, measured at the annunciator. It shall have a frequency of 300 Hz min. to 3,000 Hz max.

ANSI 407.4.10 Emergency Communications.
Emergency two-way communication systems between the elevator and a point outside the hoistway shall comply with ANSI 407.4.10 and ASME/ANSI A17.1 listed in ANSI 105.2.5. The highest operable part of a two-way communication system shall comply with ANSI 308. Tactile characters complying with ANSI 703.3 and symbols complying with ANSI 407.4.7.1.3 shall be provided adjacent to the device.

ANSI 4.10 Platform Lifts.

ANSI 410.1 General.
Platform lifts shall comply with Section 410 and ASME/ANSI A18.1 listed in ANSI 105.2.6. Platform lifts shall not be attendant operated and shall provide unassisted entry and exit from the lift.

ANSI 410.2 Lift Entry.
Doors and gates shall be low energy power operated doors or gates complying with ANSI 404.3. Doors shall remain open for 20 seconds minimum. End door clear opening width shall be 32 in. (815 mm) min. Side door clear opening width shall be 42 in. (1065 mm) min. End ramps shall be 32 in. (815 mm) min. in width. Side ramps shall be 42 in. (1065 mm) min. in width.

ANSI 410.4 Platform to Runway Clearance.
The clearance between the platform sill and the edge of any runway landing shall be 1-1/4 in. (32 mm) max.

ANSI 410.5 Clear Floor Space.
Clear floor space of platform lifts shall comply with ANSI 305.

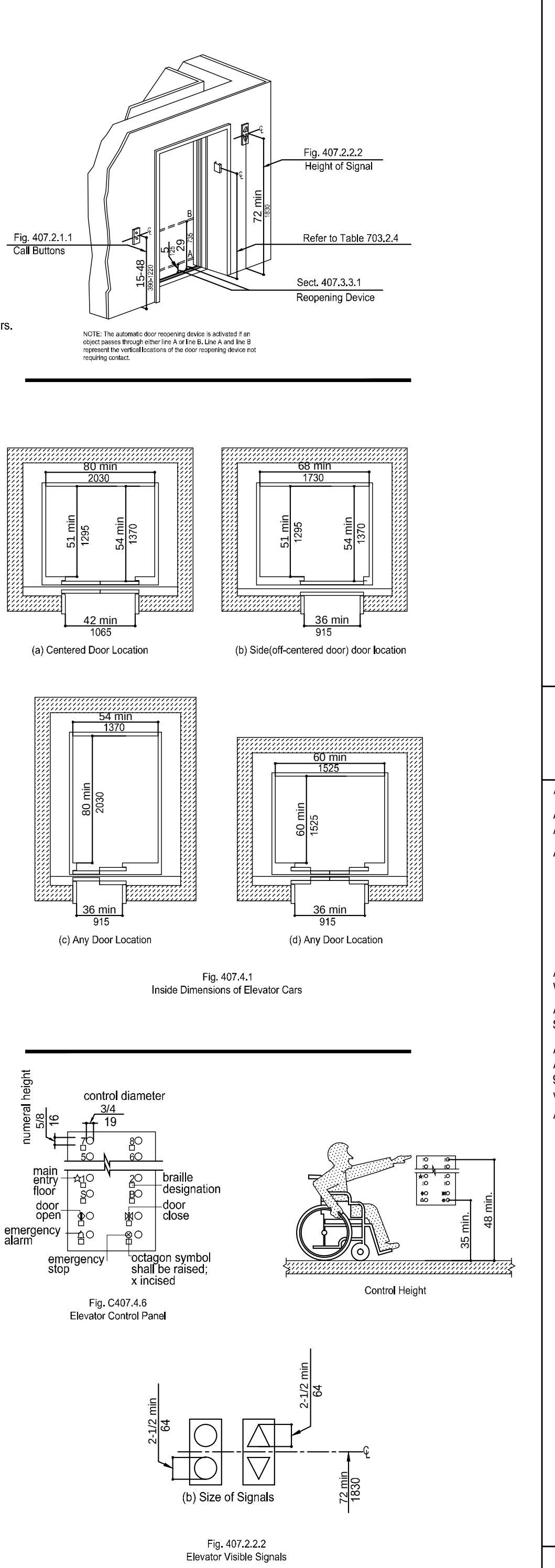


Fig. 407.2.1.1
Call Buttons
Fig. 407.2.2
Height of Signal
Refer to Table 703.2.4
Sect. 407.3.3.1
Reopening Device
(a) Centered Door Location
(b) Side(off-centered) door location
(c) Any Door Location
(d) Any Door Location
Fig. 407.4.1
Inside Dimensions of Elevator Cars
Fig. C407.4.6
Elevator Control Panel
Control Height
(b) Size of Signals
Fig. 407.2.2.2
Elevator Visible Signals

Key Function	Description of Tactile Symbol	Tactile Symbol
Enter or Proceed	CIRCLE	○
Clear or Correct	LEFT ARROW	←
Cancel	"X"	×
Add Value	PLUS SIGN	+
Decrease Value	MINUS SIGN	−

Table 707.6.1
Tactile Symbols

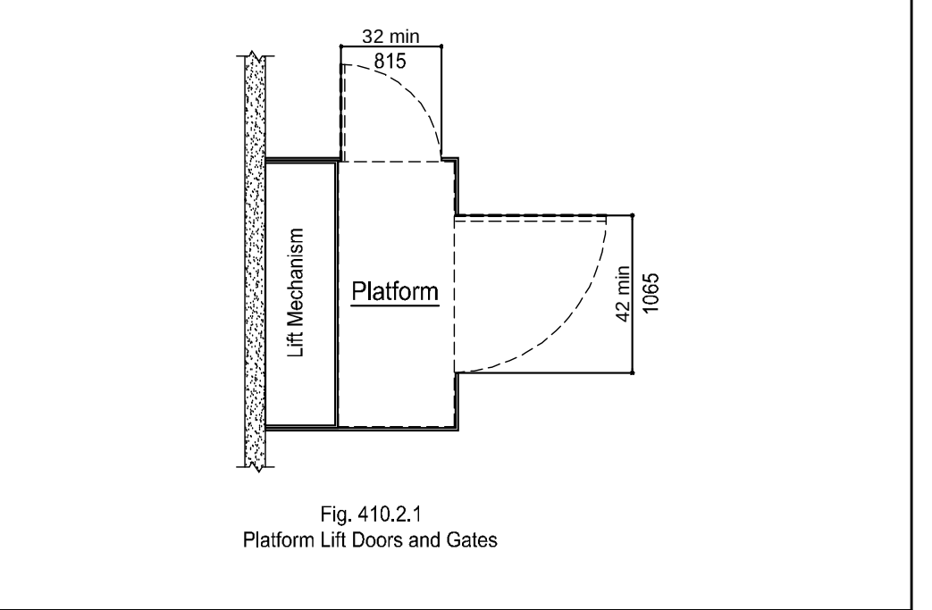


Fig. 410.2.1
Platform Lift Doors and Gates

DWELLING UNIT REQUIREMENTS

2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC1107 & ANSI Chapter 10 Dwelling Units and Sleeping Units.

ACCESSIBLE UNITS

ANSI 1002.1 General - Accessible units shall comply with ANSI 1002.

ANSI 1002.2 Primary Entrance.
The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bedroom.

ANSI 1002.3 Accessible Route.
Exterior spaces less than 30 inches (760 mm) in depth or width shall comply with ANSI 1002.3.1, 1002.3.3, 302, and 303.
ANSI 1002.3.1 Location.
At least one accessible route shall connect all spaces and elements that are a part of the unit. Where only one accessible route is provided, it shall not pass through bathrooms and toilet rooms, closets, or similar spaces.
ANSI 1002.3.2 Turning Space.
All rooms served by an accessible route shall provide a turning space complying with ANSI 304.
ANSI 1002.3.3 Components.
Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, ramps, elevators, and platform lifts.

ANSI 1002.5 Doors and Doorways.
The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with ANSI 404.

ANSI 1002.6 Ramps.
Ramps shall comply with ANSI 405.

ANSI 1002.9 Operable Parts.
Lighting controls, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or intercom systems shall comply with ANSI 309. Refer to ANSI 1002.9 for listed exceptions.

ANSI 1002.10 Laundry Equipment.
Washing machines and clothes dryers shall comply with ANSI 611.

ANSI 1002.11 Toilet and Bathing Facilities.
Toilet and bathing facilities shall comply with ANSI 603 through 610 (refer to 'BATHROOM REQUIREMENTS' on this sheet).

ANSI 1002.12 Kitchens.
Kitchens shall comply with ANSI 804 (refer to 'KITCHEN REQUIREMENTS' on this sheet). At least one work surface, 30 in. (760 mm) min. for length, shall comply with ANSI 902.

ADAPTABLE UNITS (TYPE B) R-2 OCCUPANCIES.

BC1107.2 Design.
Dwelling units and sleeping units which are required to be Accessible Units or Type B units shall comply with this code including Appendix P where applicable, and the applicable provisions of Chapter 10 of ICC A117.1. Type B units in R-2 occupancies shall comply with BC1107.2.1 thru BC1107.2.8.

BC1107.6.2.1.1 Type B Units.
Every dwelling unit and sleeping unit shall be a Type B unit.

ANSI 1004.2 Primary Entrance.
Refer to ANSI 1002.2 on this sheet.

ANSI 1004.3 Accessible Route.
Refer to ANSI 1002.3.1 & 1002.3.3 on this sheet for locations and components. Accessible routes do not require a turning space anywhere within the unit. Refer to ANSI 1004.3 for listed exceptions to locations.

ANSI 1004.4 Walking Surface.
Walking surfaces that are part of an an accessible route shall have a clear width complying with Fig. 403.5.

BC1107.2.1 & BC1105.1.6.1 Type B unit doors and doorways in R-2 occupancy.
Doors and doorways shall comply with ANSI 1003.5. Refer to BC1107.2.1 for listed exceptions.

ANSI 1003.5 Doors and Doorways.
The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with ANSI 404.

ANSI 1004.6 Ramps.
Ramps shall comply with ANSI 405.

BC P102.2 & ANSI 1004.9 Operable Parts.
Refer to ANSI 1002.9 on this sheet. Additional exceptions include controls or switches mounted on appliances and plumbing fixture controls.

BC1007.2.4 Type B unit operable windows in R-2 occupancy.
All operable windows in rooms or spaces in the dwelling unit or sleeping unit shall have operable parts complying with ANSI 309.

EXCEPTION: Compliance with BC1107.2.4 is not required in kitchenettes less than 80 SF (7.2m²) in area and equipped with an accessible mechanical means of ventilation, and in bathrooms equipped with an accessible means of ventilation complying with NYC Mechanical Code.

BC1107.2.8 Laundry Equipment.
Washing machines and clothes dryers shall comply with ANSI 611 and shall be front loading (refer to 'LAUNDRY REQUIREMENTS' on this sheet).

BC1107.2.2 & ANSI 1004.11 Toilet and Bathing Facilities.
Toilet and bathing facilities shall comply with Appendix P of the NYC Building Code, ANSI 1004.11, and FHA (refer to 'BATHROOM REQUIREMENTS' on this sheet).

BC1107.2.3 Kitchens.
Primary kitchens shall comply with the requirements of BC1107.2.3.1 thru BC1107.2.3.4 and ANSI 1003.12 (refer to 'KITCHEN REQUIREMENTS' on this sheet). Secondary kitchens shall comply with ANSI 1004.12.

KITCHEN REQUIREMENTS

2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

ACCESSIBLE KITCHENS

ANSI 804.1 General.
Accessible kitchens and kitchenettes shall comply with ANSI 804.

ANSI 804.2 Clearance.
ANSI 804.2.1 Pass-through Kitchens.
Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 in. (1015 mm) min. Pass-through kitchens shall have two entries.
ANSI 804.2.2 U-Shaped Areas.
Clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 in (1525 mm) min.

ANSI 804.3 Work Surface.
Work surfaces shall comply with ANSI 902.

ANSI 804.4 Sinks.
Sinks shall comply with ANSI 606.

ANSI 804.5 Storage.
At least 50 percent of shelf space in cabinets shall comply with ANSI 905.
905.1C - The provisions in this section are the minimum standards necessary to ensure that a storage facility is accessible when required by the administrative authority.

ANSI 804.6 Appliances.
ANSI 804.6.1 Clear Floor Space.
Clear floor space complying with ANSI 305 shall be provided at each kitchen appliance and are permitted to overlap.
ANSI 804.6.2 Operable Parts.
All appliance controls shall comply with ANSI 309.
EXCEPTIONS:
(1) Appliance doors and door latching devices shall not be required to comply with ANSI 309.4
(2) Bottom-hinged appliance doors, when in the open position, shall not be required to comply with ANSI 309.3.
ANSI 804.6.3 Dishwasher.
Provide a clear floor space adjacent to the dishwasher door. The dishwasher door in open position shall not obstruct the clear floor space for dishwasher or adjacent sink.
ANSI 804.6.4 Range or Cooktop.
Provide a clear floor space positioned for a parallel or forward approach. For a forward approach, provide knee and toe clearance complying with ANSI 306. The location of controls shall not require reaching across burners.
ANSI 804.6.5 Oven.
(1) Side-hinged door ovens shall have a work surface complying with ANSI 804.3 positioned adjacent to the latch side of the oven door.
(2) Bottom-hinged door ovens shall have a work surface complying with ANSI 804.3 positioned adjacent to one side of the door.
(3) Ovens shall have controls on the front panels.
ANSI 804.6.6 Refrigerator/Freezer.
Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 in (1370 mm) max above the floor. Provide a clear floor space for a parallel approach to the space dedicated to a refrigerator/freezer. The centerline of the clear floor space shall be offset 24 in. (610 mm) max from the centerline of the dedicated space.

ADAPTABLE KITCHENS

ANSI 1003.12 Kitchens.
Primary kitchens shall comply with the requirements of BC1107.2.3.1 thru BC1107.2.3.4 and ANSI 1003.12. Secondary kitchens shall comply with ANSI 1004.12.
ANSI 1003.12..1 Clearance.
ANSI 1003.12.1.1 Minimum Clearance.
Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 in (1015 mm) min.
ANSI 1003.12.1.2 U-Shaped Areas.
Refer to ANSI 804.2.2 on this sheet.
ANSI 1003.12.3 Work Surface.
At least one section of counter shall provide a work surface 30 in. in length and 34 in. max above the floor. Cabinetry shall be permitted under the work surface if it can be removed. A counter that is adjustable to provide a work surface at variable heights, 29 in. min and 36 in. max, without cutting the counter shall be permitted.
ANSI 1003.12.4 Sinks.
Cabinetry shall be permitted to be under sink provided it can be removed. The front of the sink shall be 34 in. max above the floor, unless a counter that is adjustable at variable heights, 29 in. min and 36 in. max, without cutting the counter is provided.
BC1107.2.3.4 Kitchen and kitchenette storage.
Kitchen storage, except overhead cabinets, shall comply with ANSI 1003.12 and 905 (refer to Storage Requirements on this sheet). At least one storage shelf or cabinet shall be mounted 48 in max. above the work counters.
ANSI 1003.12.5 Storage.
A clear floor space for a parallel or forward approach shall be provided.
ANSI 1003.12.6 Appliances.
Shall comply with ANSI 804.6 on this sheet.

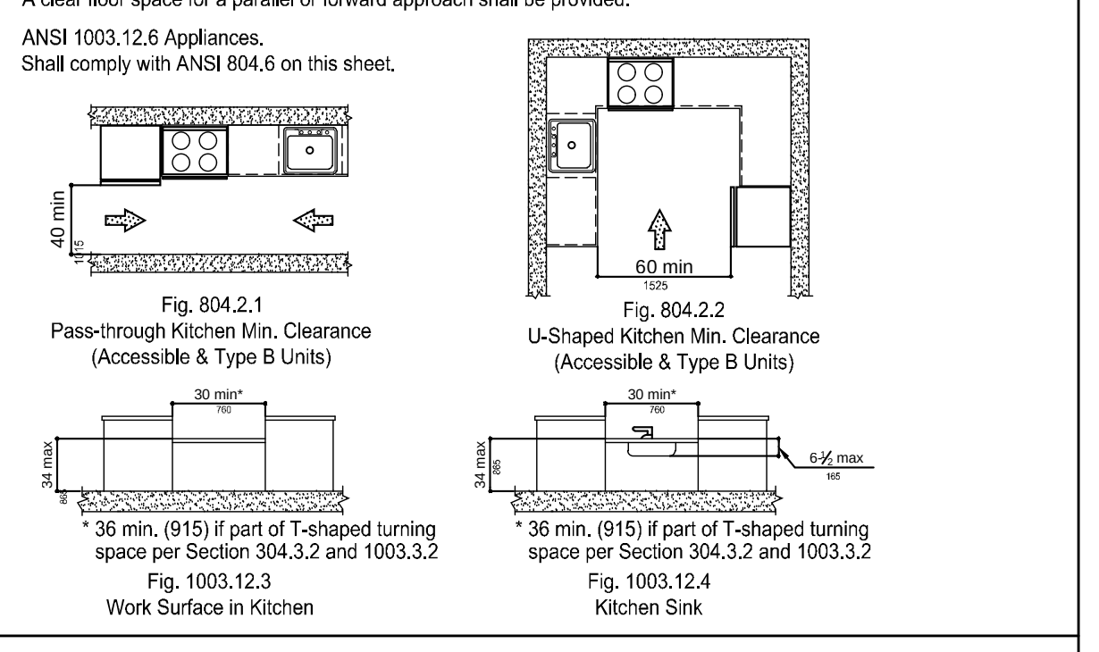


Fig. 804.2.1
Pass-through Kitchen Min. Clearance
(Accessible & Type B Units)

Fig. 804.2.2
U-Shaped Kitchen Min. Clearance
(Accessible & Type B Units)

* 36 min. (915) if part of T-shaped turning space per Section 304.3.2 and 1003.3.2
Fig. 1003.12.3
Work Surface in Kitchen

* 36 min. (915) if part of T-shaped turning space per Section 304.3.2 and 1003.3.2
Fig. 1003.12.4
Kitchen Sink

HANDRAIL AND GRAB BAR REQUIREMENTS

2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

BC1009.11 & ANSI 505 Handrails.

ANSI 505.1 General.
Handrails required by ANSI 405.8 for ramps, or ANSI 504.6 for stairs, shall comply with ANSI 505.

BC1109.11 & ANSI 505.2 Location.
Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: One handrail shall be allowed in enclosed exit stairs less than 44 in. (1118mm) that do not serve as an accessible means of egress. Refer to BC1009.11 for additional exceptions.

BC1009.11.4 & ANSI 505.3 Continuity.
Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with ANSI 505.10 & 307. Refer to BC1009.11.4 for listed exceptions.

BC1009.11.1 & ANSI 505.4 Height.
Top of gripping surfaces of handrails shall be 34 in. (865 mm) min and 38 in. (965 mm) max vertically above stair nosings, ramp surfaces, and walking surfaces; handrails shall remain at a consistent height.

BC1109.11.6 & ANSI 505.5 Clearance.
Clearance between handrail gripping surface and adjacent surfaces shall be 1-1/2 in. (38 mm) min.

BC1009.11.3 & ANSI 505.7 Cross Section.
Handrails shall have a cross section complying with ANSI 505.7.1 or 505.7.2. Edges shall have a min. radius of 0.01 in (0.25mm).
ANSI 505.7.1 Circular Cross Section.
Handrails with a circular cross section shall have an outside diameter of 1-1/4 in. (32 mm) min and 2 in. (51 mm) max.
ANSI 505.7.2 Noncircular Cross Sections.
Handrails with a noncircular cross section shall have a perimeter dimension of 4 in. (100 mm) min and 6-1/4 in. (160 mm) max, and a cross-section dimension of 2-1/4 in (57 mm) max.

ANSI 505.8 Surfaces.
Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

BC1009.11.5 & ANSI 505.10 Handrail Extensions.
Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with ANSI 505.10.
EXCEPTIONS:
(1) Continuous handrails at the inside turn of stairs and ramps.
(2) Extensions not required for handrails in aisles serving seating where handrails are discontinuous.
(3) In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.
ANSI 505.10.1 Top and Bottom Extension at Ramps.
Ramp handrails shall extend horizontally above the landing 12 in. (305 mm) min beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent ramp run.
ANSI 505.10.2 Top Extension at Stairs.
At the top of a stair flight, handrails shall extend horizontally above the landing for 12 in. (305 mm) min beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
ANSI 505.10.3 Bottom Extension at Stairs.
At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

ANSI 609 Grab Bars.

ANSI 609.1 General.
Grab bars in accessible toilet or bathing facilities shall comply with ANSI 609.

ANSI 609.2 Cross Section.
Grab bars shall have a cross section complying with ANSI 609.2.1 or 609.2.2.
ANSI 609.2.1 Circular Cross Section.
Grab bars with a circular cross section shall have an outside diameter of 1-1/4 in. (32 mm) min and 2 in. (51 mm) max.
ANSI 609.2.2 Noncircular Cross Sections.
Grab bars with a noncircular cross section shall have a cross section dimension of 2 in. (51 mm) max, and a perimeter dimension of 4 in. (102 mm) min and 4.8 in. (122 mm) max.

ANSI 609.3 Spacing.
The space between the wall and the grab bar shall be 1 1/2 in. (38 mm). The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1 1/2 in. (38 mm) min. The space between the grab bar and projecting objects above the grab bar shall be 12 in. (305 mm) min.
EXCEPTIONS:
(1) Space between grab bars and shower controls, shower fittings, and other grab bars shall be permitted to be 1 1/2 in. (38 mm) min.
(2) Swing-up grab bars shall not be required to comply with ANSI 609.3.

ANSI 609.4 Position of Grab Bars.
Grab bars shall be installed in a horizontal position, 33 in. (840 mm) min and 36 in. (915 mm) max above the floor measured to the top of the gripping surface.
EXCEPTIONS:
(1) The lower grab bar on the back wall of a bathtub required by ANSI 607.4.1.1 or 607.4.2.1.
(2) Vertical grab bars required by ANSI 604.5.1, 607.4.1.2.2, 607.4.2.2.2, & 608.3.1.2.

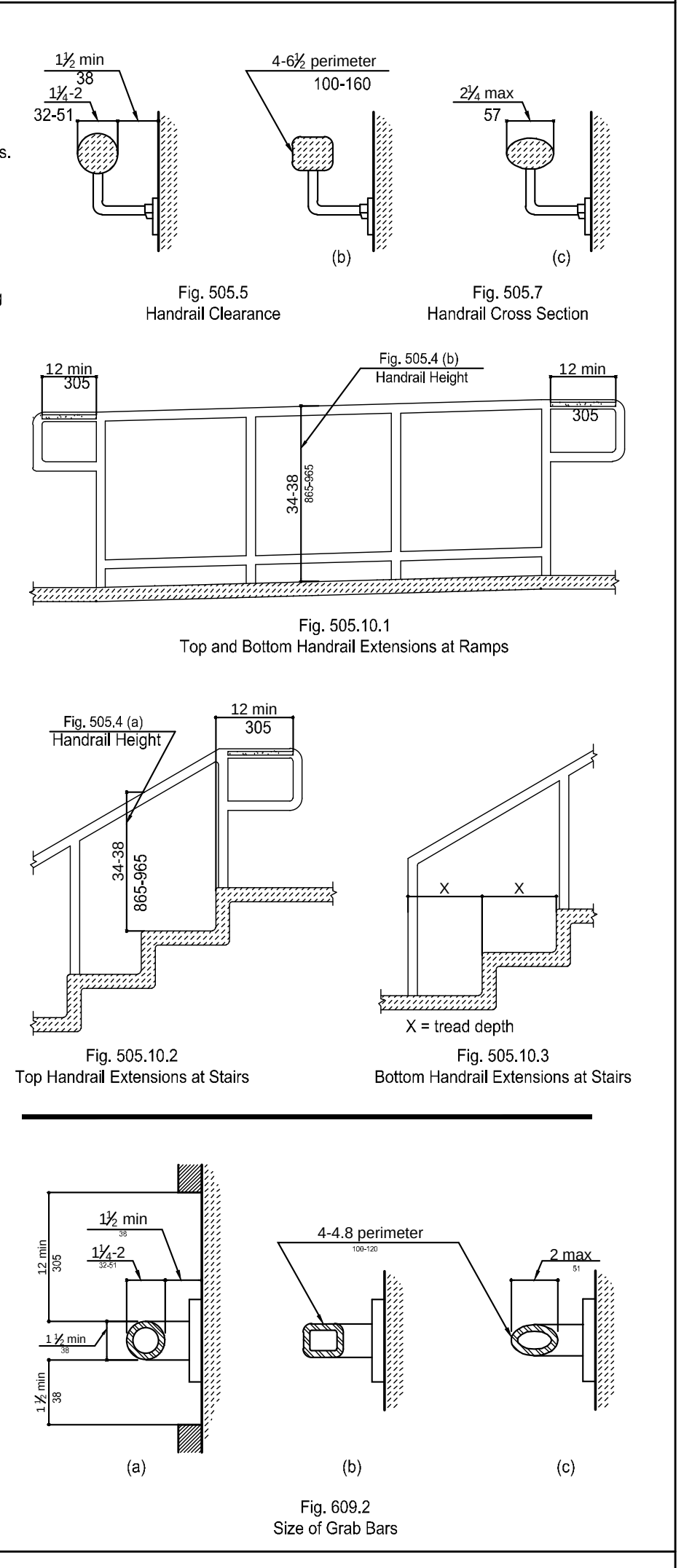


Fig. 505.5
Handrail Clearance
Fig. 505.7
Handrail Cross Section
Fig. 505.10.1
Top and Bottom Handrail Extensions at Ramps
Fig. 505.4 (a)
Handrail Height
Fig. 505.10.2
Top Handrail Extensions at Stairs
Fig. 505.10.3
Bottom Handrail Extensions at Stairs
X = tread depth
(a) (b) (c)
Fig. 609.2
Size of Grab Bars

LAUNDRY AND STORAGE REQUIREMENTS

2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

ANSI 611 Washing Machines and Clothes Dryers.

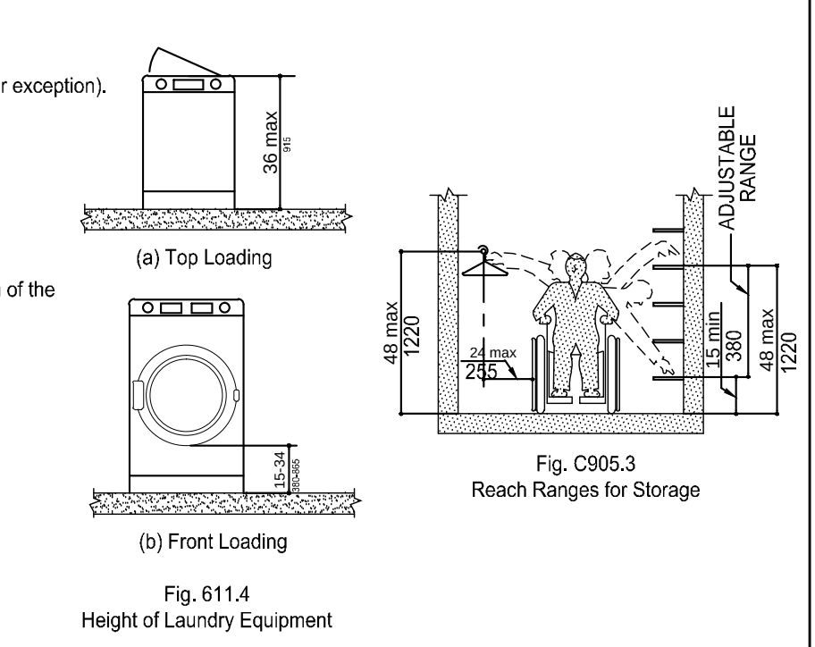
BC1007.2.8 Type B unit laundry equipment in R-2 Occupancy.
Where washing machines or clothes dryers are provided within the dwelling unit, it shall comply with ANSI 611 and be front loading (refer to BC1107.2.8 for exception).

ANSI 611.2 Clear Floor Space.
A clear floor space complying with Section 305, positioned for parallel approach, shall be provided centered on the appliance.

ANSI 611.3 Operable Parts.
Operable parts, including doors, lint screens, detergent and bleach compartments, shall comply with ANSI 309.
ANSI 611.4 Height.
Top loading machines shall have the door to the laundry compartment 36 in. (915 mm) max above the floor. Front loading machines shall have the bottom of the opening to the laundry compartment 15 in. (380 mm) min and 34 in. (865 mm) max.

ANSI 905 Storage Facilities

ANSI 905C Storage Facilities.
Storage facilities may include shelves, cabinets, clothes rods, mail boxes, storage lockers, etc.
ANSI 905.1 General.
Accessible storage facilities shall comply with ANSI 905.
ANSI 905.2 Clear Floor Space.
A clear floor space complying with ANSI 305.
ANSI 905.3 Height.
Accessible storage elements shall comply with at least one of the reach ranges specified in ANSI 308.
ANSI 905.4 Operable Parts.
Operable parts of storage facilities shall comply with ANSI 309.


(a) Top Loading
(b) Front Loading
Fig. 611.4
Height of Laundry Equipment
Fig. C905.3
Reach Ranges for Storage

BATHROOMS REQUIREMENTS

2008 NYC BUILDING CODE & ICC/ANSI A117.1-2003

Toilet and Bathing Rooms.

ACCESSIBLE BATHROOMS

ANSI 603.1 General.
Accessible toilet and bathing rooms shall comply with ANSI 603.

ANSI 603.2 Clearances.
ANSI 603.2.1 Turning Space.
A turning space complying with ANSI 304 shall be provided within the room.
BC P102.5 & ANSI 603.2.2 Overlap.
Clear floor spaces shall be permitted to overlap.
BC P102.3 & ANSI 603.2.3 Door Swing.
Doors shall not swing into the clear floor space or clearance for any fixture.
EXCEPTION: Where the room is for individual use and clear floor space complying with ANSI 305.3 is provided within the room beyond the arc of the door swing.

BC P102.7 & ANSI 603.3 Mirrors.
Refer to Fig. 606.3 for mounting heights on this sheet.

ADAPTABLE BATHROOMS

BC1107.2.2 & ANSI 1004.11.3
Toilet and bathing rooms provided shall comply with either:
(1) Type B unit toilet and bathing faciilites - BC (Option 'A' as per ANSI & FHA):
All such toilet and bathing facilities shall comply with Appendix P and ANSI 1004.11.3.1.
FHA: Within each toilet and bathing facility all fixtures in those bathrooms must be usable.
-or-
(2) Type A unit toilet and bathing facilities - BC exception & ANSI:
At least one toilet and bathing facility in the dwelling or sleeping unit is constructed in accordance with requirements of ANSI 1003.11 & 1003.3.2.
ANSI 1003.3.2 Turning Space.
A turning space complying with ANSI 304 shall be provided.
All other toilet and bathing facilities shall comply with ANSI 1004.3, 1004.4, 1004.9 (refer to DWELLING UNIT REQUIREMENTS: ADAPTABLE UNITS on this sheet) and 1004.11.2 (see below).

BC P102.4 & ANSI 1004.11.1 Knee and toe clearance.
Refer to ANSI 603.2.2 & 603.2.3 on this sheet. Clear floor space at fixtures shall be permitted to include knee and toe clearances complying with ANSI 306.
ANSI 1004.11.2 Reinforcements.
Reinforcement shall be provided for future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments.

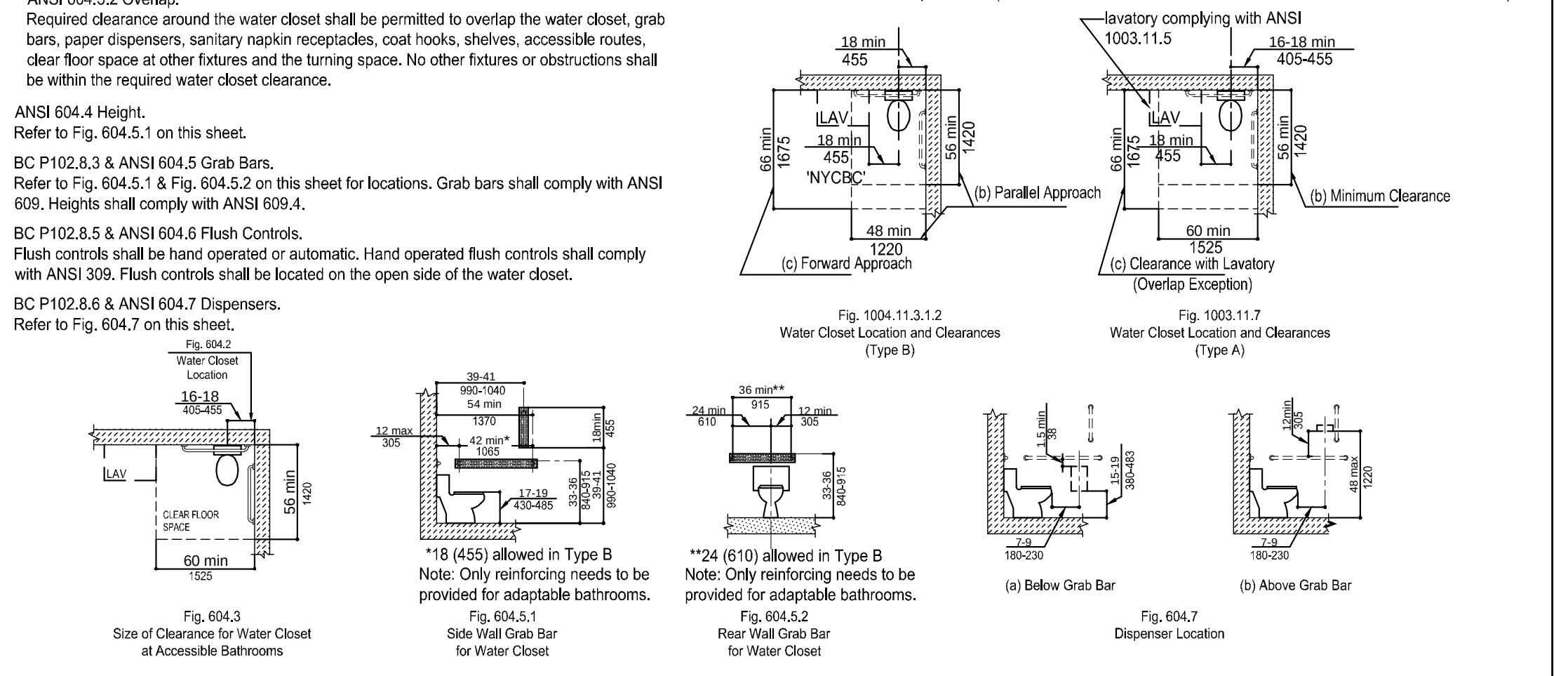
Water Closets and Toilet Compartments.

ACCESSIBLE

ANSI 604.1 General.
Accessible water closets and compartments shall comply with ANSI 604. Compartments containing more than one plumbing fixture shall comply with ANSI 603. Wheelchair accessible compartments shall comply with ANSI 604.8.
ANSI 604.2 Location.
Refer to Fig. 604.3 on this sheet.
ANSI 604.3 Clearance.
ANSI 604.3.1 Size.
Refer to Fig. 604.3 on this sheet.
ANSI 604.3.2 Overlap.
Required clearance around the water closet shall be permitted to overlap the water closet, grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance.
ANSI 604.4 Height.
Refer to Fig. 604.5.1 on this sheet.
BC P102.8.3 & ANSI 604.5 Grab Bars.
Refer to Fig. 604.5.1 & Fig. 604.5.2 on this sheet for locations. Grab bars shall comply with ANSI 609. Heights shall comply with ANSI 609.4.
BC P102.8.5 & ANSI 604.6 Flush Controls.
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with ANSI 309. Flush controls shall be located on the open side of the water closet.
BC P102.8.6 & ANSI 604.7 Dispensers.
Refer to Fig. 604.7 on this sheet.

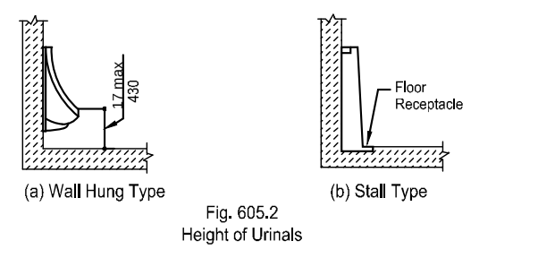
ADAPTABLE

Location and Clearance.
(1) Type B - BC (Option 'A' - ANSI & FHA): BC P102.8.1, BC P102.8.2, & ANSI 1004.11.3.1.2
Refer to Fig. 1004.11.3.1.2 on this sheet for locations and clearances.
(2) Type A - BC & ANSI: BC1107.2.2 & ANSI 1003.11
Refer to Fig. 1003.11.7 on this sheet for locations and clearances.
BC P102.8.3 Grab Bars.
Same as ACCESSIBLE requirements (refer to BC P102.8.3/ANSI 604.5 on this sheet). Grab bars are not required to be installed where reinforcement is installed for future installation of grab bars.
Flush Controls and Dispensers.
Same as ACCESSIBLE requirements (refer to BC P102.8.5/ANSI 604.6 & BC P102.8.6 / ANSI 604.7 on this sheet).


(b) Parallel Approach
(c) Forward Approach
Fig. 1004.11.3.1.2
Water Closet Location and Clearances
(Type B)
(b) Minimum Clearance
(c) Clearance with Lavatory
(Overlap Exception)
Fig. 1003.11.7
Water Closet Location and Clearances
(Type A)
Fig. 604.2
Water Closet Location
Fig. 604.3
Size of Clearance for Water Closet
at Accessible Bathrooms
*18 (455) allowed in Type B
Note: Only reinforcing needs to be provided for adaptable bathrooms.
Fig. 604.5.1
Side Wall Grab Bar
for Water Closet
**24 (610) allowed in Type B
Note: Only reinforcing needs to be provided for adaptable bathrooms.
Fig. 604.5.2
Rear Wall Grab Bar
for Water Closet
(a) Below Grab Bar
(b) Above Grab Bar
Fig. 604.7
Dispenser Location

Urinals.

ANSI 605.2 Height.
Refer to Fig. 605.2 on this sheet. Urinals shall be of the stall type or shall be of the wall hung type.
ANSI 605.3 Clear Floor Space.
A clear floor space complying with ANSI 305, positioned for forward approach.
ANSI 605.4 Flush Controls.
Flush controls shall be hand operated, complying with ANSI 309, or automatic.


(a) Wall Hung Type
(b) Stall Type
Fig. 605.2
Height of Urinals

Lavatories and Sinks.

ACCESSIBLE

ANSI 606.2 Clear Floor Space.
A clear floor space complying with ANSI 305, positioned for forward approach. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearance.
ANSI 606.3 Height.
Refer to Fig. 606.3 on this sheet..
ANSI 606.4 Faucets.
Faucets shall comply with ANSI 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
ANSI 606.6 Exposed Pipes and Surfaces.
Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact.
ANSI 606.7 Operable Parts.
Operable parts on towel dispensers and hand dryers shall comply with Table 606.7.

ADAPTABLE

BC P102.6 Lavatory.
Lavatories shall comply with ANSI 606 (refer to Lavatories and Sinks: ACCESSIBLE section on this sheet). A clear floor space complying with ANSI 305.5, positioned for a parallel approach and centered on the lavatory shall be provided.
Cabinetry shall be permitted under the lavatory:
(1) provided it can be removed without removal or replacement of the lavatory
(2) the finish floor extends under such cabinetry
(3) the walls behind and surrounding cabinetry are finished

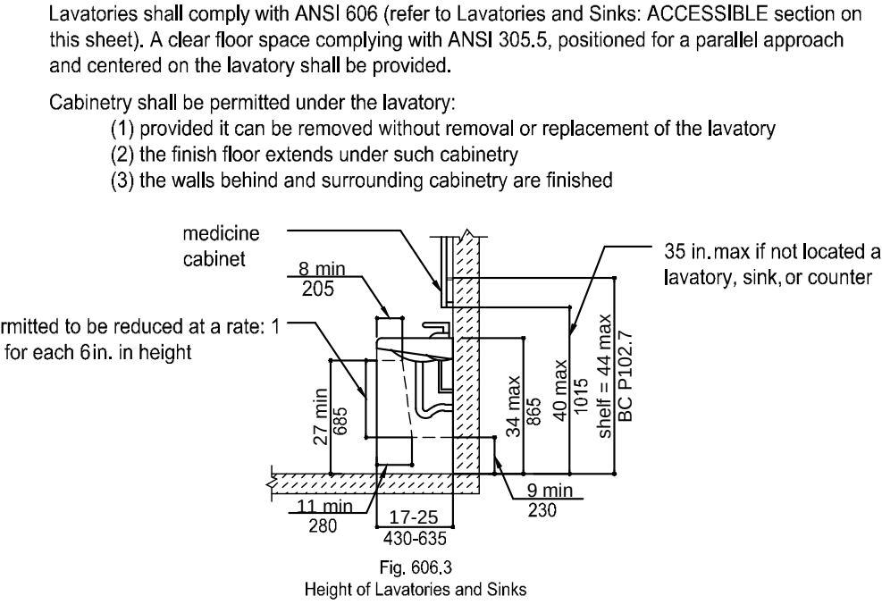


Fig. 606.3
Height of Lavatories and Sinks

medicine cabinet
8 min 205
35 in. max if not located above lavatory, sink, or counter
permitted to be reduced at a rate: 1 in. for each 6in. in height
27 min 685
34 max 865
40 max 1015
shelf = 44 max BC P102.7
9 min 230
11 min 280
17-25 430-635

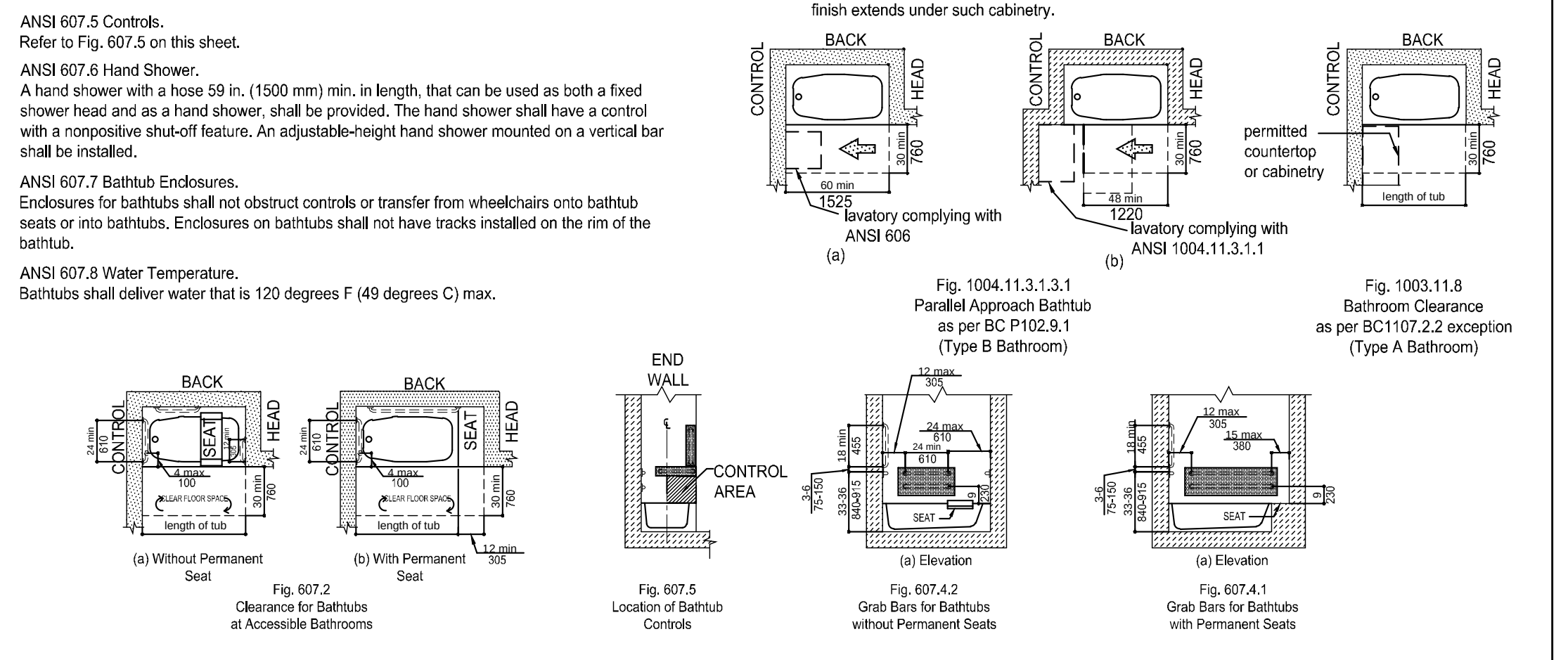
Bathtubs.

ACCESSIBLE

ANSI 607.2 Clearance.
Refer to Fig. 607.2 on this sheet.
ANSI 607.3 Seat.
A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with ANSI 610.
ANSI 607.4 Grab Bars.
Grab bars shall comply with ANSI 609 and shall be provided in accordance with ANSI 607.4.1 or 607.4.2.
ANSI 607.5 Controls.
Refer to Fig. 607.5 on this sheet.
ANSI 607.6 Hand Shower.
A hand shower with a hose 59 in. (1500 mm) min. in length, that can be used as both a fixed shower head and as a hand shower, shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. An adjustable-height hand shower mounted on a vertical bar shall be installed.
ANSI 607.7 Bathtub Enclosures.
Enclosures for bathtubs shall not obstruct controls or transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the bathtub.
ANSI 607.8 Water Temperature.
Bathtubs shall deliver water that is 120 degrees F (49 degrees C) max.

ADAPTABLE

Bathtub.
Bathtubs shall comply with ANSI 607 (refer to Bathtubs: ACCESSIBLE section on this sheet). Bathtub seats shall not be required.
(1) Type B - B (Option 'A' - ANSI & FHA): BC P102.9.1 & ANSI 1004.11.3.1.3
Refer to Fig. 1004.11.3.1.2 on this sheet for clearances.
(2) Type A - BC & ANSI: BC1107.2.2 & ANSI 1003.11.8
Refer to Fig. 1003.11.8 on this sheet for clearances. Counter tops and cabinetry shall be permitted at the control end of the clearance, provided it can be removed and the floor finish extends under such cabinetry.


(a) Without Permanent Seat
(b) With Permanent Seat
Fig. 607.2
Clearance for Bathtubs at Accessible Bathrooms
Fig. 607.5
Location of Bathtub Controls
(a) Elevation
Fig. 607.4.1
Grab Bars for Bathtubs without Permanent Seats
Fig. 607.4.1
Grab Bars for Bathtubs with Permanent Seats
Fig. 1004.11.3.1.3.1
Parallel Approach Bathtub as per BC P102.9.1
(Type B Bathroom)
Fig. 1003.11.8
Bathroom Clearance as per BC1107.2.2 exception
(Type A Bathroom)

BACK
CONTROL
HEAD
END WALL
CONTROL AREA
lavatory complying with ANSI 1004.11.3.1.3
lavatory complying with ANSI 1004.11.3.1
permitted countertop or cabinetry

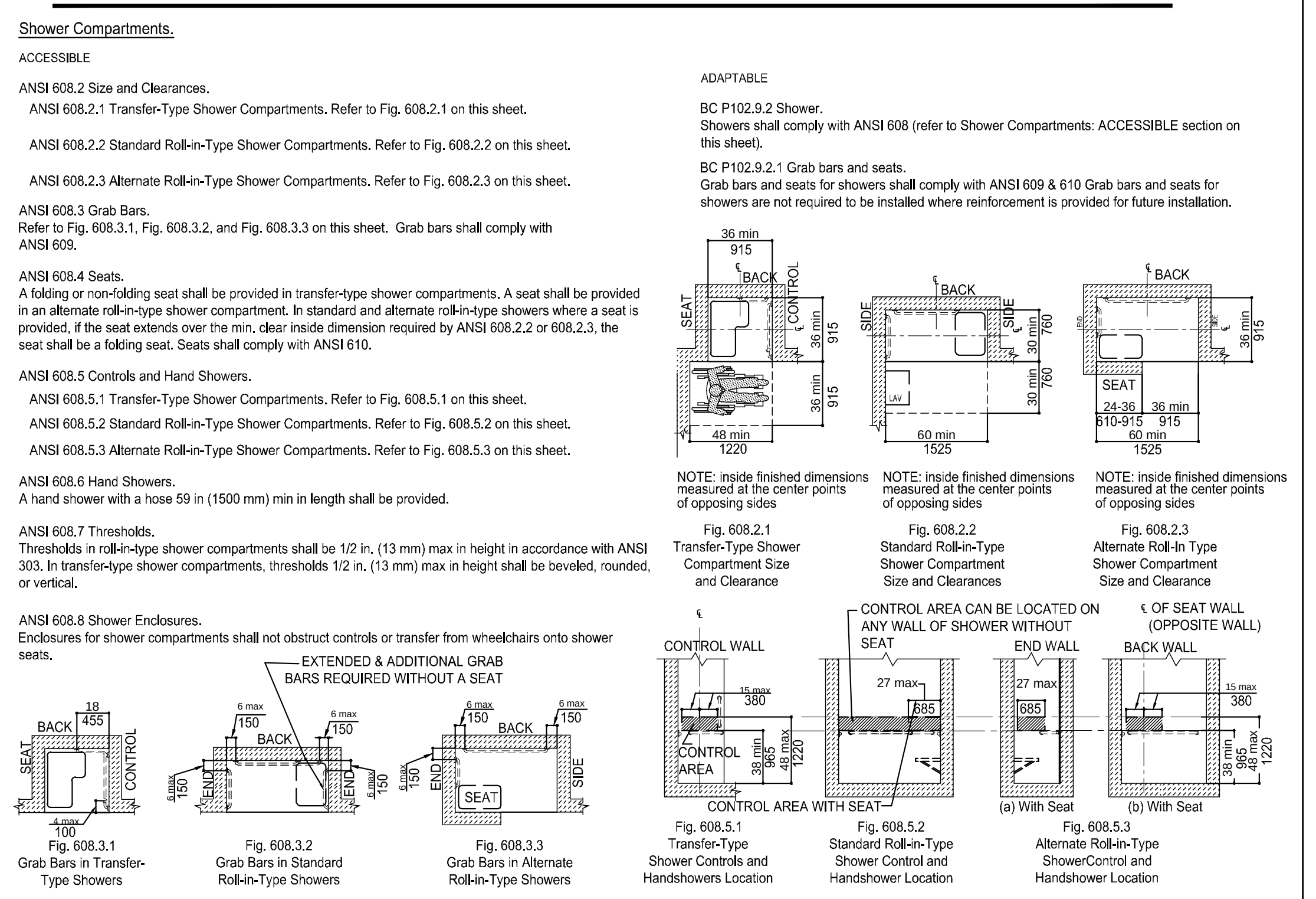
Shower Compartments.

ACCESSIBLE

ANSI 608.2 Size and Clearances.
ANSI 608.2.1 Transfer-Type Shower Compartments. Refer to Fig. 608.2.1 on this sheet.
ANSI 608.2.2 Standard Roll-in-Type Shower Compartments. Refer to Fig. 608.2.2 on this sheet.
ANSI 608.2.3 Alternate Roll-in-Type Shower Compartments. Refer to Fig. 608.2.3 on this sheet.
ANSI 608.3 Grab Bars.
Refer to Fig. 608.3.1, Fig. 608.3.2, and Fig. 608.3.3 on this sheet. Grab bars shall comply with ANSI 609.
ANSI 608.4 Seats.
ANSI 608.5 Controls and Hand Showers.
ANSI 608.5.1 Transfer-Type Shower Compartments. Refer to Fig. 608.5.1 on this sheet.
ANSI 608.5.2 Standard Roll-in-Type Shower Compartments. Refer to Fig. 608.5.2 on this sheet.
ANSI 608.5.3 Alternate Roll-in-Type Shower Compartments. Refer to Fig. 608.5.3 on this sheet.
ANSI 608.6 Hand Showers.
A hand shower with a hose 59 in (1500 mm) min in length shall be provided.
ANSI 608.7 Thresholds.
ANSI 608.8 Shower Enclosures.
Enclosures for shower compartments shall not obstruct controls or transfer from wheelchairs onto shower seats.

ADAPTABLE

BC P102.9.2 Shower.
Showers shall comply with ANSI 608 (refer to Shower Compartments: ACCESSIBLE section on this sheet).
BC P102.9.2.1 Grab bars and seats.
Grab bars and seats for showers shall comply with ANSI 609 & 610. Grab bars and seats for showers are not required to be installed where reinforcement is provided for future installation.


NOTE: inside finished dimensions measured at the center points of opposing sides
Fig. 608.2.1
Transfer-Type Shower Compartment Size and Clearance
Fig. 608.2.2
Standard Roll-in-Type Shower Compartment Size and Clearances
Fig. 608.2.3
Alternate Roll-in-Type Shower Compartment Size and Clearances
Fig. 608.3.1
Grab Bars in Transfer-Type Showers
Fig. 608.3.2
Grab Bars in Standard Roll-in-Type Showers
Fig. 608.3.3
Grab Bars in Alternate Roll-in-Type Showers
Fig. 608.5.1
Transfer-Type Shower Controls and Handshowers Location
Fig. 608.5.2
Standard Roll-in-Type Shower Control and Handshower Location
Fig. 608.5.3
Alternate Roll-in-Type Shower Control and Handshower Location

EXTENDED & ADDITIONAL GRAB BARS REQUIRED WITHOUT A SEAT
CONTROL AREA CAN BE LOCATED ON ANY WALL OF SHOWER WITHOUT SEAT
½ OF SEAT WALL (OPPOSITE WALL)
CONTROL WALL
END WALL
BACK WALL
CONTROL AREA
SEAT
BACK
(a) With Seat
(b) With Seat

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
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FAX :

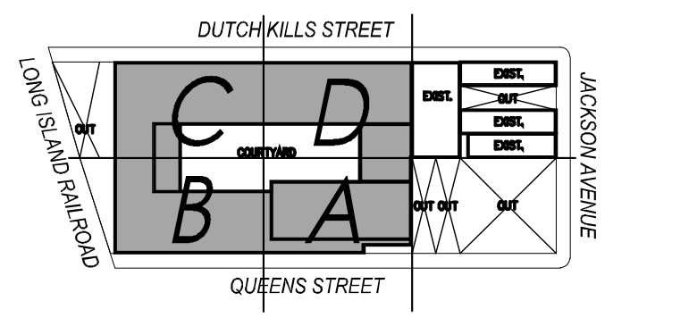
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'



DRAWING TITLE:

ADA
REQUIREMENTS

SEAL &
SIGNATURE:

REGISTERED ARCHITECT
ROBERT LAUDENSCHLAGER
No. 022227
STATE OF NEW YORK

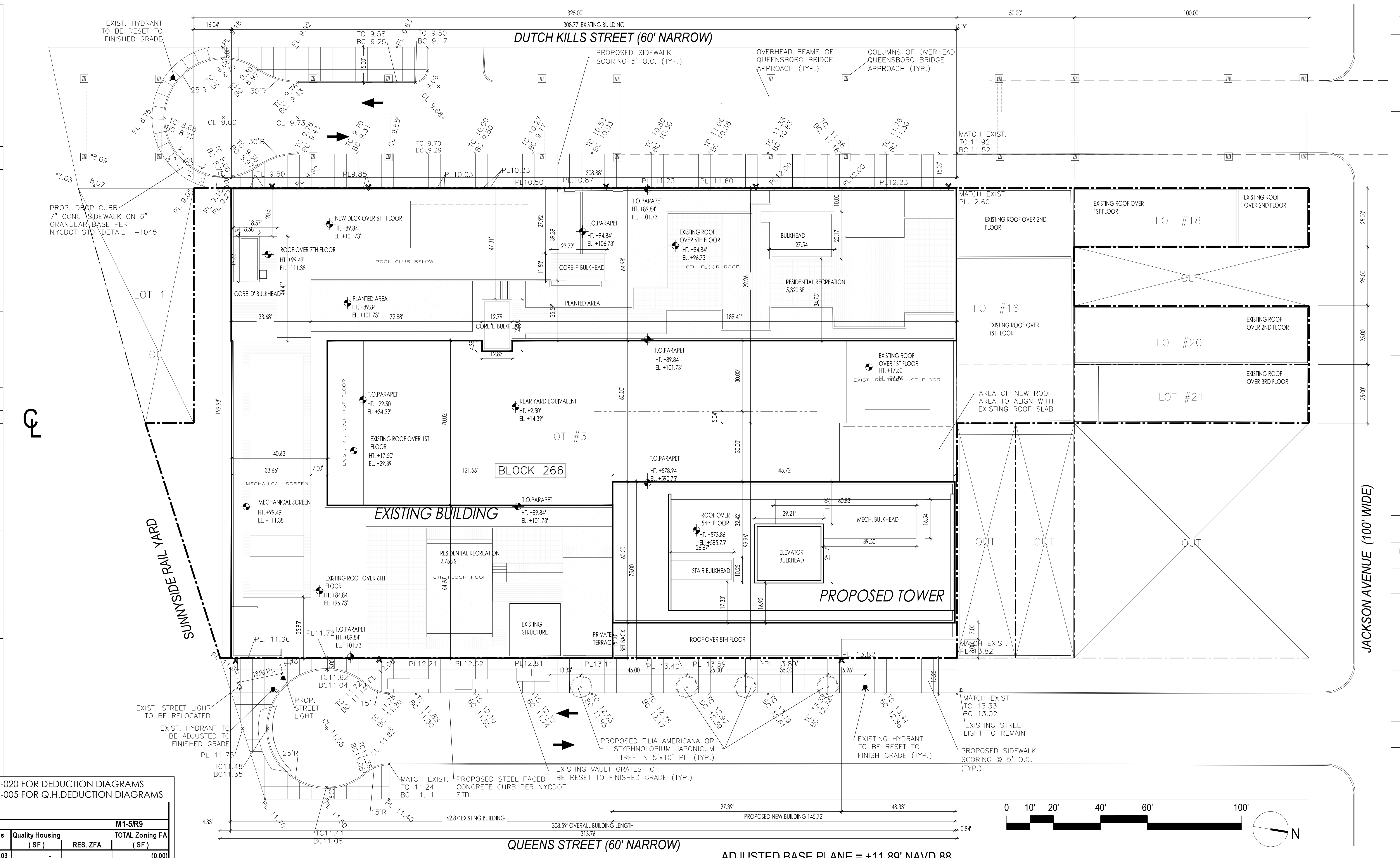
Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-004.00
DRAWING : 4 OF 139

DEPT OF BLDGS 420651823 Job Number
ES832039046 Scan Code

PLOT PLAN

1"=20'


DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
JACKSON AVENUE (100' WIDE)
SUNNYSIDE RAIL YARD
EXISTING BUILDING
PROPOSED TOWER
BLOCK 266
LOT 1
LOT #3
LOT #16
LOT #18
LOT #20
LOT #21
OUT
EXIST. HYDRANT TO BE RESET TO FINISHED GRADE
PROPOSED SIDEWALK SCORING 5' O.C. (TYP.)
OVERHEAD BEAMS OF QUEENSBORO BRIDGE APPROACH (TYP.)
COLUMNS OF OVERHEAD QUEENSBORO BRIDGE APPROACH (TYP.)
PROP. DROP CURB 7" CONC. SIDEWALK ON 6" GRANULAR BASE PER NYCDOT STD. DETAIL H-1045
AREA OF NEW ROOF AREA TO ALIGN WITH EXISTING ROOF SLAB
EXIST. STREET LIGHT TO BE RELOCATED
EXIST. HYDRANT TO BE ADJUSTED TO FINISHED GRADE
PROP. STREET LIGHT
PROPOSED TILIA AMERICANA OR STYPHNOLOBIUM JAPONICUM TREE IN 5'x10' PIT (TYP.)
EXISTING VAULT GRATES TO BE RESET TO FINISHED GRADE (TYP.)
PROPOSED STEEL FACED CONCRETE CURB PER NYCDOT STD.
EXISTING HYDRANT TO BE RESET TO FINISH GRADE (TYP.)
EXISTING STREET LIGHT TO REMAIN
PROPOSED SIDEWALK SCORING @ 5' O.C. (TYP.)
MATCH EXIST.
308.77' EXISTING BUILDING
162.87' EXISTING BUILDING
PROPOSED NEW BUILDING 145.72'
308.59' OVERALL BUILDING LENGTH
313.76'
REAR YARD EQUIVALENT
RESIDENTIAL RECREATION
MECHANICAL SCREEN
ELEVATOR BULKHEAD
STAIR BULKHEAD
MECH. BULKHEAD
ROOF OVER 8TH FLOOR
ROOF OVER 54th FLOOR
POOL CLUB BELOW
PLANTED AREA
0 10' 20' 40' 60' 100'
N

ADJUSTED BASE PLANE = +11.89' NAVD 88
HT. 0.0' = EL. +11.89'

LEGEND

- ZONING LOT BOUNDARY
- LOT LINE
- BUILDING SPOT ELEV.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK/ LOTS:	266/ 3, 16, 18, 20 & 21
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES: HANDICAP LAWS AND GUIDELINES:		2008 BUILDING CODE OF THE CITY OF NEW YORK FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

BASE FLOOD ELEVATION:
14.45' + 1.0' = 15.45' NAVD 88.

ZONING CALCULATIONS

APPLICABLE SECTION	BLOCK: 266 LOTS: 3, 16, 18, 20 & 21
MAP 9b 117-00	1. ZONING DISTRICT M1-5/ R9 SPECIAL PURPOSE DISTRICT: LONG ISLAND CITY MIXED USE- QUEENS PLAZA SUBDISTRICT SUB AREA B
	2. LOT AREA TOTAL: 77,943.00 SF (SEE Z-002 FOR LOT AREA CALCULATION)
22-00 42-00 117-51 123-21	3. USE PERMITTED USE GROUP 1-14,16,17 - USES PROVIDED USE GROUP 2 - RESIDENTIAL BUILDING WILL COMPLY WITH THE QUALITY HOUSING PROGRAM - EXISTING USES USE GROUP 6 - COMMERCIAL
117-02 (b) (1) 117-02 (b) (2)	4. DWELLING UNITS OR ROOMING UNITS SHALL BE LOCATED ON A STORY OR STORIES ABOVE THE HIGHEST STORY OCCUPIED, IN WHOLE OR IN PART, BY A NON-RESIDENTIAL USE. NON-RESIDENTIAL USES MAY BE LOCATED ON THE SAME STORY OR ON A STORY HIGHER THAN THAT OCCUPIED BY DWELLING UNITS PROVIDED THAT THE NON-RESIDENTIAL USES: (1) ARE LOCATED IN A PORTION OF THE MIXED USE BUILDING THAT HAS SEPARATE DIRECT ACCESS TO THE STREET WITH NO ACCESS TO THE RESIDENTIAL PORTION OF THE BUILDING AT ANY STORY AND; (2) ARE NOT LOCATED DIRECTLY OVER ANY PORTION OF THE BUILDING CONTAINING DWELLING UNITS OR ROOMING UNITS. NOT APPLICABLE
117-522	5. FLOOR AREA PERMITTED A. FAR PERMITTED 8.0 FAR B. FLOOR AREA PERMITTED 77,943 SF X 8= 623,544 SF 6. FLOOR AREA PROPOSED- (SEE FLOOR AREA CHART ON THIS PAGE) EXISTING- COMMERCIAL: 19,827.23 SF RESIDENTIAL: 1,501.77 SF NEW BUILDING- RESIDENTIAL: 601,037.20 SF TOTAL FLOOR AREA: 622,366.20 SF COMPLIES
117-523 (b)	7. LOT COVERAGE AND OPEN SPACE RATIO REQUIREMENTS NO REQUIREMENTS FOR MIXED-USE BUILDINGS
117-525 (a)&(c) 23-532 (a)	8. YARD REGULATIONS SEE YARD REQUIREMENT DIAGRAM ON PAGE Z-002
117-53 117-531~532	9. HEIGHT AND SETBACK AND STREET WALL REGULATIONS COMPLIES. SEE SHEET Z-006 AND ZRD-1 APPROVED 6/3/2014 CONTROL #34240
117-51 123-32	10. SPECIAL PROVISIONS OF 123-30 ~ 50: 10 A. ENVIRONMENTAL CONDITIONS: NEW DWELLING UNITS SHALL BE PROVIDED WITH A MINIMUM 35 dB(A) OF WINDOW WALL ATTENUATION TO MAINTAIN AN INTERIOR NOISE LEVEL OF 45 dB(A) OR LESS, WITH WINDOWS CLOSED, AND SHALL PROVIDE AN ALTERNATE MEANS OF VENTILATION ALL DWELLING UNIT WINDOWS SHALL COMPLY
117-512	11. GROUND FLOOR USE AND FRONTAGE REGULATIONS SEE MAP ON Z-002- PROJECT FRONTAGE ALONG QUEENS STREET AND DUTCH KILLS STREET; N/A. JACKSON AVENUE USES TO REMAIN NON-RESIDENTIAL
117-513	12. TRANSPARENCY REQUIREMETNT SEE SHEET Z-007
117-54 (a) 16-10 44-52 36-62	13. OFF STREET PARKING AND LOADING REGULATIONS A. NO PARKING REQUIRED B. RESIDENTIAL PARKING PERMITTED 0 PARKING SPACES ARE PROVIDED. COMPLIES. LOADING REQUIRED FOR COMMERCIAL AREA >25,000 SF PROPOSED COMMERCIAL AREA = 14,512.97 ZFA + 8,777.59 (CELLAR NON-ZFA) = 23,290.56 = <25,000 SF NO LOADING BERTH PROVIDED
117-552	14. CENTRAL REFUSE STORAGE AREA SEE QUALITY HOUSING REGULATIONS: ZR 28-23
23-22	15. DENSITY A. DWELLING UNIT FACTOR R9 EQUIVALENT: 740 B. MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED IN R9 EQUIVALENT ZONE 1. MAX FAR R9 ZONE: 623,544 SF 2. NON-RESIDENTIAL FLOOR AREA PROVIDED IN R9 ZONE: 19,827.23 (EXISTING) + 14,512.97 SF (PROPOSED) = 34,340.20 SF 3. RESIDENTIAL FLOOR AREA PERMITTED FOR DU CALCULATION: 623,544 SF - 34,340.20 SF = 589,203.80 SF C. MAXIMUM DWELLING UNITS PERMITTED: 589,203.80 SF / 740 = 796 DU'S 1 EXISTING DWELLING UNIT NEW DWELLING UNITS PROPOSED: 773 UNITS; COMPLIES, SEE THIS PAGE FOR UNIT CHART
23-40	16. YARD REGULATIONS: SEE ITEM 10 AND Z-002
28-00	17. QUALITY HOUSING- SEE Z-004~Z-005 COMPLIES
23-861 23-863	18. COURT REGULATIONS, MIN. DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES WINDOW TO WALL/ LOT LINE: 30' -N/A WINDOW TO WINDOW: 60' -PROVIDED MIN. DISTANCE SHALL BE MEASURED IN HORIZONTAL PLANE AT THE SILL LEVEL OF, AND PERPENDICULAR TO THE LEGALLY REQUIRED WINDOW
25-811/ 25-83 44-50/ 36-70	19. BICYCLE PARKING COMPLIES. SEE SHEET Z-008/ ZRD-1 (34349) APPROVED 8/7/2914
26-41 43-02	20. STREET TREE PLANTING REGULATIONS REQUIRED NUMBER OF TREES: ONE PER 25' OF ZONING LOT FRONTAGE FRONTAGE ON QUEENS STREET: (313.75 FEET); DUTCH KILLS: (475.00'); JACKSON AVE: (75.00') LENGTH OF STREET FRONTAGE: 313.75' + 475.00' + 75.00 = 863.75' TREES REQUIRED (ONE STREET TREE / 25') 863.75' / 25' = 35 TREES TOTAL TREES PROPOSED: 4 NEW ON QUEENS STREET 31 TREES TO BE PLANTED OFF-SITE COMPLIES. OFF SITE TREES TO BE PLANTED IN ACCORDANCE WITH THE DEPARTMENT OF PARKS AND RECREATION REGULATIONS

BUILDING AREA

SEE Z-010~Z-020 FOR DEDUCTION DIAGRAMS
SEE Z-004~Z-005 FOR Q.H.DEDUCTION DIAGRAMS

ZONING FLOOR AREA CALCULATIONS

Floor Area Schedule M1-5/R9

Floor	Use	Gross FA (SF)	Deductions (SF)	Quality Housing (SF)	RES. ZFA	TOTAL Zoning FA (SF)
CELLAR	RESIDENTIAL	12,032.03	12,032.03	-		(0.00)
1ST FLOOR	RESIDENTIAL	47,748.86			28,042.59	
	TOTAL	47,748.86	16,029.57	3,676.70		28,042.59
2ND FLOOR	RESIDENTIAL	45,244.05			37,420.81	
	TOTAL	45,244.05	5,077.61	2,745.63		37,420.81
3RD FLOOR	RESIDENTIAL	44,005.15			35,932.92	
	TOTAL	44,005.15	2,331.77	5,740.46		35,932.92
4TH FLOOR	RESIDENTIAL	44,005.15			35,877.74	
	TOTAL	44,005.15	2,806.91	5,320.50		35,877.74
5TH FLOOR	RESIDENTIAL	44,005.15			35,634.26	
		-				
	TOTAL	44,005.15	2,498.23	5,872.66		35,634.26
6TH FLOOR	RESIDENTIAL	44,005.15			39,311.21	
	TOTAL	44,005.15	2,480.91	2,213.03		39,311.21
7TH FLOOR	RESIDENTIAL	16,311.32			11,048.28	
	TOTAL	16,311.32	4,347.09	915.94		11,048.28
8TH FLOOR	RESIDENTIAL	10,544.59	465.65	432.22		9,646.72
9TH FLOOR	RESIDENTIAL	8,745.00	373.77	354.12		8,017.10
10TH FLOOR	RESIDENTIAL	8,745.00	384.44	354.12		8,017.10
11TH FLOOR	RESIDENTIAL	8,745.00	371.51	354.12		8,019.37
12TH FLOOR	RESIDENTIAL	8,745.00	373.27	354.12		8,019.37
13TH FLOOR	RESIDENTIAL	8,745.00	384.44	354.12		8,006.44
14TH FLOOR	RESIDENTIAL	8,745.00	371.51	354.12		8,006.44
15TH FLOOR	RESIDENTIAL	8,745.00	384.44	354.12		8,006.44
16TH FLOOR	RESIDENTIAL	8,745.00	373.27	354.12		8,017.60
17TH FLOOR	RESIDENTIAL	8,745.00	371.51	354.12		8,019.37
18TH FLOOR	RESIDENTIAL	8,745.00	384.44	354.12		8,006.44
19TH FLOOR	RESIDENTIAL	8,745.00	495.38	354.12		7,895.50
20TH FLOOR	RESIDENTIAL	8,745.00	508.06	354.12		7,882.82
21ST FLOOR	RESIDENTIAL	8,745.00	519.22	354.12		7,871.66
22ND FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
23RD FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
24TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
25TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
26THFLOOR	RESIDENTIAL	8,745.00	389.93	338.69		8,016.38
27TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
28TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
29TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
30TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
31ST FLOOR	RESIDENTIAL	8,745.00	389.93	338.69		8,016.38
32ND FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
33RD FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
34TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
35TH FLOOR	RESIDENTIAL	8,745.00	1,322.64	338.69		7,083.68
36TH FLOOR	RESIDENTIAL	8,745.00	389.93	338.69		8,016.38
37TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
38TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
39TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
40TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
41ST FLOOR	RESIDENTIAL	8,745.00	389.93	338.69		8,016.38
42ND FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
43RD FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
44TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
45TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
46TH FLOOR	RESIDENTIAL	8,745.00	389.93	338.69		8,016.38
47TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
48TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
49TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
50TH FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
51st FLOOR	RESIDENTIAL	8,745.00	389.93	338.69		8,016.38
52nd FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
53rd FLOOR	RESIDENTIAL	8,745.00	366.87	338.69		8,039.44
54th FLOOR	RESIDENTIAL	8,745.00	378.75	338.69		8,027.57
MAIN ROOF	MECHANICAL	1,888.07	1,747.19	-		140.88
ROOF /BLKHD/EMR	MECHANICAL	-	-	-		-
TOTAL Z.F.A. PROP.	RESIDENTIAL	712,059.52	68,324.95	42,697.37		601,037.20

EXISTING ZONING FLOOR AREA

EXISTING BUILDING AREA CALCULATION- PER SURVEYDATED 4/11/14 ON Z-003

LOT #	EXISTING BUILDING AREA/ FLOOR AREA		
	RESIDENTIAL	COMMERCIAL	TOTAL
16	1,501.77	4,971.23	6,473.00
18		3,354.00	3,354.00
20		4,274.00	4,274.00
21		7,228.00	7,228.00
Total	1,501.77	19,827.23	21,329.00

UNIT DISTRIBUTION & Q.H. DEDUCTIONS

SEE Z-004~Z-005 FOR Q.H.DEDUCTION DIAGRAMS

FLOOR	WAREHOUSE			TOWER			TOTAL	REFUSE ROOM	LAUNDRY RM.	CORRIDOR DEDUCTIBLE	RECREATION Sec 28-31	TOTAL SF DEDUCTIBLE
	STUDIO	1BR	2BR	STUDIO	1BR	2BR		Sec. 28-23	Sec. 28-24	Sec. 28-41		
CELLAR	0	0	0	0	0	0		-	-	-		-
1	0	0	0	0	0	0	0	-	-	-	3,676.70	3,676.70
2	34	7	1	7	3	0	52	12	610.39	2,123.24	-	2,745.63
3	36	6	1	9	5	0	57	12	-	2,211.36	3,517.11	5,740.46
4	36	6	1	9	5	0	57	12	-	2,201.03	3,107.47	5,320.50
5	36	6	1	9	5	0	57	12	-	2,201.03	3,659.63	5,872.66
6	36	6	1	9	5	0	57	12	-	2,201.03	-	2,213.03
7	0	0	0	7	5	1	13	12	-	420.22	483.72	915.94
8	0	0	0	7	5	1	13	12	-	420.22	-	432.22
9	0	0	0	4	7	0	11	12	-	342.12	-	354.12
10-19- No.Flrs 10	0	0	0	4	7	0	110	120	-	3,421.24	-	3,541.24
20-21- No.Flrs 2	0	0	0	1	6	2	18	24	-	684.25	-	708.25
22-34- No.Flrs 13	0	0	0	2	6	2	130	156	-	4,246.91	-	4,402.91
35	0	0	0	1	5	2	8	12	-	326.69	-	338.69
36-54- No.Flrs 19	0	0	0	2	6	2	190	228	-	6,207.02	-	6,435.02
TOTALS	178	31	5	168	319	72	773	636	610.39	27,006.35	14,444.63	42,697.37
PERCENT	23.03%	4.01%	0.65%	21.73%	41.27%	9.31%						
TOTAL PERCENT				44.76%	45.28%	9.96%	100%					

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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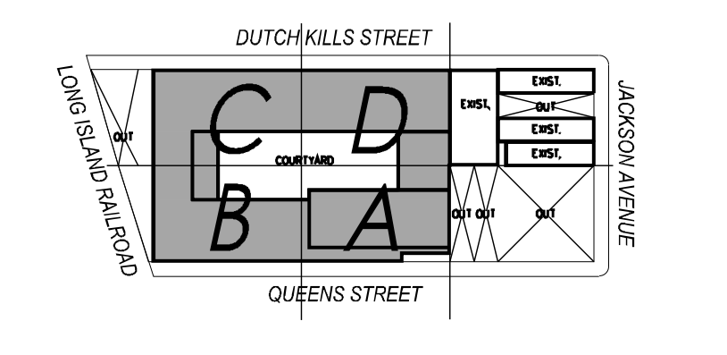
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:
LIST OF DRAWINGS, SITE PLAN AREA SCHEDULES

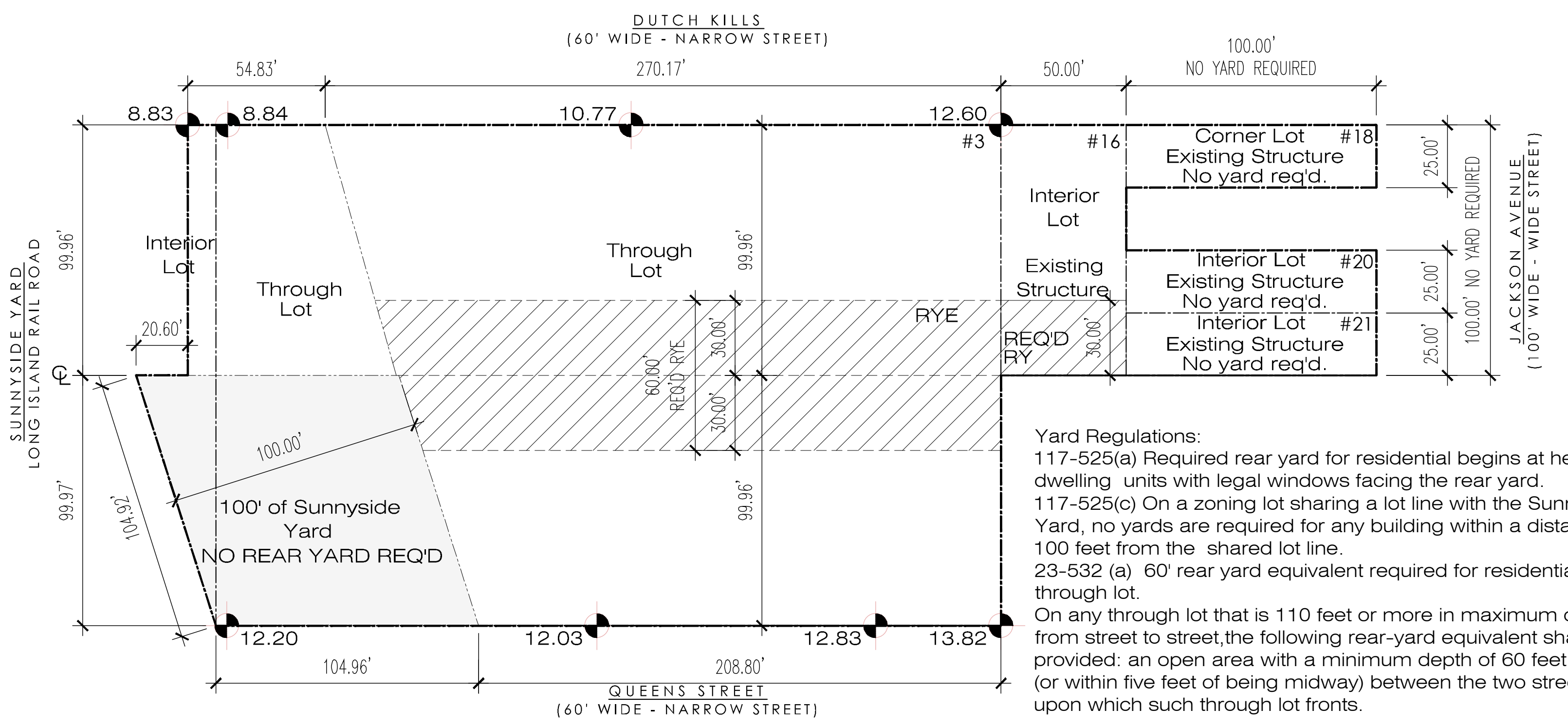
SEAL & SIGNATURE:
ROBERT LAUDENSLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-001.00
DRAWING :	5 OF 139

DEPT OF BLDGS 420651823 Job Number

ES008581473 Scan Code

YARD REQUIREMENT DIAGRAM

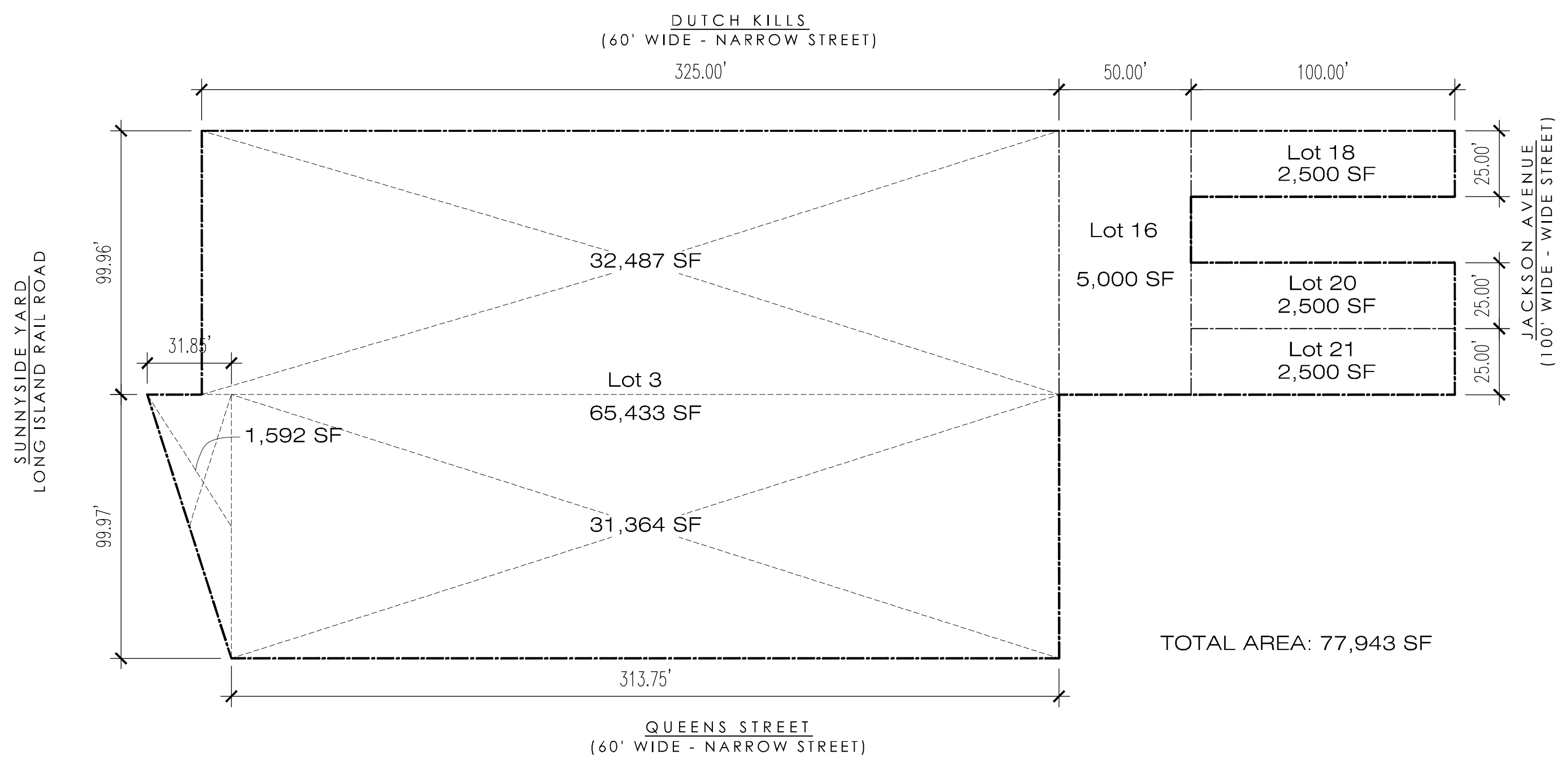

DUTCH KILLS
(60' WIDE - NARROW STREET)
54.83'
270.17'
50.00'
100.00'
NO YARD REQUIRED
8.83
8.84
10.77
12.60
#3
#16
Interior Lot
Through Lot
Through Lot
Corner Lot #18
Existing Structure
No yard req'd.
Interior Lot #20
Existing Structure
No yard req'd.
Interior Lot #21
Existing Structure
No yard req'd.
Existing Structure
RYE
REQ'D RY
100' of Sunnyside Yard
NO REAR YARD REQ'D
12.20
12.03
12.83
13.82
104.96'
208.80'
QUEENS STREET
(60' WIDE - NARROW STREET)
SUNNYSIDE YARD
LONG ISLAND RAIL ROAD
JACKSON AVENUE
(100' WIDE - WIDE STREET)

Yard Regulations:
117-525(a) Required rear yard for residential begins at height of dwelling units with legal windows facing the rear yard.
117-525(c) On a zoning lot sharing a lot line with the Sunnyside Yard, no yards are required for any building within a distance of 100 feet from the shared lot line.
23-532 (a) 60' rear yard equivalent required for residential use on through lot.
On any through lot that is 110 feet or more in maximum depth from street to street,the following rear-yard equivalent shall be provided: an open area with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two street lines upon which such through lot fronts.

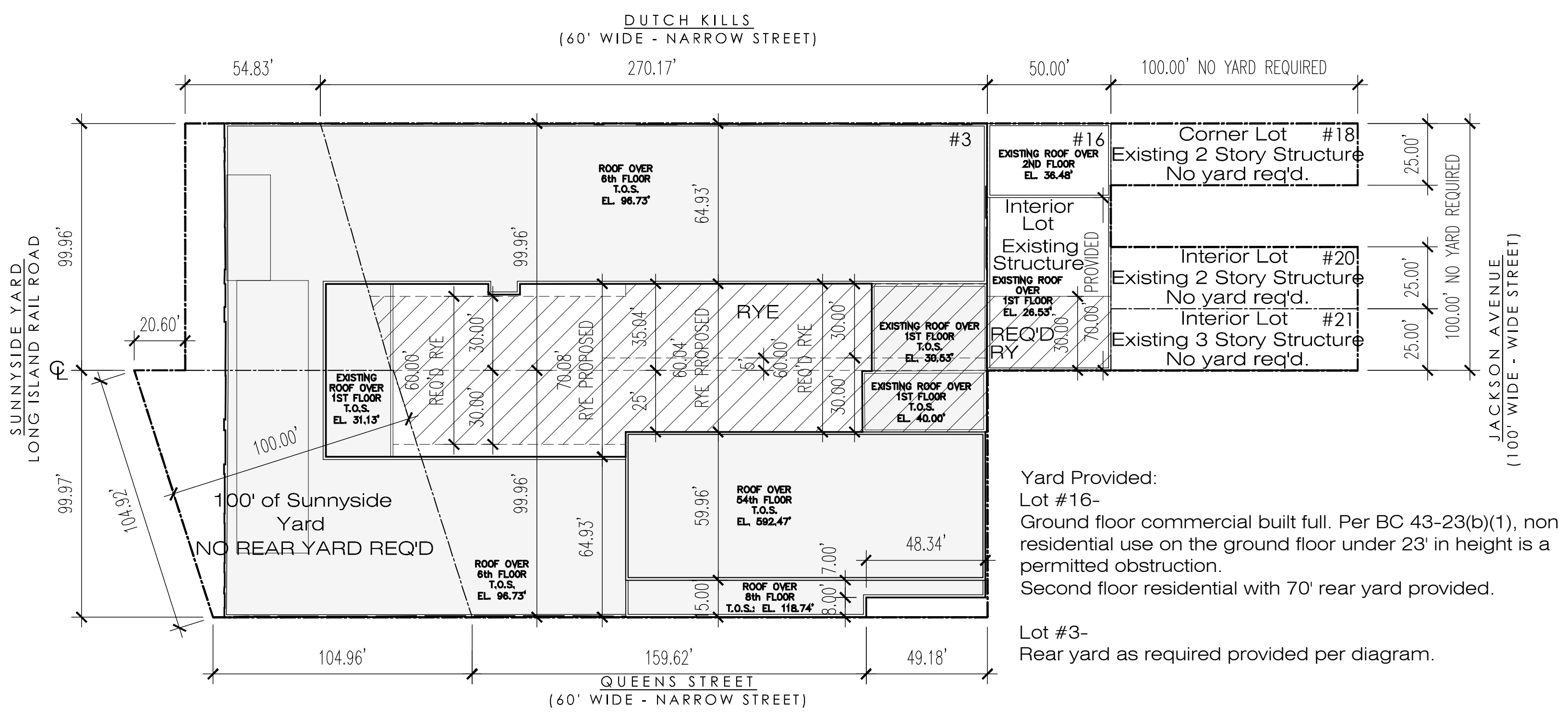
Interior Lot: 43-26 One 30' rear yard required

Complies: See diagram below

SITE AREA CALCULATIONS


DUTCH KILLS
(60' WIDE - NARROW STREET)
325.00'
50.00'
100.00'
32,487 SF
Lot 3
65,433 SF
31,364 SF
1,592 SF
Lot 16
5,000 SF
Lot 18
2,500 SF
Lot 20
2,500 SF
Lot 21
2,500 SF
TOTAL AREA: 77,943 SF
313.75'
QUEENS STREET
(60' WIDE - NARROW STREET)
SUNNYSIDE YARD
LONG ISLAND RAIL ROAD
JACKSON AVENUE
(100' WIDE - WIDE STREET)

YARD PROVIDED

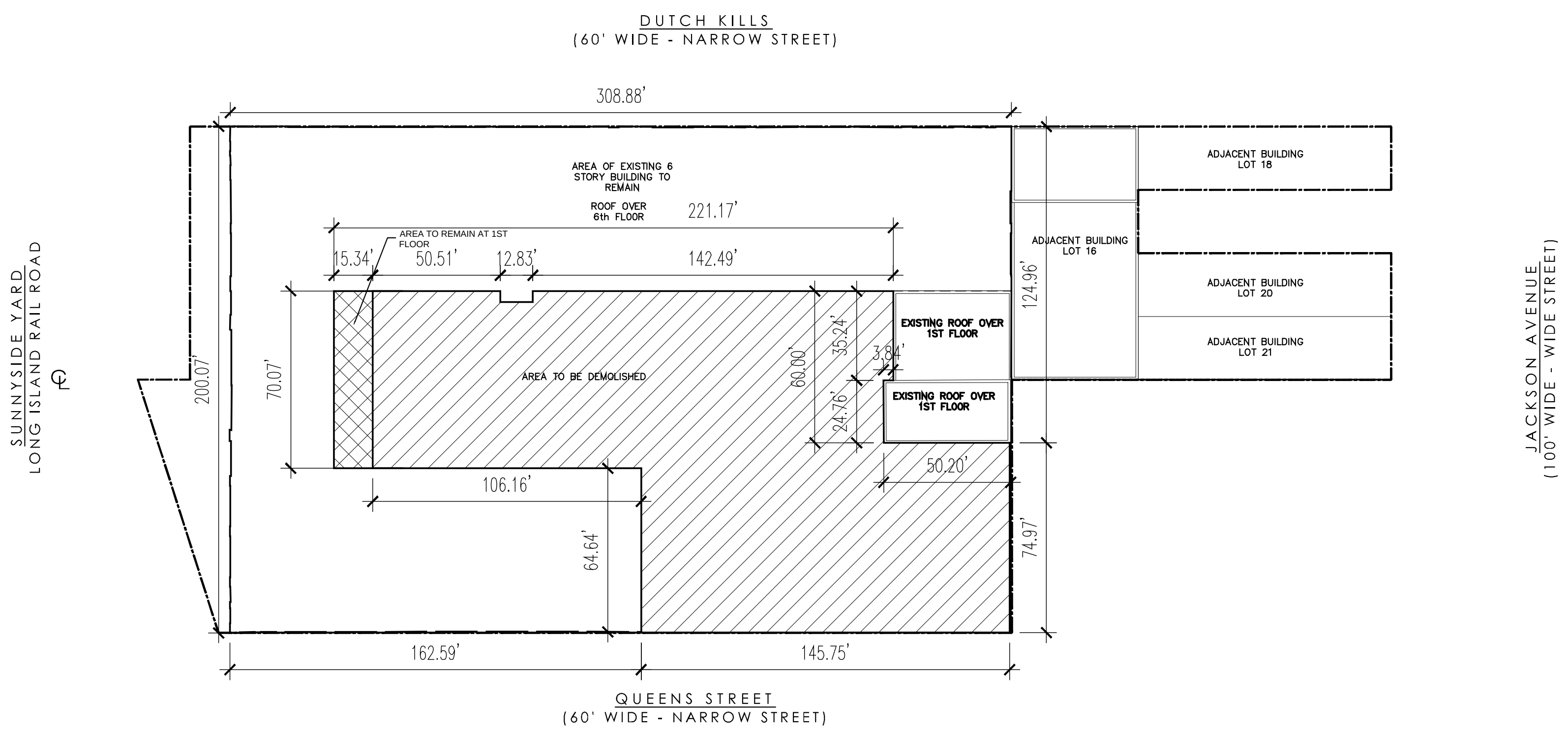

DUTCH KILLS
(60' WIDE - NARROW STREET)
54.83'
270.17'
50.00'
100.00' NO YARD REQUIRED
#3
#16
Corner Lot #18
Existing 2 Story Structure
No yard req'd.
Interior Lot
Existing Structure
Interior Lot #20
Existing 2 Story Structure
No yard req'd.
Interior Lot #21
Existing 3 Story Structure
No yard req'd.
RYE
REQ'D RY
100' of Sunnyside Yard
NO REAR YARD REQ'D
48.34'
104.96'
159.62'
49.18'
QUEENS STREET
(60' WIDE - NARROW STREET)
JACKSON AVENUE
(100' WIDE - WIDE STREET)

Yard Provided:
Lot #16-
Ground floor commercial built full. Per BC 43-23(b)(1), non residential use on the ground floor under 23' in height is a permitted obstruction.
Second floor residential with 70' rear yard provided.

Lot #3-
Rear yard as required provided per diagram.

Note: Existing structures in RYE to remain unchanged
All elevations are above NAVD 88 datum as "0.0"

DEMOLITION SCOPE DIAGRAM


DUTCH KILLS
(60' WIDE - NARROW STREET)
308.88'
AREA OF EXISTING 6 STORY BUILDING TO REMAIN
221.17'
AREA TO BE DEMOLISHED
106.16'
50.20'
162.59'
145.75'
ADJACENT BUILDING LOT 16
ADJACENT BUILDING LOT 18
ADJACENT BUILDING LOT 20
ADJACENT BUILDING LOT 21
QUEENS STREET
(60' WIDE - NARROW STREET)

BASE PLANE CALCULATIONS

Eagle Warehouse					
Lot Coverage by Street frontage		Lot Coverage	%	Lot coverage of building in each Through Lot portion, and interior lot	
Queens Street		22,474.21	51.15%	% of total lot coverage of building	
Dutch Kills		21,462.45	48.85%		
Total Lot Coverage		43,936.66	100%		

Base Plane calculations

Queens Street	Curb Level	12.20	+	13.82	=	13.01
			2			
Dutch Kills	Curb Level	8.83	+	12.60	=	10.72
			2			

Adjusted Base Plane Calculation

Queens Street	13.01	X	51.15%	=	6.65
Dutch Kills	10.72	X	48.85%	=	5.23

Adjusted Base Plane 11.89 NAVD 88

ALL ELEVATIONS (EL.) REFER TO NAVD 88

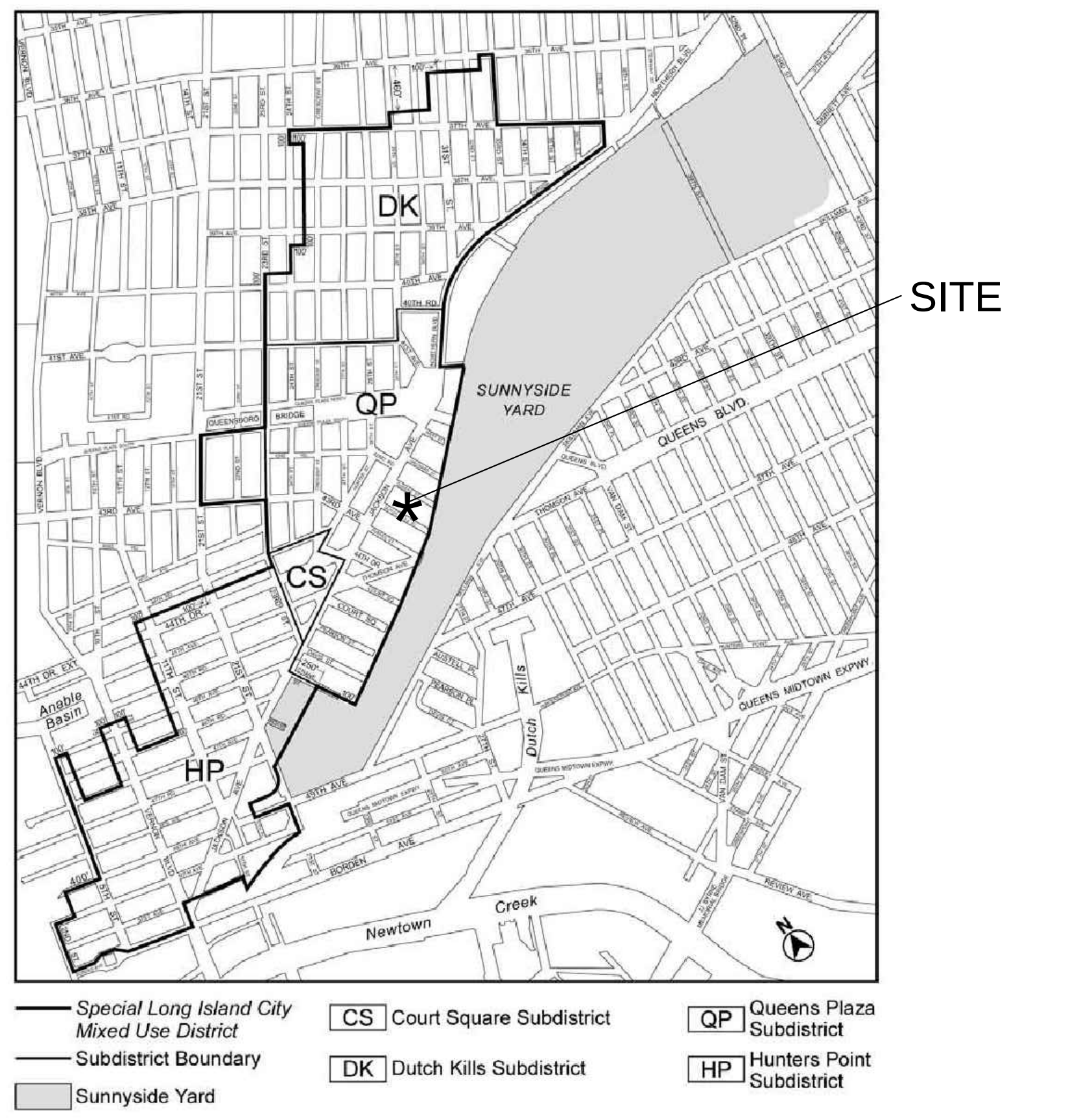
ALL HEIGHTS (HT.) REFER TO ADJUSTED BASE PLANE OF 11.89' NAVD 88 = HT. 0.0'

DISTRICT AND SUBDISTRICT MAP

(5/22/13)

Appendix A
Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations

District and Subdistricts

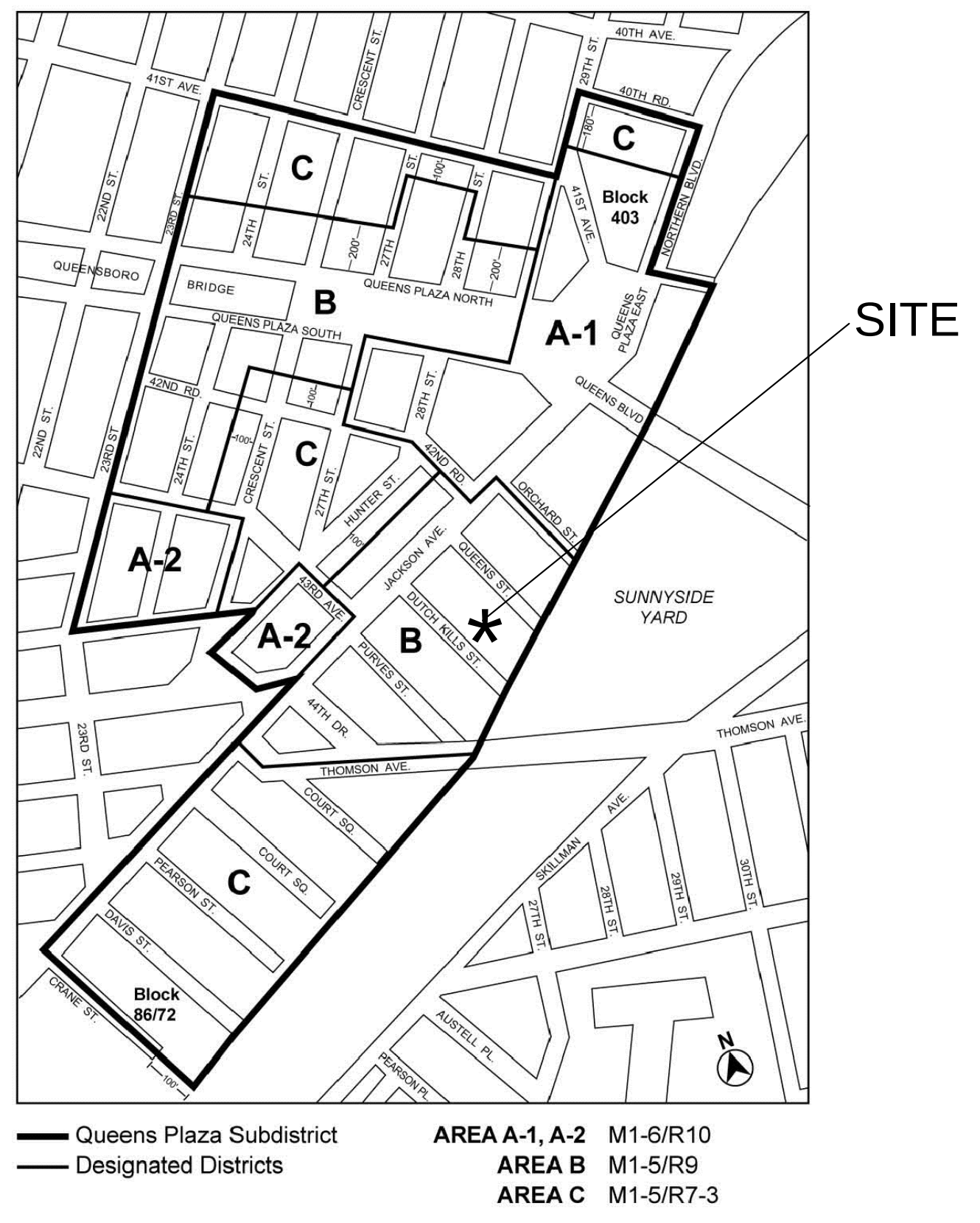

DK
QP
CS
HP
SUNNYSIDE YARD
SITE
Special Long Island City Mixed Use District
Subdistrict Boundary
Sunnyside Yard
CS Court Square Subdistrict
DK Dutch Kills Subdistrict
QP Queens Plaza Subdistrict
HP Hunters Point Subdistrict

DESIGNATED DISTRICTS

Appendix C
Queens Plaza Subdistrict Plan Maps

(12/19/01)

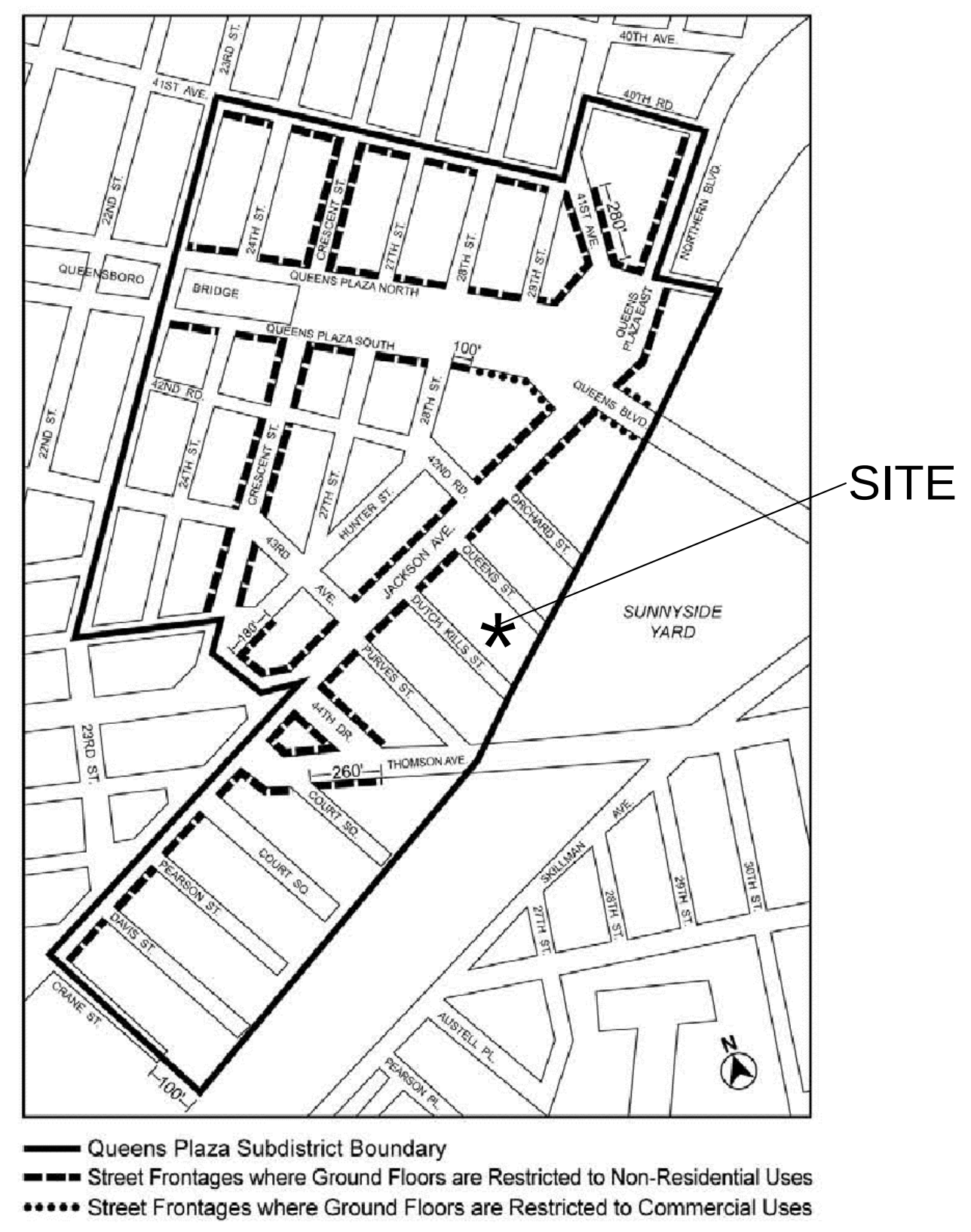
Map 1: Designated Districts within the Queens Plaza Subdistrict


C
B
A-1
A-2
Block 403
Block 86/72
SUNNYSIDE YARD
SITE
Queens Plaza Subdistrict
Designated Districts
AREA A-1, A-2 M1-6/R10
AREA B M1-5/R9
AREA C M1-5/R7-3

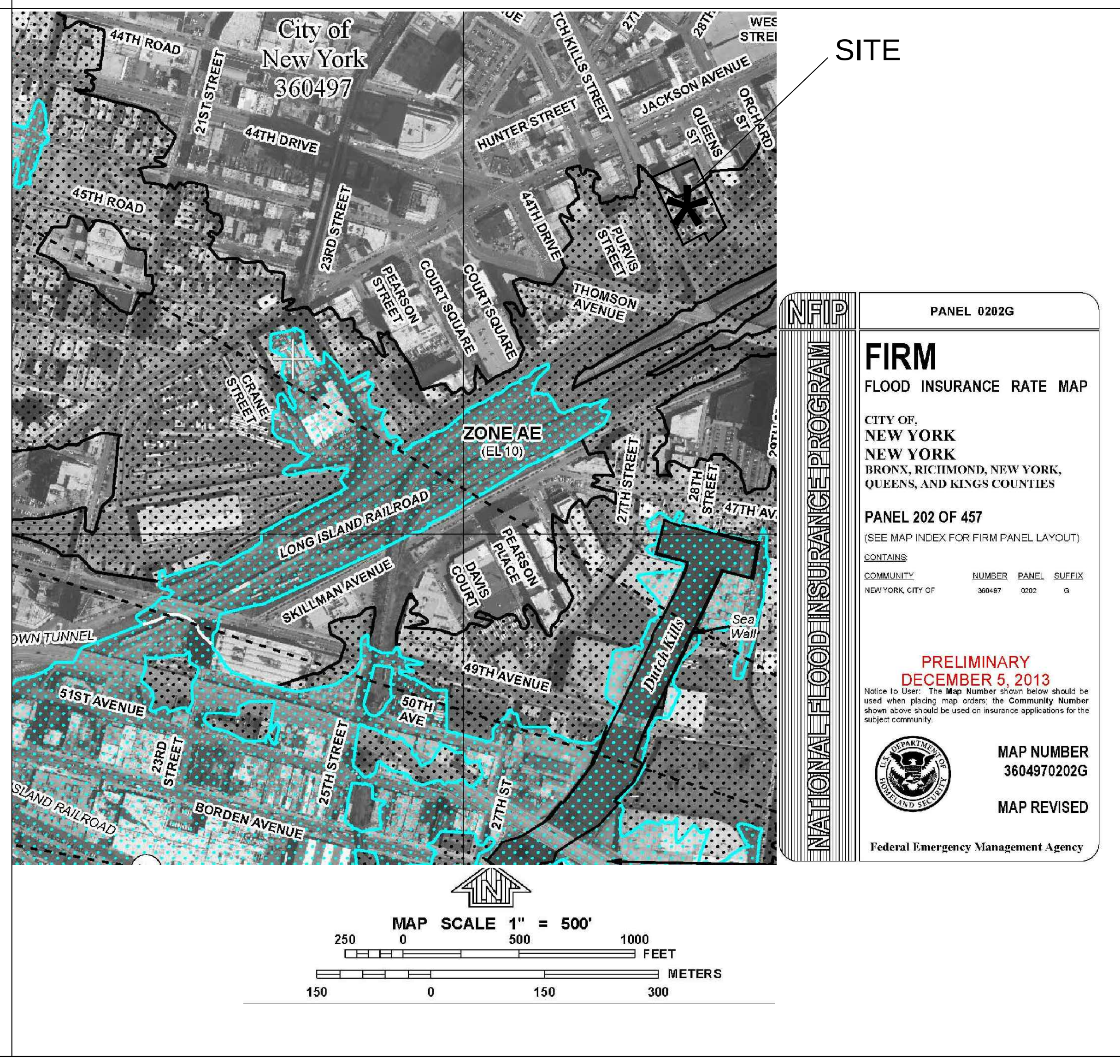
GROUND FLOOR USE MAP

(7/26/01)

Map 2: Ground Floor Use and Frontage


SUNNYSIDE YARD
SITE
Queens Plaza Subdistrict Boundary
Street Frontages where Ground Floors are Restricted to Non-Residential Uses
Street Frontages where Ground Floors are Restricted to Commercial Uses

FEMA MAP


City of New York 360497
SITE
ZONE AE
LONG ISLAND RAILROAD
SKILLMAN AVENUE
JACKSON AVENUE
BORDEN AVENUE
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0202G
FIRM
FLOOD INSURANCE RATE MAP
CITY OF, NEW YORK NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES
PANEL 202 OF 457
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
NEW YORK, CITY OF 360497 0202 G
PRELIMINARY DECEMBER 5, 2013
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER 3604970202G
MAP REVISED
Federal Emergency Management Agency
MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

LEGEND

▨ SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

▨ FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

░ OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

☐ OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

▧ COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

▧ OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

BASE FLOOD ELEVATION:
14.45' + 1.0' = 15.45' NAVD 88.

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

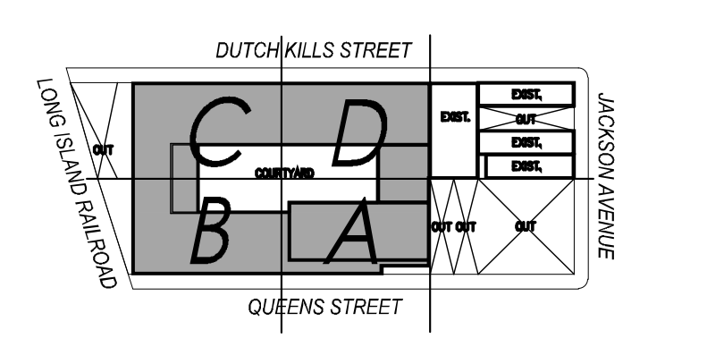
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
QUEENS STREET
JACKSON AVENUE
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

SITE DIAGRAMS, ZONING MAP
TAX MAP, SPECIAL DISTRICT MAPS
FEMA FLOOD MAP

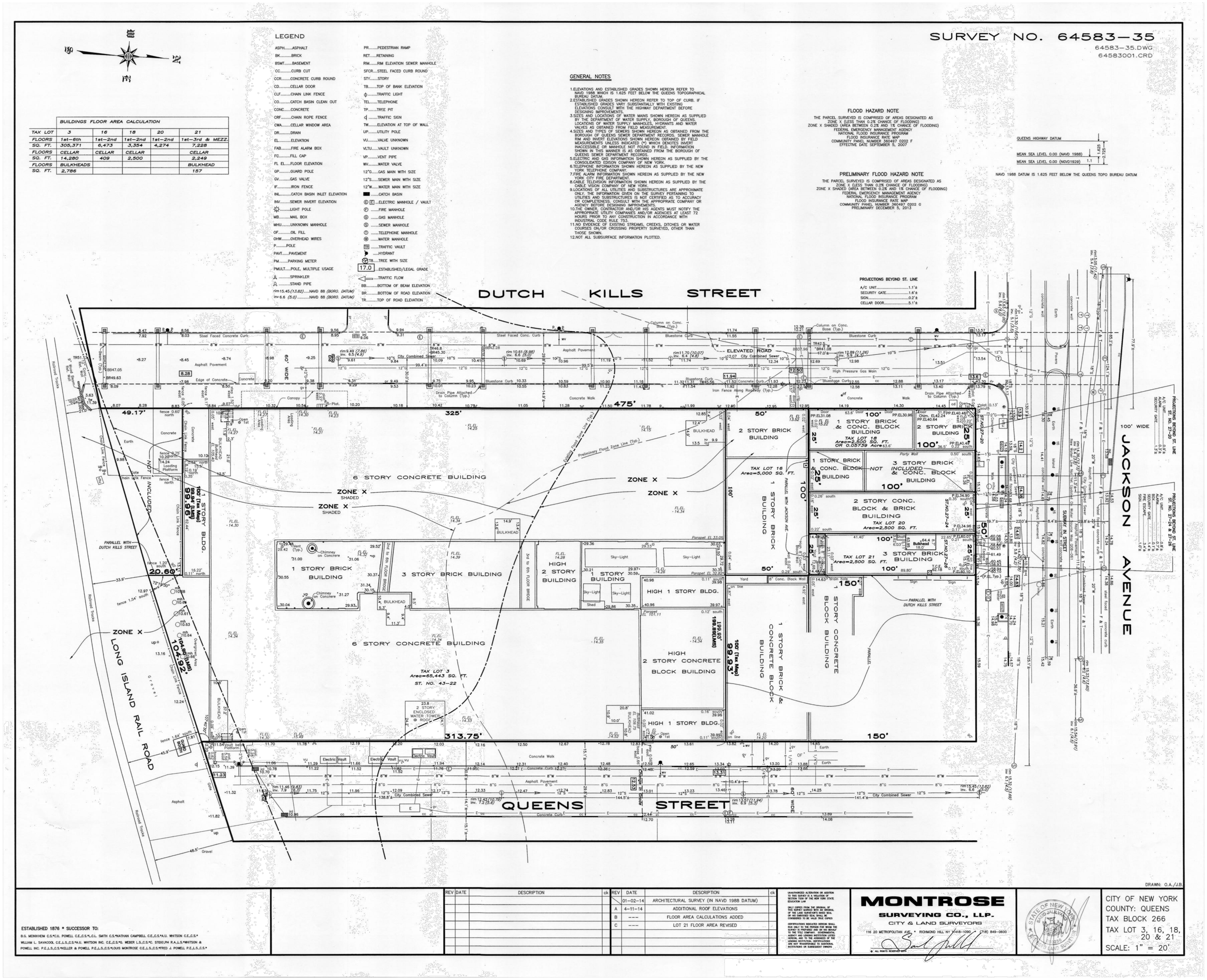
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-002.00
DRAWING :	6 OF 139

DEPT OF BLDGS 420651823 Job Number

ES825676239 Scan Code


DUTCH KILLS STREET
JACKSON AVENUE
QUEENS STREET
LONG ISLAND RAIL ROAD
6 STORY CONCRETE BUILDING
ZONE X
ZONE X SHADED
1 STORY BRICK BUILDING
3 STORY BRICK BUILDING
HIGH 2 STORY BUILDING
1 STORY BUILDING
HIGH 1 STORY BLDG.
HIGH 2 STORY CONCRETE BLOCK BUILDING
1 STORY BRICK & CONCRETE BLOCK BUILDING
1 STORY CONCRETE BLOCK BUILDING
2 STORY BRICK BUILDING
1 STORY BRICK & CONC. BLOCK BUILDING
TAX LOT 18 Area=2,500 SQ. FT.
TAX LOT 16 Area=5,000 SQ. FT.
1 STORY BRICK CONC. BLOCK BUILDING
NOT INCLUDED
3 STORY BRICK INCLUDED & CONC. BLOCK BUILDING
2 STORY CONC. BLOCK & BRICK BUILDING
TAX LOT 20 Area=2,500 SQ. FT.
3 STORY BRICK BUILDING
TAX LOT 21 Area=2,500 SQ. FT.
TAX LOT 3 Area=65,443 SQ. FT. ST. NO. 43-22
1 STORY BLDG.
2 STORY ENCLOSED WATER TOWER
BULKHEAD
ELEVATED ROAD
SUBWAY IN STREET
475'
325'
313.75'
150'
100' WIDE
60' WIDE
QUEENS HIGHWAY DATUM
MEAN SEA LEVEL 0.00 (NAVD 1988)
MEAN SEA LEVEL 0.00 (NGVD1929)
NAVD 1988 DATUM IS 1.625 FEET BELOW THE QUEENS TOPO BUREAU DATUM
DRAWN: O.A./J.B.

SURVEY NO. 64583—35

64583—35.DWG
64583001.CRD

LEGEND

ASPH.......ASPHALT	PR........PEDESTRIAN RAMP
BK..........BRICK	RET......RETAINING
BSMT.......BASEMENT	RIM.......RIM ELEVATION SEWER MANHOLE
CC..........CURB CUT	SFCR....STEEL FACED CURB ROUND
CCR........CONCRETE CURB ROUND	STY.......STORY
CD..........CELLAR DOOR	TB........TOP OF BANK ELEVATION
CLF.........CHAIN LINK FENCE	ϕ........TRAFFIC LIGHT
CO..........CATCH BASIN CLEAN OUT	TEL.......TELEPHONE
CONC......CONCRETE	TP........TREE PIT
CRF.........CHAIN ROPE FENCE	⊣........TRAFFIC SIGN
CWA........CELLAR WINDOW AREA	TW........ELEVATION AT TOP OF WALL
DR..........DRAIN	UP........UTILITY POLE
EL...........ELEVATION	VU.........VALVE UNKNOWN
FAB.........FIRE ALARM BOX	VLTU......VAULT UNKNOWN
FC..........FILL CAP	VP.........VENT PIPE
FL EL.....FLOOR ELEVATION	WV.........WATER VALVE
GP..........GUARD POLE	12"G.....GAS MAIN WITH SIZE
GV..........GAS VALVE	12"S......SEWER MAIN WITH SIZE
IF............IRON FENCE	12"W......WATER MAIN WITH SIZE
INL.........CATCH BASIN INLET ELEVATION	■ ....CATCH BASIN
INV.........SEWER INVERT ELEVATION	Ⓔ 🄴 ...ELECTRIC MANHOLE / VAULT
Ⓛ.........LIGHT POLE	Ⓕ ....FIRE MANHOLE
MB..........MAIL BOX	Ⓖ ....GAS MANHOLE
MHU........UNKNOWN MANHOLE	Ⓢ ....SEWER MANHOLE
OF...........OIL FILL	Ⓣ ....TELEPHONE MANHOLE
OHW........OVERHEAD WIRES	Ⓦ ....WATER MANHOLE
P.........POLE	TR ....TRAFFIC VAULT
PAVT......PAVEMENT	● .....HYDRANT
PM........PARKING METER	✿T8.....TREE WITH SIZE
PMULT.....POLE, MULTIPLE USAGE	17.0 ...ESTABLISHED/LEGAL GRADE
..........SPRINKLER	⇦ ....TRAFFIC FLOW
..........STAND PIPE	BB.........BOTTOM OF BEAM ELEVATION
rim 15.45 *(13.82)*.....NAVD 88 *(BORO. DATUM)*	BR.........BOTTOM OF ROAD ELEVATION
inv 6.6 *(5.0)*..........NAVD 88 *(BORO. DATUM)*	TR.........TOP OF ROAD ELEVATION

BUILDINGS FLOOR AREA CALCULATION

TAX LOT	3	16	18	20	21
FLOORS	1st–6th	1st–2nd	1st–2nd	1st–2nd	1st–3rd & MEZZ.
SQ. FT.	305,371	6,473	3,354	4,274	7,228
FLOORS	CELLAR	CELLAR	CELLAR		CELLAR
SQ. FT.	14,280	409	2,500		2,249
FLOORS	BULKHEADS				BULKHEAD
SQ. FT.	2,786				157

GENERAL NOTES

1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.625 FEET BELOW THE QUEENS TOPOGRAPHICAL BUREAU DATUM.
2. ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB. IF ESTABLISHED GRADES VARY SUBSTANTIALLY WITH EXISTING ELEVATIONS CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING IMPROVEMENTS.
3. SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON AS SUPPLIED BY THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF QUEENS. LOCATIONS OF WATER SUPPLY MANHOLES, HYDRANTS AND WATER VALVES AS OBTAINED FROM FIELD MEASUREMENT.
4. SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS INDICATED (*) WHICH DENOTES INVERT INACCESSIBLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION SHOWN IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS.
5. ELECTRIC AND GAS INFORMATION SHOWN HEREON AS SUPPLIED BY THE CONSOLIDATED EDISON COMPANY OF NEW YORK.
6. TELEPHONE INFORMATION SHOWN HEREON AS SUPPLIED BY THE NEW YORK TELEPHONE COMPANY.
7. FIRE ALARM INFORMATION SHOWN HEREON AS SUPPLIED BY THE NEW YORK CITY FIRE DEPARTMENT.
8. CABLE TELEVISION INFORMATION SHOWN HEREON AS SUPPLIED BY THE CABLE VISION COMPANY OF NEW YORK.
9. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING IMPROVEMENTS.
10. THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 753.
11. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED, OTHER THAN THOSE SHOWN.
12. NOT ALL SUBSURFACE INFORMATION PLOTTED.

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
ZONE X SHADED (AREA BETWEEN 0.2% AND 1% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0202 F
EFFECTIVE DATE SEPTEMBER 5, 2007

PRELIMINARY FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
ZONE X SHADED (AREA BETWEEN 0.2% AND 1% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0202 G
PRELIMINARY DECEMBER 5, 2013

PROJECTIONS BEYOND ST. LINE

A/C UNIT	1.1'±
SECURITY GATE	1.6'±
SIGN	0.2'±
CELLAR DOOR	5.1'±

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MEINIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	01–02–14	ARCHITECTURAL SURVEY (IN NAVD 1988 DATUM)	
A	4–11–14	ADDITIONAL ROOF ELEVATIONS	
B	---	FLOOR AREA CALCULATIONS ADDED	
C	---	LOT 21 FLOOR AREA REVISED	

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MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
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SAEID JALILVAND 050236

CITY OF NEW YORK
COUNTY: QUEENS
TAX BLOCK 266
TAX LOT 3, 16, 18, 20 & 21
SCALE: 1" = 20'

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

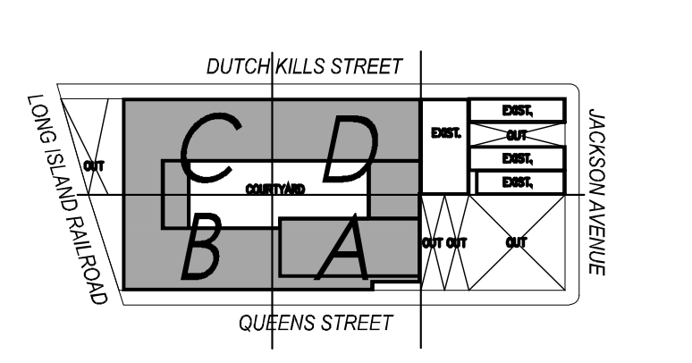
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT
EXIST.
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

SURVEY

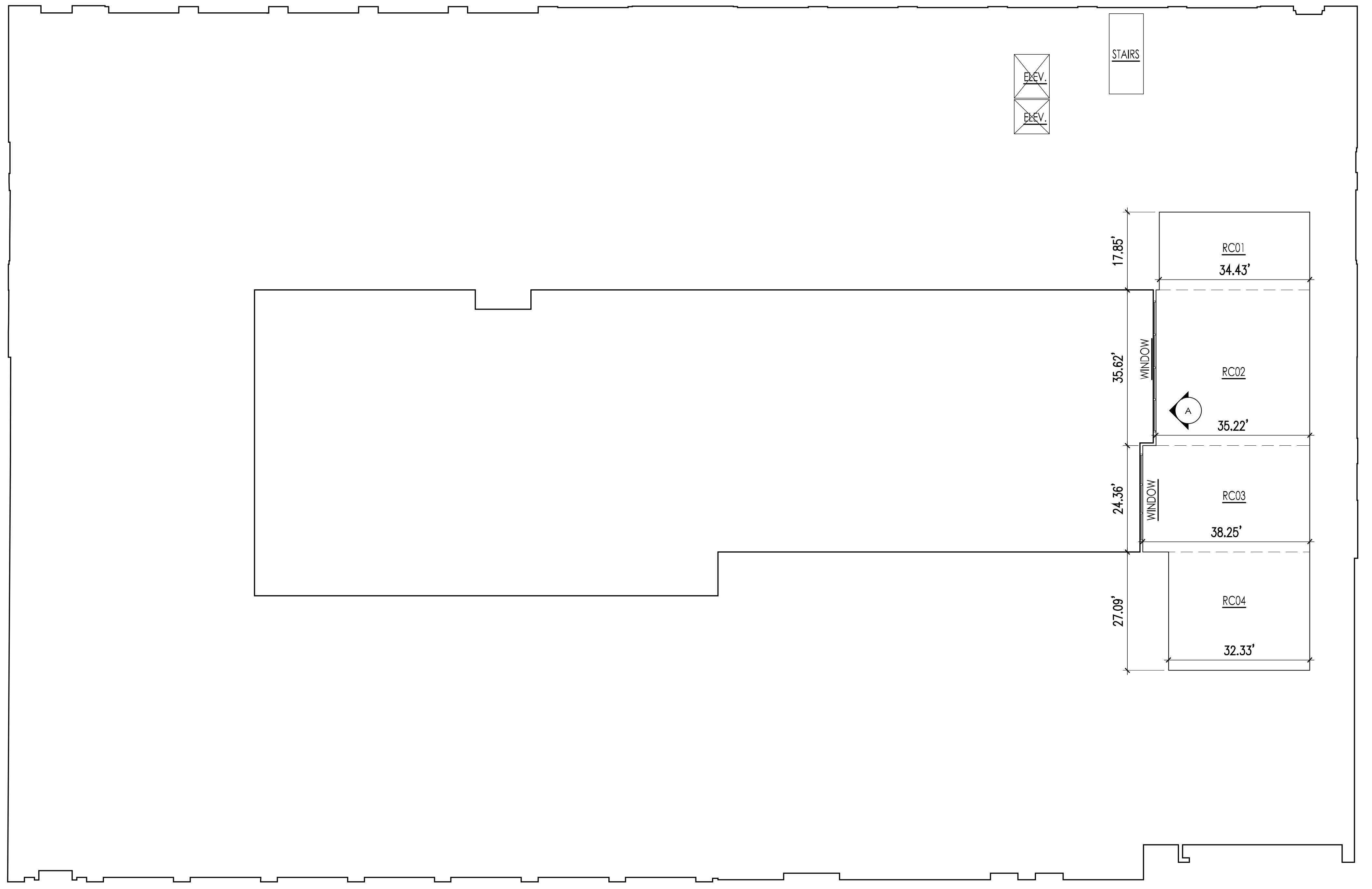
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-003.00
DRAWING :	7 OF 139

QUALITY HOUSING DEDUCTED AREAS- GROUND FLOOR

SCALE: 1/16"=1'-0"

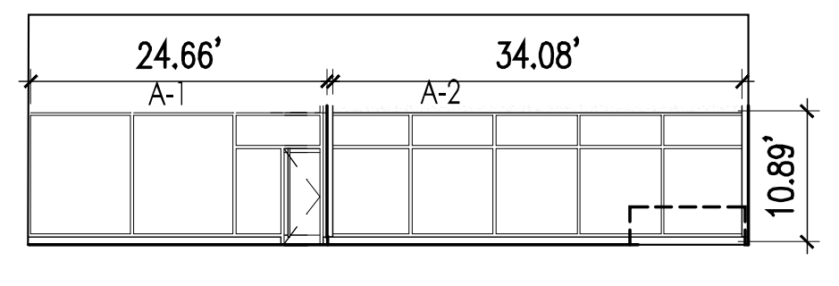

STAIRS
ELEV.
ELEV.
RC01
17.85'
34.43'
RC02
35.62'
WINDOW
A
35.22'
RC03
24.36'
WINDOW
38.25'
RC04
27.09'
32.33'

INDOOR
RECREATION SPACE
3,676.70 SQ.FT.

MIN. WINDOW AREA REQ'D.
3,676.70 S.F. x 9.5% = 349.29 S.F.

WINDOWS PROVIDED:
A-1. 10.89' x 24.66' = 268.55 SF
A-2. 10.89' x 34.08' = 371.13 SF
268.55 + 371.13' = 639.68 SF

Z.R. 28-32 (d) COMPLIES= 639.68 S.F. PROVIDED


24.66'
34.08'
A-1
A-2
10.89'

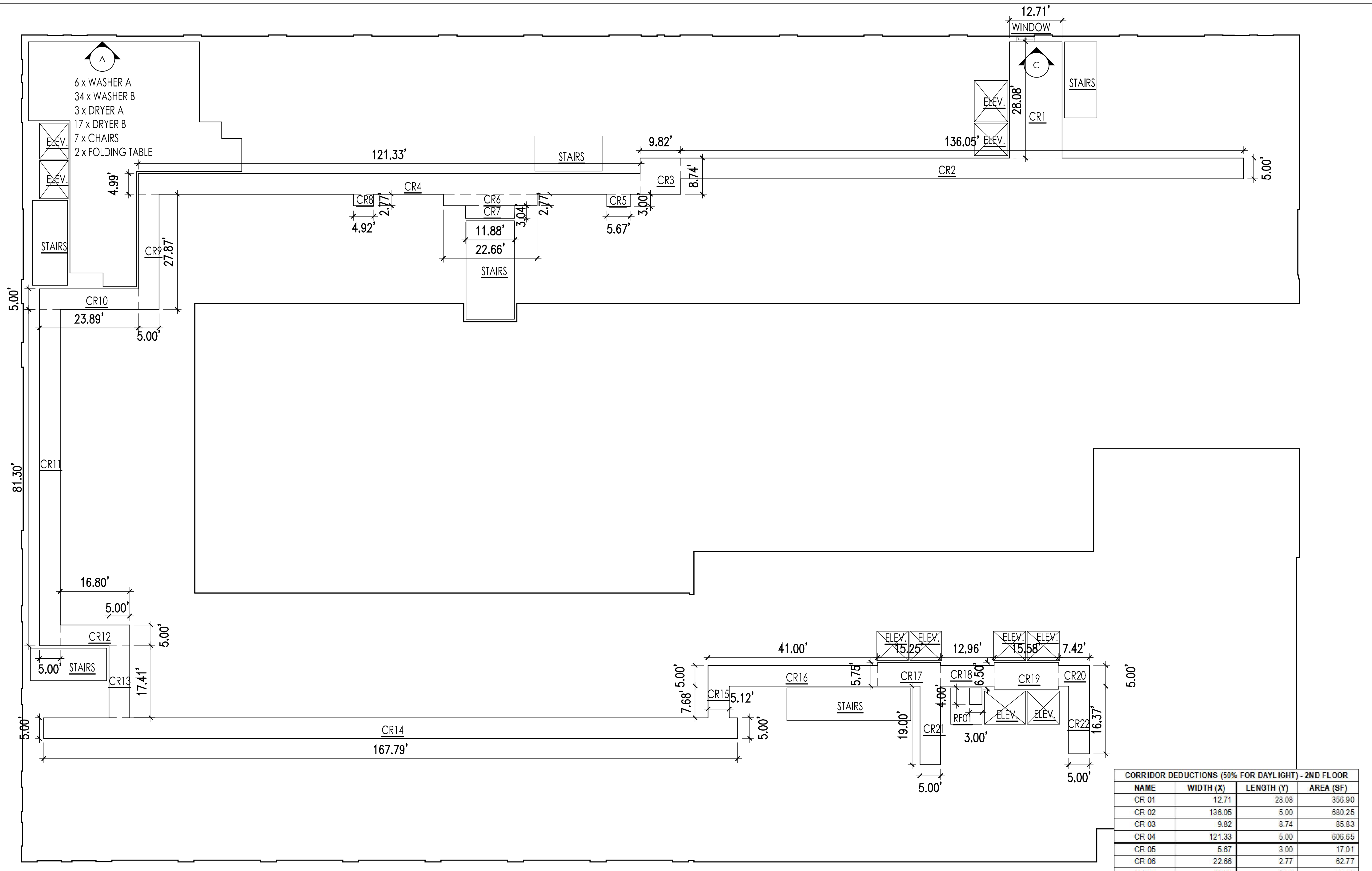
1ST FLOOR RECREATION WINDOW ELEVATION

RECREATION ROOM DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RC 01	34.43	17.85	614.58
RC 02	35.22	35.62	1,254.54
RC 03	38.25	24.36	931.77
RC 04	32.33	27.09	875.82
			3,676.70

3,676.70 SF TOTAL Q.H. DEDUCTIONS

QUALITY HOUSING DEDUCTED AREAS- 2ND FLOOR

SCALE: 1/16"=1'-0"

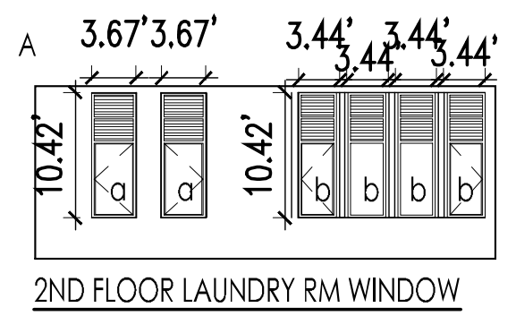

A
6 x WASHER A
34 x WASHER B
3 x DRYER A
17 x DRYER B
7 x CHAIRS
2 x FOLDING TABLE
ELEV.
ELEV.
STAIRS
4.99'
121.33'
CR4
CR8
4.92'
2.77'
CR6
CR7
11.88'
3.04'
2.77'
22.66'
STAIRS
CR5
5.67'
3.00'
9.82'
CR3
8.74'
12.71'
WINDOW
C
ELEV.
ELEV.
CR1
28.08'
STAIRS
136.05'
CR2
5.00'
CR9
27.87'
CR10
23.89'
5.00'
5.00'
81.30'
CR11
16.80'
5.00'
CR12
5.00'
5.00'
STAIRS
CR13
17.41'
CR14
167.79'
5.00'
7.68'
CR15
5.12'
5.00'
41.00'
CR16
5.75'
15.25'
ELEV.
ELEV.
CR17
12.96'
CR18
6.50'
4.00'
RF01
3.00'
15.58'
ELEV.
ELEV.
CR19
7.42'
CR20
STAIRS
19.00'
CR21
CR22
16.37'
5.00'
5.00'
5.00'

LAUNDRY ROOM
1,497.30 SQ.FT.

MIN. WINDOW AREA REQ'D.
1497.30 S.F. x 9.5% = 142.24 S.F.

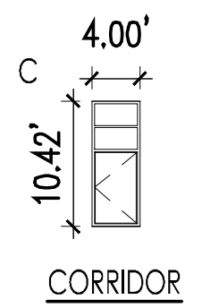
WINDOWS PROVIDED:
a. 3.67' x 10.42 '= 38.24 SF
b. 3.44' X 10.42' = 35.84 SF
(2)a + (4)b = 76.48' + 143.36 = 219.84 SF

Z.R. 28-24 COMPLIES= 219.84 S.F. PROVIDED


A
3.67'
3.67'
3.44'
3.44'
3.44'
3.44'
10.42'
10.42'
a
a
b
b
b
b

2ND FLOOR LAUNDRY RM WINDOW ELEVATION

MIN. WINDOW AREA REQ'D.
20 S.F.
WINDOWS PROVIDED:
4.00' x 10.42 '= 41.68 SF
Z.R. 28-25 (a) COMPLIES= 41.68 S.F. PROVIDED



CORRIDOR WINDOW

LAUNDRY ROOM CALCULATIONS:
3 SF PER MACHINE ADDED TO EACH MACHINE.
AREA DEDUCTED ONLY FOR THE MACHINES, 3 ADDITIONAL SF PER MACHINE, 7 CHAIRS AND 2 FOLDING TABLES.

LAUNDRY ROOM DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
6X WASHER A	2.95	2.46	61.54
34X WASHER B	2.50	2.25	293.25
3X DRYER A	3.33	2.63	35.27
17X DRYER B	2.42	2.25	143.57
7X CHAIRS	2.17	2.17	32.96
TABLE 1	2.50	5.74	14.35
TABLE 2	11.78	2.50	29.45
TOTAL			610.39

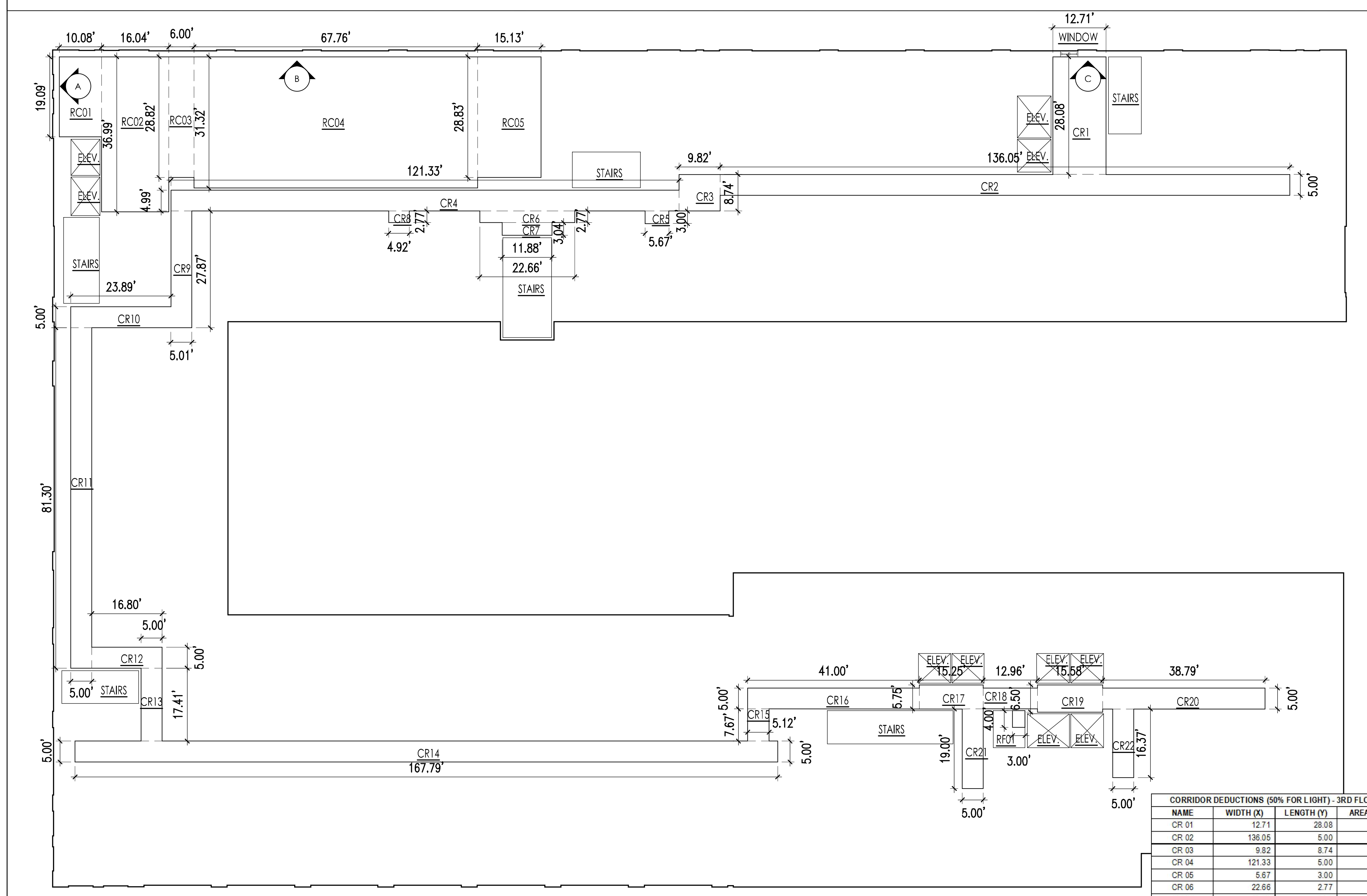
REFUSE ROOM DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RF 01	3.00	4.00	12.00
TOTAL			12.00

CORRIDOR DEDUCTIONS (50% FOR DAYLIGHT) - 2ND FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
CR 01	12.71	28.08	356.90
CR 02	136.05	5.00	680.25
CR 03	9.82	8.74	85.83
CR 04	121.33	5.00	606.65
CR 05	5.67	3.00	17.01
CR 06	22.66	2.77	62.77
CR 07	11.88	3.04	36.12
CR 08	4.92	2.77	13.63
CR 09	5.00	27.87	139.35
CR 10	23.89	5.00	119.45
CR 11	5.00	81.30	406.50
CR 12	16.80	5.00	84.00
CR 13	5.00	17.41	87.05
CR 14	167.79	5.00	838.95
CR 15	5.12	7.68	39.32
CR 16	41.00	5.00	205.00
CR 17	15.25	5.75	87.69
CR 18	12.96	5.00	64.80
CR 19	15.58	6.50	101.27
CR 20	7.42	5.00	37.10
CR 21	5.00	19.00	95.00
CR 22	5.00	16.37	81.85
TOTAL			4,246.47
50%			2,123.24

610.39 + 12.00 + 2,123.24 = 2,745.63 SF TOTAL Q.H. DEDUCTIONS

QUALITY HOUSING DEDUCTED AREAS- 3RD FLOOR

SCALE: 1/16"=1'-0"

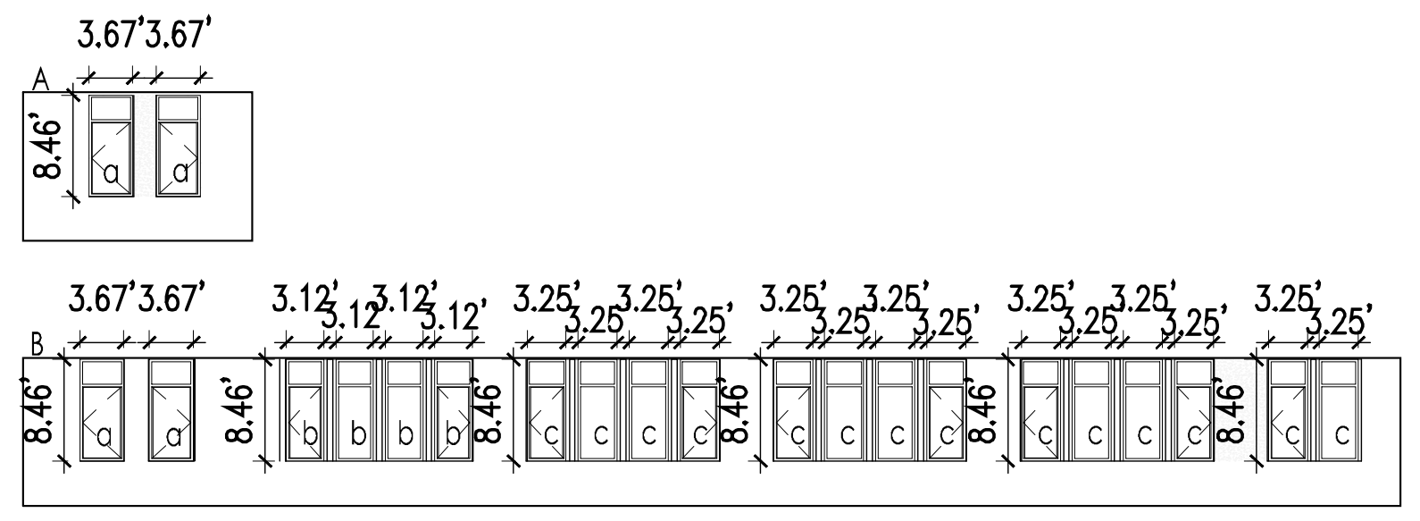

10.08'
16.04'
6.00'
67.76'
15.13'
12.71'
WINDOW
19.09'
A
RC01
RC02
36.99'
28.82'
RC03
31.32'
B
RC04
28.83'
RC05
C
ELEV.
ELEV.
28.08'
CR1
STAIRS
ELEV.
ELEV.
121.33'
STAIRS
9.82'
136.05'
4.99'
CR4
CR8
4.92'
2.77'
CR6
CR7
11.88'
3.04'
2.77'
22.66'
STAIRS
CR5
5.67'
3.00'
CR3
8.74'
CR2
5.00'
STAIRS
CR9
27.87'
23.89'
CR10
5.00'
5.01'
81.30'
CR11
16.80'
5.00'
CR12
5.00'
5.00'
STAIRS
CR13
17.41'
CR14
167.79'
5.00'
5.00'
7.67'
CR15
5.12'
5.00'
41.00'
CR16
5.75'
STAIRS
15.25'
ELEV.
ELEV.
CR17
12.96'
CR18
6.50'
4.00'
RF01
3.00'
15.58'
ELEV.
ELEV.
CR19
ELEV.
ELEV.
38.79'
CR20
5.00'
19.00'
CR21
CR22
16.37'
5.00'
5.00'

INDOOR
RECREATION SPACE
3,517.11 SQ.FT.

MIN. WINDOW AREA REQ'D.
3,517.11 S.F. x 9.5% = 334.13 S.F.

WINDOWS PROVIDED:
a. 3.67' x 8.46' = 31.05 SF
b. 3.12' x 8.46' = 26.40 SF
c. 3.25' x 8.46' = 27.50 SF
(4)a + (4)b + (14)c = 124.20 + 105.60 + 385.00 = 614.80 SF

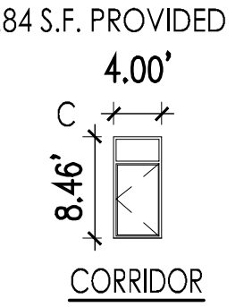
Z.R. 28-32 (d) COMPLIES = 614.80 S.F. PROVIDED


3.67'
3.67'
A
8.46'
a
a
B
3.67'
3.67'
3.12'
3.12'
3.12'
3.12'
3.25'
3.25'
3.25'
3.25'
8.46'
a
a
b
b
b
b
c
c
c
c

3RD-5TH FLOOR RECREATION WINDOW ELEVATION

MIN. WINDOW AREA REQ'D.
20 S.F.
WINDOWS PROVIDED:
4.00' x 8.46' = 33.84 SF

Z.R. 28-25 (a) COMPLIES = 33.84 S.F. PROVIDED



CORRIDOR WINDOW

RECREATION ROOM DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
RC 01	10.08	19.09	192.43
RC 02	16.04	36.99	593.32
RC 03	6.00	28.82	172.92
RC 04	67.76	31.32	2,122.24
RC 05	15.13	28.83	436.20
TOTAL			3,517.11

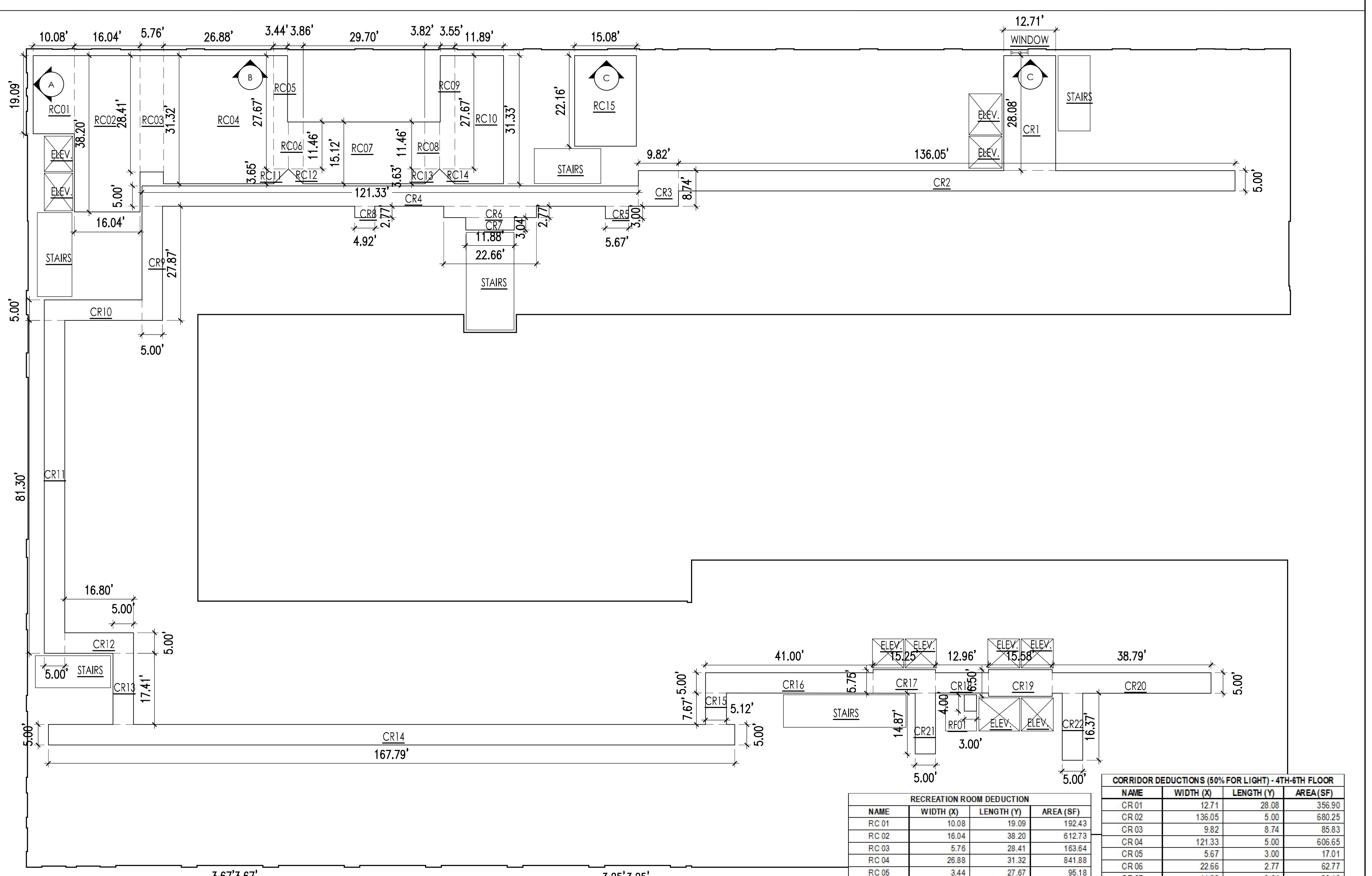
REFUSE ROOM DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RF 01	3.00	4.00	12.00
TOTAL			12.00

CORRIDOR DEDUCTIONS (50% FOR LIGHT) - 3RD FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
CR 01	12.71	28.08	356.90
CR 02	136.05	5.00	680.25
CR 03	9.82	8.74	85.83
CR 04	121.33	5.00	606.65
CR 05	5.67	3.00	17.01
CR 06	22.66	2.77	62.77
CR 07	11.88	3.04	36.12
CR 08	4.92	2.77	13.63
CR 09	5.00	27.87	139.35
CR 10	23.89	5.00	119.45
CR 11	5.00	81.30	406.50
CR 12	16.80	5.00	84.00
CR 13	5.00	17.41	87.05
CR 14	167.79	5.00	838.95
CR 15	5.12	7.67	39.27
CR 16	41.00	5.00	205.00
CR 17	15.25	5.75	87.69
CR 18	12.96	6.50	84.24
CR 19	15.58	6.50	101.27
CR 20	38.79	5.00	193.95
CR 21	5.00	19.00	95.00
CR 22	5.00	16.37	81.85
TOTAL			4,422.71
50%			2,211.36

3,517.11 + 12.00 + 2,211.36 = 5,740.46 SF TOTAL Q.H. DEDUCTIONS

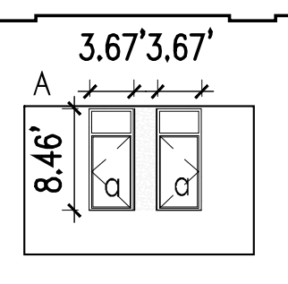
QUALITY HOUSING DEDUCTED AREAS- 4TH FLOOR

SCALE: 1/16"=1'-0"


10.08'
16.04'
5.76'
26.88'
3.44'
3.86'
29.70'
3.82'
3.55'
11.89'
15.08'
12.71'
WINDOW
19.09'
A
RC01
RC02
38.20'
28.41'
RC03
31.32'
B
RC04
RC05
27.67'
RC06
11.46'
15.12'
RC07
RC08
11.46'
RC09
27.67'
RC10
31.33'
22.16'
C
RC15
ELEV.
ELEV.
28.08'
CR1
STAIRS
3.65'
RC11
RC12
3.63'
RC13
RC14
STAIRS
9.82'
136.05'
ELEV.
ELEV.
121.33'
CR4
CR8
4.92'
2.77'
CR6
CR7
11.88'
3.04'
2.77'
22.66'
STAIRS
CR5
5.67'
3.00'
CR3
8.74'
CR2
5.00'
5.00'
16.04'
STAIRS
CR9
27.87'
CR10
5.00'
5.00'
81.30'
CR11
16.80'
5.00'
CR12
5.00'
5.00'
STAIRS
CR13
17.41'
CR14
167.79'
5.00'
5.00'
7.67'
CR15
5.12'
5.00'
41.00'
CR16
5.75'
STAIRS
15.25'
ELEV.
ELEV.
CR17
12.96'
CR18
6.50'
4.00'
RF01
3.00'
15.58'
ELEV.
ELEV.
CR19
ELEV.
ELEV.
38.79'
CR20
5.00'
14.87'
CR21
CR22
16.37'
5.00'
5.00'

INDOOR
RECREATION SPACE- 1
2,941.48 SQ.FT.

MIN. WINDOW AREA REQ'D.
2,941.48 S.F. x 9.5% = 279.44 S.F.

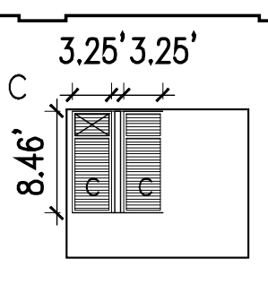

3.67'
3.67'
A
8.46'
a
a

INDOOR
RECREATION SPACE- 2
403.73 SQ.FT.

MIN. WINDOW AREA REQ'D.
403.73 S.F. x 9.5% = 38.35 S.F.

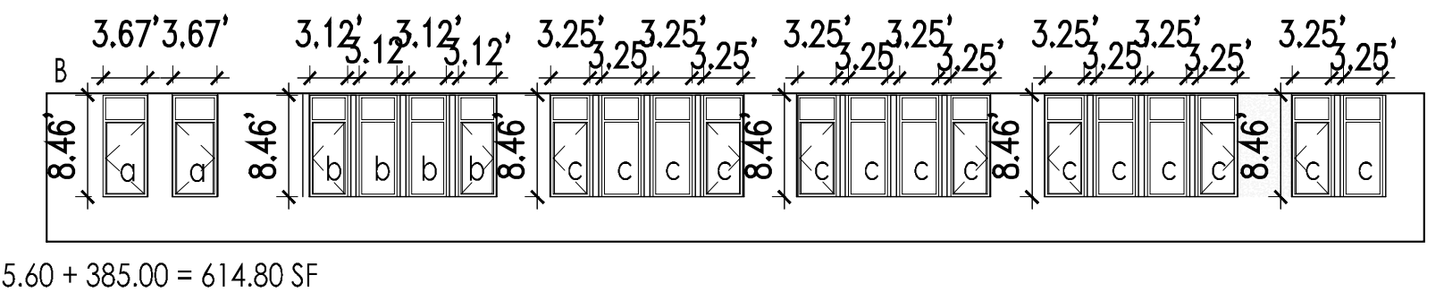
WINDOWS PROVIDED:
c. 3.25' x 8.46' = 27.50 SF
(2)c = 55.00 SF

Z.R. 28-32 (d) COMPLIES = 55.00 S.F. PROVIDED


3.25'
3.25'
C
8.46'
c
c

WINDOWS PROVIDED:
a. 3.67' x 8.46' = 31.05 SF
b. 3.12' x 8.46' = 26.40 SF
c. 3.25' x 8.46' = 27.50 SF
(4)a + (4)b + (14)c = 124.20 + 105.60 + 385.00 = 614.80 SF

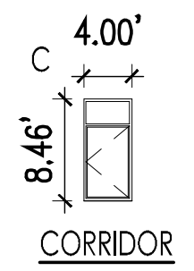
Z.R. 28-32 (d) COMPLIES = 614.80 S.F. PROVIDED


B
3.67'
3.67'
3.12'
3.12'
3.12'
3.12'
3.25'
3.25'
3.25'
3.25'
8.46'
a
a
b
b
b
b
c
c
c
c

3RD-5TH FLOOR RECREATION WINDOW ELEVATION

MIN. WINDOW AREA REQ'D.
20 S.F.
WINDOWS PROVIDED:
4.00' x 8.46' = 33.84 SF

Z.R. 28-25 (a) COMPLIES = 33.84 S.F. PROVIDED



CORRIDOR WINDOW

RECREATION ROOM DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RC 01	10.08	19.09	192.43
RC 02	16.04	38.20	612.73
RC 03	5.76	28.41	163.64
RC 04	26.88	31.32	841.88
RC 05	3.44	27.67	95.18
RC 06	3.86	11.46	44.24
RC 07	29.70	15.12	449.06
RC 08	3.82	11.46	43.78
RC 09	3.55	27.67	98.23
RC 10	11.89	31.33	372.51
RC 11	3.44	3.65	6.28
RC 12	3.86	3.65	7.04
RC 13	3.82	3.63	6.93
RC 14	3.55	3.63	6.44
RC 15	15.08	22.16	167.09
TOTAL			3,107.47

REFUSE ROOM DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RF 01	3.00	4.00	12.00
TOTAL			12.00

CORRIDOR DEDUCTIONS (50% FOR LIGHT) - 4TH-6TH FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
CR 01	12.71	28.08	356.90
CR 02	136.05	5.00	680.25
CR 03	9.82	8.74	85.83
CR 04	121.33	5.00	606.65
CR 05	5.67	3.00	17.01
CR 06	22.66	2.77	62.77
CR 07	11.88	3.04	36.12
CR 08	4.92	2.77	13.63
CR 09	5.00	27.87	139.35
CR 10	23.89	5.00	119.45
CR 11	5.00	81.30	406.50
CR 12	16.80	5.00	84.00
CR 13	5.00	17.41	87.05
CR 14	167.79	5.00	838.95
CR 15	5.12	7.67	39.27
CR 16	41.00	5.00	205.00
CR 17	15.25	5.75	87.69
CR 18	12.96	6.50	84.24
CR 19	15.58	6.50	101.27
CR 20	38.79	5.00	193.95
CR 21	5.00	14.87	74.35
CR 22	5.00	16.37	81.85
TOTAL			4,402.06
50%			2,201.03

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015.
NYC Development Hub

3,107.47 + 12.00 + 2,201.03 = 5,320.50 SF TOTAL Q.H. DEDUCTIONS

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:
AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:
Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

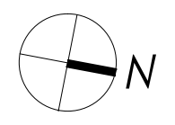
EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

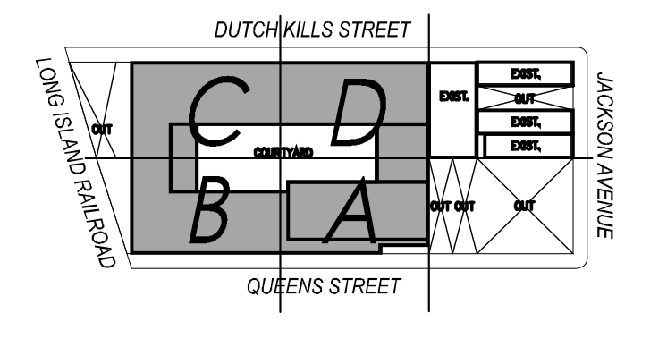
LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW



KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

QUALITY HOUSING NOTES CALCULATIONS AND DIAGRAMS

SEAL & SIGNATURE:

No. 022227

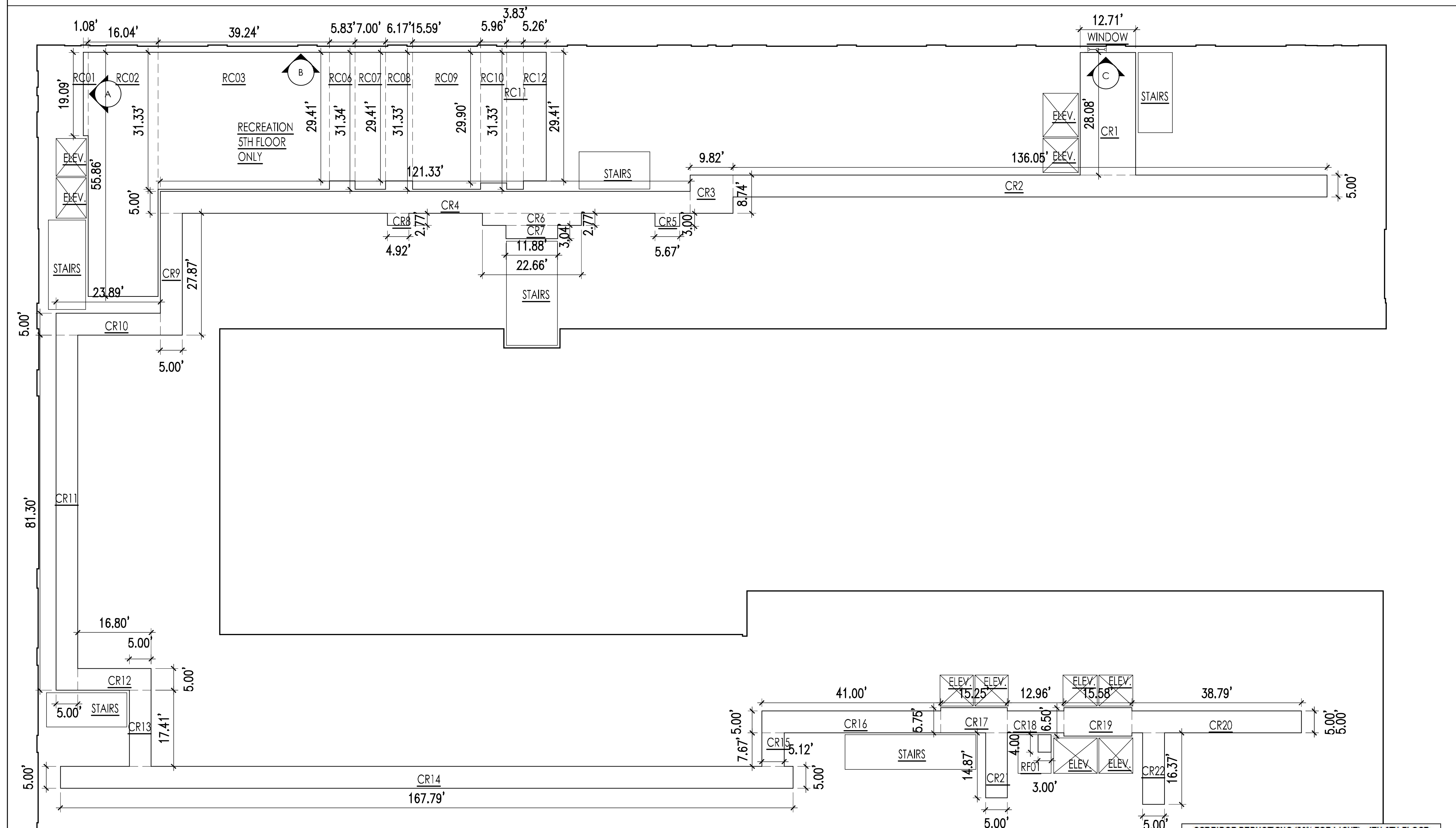
DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-004.00
DRAWING :	8 OF 139

DEPT OF BLDGS 420651823 Job Number

ES790930493 Scan Code

QUALITY HOUSING DEDUCTED AREAS- 5TH & 6TH FLOOR

SCALE: 1/16"=1'-0"



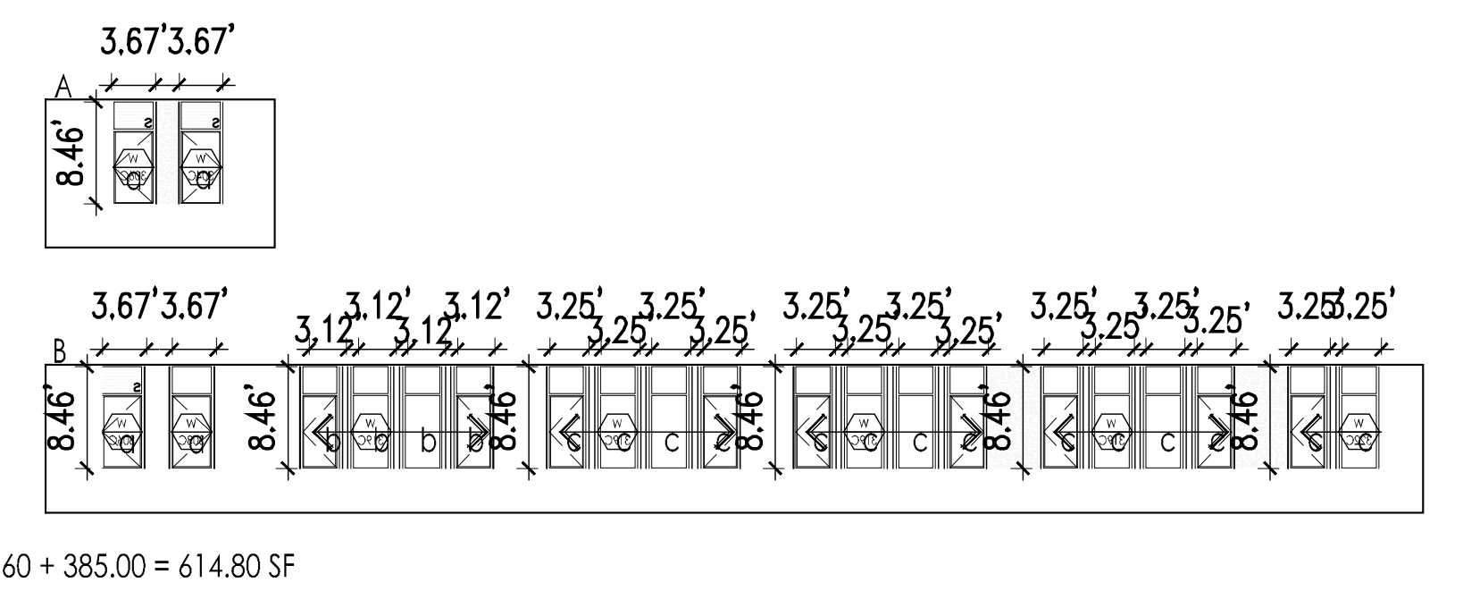
5TH & 6TH FLOOR CORRIDOR

INDOOR
RECREATION SPACE
3,584.76 SQ.FT.

MIN. WINDOW AREA REQ'D.
3,584.76S.F. x 9.5% = 340.55 S.F.

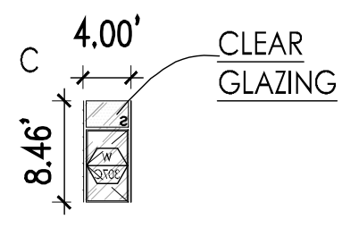
WINDOWS PROVIDED:
a. 3.67' x 8.46' = 31.05 SF
b. 3.12' x 8.46' = 26.40 SF
c. 3.25' x 8.46' = 27.50 SF
(4)a + (4)b + (14)c = 124.20 + 105.60 + 385.00 = 614.80 SF

Z.R. 28-32 (d) COMPLIES = 614.80 S.F. PROVIDED



5TH FLOOR RECREATION WINDOW ELEVATION

MIN. WINDOW AREA REQ'D.
20 S.F.
WINDOWS PROVIDED:
4.00' x 8.46' = 33.84 SF
Z.R. 28-25 (a) COMPLIES
= 33.84 S.F. PROVIDED



RECREATION ROOM DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RC 01	1.08	19.09	20.62
RC 02	16.04	55.86	895.99
RC 03	39.24	31.33	1,229.39
RC 04	-	-	-
RC 05	-	-	-
RC 06	5.83	29.41	171.46
RC 07	7.00	31.34	219.38
RC 08	6.17	29.41	181.46
RC 09	15.59	31.33	488.43
RC 10	5.96	29.90	178.20
RC 11	3.83	31.33	119.99
RC 12	5.26	29.41	154.70
TOTAL			**3,659.63**

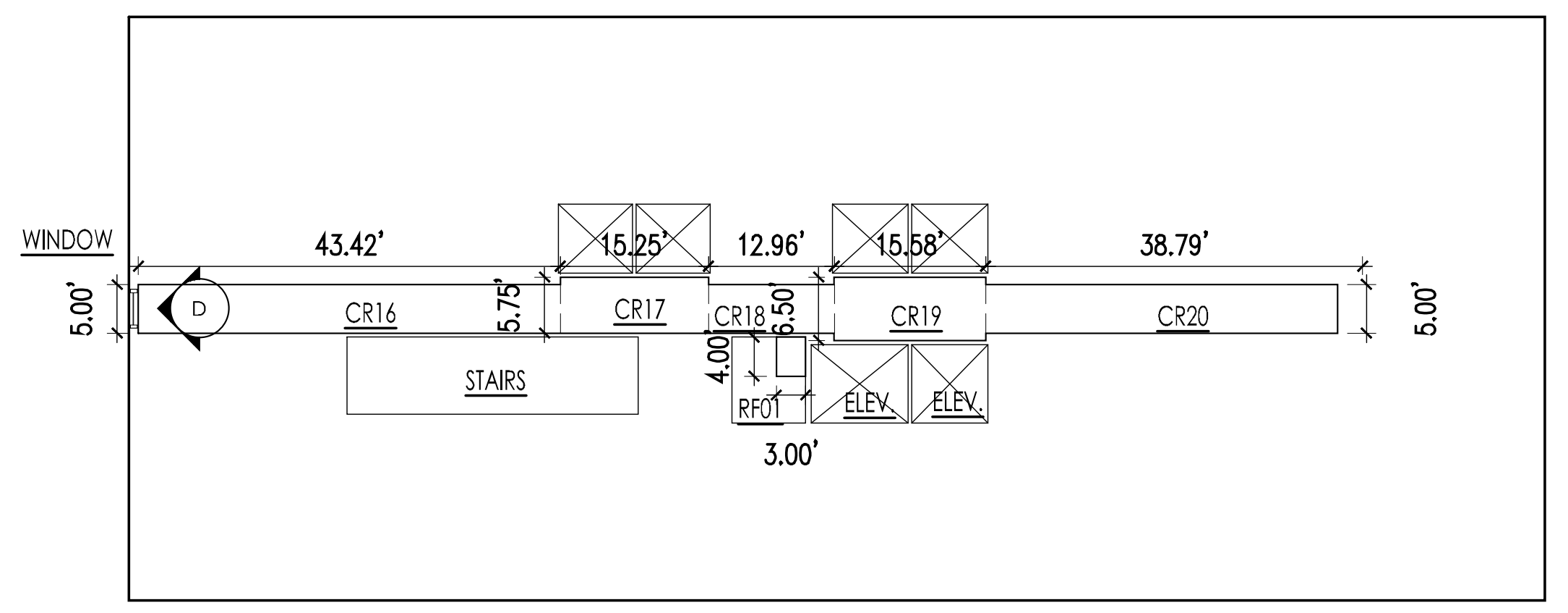
REFUSE ROOM DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RF 01	3.00	4.00	12.00
TOTAL			**12.00**

3,659.63 + 12.00 + 2,201.03= 5,872.66 SF TOTAL 5TH FL. Q.H. DEDUCTIONS
12.00 + 2,201.03= 2,213.03 SF TOTAL 6TH FL. Q.H. DEDUCTIONS

CORRIDOR DEDUCTIONS (50% FOR LIGHT) - 4TH-6TH FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
CR 01	12.71	28.08	356.90
CR 02	136.05	5.00	680.25
CR 03	9.82	8.74	85.83
CR 04	121.33	5.00	606.65
CR 05	5.67	3.00	17.01
CR 06	22.66	2.77	62.77
CR 07	11.88	3.04	36.12
CR 08	4.92	2.77	13.63
CR 09	5.00	27.87	139.35
CR 10	23.89	5.00	119.45
CR 11	5.00	81.30	406.50
CR 12	16.80	5.00	84.00
CR 13	5.00	17.41	87.05
CR 14	167.79	5.00	838.95
CR 15	5.12	7.67	39.27
CR 16	41.00	5.00	205.00
CR 17	15.25	5.75	87.69
CR 18	12.96	6.50	84.24
CR 19	15.58	6.50	101.27
CR 20	38.79	5.00	193.95
CR 21	5.00	14.87	74.35
CR 22	5.00	16.37	81.85
TOTAL			4,402.06
50%			**2,201.03**

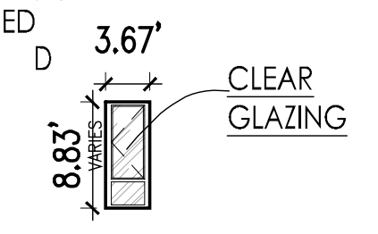
QUALITY HOUSING DEDUCTED AREAS- 9TH-21ST FLOOR

SCALE: 1/16"=1'-0"



9TH-21ST FLOOR CORRIDOR

MIN. WINDOW AREA REQ'D.
20 S.F.
WINDOWS PROVIDED:
4.00' x 8.83 '= 32.41 SF
Z.R. 28-25 (a) COMPLIES= 32.41 S.F.
PROVIDED



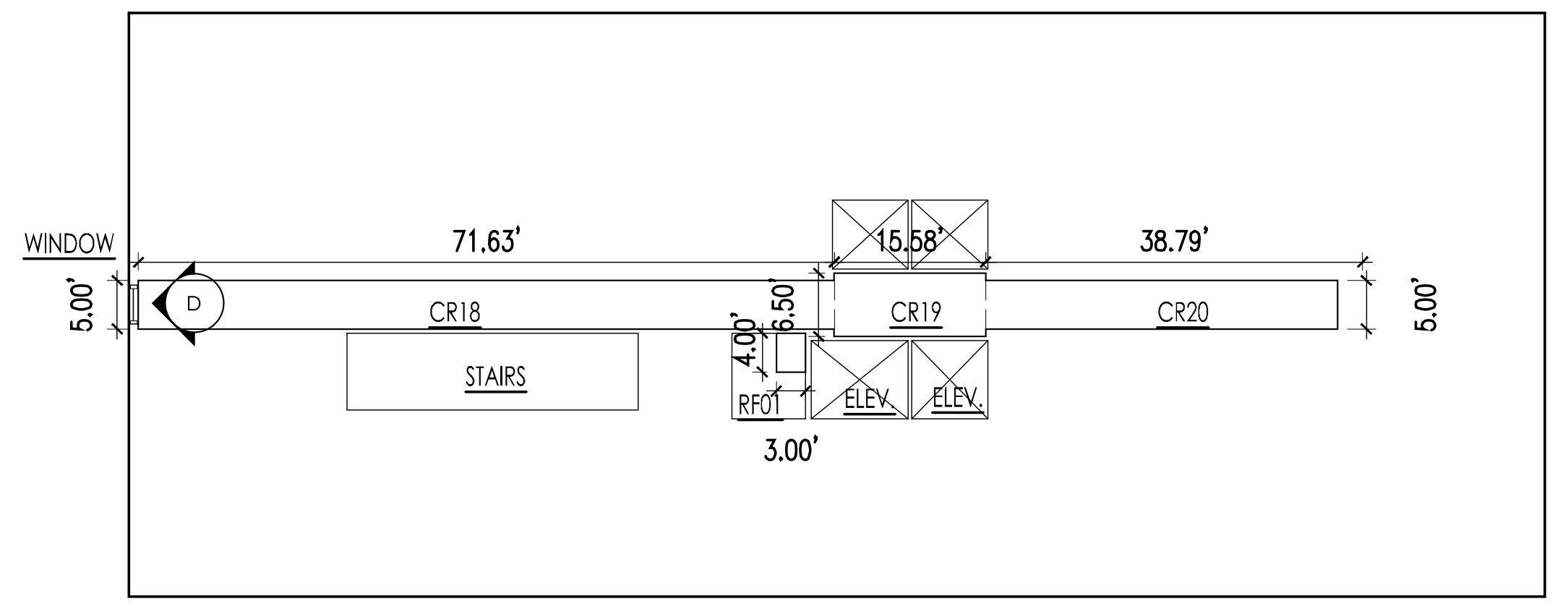
REFUSE ROOM DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RF 01	3.00	4.00	12.00
TOTAL			**12.00**

12.00 + 342.12= 354.12 SF TOTAL Q.H. DEDUCTIONS

CORRIDOR DEDUCTIONS (50% FOR LIGHT) - 9TH-21ST FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
CR 16	43.42	5.00	217.10
CR 17	15.25	5.75	87.69
CR 18	12.96	6.50	84.24
CR 19	15.58	6.50	101.27
CR 20	38.79	5.00	193.95
TOTAL			684.25
50%			**342.12**

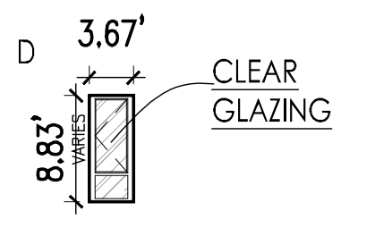
QUALITY HOUSING DEDUCTED AREAS- 22ND-54TH FLOOR

SCALE: 1/16"=1'-0"



22ND-54TH FLOOR CORRIDOR

MIN. WINDOW AREA REQ'D.
20 S.F.
WINDOWS PROVIDED:
4.00' x 8.83 '= 32.41 SF
Z.R. 28-25 (a) COMPLIES= 32.41 S.F.
PROVIDED



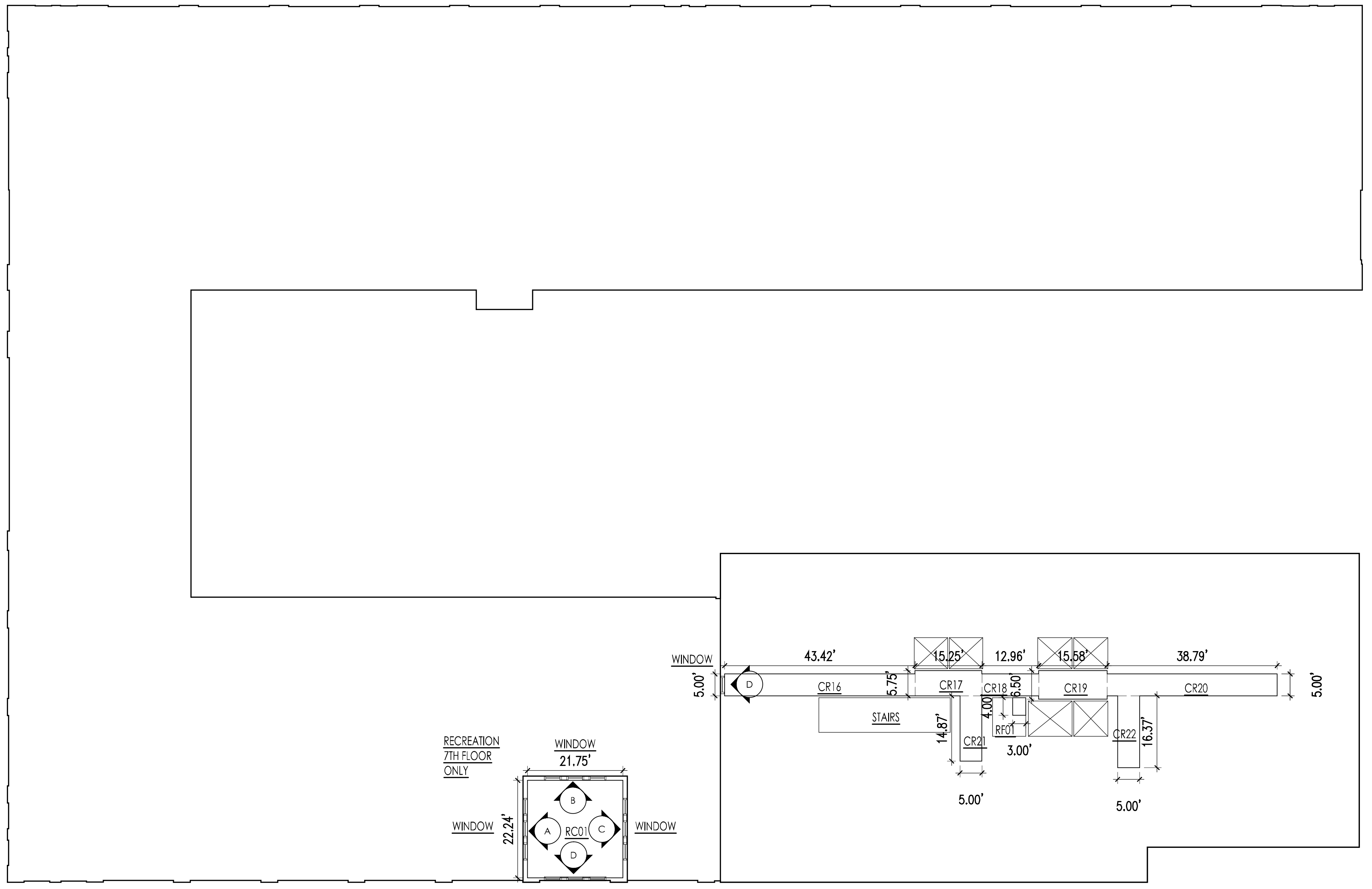
REFUSE ROOM DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RF 01	3.00	4.00	12.00
TOTAL			**12.00**

12.00 + 326.69= 338.69 SF TOTAL Q.H. DEDUCTIONS

CORRIDOR DEDUCTIONS (50% FOR LIGHT) - 22ND-54TH FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
CR 18	71.63	5.00	358.15
CR 19	15.58	6.50	101.27
CR 20	38.79	5.00	193.95
TOTAL			653.37
50%			**326.69**

QUALITY HOUSING DEDUCTED AREAS- 7TH & 8TH FLOOR

SCALE: 1/16"=1'-0"



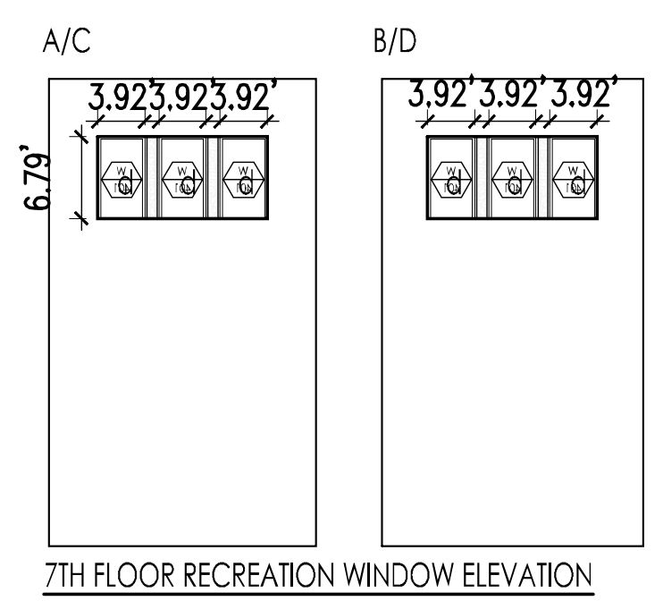
7TH & 8TH FLOOR CORRIDOR

INDOOR
RECREATION SPACE
483.72 SQ.FT.

MIN. WINDOW AREA REQ'D.
483.72 S.F. x 9.5% = 45.95 S.F.

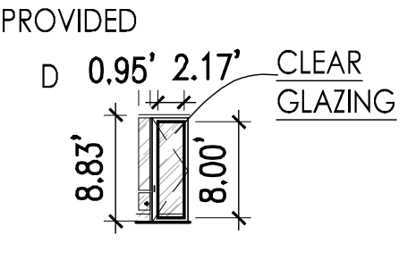
WINDOWS PROVIDED:
d. 3.92' x 6.79' = 26.62 SF
(12)d = 319.44 SF

Z.R. 28-32 (d) COMPLIES= 319.44 S.F.
PROVIDED



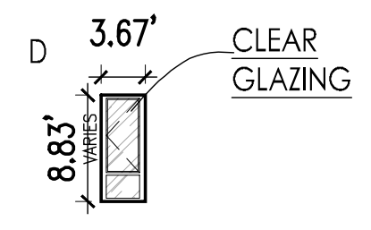
7TH FLOOR RECREATION WINDOW ELEVATION

MIN. WINDOW AREA REQ'D.
20 S.F.
WINDOWS PROVIDED:
0.95' x 8.83'= 8.34 SF
2.17' x 8.00' = 17.36
Z.R. 28-25 (a) COMPLIES= 25.70 S.F.
PROVIDED



7TH FLOOR CORRIDOR WINDOW

MIN. WINDOW AREA REQ'D.
20 S.F.
WINDOWS PROVIDED:
4.00' x 8.83 '= 32.41 SF
Z.R. 28-25 (a) COMPLIES= 32.41 S.F.
PROVIDED



8TH FLOOR CORRIDOR WINDOW

RECREATION ROOM DEDUCTION- 7TH FLOOR ONLY			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RC 01	21.75	22.24	483.72
TOTAL			**483.72**

REFUSE ROOM DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
RF 01	3.00	4.00	12.00
TOTAL			**12.00**

483.72 + 12.00 + 420.22= 915.94 SF TOTAL 7TH FL. Q.H. DEDUCTIONS
12.00 + 420.22= 432.22 SF TOTAL 8TH FL. Q.H. DEDUCTIONS

CORRIDOR DEDUCTIONS (50% FOR LIGHT) - 7TH-8TH FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
CR 16	43.42	5.00	217.10
CR 17	15.25	5.75	87.69
CR 18	12.96	6.50	84.24
CR 19	15.58	6.50	101.27
CR 20	38.79	5.00	193.95
CR 21	5.00	14.87	74.35
CR 22	5.00	16.37	81.85
TOTAL			840.45
50%			**420.22**

DEDUCTION SUMMARY PER FLOOR

REFER TO Z-010 ~ Z-019 FOR MECHANICAL AND OTHER DEDUCTIONS

CELLAR

TOTAL GROSS FLOOR AREA	12,032.03
DEDUCTIONS	12,032.03
QUALITY HOUSING CREDIT-REFUSE STORAGE	0.00
TOTAL ZONING FLOOR AREA	(0.00)

1ST FLOOR

TOTAL GROSS FLOOR AREA	47,748.86
MECH. + OPEN + STAIRS + BIKE STOR. DED.	16,029.57
QUALITY HOUSING CREDIT	3,676.70
TOTAL ZONING FLOOR AREA	28,042.59

2ND FLOOR

TOTAL GROSS FLOOR AREA	45,244.05
MECH. + STAIRS DEDUCTIONS	5,077.61
QUALITY HOUSING CREDIT-REFUSE STORAGE	2,745.63
TOTAL ZONING FLOOR AREA	37,420.81

3RD FLOOR

TOTAL GROSS FLOOR AREA	44,005.15
MECH + STAIRS DEDUCTIONS	2,331.77
QUALITY HOUSING CREDIT-REFUSE STORAGE	5,740.46
TOTAL ZONING FLOOR AREA	35,932.92

4TH FLOOR

TOTAL GROSS FLOOR AREA	44,005.15
MECH + STAIRS DEDUCTIONS	2,806.91
QUALITY HOUSING CREDIT-REFUSE STORAGE	5,320.50
TOTAL ZONING FLOOR AREA	35,877.74

5TH FLOOR

TOTAL GROSS FLOOR AREA	44,005.15
MECH + STAIRS DEDUCTIONS	2,498.23
QUALITY HOUSING CREDIT-REFUSE STORAGE	5,872.66
TOTAL ZONING FLOOR AREA	35,634.26

6TH FLOOR ROOF

TOTAL GROSS FLOOR AREA	44,005.15
MECH. + BULKHEAD + STAIRS DEDUCTIONS	2,480.91
QUALITY HOUSING CREDIT-REFUSE STORAGE	2,213.03
TOTAL ZONING FLOOR AREA	39,311.21

7TH FLOOR/ WAREHOUSE ROOF

TOTAL GROSS FLOOR AREA (BLKHD)	16,311.32
MECH. + BULKHEAD + STAIRS DEDUCTIONS	4,347.09
QUALITY HOUSING CREDIT-REFUSE STORAGE	915.94
TOTAL ZONING FLOOR AREA	11,048.28

8TH FLOOR

TOTAL GROSS FLOOR AREA	10,544.59
MECHANICAL-STAIRS DEDUCTIONS	-
QUALITY HOUSING CREDIT-REFUSE STORAGE	432.22
TOTAL ZONING FLOOR AREA	10,112.37

9TH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	-
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	8,390.88

10TH, 13TH, 15TH, 18TH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	502.49
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	7,888.38

11TH, 14TH & 17TH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	-
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	8,390.88

12TH & 16TH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	373.27
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	8,017.60

19TH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	495.38
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	7,895.50

20TH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	508.06
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	7,882.82

21ST FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	519.22
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	7,871.66

22ND-25TH, 27TH-30TH & 32ND-34TH FL.

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	366.87
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,039.44

26TH & 31STTH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	389.93
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,016.38

35TH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	1,322.64
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	7,083.68

36TH, 41ST, 46TH & 51ST FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	389.93
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,016.38

37TH-40TH, 42ND-45TH, 47TH-50TH & 52ND-53RD

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	366.87
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,039.44

54TH FLOOR

TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	378.75
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,027.57

MAIN ROOF

TOTAL GROSS FLOOR AREA	1,888.07
MECHANICAL /BULKHEAD DEDUCTIONS	1,747.19
TOTAL ZONING FLOOR AREA	140.88

NOTES AND CALCULATIONS

QUALITY HOUSING NOTES & CALCULATIONS

ZR Section	Description	Applicability
28 - 00	GENERAL PURPOSE Multi-family housing	Complies
28 - 01	Applicability to this chapter R-9 In R9 Districts, residential developments, or residential enlargements where permitted, electing to use the optional Quality Housing bulk regulations in Article II, Chapter 3, shall comply with the Quality Housing Program standards and requirements set forth in this Chapter.	G.N.
28 - 03	Quality Housing Program Elements	G.N.
28 - 10	Neighborhood Impact	G.N.
28 - 11	Bulk Regulations Bulk regulations in Article II, Chapter 3; Article III, Chapter 5 shall apply The bulk regulations of this Chapter apply to any zoning lot or portion of a zoning lot located in any Residence District which contains any building or other structure, other than a community facility building or the community facility portion of a building used for both residential and community facility uses. The bulk regulations of Article II, Chapter 4, shall apply to a zoning lot containing a community facility building or to the community facility portion of a building used for both residential and community facility uses. In addition, the bulk regulations of this Chapter, or of specified Sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.	G.N.
28 - 20	BUILDING INTERIOR	
28 - 21	Size of Dwelling Unit Minimum DU Size: 400 SF Required Minimum Dwelling Unit Size Provided: 421 SF	Complies: See Floor Plans
28 - 22	Windows All windows to be double glazed and as per Zoning requirements per ZR 123-32	Complies: See Window Schedule
28 - 23	Refuse Storage and Disposal	Complies: See Below

A refuse disposal room with Min 12 s.f. with no dimension less than 3'-0" shall be provided on each story that has entrances to dwelling units.
One refuse room for commercial space shall be provided.
Minimum Size: 12 SF
Minimum Dimension: 3'-0"

Refuse storage room to be provided in an enclosed area within the zoning lot for residential @ 2.9 cubic feet per dwelling unit.
773 D.U. x 2.9 cu.ft. = 2241.7 cu.ft REQUIRED
Refuse storage room provided: 25,064.43 Cu.Ft.

1@	585.94	SF	x14 ft	=	8,203.16	Cu.Ft.
1@	1,204.38	SF	x14 ft	=	16,861.27	Cu.Ft.

Refuse storage room to be provided in an enclosed area within the zoning lot for commercial and community facility uses. — COMPLIES See Floor Plans

ZR Section	Description	Applicability
28 - 24	Laundry Facility 1 washing machine per 20 d.u. & 1 dryer per 40 D.U. 773 / 20 = 39 washing machines 773 / 40 = 19 dryers	COMPLIES See Floor Plans
	Provided: W/D in each unit plus a laundry room on the 2nd floor 40 washers 40 dryers	COMPLIES See 2nd Floor
28 - 25	Daylight in Corridors 50% of the square footage of the corridor may be deducted from floor area if a 20 SF clear window is provided which: a) is directly visible from 50% of the corridor or the vertical circulation core; and b) is 20' from a wall or side or rear lot line. 2nd floor thru 54th floor: Window with min. 20 s.f. is provided,	COMPLIES 2nd - 54th Floor only
28 - 30	RECREATION SPACE AND PLANTING AREAS	
28 - 31	Required Recreation Space: 2.8% of the total residential floor area.	

Required recreation space of 2.8% of Residential floor area

585,440.35 SF x 2.80% = 16,392.33 MAX. permitted deduction if indoors

Total Interior Recreation Provided: =	14,444.63 SF	ALL deducted from F.A.	COMPLIES
Total Exterior Recreation Provided: =	8,087.34 SF		
Total Recreation Provided: =	22,531.97 SF	>16,392.33 SF	COMPLIES

1st Floor Interior	3,676.70
3rd Floor Interior	3,517.11
4th Floor Interior	3,107.47
5th Floor Interior	3,659.63
7th Floor Interior	483.72
7th Floor Exterior	8,087.34

ZR Section	Description	Applicability
28 - 32	Standards for Recreation Space	
	a. All recreation space shall be accessible to the residents of the building.	Complies
	b. Minimum dimension: 15 feet. Min. size: Outdoor 225 SF Indoor: 300 SF	Complies
	c. Outdoor recreation space shall be open to the sky except that building projections, not to exceed seven feet in depth.	Complies
	d. Indoor recreation space shall have windows that measure not less than 9.5 percent fo the total floor space of the room and meet the requirements of Section 24 - 60.	Complies
28 - 33	Planting Areas Areas between the streetwall and the streetline shall be planted except for entrances and exits to the building and adjacent to commercial uses.	N.A. Streetwall at Streetline
28 - 40	SAFETY AND SECURITY	N.A.
28 - 41	Density of Corridor 50% of the SF of the corridor maybe excluded from the definition of floor area if the corridor is serving not more than 8 units.	N.A.
28 - 50	PARKING FOR QUALITY HOUSING No parking required per 16-10	Complies

Clara Gomez
APPROVED
Under Directive 2 of 1975
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
**43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.**
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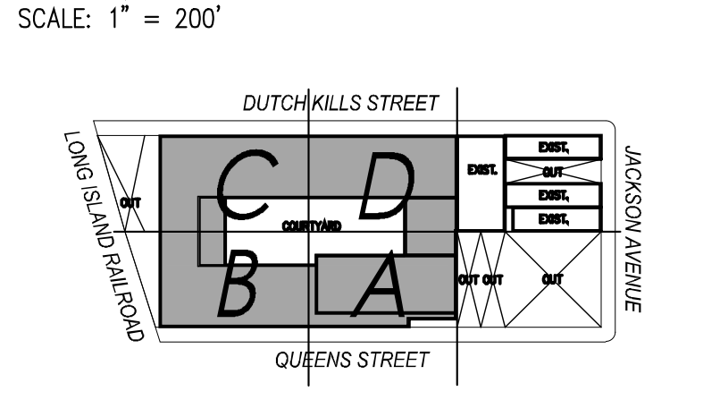
No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:
QUALITY HOUSING NOTES CALCULATIONS AND DIAGRAMS

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
Z-005.00
DRAWING : 9 OF 139

DEPT OF BLDGS 420651823 Job Number

ES797357383 Scan Code

STREET WALL LOCATION REGULATIONS

REQUIRED: 117-53 1) Street wall location

The height and setback regulations of the designated Residence and M1 Districts shall not apply, except for permitted obstructions pursuant to Sections 23-62 or 43-42, as applicable. In lieu thereof, all buildings or other structures shall comply with the regulations set forth in Sections 117-531 (Street wall location) and 117-532 (Setback regulations for buildings that exceed the maximum base height).

Such regulations, however, shall not apply along the street frontage of that portion of a zoning lot occupied by existing buildings, unless the street walls of such existing buildings are vertically extended by more than 15 feet. The height of all #buildings or other structures shall be measured from the base plane.

117-531 (b) On a narrow street, Beyond 100 feet of the intersection of a wide street, street walls shall extend along at least 70 percent of the width of the narrow street frontage of the zoning lot and rise without setbacks up to at least the applicable minimum base height specified in the table, or the height of the building, whichever is less.

Beyond 50 feet of the intersection of a wide street all street walls required pursuant to this paragraph, (b), shall be located within eight feet of the street line.

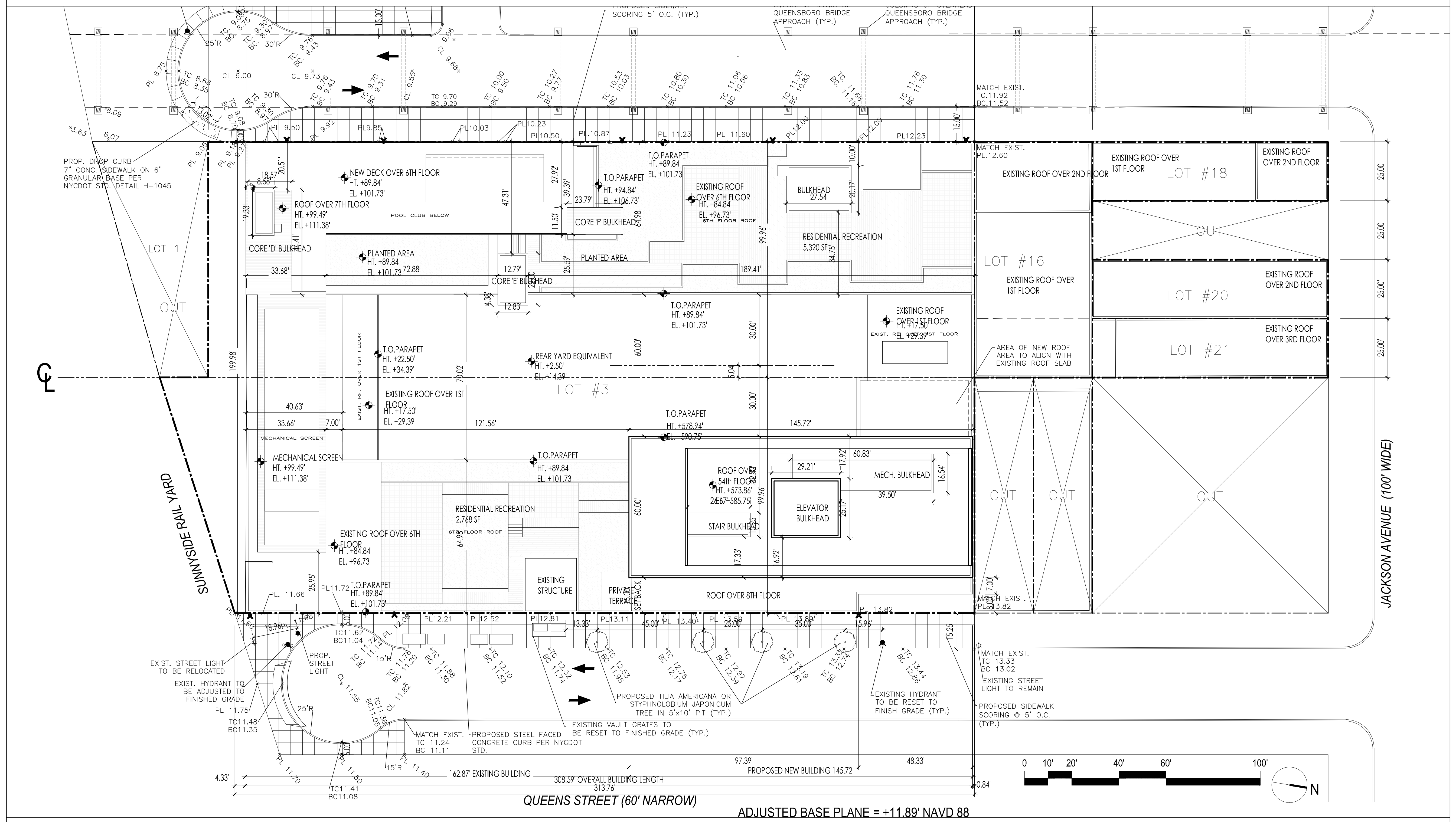
117-531 (d) On a narrow street, recesses are permitted at any level in the street wall of a base for outer courts or balconies. The aggregate length of such recesses shall not exceed 50 percent of the length of the entire street wall at any level. However, not more than 30 percent of the aggregate length of such recesses shall exceed a depth of eight feet.

Existing street wall to remain along Dutch Kills at existing height: no portion of it to be extended vertically beyond 15'.

PROVIDED:
Overall Building Length along Queens Street (narrow) = 308.59'
Existing street wall to remain along Queens Street at existing height= 162.84'
Length of the Portion of street wall to extend vertically over 15'= 145.75'
Length of recessed portion of street wall not to exceed 8' in depth= 48.34'
Recess is 33% of the street wall.
33% < 50%: COMPLIES

STREET WALL (ZRD-1 APPROVED 6/3/20014 CONTROL #34240)

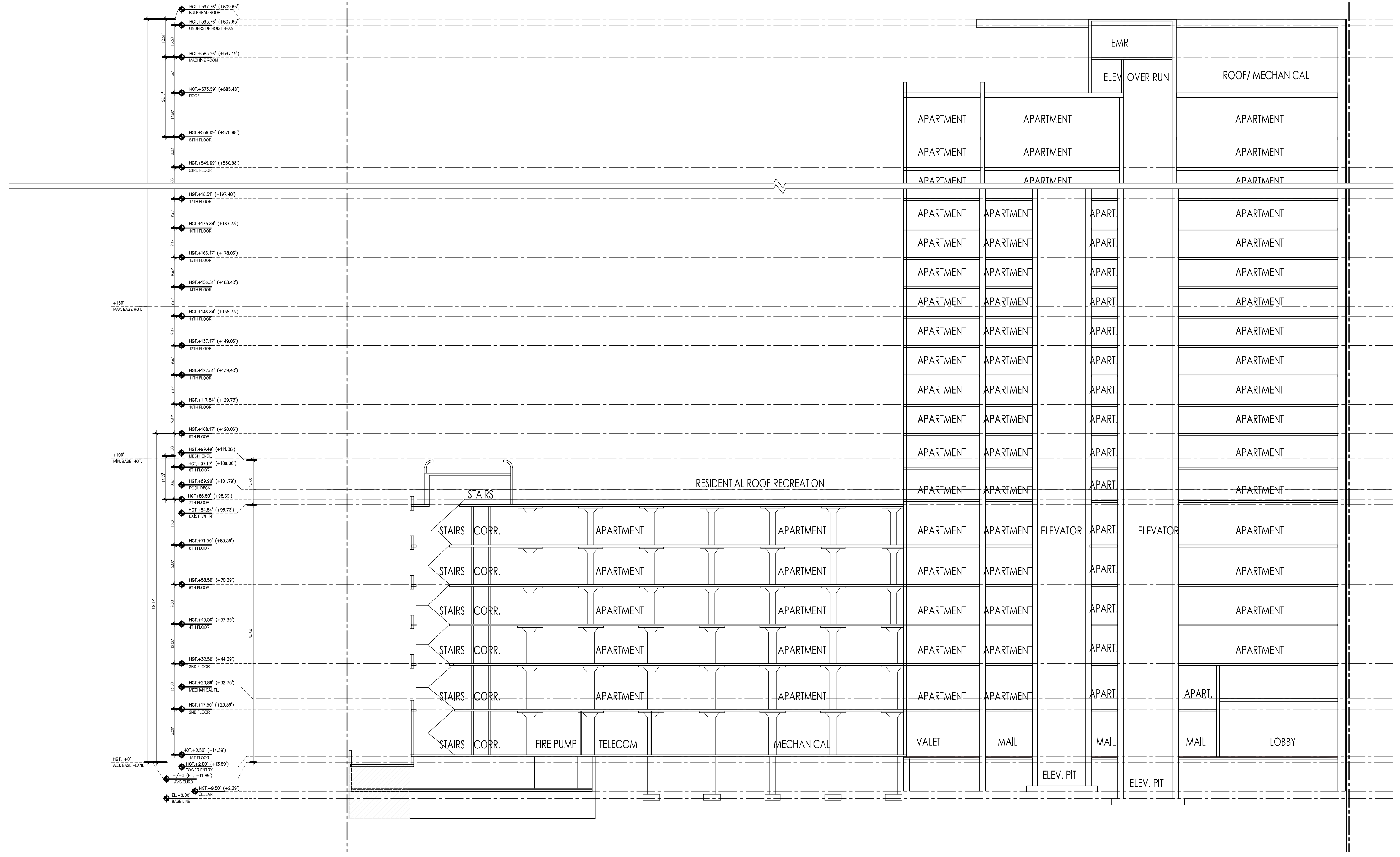
3/64"=1'-0"


PROPOSED SIDEWALK SCORING 5' O.C. (TYP.)
QUEENSBORO BRIDGE APPROACH (TYP.)
QUEENSBORO BRIDGE APPROACH (TYP.)
MATCH EXIST.
PROP. DROP CURB 7" CONC. SIDEWALK ON 6" GRANULAR BASE PER NYCDOT STD. DETAIL H-1045
LOT 1
OUT
NEW DECK OVER 6TH FLOOR
ROOF OVER 7TH FLOOR
POOL CLUB BELOW
CORE 'D' BULKHEAD
PLANTED AREA
CORE 'E' BULKHEAD
CORE 'F' BULKHEAD
T.O.PARAPET
EXISTING ROOF OVER 6TH FLOOR
BULKHEAD
RESIDENTIAL RECREATION 5,320 SF
EXISTING ROOF OVER 1ST FLOOR
EXISTING ROOF OVER 2ND FLOOR
LOT #18
LOT #16
LOT #20
LOT #21
EXISTING ROOF OVER 3RD FLOOR
LOT #3
REAR YARD EQUIVALENT
AREA OF NEW ROOF AREA TO ALIGN WITH EXISTING ROOF SLAB
MECHANICAL SCREEN
ROOF OVER 54th FLOOR
ELEVATOR BULKHEAD
MECH. BULKHEAD
STAIR BULKHEAD
RESIDENTIAL RECREATION
EXISTING STRUCTURE
PRIVATE TERRACE
ROOF OVER 8TH FLOOR
SUNNYSIDE RAIL YARD
JACKSON AVENUE (100' WIDE)
EXIST. STREET LIGHT TO BE RELOCATED
EXIST. HYDRANT TO BE ADJUSTED TO FINISHED GRADE
PROP. STREET LIGHT
PROPOSED TILIA AMERICANA OR STYPHNOLOBIUM JAPONICUM TREE IN 5'x10' PIT (TYP.)
EXISTING VAULT GRATES TO BE RESET TO FINISHED GRADE (TYP.)
PROPOSED STEEL FACED CONCRETE CURB PER NYCDOT STD.
EXISTING HYDRANT TO BE RESET TO FINISH GRADE (TYP.)
EXISTING STREET LIGHT TO REMAIN
PROPOSED SIDEWALK SCORING @ 5' O.C. (TYP.)
162.87' EXISTING BUILDING
PROPOSED NEW BUILDING 145.72'
308.59' OVERALL BUILDING LENGTH
QUEENS STREET (60' NARROW)
0 10' 20' 40' 60' 100'
N

ADJUSTED BASE PLANE = +11.89' NAVD 88

HEIGHT & SETBACK REGULATIONS / BUILDING SECTIONS

3/64"= 1'-0"


EMR
ELEV. OVER RUN
ROOF/ MECHANICAL
APARTMENT
APART.
RESIDENTIAL ROOF RECREATION
STAIRS
CORR.
ELEVATOR
FIRE PUMP
TELECOM
MECHANICAL
VALET
MAIL
LOBBY
ELEV. PIT

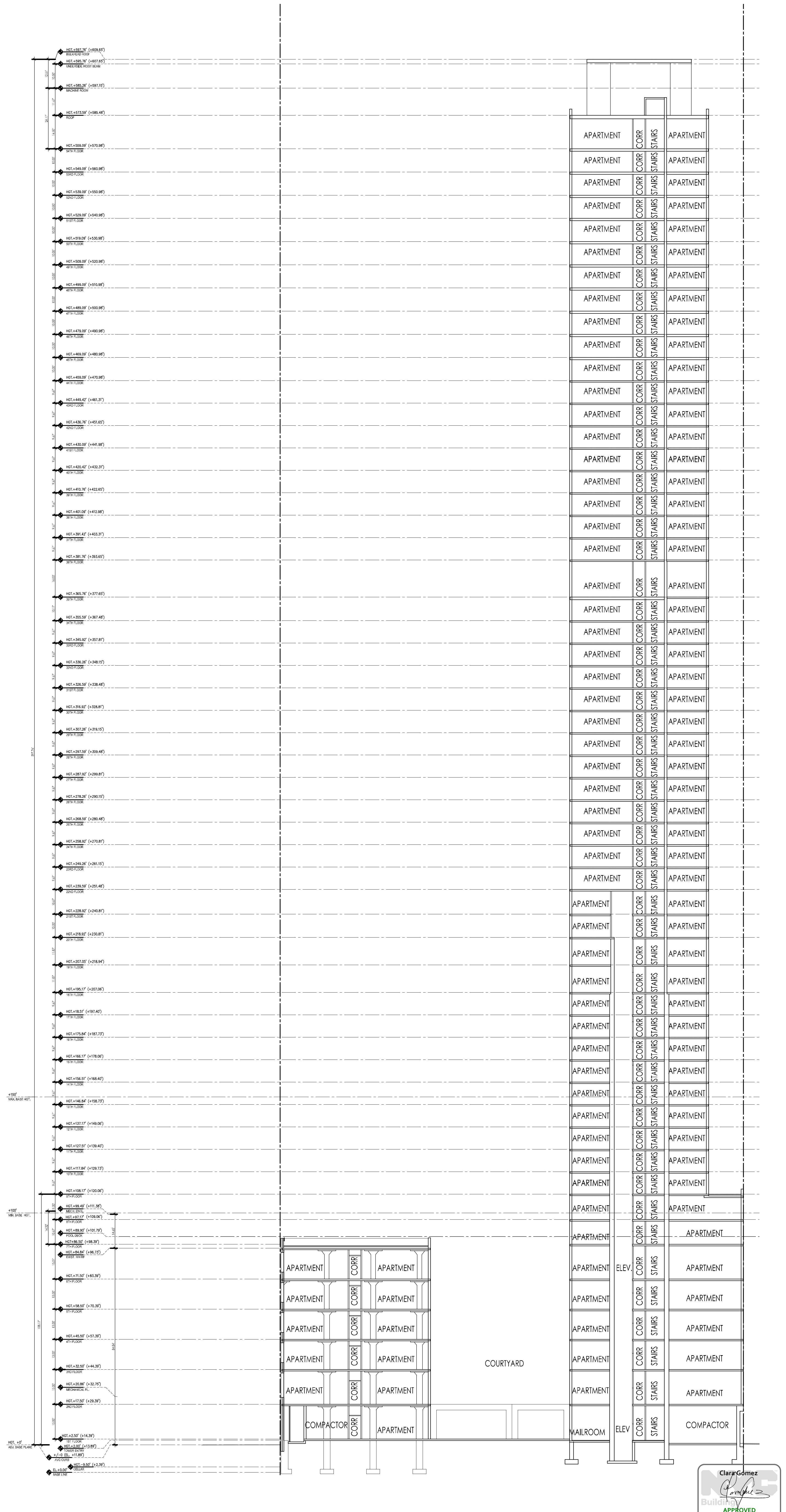
SCHEMATIC SECTION 2-2 Numbers in parenthesis are elevations above NAVD 88

SCALE: 3/64" = 1'-0"

HEIGHT & SETBACK REGULATIONS / BUILDING SECTIONS

3/64"= 1'-0"

REQUIRED: 117-532 (a) Minimum / Maximum base height (Area B)
Minimum base height : 100'
Maximum base height : 150'
Setback between minimum & maximum base height
Narrow street : 15'
COMPLIES


APARTMENT
CORR
STAIRS
ELEV.
COURTYARD
COMPACTOR
MAILROOM

SCHEMATIC SECTION 1-1 Numbers in parenthesis are elevations above NAVD 88

SCALE: 3/64" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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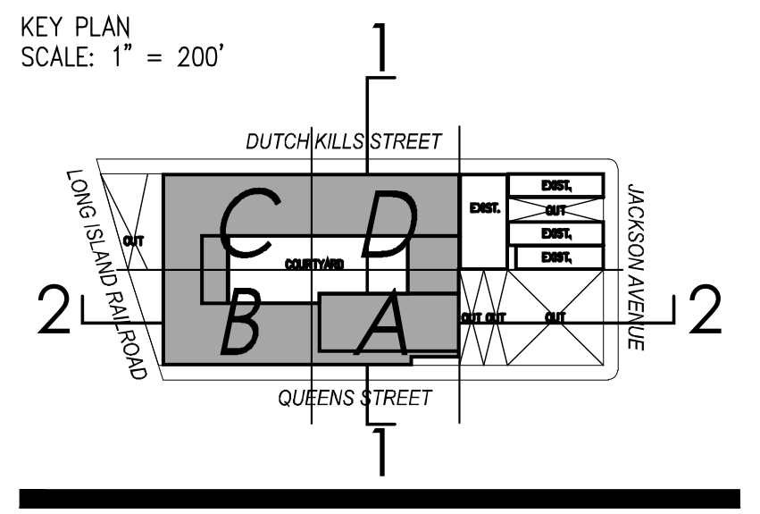
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


1
DUTCH KILLS STREET
LONG ISLAND RAILROAD
C
D
COURTYARD
B
A
OUT
EXIST.
JACKSON AVENUE
QUEENS STREET
2
2
1

DRAWING TITLE:

SCHEMATIC SECTIONS, BLDG STREET WALL HEIGHT & SETBACK REQUIREMENTS

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
Z-006.00

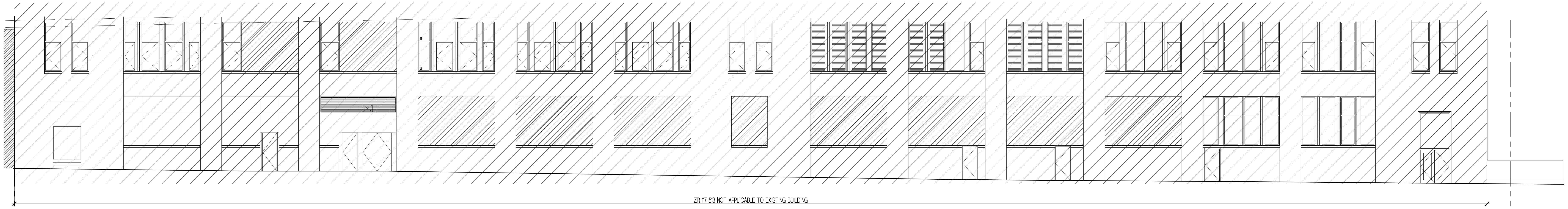
DRAWING : 10 OF 139

DEPT OF BLDGS 420651823 Job Number

ES154026220 Scan Code

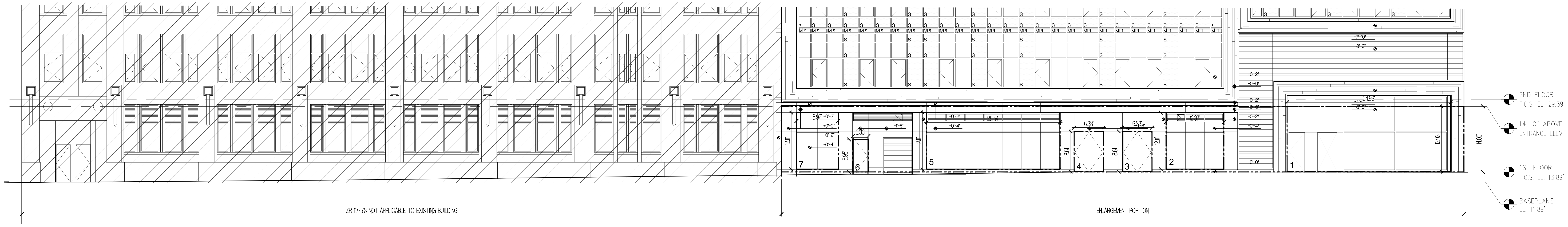
TRANSPARENCY DIAGRAM

1/8"=1'-0"


ZR 117-513 NOT APPLICABLE TO EXISTING BUILDING

TRANSPARENCY CALCULATIONS - DUTCH KILLS STREET

NONE REQUIRED: EXISTING FACADE


S
MP1
-7'-10"
-8'-0"
-0'-2"
+0'-0"
-0'-4"
-1'-6"
-4'-0"
8.92'
3.33'
28.54'
6.33'
12.37'
34.99'
12.11'
6.95'
8.61'
13.93'
14.00'
7
6
5
4
3
2
1
2ND FLOOR
T.O.S. EL. 29.39'
14'-0" ABOVE
ENTRANCE ELEV.
1ST FLOOR
T.O.S. EL. 13.89'
BASEPLANE
EL. 11.89'
ZR 117-513 NOT APPLICABLE TO EXISTING BUILDING
ENLARGEMENT PORTION

TRANSPARENCY CALCS - QUEENS STREET

GLAZED AREA			AREA (S.F.)
NUMBER	LENGTH	WIDTH	
01	34.99'	13.93'	487.41'
02	12.37'	12.11'	149.80'
03	6.33'	8.61'	54.50'
04	6.33'	8.61'	54.50'
05	28.54'	12.11'	345.62'
06	3.33'	6.95'	23.14'
07	8.92'	12.11'	108.02'
TOTAL			1222.99'

TOTAL STREET WALL AREA AT GROUND FLOOR = 2,043 SF
2,034 X 50% = 1,022 SF

TOTAL GLAZED AND TRANSPARENT AREA = 1,225.92 SF
1,222.99 SF > 1,022 SF THEREFORE COMPLIES WITH ZR 117-513

ZR 117-513 TRANSPARENCY REQUIREMENT
FOR DEVELOPMENTS OR ENLARGEMENTS:

QUEENS STREET-
AT LEAST 50 PERCENT OF THE ENLARGEMENT'S STREET WALL SURFACE SHALL BE GLAZED AND TRANSPARENT AT THE GROUND FLOOR LEVEL. FOR THE PURPOSE OF THE GLAZING REQUIREMENTS, THE ENLARGEMENT'S STREET WALL SURFACE AT THE GROUND FLOOR LEVEL SHALL BE MEASURED FROM THE FLOOR TO THE HEIGHT OF THE CEILING OR 14 FEET ABOVE GRADE, WHICHEVER IS LESS. THE LOWEST POINT AT ANY POINT OF ANY TRANSPARENCY THAT IS PROVIDED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL NOT BE HIGHER THAN FOUR FEET ABOVE CURB LEVEL. DOOR OR WINDOW OPENINGS WITHIN SUCH WALLS SHALL BE CONSIDERED AS TRANSPARENT. SUCH OPENINGS SHALL HAVE A MINIMUM WIDTH OF TWO FEET.

⬚ IDENTIFIES AREA OF TRANSPARENCY IN BUILDING STREET WALL

TRANSPARENCY CALCULATIONS - QUEENS STREET

SCALE: 1/8" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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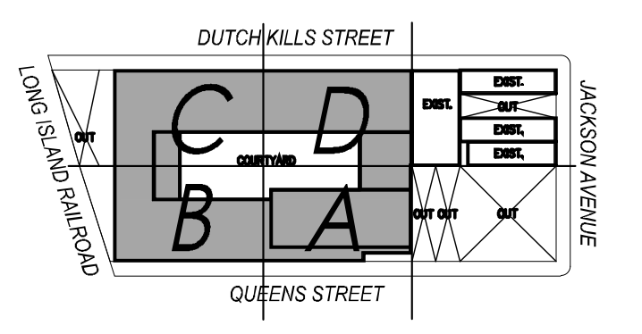
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

STREET WALL TRANSPARENCY DIAGRAM ELEVATION

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

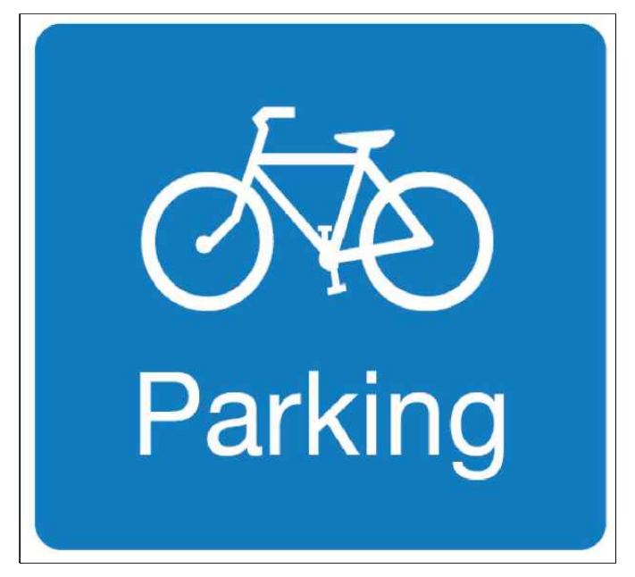
DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-007.00
DRAWING :	11 OF 139

ZONING ANALYSIS-BICYCLE PARKING

Applicable ZR Section	Item	Required/Permitted - M1-5/R9	Proposed	Compliance
44-60	Bicycle Parking	M1-5 In all districts, as indicated, the provisions of Section 36-70 (BICYCLE PARKING), inclusive, shall apply to all permitted commercial and residential uses.	Bicycle parking is provided, see 1st Floor Plan	Complies
36-711	Enclosed Bicycle Parking Spaces	1 bicycle parking per 2 dwelling units is required in Use Group 2	392 bicycle parking spaces are provided for Residential use (773 dwelling units).	Complies
36-73	Restrictions on Operations, Size and Location of Bicycle Parking spaces	All enclosed bicycle parking spaces shall be fully enclosed and weather protected. Each bicycle space shall adjoin a rack or similar system for securing the bicycle. 15 s.f. of area shall be provided for each bicycle space. Fifteen square feet of area shall be provided for each bicycle space. However, the area for each bicycle space may be reduced by up to nine square feet per bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles. A plaque shall be placed at the exterior of the entry to the bicycle parking area with lettering at least 2 inches in height stating "Bicycle Parking".		Complies
36-75	Floor Area Exemption	Spaces provided for enclosed Bicycle Parking Spaces shall be excluded from the definition of floor area provided that: (a) Each space does not exceed 15 s.f. (b) the Bicycle Parking space provided meet the requirements of ZR 36-73	Floor area deduction of 2,363.28 SF has been applied to the project.	Complies

MADRAX BICYCLE RACK N.T.S.

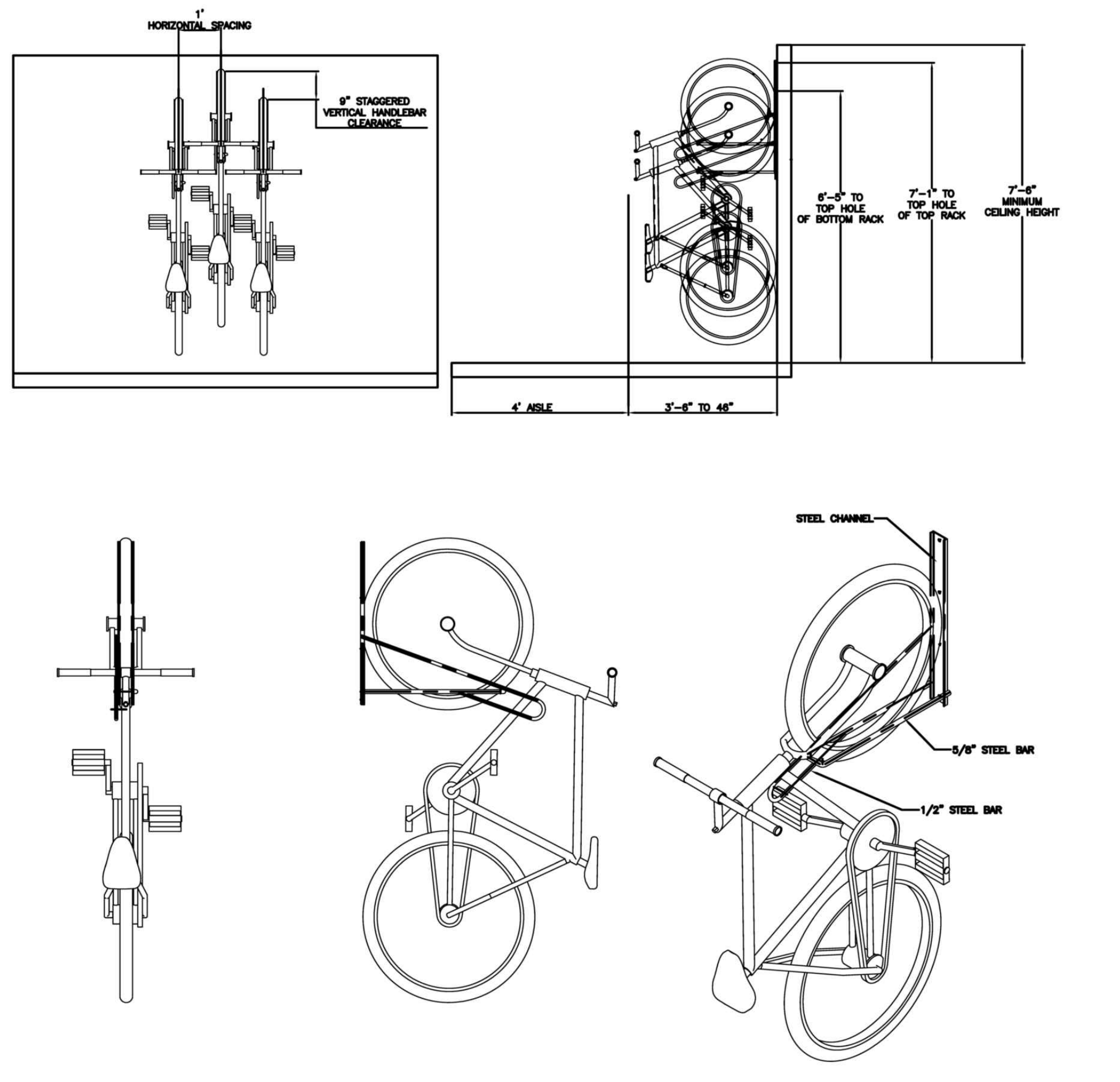
BICYCLE PARKING PLAQUE N.T.S.



NOTE:
THE ENTRY PLAQUE SHALL CONTAIN A BICYCLE SYMBOL WHICH IS 12 INCHES SQUARE IN DIMENSION WITH A HIGHLY CONTRASTING BACKGROUND. THE SYMBOL SHALL MATCH EXACTLY THE SYMBOL PROVIDED IN THE REQUIRED SIGNAGE SYMBOLS FILE AT THE DEPARTMENT OF CITY PLANNING WEBSITE.

MADRAX BICYCLE RACK MOUNTING LAYOUT N.T.S.

MADRAX DIVISION
TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448–7931, P(608) 849–1080, F(608) 849–1081
WWW.MADRAX.COM, E–MAIL: SALES@MADRAX.COM


1' HORIZONTAL SPACING
9" STAGGERED VERTICAL HANDLEBAR CLEARANCE
6'–5" TO TOP HOLE OF BOTTOM RACK
7'–1" TO TOP HOLE OF TOP RACK
7'–6" MINIMUM CEILING HEIGHT
4' AISLE
3'–6" TO 46"
STEEL CHANNEL
5/8" STEEL BAR
1/2" STEEL BAR

PRODUCT: BSV–1–WM
DESCRIPTION: BIKE STORAGE VERTICAL, 1 BIKE, WALL MOUNT
DATE: 8–7–09
ENG: BLW

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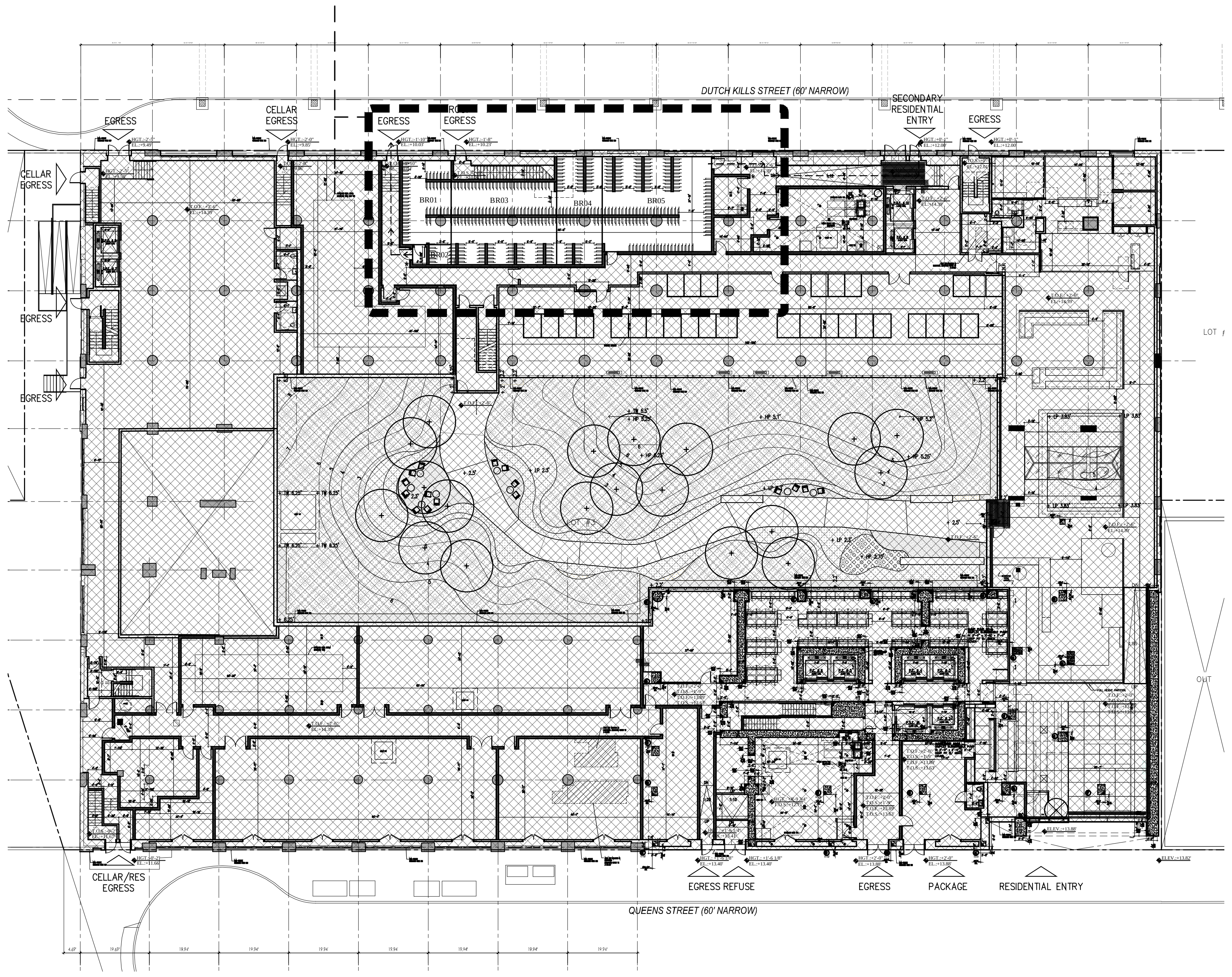
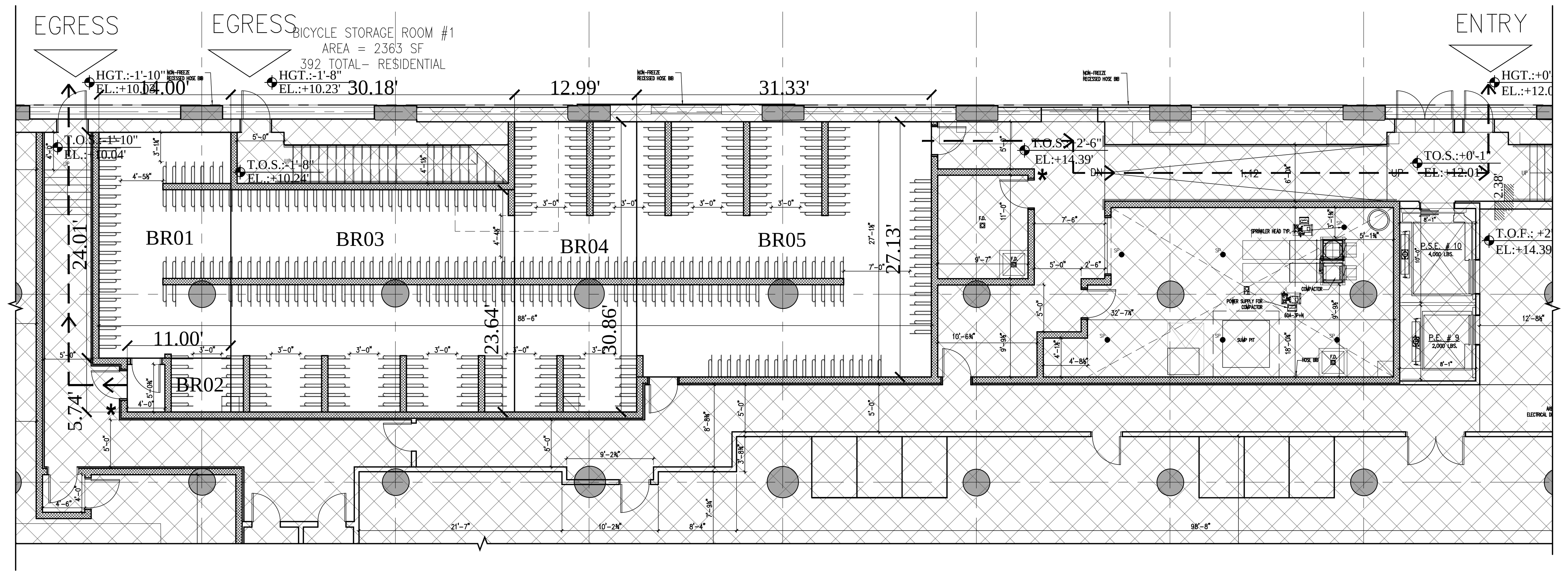
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

KEY MAP-GROUND FLOOR N.T.S.

BICYCLE STORAGE LOCATIONS


DUTCH KILLS STREET (60' NARROW)
CELLAR EGRESS
EGRESS
EGRESS
EGRESS
SECONDARY RESIDENTIAL ENTRY
EGRESS
CELLAR EGRESS
EGRESS
EGRESS
LOT
CELLAR/RES EGRESS
EGRESS
EGRESS REFUSE
PACKAGE
RESIDENTIAL ENTRY
QUEENS STREET (60' NARROW)

BICYCLE LOCATION AT GROUND LEVEL -RESIDENTIAL 1/8"=1'-0"


EGRESS
EGRESS
BICYCLE STORAGE ROOM #1
AREA = 2363 SF
392 TOTAL- RESIDENTIAL
ENTRY
14.00'
30.18'
12.99'
31.33'
BR01
BR03
BR04
BR05
BR02
24.01'
11.00'
5.74'
23.64'
30.86'
27.13'

BICYCLE ROOM DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
BR 01	14.00	24.01	336.14
BR 02	11.00	5.74	63.14
BR 03	30.18	23.64	713.46
BR 04	12.99	30.86	400.87
BR 05	31.33	27.12	849.67
TOTAL			2,363.28

LEGEND

▨ NON–BICYCLE STORAGE
↓ PATH TO EXTERIOR
* BIKE STORAGE PLAQUE

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
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ACOUSTIC CONSULTANT:
AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
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ELEVATOR CONSULTANT:
Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
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GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
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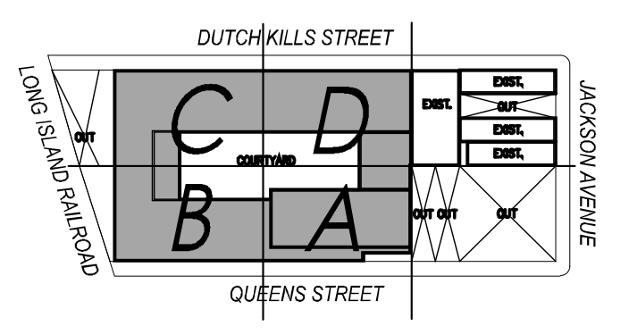
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:

BICYCLE PARKING
ANALYSIS

SEAL & SIGNATURE:

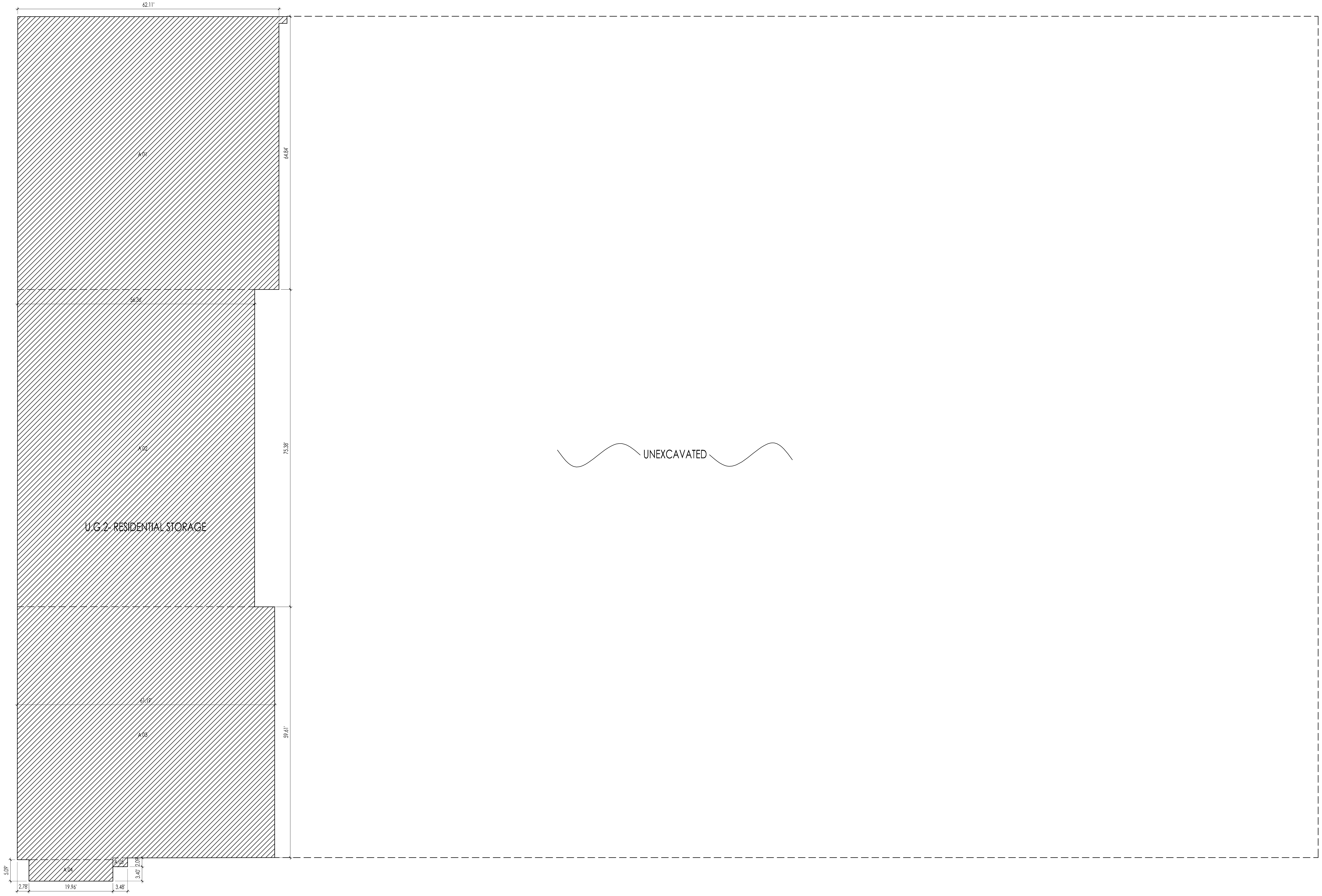
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
Z-008.00

DRAWING : 12 OF 139

DEPT OF BLDGS 420651823 Job Number

ES025479268 Scan Code



CELLAR AREA			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
A01	62.11	64.84	4,027.21
A02	56.36	75.38	4,248.42
A03	61.19	59.61	3,647.54
A04	19.96	5.09	101.60
A05	3.48	2.09	7.27
TOTAL			12,032.03

TOTAL GROSS FLOOR AREA	12,032.03
DEDUCTIONS	12,032.03
QUALITY HOUSING CREDIT-REFUSE STORAGE	0.00
TOTAL ZONING FLOOR AREA	(0.00)

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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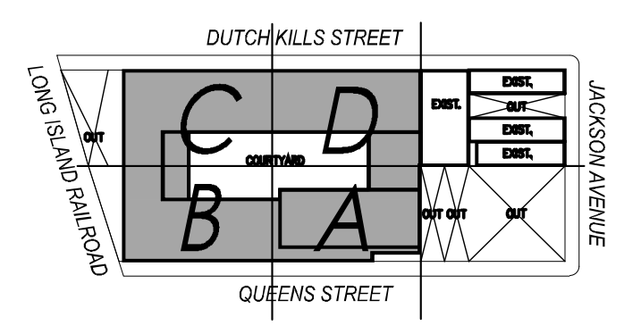
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW 1/8" = 1'-0"

N

KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS CELLAR

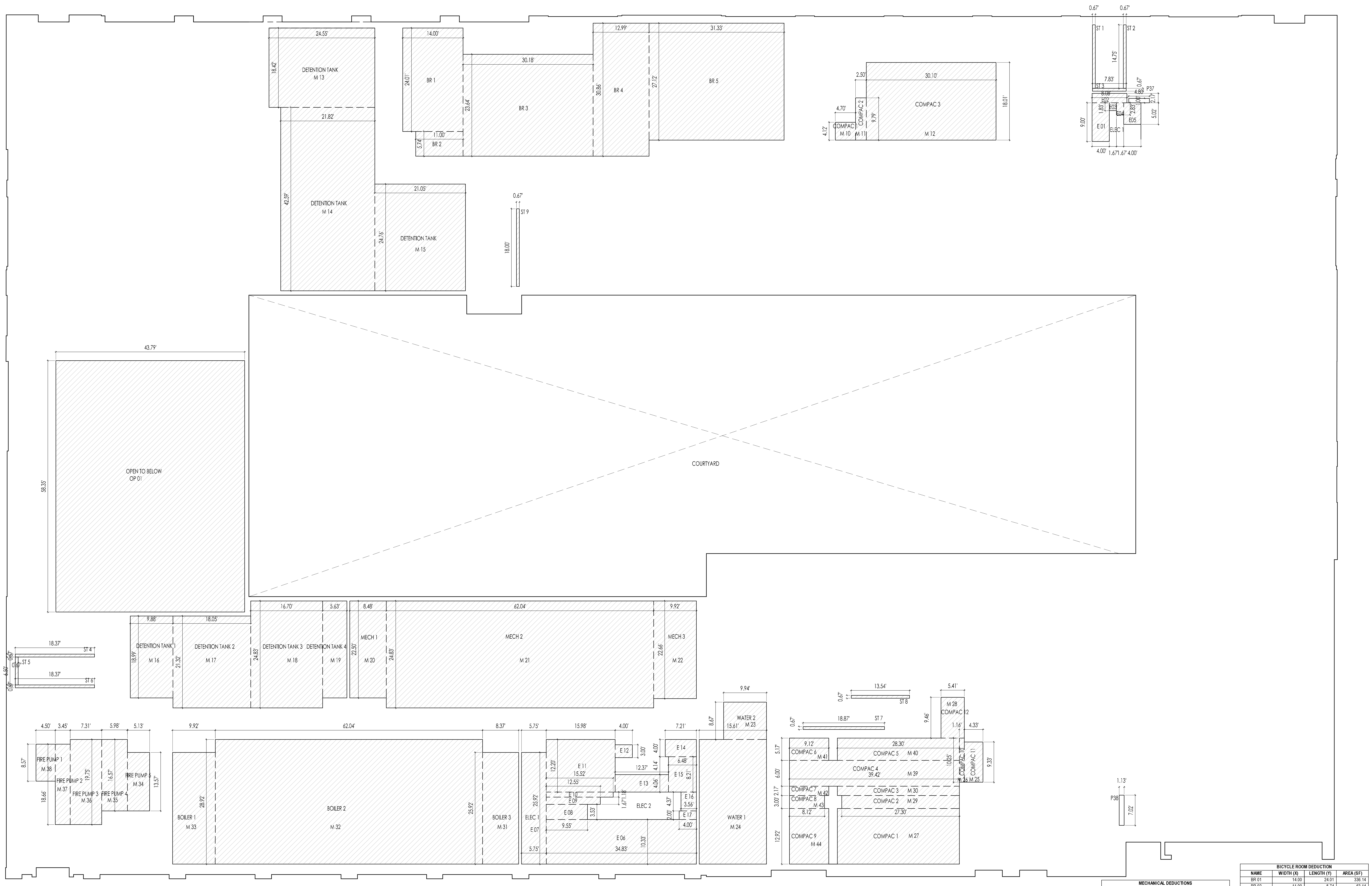
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: Z-010.00
DRAWING : 13 OF 139

DEPT OF BLDGS 420651823 Job Number

ES682847124 Scan Code



DETENTION TANK
M 13
24.55'
18.42'
14.00'
BR 1
24.01'
BR 2
11.00'
5.74'
30.18'
BR 3
23.64'
12.99'
BR 4
30.86'
31.33'
BR 5
27.12'
21.82'
DETENTION TANK
M 14
42.59'
21.05'
DETENTION TANK
M 15
24.76'
0.67'
ST 9
18.00'
2.50'
30.10'
COMPAC 3
M 12
18.01'
4.70'
COMPAC
M 10
4.12'
COMPAC 2
M 11
9.79'
0.67'
0.67'
ST 1
ST 2
14.75'
7.83'
ST 3
0.67'
P37
4.80'
E02
E03
E04
E05
E 01
ELEC 1
9.00'
1.83'
2.83'
5.02'
2.17'
4.00'
1.67
1.67'
4.00'
COURTYARD
43.79'
OPEN TO BELOW
OP 01
58.35'
18.37'
ST 4
ST 5
18.37'
ST 6
9.88'
DETENTION TANK 1
M 16
18.99'
18.05'
DETENTION TANK 2
M 17
21.32'
16.70'
DETENTION TANK 3
M 18
5.63'
DETENTION TANK 4
M 19
24.83'
8.48'
MECH 1
M 20
22.50'
62.04'
MECH 2
M 21
24.83'
9.92'
MECH 3
M 22
22.66'
13.54'
ST 8
18.87'
ST 7
9.94'
WATER 2
M 23
8.67
15.61'
5.41'
M 28
COMPAC 12
9.46
4.50'
3.45'
7.31'
5.98'
5.13'
FIRE PUMP 1
M 38
8.57
FIRE PUMP 2
M 37
FIRE PUMP 3
M 36
FIRE PUMP 4
M 35
FIRE PUMP 5
M 34
18.66
19.75
16.57
13.57
9.92'
62.04'
8.37'
BOILER 1
M 33
28.92'
BOILER 2
M 32
25.92'
BOILER 3
M 31
5.75'
15.98'
4.00'
7.21'
E 12
3.00'
E 14
E 11
15.52'
12.20'
12.37'
6.48'
E 15
8.21'
12.55'
E 13
4.06
E 10
E 09
1.67
1.18
ELEC 2
4.37
E 16
3.56'
E 08
3.53
2.00'
E 17
4.00'
ELEC 1
E 07
25.92
9.55'
E 06
10.33
34.83'
5.75'
WATER 1
M 24
28.92'
9.12'
28.30'
COMPAC 6
M 41
COMPAC 5
M 40
5.17
COMPAC 4
M 39
39.42'
6.00
COMPAC 10
M 26
1.16'
10.25
COMPAC 11
M 25
4.33'
9.33'
COMPAC 7
M 42
COMPAC 8
M 43
COMPAC 3
M 30
COMPAC 2
M 29
3.00'
2.17'
8.12'
27.30'
COMPAC 9
M 44
12.92
COMPAC 1
M 27
1.13'
P38
7.02'

LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)
CR	CORRIDOR (QH)
RF	REFUSE ROOM (QH)
ST	STAIRS
OP	OPEN TO BELOW
BH	BULKHEAD
BR	BICYCLE ROOM
M	MECHANICAL
L	LAUNDRY ROOM (QH)
P	PLUMBING
E	ELECTRICAL
▭	DEDUCTIONS

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 37	1.00	4.80	4.80
P 38	1.13	7.02	7.93
TOTAL			12.73

OPEN TO BELOW			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
OP 01	43.79	58.35	2,555.15
TOTAL			2,555.15

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 01	NOT USED		
M 02	NOT USED		
M 03	NOT USED		
M 04	NOT USED		
M 05	NOT USED		
M 06	NOT USED		
M 07	NOT USED		
M 08	NOT USED		
M 09	NOT USED		
M 10	4.70	4.12	19.36
M 11	2.50	9.79	24.48
M 12	30.10	18.01	542.10
M 13	24.55	18.42	452.21
M 14	21.82	42.59	929.31
M 15	21.05	24.76	521.20
M 16	9.55	18.99	181.35
M 17	17.72	21.32	377.79
M 18	16.70	25.83	431.36
M 19	5.63	22.50	126.68
M 20	8.48	22.50	190.80
M 21	62.04	24.83	1,540.45
M 22	9.92	22.66	224.79
M 23	9.94	8.67	86.18
M 24	15.61	28.92	451.44
M 25	4.33	9.33	40.40
M 26	1.16	10.25	11.89
M 27	28.30	12.92	365.64
M 28	5.41	9.46	51.18
M 29	27.30	3.00	81.90
M 30	28.30	2.17	61.41
M 31	8.37	25.92	216.95
M 32	62.04	28.92	1,794.20
M 33	9.92	25.92	257.13
M 34	5.13	13.57	69.61
M 35	5.98	16.57	99.09
M 36	7.31	19.75	144.37
M 37	3.45	18.66	64.38
M 38	4.50	8.57	38.57
M 39	39.42	6.00	236.52
M 40	28.30	5.17	146.31
M 41	9.12	5.17	47.15
M 42	9.12	2.17	19.79
M 43	8.12	3.00	24.36
M 44	9.12	12.92	117.83
TOTAL			9,988.17

BICYCLE ROOM DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
BR 01	14.00	24.01	336.14
BR 02	11.00	5.74	63.14
BR 03	30.18	23.64	713.46
BR 04	12.99	30.86	400.87
BR 05	31.33	27.12	849.67
TOTAL			2,363.28

1ST FLOOR

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 01	0.67	14.75	9.88
ST 02	0.67	14.75	9.88
ST 03	7.83	0.67	5.25
ST 04	18.37	0.67	12.31
ST 05	0.67	6.50	4.36
ST 06	18.37	0.67	12.31
ST 07	18.87	0.67	12.64
ST 08	13.54	0.67	9.07
ST 09	0.67	18.00	12.06
TOTAL			87.76

ELECTRICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 01	4.00	9.00	36.00
E 02	8.08	2.17	17.53
E 03	1.67	1.83	3.06
E 04	1.67	2.83	4.73
E 05	4.00	5.02	20.08
E 06	34.83	10.33	359.79
E 07	5.75	25.92	149.04
E 08	9.55	3.53	33.71
E 09	12.55	1.67	20.96
E 10	12.55	1.18	14.81
E 11	15.98	12.20	194.96
E 12	4.00	3.00	12.00
E 13	12.37	4.06	50.22
E 14	7.21	4.00	28.84
E 15	6.48	8.21	53.20
E 16	3.56	4.37	15.56
E 17	4.00	2.00	8.00
TOTAL			1,022.48

1ST FLOOR

TOTAL GROSS FLOOR AREA	47,748.86
MECH. + OPEN + STAIRS + BIKE STOR. DED.	16,029.57
QUALITY HOUSING CREDIT	3,676.70
TOTAL ZONING FLOOR AREA	28,042.59

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

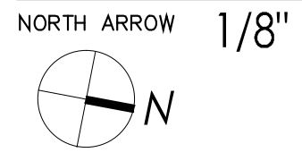
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

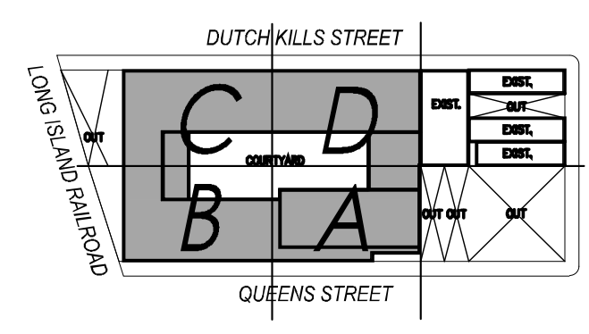
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW 1/8" = 1'-0"



KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS 1ST FLOOR

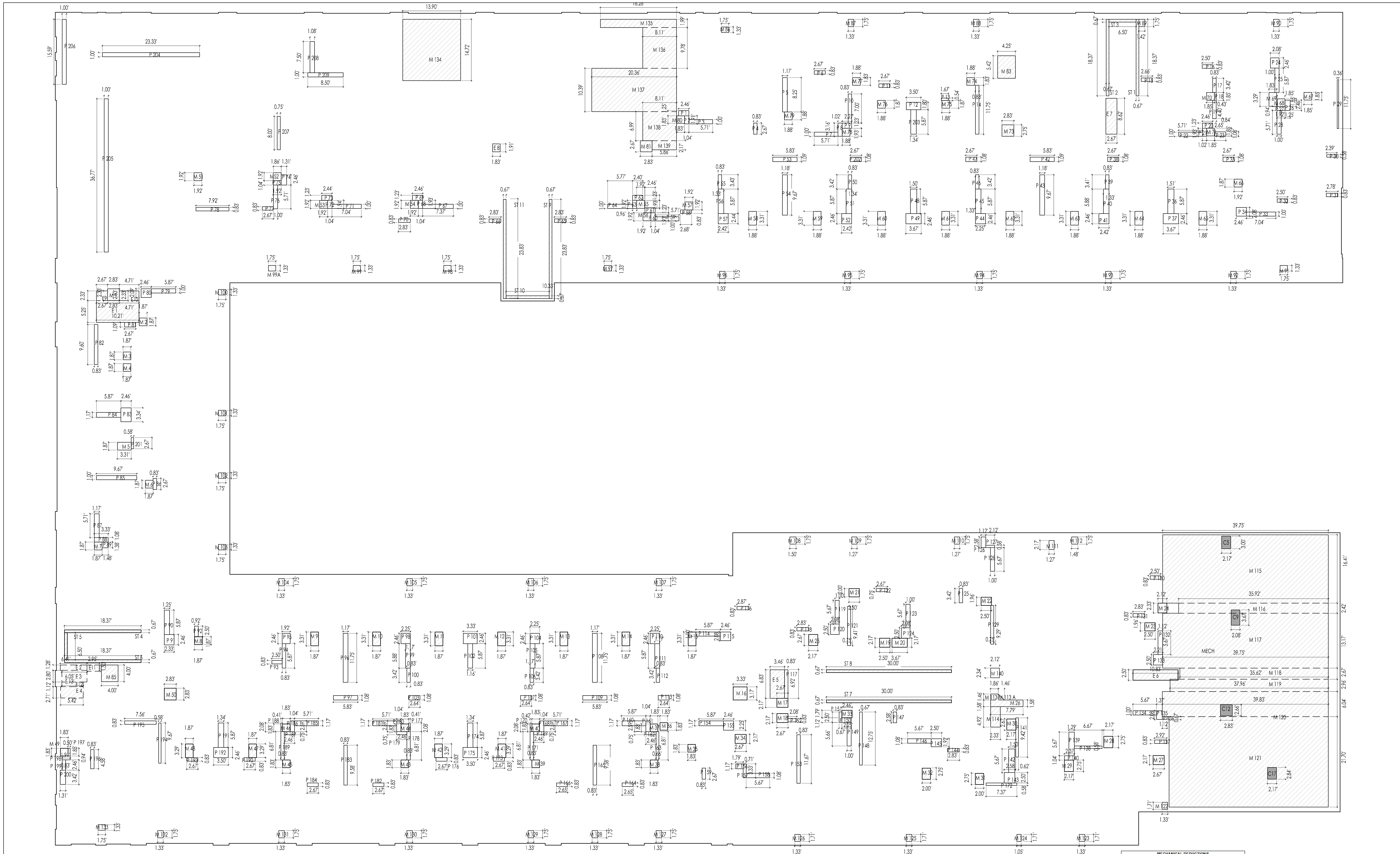
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-011.00
DRAWING :	14 OF 139

DEPT OF BLDGS 420651823 Job Number

ES583687627 Scan Code



PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 01	2.46	1.25	3.08
P 02	1.04	1.91	1.99
P 03	5.71	1.00	5.71
P 04	0.83	2.67	2.22
P 05	1.17	8.25	9.65
P 06	2.67	0.83	2.22
P 07	5.71	1.00	5.71
P 08	1.02	3.16	3.22
P 09	2.27	1.23	2.79
P 10	0.83	7.00	5.81
P 11	2.67	0.83	2.22
P 12	3.50	1.80	6.30
P 13	1.67	0.54	0.90
P 14	0.83	11.75	9.75
P 15	2.66	0.83	2.21
P 16	2.50	0.83	2.08
P 17	0.83	3.42	2.84
P 18	0.43	1.85	0.80
P 19	0.84	4.40	3.70
P 20	2.46	1.23	3.03
P 21	1.02	1.93	1.97
P 22	5.71	1.00	5.71
P 23	2.65	1.08	2.86
P 24	2.08	2.46	5.12
P 25	1.00	5.87	5.87
P 26	1.25	2.46	3.08
P 27	1.92	0.94	1.80
P 28	1.00	5.71	5.71
P 29	0.36	11.75	4.23
P 30	2.39	0.58	1.39
P 31	2.78	0.83	2.31
P 32	2.50	0.83	2.08
P 33	7.04	1.00	7.04
P 34	2.46	2.08	5.12
P 35	2.67	1.08	2.88
P 36	1.51	5.87	8.86
P 37	3.67	2.46	9.03
P 38	2.67	1.08	2.88
P 39	0.83	3.41	2.83
P 40	1.33	5.87	7.81
P 41	2.42	2.46	5.95
P 42	5.83	1.09	6.35
P 43	1.18	9.67	11.41
P 44	2.25	2.46	5.54
P 45	1.33	5.87	7.81

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 46	0.83	3.42	2.84
P 47	2.67	1.08	2.88
P 48	1.50	5.87	8.81
P 49	3.67	2.46	9.03
P 50	0.83	3.41	2.83
P 51	1.34	5.87	7.87
P 52	2.42	2.46	5.95
P 53	5.83	1.09	6.35
P 54	1.18	9.67	11.41
P 55	0.83	3.43	2.85
P 56	1.33	5.87	7.81
P 57	2.42	2.44	5.90
P 58	2.67	0.83	2.22
P 59	5.71	1.00	5.71
P 60	1.04	1.93	2.01
P 61	2.46	1.23	3.03
P 62	2.40	1.23	2.95
P 63	0.96	1.93	1.85
P 64	5.77	1.00	5.77
P 65	2.83	0.83	2.35
P 66	2.83	0.83	2.35
P 67	7.37	1.00	7.37
P 68	1.04	1.93	2.01
P 69	2.46	1.23	3.03
P 70	2.83	0.83	2.35
P 71	7.04	1.00	7.04
P 72	1.04	1.94	2.02
P 73	2.44	1.23	3.00
P 74	1.31	2.46	3.22
P 75	1.86	1.04	1.93
P 76	1.00	5.71	5.71
P 77	2.67	0.83	2.22
P 78	7.92	0.83	6.57
P 79	5.87	1.00	5.87
P 80	2.46	2.09	5.14
P 81	2.67	1.09	2.91
P 82	0.83	9.60	7.97
P 83	2.46	3.34	8.22
P 84	5.87	1.17	6.87
P 85	9.67	1.00	9.67
P 86	0.83	2.67	2.22
P 87	1.17	5.71	6.68
P 88	3.33	1.08	3.60
P 89	1.48	1.38	2.04
P 90	1.25	5.87	7.34

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 91	2.33	2.46	5.73
P 92	0.92	2.50	2.30
P 93	2.50	0.83	2.08
P 94	0.83	5.87	4.87
P 95	1.92	2.46	4.72
P 96	1.17	11.75	13.75
P 97	5.83	1.08	6.30
P 98	2.25	2.46	5.54
P 99	1.17	5.88	6.88
P 100	0.83	3.42	2.84
P 101	3.33	2.46	8.19
P 102	1.16	5.87	6.81
P 103	2.64	1.08	2.85
P 104	2.25	2.46	5.54
P 105	1.17	5.87	6.87
P 106	0.83	3.42	2.84
P 107	2.64	1.08	2.85
P 108	1.17	11.75	13.75
P 109	5.83	1.08	6.30
P 110	2.25	2.46	5.54
P 111	1.17	5.87	6.87
P 112	0.83	3.42	2.84
P 113	2.64	1.08	2.85
P 114	5.87	1.00	5.87
P 115	2.46	2.08	5.12
P 116	2.87	0.83	2.38
P 117	0.83	6.92	5.74
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.42	2.84
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.50	0.83	2.08
P 131	2.83	0.83	2.35
P 132	1.12	5.67	6.35
P 133	2.21	2.50	5.53
P 134	5.67	1.00	5.67
P 135	1.37	2.08	2.85

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 136	1.12	0.87	0.97
P 137	2.92	0.83	2.42
P 138	6.67	0.58	3.87
P 139	1.29	5.67	7.31
P 140	2.37	1.04	2.46
P 141	0.62	9.42	5.84
P 142	1.50	5.67	8.51
P 143	2.58	2.50	6.45
P 144	2.83	0.83	2.35
P 145	2.50	1.92	4.80
P 146	5.67	1.08	6.12
P 147	0.83	2.58	2.14
P 148	0.67	12.75	8.54
P 149	1.00	5.67	5.67
P 150	2.25	1.12	2.52
P 151	0.67	2.50	1.68
P 152	2.08	0.83	1.73
P 153	0.83	11.67	9.69
P 154	5.87	1.17	6.87
P 155	2.46	2.25	5.54
P 156	1.79	1.17	2.09
P 157	0.71	3.33	2.36
P 158	5.67	1.08	6.12
P 159	0.83	2.67	2.22
P 160	5.87	1.17	6.87
P 161	1.04	2.59	2.69
P 162	2.46	0.75	1.85
P 163	0.66	6.81	4.49
P 164	2.65	0.83	2.20
P 165	0.83	9.58	7.95
P 166	2.65	0.83	2.20
P 167	5.71	1.17	6.68
P 168	1.04	2.59	2.69
P 169	2.46	0.75	1.85
P 170	0.42	2.08	0.87
P 171	0.83	6.81	5.65
P 172	7.37	0.58	4.27
P 173	2.67	0.83	2.22
P 174	1.34	5.87	7.87
P 175	3.50	2.46	8.61
P 176	2.67	0.83	2.22
P 177	0.41	2.08	0.85
P 178	0.83	6.81	5.65
P 179	2.46	0.75	1.85
P 180	1.04	2.59	2.69

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 181	5.71	1.17	6.68
P 182	2.67	0.83	2.22
P 183	0.83	9.58	7.95
P 184	2.67	0.83	2.22
P 185	5.71	1.17	6.68
P 186	1.04	2.59	2.69
P 187	2.46	0.75	1.85
P 188	0.41	2.08	0.85
P 189	0.83	6.81	5.65
P 190	2.67	0.83	2.22
P 191	1.34	5.87	7.87
P 192	3.50	2.46	8.61
P 193	2.67	0.83	2.22
P 194	0.58	9.67	5.61
P 195	7.56	0.83	6.27
P 196	0.83	4.58	3.80
P 197	0.50	1.85	0.93
P 198	1.91	0.94	1.80
P 199	0.83	2.46	2.04
P 200	1.31	3.42	4.48
P 201	0.58	2.67	1.55
P 202	2.67	1.08	2.88
P 203	1.34	5.87	7.87
P 204	23.33	1.00	23.33
P 205	1.00	36.77	36.77
P 206	1.00	15.59	15.59
P 207	0.75	8.00	6.00
P 208	1.08	7.50	8.10
P 209	8.50	1.00	8.50
TOTAL			1,029.04

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 01	2.83	2.83	8.01
M 02	1.87	1.87	3.50
M 03	1.87	1.87	3.50
M 04	1.87	1.87	3.50
M 05	3.31	1.87	6.19
M 06	1.87	1.87	3.50
M 07	1.87	1.87	3.50
M 08	1.87	1.87	3.50
M 09	1.87	3.31	6.19
M 10	1.87	3.31	6.19
M 11	1.87	3.31	6.19

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 12	1.87	3.31	6.19
M 13	1.87	3.31	6.19
M 14	1.87	3.31	6.19
M 15	1.87	3.31	6.19
M 16	3.33	3.17	10.56
M 17	2.67	2.17	5.79
M 18	2.67	2.17	5.79
M 19	2.50	2.17	5.43
M 20	3.67	2.17	7.96
M 21	2.50	2.00	5.00
M 22	2.50	1.96	4.90
M 23	2.50	1.96	4.90
M 24	2.12	2.33	4.94
M 25	2.17	2.67	5.79
M 26	7.79	1.58	12.31
M 27	2.67	2.17	5.79
M 28	2.17	2.75	5.97
M 29	2.17	2.75	5.97
M 30	2.17	2.67	5.79
M 31	2.00	2.75	5.50
M 32	2.00	2.75	5.50
M 33	2.46	1.79	4.40
M 34	2.67	2.17	5.79
M 35	1.83	1.83	3.35
M 36	1.83	1.83	3.35
M 37	1.83	1.83	3.35
M 38	1.83	1.83	3.35
M 39	1.83	1.83	3.35
M 40	1.83	1.83	3.35
M 41	1.83	3.29	6.02
M 42	1.83	3.29	6.02
M 43	1.83	1.83	3.35
M 44	1.83	1.83	3.35
M 45	1.83	1.83	3.35
M 46	1.83	1.83	3.35
M 47	1.87	3.29	6.15
M 48	1.87	3.29	6.15
M 49	1.83	1.83	3.35
M 50	2.83	2.83	8.01
M 51	1.92	1.92	3.69
M 52	1.92	1.92	3.69
M 53	1.92	1.92	3.69
M 54	1.92	1.92	3.69
M 55	1.92	1.92	3.69
M 56	1.92	1.92	3.69

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 57	1.92	1.92	3.69
M 58	1.88	3.31	6.22
M 59	1.88	3.31	6.22
M 60	1.88	3.31	6.22
M 61	1.88	3.31	6.22
M 62	1.88	3.31	6.22
M 63	1.88	3.31	6.22
M 64	1.88	3.31	6.22
M 65	1.88	3.31	6.22
M 66	1.92	1.87	3.59
M 67	1.85	1.85	3.42
M 68	1.85	1.85	3.42
M 69	1.83	3.29	6.02
M 70	1.85	1.85	3.42
M 71	1.85	1.85	3.42
M 73	2.83	2.75	7.78
M 74	1.88	1.83	3.44
M 75	1.88	1.87	3.52
M 76	1.88	1.87	3.52
M 77	1.88	1.83	3.44
M 78	1.88	1.93	3.63
M 79	1.88	1.88	3.53
M 80	1.83	1.83	3.35
M 81	2.83	2.67	7.56
M 83	4.25	5.42	23.04
M 85	4.00	4.00	16.00
M 86	1.75	1.33	2.33
M 87	1.33	1.75	2.33
M 88	1.33	1.75	2.33
M 89	1.42	1.75	2.49
M 90	1.33	1.75	2.33
M 91	1.75	1.33	2.33
M 92	1.33	1.75	2.33
M 93	1.33	1.75	2.33
M 94	1.33	1.75	2.33
M 95	1.33	1.75	2.33
M 96	1.33	1.75	2.33
M 97	1.75	1.33	2.33
M 98	1.75	1.33	2.33
M 99	1.75	1.33	2.33
M 99A	1.75	1.33	2.33
M 100	1.75	1.33	2.33
M 101	1.75	1.33	2.33
M 102	1.75	1.33	2.33
M 103	1.75	1.33	2.33

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 104	1.75	1.33	2.33
M 105	1.33	1.75	2.33
M 106	1.33	1.75	2.33
M 107	1.33	1.75	2.33
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.27	1.75	2.22
M 111	1.27	2.17	2.76
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	2.13
M 114	2.33	4.92	11.46
M 115	39.75	16.41	652.30
M 116	35.92	2.42	86.93
M 117	39.75	13.17	523.51
M 118	35.62	2.67	95.11
M 119	37.96	2.96	112.36
M 120	39.83	6.04	240.57
M 121	38.21	21.70	829.16
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.05	1.71	1.80
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	1.33	1.75	2.33
M 128	1.33	1.75	2.33
M 129	1.33	1.75	2.33
M 130	1.33	1.75	2.33
M 131	1.33	1.75	2.33
M 132	1.33	1.75	2.33
M 133	1.75	1.33	2.33
M 134	13.90	14.72	204.61
M 135	18.28	1.99	36.38
M 136	8.11	9.78	79.32
M 137	20.36	10.39	211.54
M 138	8.11	6.99	56.69
M 139	5.86	2.17	12.72
M 140	2.12	2.34	4.96
TOTAL			3,699.22
MINUS COLUMNS IN MECH: M115 ~ M121			
C5	2.17	3.00	6.51
C9	2.08	3.67	7.63
C12	2.83	2.66	7.53
C17	2.17	2.84	6.16
			(27.83)
TOTAL MECHANICAL MINUS COLUMNS			3,671.38

2ND FLOOR

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 01	0.67	18.37	12.31
ST 02	0.67	18.37	12.31
ST 03	6.50	0.67	4.36
ST 04	18.37	0.67	12.31
ST 05	0.67	6.50	4.36
ST 06	18.37	0.67	12.31
ST 07	30.00	0.67	20.10
ST 08	30.00	0.67	20.10
ST 09	0.67	23.83	15.97
ST 10	10.33	0.67	6.92
ST 11	0.67	23.83	15.97
TOTAL			136.99

ELECTRICAL DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 1	10.21	5.25	53.60
E 2	6.05	1.28	7.74
E 3	6.05	2.80	16.94
E 4	5.42	2.71	14.69
E 5	3.46	6.83	23.63
E 6	10.83	2.50	27.08
E 7	2.67	8.62	23.02
E 8	1.83	1.91	3.50
E 9	2.67	2.33	6.22
E 10	10.21	5.25	53.60
E 11	2.95	1.50	4.43
E 12	5.13	1.12	5.75
TOTAL			240.19

2ND FLOOR

TOTAL GROSS FLOOR AREA	**45,244.05**
MECH. + STAIRS DEDUCTIONS	**5,077.61**
QUALITY HOUSING CREDIT-REFUSE STORAGE	**2,745.63**
TOTAL ZONING FLOOR AREA	**37,420.81**

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015
NYC Development Hub

LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)
CR	CORRIDOR (QH)
RF	REFUSE ROOM (QH)
ST	STAIRS
OP	OPEN TO BELOW
BH	BULKHEAD
BR	BICYCLE ROOM
M	MECHANICAL
L	LAUNDRY ROOM (QH)
P	PLUMBING
E	ELECTRICAL
☐	DEDUCTIONS

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

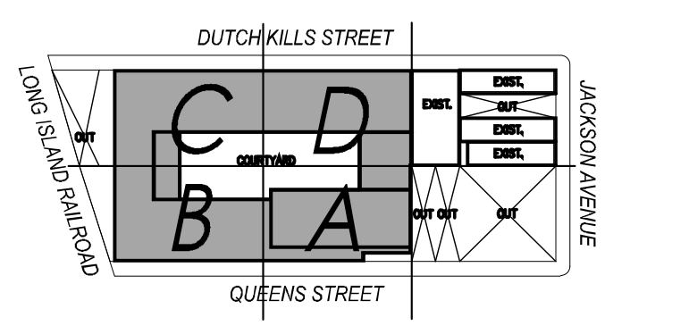
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW 1/8" = 1'-0"

N

KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS 2ND FLOOR

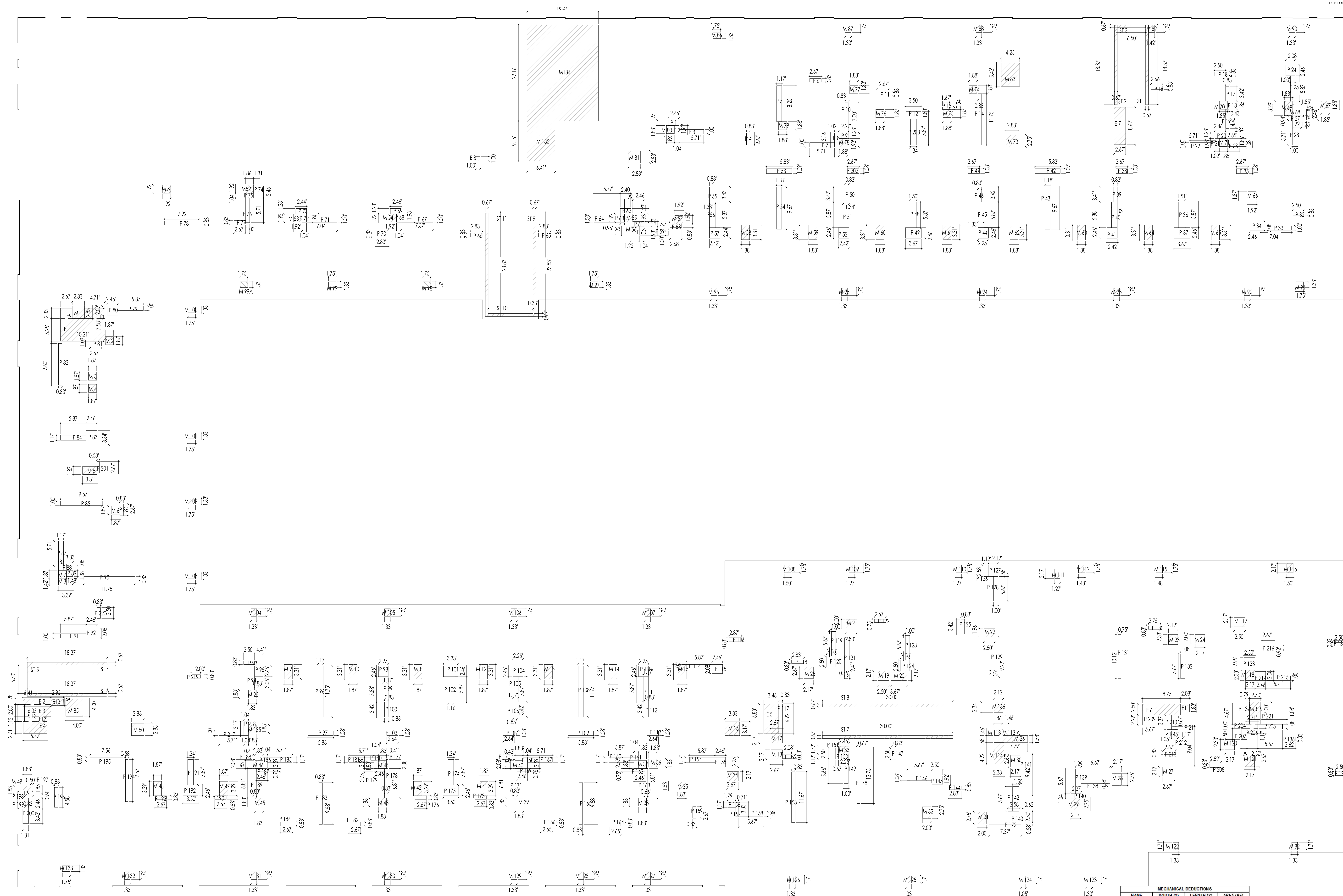
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-012.00
DRAWING :	15 OF 139

DEPT OF BLDGS 420651823 Job Number

ES118038767 Scan Code



PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 01	2.46	1.25	3.08
P 02	1.04	1.91	1.99
P 03	5.71	1.00	5.71
P 04	0.83	2.67	2.22
P 05	1.17	8.25	9.65
P 06	2.67	0.83	2.22
P 07	5.71	1.00	5.71
P 08	1.02	3.16	3.22
P 09	2.27	1.23	2.79
P 10	0.83	7.00	5.81
P 11	2.67	0.83	2.22
P 12	3.50	1.80	6.30
P 13	1.67	0.54	0.90
P 14	0.83	11.75	9.75
P 15	2.66	0.83	2.21
P 16	2.50	0.83	2.08
P 17	0.83	3.42	2.84
P 18	0.43	1.85	0.80
P 19	0.84	4.40	3.70
P 20	2.46	1.23	3.03
P 21	1.02	1.93	1.97
P 22	5.71	1.00	5.71
P 23	2.65	1.08	2.86
P 24	2.08	2.46	5.12
P 25	1.00	5.87	5.87
P 26	1.25	2.46	3.08
P 27	1.92	0.94	1.80
P 28	1.00	5.71	5.71
P 29	0.36	11.75	4.23
P 30	2.39	0.58	1.39
P 31	2.78	0.83	2.31
P 32	2.50	0.83	2.08
P 33	7.04	1.00	7.04
P 34	2.46	2.08	5.12
P 35	2.67	1.08	2.88
P 36	1.51	5.87	8.86
P 37	3.67	2.46	9.03
P 38	2.67	1.08	2.88
P 39	0.83	3.41	2.83
P 40	1.33	5.87	7.81
P 41	2.42	2.46	5.95
P 42	5.83	1.09	6.35
P 43	1.18	9.67	11.41
P 44	2.25	2.46	5.54
P 45	1.33	5.87	7.81

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 46	0.83	3.42	2.84
P 47	2.67	1.08	2.88
P 48	1.50	5.87	8.81
P 49	3.67	2.46	9.03
P 50	0.83	3.41	2.83
P 51	1.34	5.87	7.87
P 52	2.42	2.46	5.95
P 53	5.83	1.09	6.35
P 54	1.18	9.67	11.41
P 55	0.83	3.43	2.85
P 56	1.33	5.87	7.81
P 57	2.42	2.44	5.90
P 58	2.67	0.83	2.22
P 59	5.71	1.00	5.71
P 60	1.04	1.93	2.01
P 61	2.46	1.23	3.03
P 62	2.40	1.23	2.95
P 63	0.96	1.93	1.85
P 64	5.77	1.00	5.77
P 65	2.83	0.83	2.35
P 66	2.83	0.83	2.35
P 67	7.37	1.00	7.37
P 68	1.04	1.93	2.01
P 69	2.46	1.23	3.03
P 70	2.83	0.83	2.35
P 71	7.04	1.00	7.04
P 72	1.04	1.94	2.02
P 73	2.44	1.23	3.00
P 74	1.31	2.46	3.22
P 75	1.86	1.04	1.93
P 76	1.00	5.71	5.71
P 77	2.67	0.83	2.22
P 78	7.92	0.83	6.57
P 79	5.87	1.00	5.87
P 80	2.46	2.09	5.14
P 81	2.67	1.09	2.91
P 82	0.83	9.60	7.97
P 83	2.46	3.34	8.22
P 84	5.87	1.17	6.87
P 85	9.67	1.00	9.67
P 86	0.83	2.67	2.22
P 87	1.17	5.71	6.68
P 88	3.33	1.08	3.60
P 89	1.48	1.38	2.04
P 90	11.75	0.83	9.75

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 91	5.87	1.00	5.87
P 92	2.46	2.08	5.12
P 93	2.50	0.83	2.08
P 94	0.83	3.06	2.54
P 95	1.92	2.46	4.72
P 96	1.17	11.75	13.75
P 97	5.83	1.08	6.30
P 98	2.25	2.46	5.54
P 99	1.17	5.88	6.88
P 100	0.83	3.42	2.84
P 101	3.33	2.46	8.19
P 102	1.16	5.87	6.81
P 103	2.64	1.08	2.85
P 104	2.25	2.46	5.54
P 105	1.17	5.87	6.87
P 106	0.83	3.42	2.84
P 107	2.64	1.08	2.85
P 108	1.17	11.75	13.75
P 109	5.83	1.08	6.30
P 110	2.25	2.46	5.54
P 111	1.17	5.87	6.87
P 112	0.83	3.42	2.84
P 113	2.64	1.08	2.85
P 114	5.87	1.00	5.87
P 115	2.46	2.08	5.12
P 116	2.87	0.83	2.38
P 117	0.83	6.92	5.74
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.42	2.84
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.75	0.83	2.28
P 131	0.75	10.12	7.59
P 132	1.08	5.67	6.12
P 133	2.50	2.95	7.38
P 134	2.50	0.83	2.08
P 135	2.50	0.83	2.08

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 136	2.62	0.83	2.17
P 137	0.79	4.67	3.69
P 138	6.67	0.58	3.87
P 139	1.29	5.67	7.31
P 140	2.37	1.04	2.46
P 141	0.62	9.42	5.84
P 142	1.50	5.67	8.51
P 143	2.58	2.50	6.45
P 144	2.83	0.83	2.35
P 145	2.50	1.92	4.80
P 146	5.67	1.08	6.12
P 147	0.83	2.58	2.14
P 148	0.67	12.75	8.54
P 149	1.00	5.67	5.67
P 150	2.25	1.12	2.52
P 151	0.67	2.50	1.68
P 152	2.08	0.83	1.73
P 153	0.83	11.67	9.69
P 154	5.87	1.17	6.87
P 155	2.46	2.25	5.54
P 156	1.79	1.17	2.09
P 157	0.71	3.33	2.36
P 158	5.67	1.08	6.12
P 159	0.83	2.67	2.22
P 160	5.87	1.17	6.87
P 161	1.04	2.59	2.69
P 162	2.46	0.75	1.85
P 163	0.66	6.81	4.49
P 164	2.65	0.83	2.20
P 165	0.83	9.58	7.95
P 166	2.65	0.83	2.20
P 167	5.71	1.17	6.68
P 168	1.04	2.59	2.69
P 169	2.46	0.75	1.85
P 170	0.42	2.08	0.87
P 171	0.83	6.81	5.65
P 172	7.37	0.58	4.27
P 173	2.67	0.83	2.22
P 174	1.34	5.87	7.87
P 175	3.50	2.46	8.61
P 176	2.67	0.83	2.22
P 177	0.41	2.08	0.85
P 178	0.83	6.81	5.65
P 179	2.46	0.75	1.85
P 180	1.04	2.59	2.69

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 181	5.71	1.17	6.68
P 182	2.67	0.83	2.22
P 183	0.83	9.58	7.95
P 184	2.67	0.83	2.22
P 185	5.71	1.17	6.68
P 186	1.04	2.59	2.69
P 187	2.46	0.75	1.85
P 188	0.41	2.08	0.85
P 189	0.83	6.81	5.65
P 190	2.67	0.83	2.22
P 191	1.34	5.87	7.87
P 192	3.50	2.46	8.61
P 193	2.67	0.83	2.22
P 194	1.17	8.16	9.55
P 195	0.83	1.50	1.25
P 196	0.83	4.58	3.80
P 197	0.50	1.85	0.93
P 198	1.86	0.94	1.75
P 199	0.83	2.46	2.04
P 200	1.31	3.42	4.48
P 201	0.58	2.67	1.55
P 202	2.67	1.08	2.88
P 203	1.34	5.87	7.87
P 204	2.71	1.00	2.71
P 205	5.67	1.08	6.12
P 206	2.50	1.17	2.93
P 207	1.29	2.50	3.23
P 208	2.59	0.83	2.15
P 209	5.67	2.29	12.98
P 210	1.05	3.37	3.54
P 211	1.45	0.67	0.97
P 212	1.17	9.04	10.58
P 213	2.67	0.83	2.22
P 214	2.46	2.08	5.12
P 215	5.71	1.00	5.71
P 216	2.67	0.92	2.46
P 217	5.71	1.00	5.71
P 218	1.04	3.17	3.30
P 219	2.00	0.83	1.66
P 220	0.83	2.50	2.08
P 221	2.50	1.08	2.70
TOTAL			1,013.96

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 01	2.83	2.83	8.01
M 02	1.87	1.87	3.50
M 03	1.87	1.87	3.50
M 04	1.87	1.87	3.50
M 05	3.31	1.87	6.19
M 06	1.87	1.87	3.50
M 07	1.87	1.87	3.50
M 08	3.39	1.42	4.81
M 09	1.87	3.31	6.19
M 10	1.87	3.31	6.19
M 11	1.87	3.31	6.19
M 12	1.87	3.31	6.19
M 13	1.87	3.31	6.19
M 14	1.87	3.31	6.19
M 15	1.87	3.31	6.19
M 16	3.33	3.17	10.56
M 17	2.67	2.17	5.79
M 18	2.67	2.17	5.79
M 19	2.50	2.17	5.43
M 20	3.67	2.17	7.96
M 21	2.50	2.00	5.00
M 22	2.50	1.96	4.90
M 23	2.17	2.00	4.34
M 24	2.17	2.00	4.34
M 25	1.83	1.83	3.35
M 26	7.79	1.58	12.31
M 27	2.67	2.17	5.79
M 28	2.17	2.75	5.97
M 29	2.17	2.75	5.97
M 30	2.17	2.67	5.79
M 31	2.00	2.75	5.50
M 32	2.00	2.75	5.50
M 33	2.46	1.79	4.40
M 34	2.67	2.17	5.79
M 35	1.83	1.83	3.35
M 36	1.83	1.83	3.35
M 37	1.83	1.83	3.35
M 38	1.83	1.83	3.35
M 39	1.83	1.83	3.35
M 40	1.83	1.83	3.35
M 41	1.83	3.29	6.02
M 42	1.83	3.29	6.02
M 43	1.83	1.83	3.35
M 44	1.83	1.83	3.35
M 45	1.83	1.83	3.35

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 46	1.83	1.83	3.35
M 47	1.87	3.29	6.15
M 48	1.87	3.29	6.15
M 49	1.83	1.83	3.35
M 50	2.83	2.83	8.01
M 51	1.92	1.92	3.69
M 52	1.92	1.92	3.69
M 53	1.92	1.92	3.69
M 54	1.92	1.92	3.69
M 55	1.92	1.92	3.69
M 56	1.92	1.92	3.69
M 57	1.92	1.92	3.69
M 58	1.88	3.31	6.22
M 59	1.88	3.31	6.22
M 60	1.88	3.31	6.22
M 61	1.88	3.31	6.22
M 62	1.88	3.31	6.22
M 63	1.88	3.31	6.22
M 64	1.88	3.31	6.22
M 65	1.88	3.31	6.22
M 66	1.92	1.87	3.59
M 67	1.85	1.85	3.42
M 68	1.85	1.85	3.42
M 69	1.83	3.29	6.02
M 70	1.85	1.85	3.42
M 71	1.85	1.85	3.42
M 72	1.83	1.83	3.35
M 73	2.83	2.75	7.78
M 74	1.88	1.83	3.44
M 75	1.88	1.87	3.52
M 76	1.88	1.87	3.52
M 77	1.88	1.83	3.44
M 78	1.88	1.93	3.63
M 79	1.88	1.88	3.53
M 80	1.83	1.83	3.35
M 81	2.83	2.83	8.01
M 82	1.33	1.71	2.27
M 83	4.25	5.42	23.04
M 85	4.00	4.00	16.00
M 86	1.75	1.33	2.33
M 87	1.33	1.75	2.33
M 88	1.33	1.75	2.33
M 89	1.42	1.75	2.49
M 90	1.33	1.75	2.33
M 91	1.75	1.33	2.33

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 92	1.33	1.75	2.33
M 93	1.33	1.75	2.33
M 94	1.33	1.75	2.33
M 95	1.33	1.75	2.33
M 96	1.33	1.75	2.33
M 97	1.75	1.33	2.33
M 98	1.75	1.33	2.33
M 99	1.75	1.33	2.33
M 99A	1.75	1.33	2.33
M 100	1.75	1.33	2.33
M 101	1.75	1.33	2.33
M 102	1.75	1.33	2.33
M 103	1.75	1.33	2.33
M 104	1.75	1.33	2.33
M 105	1.33	1.75	2.33
M 106	1.33	1.75	2.33
M 107	1.33	1.75	2.33
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.27	1.75	2.22
M 111	1.27	2.17	2.76
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	1.70
M 114	2.33	4.92	11.46
M 115	1.48	1.75	2.59
M 116	1.50	2.17	3.26
M 117	2.50	2.17	5.43
M 118	2.17	2.33	5.06
M 119	2.50	4.00	10.00
M 120	2.17	2.33	5.06
M 121	2.17	2.67	5.79
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.05	1.71	1.80
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	1.33	1.75	2.33
M 128	1.33	1.75	2.33
M 129	1.33	1.75	2.33
M 130	1.33	1.75	2.33
M 131	1.33	1.75	2.33
M 132	1.33	1.75	2.33
M 133	1.75	1.33	2.33
M 134	16.37	22.16	362.76
M 135	6.41	9.16	58.72
M 136	2.12	2.34	4.96
TOTAL			1,020.05

3RD FLOOR

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 01	0.67	18.37	12.31
ST 02	0.67	18.37	12.31
ST 03	6.50	0.67	4.36
ST 04	18.37	0.67	12.31
ST 05	0.67	6.50	4.36
ST 06	18.37	0.67	12.31
ST 07	30.00	0.67	20.10
ST 08	30.00	0.67	20.10
ST 09	0.67	23.83	15.97
ST 10	10.33	0.67	6.92
ST 11	0.67	23.83	15.97
TOTAL			136.99

ELECTRICAL DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 1	2.67	7.58	20.24
E 2	6.41	1.28	8.20
E 3	6.05	2.80	16.94
E 4	5.42	2.71	14.69
E 5	3.46	6.83	23.63
E 6	8.75	2.50	21.88
E 7	2.67	8.62	23.02
E 8	1.00	1.00	1.00
E 9	2.67	2.33	6.22
E 10	4.71	2.33	10.97
E 11	2.08	1.83	3.81
E 12	2.95	1.50	4.43
E 13	5.13	1.12	5.75
TOTAL			160.77

3RD FLOOR

TOTAL GROSS FLOOR AREA	44,005.15
MECH + STAIRS DEDUCTIONS	2,331.77
QUALITY HOUSING CREDIT-REFUSE STORAGE	5,740.46
TOTAL ZONING FLOOR AREA	35,932.92

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)
CR	CORRIDOR (QH)
RF	REFUSE ROOM (QH)
ST	STAIRS
OP	OPEN TO BELOW
BH	BULKHEAD
BR	BICYCLE ROOM
M	MECHANICAL
L	LAUNDRY ROOM (QH)
P	PLUMBING
E	ELECTRICAL
▨	DEDUCTIONS

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

**43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.**
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FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
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CIVIL ENGINEER

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EXTERIOR WALL CONSULTANT

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ZONING & CODE CONSULTANT

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TEL. : (212) 385-1818

LIGHTING CONSULTANT

KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

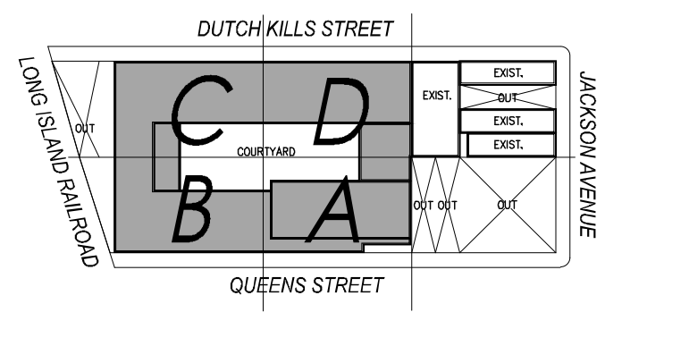
No:	Date:	Revision:
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

1/8" = 1'-0"

KEY PLAN
SCALE: 1" = 200'



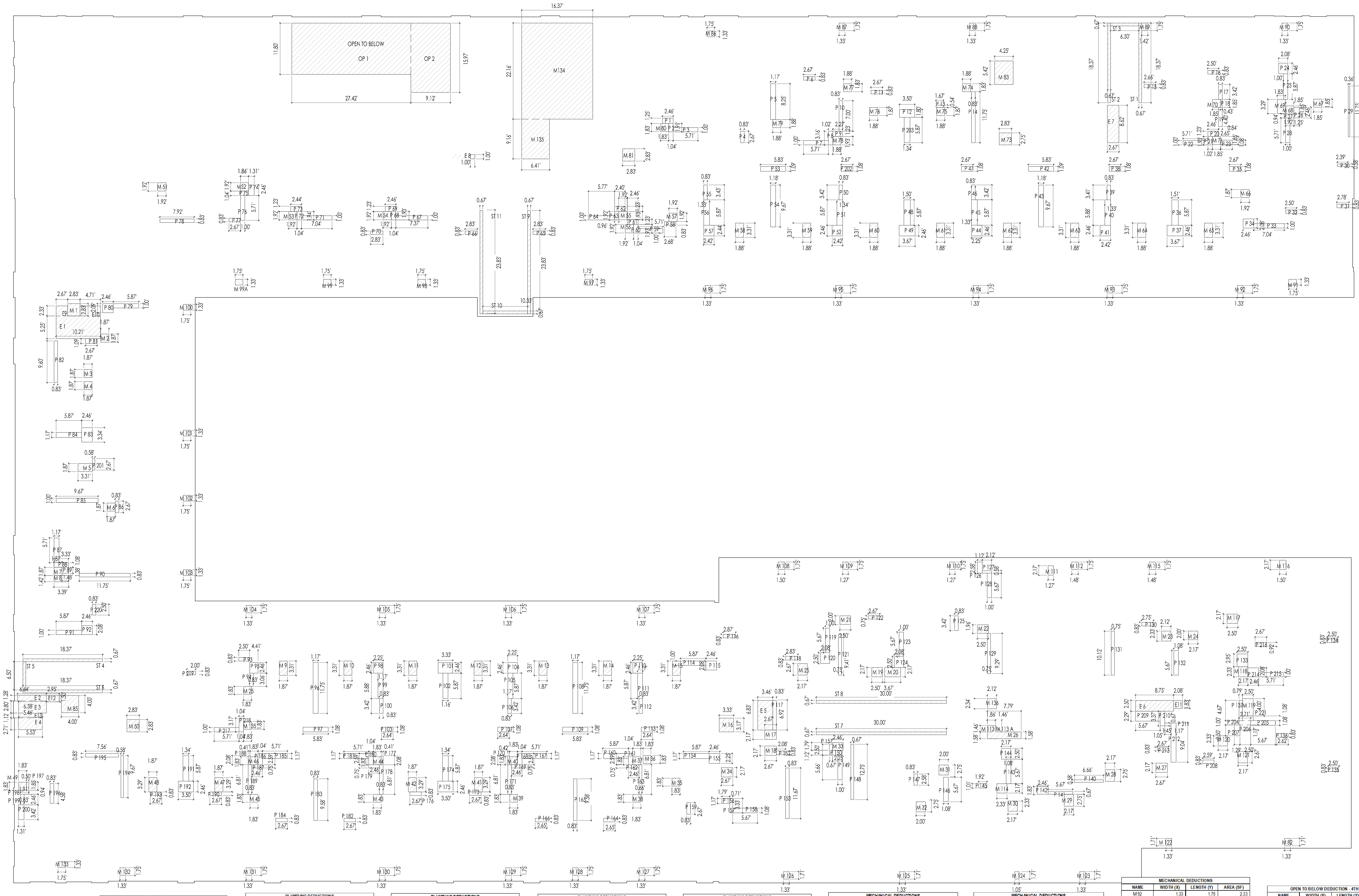
DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS 3RD FLOOR

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-013.00
DRAWING :	16 OF 139



LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)
CR	CORRIDOR (QH)
RF	REFUSE ROOM (QH)
ST	STAIRS
OP	OPEN TO BELOW
BH	BULKHEAD
BR	BICYCLE ROOM
M	MECHANICAL
L	LAUNDRY ROOM (QH)
P	PLUMBING
E	ELECTRICAL
▨	DEDUCTIONS

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 01	2.46	1.25	3.08
P 02	1.04	1.91	1.99
P 03	5.71	1.00	5.71
P 04	0.83	2.67	2.22
P 05	1.17	8.25	9.65
P 06	2.67	0.83	2.22
P 07	5.71	1.00	5.71
P 08	1.02	3.16	3.22
P 09	2.27	1.23	2.79
P 10	0.83	7.00	5.81
P 11	2.67	0.83	2.22
P 12	3.50	1.80	6.30
P 13	1.67	0.54	0.90
P 14	0.83	11.75	9.75
P 15	2.66	0.83	2.21
P 16	2.50	0.83	2.08
P 17	0.83	3.42	2.84
P 18	0.43	1.85	0.80
P 19	0.84	4.40	3.70
P 20	2.46	1.23	3.03
P 21	1.02	1.93	1.97
P 22	5.71	1.00	5.71
P 23	2.65	1.08	2.86
P 24	2.08	2.46	5.12
P 25	1.00	5.87	5.87
P 26	1.25	2.46	3.08
P 27	1.92	0.94	1.80
P 28	1.00	5.71	5.71
P 29	0.36	11.75	4.23
P 30	2.39	0.58	1.39
P 31	2.78	0.83	2.31
P 32	2.50	0.83	2.08
P 33	7.04	1.00	7.04
P 34	2.46	2.08	5.12
P 35	2.67	1.08	2.88
P 36	1.51	5.87	8.86
P 37	3.67	2.46	9.03
P 38	2.67	1.08	2.88
P 39	0.83	3.41	2.83
P 40	1.33	5.87	7.81
P 41	2.42	2.46	5.95
P 42	5.83	1.09	6.35
P 43	1.18	9.67	11.41
P 44	2.25	2.46	5.54
P 45	1.33	5.87	7.81

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 46	0.83	3.42	2.84
P 47	2.67	1.08	2.88
P 48	1.50	5.87	8.81
P 49	3.67	2.46	9.03
P 50	0.83	3.41	2.83
P 51	1.34	5.87	7.87
P 52	2.42	2.46	5.95
P 53	5.83	1.09	6.35
P 54	1.18	9.67	11.41
P 55	0.83	3.43	2.85
P 56	1.33	5.87	7.81
P 57	2.42	2.44	5.90
P 58	2.67	0.83	2.22
P 59	5.71	1.00	5.71
P 60	1.04	1.93	2.01
P 61	2.46	1.23	3.03
P 62	2.40	1.23	2.95
P 63	0.96	1.93	1.85
P 64	5.77	1.00	5.77
P 65	2.83	0.83	2.35
P 66	2.83	0.83	2.35
P 67	7.37	1.00	7.37
P 68	1.04	1.93	2.01
P 69	2.46	1.23	3.03
P 70	2.83	0.83	2.35
P 71	7.04	1.00	7.04
P 72	1.04	1.94	2.02
P 73	2.44	1.23	3.00
P 74	1.31	2.46	3.22
P 75	1.86	1.04	1.93
P 76	1.00	5.71	5.71
P 77	2.67	0.83	2.22
P 78	7.92	0.83	6.57
P 79	5.87	1.00	5.87
P 80	2.46	2.09	5.14
P 81	2.67	1.09	2.91
P 82	0.83	9.60	7.97
P 83	2.46	3.34	8.22
P 84	5.87	1.17	6.87
P 85	9.67	1.00	9.67
P 86	0.83	2.67	2.22
P 87	1.17	5.71	6.68
P 88	3.33	1.08	3.60
P 89	1.48	1.38	2.04
P 90	11.75	0.83	9.75

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 91	5.87	1.00	5.87
P 92	2.46	2.08	5.12
P 93	2.50	0.83	2.08
P 94	0.83	3.06	2.54
P 95	1.92	2.46	4.72
P 96	1.17	11.75	13.75
P 97	5.83	1.08	6.30
P 98	2.25	2.46	5.54
P 99	1.17	5.88	6.88
P 100	0.83	3.42	2.84
P 101	3.33	2.46	8.19
P 102	1.16	5.87	6.81
P 103	2.64	1.08	2.85
P 104	2.25	2.46	5.54
P 105	1.17	5.87	6.87
P 106	0.83	3.42	2.84
P 107	2.64	1.08	2.85
P 108	1.17	11.75	13.75
P 109	5.83	1.08	6.30
P 110	2.25	2.46	5.54
P 111	1.17	5.87	6.87
P 112	0.83	3.42	2.84
P 113	2.64	1.08	2.85
P 114	5.87	1.00	5.87
P 115	2.46	2.08	5.12
P 116	2.87	0.83	2.38
P 117	0.83	6.92	5.74
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.42	2.84
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.75	0.83	2.28
P 131	0.75	10.12	7.59
P 132	1.08	5.67	6.12
P 133	2.50	2.95	7.38
P 134	2.50	0.83	2.08
P 135	2.50	0.83	2.08

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 136	2.62	0.83	2.17
P 137	0.79	4.67	3.69
P 140	6.66	0.58	3.86
P 141	5.67	0.67	3.80
P 142	2.46	1.83	4.50
P 143	1.08	5.67	6.12
P 144	2.17	2.50	5.43
P 145	1.92	1.00	1.92
P 146	1.08	5.67	6.12
P 147	0.83	2.58	2.14
P 148	0.67	12.75	8.54
P 149	1.00	5.67	5.67
P 150	2.25	1.12	2.52
P 151	0.67	2.50	1.68
P 152	2.08	0.83	1.73
P 153	0.83	11.67	9.69
P 154	5.87	1.17	6.87
P 155	2.46	2.25	5.54
P 156	1.79	1.17	2.09
P 157	0.71	3.33	2.36
P 158	5.67	1.08	6.12
P 159	0.83	2.67	2.22
P 160	5.87	1.17	6.87
P 161	1.04	2.59	2.69
P 162	2.46	0.75	1.85
P 163	0.66	6.81	4.49
P 164	2.65	0.83	2.20
P 165	0.83	9.58	7.95
P 166	2.65	0.83	2.20
P 167	5.71	1.17	6.68
P 168	1.04	2.59	2.69
P 169	2.46	0.75	1.85
P 170	0.42	2.08	0.87
P 171	0.83	6.81	5.65
P 172	7.37	0.58	4.27
P 173	2.67	0.83	2.22
P 174	1.34	5.87	7.87
P 175	3.50	2.46	8.61
P 176	2.67	0.83	2.22
P 177	0.41	2.08	0.85
P 178	0.83	6.81	5.65
P 179	2.46	0.75	1.85
P 180	1.04	2.59	2.69
P 181	5.71	1.17	6.68
P 182	2.67	0.83	2.22

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 183	0.83	9.58	7.95
P 184	2.67	0.83	2.22
P 185	5.71	1.17	6.68
P 186	1.04	2.59	2.69
P 187	2.46	0.75	1.85
P 188	0.41	2.08	0.85
P 189	0.83	6.81	5.65
P 190	2.67	0.83	2.22
P 191	1.34	5.87	7.87
P 192	3.50	2.46	8.61
P 193	2.67	0.83	2.22
P 194	1.17	8.16	9.55
P 195	0.83	1.50	1.25
P 196	0.83	4.58	3.80
P 197	0.50	1.85	0.93
P 198	1.86	0.94	1.75
P 199	0.83	2.46	2.04
P 200	1.31	3.42	4.48
P 201	0.58	2.67	1.55
P 202	2.67	1.08	2.88
P 203	1.34	5.87	7.87
P 204	2.71	1.00	2.71
P 205	5.67	1.08	6.12
P 206	2.50	1.17	2.93
P 207	1.29	2.50	3.23
P 208	2.59	0.83	2.15
P 209	5.67	2.29	12.98
P 210	1.05	3.37	3.54
P 211	1.45	0.67	0.97
P 212	1.17	9.04	10.58
P 213	2.67	0.83	2.22
P 214	2.46	2.08	5.12
P 215	5.71	1.00	5.71
P 216	2.67	0.92	2.46
P 217	5.71	1.00	5.71
P 218	1.04	3.17	3.30
P 219	2.00	0.83	1.66
P 220	0.83	2.50	2.08
TOTAL			995.30

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M01	2.83	2.83	8.01
M02	1.87	1.87	3.50
M03	1.87	1.87	3.50
M04	1.87	1.87	3.50
M05	3.31	1.87	6.19
M06	1.87	1.87	3.50
M07	1.87	1.87	3.50
M08	3.39	1.42	4.81
M09	1.87	3.31	6.19
M10	1.87	3.31	6.19
M11	1.87	3.31	6.19
M12	1.87	3.31	6.19
M13	1.87	3.31	6.19
M14	1.87	3.31	6.19
M15	1.87	3.31	6.19
M16	3.33	3.17	10.56
M17	2.67	2.17	5.79
M18	2.67	2.17	5.79
M19	2.50	2.17	5.43
M20	3.67	2.17	7.96
M21	2.50	2.00	5.00
M22	2.50	1.96	4.90
M23	2.17	2.00	4.34
M24	2.17	2.00	4.34
M25	1.83	1.83	3.35
M26	7.79	1.58	12.31
M27	2.67	2.17	5.79
M28	2.17	2.75	5.97
M29	2.17	2.75	5.97
M30	2.17	2.67	5.79
M31	2.00	2.75	5.50
M32	2.00	2.75	5.50
M33	2.46	1.79	4.40
M34	2.67	2.17	5.79
M35	1.83	1.83	3.35
M36	1.83	1.83	3.35
M37	1.83	1.83	3.35
M38	1.83	1.83	3.35
M39	1.83	1.83	3.35
M40	1.83	1.83	3.35
M41	1.83	3.29	6.02
M42	1.83	3.29	6.02
M43	1.83	1.83	3.35
M44	1.83	1.83	3.35
M45	1.83	1.83	3.35

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
M46	1.83	1.83	3.35
M47	1.87	3.29	6.15
M48	1.87	3.29	6.15
M49	1.83	1.83	3.35
M50	2.83	2.83	8.01
M51	1.92	1.92	3.69
M52	1.92	1.92	3.69
M53	1.92	1.92	3.69
M54	1.92	1.92	3.69
M55	1.92	1.92	3.69
M56	1.92	1.92	3.69
M57	1.92	1.92	3.69
M58	1.88	3.31	6.22
M59	1.88	3.31	6.22
M60	1.88	3.31	6.22
M61	1.88	3.31	6.22
M62	1.88	3.31	6.22
M63	1.88	3.31	6.22
M64	1.88	3.31	6.22
M65	1.88	3.31	6.22
M66	1.92	1.87	3.59
M67	1.85	1.85	3.42
M68	1.85	1.85	3.42
M69	1.83	3.29	6.02
M70	1.85	1.85	3.42
M71	1.85	1.85	3.42
M72	1.83	1.83	3.35
M73	2.83	2.75	7.78
M74	1.88	1.83	3.44
M75	1.88	1.87	3.52
M76	1.88	1.87	3.52
M77	1.88	1.83	3.44
M78	1.88	1.93	3.63
M79	1.88	1.88	3.53
M80	1.83	1.83	3.35
M81	2.83	2.83	8.01
M82	1.33	1.71	2.27
M83	4.25	5.42	23.04
M85	4.00	4.00	16.00
M86	1.75	1.33	2.33
M87	1.33	1.75	2.33
M88	1.33	1.75	2.33
M89	1.42	1.75	2.49
M90	1.33	1.75	2.33
M91	1.75	1.33	2.33

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 92	1.33	1.75	2.33
M 93	1.33	1.75	2.33
M 94	1.33	1.75	2.33
M 95	1.33	1.75	2.33
M 96	1.33	1.75	2.33
M 97	1.75	1.33	2.33
M 98	1.75	1.33	2.33
M 99	1.75	1.33	2.33
M 99A	1.75	1.33	2.33
M 100	1.75	1.33	2.33
M 101	1.75	1.33	2.33
M 102	1.75	1.33	2.33
M 103	1.75	1.33	2.33
M 104	1.75	1.33	2.33
M 105	1.33	1.75	2.33
M 106	1.33	1.75	2.33
M 107	1.33	1.75	2.33
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.27	1.75	2.22
M 111	1.27	2.17	2.76
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M113 A	1.46	1.46	1.70
M 114	2.33	2.17	1.70
M 115	1.48	1.75	1.70
M 116	1.50	2.17	3.26
M 117	2.50	2.17	5.43
M 118	2.17	2.33	5.06
M 119	2.50	4.00	10.00
M 120	2.17	2.33	5.06
M 121	2.17	2.67	5.79
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.05	1.71	1.80
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	1.33	1.75	2.33
M 128	1.33	1.75	2.33
M 129	1.33	1.75	2.33
M 130	1.33	1.75	2.33
M 131	1.33	1.75	2.33
M 132	1.33	1.75	2.33
M 133	1.75	1.33	2.33
M 134	16.37	22.16	362.76
M 135	6.41	9.16	58.72
M 136	2.12	2.34	4.96
TOTAL			1,009.40

OPEN TO BELOW DEDUCTION - 4TH FLOOR

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
OP 01	27.42	11.80	323.56
OP 02	9.12	15.97	145.65
TOTAL			469.20

RESIDENTIAL STAIRS DEDUCTION

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 01	0.67	18.37	12.31
ST 02	0.67	18.37	12.31
ST 03	6.50	0.67	4.36
ST 04	18.37	0.67	12.31
ST 05	0.67	6.50	4.36
ST 06	18.37	0.67	12.31
ST 07	30.00	0.67	20.10
ST 08	30.00	0.67	20.10
ST 09	0.67	23.83	15.97
ST 10	10.33	0.67	6.92
ST 11	0.67	23.83	15.97
TOTAL			136.99

ELECTRICAL DEDUCTION- 4TH FLOOR

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 1	10.21	5.25	53.60
E 2	6.64	1.28	8.50
E 3	6.38	2.80	17.86
E 4	5.53	2.71	14.99
E 5	3.46	6.83	23.63
E 6	8.75	2.50	21.88
E 7	2.67	8.62	23.02
E 8	1.00	1.00	1.00
E 9	2.67	2.33	6.22
E 10	4.71	2.33	10.97
E 11	2.08	1.83	3.81
E 12	2.95	1.50	4.43
E 13	5.46	1.12	6.12
TOTAL			196.02

4TH FLOOR

TOTAL GROSS FLOOR AREA	44,005.15
MECH + STAIRS DEDUCTIONS	2,806.91
QUALITY HOUSING CREDIT-REFUSE STORAGE	5,320.50
TOTAL ZONING FLOOR AREA	35,877.74

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
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FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
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STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
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FAX : (646) 487-5501

MEP ENGINEER:

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New York, New York 10036
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ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
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CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
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INTERIOR ARCHITECT

SLADE ARCHITECTURE
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LANDSCAPE ARCHITECT

MATHEWS NIELSEN
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LIGHTING CONSULTANT

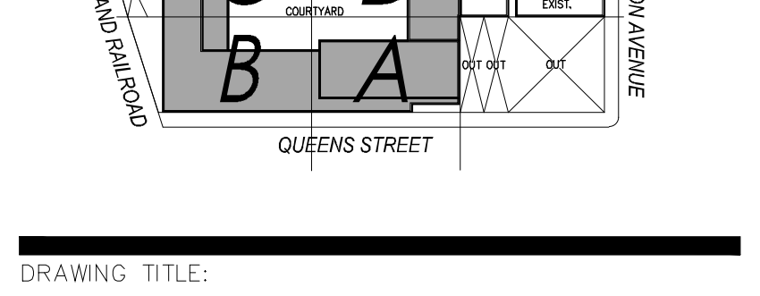
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N 1/8" = 1'-0"

KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS 4TH FLOOR

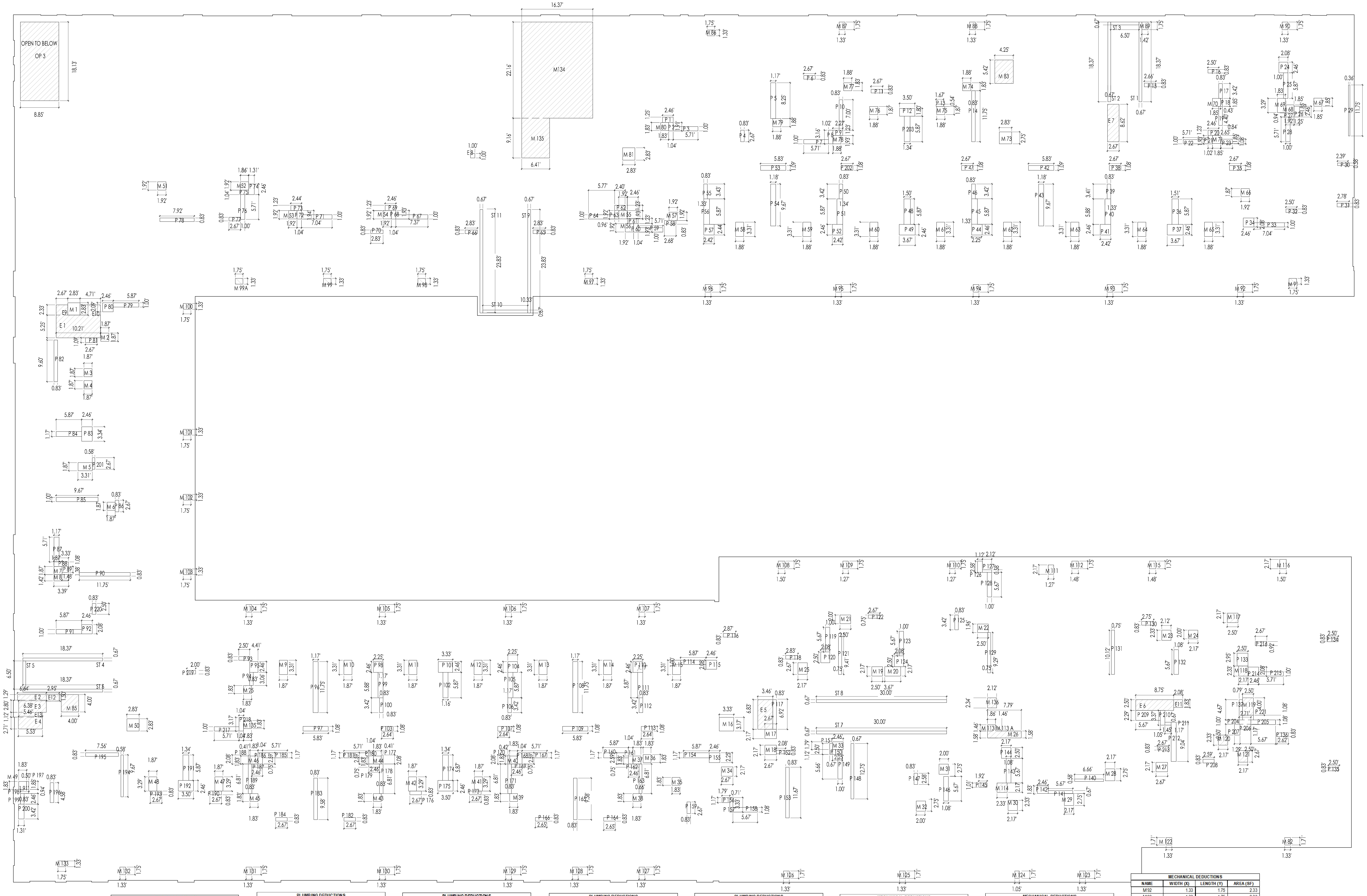
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-014.00
DRAWING :	17 OF 139

DEPT OF BLDGS 420651823 Job Number

ES953002902 Scan Code



LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)
CR	CORRIDOR (QH)
RF	REFUSE ROOM (QH)
ST	STAIRS
OP	OPEN TO BELOW
BH	BULKHEAD
BR	BICYCLE ROOM
M	MECHANICAL
L	LAUNDRY ROOM (QH)
P	PLUMBING
E	ELECTRICAL
▨	DEDUCTIONS

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 01	2.46	1.25	3.08
P 02	1.04	1.91	1.99
P 03	5.71	1.00	5.71
P 04	0.83	2.67	2.22
P 05	1.17	8.25	9.65
P 06	2.67	0.83	2.22
P 07	5.71	1.00	5.71
P 08	1.02	3.16	3.22
P 09	2.27	1.23	2.79
P 10	0.83	7.00	5.81
P 11	2.67	0.83	2.22
P 12	3.50	1.80	6.30
P 13	1.67	0.54	0.90
P 14	0.83	11.75	9.75
P 15	2.66	0.83	2.21
P 16	2.50	0.83	2.08
P 17	0.83	3.42	2.84
P 18	0.43	1.85	0.80
P 19	0.84	4.40	3.70
P 20	2.46	1.23	3.03
P 21	1.02	1.93	1.97
P 22	5.71	1.00	5.71
P 23	2.65	1.08	2.86
P 24	2.08	2.46	5.12
P 25	1.00	5.87	5.87
P 26	1.25	2.46	3.08
P 27	1.92	0.94	1.80
P 28	1.00	5.71	5.71
P 29	0.36	11.75	4.23
P 30	2.39	0.58	1.39
P 31	2.78	0.83	2.31
P 32	2.50	0.83	2.08
P 33	7.04	1.00	7.04
P 34	2.46	2.08	5.12
P 35	2.67	1.08	2.88
P 36	1.51	5.87	8.86
P 37	3.67	2.46	9.03
P 38	2.67	1.08	2.88
P 39	0.83	3.41	2.83
P 40	1.33	5.87	7.81
P 41	2.42	2.46	5.95
P 42	5.83	1.09	6.35
P 43	1.18	9.67	11.41
P 44	2.25	2.46	5.54
P 45	1.33	5.87	7.81

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 46	0.83	3.42	2.84
P 47	2.67	1.08	2.88
P 48	1.50	5.87	8.81
P 49	3.67	2.46	9.03
P 50	0.83	3.41	2.83
P 51	1.34	5.87	7.87
P 52	2.42	2.46	5.95
P 53	5.83	1.09	6.35
P 54	1.18	9.67	11.41
P 55	0.83	3.43	2.85
P 56	1.33	5.87	7.81
P 57	2.42	2.44	5.90
P 58	2.67	0.83	2.22
P 59	5.71	1.00	5.71
P 60	1.04	1.93	2.01
P 61	2.46	1.23	3.03
P 62	2.40	1.23	2.95
P 63	0.96	1.93	1.85
P 64	5.77	1.00	5.77
P 65	2.83	0.83	2.35
P 66	2.83	0.83	2.35
P 67	7.37	1.00	7.37
P 68	1.04	1.93	2.01
P 69	2.46	1.23	3.03
P 70	2.83	0.83	2.35
P 71	7.04	1.00	7.04
P 72	1.04	1.94	2.02
P 73	2.44	1.23	3.00
P 74	1.31	2.46	3.22
P 75	1.86	1.04	1.93
P 76	1.00	5.71	5.71
P 77	2.67	0.83	2.22
P 78	7.92	0.83	6.57
P 79	5.87	1.00	5.87
P 80	2.46	2.09	5.14
P 81	2.67	1.09	2.91
P 82	0.83	9.60	7.97
P 83	2.46	3.34	8.22
P 84	5.87	1.17	6.87
P 85	9.67	1.00	9.67
P 86	0.83	2.67	2.22
P 87	1.17	5.71	6.68
P 88	3.33	1.08	3.60
P 89	1.48	1.38	2.04
P 90	11.75	0.83	9.75

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 91	5.87	1.00	5.87
P 92	2.46	2.08	5.12
P 93	2.50	0.83	2.08
P 94	0.83	3.06	2.54
P 95	1.92	2.46	4.72
P 96	1.17	11.75	13.75
P 97	5.83	1.08	6.30
P 98	2.25	2.46	5.54
P 99	1.17	5.88	6.88
P 100	0.83	3.42	2.84
P 101	3.33	2.46	8.19
P 102	1.16	5.87	6.81
P 103	2.64	1.08	2.85
P 104	2.25	2.46	5.54
P 105	1.17	5.87	6.87
P 106	0.83	3.42	2.84
P 107	2.64	1.08	2.85
P 108	1.17	11.75	13.75
P 109	5.83	1.08	6.30
P 110	2.25	2.46	5.54
P 111	1.17	5.87	6.87
P 112	0.83	3.42	2.84
P 113	2.64	1.08	2.85
P 114	5.87	1.00	5.87
P 115	2.46	2.08	5.12
P 116	2.87	0.83	2.38
P 117	0.83	6.92	5.74
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.42	2.84
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.75	0.83	2.28
P 131	0.75	10.12	7.59
P 132	1.08	5.67	6.12
P 133	2.50	2.95	7.38
P 134	2.50	0.83	2.08
P 135	2.50	0.83	2.08

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 136	2.62	0.83	2.17
P 137	0.79	4.67	3.69
P 140	6.66	0.58	3.86
P 141	5.67	0.67	3.80
P 142	2.46	1.83	4.50
P 143	1.08	5.67	6.12
P 144	2.17	2.50	5.43
P 145	1.92	1.00	1.92
P 146	1.08	5.67	6.12
P 147	0.83	2.58	2.14
P 148	0.67	12.75	8.54
P 149	1.00	5.67	5.67
P 150	2.25	1.12	2.52
P 151	0.67	2.50	1.68
P 152	2.08	0.83	1.73
P 153	0.83	11.67	9.69
P 154	5.87	1.17	6.87
P 155	2.46	2.25	5.54
P 156	1.79	1.17	2.09
P 157	0.71	3.33	2.36
P 158	5.67	1.08	6.12
P 159	0.83	2.67	2.22
P 160	5.87	1.17	6.87
P 161	1.04	2.59	2.69
P 162	2.46	0.75	1.85
P 163	0.66	6.81	4.49
P 164	2.65	0.83	2.20
P 165	0.83	9.58	7.95
P 166	2.65	0.83	2.20
P 167	5.71	1.17	6.68
P 168	1.04	2.59	2.69
P 169	2.46	0.75	1.85
P 170	0.42	2.08	0.87
P 171	0.83	6.81	5.65
P 172	7.37	0.58	4.27
P 173	2.67	0.83	2.22
P 174	1.34	5.87	7.87
P 175	3.50	2.46	8.61
P 176	2.67	0.83	2.22
P 177	0.41	2.08	0.85
P 178	0.83	6.81	5.65
P 179	2.46	0.75	1.85
P 180	1.04	2.59	2.69
P 181	5.71	1.17	6.68
P 182	2.67	0.83	2.22

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 183	0.83	9.58	7.95
P 184	2.67	0.83	2.22
P 185	5.71	1.17	6.68
P 186	1.04	2.59	2.69
P 187	2.46	0.75	1.85
P 188	0.41	2.08	0.85
P 189	0.83	6.81	5.65
P 190	2.67	0.83	2.22
P 191	1.34	5.87	7.87
P 192	3.50	2.46	8.61
P 193	2.67	0.83	2.22
P 194	1.17	8.16	9.55
P 195	0.83	1.50	1.25
P 196	0.83	4.58	3.80
P 197	0.50	1.85	0.93
P 198	1.86	0.94	1.75
P 199	0.83	2.46	2.04
P 200	1.31	3.42	4.48
P 201	0.58	2.67	1.55
P 202	2.67	1.08	2.88
P 203	1.34	5.87	7.87
P 204	2.71	1.00	2.71
P 205	5.67	1.08	6.12
P 206	2.50	1.17	2.93
P 207	1.29	2.50	3.23
P 208	2.59	0.83	2.15
P 209	5.67	2.29	12.98
P 210	1.05	3.37	3.54
P 211	1.45	0.67	0.97
P 212	1.17	9.04	10.58
P 213	2.67	0.83	2.22
P 214	2.46	2.08	5.12
P 215	5.71	1.00	5.71
P 216	2.67	0.92	2.46
P 217	5.71	1.00	5.71
P 218	1.04	3.17	3.30
P 219	2.00	0.83	1.66
P 220	0.83	2.50	2.08
TOTAL			995.30

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 01	2.83	2.83	8.01
M 02	1.87	1.87	3.50
M 03	1.87	1.87	3.50
M 04	1.87	1.87	3.50
M 05	3.31	1.87	6.19
M 06	1.87	1.87	3.50
M 07	1.87	1.87	3.50
M 08	3.39	1.42	4.81
M 09	1.87	3.31	6.19
M 10	1.87	3.31	6.19
M 11	1.87	3.31	6.19
M 12	1.87	3.31	6.19
M 13	1.87	3.31	6.19
M 14	1.87	3.31	6.19
M 15	1.87	3.31	6.19
M 16	3.33	3.17	10.56
M 17	2.67	2.17	5.79
M 18	2.67	2.17	5.79
M 19	2.50	2.17	5.43
M 20	3.67	2.17	7.96
M 21	2.50	2.00	5.00
M 22	2.50	1.96	4.90
M 23	2.17	2.00	4.34
M 24	2.17	2.00	4.34
M 25	1.83	1.83	3.35
M 26	7.79	1.58	12.31
M 27	2.67	2.17	5.79
M 28	2.17	2.75	5.97
M 29	2.17	2.75	5.97
M 30	2.17	2.67	5.79
M 31	2.00	2.75	5.50
M 32	2.00	2.75	5.50
M 33	2.46	1.79	4.40
M 34	2.67	2.17	5.79
M 35	1.83	1.83	3.35
M 36	1.83	1.83	3.35
M 37	1.83	1.83	3.35
M 38	1.83	1.83	3.35
M 39	1.83	1.83	3.35
M 40	1.83	1.83	3.35
M 41	1.83	3.29	6.02
M 42	1.83	3.29	6.02
M 43	1.83	1.83	3.35
M 44	1.83	1.83	3.35
M 45	1.83	1.83	3.35

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 46	1.83	1.83	3.35
M 47	1.87	3.29	6.15
M 48	1.87	3.29	6.15
M 49	1.83	1.83	3.35
M 50	2.83	2.83	8.01
M 51	1.92	1.92	3.69
M 52	1.92	1.92	3.69
M 53	1.92	1.92	3.69
M 54	1.92	1.92	3.69
M 55	1.92	1.92	3.69
M 56	1.92	1.92	3.69
M 57	1.92	1.92	3.69
M 58	1.88	3.31	6.22
M 59	1.88	3.31	6.22
M 60	1.88	3.31	6.22
M 61	1.88	3.31	6.22
M 62	1.88	3.31	6.22
M 63	1.88	3.31	6.22
M 64	1.88	3.31	6.22
M 65	1.88	3.31	6.22
M 66	1.92	1.87	3.59
M 67	1.85	1.85	3.42
M 68	1.85	1.85	3.42
M 69	1.83	3.29	6.02
M 70	1.85	1.85	3.42
M 71	1.85	1.85	3.42
M 72	1.83	1.83	3.35
M 73	2.83	2.75	7.78
M 74	1.88	1.83	3.44
M 75	1.88	1.87	3.52
M 76	1.88	1.87	3.52
M 77	1.88	1.83	3.44
M 78	1.88	1.93	3.63
M 79	1.88	1.88	3.53
M 80	1.83	1.83	3.35
M 81	2.83	2.83	8.01
M 82	1.33	1.71	2.27
M 83	4.25	5.42	23.04
M 85	4.00	4.00	16.00
M 86	1.75	1.33	2.33
M 87	1.33	1.75	2.33
M 88	1.33	1.75	2.33
M 89	1.42	1.75	2.49
M 90	1.33	1.75	2.33
M 91	1.75	1.33	2.33

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 92	1.33	1.75	2.33
M 93	1.33	1.75	2.33
M 94	1.33	1.75	2.33
M 95	1.33	1.75	2.33
M 96	1.33	1.75	2.33
M 97	1.75	1.33	2.33
M 98	1.75	1.33	2.33
M 99	1.75	1.33	2.33
M 99A	1.75	1.33	2.33
M 100	1.75	1.33	2.33
M 101	1.75	1.33	2.33
M 102	1.75	1.33	2.33
M 103	1.75	1.33	2.33
M 104	1.75	1.33	2.33
M 105	1.33	1.75	2.33
M 106	1.33	1.75	2.33
M 107	1.33	1.75	2.33
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.27	1.75	2.22
M 111	1.27	2.17	2.76
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	1.70
M 114	2.33	2.17	1.70
M 115	1.48	1.75	1.70
M 116	1.50	2.17	3.26
M 117	2.50	2.17	5.43
M 118	2.17	2.33	5.06
M 119	2.50	4.00	10.00
M 120	2.17	2.33	5.06
M 121	2.17	2.67	5.79
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.05	1.71	1.80
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	1.33	1.75	2.33
M 128	1.33	1.75	2.33
M 129	1.33	1.75	2.33
M 130	1.33	1.75	2.33
M 131	1.33	1.75	2.33
M 132	1.33	1.75	2.33
M 133	1.75	1.33	2.33
M 134	16.37	22.16	362.76
M 135	6.41	9.16	58.72
M 136	2.12	2.34	4.96
TOTAL			1,009.40

OPEN TO BELOW DEDUCTION - 5TH FLOOR

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
OP 03	8.85	18.13	160.45
TOTAL			160.45

RESIDENTIAL STAIRS DEDUCTION

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 01	0.67	18.37	12.31
ST 02	0.67	18.37	12.31
ST 03	6.50	0.67	4.36
ST 04	18.37	0.67	12.31
ST 05	0.67	6.50	4.36
ST 06	18.37	0.67	12.31
ST 07	30.00	0.67	20.10
ST 08	30.00	0.67	20.10
ST 09	0.67	23.83	15.97
ST 10	10.33	0.67	6.92
ST 11	0.67	23.83	15.97
TOTAL			136.99

ELECTRICAL DEDUCTION- 5TH FLOOR

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 1	10.21	5.25	53.60
E 2	6.64	1.29	8.57
E 3	6.38	2.80	17.86
E 4	5.53	2.71	14.99
E 5	3.46	6.83	23.63
E 6	8.75	2.50	21.88
E 7	2.67	8.62	23.02
E 8	1.00	1.00	1.00
E 9	2.67	2.33	6.22
E 10	4.71	2.33	10.97
E 11	2.08	1.83	3.81
E 12	2.95	1.50	4.43
E13	5.46	1.12	6.12
TOTAL			196.08

5TH FLOOR

TOTAL GROSS FLOOR AREA	44,005.15
MECH + STAIRS DEDUCTIONS	2,498.23
QUALITY HOUSING CREDIT-REFUSE STORAGE	5,872.66
TOTAL ZONING FLOOR AREA	35,634.26

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

**43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.**
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

**MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.**
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

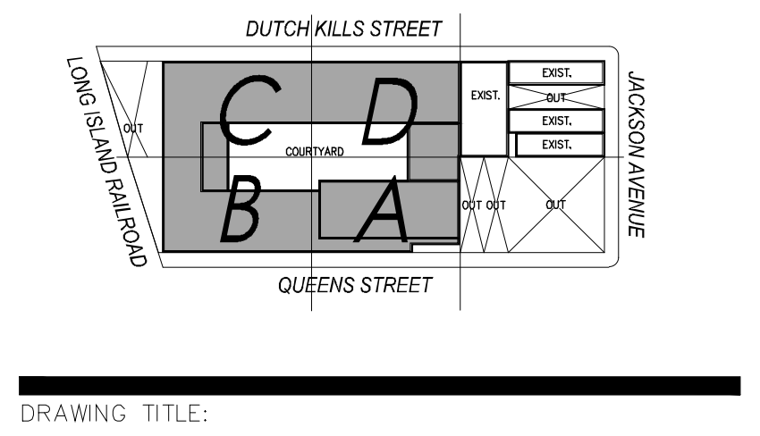
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N 1/8" = 1'-0"

KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS 5TH FLOOR

SEAL & SIGNATURE:

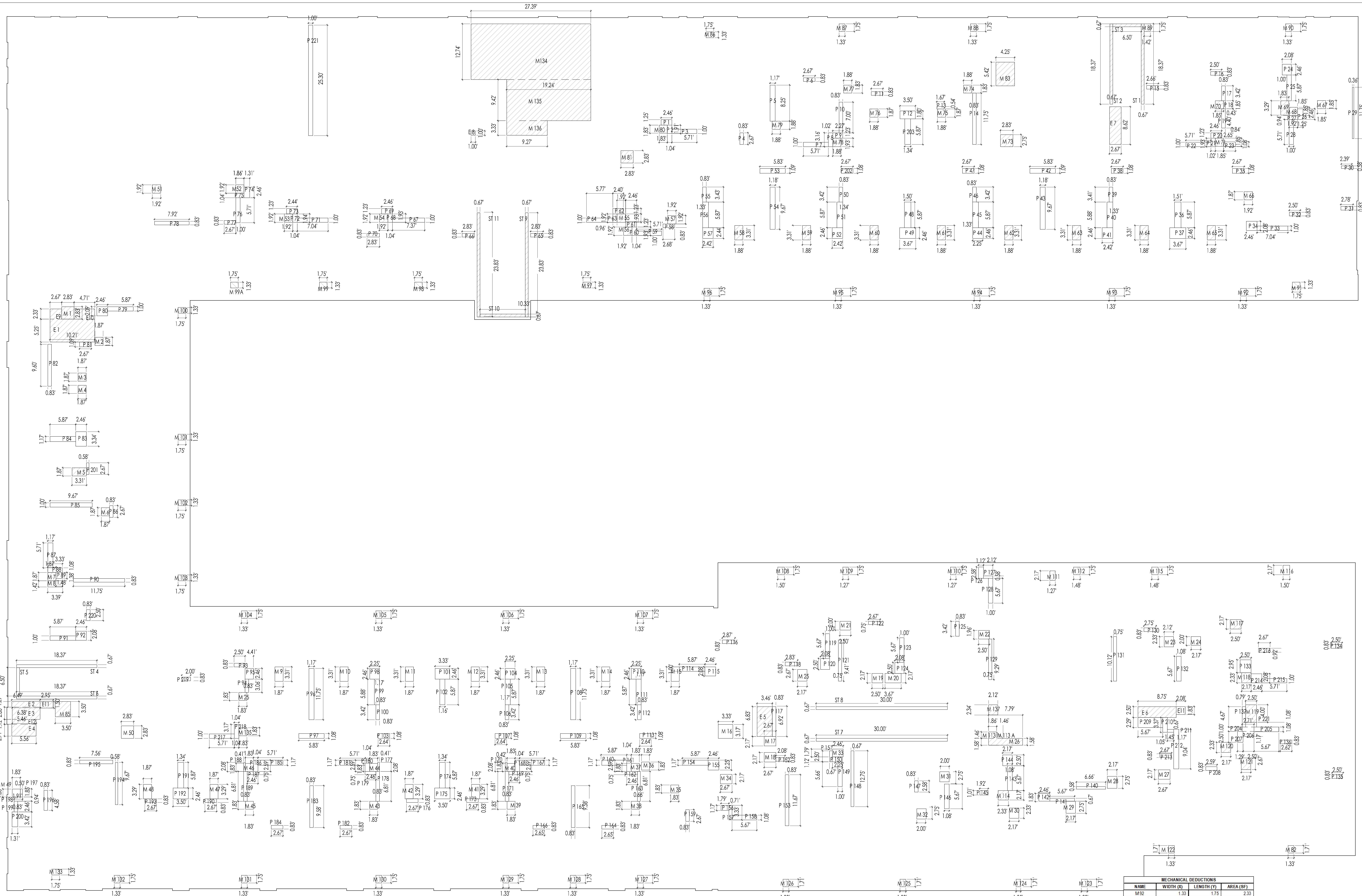
ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: Z-015.00

DRAWING : 18 OF 139

DEPT OF BLDGS 420651823 Job Number

ES576191603 Scan Code



LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)
CR	CORRIDOR (QH)
RF	REFUSE ROOM (QH)
ST	STAIRS
OP	OPEN TO BELOW
BH	BULKHEAD
BR	BICYCLE ROOM
M	MECHANICAL
L	LAUNDRY ROOM (QH)
P	PLUMBING
E	ELECTRICAL
▨	DEDUCTIONS

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 01	2.46	1.25	3.08
P 02	1.04	1.91	1.99
P 03	5.71	1.00	5.71
P 04	0.83	2.67	2.22
P 05	1.17	8.25	9.65
P 06	2.67	0.83	2.22
P 07	5.71	1.00	5.71
P 08	1.02	3.16	3.22
P 09	2.27	1.23	2.79
P 10	0.83	7.00	5.81
P 11	2.67	0.83	2.22
P 12	3.50	1.80	6.30
P 13	1.67	0.54	0.90
P 14	0.83	11.75	9.75
P 15	2.66	0.83	2.21
P 16	2.50	0.83	2.08
P 17	0.83	3.42	2.84
P 18	0.43	1.85	0.80
P 19	0.84	4.40	3.70
P 20	2.46	1.23	3.03
P 21	1.02	1.93	1.97
P 22	5.71	1.00	5.71
P 23	2.65	1.08	2.86
P 24	2.08	2.46	5.12
P 25	1.00	5.87	5.87
P 26	1.25	2.46	3.08
P 27	1.92	0.94	1.80
P 28	1.00	5.71	5.71
P 29	0.36	11.75	4.23
P 30	2.39	0.58	1.39
P 31	2.78	0.83	2.31
P 32	2.50	0.83	2.08
P 33	7.04	1.00	7.04
P 34	2.46	2.08	5.12
P 35	2.67	1.08	2.88
P 36	1.51	5.87	8.86
P 37	3.67	2.46	9.03
P 38	2.67	1.08	2.88
P 39	0.83	3.41	2.83
P 40	1.33	5.87	7.81
P 41	2.42	2.46	5.95
P 42	5.83	1.09	6.35
P 43	1.18	9.67	11.41
P 44	2.25	2.46	5.54
P 45	1.33	5.87	7.81

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 46	0.83	3.42	2.84
P 47	2.67	1.08	2.88
P 48	1.50	5.87	8.81
P 49	3.67	2.46	9.03
P 50	0.83	3.41	2.83
P 51	1.34	5.87	7.87
P 52	2.42	2.46	5.95
P 53	5.83	1.09	6.35
P 54	1.18	9.67	11.41
P 55	0.83	3.43	2.85
P 56	1.33	5.87	7.81
P 57	2.42	2.44	5.90
P 58	2.67	0.83	2.22
P 59	5.71	1.00	5.71
P 60	1.04	1.93	2.01
P 61	2.46	1.23	3.03
P 62	2.40	1.23	2.95
P 63	0.96	1.93	1.85
P 64	5.77	1.00	5.77
P 65	2.83	0.83	2.35
P 66	2.83	0.83	2.35
P 67	7.37	1.00	7.37
P 68	1.04	1.93	2.01
P 69	2.46	1.23	3.03
P 70	2.83	0.83	2.35
P 71	7.04	1.00	7.04
P 72	1.04	1.94	2.02
P 73	2.44	1.23	3.00
P 74	1.31	2.46	3.22
P 75	1.86	1.04	1.93
P 76	1.00	5.71	5.71
P 77	2.67	0.83	2.22
P 78	7.92	0.83	6.57
P 79	5.87	1.00	5.87
P 80	2.46	2.09	5.14
P 81	2.67	1.09	2.91
P 82	0.83	9.60	7.97
P 83	2.46	3.34	8.22
P 84	5.87	1.17	6.87
P 85	9.67	1.00	9.67
P 86	0.83	2.67	2.22
P 87	1.17	5.71	6.68
P 88	3.33	1.08	3.60
P 89	1.48	1.38	2.04
P 90	11.75	0.83	9.75

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 91	5.87	1.00	5.87
P 92	2.46	2.08	5.12
P 93	2.50	0.83	2.08
P 94	0.83	3.06	2.54
P 95	1.92	2.46	4.72
P 96	1.17	11.75	13.75
P 97	5.83	1.08	6.30
P 98	2.25	2.46	5.54
P 99	1.17	5.88	6.88
P 100	0.83	3.42	2.84
P 101	3.33	2.46	8.19
P 102	1.16	5.87	6.81
P 103	2.64	1.08	2.85
P 104	2.25	2.46	5.54
P 105	1.17	5.87	6.87
P 106	0.83	3.42	2.84
P 107	2.64	1.08	2.85
P 108	1.17	11.75	13.75
P 109	5.83	1.08	6.30
P 110	2.25	2.46	5.54
P 111	1.17	5.87	6.87
P 112	0.83	3.42	2.84
P 113	2.64	1.08	2.85
P 114	5.87	1.00	5.87
P 115	2.46	2.08	5.12
P 116	2.87	0.83	2.38
P 117	0.83	6.92	5.74
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.42	2.84
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.75	0.83	2.28
P 131	0.75	10.12	7.59
P 132	1.08	5.67	6.12
P 133	2.50	2.95	7.38
P 134	2.50	0.83	2.08
P 135	2.50	0.83	2.08

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 136	2.62	0.83	2.17
P 137	0.79	4.67	3.69
P 140	6.66	0.58	3.86
P 141	5.67	0.67	3.80
P 142	2.46	1.83	4.50
P 143	1.08	5.67	6.12
P 144	2.17	2.50	5.43
P 145	1.92	1.00	1.92
P 146	1.08	5.67	6.12
P 147	0.83	2.58	2.14
P 148	0.67	12.75	8.54
P 149	1.00	5.67	5.67
P 150	2.25	1.12	2.52
P 151	0.67	2.50	1.68
P 152	2.08	0.83	1.73
P 153	0.83	11.67	9.69
P 154	5.87	1.17	6.87
P 155	2.46	2.25	5.54
P 156	1.79	1.17	2.09
P 157	0.71	3.33	2.36
P 158	5.67	1.08	6.12
P 159	0.83	2.67	2.22
P 160	5.87	1.17	6.87
P 161	1.04	2.59	2.69
P 162	2.46	0.75	1.85
P 163	0.66	6.81	4.49
P 164	2.65	0.83	2.20
P 165	0.83	9.58	7.95
P 166	2.65	0.83	2.20
P 167	5.71	1.17	6.68
P 168	1.04	2.59	2.69
P 169	2.46	0.75	1.85
P 170	0.42	2.08	0.87
P 171	0.83	6.81	5.65
P 172	7.37	0.58	4.27
P 173	2.67	0.83	2.22
P 174	1.34	5.87	7.87
P 175	3.50	2.46	8.61
P 176	2.67	0.83	2.22
P 177	0.41	2.08	0.85
P 178	0.83	6.81	5.65
P 179	2.46	0.75	1.85
P 180	1.04	2.59	2.69
P 181	5.71	1.17	6.68
P 182	2.67	0.83	2.22

PLUMBING DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 183	0.83	9.58	7.95
P 184	2.67	0.83	2.22
P 185	5.71	1.17	6.68
P 186	1.04	2.59	2.69
P 187	2.46	0.75	1.85
P 188	0.41	2.08	0.85
P 189	0.83	6.81	5.65
P 190	2.67	0.83	2.22
P 191	1.34	5.87	7.87
P 192	3.50	2.46	8.61
P 193	2.67	0.83	2.22
P 194	1.17	8.16	9.55
P 195	0.83	1.50	1.25
P 196	0.83	4.58	3.80
P 197	0.50	1.85	0.93
P 198	1.86	0.94	1.75
P 199	0.83	2.46	2.04
P 200	1.31	3.42	4.48
P 201	0.58	2.67	1.55
P 202	2.67	1.08	2.88
P 203	1.34	5.87	7.87
P 204	2.71	1.00	2.71
P 205	5.67	1.08	6.12
P 206	2.50	1.17	2.93
P 207	1.29	2.50	3.23
P 208	2.59	0.83	2.15
P 209	5.67	2.29	12.98
P 210	1.05	3.37	3.54
P 211	1.45	0.67	0.97
P 212	1.17	9.04	10.58
P 213	2.67	0.83	2.22
P 214	2.46	2.08	5.12
P 215	5.71	1.00	5.71
P 216	2.67	0.92	2.46
P 217	5.71	1.00	5.71
P 218	1.04	3.17	3.30
P 219	2.00	0.83	1.66
P 220	0.83	2.50	2.08
P 221	1.00	25.30	25.30
TOTAL			1,020.60

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 01	2.83	2.83	8.01
M 02	1.87	1.87	3.50
M 03	1.87	1.87	3.50
M 04	1.87	1.87	3.50
M 05	3.31	1.87	6.19
M 06	1.87	1.87	3.50
M 07	1.87	1.87	3.50
M 08	3.39	1.42	4.81
M 09	1.87	3.31	6.19
M 10	1.87	3.31	6.19
M 11	1.87	3.31	6.19
M 12	1.87	3.31	6.19
M 13	1.87	3.31	6.19
M 14	1.87	3.31	6.19
M 15	1.87	3.31	6.19
M 16	3.33	3.17	10.56
M 17	2.67	2.17	5.79
M 18	2.67	2.17	5.79
M 19	2.50	2.17	5.43
M 20	3.67	2.17	7.96
M 21	2.50	2.00	5.00
M 22	2.50	1.96	4.90
M 23	2.17	2.00	4.34
M 24	2.17	2.00	4.34
M 25	1.83	1.83	3.35
M 26	7.79	1.58	12.31
M 27	2.67	2.17	5.79
M 28	2.17	2.75	5.97
M 29	2.17	2.75	5.97
M 30	2.17	2.67	5.79
M 31	2.00	2.75	5.50
M 32	2.00	2.75	5.50
M 33	2.46	1.79	4.40
M 34	2.67	2.17	5.79
M 35	1.83	1.83	3.35
M 36	1.83	1.83	3.35
M 37	1.83	1.83	3.35
M 38	1.83	1.83	3.35
M 39	1.83	1.83	3.35
M 40	1.83	1.83	3.35
M 41	1.83	3.29	6.02
M 42	1.83	3.29	6.02
M 43	1.83	1.83	3.35
M 44	1.83	1.83	3.35
M 45	1.83	1.83	3.35

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M46	1.83	1.83	3.35
M47	1.87	3.29	6.15
M48	1.87	3.29	6.15
M49	1.83	1.83	3.35
M50	2.83	2.83	8.01
M51	1.92	1.92	3.69
M52	1.92	1.92	3.69
M53	1.92	1.92	3.69
M54	1.92	1.92	3.69
M55	1.92	1.92	3.69
M56	1.92	1.92	3.69
M57	1.92	1.92	3.69
M58	1.88	3.31	6.22
M59	1.88	3.31	6.22
M60	1.88	3.31	6.22
M61	1.88	3.31	6.22
M62	1.88	3.31	6.22
M63	1.88	3.31	6.22
M64	1.88	3.31	6.22
M65	1.88	3.31	6.22
M66	1.92	1.87	3.59
M67	1.85	1.85	3.42
M68	1.85	1.85	3.42
M69	1.83	3.29	6.02
M70	1.85	1.85	3.42
M71	1.85	1.85	3.42
M72	1.83	1.83	3.35
M73	2.83	2.75	7.78
M74	1.88	1.83	3.44
M75	1.88	1.87	3.52
M76	1.88	1.87	3.52
M77	1.88	1.83	3.44
M78	1.88	1.93	3.63
M79	1.88	1.88	3.53
M80	1.83	1.83	3.35
M81	2.83	2.83	8.01
M82	1.33	1.71	2.27
M83	4.25	5.42	23.04
M85	4.00	4.00	16.00
M86	1.75	1.33	2.33
M87	1.33	1.75	2.33
M88	1.33	1.75	2.33
M89	1.42	1.75	2.49
M90	1.33	1.75	2.33
M91	1.75	1.33	2.33

MECHANICAL DEDUCTIONS

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 92	1.33	1.75	2.33
M 93	1.33	1.75	2.33
M 94	1.33	1.75	2.33
M 95	1.33	1.75	2.33
M 96	1.33	1.75	2.33
M 97	1.75	1.33	2.33
M 98	1.75	1.33	2.33
M 99	1.75	1.33	2.33
M 99A	1.75	1.33	2.33
M 100	1.75	1.33	2.33
M 101	1.75	1.33	2.33
M 102	1.75	1.33	2.33
M 103	1.75	1.33	2.33
M 104	1.75	1.33	2.33
M 105	1.33	1.75	2.33
M 106	1.33	1.75	2.33
M 107	1.33	1.75	2.33
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.27	1.75	2.22
M 111	1.27	2.17	2.76
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	1.70
M 114	2.33	2.17	1.70
M 115	1.48	1.75	1.70
M 116	1.50	2.17	3.26
M 117	2.50	2.17	5.43
M 118	2.17	2.33	5.06
M 119	2.50	4.00	10.00
M 120	2.17	2.33	5.06
M 121	2.17	2.67	5.79
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.05	1.71	1.80
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	1.33	1.75	2.33
M 128	1.33	1.75	2.33
M 129	1.33	1.75	2.33
M 130	1.33	1.75	2.33
M 131	1.33	1.75	2.33
M 132	1.33	1.75	2.33
M 133	1.75	1.33	2.33
M 134	27.39	12.74	348.95
M 135	19.24	9.42	181.24
M 136	9.27	3.33	30.87
M 137	2.12	2.34	4.96
TOTAL			1,148.98

RESIDENTIAL STAIRS DEDUCTION

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 01	0.67	18.37	12.31
ST 02	0.67	18.37	12.31
ST 03	6.50	0.67	4.36
ST 04	18.37	0.67	12.31
ST 05	0.67	6.50	4.36
ST 06	18.37	0.67	12.31
ST 07	30.00	0.67	20.10
ST 08	30.00	0.67	20.10
ST 09	0.67	23.83	15.97
ST 10	10.33	0.67	6.92
ST 11	0.67	23.83	15.97
TOTAL			136.99

ELECTRICAL DEDUCTION- 6TH FLOOR

NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 1	10.21	5.25	53.60
E 2	6.49	1.29	8.37
E 3	6.38	2.80	17.86
E 4	5.56	2.71	15.07
E 5	2.49	2.33	5.80
E 6	8.75	2.50	21.88
E 7	2.67	8.62	23.02
E 8	1.00	1.00	1.00
E 9	2.67	2.33	6.22
E 10	4.71	2.33	10.97
E 11	2.95	1.50	4.43
E 12	5.46	1.12	6.12
TOTAL			174.33

6TH FLOOR ROOF

TOTAL GROSS FLOOR AREA	44,005.15
MECH. + BULKHEAD + STAIRS DEDUCTIONS	2,480.91
QUALITY HOUSING CREDIT-REFUSE STORAGE	2,213.03
TOTAL ZONING FLOOR AREA	39,311.21

Clara Gomez
Buildings
APPROVED
Under Directive 2
Date: 05/22/2015
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

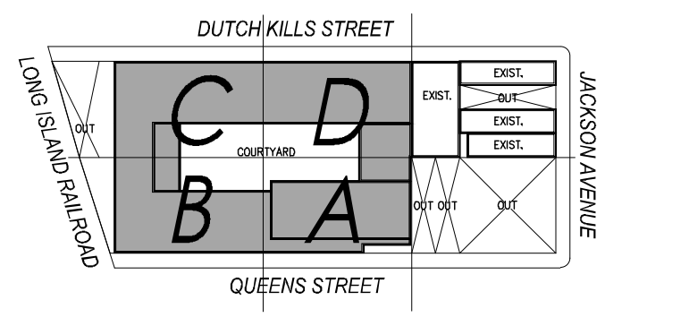
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N 1/8" = 1'-0"

KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS 6TH FLOOR

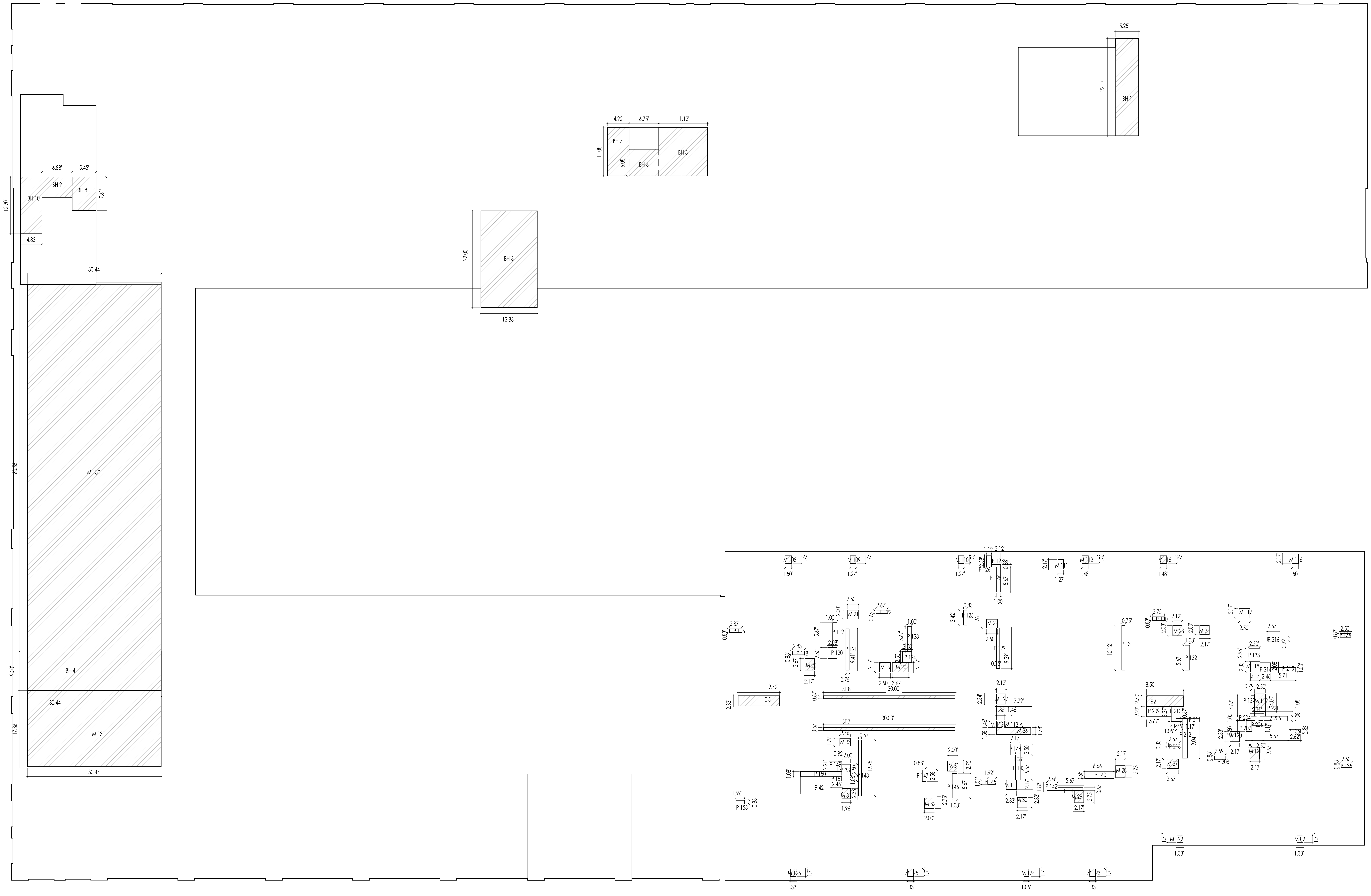
SEAL & SIGNATURE:

REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227 STATE OF NEW YORK

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: Z-016.00
DRAWING : 19 OF 139

DEPT OF BLDGS 420651823 Job Number

ES748515683 Scan Code



LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)
CR	CORRIDOR (QH)
RF	REFUSE ROOM (QH)
ST	STAIRS
OP	OPEN TO BELOW
BH	BULKHEAD
BR	BICYCLE ROOM
M	MECHANICAL
L	LAUNDRY ROOM (QH)
P	PLUMBING
E	ELECTRICAL
☐	DEDUCTIONS

PLUMBING DEDUCTIONS			
NAME	**WIDTH (X)**	**LENGTH (Y)**	**AREA(SF)**
P 116	2.87	0.83	2.38
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.42	2.84
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.75	0.83	2.28
P 131	0.75	10.12	7.59
P 132	1.08	5.67	6.12
P 133	2.50	2.95	7.38
P 134	2.50	0.83	2.08
P 135	2.50	0.83	2.08
P 136	2.62	0.83	2.17
P 137	0.79	4.67	3.69
P 140	6.66	0.58	3.86
P 141	5.67	0.67	3.80
P 142	2.46	1.83	4.50
P 143	1.08	5.67	6.12
P 144	2.17	2.50	5.43
P 145	1.92	1.00	1.92
P 146	1.08	5.67	6.12
P 147	0.83	2.58	2.14
P 148	0.67	12.75	8.54
P 149	0.92	2.21	2.03
P 150	9.42	1.08	10.17
P 151	2.46	1.08	2.66
P 152	3.04	0.83	2.52
P 153	1.96	0.83	1.63
P 203	1.34	5.87	7.87
P 204	2.71	1.00	2.71
P 205	5.67	1.08	6.12
P 206	2.50	1.17	2.93
P 207	1.29	2.50	3.23
P 208	2.59	0.83	2.15
P 209	5.67	2.29	12.98

PLUMBING DEDUCTIONS			
NAME	**WIDTH (X)**	**LENGTH (Y)**	**AREA (SF)**
P 210	1.05	3.37	3.54
P 211	1.45	0.67	0.97
P 212	1.17	9.04	10.58
P 213	2.67	0.83	2.22
P 214	2.46	2.08	5.12
P 215	5.71	1.00	5.71
P 216	2.67	0.92	2.46
TOTAL			218.53

MECHANICAL DEDUCTIONS			
NAME	**WIDTH (X)**	**LENGTH (Y)**	**AREA(SF)**
M 18	2.17	2.67	5.79
M 19	2.50	2.17	5.43
M 20	3.67	2.17	7.96
M 21	2.50	2.00	5.00
M 22	2.50	1.96	4.90
M 23	2.17	2.00	4.34
M 24	2.17	2.00	4.34
M 25	1.33	1.71	2.27
M 26	7.79	1.58	12.31
M 27	2.67	2.17	5.79
M 28	2.17	2.75	5.97
M 29	2.17	2.75	5.97
M 30	2.17	2.33	5.06
M 31	1.96	2.33	4.57
M 32	2.00	2.75	5.50
M 33	2.00	2.50	5.00
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.27	1.75	2.22
M 111	1.27	2.17	2.76
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	1.70
M 114	2.33	2.17	5.06
M 115	1.48	1.75	2.59
M 116	1.50	2.17	3.26
M 117	2.50	2.17	5.43
M 118	2.17	2.33	5.06
M 119	2.50	4.00	10.00
M 120	2.17	2.33	5.06
M 121	2.17	2.67	5.79
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.05	1.71	1.80
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	2.12	2.34	4.96
M 130	30.44	83.55	2,543.26
M 131	30.44	17.36	528.44
TOTAL			3,236.81

BULKHEAD/ OPEN TO BELOW DEDUCTION			
NAME	**WIDTH (X)**	**LENGTH (Y)**	**AREA (SF)**
BH 1	5.25	2.00	10.50
BH 2	NOT USED		
BH 3	12.83	22.00	282.26
BH 4	20.70	9.00	186.30
BH 5	11.12	11.08	123.21
BH 6	6.75	6.08	41.04
BH 7	4.92	11.08	54.51
BH 8	5.45	7.61	41.47
BH 9	6.88	4.81	33.09
BH 10	4.83	12.90	62.31
TOTAL			834.70

RESIDENTIALSTAIRS DEDUCTION			
NAME	**WIDTH (X)**	**LENGTH (Y)**	**AREA (SF)**
ST 07	30.00	0.67	20.10
ST 08	30.00	0.67	20.10
TOTAL			40.20

ELECTRICAL DEDUCTION			
NAME	**WIDTH (X)**	**LENGTH (Y)**	**AREA (SF)**
E 5	2.49	2.33	5.80
E 6	4.42	2.50	11.05
TOTAL			16.85

7TH FLOOR/ WAREHOUSE ROOF	
TOTAL GROSS FLOOR AREA (BLKHD)	16,311.32
MECH. + BULKHEAD + STAIRS DEDUCTIONS	4,347.09
QUALITY HOUSING CREDIT-REFUSE STORAGE	915.94
TOTAL ZONING FLOOR AREA	11,048.28

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

B-SCAN

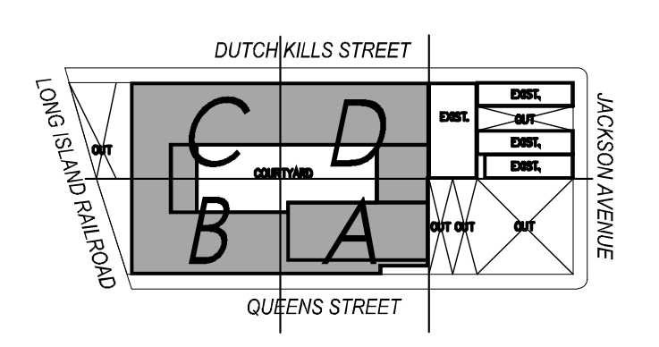
No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

1/8" = 1'-0"

KEY PLAN
SCALE: 1" - 200'



DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS 7TH FLOOR

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
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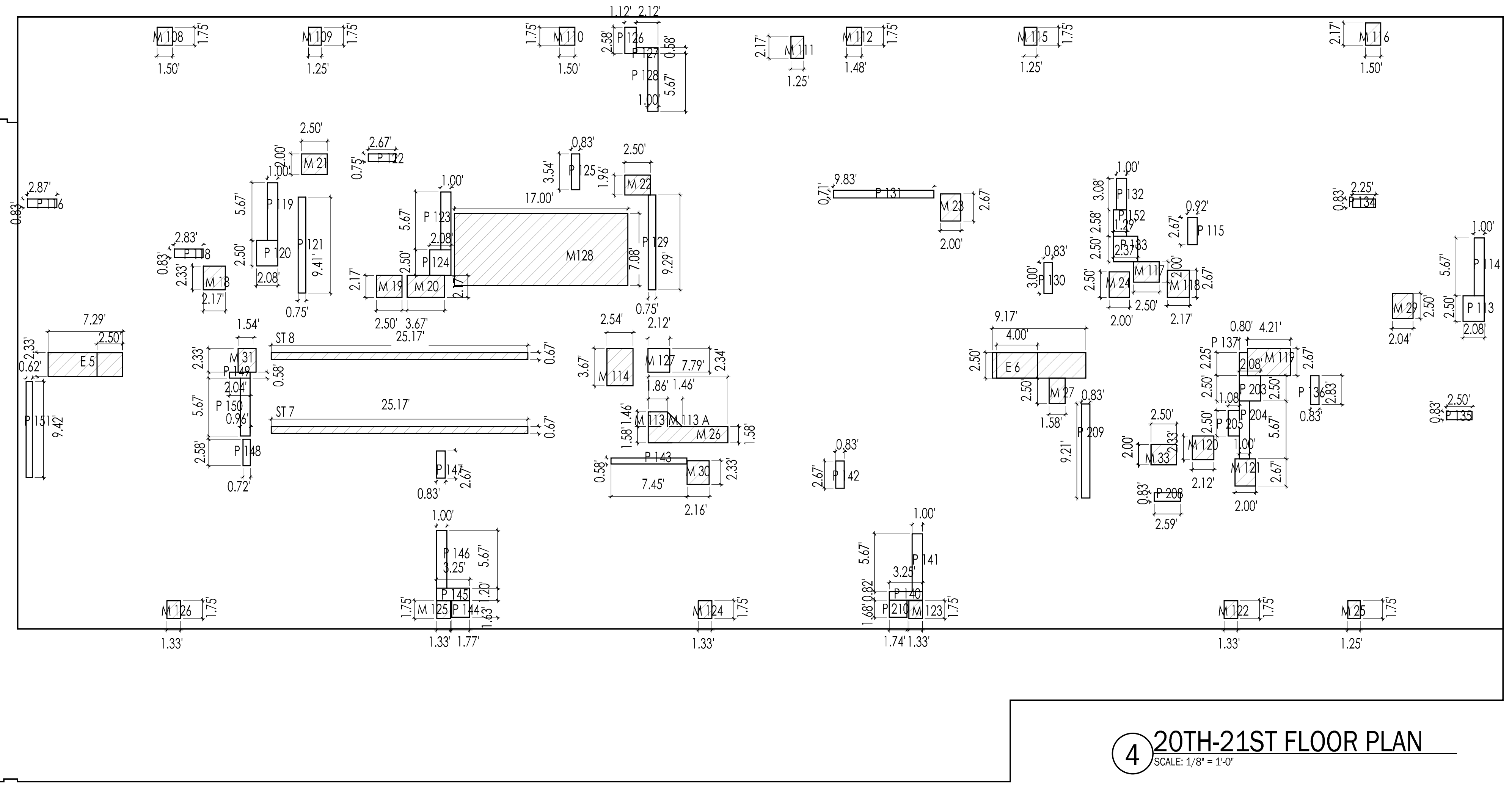
DWG. No: Z-017.00
DRAWING : 20 OF 139



4 20TH-21ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 113	2.08	2.50	5.20
P 114	1.00	5.67	5.67
P 115	0.92	2.67	2.46
P 116	2.87	0.83	2.38
P 118	2.83	0.83	2.35
P 119	1.00	5.71	5.71
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.54	2.94
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	0.83	3.00	2.49
P 131	9.83	0.71	6.98
P 132	1.00	3.08	3.08
P 133	2.37	2.50	5.93
P 134	2.25	0.83	1.87
P 135	2.50	0.83	2.08
P 136	0.83	2.83	2.35
P 137	0.80	2.25	1.80
P 140	3.25	0.82	2.67
P 141	1.00	5.67	5.67
P 142	0.83	2.67	2.22

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 143	7.43	0.58	4.31
P 144	1.77	1.63	2.89
P 145	3.25	1.20	3.90
P 146	1.00	5.67	5.67
P 147	0.83	2.67	2.22
P 148	0.72	2.58	1.86
P 149	2.04	0.58	1.18
P 150	0.96	5.67	5.44
P 151	0.62	9.42	5.84
P 152	1.29	2.58	3.33
P 203	2.08	2.50	5.20
P 204	1.00	5.67	5.67
P 205	1.08	2.50	2.70
P 208	2.59	0.83	2.15
P 209	0.83	9.21	7.64
P 210	1.74	1.68	2.92
TOTAL			168.63

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 18	2.17	2.33	5.06
M 19	2.50	2.17	5.43
M 20	3.67	2.17	7.96
M 21	2.50	2.00	5.00
M 22	2.50	1.96	4.90
M 23	2.00	2.67	5.34
M 24	2.00	2.50	5.00
M 25	1.25	1.75	2.19
M 26	7.79	1.58	12.31
M 27	1.58	2.50	3.95
M 29	2.04	2.50	5.10
M 30	2.16	2.33	5.03
M 31	1.54	2.33	3.59
M 33	2.50	2.00	5.00
M 108	1.50	1.75	2.63
M 109	1.25	1.75	2.19
M 110	1.50	1.75	2.63
M 111	1.25	1.75	2.19
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	2.13
M 114	2.54	3.67	9.32
M 115	1.25	1.75	2.19
M 116	1.50	2.17	3.26
M 117	2.50	2.00	5.00
M 118	2.17	2.67	5.79
M 119	4.21	2.67	11.24

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 120	2.12	2.33	4.94
M 121	2.00	2.67	5.34
M 122	1.33	1.75	2.33
M 123	1.33	1.75	2.33
M 124	1.33	1.75	2.33
M 125	1.33	1.75	2.33
M 126	1.33	1.75	2.33
M 127	2.12	2.34	4.96
M 128	17.00	7.08	120.36
TOTAL			276.95

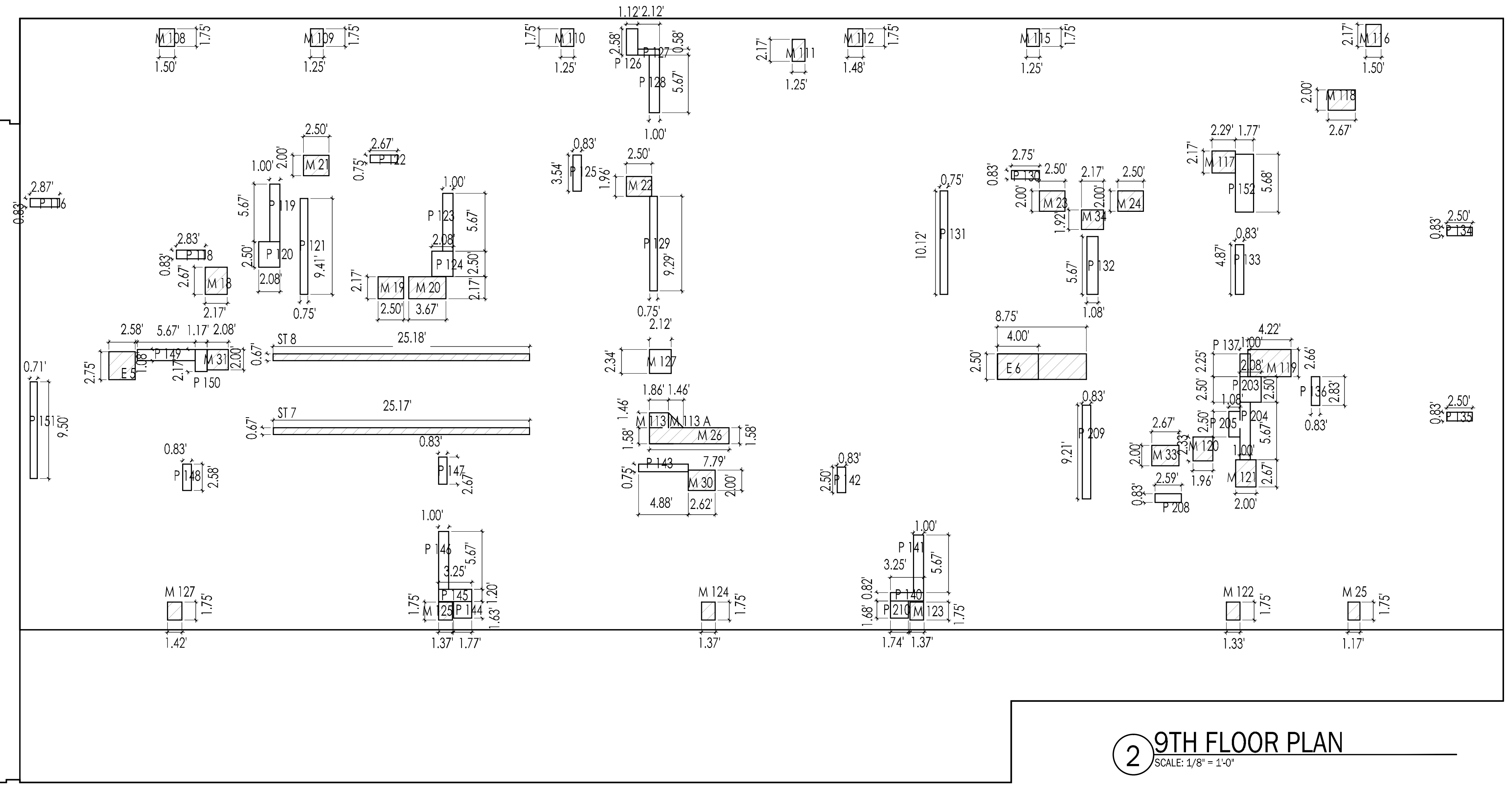
RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
ST 07	25.17	0.67	16.86
ST 08	25.17	0.67	16.86
TOTAL			33.73

ELECTRICAL DEDUCTIONON 20TH FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
E 5	2.50	2.33	5.83
E 6	9.17	2.50	22.93
TOTAL			28.75

ELECTRICAL DEDUCTIONON 21ST FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
E 5	7.29	2.33	16.99
E 6	9.17	2.50	22.93
TOTAL			39.91

20TH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	508.06
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	7,882.82

21ST FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	519.22
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	7,871.66



2 9TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 116	2.87	0.83	2.38
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.52	2.92
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.75	0.83	2.28
P 131	0.75	10.12	7.59
P 132	1.08	5.67	6.12
P 133	0.83	4.87	4.04
P 134	2.50	0.83	2.08
P 135	2.50	0.83	2.08
P 136	0.83	2.83	2.35
P 137	1.00	2.25	2.25
P 140	3.25	0.82	2.67
P 141	1.00	5.67	5.67
P 142	0.83	2.50	2.08
P 143	4.88	0.75	3.66
P 144	1.77	1.63	2.89
P 145	3.25	1.20	3.90

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 146	1.00	5.67	5.67
P 147	0.83	2.67	2.22
P 148	0.83	2.58	2.14
P 149	5.67	1.08	6.12
P 150	1.17	2.17	2.54
P 151	0.71	9.50	6.75
P 152	1.77	5.68	10.05
P 203	2.08	2.50	5.20
P 204	1.00	5.67	5.67
P 205	1.08	2.50	2.70
P 208	2.59	0.83	2.15
P 209	0.83	9.21	7.64
P 210	1.74	1.68	2.92
TOTAL			166.63

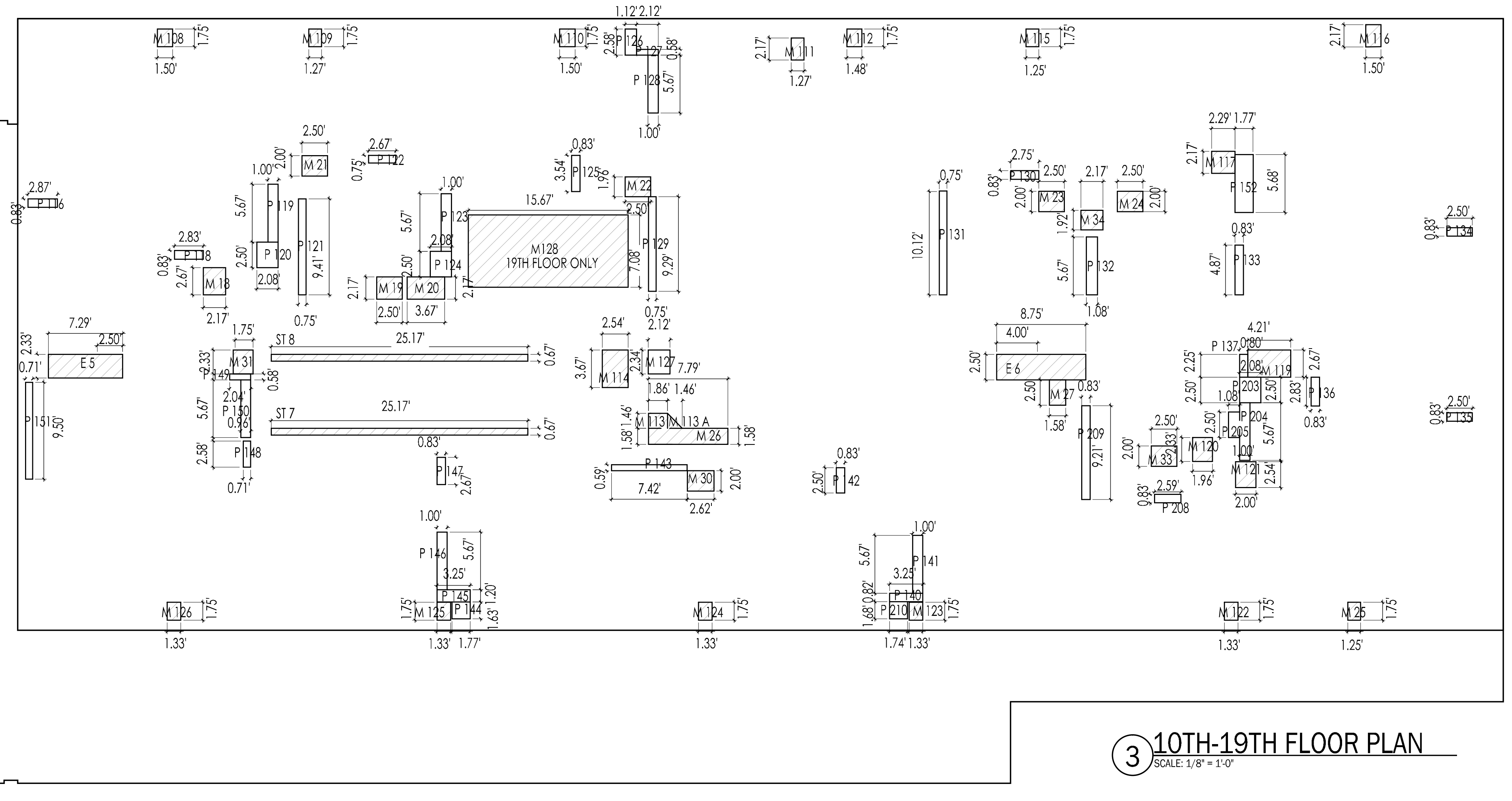
MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 18	2.17	2.67	5.79
M 19	2.50	2.17	5.43
M 20	3.67	2.17	7.96
M 21	2.50	2.00	5.00
M 22	2.50	1.96	4.90
M 23	2.50	2.00	5.00
M 24	2.50	2.00	5.00
M 25	1.17	1.75	2.05
M 26	7.79	1.58	12.31
M 30	2.62	2.00	5.24
M 31	2.08	2.00	4.16
M 33	2.67	2.00	5.34
M 34	2.67	2.00	5.34
M 108	1.50	1.75	2.63
M 109	1.25	1.75	2.19
M 110	1.25	1.75	2.19
M 111	1.25	1.75	2.19
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	2.13
M 115	1.25	1.75	2.19
M 116	1.50	2.17	3.26
M 117	2.50	2.17	5.43
M 118	2.67	2.00	5.34
M 119	4.22	2.66	11.23
M 120	1.96	2.33	4.57
M 121	2.00	2.67	5.34

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 122	1.33	1.75	2.33
M 123	1.37	1.75	2.40
M 124	1.37	1.75	2.40
M 125	1.37	1.75	2.40
M 126	1.42	1.75	2.49
M 127	2.12	2.34	4.96
TOTAL			144.45

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 07	25.17	0.67	16.86
ST 08	25.17	0.67	16.86
TOTAL			33.73

ELECTRICAL DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 5	2.58	2.75	7.10
E 6	8.75	2.50	21.88
TOTAL			28.97

9TH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	373.77
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	8,017.10



3 10TH-19TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 116	2.87	0.83	2.38
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.52	2.92
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.75	0.83	2.28
P 131	0.75	10.12	7.59
P 132	1.08	5.67	6.12
P 133	0.83	4.87	4.04
P 134	2.50	0.83	2.08
P 135	2.50	0.83	2.08
P 136	0.83	2.83	2.35
P 137	0.80	2.25	1.80
P 140	3.25	0.82	2.67
P 141	1.00	5.67	5.67
P 142	0.83	2.50	2.08
P 143	7.42	0.59	4.38
P 144	1.77	1.63	2.89
P 145	3.25	1.20	3.90

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 146	1.00	5.67	5.67
P 147	0.83	2.67	2.22
P 148	0.72	2.58	1.86
P 149	2.04	0.58	1.18
P 150	0.96	5.67	5.44
P 151	0.71	9.50	6.75
P 152	1.77	5.68	10.05
P 203	2.08	2.50	5.20
P 204	1.00	5.67	5.67
P 205	1.08	2.50	2.70
P 208	2.59	0.83	2.15
P 209	0.83	9.21	7.64
P 210	1.74	1.68	2.92
TOTAL			164.58

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 18	2.17	2.67	5.79
M 19	2.50	2.17	5.43
M 20	3.67	2.17	7.96
M 21	2.50	2.00	5.00
M 22	2.50	1.96	4.90
M 23	2.50	2.00	5.00
M 24	2.50	2.00	5.00
M 25	1.25	1.75	2.19
M 26	7.79	1.58	12.31
M 27	1.58	2.50	3.95
M 30	2.62	2.00	5.24
M 31	1.75	2.33	4.08
M 33	2.50	2.00	5.00
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.50	1.75	2.63
M 111	1.27	1.75	2.22
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	1.70
M 114	2.54	3.67	9.32
M 115	1.25	1.75	2.19
M 116	1.50	2.17	3.26
M 117	2.50	2.17	5.43
M 119	4.21	2.67	11.24
M 120	1.96	2.33	4.57
M 121	2.00	2.54	5.08
M 122	1.33	1.75	2.33
M 123	1.33	1.75	2.33
M 124	1.33	1.75	2.33
M 125	1.33	1.75	2.33

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 126	1.33	1.75	2.33
M 127	2.12	2.34	4.96
TOTAL			146.22
19th floor only			
M 128	15.67	7.08	110.94
TOTAL			257.17

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 07	25.17	0.67	16.86
ST 08	25.17	0.67	16.86
TOTAL			33.73

ECTRICAL DEDUCT. ON 10TH, 13TH, 15TH, 18TH & 19TH FLOOR ON			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 5	7.29	2.33	16.99
E 6	9.17	2.50	22.93
TOTAL			39.91

ELECTRICAL DEDUCTION ON 11TH, 14TH & 17TH FLOORS ONLY			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 5	7.29	2.33	16.99
E 6	4.00	2.50	10.00
TOTAL			26.99

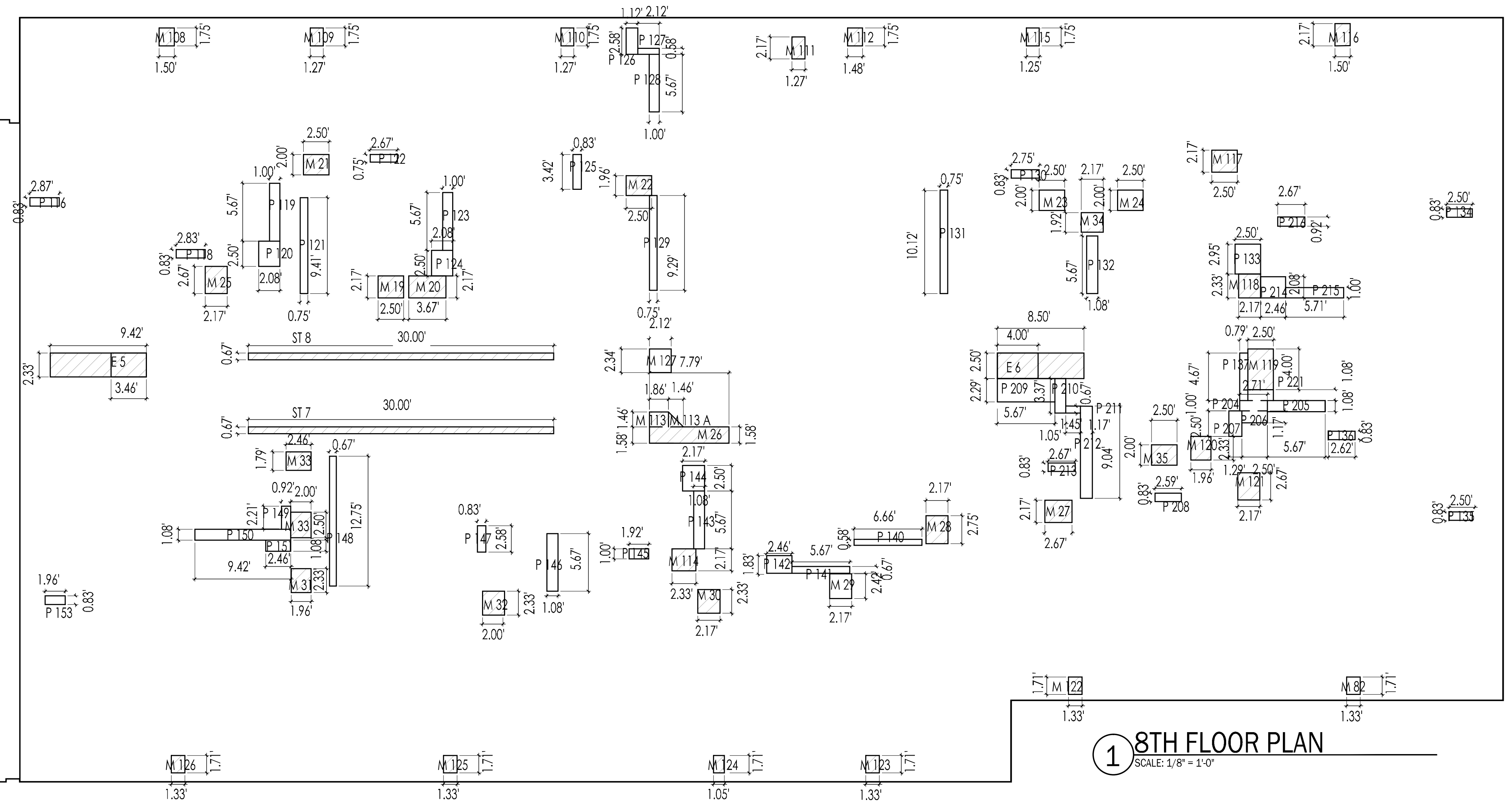
ELECTRICAL DEDUCTIONON 12TH & 16TH FLOORS ONLY			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 5	2.50	2.33	5.83
E 6	9.17	2.50	22.93
TOTAL			28.75

10TH, 13TH, 15TH, 18TH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	384.44
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	8,006.44

11TH, 14TH & 17TH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	371.51
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	8,019.37

12TH & 16TH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	373.27
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	8,017.60

19TH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	495.38
QUALITY HOUSING CREDIT-REFUSE STORAGE	354.12
TOTAL ZONING FLOOR AREA	7,895.50



1 8TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
P 116	2.87	0.83	2.38
P 118	2.83	0.83	2.35
P 119	1.00	5.67	5.67
P 120	2.08	2.50	5.20
P 121	0.75	9.41	7.06
P 122	2.67	0.75	2.00
P 123	1.00	5.67	5.67
P 124	2.08	2.50	5.20
P 125	0.83	3.42	2.84
P 126	1.12	2.58	2.89
P 127	2.12	0.58	1.23
P 128	1.00	5.67	5.67
P 129	0.75	9.29	6.97
P 130	2.75	0.83	2.28
P 131	0.75	10.12	7.59
P 132	1.08	5.67	6.12
P 133	2.50	2.95	7.38
P 134	2.50	0.83	2.08
P 135	2.50	0.83	2.08
P 136	2.62	0.83	2.17
P 137	0.79	4.67	3.69
P 140	6.66	0.58	3.86
P 141	5.67	0.67	3.80
P 142	2.46	1.83	4.50
P 143	1.08	5.67	6.12
P 144	2.17	2.50	5.43
P 145	1.92	1.00	1.92

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 146	1.08	5.67	6.12
P 147	0.83	2.58	2.14
P 148	0.67	12.75	8.54
P 149	0.92	2.21	2.03
P 150	9.42	1.08	10.17
P 151	2.46	1.08	2.66
P 152	3.04	0.83	2.52
P 153	1.96	0.83	1.63
P 203	1.34	5.87	7.87
P 204	2.71	1.00	2.71
P 205	5.67	1.08	6.12
P 206	2.50	1.17	2.93
P 207	2.50	1.29	3.23
P 208	2.59	0.83	2.15
P 209	5.67	2.29	12.98
P 210	1.05	3.37	3.54
P 211	1.45	0.67	0.97
P 212	1.17	9.04	10.58
P 213	2.67	0.83	2.22
P 214	2.46	2.08	5.12
P 215	5.71	1.00	5.71
P 216	2.67	0.92	2.46
TOTAL			218.53

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
M18	2.17	2.67	5.79
M19	2.50	2.17	5.43
M20	3.67	2.17	7.96
M21	2.50	2.00	5.00
M22	2.50	1.96	4.90
M23	2.50	2.00	5.00
M24	2.50	2.00	5.00
M25	1.33	1.75	2.33
M26	7.79	1.58	12.31
M27	2.67	2.17	5.79
M28	2.17	2.75	5.97
M29	2.17	2.42	5.25
M30	2.17	2.33	5.06
M31	1.96	2.33	4.57
M32	2.17	2.33	5.06
M33	2.00	2.50	5.00
M34	2.17	1.92	4.17
M35	2.50	2.00	5.00
M108	1.50	1.75	2.63
M109	1.27	1.75	2.22
M110	1.27	1.75	2.22
M111	1.27	2.17	2.76
M112	1.48	1.75	2.59
M113	1.86	1.46	2.72
M113 A	1.46	1.46	2.13
M114	2.33	2.17	5.06
M115	1.25	1.75	2.19

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 116	1.50	2.17	3.26
M 117	2.50	2.17	5.43
M 118	2.17	2.33	5.06
M 119	2.67	4.00	10.68
M 120	1.96	2.33	4.57
M 121	2.17	2.67	5.79
M 122	1.33	1.75	2.33
M 123	1.33	1.75	2.33
M 124	1.05	1.75	1.84
M 125	1.33	1.75	2.33
M 126	1.33	1.75	2.33
M 127	2.12	2.34	4.96
TOTAL			174.97

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
ST 07	30.00	0.67	20.10
ST 08	30.00	0.67	20.10
TOTAL			40.20

ELECTRICAL DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
E5	9.42	2.33	21.95
E 6	4.00	2.50	10.00
TOTAL			31.95

8TH FLOOR	
TOTAL GROSS FLOOR AREA	10,544.59
MECHANICAL-STAIRS DEDUCTIONS	465.65
QUALITY HOUSING CREDIT-REFUSE STORAGE	432.22
TOTAL ZONING FLOOR AREA	9,646.72

LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)	L	LAUNDRY ROOM (QH)
CR	CORRIDOR (QH)	BR	BICYCLE ROOM
RF	REFUSE ROOM (QH)	M	MECHANICAL
ST	STAIRS	P	PLUMBING
OP	OPEN TO BELOW	E	ELECTRICAL
BH	BULKHEAD	▨	DEDUCTIONS

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

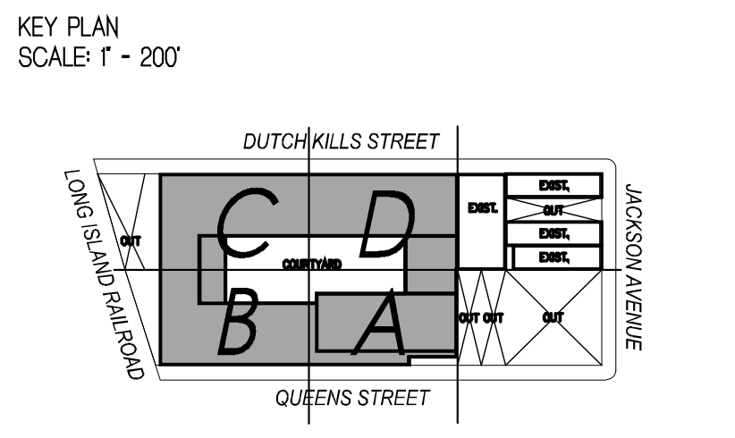
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N 1/8" = 1'-0"

KEY PLAN
SCALE: 1" - 200'



DRAWING TITLE:

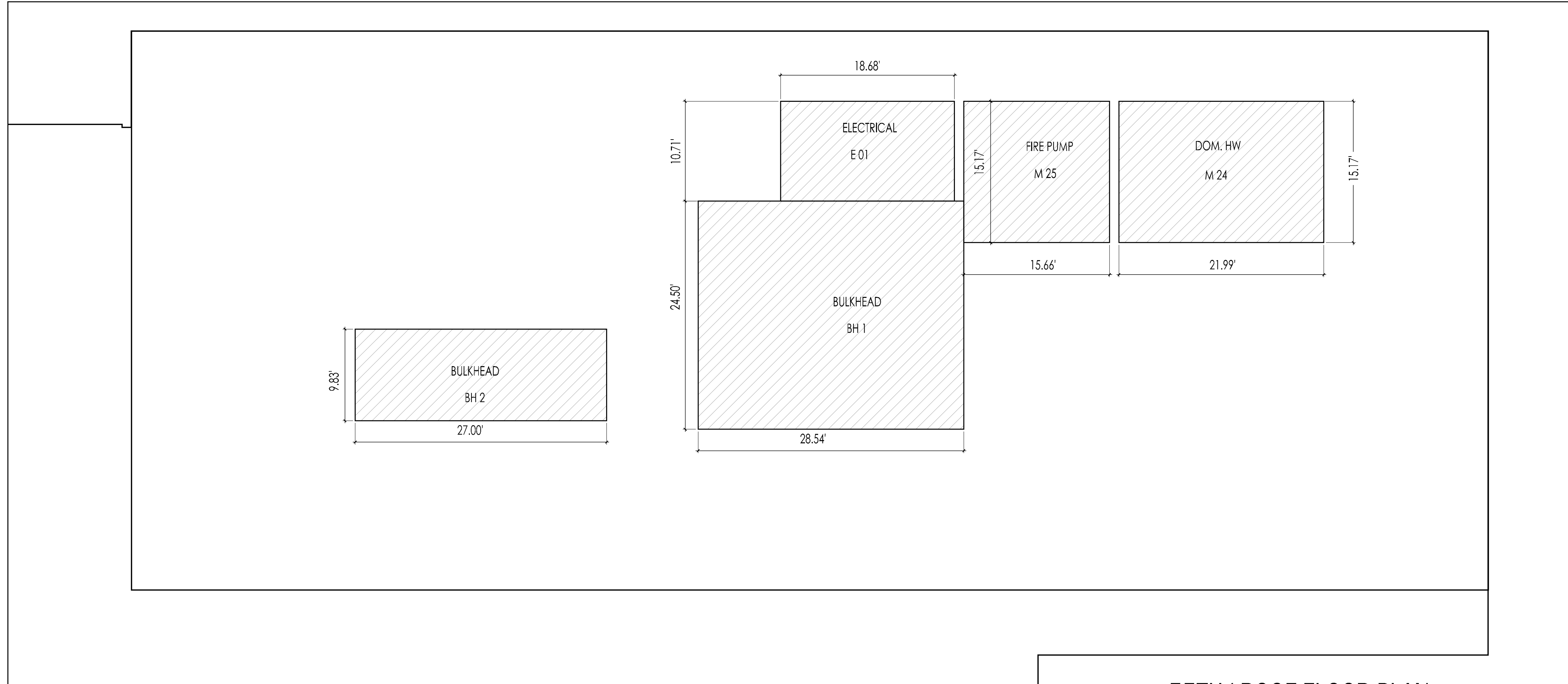
FLOOR AREA AND DEDUCTIONS 8TH - 21ST FLOOR

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: Z-018.00
DRAWING : 21 OF 139

DEPT OF BLDGS 420651823 Job Number

ES045576361 Scan Code



④ 55TH/ ROOF FLOOR PLAN
SCALE: 1/8" = 1'-0"

BULKHEAD OPEN TO BELOW DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
BH 1	28.54	24.50	699.23
BH 2	27.00	10.25	276.75
TOTAL			975.98

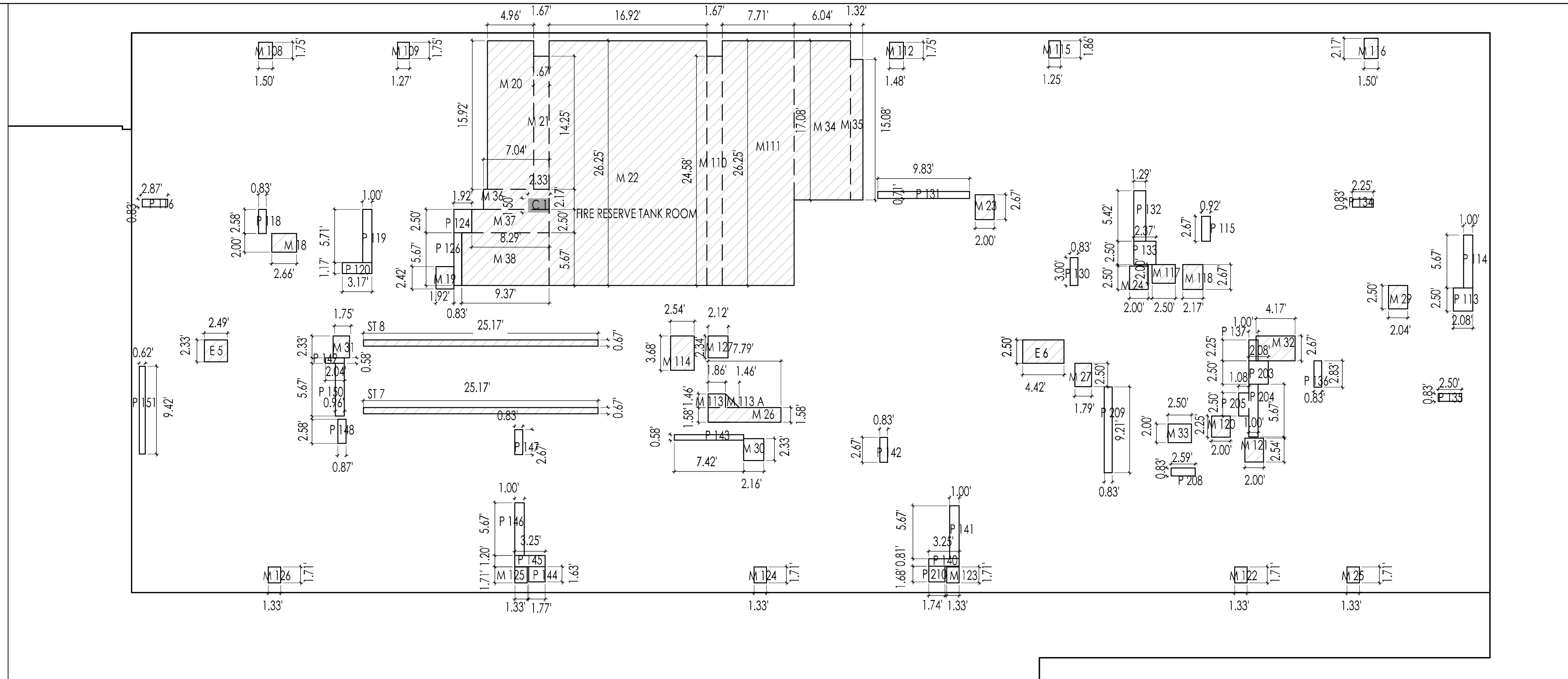
MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 24	21.99	15.17	333.59
M 25	15.66	15.17	237.56
TOTAL			571.15

ELECTRICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 01	18.68	10.71	200.06
TOTAL			200.06

MAIN ROOF	
TOTAL GROSS FLOOR AREA	1,888.07
MECHANICAL /BULKHEAD DEDUCTIONS	1,747.19
TOTAL ZONING FLOOR AREA	140.88

LEGEND FOR DEDUCTIONS

RC	RECREATION (QH)	L	LAUNDRY ROOM (QH)
CR	CORRIDOR (QH)	BR	BICYCLE ROOM
RF	REFUSE ROOM (QH)	M	MECHANICAL
ST	STAIRS	P	PLUMBING
OP	OPEN TO BELOW	E	ELECTRICAL
BH	BULKHEAD	▨	DEDUCTIONS



② 35TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 113	2.08	2.50	5.20
P 114	1.00	5.67	5.67
P 115	0.92	2.67	2.46
P 116	2.87	0.83	2.38
P 118	0.83	2.58	2.14
P 119	1.00	5.71	5.71
P 120	3.17	1.17	3.71
P 123	NOT USED		
P 124	1.92	2.50	4.80
P 125	NOT USED		
P 126	0.83	5.67	4.71
P 127	NOT USED		
P 128	NOT USED		
P 129	NOT USED		
P 130	0.83	3.00	2.49
P 131	9.83	0.71	6.98
P 132	1.29	5.42	6.99
P 133	2.37	2.50	5.93
P 134	2.25	0.83	1.87
P 135	2.50	0.83	2.08
P 136	0.83	2.83	2.35
P 137	1.00	2.25	2.25
P 140	3.25	0.81	2.63
P 141	1.00	5.67	5.67
P 142	0.83	2.67	2.22
P 143	7.42	0.58	4.30
P 144	1.77	1.63	2.89

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 145	3.25	1.20	3.90
P 146	1.00	5.67	5.67
P 147	0.83	2.67	2.22
P 148	0.87	2.58	2.24
P 149	2.04	0.58	1.18
P 150	0.96	5.67	5.44
P 151	0.62	9.42	5.84
P 203	2.08	2.50	5.20
P 204	1.00	5.67	5.67
P 205	1.08	2.50	2.70
P 208	2.59	0.83	2.15
P 209	0.83	9.21	7.64
P 210	1.74	1.68	2.92
TOTAL			138.19

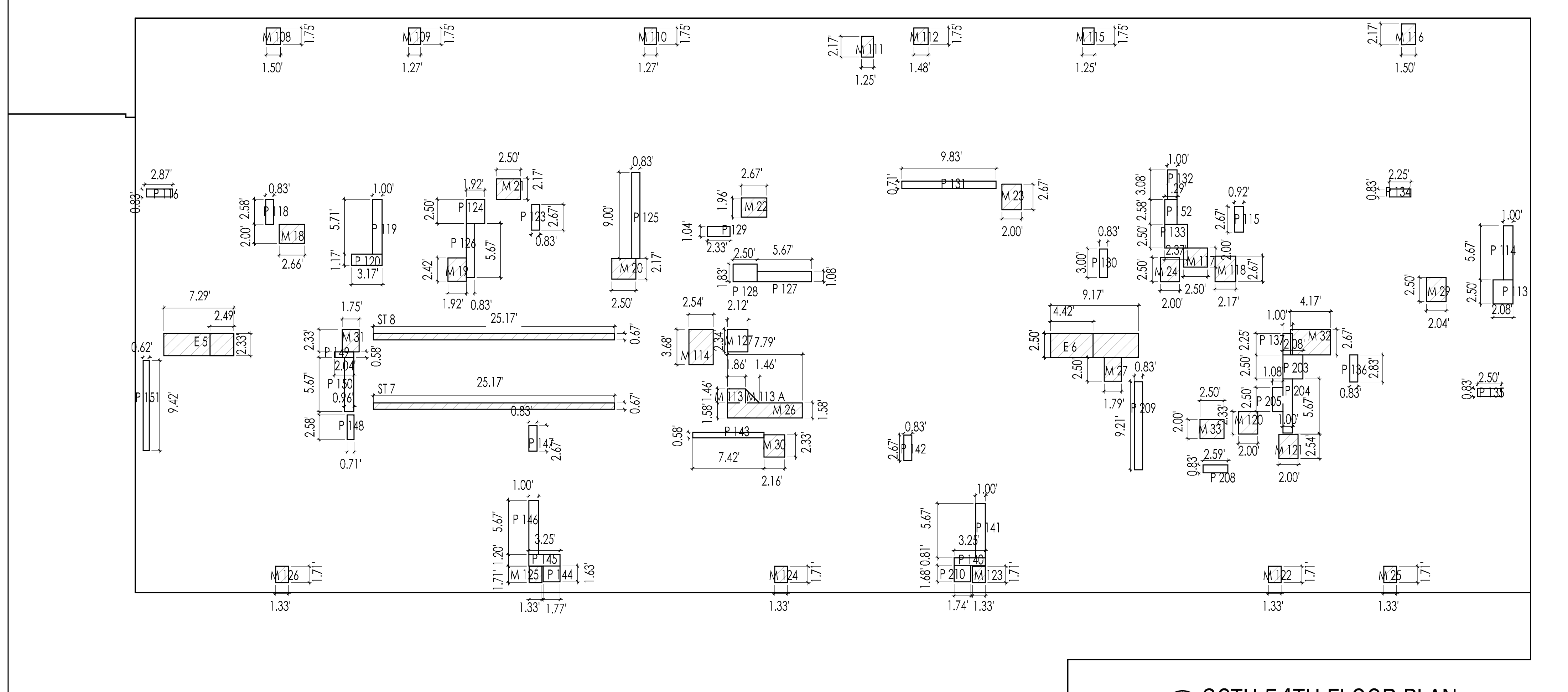
MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 18	2.66	2.00	5.32
M 19	1.92	2.42	4.65
M 20	4.96	15.92	78.96
M 21	1.67	14.25	23.80
M 22	16.92	26.25	444.15
M 23	2.50	2.67	6.68
M 24	2.00	2.50	5.00
M 25	1.33	1.71	2.27
M 26	7.79	1.58	12.31
M 27	1.79	2.50	4.48
M 29	2.04	2.50	5.10
M 30	2.16	2.33	5.03
M 31	1.75	2.33	4.08
M 32	4.17	2.67	11.13
M 33	2.50	2.00	5.00
M 34	6.04	17.08	103.16
M 35	1.32	15.08	19.91
M 36	7.04	2.17	15.28
M 37	8.29	2.50	20.73
M 38	9.37	5.67	53.13
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.67	24.58	41.05
M 111	7.71	26.25	202.39
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	1.70

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 114	2.54	3.68	9.35
M 115	1.25	1.75	2.19
M 116	1.50	2.17	3.26
M 117	2.50	2.00	5.00
M 118	2.17	2.67	5.79
M 120	2.00	2.33	4.66
M 121	2.00	2.67	5.34
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.33	1.71	2.27
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	2.12	2.34	4.96
TOTAL			1,137.36
MINUS COLUMNS IN MECH: M36 ~ M37			
C1	2.33	1.50	3.50
			(3.50)
TOTAL MECHANICAL MINUS COLUMNS			1,133.86

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
ST 07	25.17	0.67	16.86
ST 08	25.17	0.67	16.86
TOTAL			33.73

ELECTRICAL DEDUCTION- RISERS ONLY			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
E 5	2.49	2.33	5.80
E 6	4.42	2.50	11.05
TOTAL			16.85

35TH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	1,322.64
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	7,083.68



③ 36TH-54TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 113	2.08	2.50	5.20
P 114	1.00	5.67	5.67
P 115	0.92	2.67	2.46
P 116	2.87	0.83	2.38
P 118	0.83	2.58	2.14
P 119	1.00	5.71	5.71
P 120	3.17	1.17	3.71
P 123	0.83	2.67	2.22
P 124	1.92	2.50	4.80
P 125	0.83	9.00	7.47
P 126	0.83	5.67	4.71
P 127	5.67	1.08	6.12
P 128	2.50	1.83	4.58
P 129	2.33	1.04	2.42
P 130	0.83	3.00	2.49
P 131	9.83	0.71	6.98
P 132	1.00	3.08	3.08
P 133	2.37	2.50	5.93
P 134	2.25	0.83	1.87
P 135	2.50	0.83	2.08
P 136	0.83	2.83	2.35
P 137	1.00	2.25	2.25
P 140	3.25	0.81	2.63
P 141	1.00	5.67	5.67
P 142	0.83	2.67	2.22
P 143	7.42	0.58	4.30
P 144	1.77	1.63	2.89

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 145	3.25	1.20	3.90
P 146	1.00	5.67	5.67
P 147	0.83	2.67	2.22
P 148	0.72	2.58	1.86
P 149	2.04	0.58	1.18
P 150	0.96	5.67	5.44
P 151	0.62	9.42	5.84
P 152	1.29	2.58	3.33
P 203	2.08	2.50	5.20
P 204	1.00	5.67	5.67
P 205	1.08	2.50	2.70
P 208	2.59	0.83	2.15
P 209	0.83	9.21	7.64
P 210	1.74	1.68	2.92
TOTAL			160.03

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 18	2.66	2.00	5.32
M 19	1.92	2.42	4.65
M 20	2.50	2.17	5.43
M 21	2.50	2.17	5.43
M 22	2.67	1.96	5.23
M 23	2.50	2.67	6.68
M 24	2.00	2.50	5.00
M 25	1.33	1.71	2.27
M 26	7.79	1.58	12.31
M 27	1.79	2.50	4.48
M 29	2.04	2.50	5.10
M 30	2.16	2.33	5.03
M 31	1.75	2.33	4.08
M 32	4.17	2.67	11.13
M 33	2.50	2.00	5.00
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.27	1.75	2.22
M 111	1.25	2.17	2.71
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	2.13
M 114	2.54	3.68	9.35
M 115	1.25	1.75	2.19
M 116	1.50	2.17	3.26
M 117	2.50	2.00	5.00
M 118	2.17	2.67	5.79
M 120	2.00	2.33	4.66

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 121	2.00	2.67	5.34
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.33	1.71	2.27
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	2.12	2.34	4.96
TOTAL			156.26

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
ST 07	25.17	0.67	16.86
ST 08	25.17	0.67	16.86
TOTAL			33.73

ELEC. DEDUCT. ON 36TH, 41ST, 46TH & 51ST FLOORS ONLY			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
E 5	7.29	2.33	16.99
E 6	9.17	2.50	22.93
TOTAL			39.91

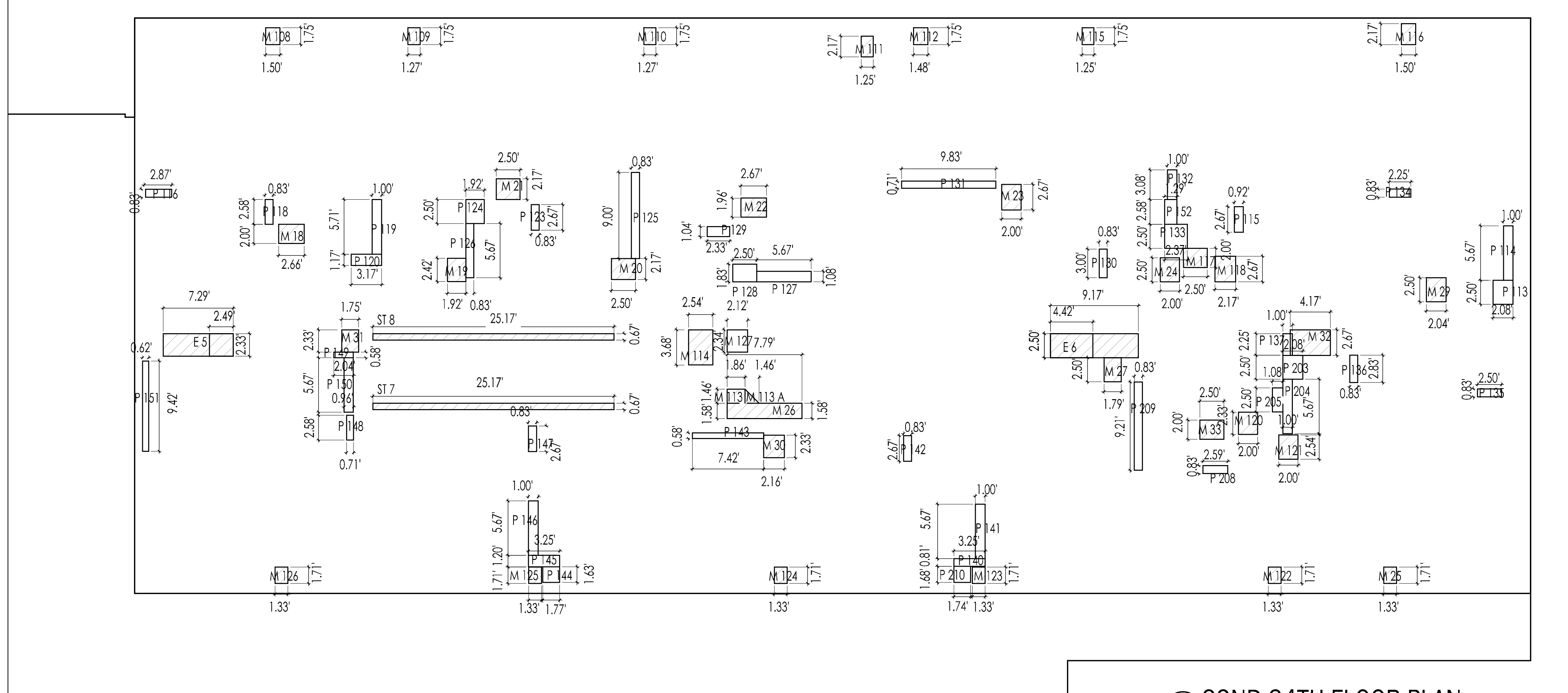
ELEC.DEDUCT. ON 37TH-40TH, 42ND-45TH, 47TH-50TH, 52ND-53RD			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
E 5	2.49	2.33	5.80
E 6	4.42	2.50	11.05
TOTAL			16.85

ELECTRICAL DEDUCTIONON 54TH FLOOR			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
E 5	2.49	2.33	5.80
E 6	9.17	2.50	22.93
TOTAL			28.73

36TH, 41ST, 46TH & 51ST FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	389.93
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,016.38

37TH-40TH, 42ND-45TH, 47TH-50TH & 52ND-53RD	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	366.87
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,039.44

54TH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	378.75
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,027.57



① 22ND-34TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 113	2.08	2.50	5.20
P 114	1.00	5.67	5.67
P 115	0.92	2.67	2.46
P 116	2.87	0.83	2.38
P 118	0.83	2.58	2.14
P 119	1.00	5.71	5.71
P 120	3.17	1.17	3.71
P 123	0.83	2.67	2.22
P 124	1.92	2.50	4.80
P 125	0.83	9.00	7.47
P 126	0.83	5.67	4.71
P 127	5.67	1.08	6.12
P 128	2.50	1.83	4.58
P 129	2.33	1.04	2.42
P 130	0.83	3.00	2.49
P 131	9.83	0.71	6.98
P 132	1.00	3.08	3.08
P 133	2.37	2.50	5.93
P 134	2.25	0.83	1.87
P 135	2.50	0.83	2.08
P 136	0.83	2.83	2.35
P 137	1.00	2.25	2.25
P 140	3.25	0.81	2.63
P 141	1.00	5.67	5.67
P 142	0.83	2.67	2.22
P 143	7.42	0.58	4.30
P 144	1.77	1.63	2.89

PLUMBING DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
P 145	3.25	1.20	3.90
P 146	1.00	5.67	5.67
P 147	0.83	2.67	2.22
P 148	0.72	2.58	1.86
P 149	2.04	0.58	1.18
P 150	0.96	5.67	5.44
P 151	0.62	9.42	5.84
P 152	1.29	2.58	3.33
P 203	2.08	2.50	5.20
P 204	1.00	5.67	5.67
P 205	1.08	2.50	2.70
P 208	2.59	0.83	2.15
P 209	0.83	9.21	7.64
P 210	1.74	1.68	2.92
TOTAL			160.03

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
M 18	2.66	2.00	5.32
M 19	1.92	2.42	4.65
M 20	2.50	2.17	5.43
M 21	2.50	2.17	5.43
M 22	2.67	1.96	5.23
M 23	2.50	2.67	6.68
M 24	2.00	2.50	5.00
M 25	1.33	1.71	2.27
M 26	7.79	1.58	12.31
M 27	1.79	2.50	4.48
M 29	2.04	2.50	5.10
M 30	2.16	2.33	5.03
M 31	1.75	2.33	4.08
M 32	4.17	2.67	11.13
M 33	2.50	2.00	5.00
M 108	1.50	1.75	2.63
M 109	1.27	1.75	2.22
M 110	1.27	1.75	2.22
M 111	1.25	2.17	2.71
M 112	1.48	1.75	2.59
M 113	1.86	1.46	2.72
M 113 A	1.46	1.46	2.13
M 114	2.54	3.68	9.35
M 115	1.25	1.75	2.19
M 116	1.50	2.17	3.26
M 117	2.50	2.00	5.00
M 118	2.17	2.67	5.79

MECHANICAL DEDUCTIONS			
NAME	WIDTH (X)	LENGTH (Y)	AREA (SF)
M 120	2.00	2.33	4.66
M 121	2.00	2.67	5.34
M 122	1.33	1.71	2.27
M 123	1.33	1.71	2.27
M 124	1.33	1.71	2.27
M 125	1.33	1.71	2.27
M 126	1.33	1.71	2.27
M 127	2.12	2.34	4.96
TOTAL			156.26

RESIDENTIAL STAIRS DEDUCTION			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
ST 07	25.17	0.67	16.86
ST 08	25.17	0.67	16.86
TOTAL			33.73

ELECTRICAL DEDUCTION ON 26TH AND 31ST FLOOR ONLY			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
E 5	7.29	2.33	16.99
E 6	9.17	2.50	22.93
TOTAL			39.91

ELEC.DEDUCT. ON 22ND, 23RD-25TH, 27TH-30TH, 32ND-34TH FL.			
NAME	WIDTH (X)	LENGTH (Y)	AREA(SF)
E 5	2.49	2.33	5.80
E 6	4.42	2.50	11.05
TOTAL			16.85

22ND-25TH, 27TH-30TH & 32ND-34TH FL.	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	366.87
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,039.44

26TH & 31STTH FLOOR	
TOTAL GROSS FLOOR AREA	8,745.00
MECHANICAL-STAIRS DEDUCTIONS	389.93
QUALITY HOUSING CREDIT-REFUSE STORAGE	338.69
TOTAL ZONING FLOOR AREA	8,016.38

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
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C/O Rockrose Development Corp.
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SLCE*Architects*
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FAX.: (212) 979-8387

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ZONING & CODE CONSULTANT
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100 Church Street New
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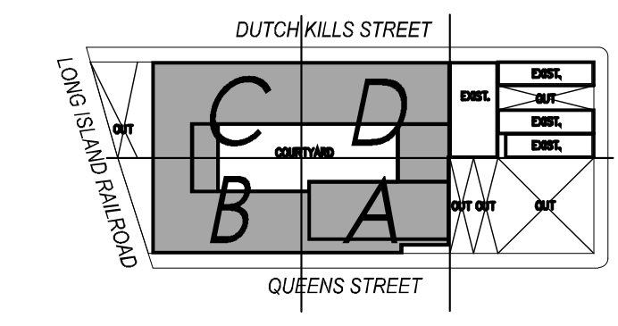
TEL. : (212) 385-1818

B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
1/8" = 1'-0"
N

KEY PLAN
SCALE: 1" - 200'

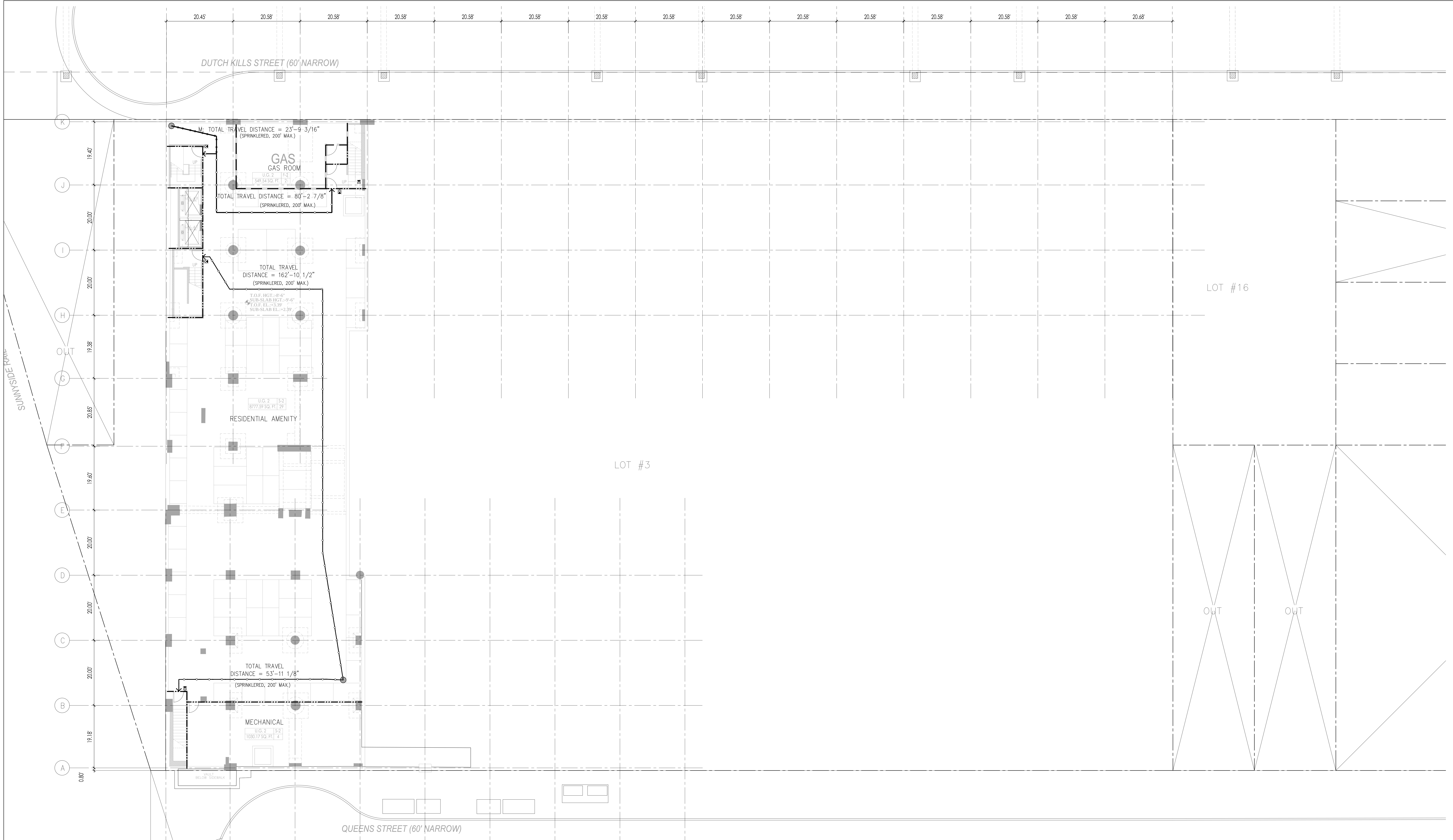


DRAWING TITLE:

FLOOR AREA AND DEDUCTIONS 22ND - 54TH FLOOR

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	Z-019.00
DRAWING :	22 OF 139



① CELLAR FLOOR PLAN

SCALE: 3/32" = 1'-0"

LEGEND

- ▨ HABITABLE SPACE
- —●—●— GENERAL TRAVEL DISTANCE
- —○—○— TRAVEL DISTANCE WITHIN DWELLING UNIT
- ▬ DEAD END CORRIDOR
- ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
- TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
- THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
- FIRE EXTINGUISHER
- EXIT SIGNS (ARROW INDICATES DIRECTION)
- SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES: HANDICAP LAWS AND GUIDELINES:		2008 BUILDING CODE OF THE CITY OF NEW YORK FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED

TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** : ACCESSORY PER 508.3.1

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	S-2	1,030	300 GROSS	4
GAS ROOM	S-2	549	300 GROSS	2
SUB TOTAL (1)				6

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
RESIDENTIAL AMENITY	S-2	8,778	300 GROSS	29
SUB TOTAL (4)				35

TOTAL NO. OF OCCUPANTS- RESIDENTIAL: 35 OCC.

DOOR WIDTH REQUIRED: 35 OCC. X 0.2"= 7"
DOOR WIDTH PROVIDED: (4) 36" = 144", COMPLIES

STAIR WIDTH REQUIRED: 35 OCC. X 0.3" = 11"
STAIR WIDTH PROVIDED: (4) 48" = 192", COMPLIES

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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KUGLER NING LIGHTING DESIGN
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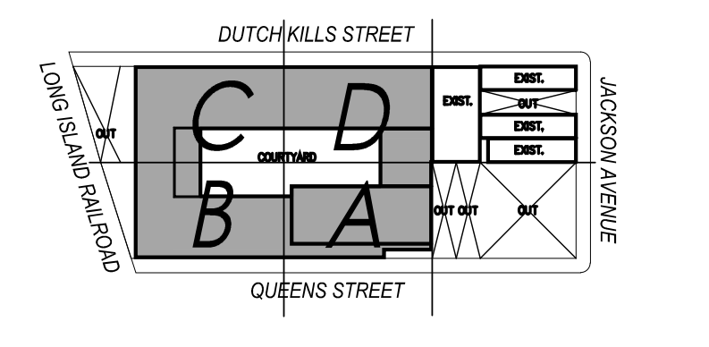
No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'



DRAWING TITLE:

CELLAR
LIFE SAFETY PLAN

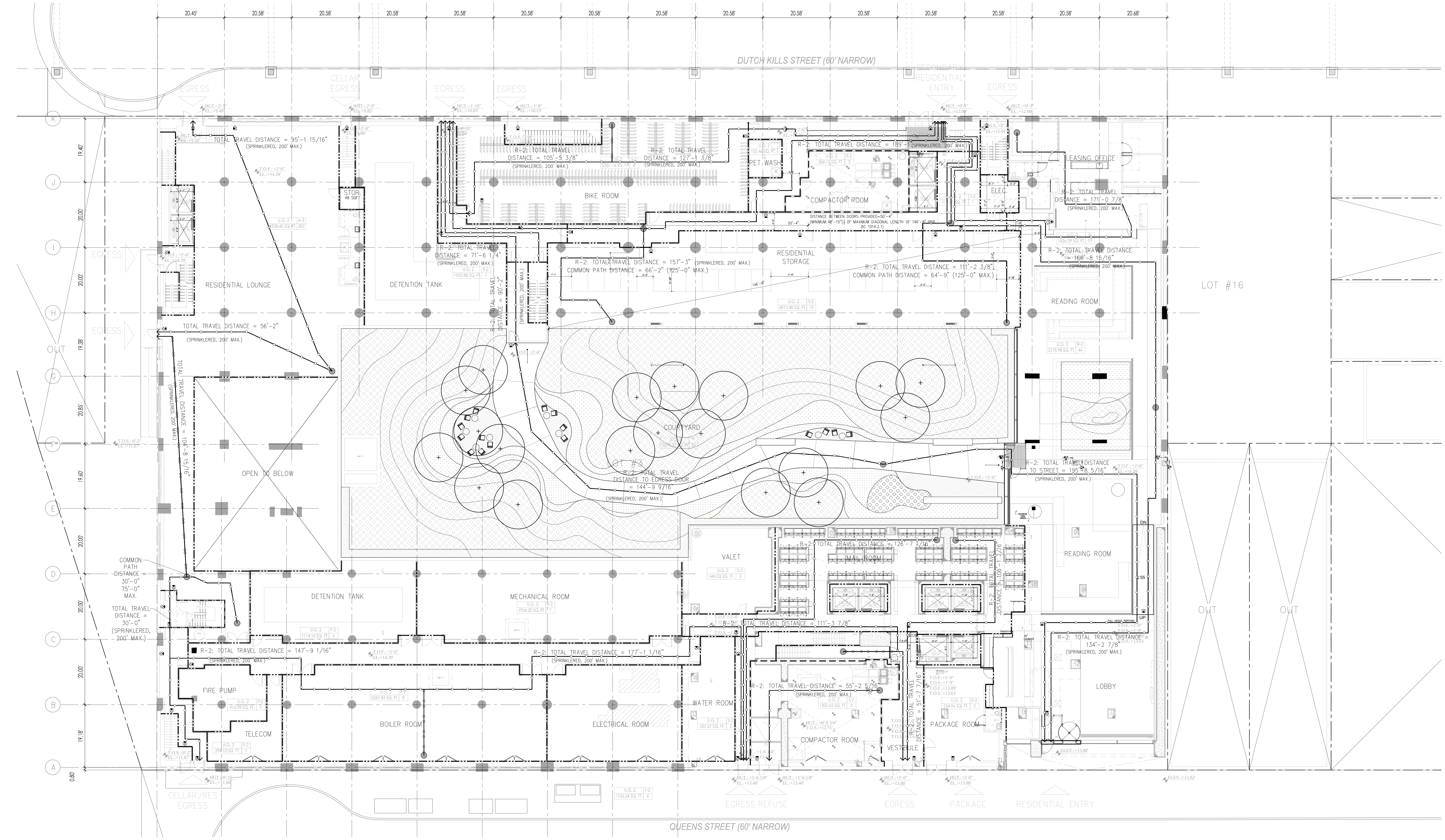
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2010-12
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No:	A-010.00
DRAWING :	OF 139

DEPT OF BLDGS 420651823 Job Number

ES501160375 Scan Code


DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
20.45'
20.58'
20.68'
CELLAR EGRESS
EGRESS
SECONDARY RESIDENTIAL ENTRY
R-2: TOTAL TRAVEL DISTANCE = 95'-1 15/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 105'-5 3/8" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 127'-1 3/8" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 189'-1" (SPRINKLERED, 200' MAX.)
STOR. 48 SQFT
BIKE ROOM
PET WASH
COMPACTOR ROOM
LEASING OFFICE
ELEC.
R-2: TOTAL TRAVEL DISTANCE = 171'-0 7/8" (SPRINKLERED, 200' MAX.)
DISTANCE BETWEEN DOORS PROVIDED=50'-4" (MINIMUM 48'-10" (1/3 OF MAXIMUM DIAGONAL LENGTH OF 146'-7") PER BC 1014.2.1)
RESIDENTIAL LOUNGE
DETENTION TANK
R-2: TOTAL TRAVEL DISTANCE = 71'-6 1/4" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 157'-3" COMMON PATH DISTANCE = 66'-2" (125'-0" MAX.) (SPRINKLERED, 200' MAX.)
RESIDENTIAL STORAGE
R-2: TOTAL TRAVEL DISTANCE = 111'-2 3/8" COMMON PATH DISTANCE = 64'-9" (125'-0" MAX.)
R-2: TOTAL TRAVEL DISTANCE = 166'-8 15/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 90'-2" (SPRINKLERED, 200' MAX.)
LOT #16
READING ROOM
TOTAL TRAVEL DISTANCE = 56'-2" (SPRINKLERED, 200' MAX.)
OUT
TOTAL TRAVEL DISTANCE = 104'-8 15/16" (SPRINKLERED, 200' MAX.)
OPEN TO BELOW
COURTYARD
R-2: TOTAL TRAVEL DISTANCE TO EGRESS DOOR = 144'-9 9/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 195'-8 5/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 126'-7 1/4"
MAIL ROOM
VALET
READING ROOM
R-2: TOTAL TRAVEL DISTANCE = 106'-3 7/16"
COMMON PATH DISTANCE = 30'-0" 75'-0" MAX.
TOTAL TRAVEL DISTANCE = 30'-0" (SPRINKLERED, 200' MAX.)
DETENTION TANK
MECHANICAL ROOM
R-2: TOTAL TRAVEL DISTANCE = 111'-3 7/8"
R-2: TOTAL TRAVEL DISTANCE = 147'-9 1/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 177'-1 1/16" (SPRINKLERED, 200' MAX.)
134'-2 7/8" (SPRINKLERED, 200' MAX.)
FIRE PUMP
TELECOM
BOILER ROOM
ELECTRICAL ROOM
WATER ROOM
R-2: TOTAL TRAVEL DISTANCE = 55'-2 5/16"
COMPACTOR ROOM
VESTIBULE
R-2: TOTAL TRAVEL DISTANCE = 51'-7 1/16"
PACKAGE ROOM
LOBBY
OUT
CELLAR/RES EGRESS
EGRESS REFUSE
EGRESS
PACKAGE
RESIDENTIAL ENTRY
A
B
C
D
E
F
G
H
I
J
K
19.40'
20.00'
19.38'
20.85'
19.60'
19.18'
0.80'

① 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

▨	HABITABLE SPACE
—o—o—o—	GENERAL TRAVEL DISTANCE
—o—o—o—	TRAVEL DISTANCE WITHIN DWELLING UNIT
▬	DEAD END CORRIDOR
▬ ▪ ▬ ▪	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ▪ ▪ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
◁F T	FIRE EXTINGUISHER
⊗ →	EXIT SIGNS (ARROW INDICATES DIRECTION)
⬡S C	SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK FEDERAL FAIR HOUSING ACT
HANDICAP LAWS AND GUIDELINES:		HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B	FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602
COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH **TABLE 1015.1, 1024.7 (ASSEMBLY)** EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED
TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER **TABLE 508.2**
** : ACCESSORY PER **508.3.1**

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/OCCUPANT	OCCUPANT LOAD
DETENTION TANK ROOMS	*	3018	300 GROSS	10
MECHANICAL	*	1956	300 GROSS	7
FIRE PUMP ROOM	*	416	300 GROSS	1
TELE COMM ROOM	*	294	300 GROSS	1
BOILER ROOM	*	2268	300 GROSS	8
ELECTRICAL ROOMS	*	1274	300 GROSS	4
WATER ROOM	*	538	300 GROSS	2
COMPACTOR ROOMS	*	1789	300 GROSS	6
PET, BICYCLE STORAGE, STOR. (RES)	S-2	2490	300 GROSS	8
PACKAGE ROOM, VALET	S-2	1,200	300 GROSS	5
SUB TOTAL (1)				52

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/OCCUPANT	OCCUPANT LOAD
RESIDENTIAL STORAGE	S-2	4,012	300 GROSS	13
RESIDENTIAL AMENITY (READING ROOM)	**	2,179	50 GROSS	44
RESIDENTIAL AMENITY (COURTYARD)	A-3	11,965	STATED OCC. LOAD	70 NET
SUB TOTAL (2)				127

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/OCCUPANT	OCCUPANT LOAD
LEASING OFFICE	B	1,426	100 GROSS	15
SUB TOTAL (3)				15

OCCUPANCY: A-3 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/OCCUPANT	OCCUPANT LOAD
RESIDENTIAL LOUNGE	A-3	4,528	15 NET	302
TOTAL (4)				496

RESIDENTIAL:

TOTAL NO. OF OCCUPANTS- RESIDENTIAL: 496 OCC.

DOOR WIDTH REQUIRED: 496 OCC. X 0.2" =99"
DOOR WIDTH PROVIDED: (10) 36" = 360", COMPLIES

CORRIDOR WIDTH PROVIDED: 60", COMPLIES

STAIR WIDTH REQUIRED: GROUND FLOOR
STAIR WIDTH PROVIDED: 48" MIN. PROVIDED AT EACH EGRESS

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:
AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:
Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

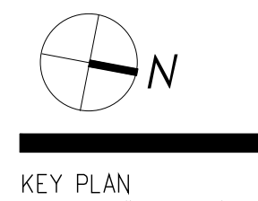
EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

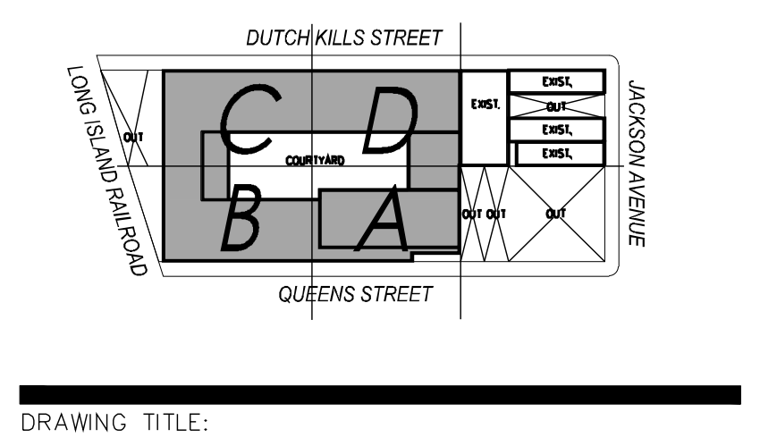
LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW



KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
C
D
B
A
COURTYARD
EXIST.
OUT

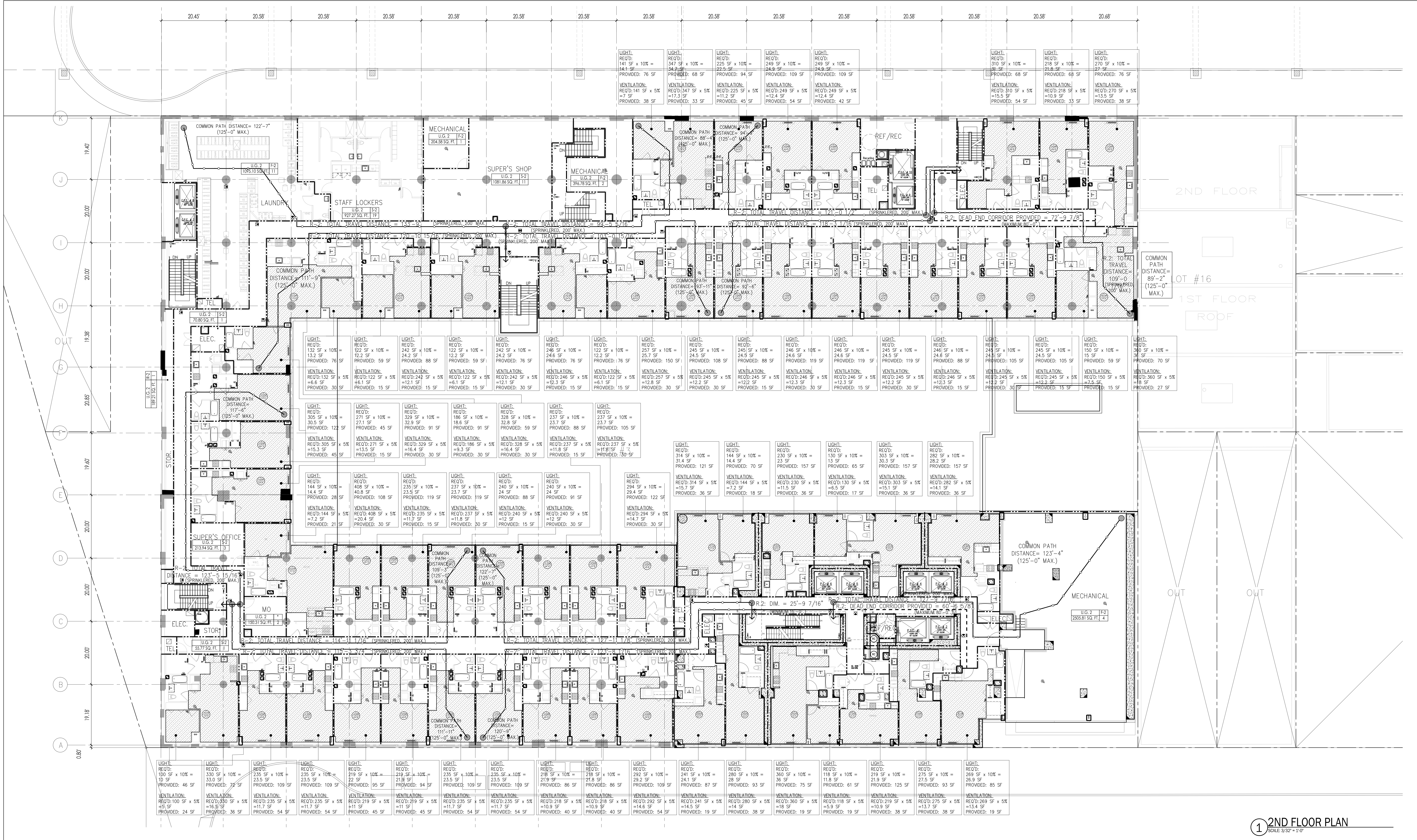
DRAWING TITLE:

1ST FLOOR
LIFE SAFETY PLAN

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2010-12
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-011.00
DRAWING :	24 OF 139


20.45'
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19.38
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19.60
19.18
0.80
COMMON PATH DISTANCE= 122'-7" (125'-0" MAX.)
MECHANICAL
SUPER'S SHOP
MECHANICAL
LAUNDRY
STAFF LOCKERS
REF/REC
TEL
ELEC.
2ND FLOOR
LOT #16
1ST FLOOR ROOF
OUT
STOR
SUPER'S OFFICE
MO
MECHANICAL
COMMON PATH DISTANCE= 123'-4" (125'-0" MAX.)
COMMON PATH DISTANCE= 89'-2" (125'-0" MAX.)
R-2: TOTAL TRAVEL DISTANCE
R-2: DEAD END CORRIDOR PROVIDED
LIGHT: REQ'D: PROVIDED:
VENTILATION: REQ'D: PROVIDED:

2ND FLOOR PLAN
①
SCALE: 3/32" = 1'-0"

LEGEND

▨	HABITABLE SPACE
—●—●—●—	GENERAL TRAVEL DISTANCE
—○—○—○—	TRAVEL DISTANCE WITHIN DWELLING UNIT
━━━	DEAD END CORRIDOR
▬ ▪ ▬ ▪ ▬	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ▪ ▪ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
◁F T	FIRE EXTINGUISHER
⊗ →	EXIT SIGNS (ARROW INDICATES DIRECTION)
⬡S C	SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK
		FEDERAL FAIR HOUSING ACT
HANDICAP LAWS AND GUIDELINES:		HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003.
		AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED
TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** : ACCESSORY PER 508.3.1

PROVIDED

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** : ACCESSORY PER 508.3.1

OCCUPANCY: S-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	3,107	300 GROSS	10
STORAGE, RESIDENTIAL	S-2	245	300 GROSS	2
SUB TOTAL (1)				11

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	24,876	200 GROSS	125
SUB TOTAL (2)				125

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
SUPER'S OFFICE/ SHOP	S-2	1,296	100 GROSS	13
TOILETS & LOCKERS	S-2	927	50 GROSS	19
LAUNDRY ROOM	F-2	1,095	100 NET	11
SUB TOTAL (3)				43

TOTAL NO. OF OCCUPANTS: 179 OCC.

DOOR WIDTH REQUIRED: 1790 OCC. X 0.2" = 36"
DOOR WIDTH PROVIDED: (5) 36" = 180", COMPLIES

STAIR WIDTH REQUIRED: 179 OCC. X 0.3" = 54"
STAIR WIDTH PROVIDED: (4) 44" + (1) 64" = 240", COMPLIES

CORRIDOR WIDTH REQUIRED: 179 OCC. X 0.2" = 36"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
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FAX.: (212) 979-8387

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228 East 45th Street
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MEP ENGINEER:
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15 West 44th Street, 2nd Floor
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	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
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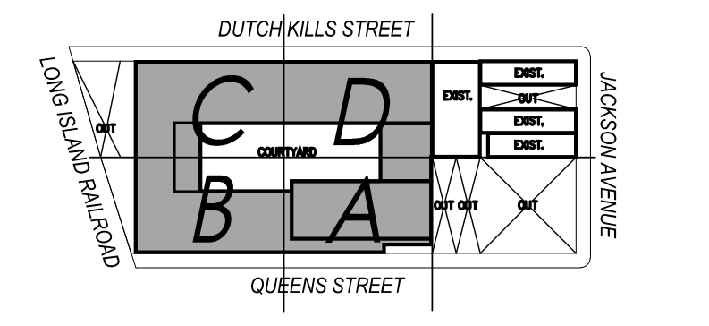
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'



DRAWING TITLE:

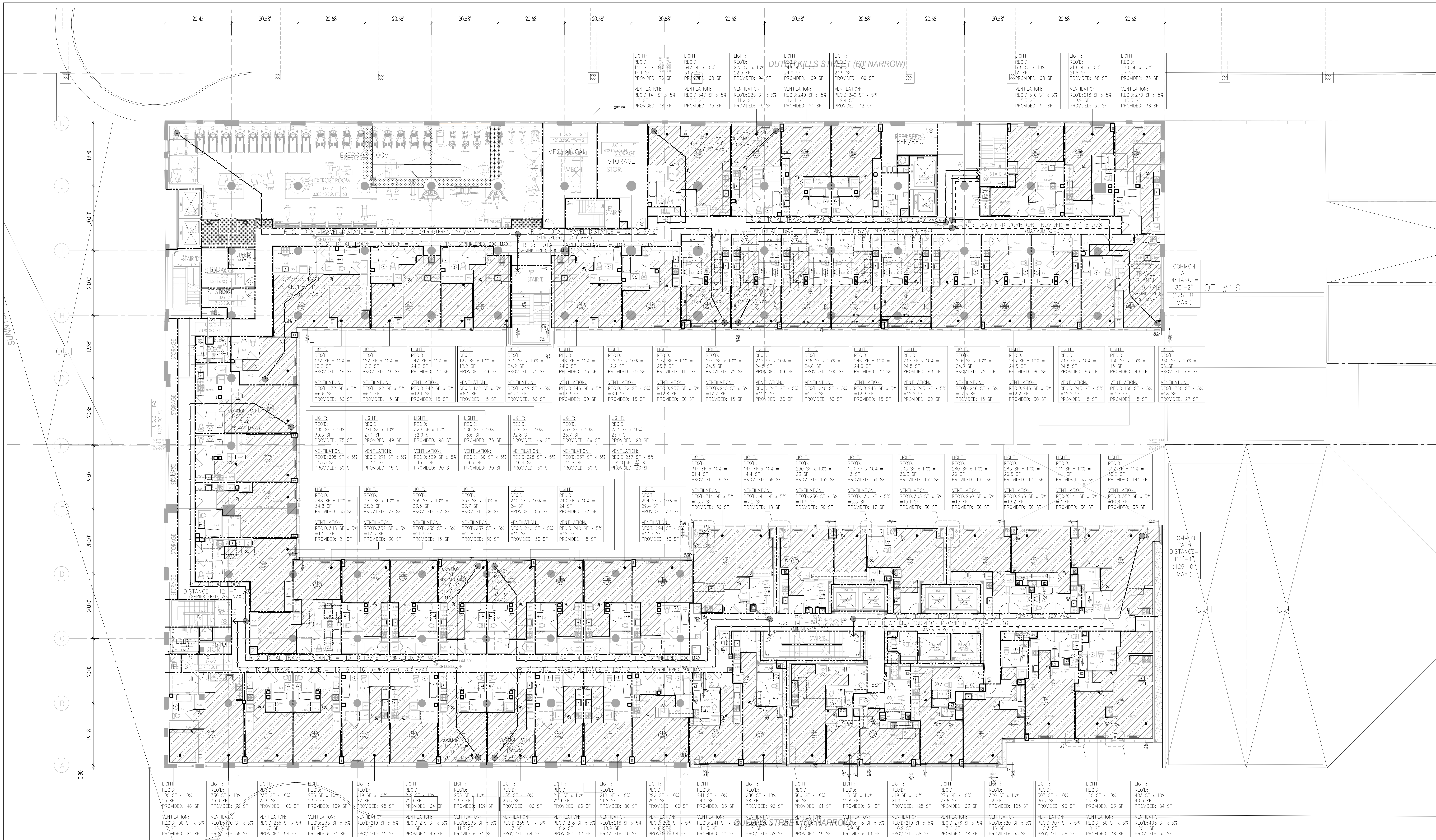
2ND FLOOR LIFE SAFETY PLAN

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2010-12
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No:	A-012.00
DRAWING :	25 OF 139

DEPT OF BLDGS 420651823 Job Number

ES790673454 Scan Code


DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
SUNNYSIDE
OUT
LOT #16
EXERCISE ROOM
MECHANICAL
MECH
STORAGE
STOR
STORAGE
STAIR 'E'
STAIR 'F'
TELE
REF/REC
STAIR 'A'
COMMON PATH DISTANCE= 88'-2" (125'-0" MAX.)
COMMON PATH DISTANCE= 110'-4" (125'-0" MAX.)
LIGHT: REQ'D / PROVIDED
VENTILATION: REQ'D / PROVIDED

1 3RD FLOOR PLAN

SCALE: 3/32" = 1'-0"

LEGEND

▨	HABITABLE SPACE
—o—o—o—	GENERAL TRAVEL DISTANCE
—o—o—o—	TRAVEL DISTANCE WITHIN DWELLING UNIT
▬	DEAD END CORRIDOR
▬ ▪ ▬ ▪ ▬	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ▪ ▪ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
◁ F T	FIRE EXTINGUISHER
⊗ →	EXIT SIGNS (ARROW INDICATES DIRECTION)
⬡ S C	SMOKE/CO DETECTOR

RESIDENTIAL
GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY: EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED

TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** : ACCESSORY PER 508.3.1

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	421	300 GROSS	2
STORAGE, RESIDENTIAL	S-2	931	300 GROSS	3
SUB TOTAL (1)				5

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	27,590	200 GROSS	138
SUB TOTAL (2)				138

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
EXCERCISE ROOM (RES. AMENITY)	R-2	3,362	50 GROSS	67
SUB TOTAL (3)				67

TOTAL NO. OF OCCUPANTS: 210 OCC.

DOOR WIDTH REQUIRED: 210 OCC. X 0.2" = 42"
DOOR WIDTH PROVIDED: (5) 36" = 180", COMPLIES

STAIR WIDTH REQUIRED: 210 OCC. X 0.3" = 63"
STAIR WIDTH PROVIDED: (4) 44" + (1) 64" = 240", COMPLIES

CORRIDOR WIDTH REQUIRED: 210 OCC. X 0.2" = 42"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
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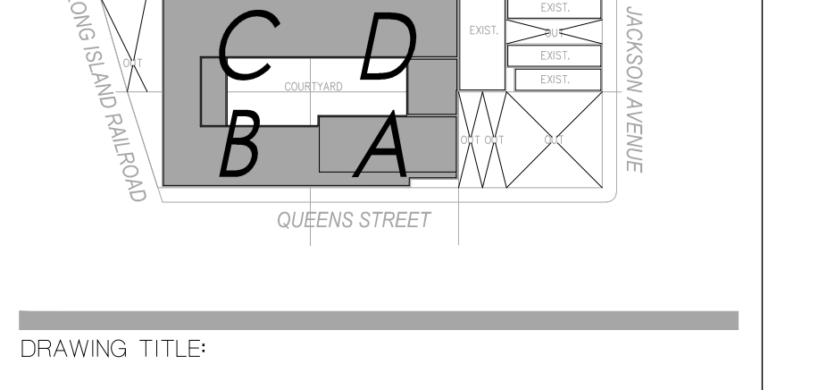
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



DRAWING TITLE:

3RD FLOOR
LIFE SAFETY PLAN

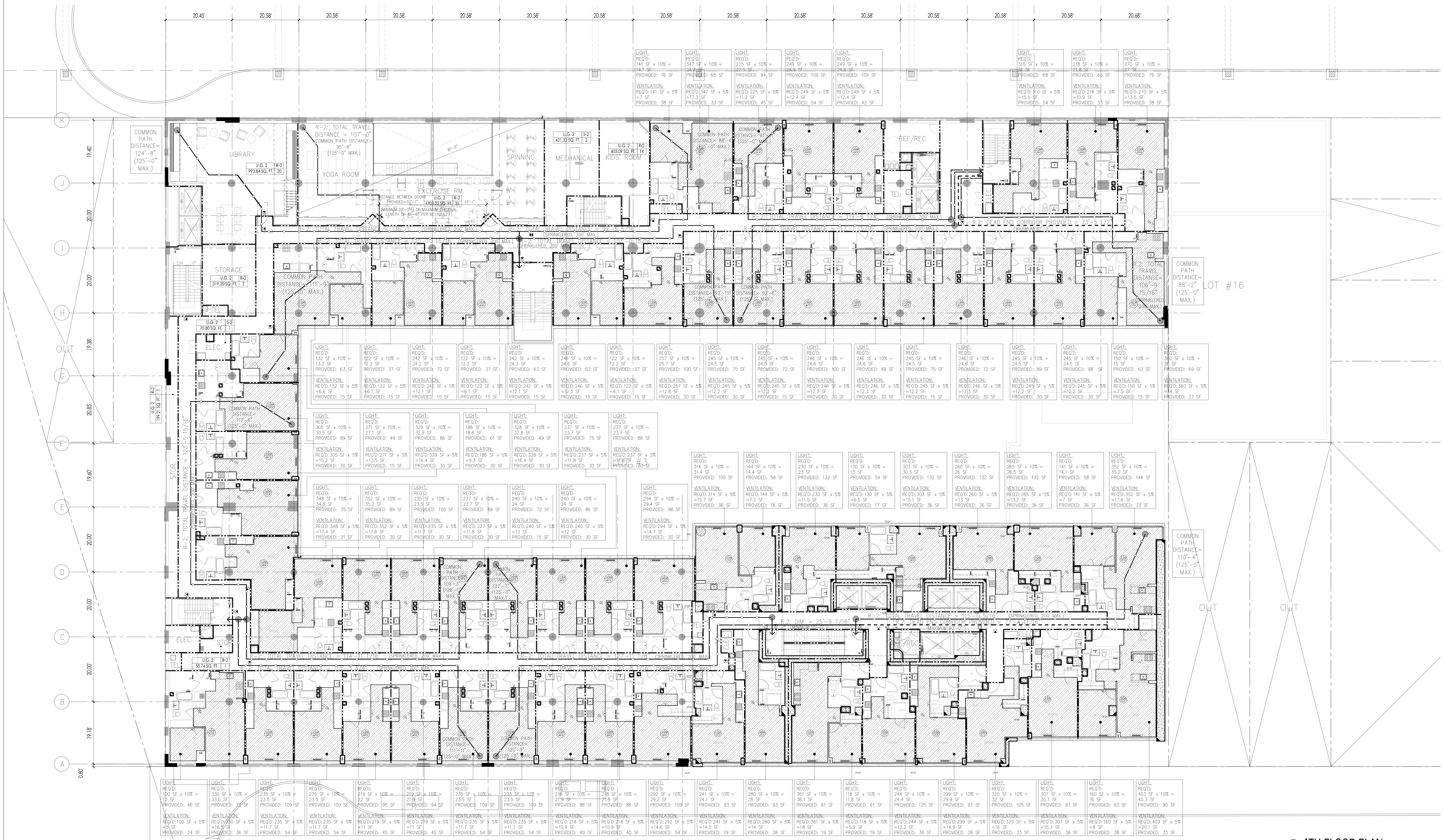
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-013.00
DRAWING :	26 OF 139

DEPT OF BLDGS 420651823 Job Number

ES161934369 Scan Code



COMMON PATH DISTANCE= 124'-8" (125'-0" MAX.)
LIBRARY
YOGA ROOM
EXERCISE RM.
SPINNING
MECHANICAL
KIDS' ROOM
STORAGE
ELEC.
REF/REC
LOT #16
COMMON PATH DISTANCE= 88'-2" (125'-0" MAX.)
COMMON PATH DISTANCE= 110'-4" (125'-0" MAX.)
OUT
R-2: TOTAL TRAVEL DISTANCE = 107'-0"
LIGHT: REQ'D: ... SF x 10% PROVIDED: ... SF
VENTILATION: REQ'D: ... SF x 5% PROVIDED: ... SF

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

LEGEND

▨	HABITABLE SPACE
—o—o—o—	GENERAL TRAVEL DISTANCE
—o—o—o—	TRAVEL DISTANCE WITHIN DWELLING UNIT
▬▬	DEAD END CORRIDOR
▬ ▪ ▬ ▪ ▬	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ■ ■ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
◁F T	FIRE EXTINGUISHER
⊗ →	EXIT SIGNS (ARROW INDICATES DIRECTION)
⬡S C	SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH — TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED

TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** : ACCESSORY PER 508.3.1

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	422	300 GROSS	2
STORAGE, RESIDENTIAL	S-2	995	300 GROSS	4
SUB TOTAL (1)				6

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	27,682	200 GROSS	139
SUB TOTAL (2)				139

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
EXERCISE/YOGA ROOM (RES. AMENITY)	R-2	1,708	50 GROSS	35
KIDS' ROOM (RES. AMENITY)	R-2	403	30 GROSS	14
LIBRARY (RES. AMENITY)	R-2	993	50 GROSS	20
SUB TOTAL (3)				69

TOTAL NO. OF OCCUPANTS: 214 OCC.

DOOR WIDTH REQUIRED: 214 OCC. X 0.2"/P = 43"
DOOR WIDTH PROVIDED: (5) 36" = 180", COMPLIES

STAIR WIDTH REQUIRED: 214 OCC. X 0.3" = 64"
STAIR WIDTH PROVIDED: (4) 44" + (1) 64" = 240", COMPLIES

CORRIDOR WIDTH REQUIRED: 214 OCC. X 0.2" = 43"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:
AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:
Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

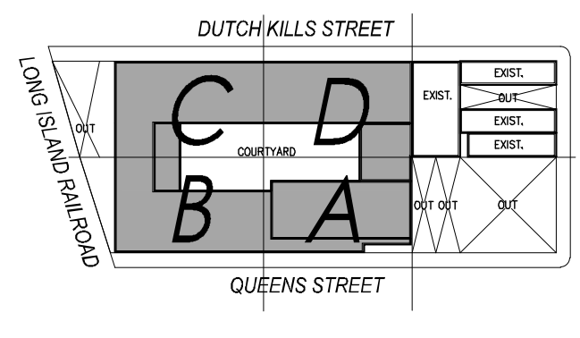
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	05.14.15	DOB- NB RESPONSE TO OBJECTIONS
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:

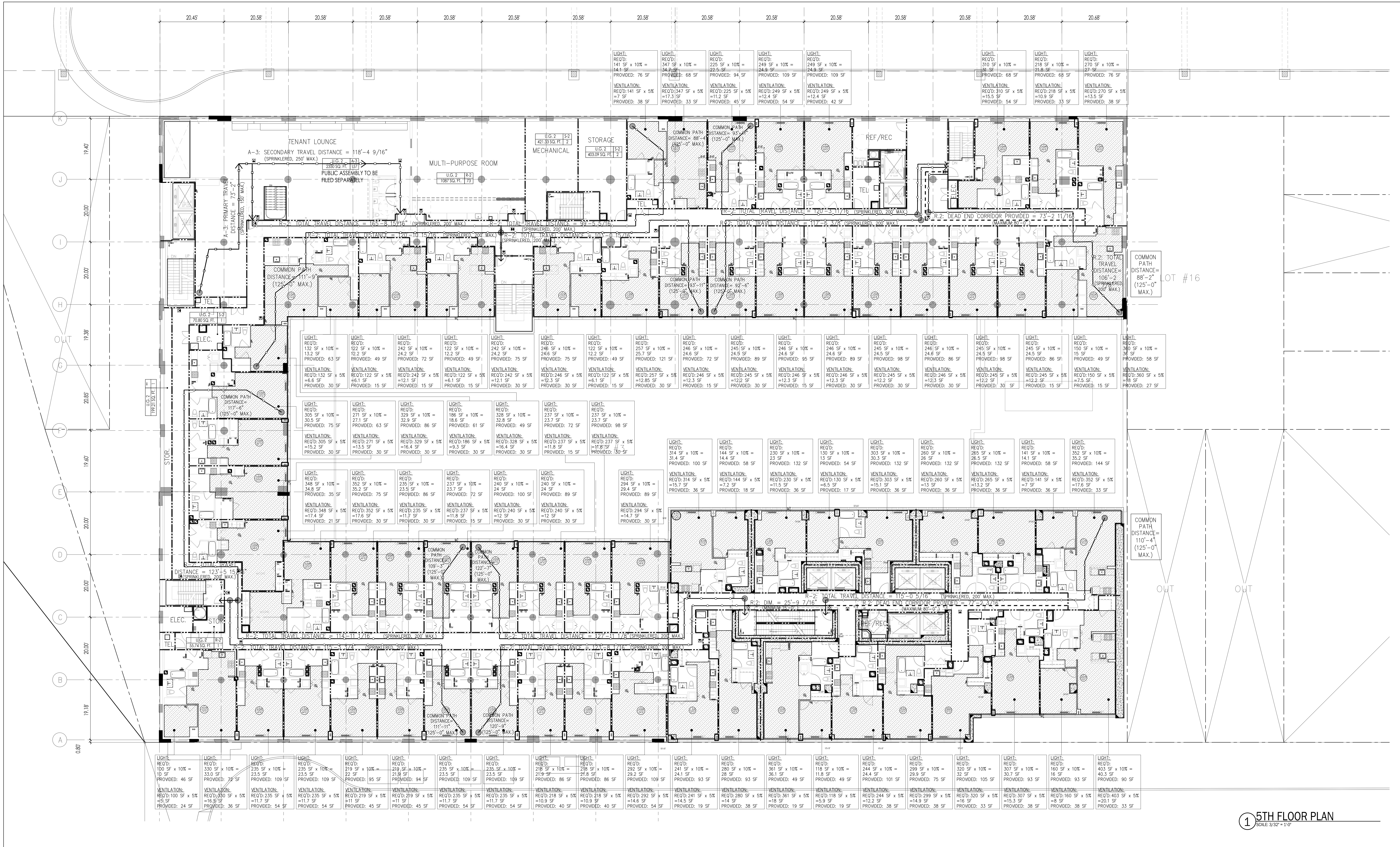
4TH FLOOR
LIFE SAFETY PLAN

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-014.00
DRAWING :	27 OF 139

DEPT OF BLDGS 420651823 Job Number

ES216930220 Scan Code


20.45'
20.58'
20.68'
K
J
I
H
G
F
E
D
C
B
A
19.40
20.00
19.38
20.85
19.60
19.18
0.80
TENANT LOUNGE
A-3: SECONDARY TRAVEL DISTANCE = 118'-4 9/16" (SPRINKLERED, 250' MAX.)
U.G. 2 | A-3 | 2350 SQ. FT. | 157
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
A-3: PRIMARY TRAVEL DISTANCE = 73'-2" (SPRINKLERED, 150' MAX.)
MULTI-PURPOSE ROOM
U.G. 2 | R-2 | 1087 SQ. FT. | 73
MECHANICAL
U.G. 2 | S-2 | 421.33 SQ. FT. | 2
STORAGE
U.G. 2 | S-2 | 403.09 SQ. FT. | 2
R-2: TOTAL TRAVEL DISTANCE = 165'-8 15/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 120'-10 15/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 99'-5 5/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 103'-0 15/16" (SPRINKLERED, 200' MAX.)
COMMON PATH DISTANCE= 111'-9" (125'-0" MAX.)
TEL
U.G. 2 | S-2 | 70.80 SQ. FT. | 1
ELEC.
COMMON PATH DISTANCE= 88'-4" (125'-0" MAX.)
COMMON PATH DISTANCE= 93'-11" (125'-0" MAX.)
REF/REC
TEL
ELEC.
R-2: TOTAL TRAVEL DISTANCE = 120'-3 11/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 117'-6 3/8" (SPRINKLERED, 200' MAX.)
R.2: DEAD END CORRIDOR PROVIDED = 73'-2 11/16" (MAXIMUM: 80'-0".)
COMMON PATH DISTANCE= 93'-11" (125'-0" MAX.)
COMMON PATH DISTANCE= 92'-6" (125'-0" MAX.)
R.2: TOTAL TRAVEL DISTANCE= 106'-2 7/8" (SPRINKLERED, 200' MAX.)
COMMON PATH DISTANCE= 88'-2" (125'-0" MAX.)
LOT #16
OUT
STOR.
R-2: TOTAL TRAVEL DISTANCE = 123'-5 15/16" (SPRINKLERED, 200' MAX.)
ELEC.
STOR
TEL
U.G. 2 | R-2 | 55.74 SQ. FT. | 1
COMMON PATH DISTANCE= 109'-3" (125'-0" MAX.)
COMMON PATH DISTANCE= 122'-7" (125'-0" MAX.)
R-2: TOTAL TRAVEL DISTANCE = 114'-11 1/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 115'-3 3/4" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 127'-11 1/8" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 123'-8 1/16" (SPRINKLERED, 200' MAX.)
COMMON PATH DISTANCE= 111'-11" (125'-0" MAX.)
COMMON PATH DISTANCE= 120'-9" (125'-0" MAX.)
R-2: TOTAL TRAVEL DISTANCE = 115'-0 5/16" (SPRINKLERED, 200' MAX.)
R.2: DIM. = 25'-9 7/16" (MINIMUM: 15'-0")
R.2: DEAD END CORRIDOR PROVIDED = 77'-2 3/16" (MAXIMUM: 80'-0".)
REF/REC
COMMON PATH DISTANCE= 110'-4" (125'-0" MAX.)
OUT
OUT
LIGHT: REQ'D: 132 SF x 10% = 13.2 SF PROVIDED: 63 SF
VENTILATION: REQ'D: 132 SF x 5% =6.6 SF PROVIDED: 30 SF
LIGHT: REQ'D: 100 SF x 10% = 10 SF PROVIDED: 46 SF
VENTILATION: REQ'D: 100 SF x 5% =5 SF PROVIDED: 24 SF
LIGHT: REQ'D: 403 SF x 10% = 40.3 SF PROVIDED: 90 SF
VENTILATION: REQ'D: 403 SF x 5% =20.1 SF PROVIDED: 33 SF

1 5TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

▨	HABITABLE SPACE
—o—o—o—	GENERAL TRAVEL DISTANCE
—o—o—o—	TRAVEL DISTANCE WITHIN DWELLING UNIT
▬	DEAD END CORRIDOR
▬ ▪ ▬ ▪	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ■ ■ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
F T	FIRE EXTINGUISHER
⊗	EXIT SIGNS (ARROW INDICATES DIRECTION)
S C	SMOKE/CO DETECTOR

RESIDENTIAL
GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK FEDERAL FAIR HOUSING ACT
HANDICAP LAWS AND GUIDELINES:		HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH **TABLE 1015.1, 1024.7 (ASSEMBLY)** EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED
TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER **TABLE 508.2**
** : ACCESSORY PER **508.3.1**

PROVIDED

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	422	300 GROSS	2
STORAGE, RESIDENTIAL	S-2	668	300 GROSS	3
SUB TOTAL (1)				5

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	27,682	200 GROSS	139
SUB TOTAL (2)				139

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
LOUNGE (RES. AMENITY)	A-3	2,350	15 GROSS	157
MULTI-PURPOSE ROOM (RES. AMENITY)	R-2	1,087	15 GROSS	73
SUB TOTAL (3)				230

TOTAL NO. OF OCCUPANTS: 374 OCC.

DOOR WIDTH REQUIRED: 374 OCC. X 0.2" = 75"
DOOR WIDTH PROVIDED: (5) 36" = 180", COMPLIES

STAIR WIDTH REQUIRED: 374 OCC. X 0.3" = 112"
STAIR WIDTH PROVIDED: (4) 44" + (1) 64" = 240", COMPLIES

MEANS OF EGRESS PROVIDED: 5
LENGTH OF CORRIDOR: 720'-4"
MAX. LENGTH OF CORRIDOR ALLOWED: 200'
720.3/ 200 = 3.6
CORRIDOR WIDTH REQUIRED: 374 OCC./ 3.6 = 104
104 X 0.2" = 20.8"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
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C/O Rockrose Development Corp.
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New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
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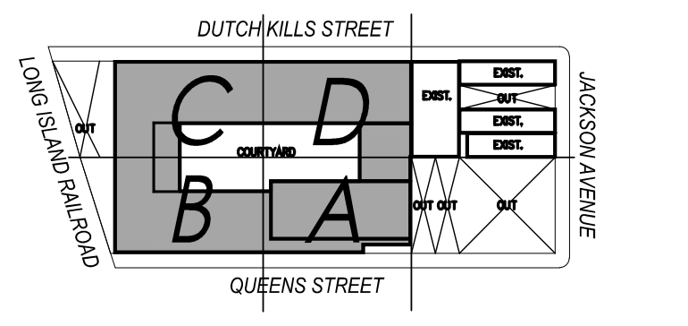
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'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LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

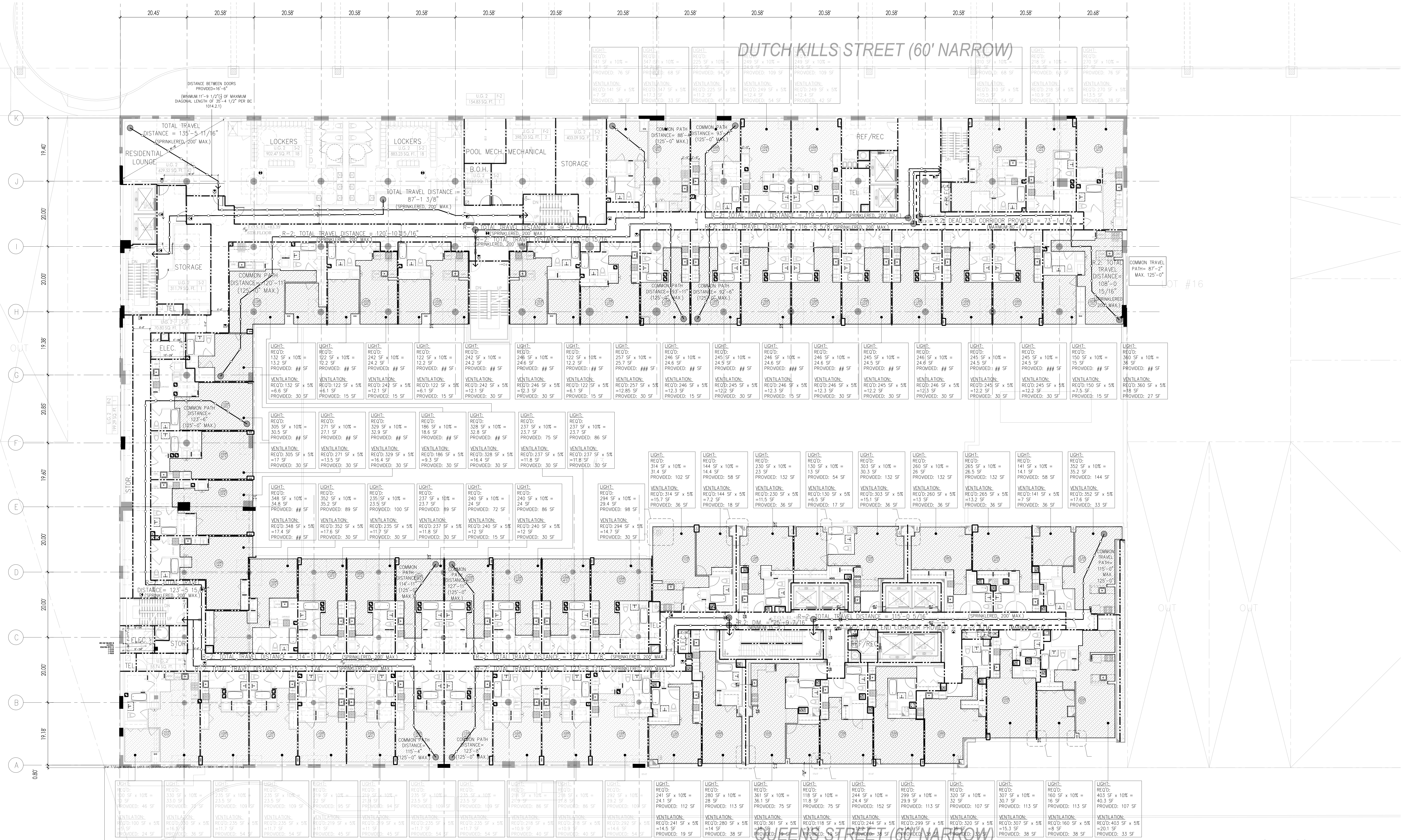
5TH FLOOR LIFE SAFETY PLAN

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-015.00
DRAWING :	28 OF 139

DEPT OF BLDGS 420651823 Job Number

ES245428538 Scan Code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QUEENS STREET (60' NARROW)
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20.58'
20.68'
K
J
I
H
G
F
E
D
C
B
A
19.40
20.00
19.38
20.85
19.60
19.18
0.80
DISTANCE BETWEEN DOORS PROVIDED=16'-6"
(MINIMUM 11'-9 1/2"(1/3 OF MAXIMUM DIAGONAL LENGTH OF 35'-4 1/2" PER BC 1014.2.1)
RESIDENTIAL LOUNGE
TOTAL TRAVEL DISTANCE = 135'-5 11/16" (SPRINKLERED, 200' MAX.)
LOCKERS
POOL MECH.
MECHANICAL
B.O.H.
STORAGE
REF/REC
TEL
TOTAL TRAVEL DISTANCE = 87'-1 3/8" (SPRINKLERED, 200' MAX.)
COMMON PATH DISTANCE= 88'-8" (125'-0" MAX.)
R-2: TOTAL TRAVEL DISTANCE = 120'-10 15/16"
R-2: DEAD END CORRIDOR PROVIDED
COMMON PATH DISTANCE (125'-0" MAX.)
COMMON TRAVEL PATH= 87'-2" MAX. 125'-0"
R-2: TOTAL TRAVEL DISTANCE= 108'-0 15/16" (SPRINKLERED, 200' MAX.)
ELEC.
STOR.
TEL
LIGHT:
REQ'D:
PROVIDED:
VENTILATION:
6TH FLOOR
DISTANCE = 123'-5 (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 114'-3 1/16" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 127'-1 1/8" (SPRINKLERED, 200' MAX.)
R-2: TOTAL TRAVEL DISTANCE = 115'-0 5/16" (SPRINKLERED, 200' MAX.)
REF/REC
OUT
COMMON PATH DISTANCE= 115'-4" (125'-0" MAX.)
COMMON PATH DISTANCE= 123'-4" (125'-0" MAX.)

① **6TH FLOOR PLAN**
SCALE: 3/32" = 1'-0"

LEGEND

▨	HABITABLE SPACE
—o—o—o—	GENERAL TRAVEL DISTANCE
—o—o—o—	TRAVEL DISTANCE WITHIN DWELLING UNIT
▬	DEAD END CORRIDOR
▬ ▪ ▬ ▪ ▬	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ▪ ▪ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
◁F T	FIRE EXTINGUISHER
⊗ →	EXIT SIGNS (ARROW INDICATES DIRECTION)
⬡S C	SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH **TABLE 1015.1, 1024.7 (ASSEMBLY)** EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	-	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED

TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER **TABLE 508.2**
** : ACCESSORY PER **508.3.1**

PROVIDED

* : INCIDENTAL USE AREAS FOR PER **TABLE 508.2**
** : ACCESSORY PER **508.3.1**

OCCUPANCY: S-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
STORAGE, RESIDENTIAL	S-2	658	300 GROSS	3
SUB TOTAL (1)				3

OCCUPANCY: R-2 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	27,682	200 GROSS	139
SUB TOTAL (2)				139

OCCUPANCY: A-3 — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL/POOL MECH/B.O.H.	F-2	646	300 GROSS	3
LOUNGE (RESIDENTIAL AMENITY)	A-3	630	15 NET	42
STORAGE (RESIDENTIAL AMENITY)	S-2	248	300 GROSS	1
LOCKER ROOM (RESIDENTIAL AMENITY)	S-2	1,786	50 GROSS	36
B.O.H./ STORAGE (RESIDENTIAL AMENITY)	S-2	94	300 GROSS	1
SUB TOTAL (3)				83

TOTAL NO. OF OCCUPANTS: 225 OCC.

DOOR WIDTH REQUIRED: 225 OCC. X 0.2" = 45"
DOOR WIDTH PROVIDED: (7) 36" = 252", COMPLIES

STAIR WIDTH REQUIRED: 225 OCC. X 0.3" = 68"
STAIR WIDTH PROVIDED: (4) 44" + (1) 64" = 240", COMPLIES

STAIR WIDTH REQUIRED: 225 OCC. X 0.3" = 68"
STAIR WIDTH PROVIDED: (2) 48" = 96", COMPLIES

CORRIDOR WIDTH REQUIRED: 225 OCC. X 0.2" = 45"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

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	06.09.14	50% DD

NORTH ARROW
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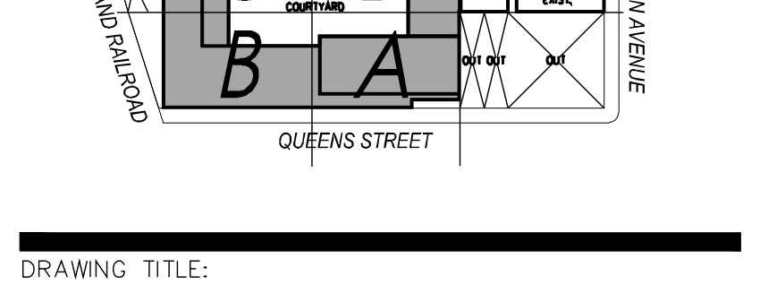
KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
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C
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DRAWING TITLE:

6TH FLOOR LIFE SAFETY PLAN

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER No. 022227

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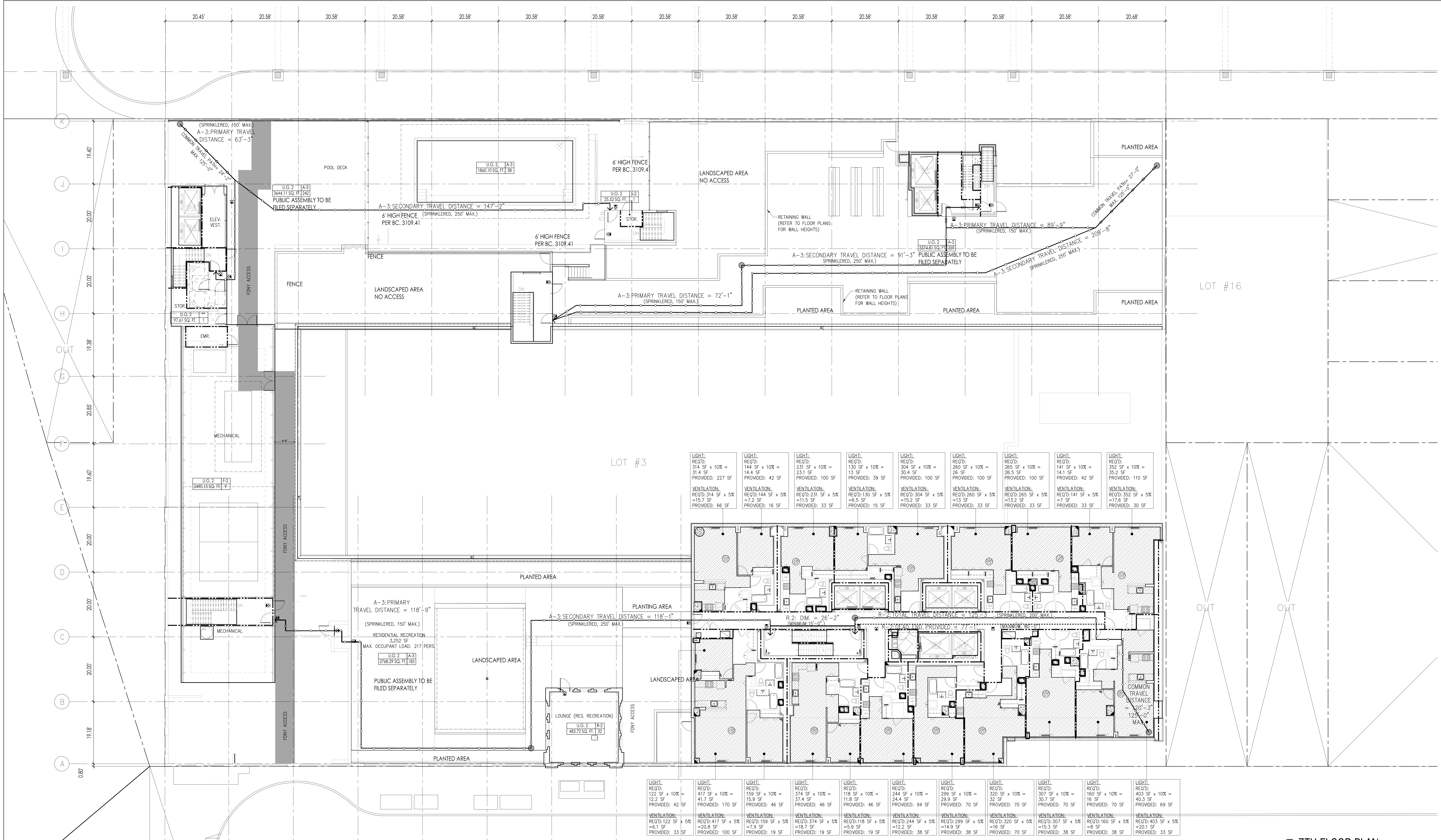
20.45'
20.58'
20.58'
20.58'
20.58'
20.58'
20.58'
20.58'
20.58'
20.58'
20.58'
20.58'
20.58'
20.58'
20.68'
K
J
I
H
G
F
E
D
C
B
A
19.40
20.00
20.00
19.38
20.85
19.60
20.00
20.00
20.00
19.18
0.80
OUT
(SPRINKLERED, 150' MAX.)
A-3: PRIMARY TRAVEL DISTANCE = 63'-3"
COMMON TRAVEL PATH= 24'-2" MAX. 125'-0"
POOL DECK
U.G. 2 A-3 1860.10 SQ. FT. 38
U.G. 2 A-3 3644.11 SQ. FT. 242
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
A-3: SECONDARY TRAVEL DISTANCE = 147'-2" (SPRINKLERED, 250' MAX.)
6' HIGH FENCE PER BC. 3109.41
6' HIGH FENCE PER BC. 3109.41
6' HIGH FENCE PER BC. 3109.41
U.G. 2 S-2 25.52 SQ. FT. 1
STOR.
DN
LANDSCAPED AREA NO ACCESS
ELEV. VEST.
STOR.
U.G. 2 ** 97.61 SQ. FT. 1
EMR.
FDNY ACCESS
FENCE
FENCE
LANDSCAPED AREA NO ACCESS
A-3: PRIMARY TRAVEL DISTANCE = 72'-1" (SPRINKLERED, 150' MAX.)
RETAINING WALL (REFER TO FLOOR PLANS FOR WALL HEIGHTS)
RETAINING WALL (REFER TO FLOOR PLANS FOR WALL HEIGHTS)
A-3: SECONDARY TRAVEL DISTANCE = 91'-3" SPRINKLERED, 250' MAX.)
U.G. 2 A-3 5374.81 SQ. FT. 359
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
A-3: PRIMARY TRAVEL DISTANCE = 89'-9" (SPRINKLERED, 150' MAX.)
COMMON TRAVEL PATH= 27'-0" MAX. 125'-0"
A-3: SECONDARY TRAVEL DISTANCE = 209'-8" SPRINKLERED, 250' MAX.)
PLANTED AREA
PLANTED AREA
PLANTED AREA
PLANTED AREA
PLANTED AREA
LOT #16
MECHANICAL
U.G. 2 F-2 2490.15 SQ. FT. 9
FDNY ACCESS
LOT #3
LIGHT: REQ'D: 314 SF x 10% = 31.4 SF PROVIDED: 227 SF
VENTILATION: REQ'D: 314 SF x 5% =15.7 SF PROVIDED: 66 SF
LIGHT: REQ'D: 144 SF x 10% = 14.4 SF PROVIDED: 42 SF
VENTILATION: REQ'D: 144 SF x 5% =7.2 SF PROVIDED: 16 SF
LIGHT: REQ'D: 231 SF x 10% = 23.1 SF PROVIDED: 100 SF
VENTILATION: REQ'D: 231 SF x 5% =11.5 SF PROVIDED: 33 SF
LIGHT: REQ'D: 130 SF x 10% = 13 SF PROVIDED: 39 SF
VENTILATION: REQ'D: 130 SF x 5% =6.5 SF PROVIDED: 15 SF
LIGHT: REQ'D: 304 SF x 10% = 30.4 SF PROVIDED: 100 SF
VENTILATION: REQ'D: 304 SF x 5% =15.2 SF PROVIDED: 33 SF
LIGHT: REQ'D: 260 SF x 10% = 26 SF PROVIDED: 100 SF
VENTILATION: REQ'D: 260 SF x 5% =13 SF PROVIDED: 33 SF
LIGHT: REQ'D: 265 SF x 10% = 26.5 SF PROVIDED: 100 SF
VENTILATION: REQ'D: 265 SF x 5% =13.2 SF PROVIDED: 33 SF
LIGHT: REQ'D: 141 SF x 10% = 14.1 SF PROVIDED: 42 SF
VENTILATION: REQ'D: 141 SF x 5% =7 SF PROVIDED: 33 SF
LIGHT: REQ'D: 352 SF x 10% = 35.2 SF PROVIDED: 110 SF
VENTILATION: REQ'D: 352 SF x 5% =17.6 SF PROVIDED: 30 SF
PLANTED AREA
A-3: PRIMARY TRAVEL DISTANCE = 118'-9" (SPRINKLERED, 150' MAX.)
A-3: SECONDARY TRAVEL DISTANCE = 118'-1" (SPRINKLERED, 250' MAX.)
PLANTING AREA
RESIDENTIAL RECREATION 3,252 SF MAX. OCCUPANT LOAD: 217 PERS.
U.G. 2 A-3 2768.29 SQ. FT. 185
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
LANDSCAPED AREA
LANDSCAPED AREA
MECHANICAL
LOUNGE (RES. RECREATION)
U.G. 2 A-2 483.72 SQ. FT. 30
FDNY ACCESS
FDNY ACCESS
PLANTED AREA
R-2: DIM. = 26'-2" (MINIMUM 15'-0")
R-2: TOTAL TRAVEL DISTANCE = 125'-3" (SPRINKLERED, 200' MAX.)
COMMON TRAVEL DISTANCE = 120'-3" 125'-0" MAX.
OUT
OUT
LIGHT: REQ'D: 122 SF x 10% = 12.2 SF PROVIDED: 42 SF
VENTILATION: REQ'D: 122 SF x 5% =6.1 SF PROVIDED: 33 SF
LIGHT: REQ'D: 417 SF x 10% = 41.7 SF PROVIDED: 170 SF
VENTILATION: REQ'D: 417 SF x 5% =20.8 SF PROVIDED: 100 SF
LIGHT: REQ'D: 159 SF x 10% = 15.9 SF PROVIDED: 46 SF
VENTILATION: REQ'D: 159 SF x 5% =7.9 SF PROVIDED: 19 SF
LIGHT: REQ'D: 374 SF x 10% = 37.4 SF PROVIDED: 46 SF
VENTILATION: REQ'D: 374 SF x 5% =18.7 SF PROVIDED: 19 SF
LIGHT: REQ'D: 118 SF x 10% = 11.8 SF PROVIDED: 46 SF
VENTILATION: REQ'D: 118 SF x 5% =5.9 SF PROVIDED: 19 SF
LIGHT: REQ'D: 244 SF x 10% = 24.4 SF PROVIDED: 94 SF
VENTILATION: REQ'D: 244 SF x 5% =12.2 SF PROVIDED: 38 SF
LIGHT: REQ'D: 299 SF x 10% = 29.9 SF PROVIDED: 70 SF
VENTILATION: REQ'D: 299 SF x 5% =14.9 SF PROVIDED: 38 SF
LIGHT: REQ'D: 320 SF x 10% = 32 SF PROVIDED: 70 SF
VENTILATION: REQ'D: 320 SF x 5% =16 SF PROVIDED: 70 SF
LIGHT: REQ'D: 307 SF x 10% = 30.7 SF PROVIDED: 70 SF
VENTILATION: REQ'D: 307 SF x 5% =15.3 SF PROVIDED: 38 SF
LIGHT: REQ'D: 160 SF x 10% = 16 SF PROVIDED: 70 SF
VENTILATION: REQ'D: 160 SF x 5% =8 SF PROVIDED: 38 SF
LIGHT: REQ'D: 403 SF x 10% = 40.3 SF PROVIDED: 69 SF
VENTILATION: REQ'D: 403 SF x 5% =20.1 SF PROVIDED: 33 SF

① 7TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

▨	HABITABLE SPACE
—o—o—o—	GENERAL TRAVEL DISTANCE
–o–o–o–	TRAVEL DISTANCE WITHIN DWELLING UNIT
▬	DEAD END CORRIDOR
▬ ▪ ▬ ▪ ▬	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ▪ ▪ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
◁F T	FIRE EXTINGUISHER
⊗	EXIT SIGNS (ARROW INDICATES DIRECTION)
S C	SMOKE/CO DETECTOR

RESIDENTIAL GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) TABLE 602
TYPE I-B

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH **TABLE 1015.1, 1024.7 (ASSEMBLY)** EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED

TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	SM2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER **TABLE 508.2**

** : ACCESSORY PER **508.3.1**

PROVIDED

OCCUPANCY: S-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL	F-2	2,490	300 GROSS	9
SUB TOTAL (1)				9

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	7,587	200 GROSS	38
SUB TOTAL (2)				38

OCCUPANCY: R-2 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
ROOF RECREATION 1 (RES. AMENITY)	A-3	5,375	15 GROSS	359
ROOF RECREATION 2 (RES. AMENITY)	A-3	3,253	15 GROSS	217
SUB TOTAL (3)				576

OCCUPANCY: A-3 PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
POOL DECK/ LOUNGE (RESIDENTIAL)	A-3	3,644	15 NET	243
POOL (RESIDENTIAL)	A-3	1,860	50 GROSS	38
STORAGE (RESIDENTIAL)	S-2	98	300 GROSS	1
SUB TOTAL (3)				282

TOTAL NO. OF OCCUPANTS: 282 OCC.
DOOR WIDTH REQUIRED: 282 OCC. X 0.2" = 56"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
STAIR WIDTH REQUIRED: 282 OCC. X 0.3" = 84.6"
STAIR WIDTH PROVIDED: (2) 48" = 96", COMPLIES

RECREATION 1 EGRESS: (TOTAL OCC. 359)
DOOR WIDTH REQUIRED: 359 X 0.2" = 71.8"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
STAIR WIDTH REQUIRED: 359 X 0.3" = 107.7"
STAIR WIDTH PROVIDED: 64" + 44" = 108", COMPLIES

RECREATION 2 EGRESS: (TOTAL OCC. 217)
DOOR WIDTH REQUIRED: 217 X 0.2" = 43.4"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
STAIR WIDTH REQUIRED: 217 X 0.3" = 65.1"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

TOWER EGRESS- TOTAL OCCUPANT LOAD: 47 + (217/2) = 155.5

DOOR WIDTH REQUIRED: 155.5 OCC. X 0.2" = 31.1"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES

STAIR WIDTH REQUIRED: 155.5 OCC. X 0.3" = 46.65"
STAIR WIDTH PROVIDED: (2) 44" = 88", COMPLIES

CORRIDOR WIDTH REQUIRED: 155.5 OCC. X 0.2" = 31.1"
CORRIDOR WIDTH PROVIDED: 60", COMPLIES

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

**43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.**
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
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New York, NY 10016
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INTERIOR ARCHITECT

SLADE ARCHITECTURE
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New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

**MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.**
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

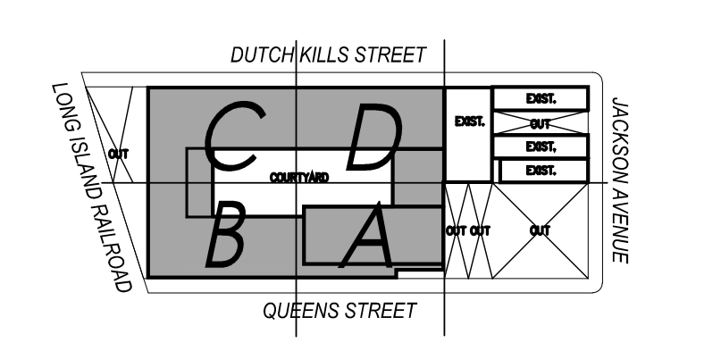
LIGHTING CONSULTANT

KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT OUT
OUT

DRAWING TITLE:

7TH FLOOR
LIFE SAFETY PLAN

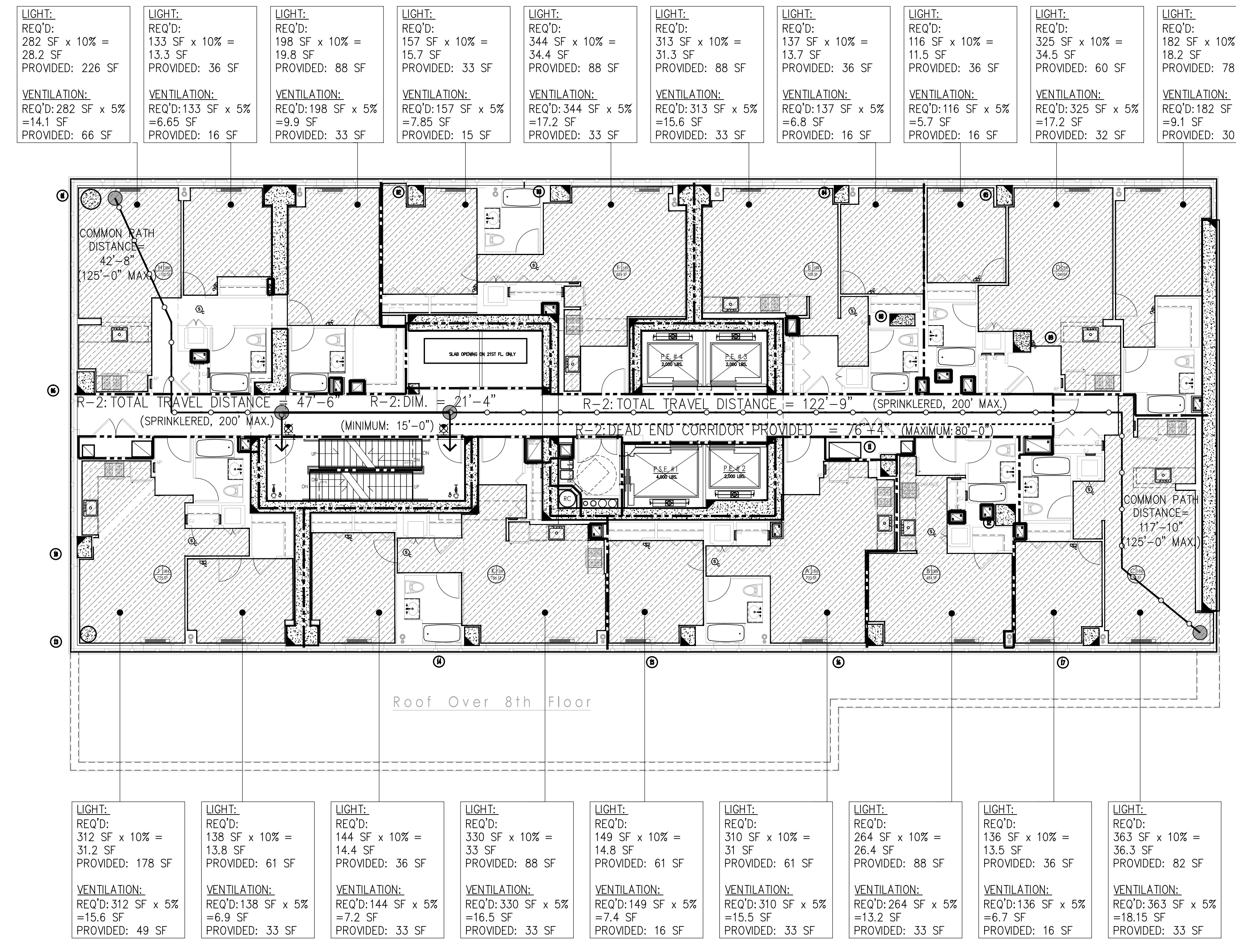
SEAL & SIGNATURE:

ROBERT LAUDENSLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-14
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-017.00
DRAWING :	30 OF 139

DEPT OF BLDGS 420651823 Job Number

ES589601505 Scan Code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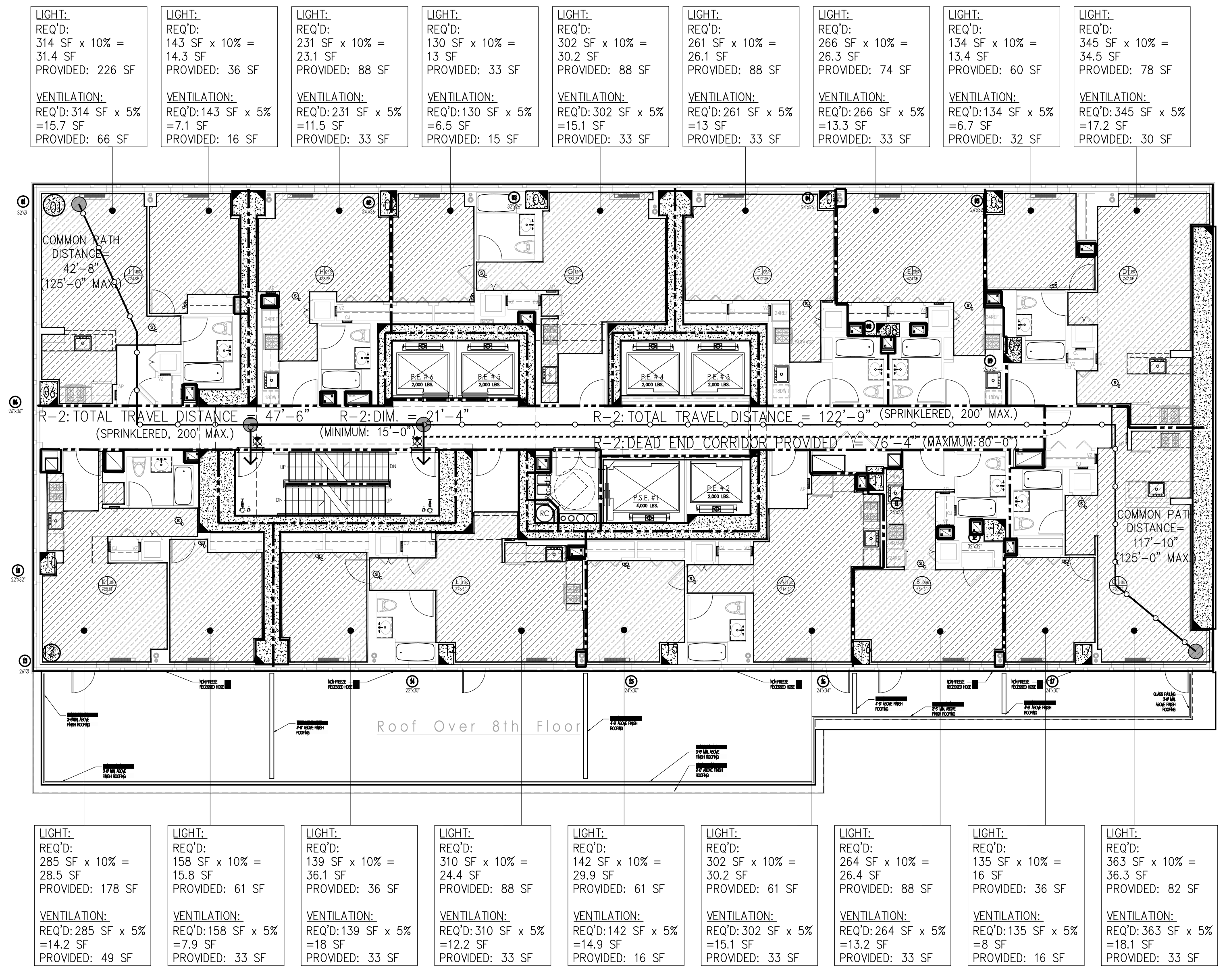
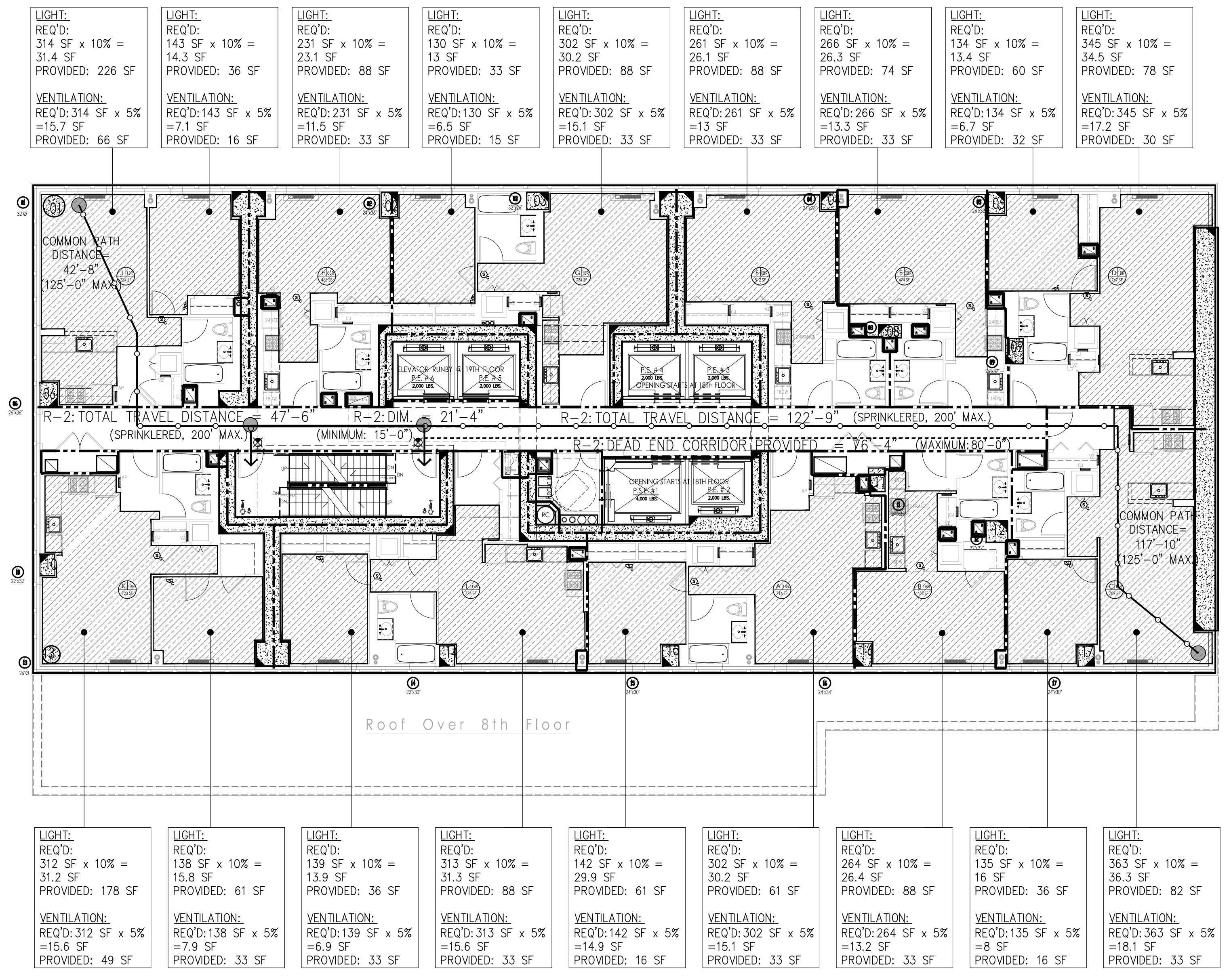
R-2: TOTAL TRAVEL DISTANCE = 47'-6" (SPRINKLERED, 200' MAX.)
R-2: DIM. = 21'-4" (MINIMUM: 15'-0")
R-2: TOTAL TRAVEL DISTANCE = 122'-9" (SPRINKLERED, 200' MAX.)
R-2: DEAD END CORRIDOR PROVIDED
COMMON PATH DISTANCE= 117'-10" (125'-0" MAX)
Roof Over 8th Floor

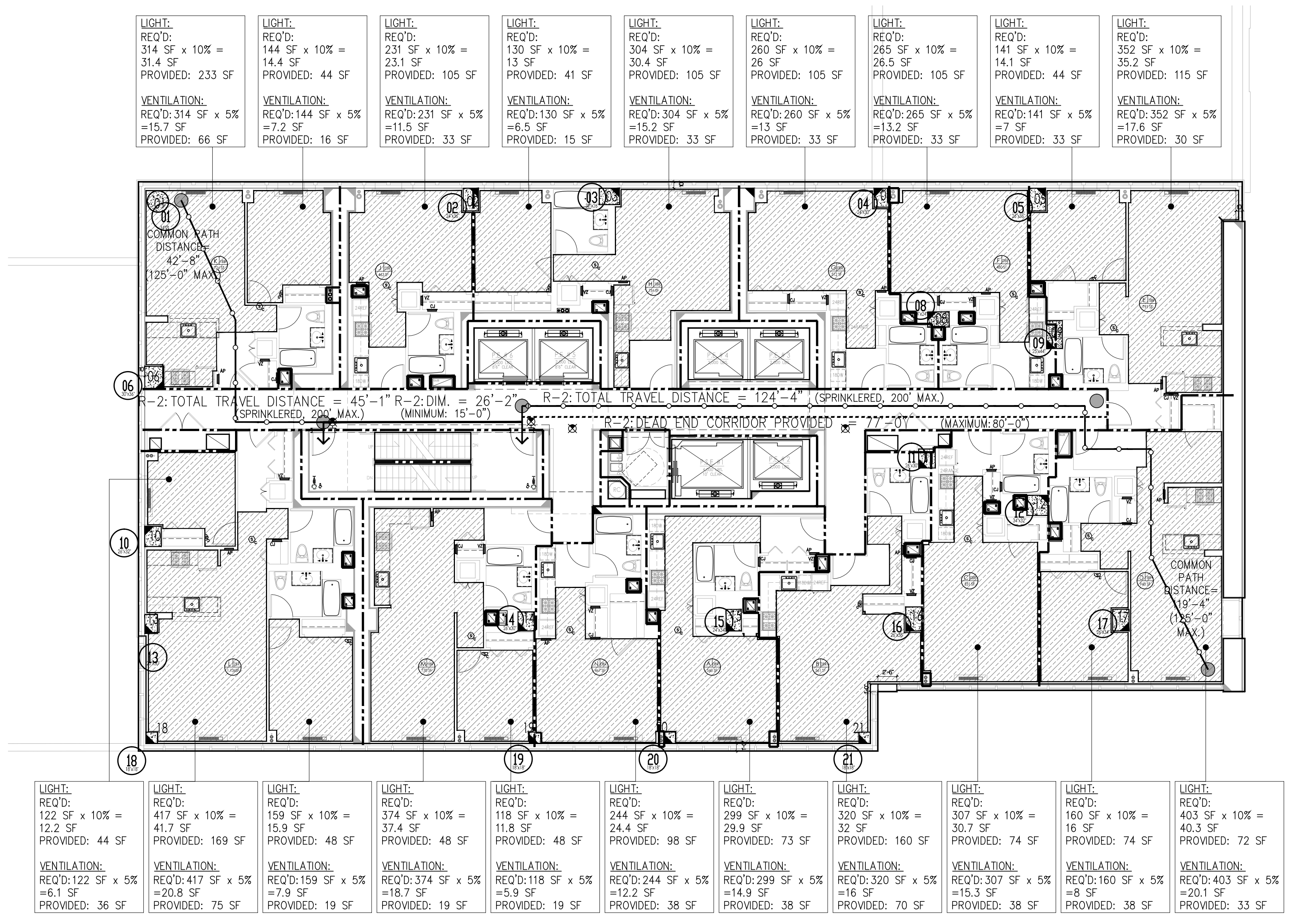
④ 20TH - 21TH FLOOR PLAN
SCALE: 3/32" = 1'-0"


COMMON PATH DISTANCE= 42'-8" (125'-0" MAX)
R-2: TOTAL TRAVEL DISTANCE = 47'-6" (SPRINKLERED, 200' MAX.)
R-2: DIM. = 21'-4" (MINIMUM: 15'-0")
R-2: TOTAL TRAVEL DISTANCE = 122'-9" (SPRINKLERED, 200' MAX.)
COMMON PATH DISTANCE= 117'-10" (125'-0" MAX)
Roof Over 8th Floor

② 9TH FLOOR PLAN
SCALE: 3/32" = 1'-0"


COMMON PATH DISTANCE= 42'-8" (125'-0" MAX)
R-2: TOTAL TRAVEL DISTANCE = 47'-6" (SPRINKLERED, 200' MAX.)
R-2: DIM. = 21'-4" (MINIMUM: 15'-0")
R-2: TOTAL TRAVEL DISTANCE = 122'-9" (SPRINKLERED, 200' MAX.)
COMMON PATH DISTANCE= 117'-10" (125'-0" MAX)
Roof Over 8th Floor

③ 10TH - 19TH FLOOR PLAN
SCALE: 3/32" = 1'-0"


COMMON PATH DISTANCE= 42'-8" (125'-0" MAX)
R-2: TOTAL TRAVEL DISTANCE = 45'-1" (SPRINKLERED, 200' MAX.)
R-2: DIM. = 26'-2" (MINIMUM: 15'-0")
R-2: TOTAL TRAVEL DISTANCE = 124'-4" (SPRINKLERED, 200' MAX.)
COMMON PATH DISTANCE= 119'-4" (125'-0" MAX)

① 8TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

▨	HABITABLE SPACE
—o—o—o—	GENERAL TRAVEL DISTANCE
—o—o—o—	TRAVEL DISTANCE WITHIN DWELLING UNIT
▬	DEAD END CORRIDOR
▬ ▪ ▬ ▪ ▬	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ▪ ▪ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
◁F T	FIRE EXTINGUISHER
⊗	EXIT SIGNS (ARROW INDICATES DIRECTION)
⬡S C	SMOKE/CO DETECTOR

RESIDENTIAL
GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS: 43-22 QUEENS STREET
QUEENS, NEW YORK
BLOCK: 266
ZONING DISTRICT: M1-5/R9
ZONING MAP: 9b
LOT AREA: 77,943 SF
STORIES: 54
CONSTRUCTION: 54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES:		2008 BUILDING CODE OF THE CITY OF NEW YORK
HANDICAP LAWS AND GUIDELINES:		FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH TABLE 1015.1, 1024.7 (ASSEMBLY) EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED
TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER TABLE 508.2
** : ACCESSORY PER 508.3.1

PROVIDED

OCCUPANCY: R-2 — 8TH FLOOR — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	7,587	200 GROSS	38
TOTAL				38

DOOR AND CORRIDOR WIDTH REQUIRED: 38 OCC. X 0.2" = 7.6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
CORRIDOR WIDTH PROVIDED: 60", COMPLIES
STAIR WIDTH REQUIRED: 38 OCC. X 0.3" = 11.4"
STAIR WIDTH PROVIDED: (2) 44" = 88, COMPLIES

OCCUPANCY: R-2 — 9TH FLOOR — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	6,105	200 GROSS	31
TOTAL				31

DOOR AND CORRIDOR WIDTH REQUIRED: 31 OCC. X 0.2" = 6.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
CORRIDOR WIDTH PROVIDED: 60", COMPLIES
STAIR WIDTH REQUIRED: 31 OCC. X 0.3" = 9.3"
STAIR WIDTH PROVIDED: (2) 44" = 88, COMPLIES

OCCUPANCY: R-2 — 10TH - 19TH FLOOR — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	6,132	200 GROSS	31
TOTAL				31

DOOR AND CORRIDOR WIDTH REQUIRED: 31 OCC. X 0.2" = 6.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
CORRIDOR WIDTH PROVIDED: 60", COMPLIES
STAIR WIDTH REQUIRED: 31 OCC. X 0.3" = 9.3"
STAIR WIDTH PROVIDED: (2) 44" = 88, COMPLIES

OCCUPANCY: R-2 — 20TH - 21ST FLOOR — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	6,276	200 GROSS	32
TOTAL				32

DOOR AND CORRIDOR WIDTH REQUIRED: 32 OCC. X 0.2" = 6.4"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
CORRIDOR WIDTH PROVIDED: 60", COMPLIES
STAIR WIDTH REQUIRED: 32 OCC. X 0.3" = 9.6"
STAIR WIDTH PROVIDED: (2) 44" = 88, COMPLIES

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:
AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:
Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

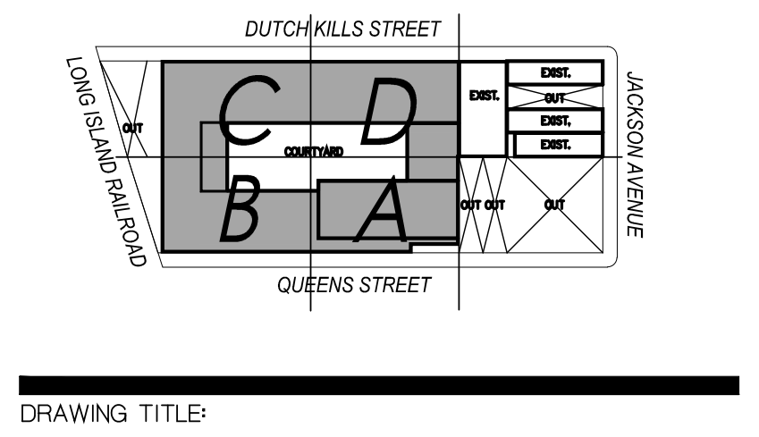
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'



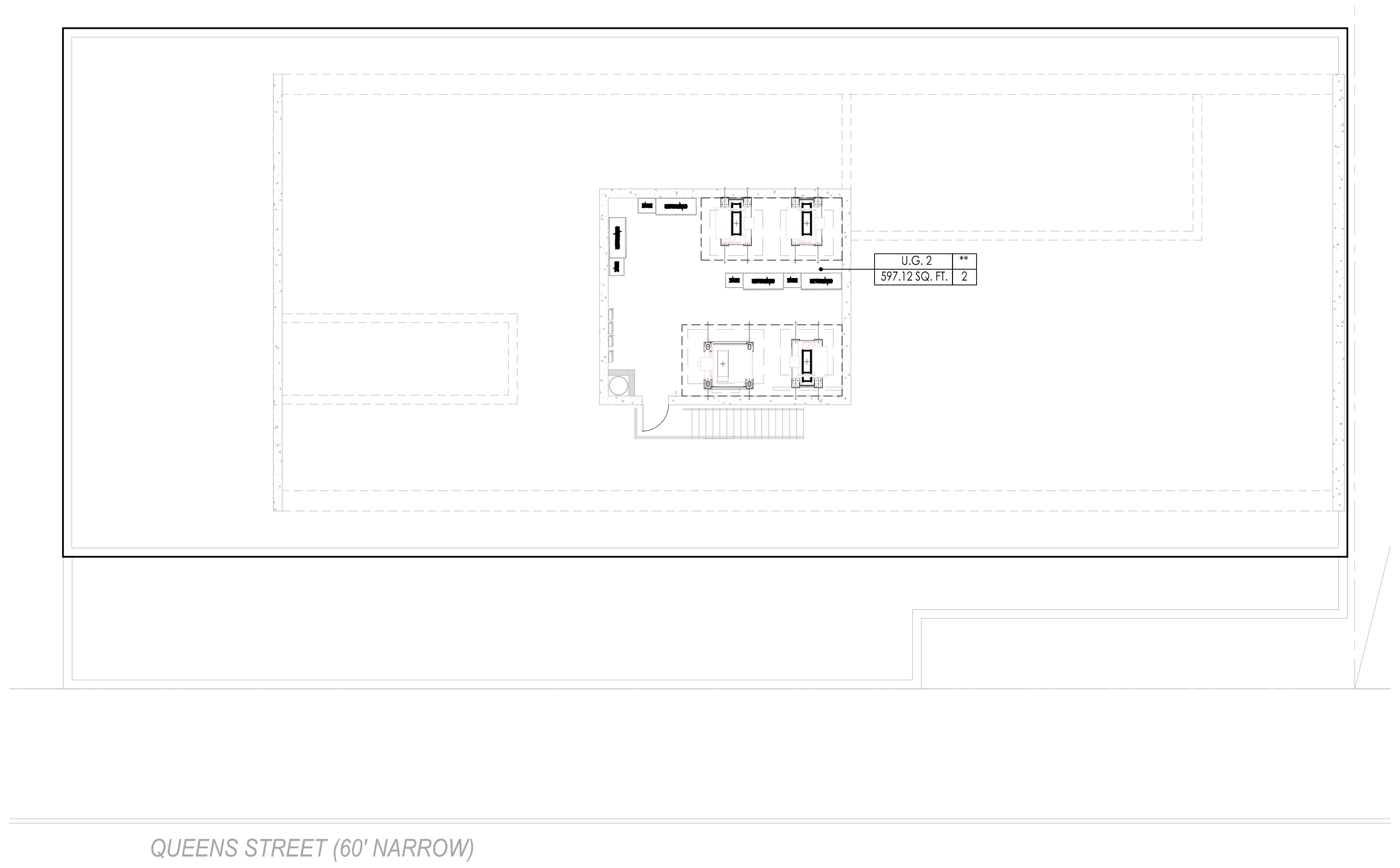
DRAWING TITLE:

8TH THRU 21ST FLOOR LIFE SAFETY PLAN

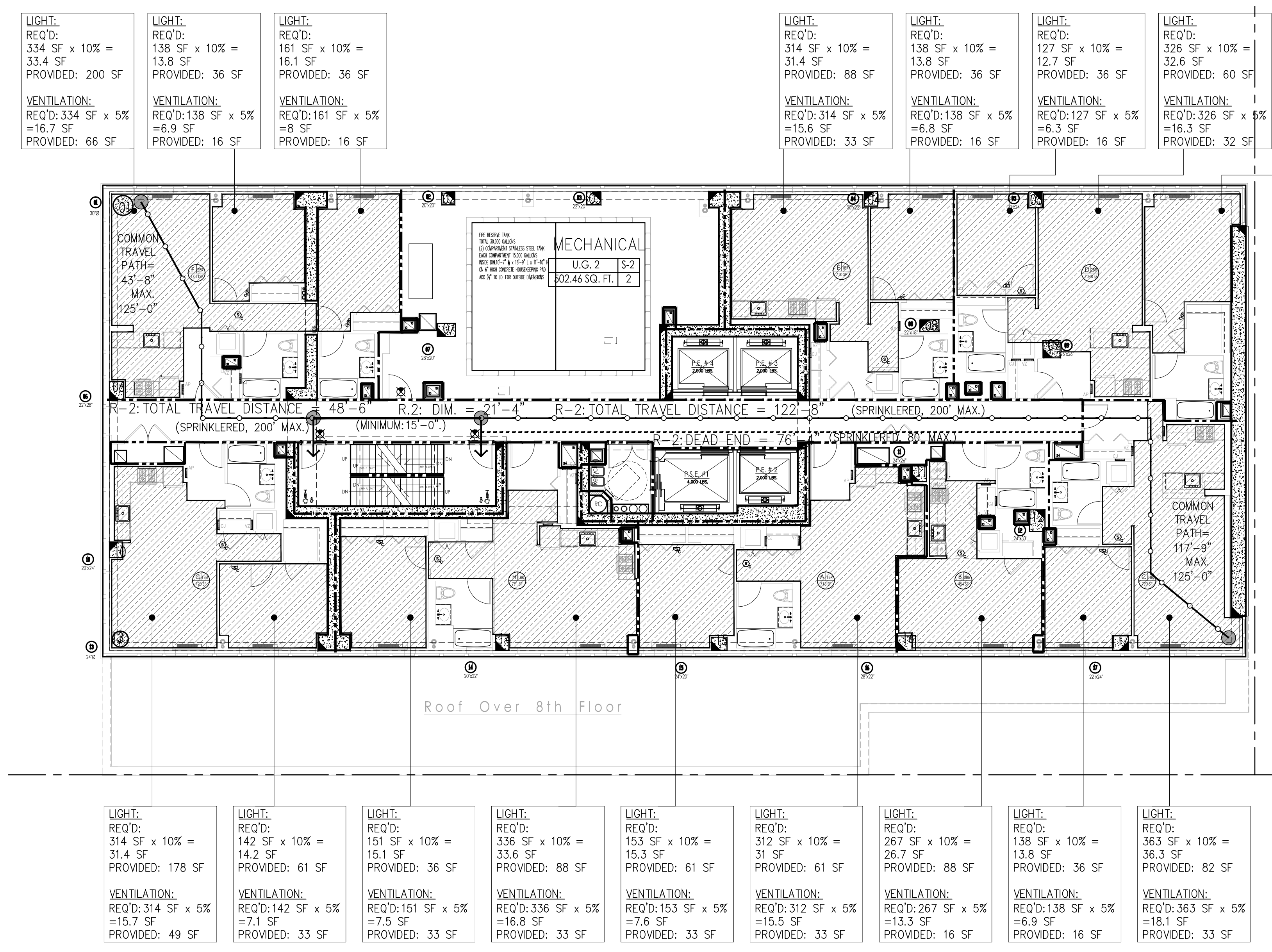
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

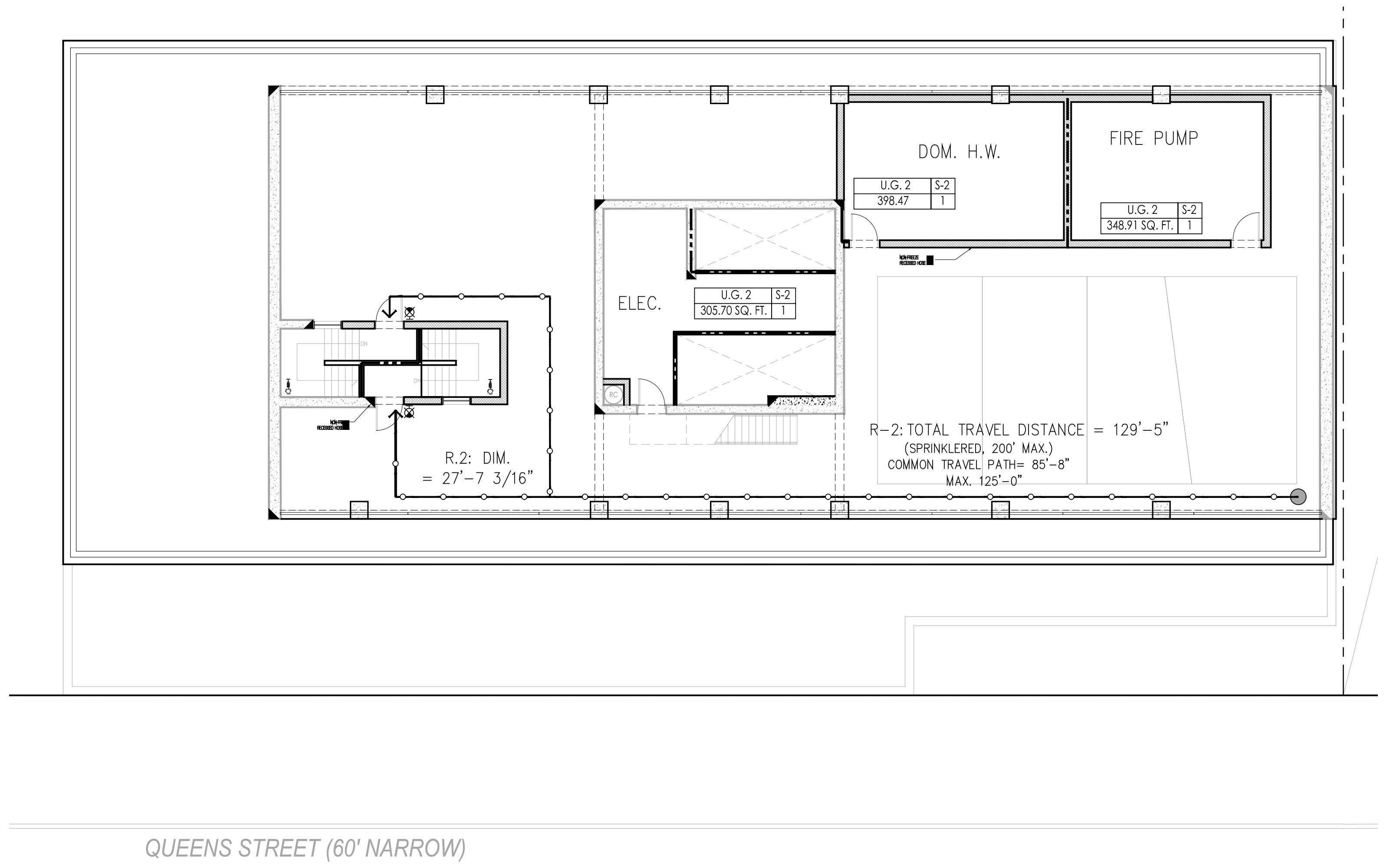
DATE: AUGUST 29, 2014
PROJECT No: 2010-12
DRAWN BY: XX
CHECK'D BY: XX
DWG. No: A-018.00
DRAWING : 31 OF 139


U.G. 2
597.12 SQ. FT.
2
QUEENS STREET (60' NARROW)

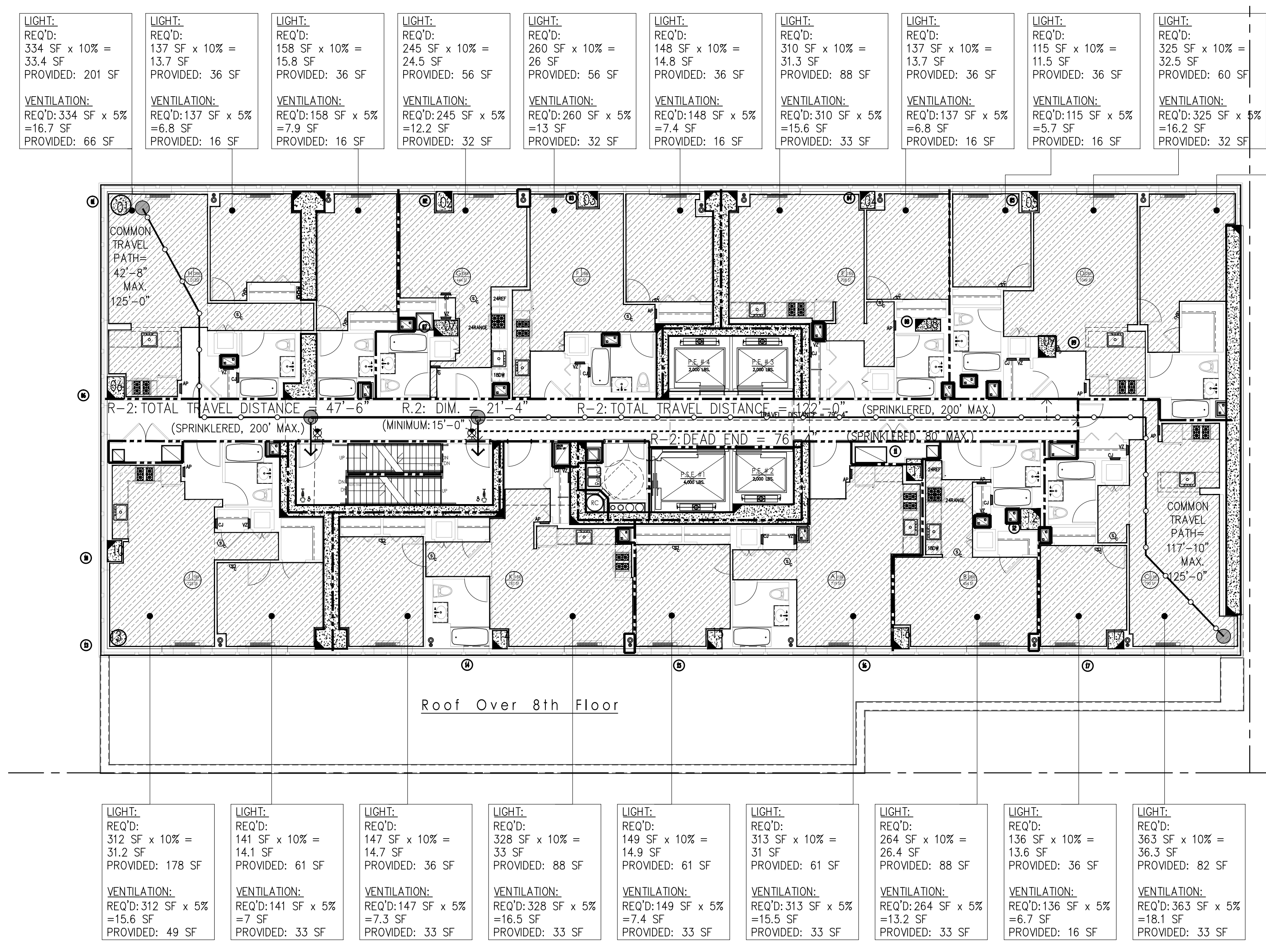
④ BULKHEAD PLAN
SCALE: 3/32" = 1'-0"


LIGHT: REQ'D: 334 SF x 10% = 33.4 SF PROVIDED: 200 SF
VENTILATION: REQ'D: 334 SF x 5% =16.7 SF PROVIDED: 66 SF
LIGHT: REQ'D: 138 SF x 10% = 13.8 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 138 SF x 5% =6.9 SF PROVIDED: 16 SF
LIGHT: REQ'D: 161 SF x 10% = 16.1 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 161 SF x 5% =8 SF PROVIDED: 16 SF
LIGHT: REQ'D: 314 SF x 10% = 31.4 SF PROVIDED: 88 SF
VENTILATION: REQ'D: 314 SF x 5% =15.6 SF PROVIDED: 33 SF
LIGHT: REQ'D: 138 SF x 10% = 13.8 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 138 SF x 5% =6.8 SF PROVIDED: 16 SF
LIGHT: REQ'D: 127 SF x 10% = 12.7 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 127 SF x 5% =6.3 SF PROVIDED: 16 SF
LIGHT: REQ'D: 326 SF x 10% = 32.6 SF PROVIDED: 60 SF
VENTILATION: REQ'D: 326 SF x 5% =16.3 SF PROVIDED: 32 SF
LIGHT: REQ'D: 184 SF x 10% = 18.4 SF PROVIDED: 78 SF
VENTILATION: REQ'D: 184 SF x 5% =9.2 SF PROVIDED: 30 SF
COMMON TRAVEL PATH= 43'-8" MAX. 125'-0"
MECHANICAL
U.G. 2 S-2
502.46 SQ. FT. 2
FIRE RESERVE TANK
TOTAL 30,000 GALLONS
(2) COMPARTMENT STAINLESS STEEL TANK
EACH COMPARTMENT 15,000 GALLONS
R-2: TOTAL TRAVEL DISTANCE = 48'-6" (SPRINKLERED, 200' MAX.)
R.2: DIM. = 21'-4" (MINIMUM:15'-0".)
R-2: TOTAL TRAVEL DISTANCE = 122'-8" (SPRINKLERED, 200' MAX.)
R-2: DEAD END = 76'-4" (SPRINKLERED, 80' MAX.)
P.E. #4 2,000 LBS.
P.E. #3 2,000 LBS.
P.S.E. #1 4,000 LBS.
P.E. #2 2,000 LBS.
COMMON TRAVEL PATH= 117'-9" MAX. 125'-0"
Roof Over 8th Floor
LIGHT: REQ'D: 314 SF x 10% = 31.4 SF PROVIDED: 178 SF
VENTILATION: REQ'D: 314 SF x 5% =15.7 SF PROVIDED: 49 SF
LIGHT: REQ'D: 142 SF x 10% = 14.2 SF PROVIDED: 61 SF
VENTILATION: REQ'D: 142 SF x 5% =7.1 SF PROVIDED: 33 SF
LIGHT: REQ'D: 151 SF x 10% = 15.1 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 151 SF x 5% =7.5 SF PROVIDED: 33 SF
LIGHT: REQ'D: 336 SF x 10% = 33.6 SF PROVIDED: 88 SF
VENTILATION: REQ'D: 336 SF x 5% =16.8 SF PROVIDED: 33 SF
LIGHT: REQ'D: 153 SF x 10% = 15.3 SF PROVIDED: 61 SF
VENTILATION: REQ'D: 153 SF x 5% =7.6 SF PROVIDED: 33 SF
LIGHT: REQ'D: 312 SF x 10% = 31 SF PROVIDED: 61 SF
VENTILATION: REQ'D: 312 SF x 5% =15.5 SF PROVIDED: 33 SF
LIGHT: REQ'D: 267 SF x 10% = 26.7 SF PROVIDED: 88 SF
VENTILATION: REQ'D: 267 SF x 5% =13.3 SF PROVIDED: 16 SF
LIGHT: REQ'D: 138 SF x 10% = 13.8 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 138 SF x 5% =6.9 SF PROVIDED: 16 SF
LIGHT: REQ'D: 363 SF x 10% = 36.3 SF PROVIDED: 82 SF
VENTILATION: REQ'D: 363 SF x 5% =18.1 SF PROVIDED: 33 SF

② 35TH FLOOR PLAN
SCALE: 3/32" = 1'-0"


DOM. H.W.
U.G. 2 S-2
398.47 1
FIRE PUMP
U.G. 2 S-2
348.91 SQ. FT. 1
ELEC.
U.G. 2 S-2
305.70 SQ. FT. 1
R.2: DIM. = 27'-7 3/16"
R-2: TOTAL TRAVEL DISTANCE = 129'-5"
(SPRINKLERED, 200' MAX.)
COMMON TRAVEL PATH= 85'-8"
MAX. 125'-0"
QUEENS STREET (60' NARROW)

③ 55TH FLOOR PLAN
SCALE: 3/32" = 1'-0"


LIGHT: REQ'D: 334 SF x 10% = 33.4 SF PROVIDED: 201 SF
VENTILATION: REQ'D: 334 SF x 5% =16.7 SF PROVIDED: 66 SF
LIGHT: REQ'D: 137 SF x 10% = 13.7 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 137 SF x 5% =6.8 SF PROVIDED: 16 SF
LIGHT: REQ'D: 158 SF x 10% = 15.8 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 158 SF x 5% =7.9 SF PROVIDED: 16 SF
LIGHT: REQ'D: 245 SF x 10% = 24.5 SF PROVIDED: 56 SF
VENTILATION: REQ'D: 245 SF x 5% =12.2 SF PROVIDED: 32 SF
LIGHT: REQ'D: 260 SF x 10% = 26 SF PROVIDED: 56 SF
VENTILATION: REQ'D: 260 SF x 5% =13 SF PROVIDED: 32 SF
LIGHT: REQ'D: 148 SF x 10% = 14.8 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 148 SF x 5% =7.4 SF PROVIDED: 16 SF
LIGHT: REQ'D: 310 SF x 10% = 31.3 SF PROVIDED: 88 SF
VENTILATION: REQ'D: 310 SF x 5% =15.6 SF PROVIDED: 33 SF
LIGHT: REQ'D: 137 SF x 10% = 13.7 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 137 SF x 5% =6.8 SF PROVIDED: 16 SF
LIGHT: REQ'D: 115 SF x 10% = 11.5 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 115 SF x 5% =5.7 SF PROVIDED: 16 SF
LIGHT: REQ'D: 325 SF x 10% = 32.5 SF PROVIDED: 60 SF
VENTILATION: REQ'D: 325 SF x 5% =16.2 SF PROVIDED: 32 SF
LIGHT: REQ'D: 182 SF x 10% = 18.2 SF PROVIDED: 78 SF
VENTILATION: REQ'D: 182 SF x 5% =9.1 SF PROVIDED: 30 SF
COMMON TRAVEL PATH= 42'-8" MAX. 125'-0"
R-2: TOTAL TRAVEL DISTANCE = 47'-6" (SPRINKLERED, 200' MAX.)
R.2: DIM. = 21'-4" (MINIMUM:15'-0")
COMMON TRAVEL PATH= 117'-10" MAX. 125'-0"
Roof Over 8th Floor
LIGHT: REQ'D: 312 SF x 10% = 31.2 SF PROVIDED: 178 SF
VENTILATION: REQ'D: 312 SF x 5% =15.6 SF PROVIDED: 49 SF
LIGHT: REQ'D: 141 SF x 10% = 14.1 SF PROVIDED: 61 SF
VENTILATION: REQ'D: 141 SF x 5% =7 SF PROVIDED: 33 SF
LIGHT: REQ'D: 147 SF x 10% = 14.7 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 147 SF x 5% =7.3 SF PROVIDED: 33 SF
LIGHT: REQ'D: 328 SF x 10% = 33 SF PROVIDED: 88 SF
VENTILATION: REQ'D: 328 SF x 5% =16.5 SF PROVIDED: 33 SF
LIGHT: REQ'D: 149 SF x 10% = 14.9 SF PROVIDED: 61 SF
VENTILATION: REQ'D: 149 SF x 5% =7.4 SF PROVIDED: 33 SF
LIGHT: REQ'D: 313 SF x 10% = 31 SF PROVIDED: 61 SF
VENTILATION: REQ'D: 313 SF x 5% =15.5 SF PROVIDED: 33 SF
LIGHT: REQ'D: 264 SF x 10% = 26.4 SF PROVIDED: 88 SF
VENTILATION: REQ'D: 264 SF x 5% =13.2 SF PROVIDED: 33 SF
LIGHT: REQ'D: 136 SF x 10% = 13.6 SF PROVIDED: 36 SF
VENTILATION: REQ'D: 136 SF x 5% =6.7 SF PROVIDED: 16 SF
LIGHT: REQ'D: 363 SF x 10% = 36.3 SF PROVIDED: 82 SF
VENTILATION: REQ'D: 363 SF x 5% =18.1 SF PROVIDED: 33 SF

① 22ND-54TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

▨	HABITABLE SPACE
—o—o—o—	GENERAL TRAVEL DISTANCE
—o—o—o—	TRAVEL DISTANCE WITHIN DWELLING UNIT
▬	DEAD END CORRIDOR
▬ ▪ ▬ ▪ ▬	ONE HOUR RATED PARTITION (45-MINUTE SELF-CLOSING DOORS)
▬ ▪ ▪ ▬	TWO HOUR RATED PARTITION (90-MINUTE SELF-CLOSING DOORS)
▬ ▬	THREE HOUR RATED PARTITION (3HR SELF-CLOSING DOORS)
◁F T	FIRE EXTINGUISHER
⊗ →	EXIT SIGNS (ARROW INDICATES DIRECTION)
⬡S C	SMOKE/CO DETECTOR

RESIDENTIAL
GENERAL NOTES:

1. BUILDING IS FULLY SPRINKLED PER NFPA 13
2. CORRIDOR PARTITIONS ARE REQUIRED TO BE RATED AS SHOWN, BUT ARE CONSTRUCTED AS 2 HOUR ONLY TO MEET THE STC RATING. CONTRACTOR SHALL FOLLOW FLOOR PLAN AND PARTITION TYPES WHEN CONSTRUCTING WALLS.

GENERAL BUILDING DATA

ADDRESS:	43-22 QUEENS STREET QUEENS, NEW YORK
BLOCK:	266
ZONING DISTRICT:	M1-5/R9
ZONING MAP:	9b
LOT AREA:	77,943 SF
STORIES:	54
CONSTRUCTION:	54 STORIES OF REINFORCED CONCRETE. FOUNDATION SUPPORTED BY PILES

OCCUPANCY CLASS

USE	OCC. CLASS
ASSEMBLY	A-2 & A-3
MERCANTILE	M
RESIDENTIAL	R-2
STORAGE	S-2

OCCUPANT COUNTS

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT-AS PER 2008 NYCBC-1004.1.2

OCCUPANCY	NET FLOOR AREA PER OCCUPANT
HABITABLE ROOM	200 SF
EXERCISE	50 SF
STORAGE ROOMS	30 SF
MECHANICAL SPACE	300 SF
ACCESSORY A2+A3	15 SF/ 50 SF

CODE DATA

BUILDING LIMITATIONS

CATEGORY	CODE SECTION	CRITERIA
1. APPLICABLE BUILDING CODES: HANDICAP LAWS AND GUIDELINES:		2008 BUILDING CODE OF THE CITY OF NEW YORK FEDERAL FAIR HOUSING ACT HANDICAP ACCESSIBILITY: AMERICAN NATIONAL STANDARDS INSTITUTE / ANSI-117.1-2003. AMERICANS WITH DISABILITIES ACT - PUBLIC SPACES (LATEST AMENDMENTS)
2. BUILDING OCCUPANCY:	308.2	R-2 APARTMENTS A-2 ASSEMBLY A-3 ASSEMBLY (ACCESSORY TO R-2) S-2 STORAGE, MECHANICAL
3. CONSTRUCTION CLASSIFICATION:	TABLE 601	NONCOMBUSTIBLE I-B
4. HEIGHT LIMITATIONS:	TABLE 503	NO LIMIT HEIGHT OR AREA - IB

5. FIRE PROTECTION

TABLE 601 TYPE I-B — FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 602

COLUMNS, GIRDERS, TRUSSES	2 HRS.
BEARING WALLS - EXTERIOR & INTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - EXTERIOR	2 HRS.
NON-BEARING WALLS & PARTITIONS - INTERIOR	0 HRS.
FLOOR CONSTRUCTION - SUPPORTING BEAMS & JOINTS	2 HRS.
ROOF CONSTRUCTION - SUPPORTING BEAMS & JOINTS	1 HR.

* SEE A-400 FOR PARTITION TYPES.

BUILDING LIMITATIONS

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

FIRE SEPARATION DISTANCE	TYPE OF CONSTRUCTION	OCCUPANCY GROUP M	OCCUPANCY GROUP A, R, S-2
< 5	ALL	2	1
>= 5 TO < 10	IA	2	1
>= 5 TO < 10	OTHERS	1	1
>= 10 TO < 30	IA, IB	1	1
>= 10 TO < 30	IIB, VB	0	0
>= 10 TO < 30	OTHERS	1	1
>= 30	ALL	0	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	0 ≤ TO < 3	3≤ TO <5	5≤ TO <10	10≤ TO <15	15≤ TO <20	20≤ TO <25	25 ≤ TO <30	30 ≤
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

6. SPRINKLERS — FULLY SPRINKLERED FOR ALL FLOORS.

7. INTERIOR FINISH CLASS:

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	C	C	A	B	B

8. EGRESS REQUIREMENTS (FULLY SPRINKLERED):

TABLE 1005.1 EGRESS WIDTH **TABLE 1015.1, 1024.7 (ASSEMBLY)** EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY CLASS	TRAVEL DISTANCE (WITH SPRINKLER)	CAPACITY EGRESS WIDTH FOR OCCUPANTS			CORRIDORS		COMMON PATH OF TRAVEL (1013.3)
		DOORS	STAIRS	RAMPS	MIN. WIDTH	MAX. DEAD END (1016.3)	
R-2	200	0.2	0.3	0.2	–	40' (80' WITH 2HR CORR)	125'
M	200	0.2	0.3	0.2	44	20'	125'
S-2	250	0.2	0.3	0.2	44	20'	100'
A	150-P 250-S	0.2	0.3	0.2	44	20'	30'

CODE

9. LOCATION OF EXITS	1014.2.1	DOOR OPENINGS TO VERTICAL EXITS SHALL BE SPACED NOT MORE THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED. IN R2 WITH SCISSOR STAIRS, DOORS CAN BE SPACED A MINIMUM OF 15'-0" APART.
10. EXIT DOORS	1008.1.1.1	MAX. WIDTH: 48" (PER LEAF) MIN. WIDTH: 32" (SINGLE DOOR)
11. EXIT ACCESS	1013.6	EXIT ACCESS IN R-2 OCCUPANCIES. IN BUILDINGS EXCEEDING THREE STORIES OR MORE IN HEIGHT OR OCCUPIED BY MORE THAN TWO DWELLING UNITS ON ANY STORY, A DOOR FROM A DWELLING UNIT SHALL OPEN INTO AN INTERVENING PUBLIC HALL. SUCH PUBLIC HALL SHALL BE CONSTRUCTED AS A PUBLIC CORRIDOR IN ACCORDANCE WITH SECTION 1016. WHERE TWO OR MORE EXITS ARE REQUIRED.
12. STAIRWAY DOOR	403.12 1008.1.8.7	A DOOR LOCKED FROM THE STAIR SIDE MAY BE PERMITTED PROVIDED THAT SUCH DOOR IS EQUIPPED WITH AN AUTOMATIC FAIL SAFE SYSTEM FOR OPENING IN THE EVENT OF THE ACTIVATION OF ANY AUTOMATIC FIRE DETECTION SYSTEM, OR WHEN ANY ELEVATOR RECALL IS ACTIVATED, OR WHEN ANY SIGNAL IS RECEIVED FROM THE FIRE COMMAND CENTER. SUCH DOOR SHALL BE DEEMED AS OPENABLE FROM THE STAIR SIDE.
13. STAIRWAY WIDTH	1009.1	NOT LESS THAN 44" WIDE.
14. STAIR PRESSURE/ POST FIRE SMOKE PURGE	912.1 EXCEPTION #2	ALL EGRESS STAIRS ARE PRESSURIZED. POST FIRE SMOKE PURGE NOT REQUIRED IN R2 BECAUSE OF PRESSURIZED STAIRS ARE SMOKE PROOF ENCLOSURES.
15. NATURAL LIGHT	1205.2.1	10% OF FLOOR AREA OF THE ROOM. EVERY OPENING PROVIDING NATURAL LIGHT MUST BE A MINIMUM OF 12 SF. OF GLAZED AREA
16. NATURAL VENTILATION	1203.4.1.2.1	5% OF FLOOR AREA OF THE HABITABLE SPACE , WITH MIN. 12SF OF GLAZED AREA AND 6SF OF OPENABLE AREA

TABLE 1004.1.2

OCCUPANCIES USED
TABLE 1004.1.2

USE	CLASS	FLR AREA/ OCCUPANT
WATER SERVICE/PUMP ROOM	*	300
COMPACTOR ROOM	*	300
BOILER ROOM	*	300
LAUNDRY ROOM (NET MINUS MACHINES)	*	100
MECHANICAL ROOM	*	300
TELECOM ROOM	*	300
GAS METER ROOM	*	300
ELECTRICAL SWITCHGEAR ROOM	*	300
RESIDENTIAL STORAGE	S-2	300
ATS ROOM	*	300
TOILETS & LOCKERS	**	50
SUPER'S OFFICE	*	100
RESIDENTIAL AMENITY (GRADE & CELLAR)	S-2	300
RESIDENTIAL AMENITY (ROOF POOL)	A-3	50
RESIDENTIAL AMENITY (ROOF LOUNGE/ DECK)	A-3	15
RESIDENTIAL AMENITY (LOCKER ROOMS)	S-2	50
RESIDENTIAL AMENITY (LOUNGE)	A-3	15
APARTMENT	R-2	200
RESIDENTIAL AMENITY- EXERCISE RM.	**	50
RESIDENTIAL AMENITY- LOUNGE	A-2	15
RESIDENTIAL AMENITY- LIBRARY	**	50
RESIDENTIAL AMENITY- KIDS' ROOM	**	30

* : INCIDENTAL USE AREAS FOR PER **TABLE 508.2**
** : ACCESSORY PER **508.3.1**

PROVIDED

OCCUPANCY: R-2 — 22ND-34TH FLOOR — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	6,514	200 GROSS	33
TOTAL				33

DOOR AND CORRIDOR WIDTH REQUIRED: 33 OCC. X 0.2" = 6.6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
CORRIDOR WIDTH PROVIDED: 60", COMPLIES
STAIR WIDTH REQUIRED: 33 OCC. X 0.3" = 9.9"
STAIR WIDTH PROVIDED: (2) 44" = 88, COMPLIES

OCCUPANCY: R-2 — 35TH FLOOR — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	5,559	200 GROSS	28
MECHANICAL	S-2	500	300 GROSS	2
TOTAL				30

DOOR AND CORRIDOR WIDTH REQUIRED: 30 OCC. X 0.2" = 6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
CORRIDOR WIDTH PROVIDED: 60", COMPLIES
STAIR WIDTH REQUIRED: 30 OCC. X 0.3" = 9"
STAIR WIDTH PROVIDED: (2) 44" = 88, COMPLIES

OCCUPANCY: R-2 — 36TH - 54TH FLOOR — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
APARTMENTS	R-2	6,536	200 GROSS	33
TOTAL				33

DOOR AND CORRIDOR WIDTH REQUIRED: 33 OCC. X 0.2" = 6.6"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
CORRIDOR WIDTH PROVIDED: 60", COMPLIES
STAIR WIDTH REQUIRED: 33 OCC. X 0.3" = 9.9"
STAIR WIDTH PROVIDED: (2) 44" = 88, COMPLIES

OCCUPANCY: R-2 — ROOF & EMR — PER TABLE 1004.1.2

	CLASS	AREA S.F.	FLR AREA/ OCCUPANT	OCCUPANT LOAD
MECHANICAL (55TH ROOF)	S-2	1053	300 GROSS	4
MECHANICAL (EMR)	S-2	597	300 GROSS	2
TOTAL				6

DOOR WIDTH REQUIRED: 6 OCC. X 0.2" = 1.2"
DOOR WIDTH PROVIDED: (2) 36" = 72", COMPLIES
STAIR WIDTH REQUIRED: 6 OCC. X 0.3" = 1.8"
STAIR WIDTH PROVIDED: (2) 44" = 88, COMPLIES

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015
NYC Development Hub

ES123152396 Scan Code

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

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SLCE*Architects*
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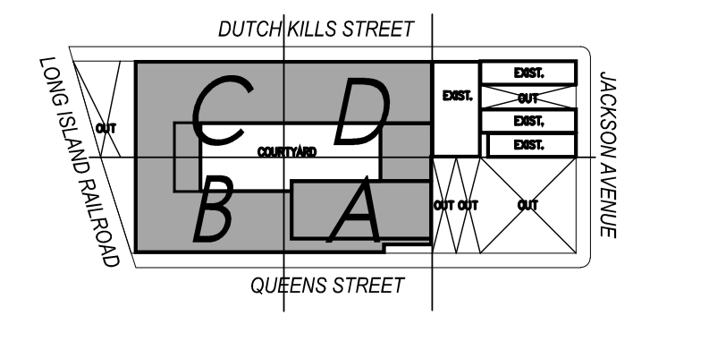
No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
1/8" = 1'-0"
N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

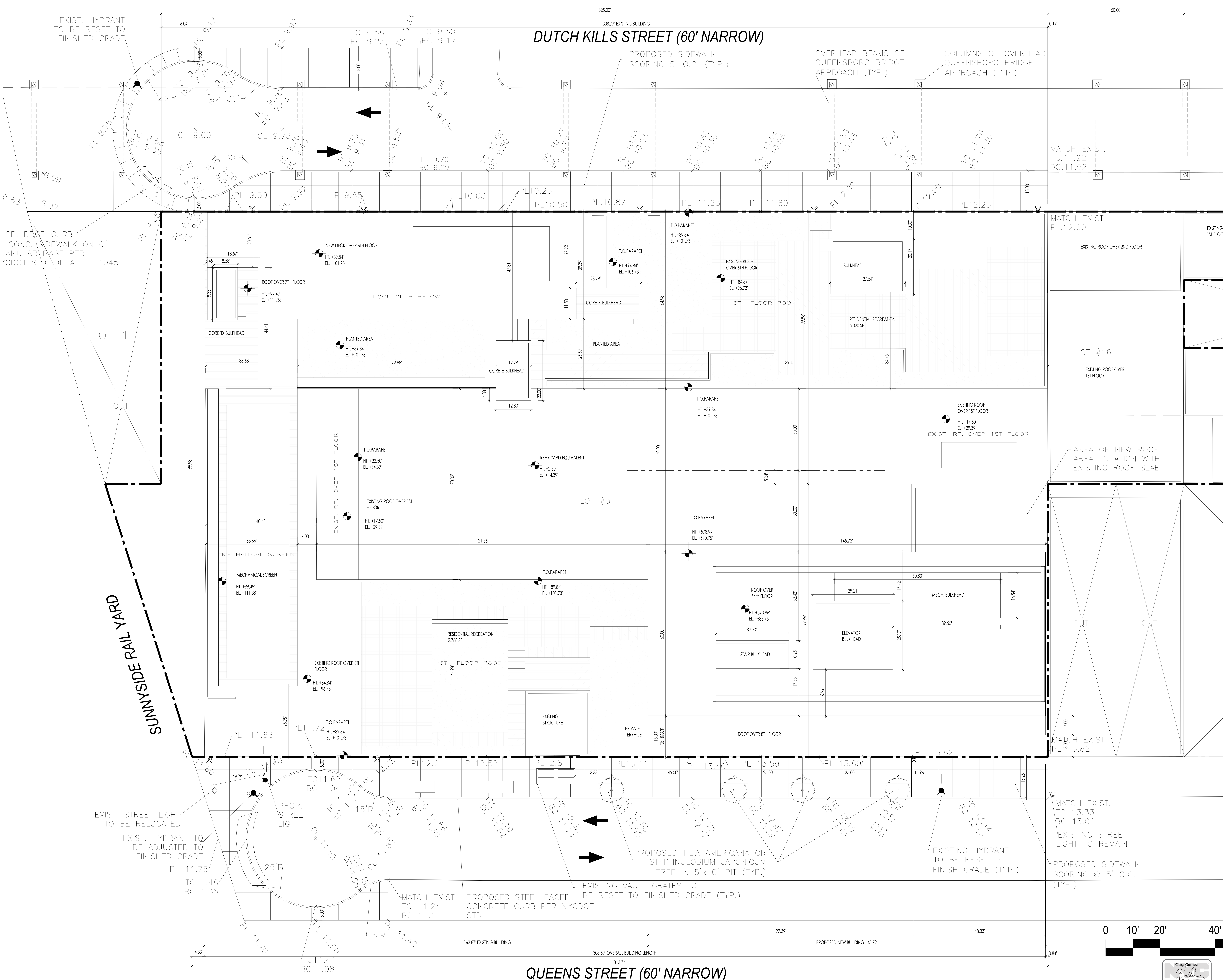
22ND THRU 55TH FLOOR LIFE SAFETY PLAN

SEAL & SIGNATURE:
ROBERT LAUDENSLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2010-12
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-019.00
DRAWING :	32 OF 139

DEPT OF BLDGS 420651823 Job Number

ES554121607 Scan Code


EXIST. HYDRANT TO BE RESET TO FINISHED GRADE
DUTCH KILLS STREET (60' NARROW)
325.00'
308.77' EXISTING BUILDING
16.04'
50.00'
0.19'
TC 9.58 BC 9.25
TC 9.50 BC 9.17
PROPOSED SIDEWALK SCORING 5' O.C. (TYP.)
OVERHEAD BEAMS OF QUEENSBORO BRIDGE APPROACH (TYP.)
COLUMNS OF OVERHEAD QUEENSBORO BRIDGE APPROACH (TYP.)
25'R
30'R
CL 9.00
CL 9.73
CL 9.68
TC 9.70 BC 9.29
TC 10.00 BC 9.50
TC 10.27 BC 9.77
TC 10.53 BC 10.03
TC 10.80 BC 10.30
TC 11.06 BC 10.56
TC 11.33 BC 10.83
TC 11.66 BC 11.16
TC 11.76 BC 11.30
MATCH EXIST. TC.11.92 BC.11.52
PL 9.50
PL 9.92
PL9.85
PL10.03
PL10.23
PL10.50
PL.10.87
PL 11.23
PL 11.60
PL12.00
PL12.23
MATCH EXIST. PL.12.60
PROP. DROP CURB CONC. SIDEWALK ON 6" GRANULAR BASE PER NYCDOT STD. DETAIL H-1045
LOT 1
OUT
NEW DECK OVER 6TH FLOOR HT. +89.84' EL. +101.73'
ROOF OVER 7TH FLOOR HT. +99.49' EL. +111.38'
POOL CLUB BELOW
CORE 'D' BULKHEAD
PLANTED AREA HT. +89.84' EL. +101.73'
CORE 'E' BULKHEAD
T.O.PARAPET HT. +94.84' EL. +106.73'
CORE 'F' BULKHEAD
PLANTED AREA
T.O.PARAPET HT. +89.84' EL. +101.73'
EXISTING ROOF OVER 6TH FLOOR HT. +84.84' EL. +96.73'
6TH FLOOR ROOF
BULKHEAD
RESIDENTIAL RECREATION 5,320 SF
EXISTING ROOF OVER 2ND FLOOR
LOT #16
EXISTING ROOF OVER 1ST FLOOR
EXISTING ROOF OVER 1ST FLOOR HT. +17.50' EL. +29.39'
EXIST. RF. OVER 1ST FLOOR
AREA OF NEW ROOF AREA TO ALIGN WITH EXISTING ROOF SLAB
T.O.PARAPET HT. +22.50' EL. +34.39'
REAR YARD EQUIVALENT HT. +2.50' EL. +14.39'
EXISTING ROOF OVER 1ST FLOOR HT. +17.50' EL. +29.39'
LOT #3
T.O.PARAPET HT. +578.94' EL. +590.75'
MECHANICAL SCREEN
MECHANICAL SCREEN HT. +99.49' EL. +111.38'
T.O.PARAPET HT. +89.84' EL. +101.73'
ROOF OVER 54th FLOOR HT. +573.86' EL. +585.75'
MECH. BULKHEAD
ELEVATOR BULKHEAD
STAIR BULKHEAD
RESIDENTIAL RECREATION 2,768 SF
6TH FLOOR ROOF
EXISTING ROOF OVER 6TH FLOOR HT. +84.84' EL. +96.73'
T.O.PARAPET HT. +89.84' EL. +101.73'
EXISTING STRUCTURE
PRIVATE TERRACE
15.00' SET BACK
ROOF OVER 8TH FLOOR
OUT
OUT
SUNNYSIDE RAIL YARD
PL. 11.66
PL11.72
PL12.08
PL12.21
PL12.52
PL12.81
PL13.11
PL 13.40
PL 13.59
PL 13.89
PL 13.82
MATCH EXIST. PL 13.82
TC11.62 BC11.04
TC 11.72 BC 11.14
TC 11.76 BC 11.20
TC 11.88 BC 11.30
TC 12.10 BC 11.52
TC 12.32 BC 11.74
TC 12.53 BC 11.95
TC 12.75 BC 12.17
TC 12.97 BC 12.39
TC 13.19 BC 12.61
TC 13.33 BC 12.74
TC 13.44 BC 12.86
MATCH EXIST. TC 13.33 BC 13.02
EXISTING STREET LIGHT TO REMAIN
EXIST. STREET LIGHT TO BE RELOCATED
PROP. STREET LIGHT
EXIST. HYDRANT TO BE ADJUSTED TO FINISHED GRADE
15'R
25'R
CL 11.55
CL 11.82
TC11.38 BC11.05
PL 11.75
TC11.48 BC11.35
MATCH EXIST. TC 11.24 BC 11.11
PROPOSED STEEL FACED CONCRETE CURB PER NYCDOT STD.
EXISTING VAULT GRATES TO BE RESET TO FINISHED GRADE (TYP.)
PROPOSED TILIA AMERICANA OR STYPHNOLOBIUM JAPONICUM TREE IN 5'x10' PIT (TYP.)
EXISTING HYDRANT TO BE RESET TO FINISH GRADE (TYP.)
PROPOSED SIDEWALK SCORING @ 5' O.C. (TYP.)
PL 11.70
PL 11.50
PL 11.40
TC11.41 BC11.08
162.87' EXISTING BUILDING
PROPOSED NEW BUILDING 145.72'
308.59' OVERALL BUILDING LENGTH
313.76'
4.33'
0.84'
97.39'
48.33'
QUEENS STREET (60' NARROW)
0 10' 20' 40'

ADJUSTED BASE PLANE = +11.89' NAVD 88
HT. 0.0' = EL. +11.89'

① SITE PLAN
SCALE: 3/32" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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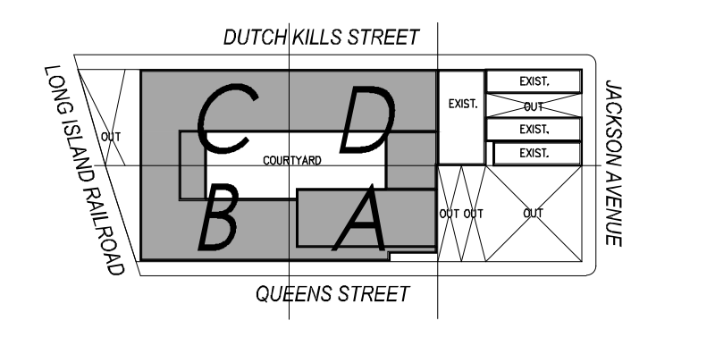
No:	Date:	Revision:
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

SITE PLAN

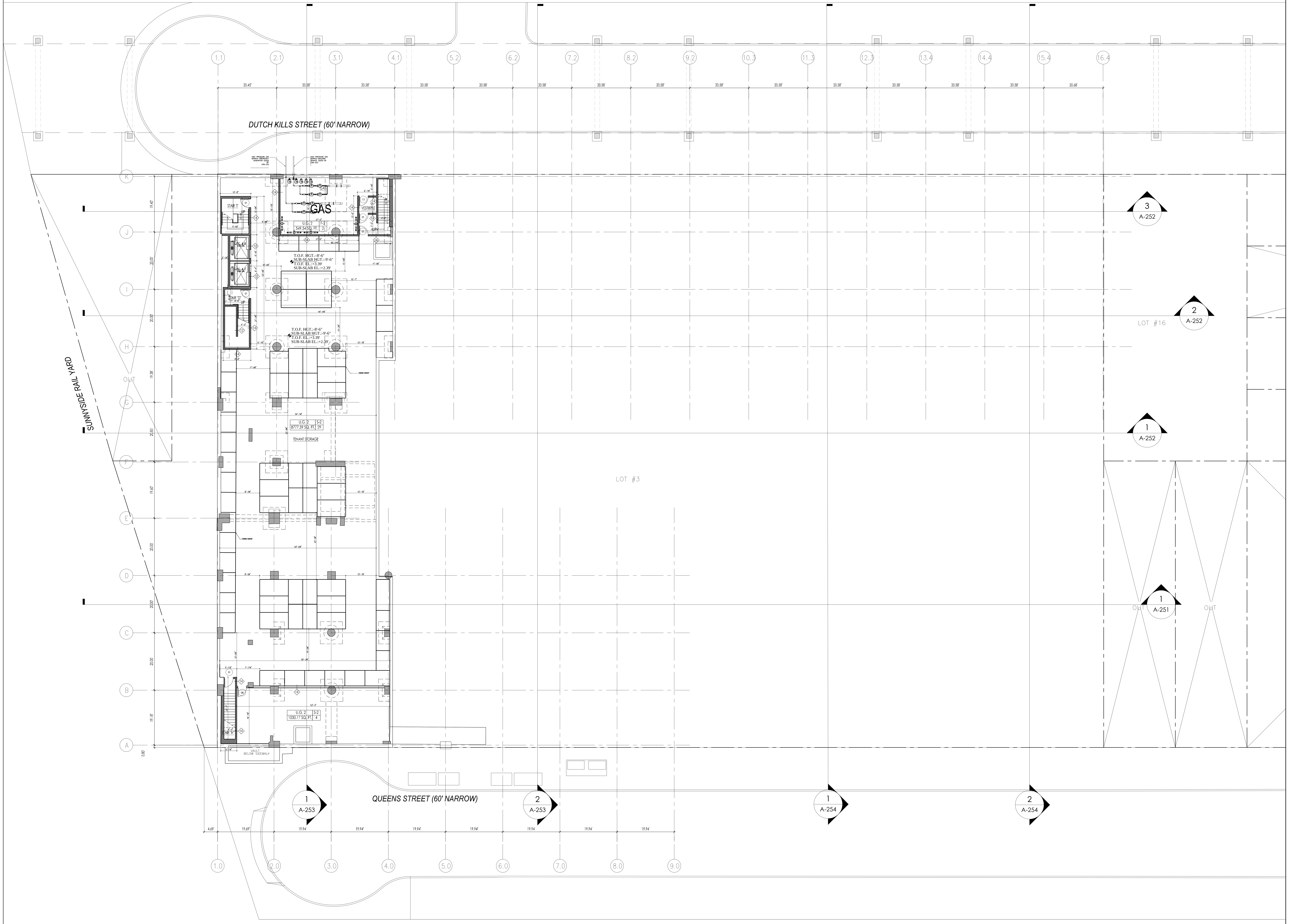
SEAL & SIGNATURE:

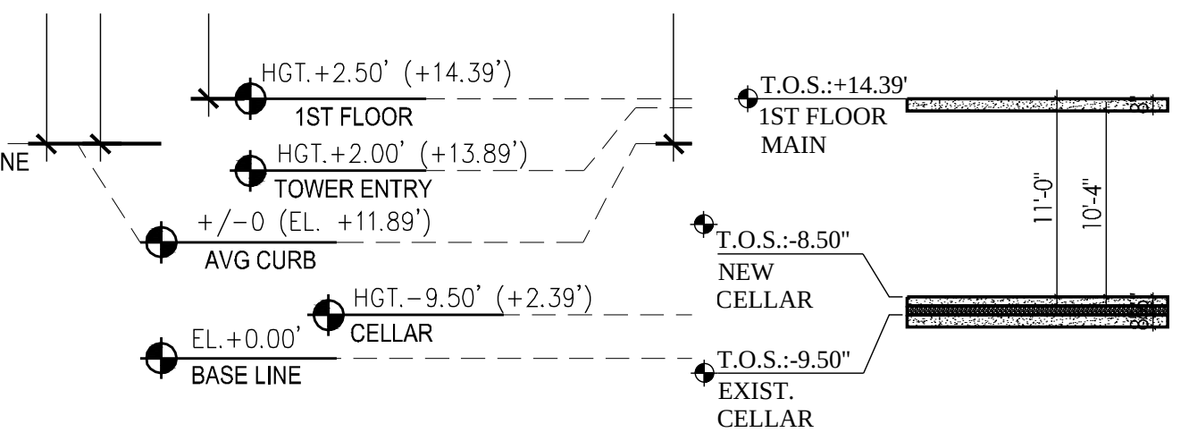
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-050.00
DRAWING : 33 OF 139

DEPT OF BLDGS 420651823 Job Number

ES818667597 Scan Code


DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
SUNNYSIDE RAIL YARD
HIGH PRESSURE GAS SERVICE-EMERGENCY GENERATOR (SIZED BY CON-ED)
HIGH PRESSURE GAS SERVICE-BUILDING SERVICE (SIZED BY CON-ED)
GAS
STAIR "I"
STAIR "D"
STAIR "H"
VESTIBULE
UP
C.P.E. # 8 2,500 LBS.
C.P.E. # 7 2,500 LBS.
U.G. 2 | F-2 | 549.54 SQ. FT. | 2
U.G. 2 | S-2 | 8777.59 SQ. FT. | 29
U.G. 2 | S-2 | 1030.17 SQ. FT. | 4
TENANT STORAGE
STORAGE LOCKERS
T.O.F. HGT.:-8'-6"
SUB-SLAB HGT.:-9'-6"
T.O.F. EL.:+3.39'
SUB-SLAB EL.:+2.39'
VAULT BELOW SIDEWALK
LOT #16
LOT #3
OUT
3 A-252
2 A-252
1 A-252
1 A-251
1 A-253
2 A-253
1 A-254
2 A-254
1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
9.2
10.3
11.3
12.3
13.4
14.4
15.4
16.4
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
9.0
K
J
I
H
G
F
E
D
C
B
A
20.45'
20.58'
20.68'
4.69'
19.69'
19.94'


LANE
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
T.O.S.:+14.39'
1ST FLOOR MAIN
T.O.S.:-8.50"
NEW CELLAR
T.O.S.:-9.50"
EXIST. CELLAR
11'-0"
10'-4"

① CELLAR PLAN
SCALE: 3/32" = 1'-0"

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
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CCA
100 Church Street New
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LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

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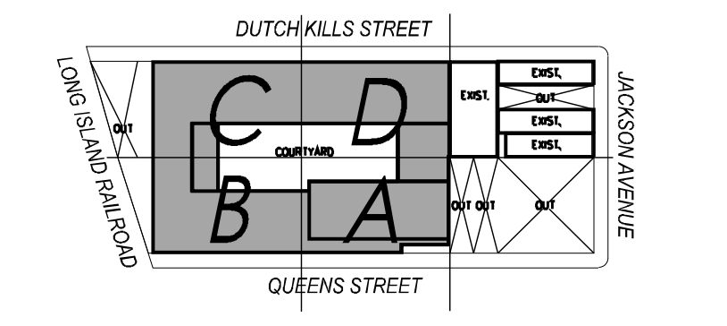
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

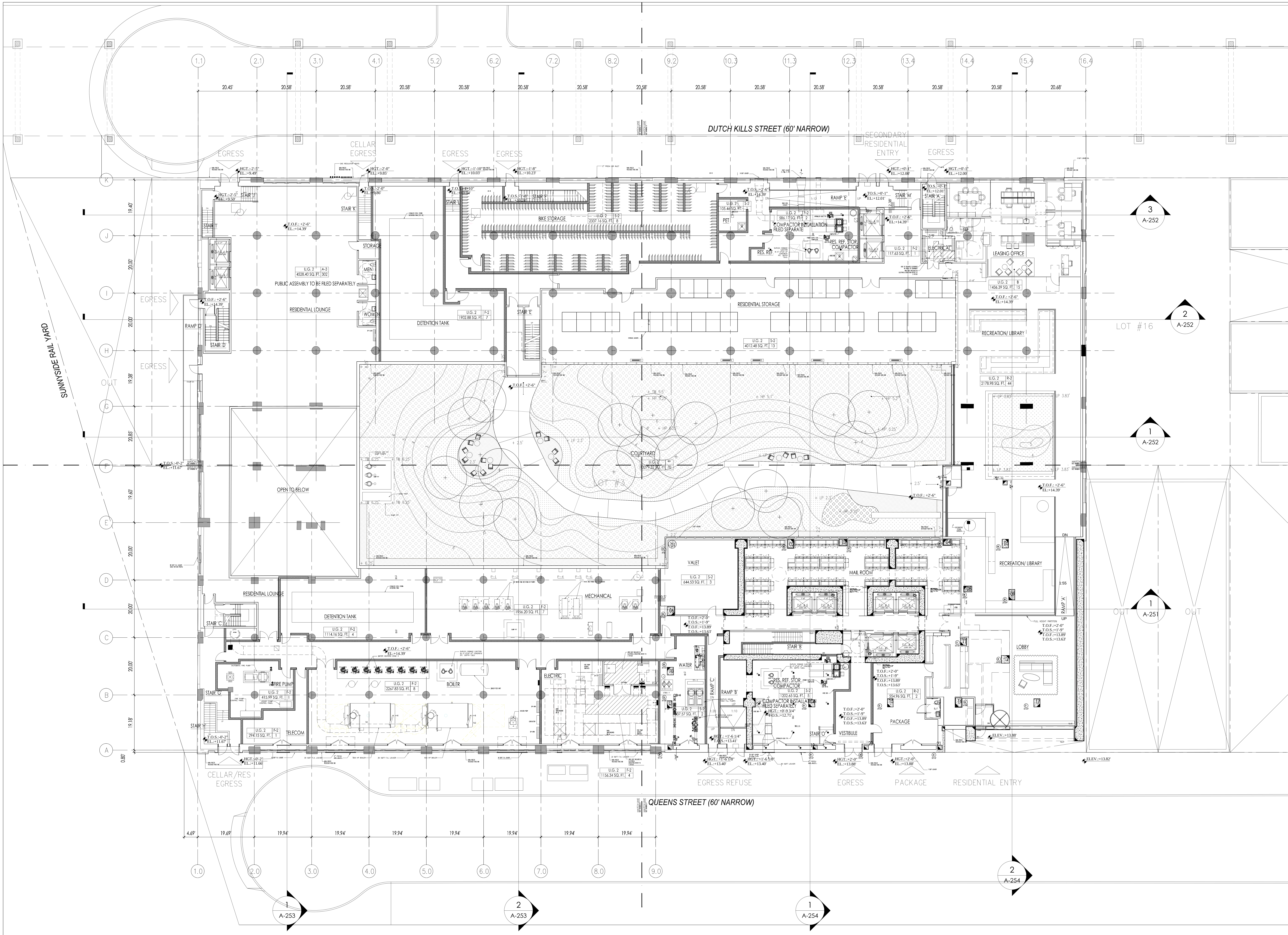
CELLAR PLAN

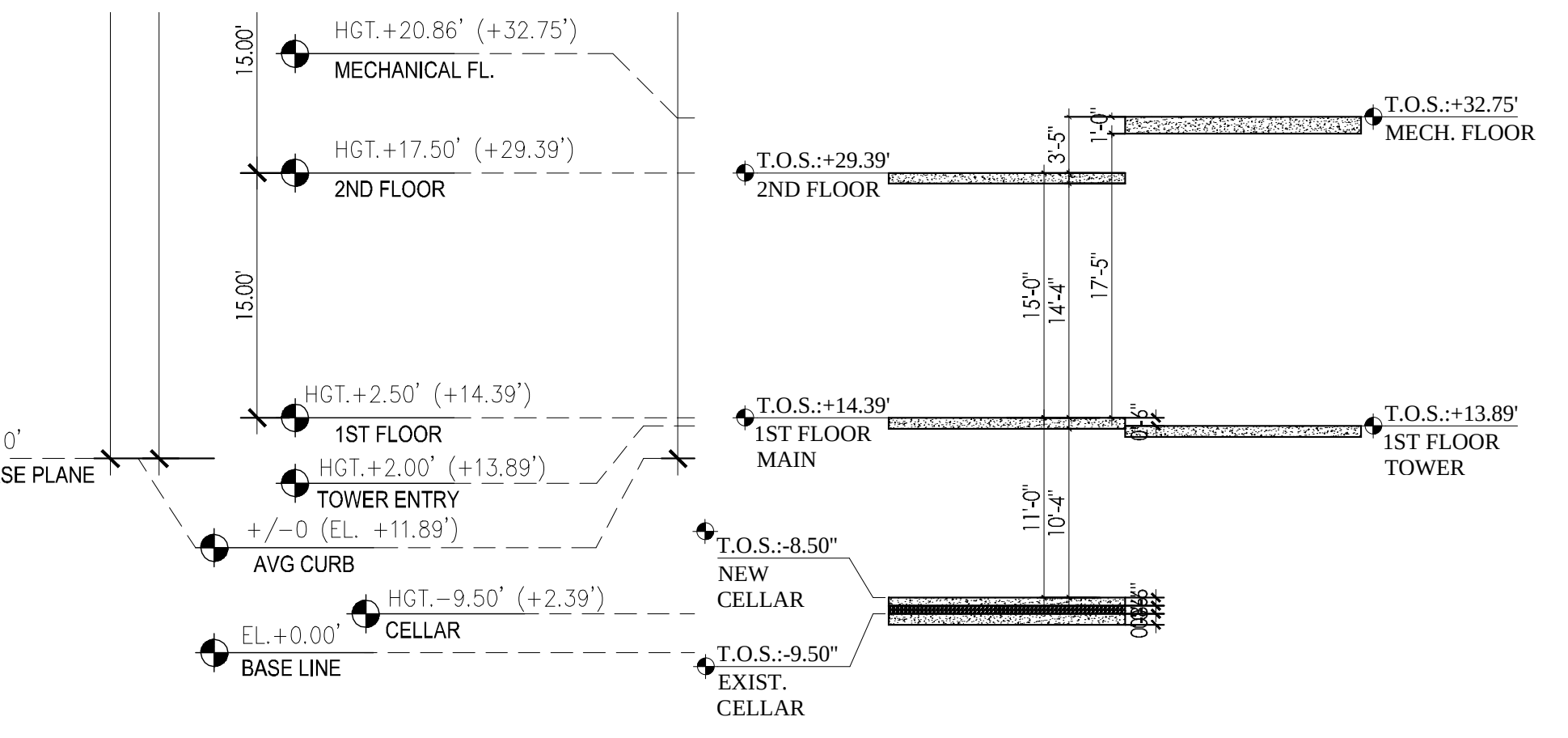
SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-100.00
DRAWING : 34 OF 139

DEPT OF BLDGS 420651823 Job Number

ES745039085 Scan Code


DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
SUNNYSIDE RAIL YARD
1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
9.2
10.3
11.3
12.3
13.4
14.4
15.4
16.4
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
9.0
K
J
I
H
G
F
E
D
C
B
A
20.45'
20.58'
20.68'
19.94'
19.69'
4.69'
EGRESS
CELLAR EGRESS
SECONDARY RESIDENTIAL ENTRY
OUT
LOT #16
LOT #3
STAIR 'J'
STAIR 'K'
STAIR 'E'
STAIR 'M'
STAIR 'A'
STAIR 'D'
STAIR 'C'
STAIR 'G'
STAIR 'F'
STAIR 'B'
STAIR 'O'
RAMP 'D'
RAMP 'E'
RAMP 'A'
RAMP 'C'
RAMP 'B'
BIKE STORAGE
STORAGE
MEN
WOMEN
PET
RES. REF.
COMPACTOR INSTALLATION FILED SEPARATE
RES. REF. STOR. COMPACTOR
ELECTRICAL
LEASING OFFICE
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
RESIDENTIAL LOUNGE
DETENTION TANK
RESIDENTIAL STORAGE
RECREATION/ LIBRARY
COURTYARD
OPEN TO BELOW
VALET
MAIL ROOM
MECHANICAL
LOBBY
WATER
FIRE PUMP
BOILER
ELECTRIC
TELECOM
VESTIBULE
PACKAGE
CELLAR/RES EGRESS
EGRESS REFUSE
RESIDENTIAL ENTRY
1 A-253
2 A-253
1 A-254
2 A-254
1 A-251
1 A-252
2 A-252
3 A-252


HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/−0 (EL. +11.89')
AVG CURB
HGT.−9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
15.00'
15.00'
T.O.S.:+32.75'
MECH. FLOOR
T.O.S.:+29.39'
2ND FLOOR
T.O.S.:+14.39'
1ST FLOOR MAIN
T.O.S.:+13.89'
1ST FLOOR TOWER
T.O.S.:-8.50"
NEW CELLAR
T.O.S.:-9.50"
EXIST. CELLAR
1'-0"
3'-5"
17'-5"
15'-0"
14'-4"
11'-0"
10'-4"

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE
SEE IA DRAWINGS FOR LOBBY, MAIL ROOM, LEASING OFFICE, PUBLIC CORRIDORS, 3RD AND 5TH FLOOR RESIDENTIAL AMENITIES, 6TH AND 7TH FLOOR RETAIL SPACE, 7TH FLOOR WATER TOWER
SEE SHEETS A360-A363 FOR ELEVATOR DETAILS
SEE IA DRAWINGS FOR ELEVATOR CAB INTERIOR DETAILS.
SEE L DRAWINGS FOR COURTYARD AND 7TH FLOOR AMENITIES LANDSCAPE.

1 **1ST FLOOR PLAN**
SCALE: 3/32" = 1'-0"

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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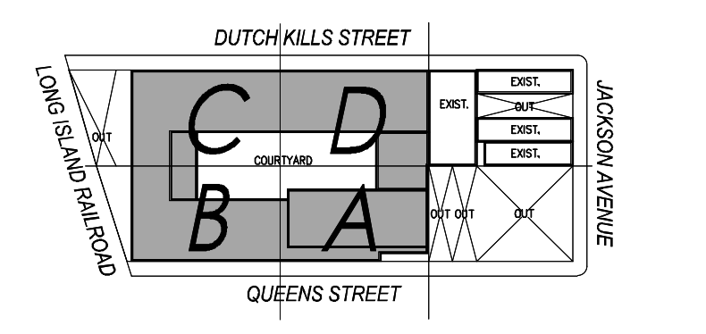
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

1ST FLOOR PLAN

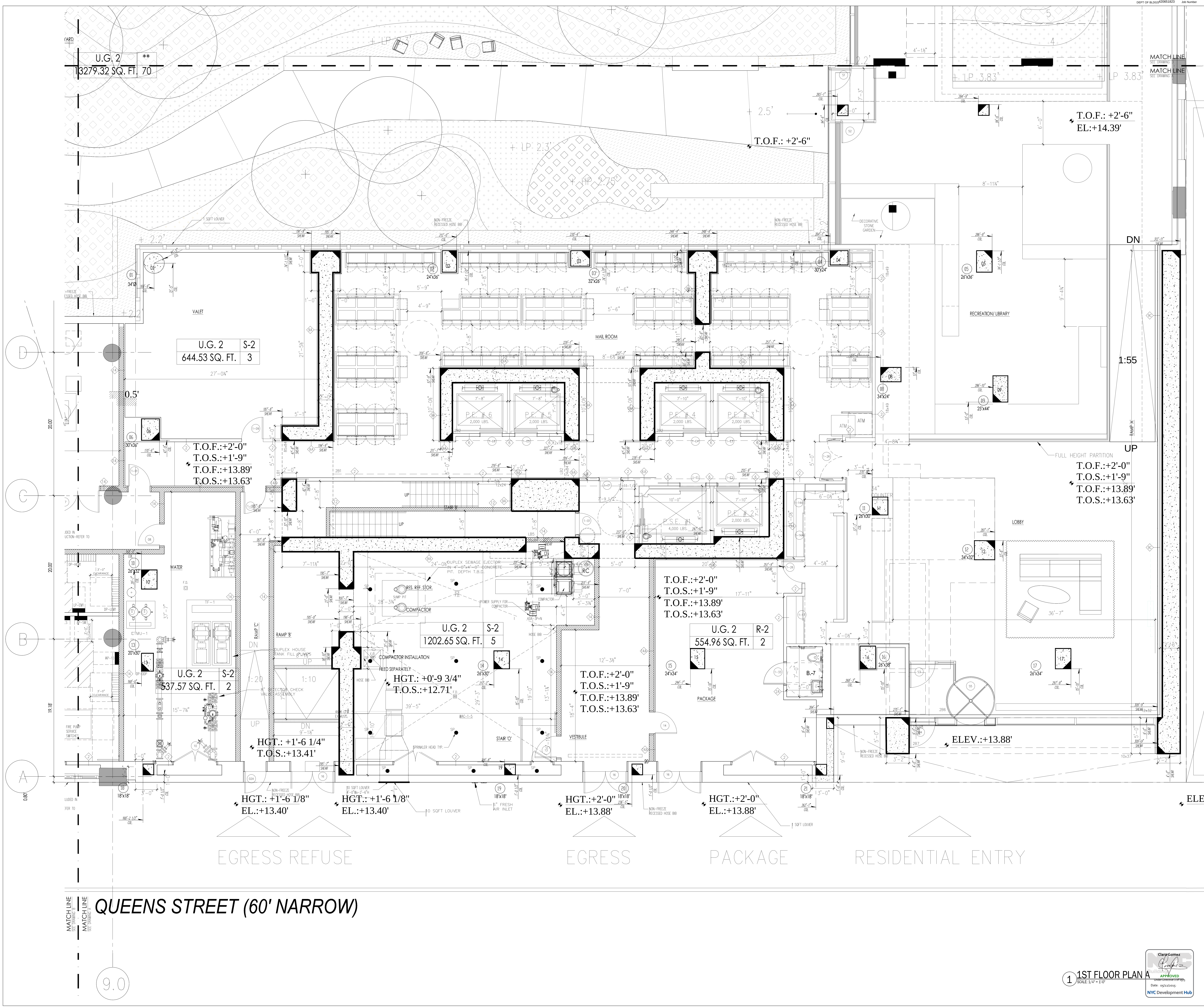
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-101.00
DRAWING : 35 OF 139

DEPT OF BLDGS 420651823 Job Number

ES366001560 Scan Code


U.G. 2 ** 13279.32 SQ. FT. 70
MATCH LINE
T.O.F.: +2'-6"
T.O.F.: +2'-6" EL.:+14.39'
VALET
U.G. 2 S-2 644.53 SQ. FT. 3
MAIL ROOM
RECREATION/ LIBRARY
DN
1:55
RAMP 'A'
UP
P.E. #6
P.E. #5
P.E. #4
P.E. #3
P.S.E. #1
P.E. #2
2,000 LBS.
4,000 LBS.
STAIR 'B'
T.O.F.:+2'-0" T.O.S.:+1'-9" T.O.F.:+13.89' T.O.S.:+13.63'
FULL HEIGHT PARTITION
LOBBY
WATER
RAMP 'C'
RAMP 'B'
DUPLEX SEWAGE EJECTOR
RES. REF. STOR.
COMPACTOR
U.G. 2 S-2 1202.65 SQ. FT. 5
U.G. 2 R-2 554.96 SQ. FT. 2
U.G. 2 S-2 537.57 SQ. FT. 2
COMPACTOR INSTALLATION FILED SEPARATELY
HGT.: +0'-9 3/4" T.O.S.:+12.71'
HGT.: +1'-6 1/4" T.O.S.:+13.41'
1:20
1:10
STAIR 'D'
VESTIBULE
PACKAGE
B-7
ELEV.:+13.88'
HGT.: +1'-6 1/8" EL.:+13.40'
HGT.: +1'-6 1/8" EL.:+13.40'
HGT.:+2'-0" EL.:+13.88'
HGT.:+2'-0" EL.:+13.88'
EGRESS REFUSE
EGRESS
PACKAGE
RESIDENTIAL ENTRY
QUEENS STREET (60' NARROW)
MATCH LINE
D
C
B
A
9.0

1 1ST FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
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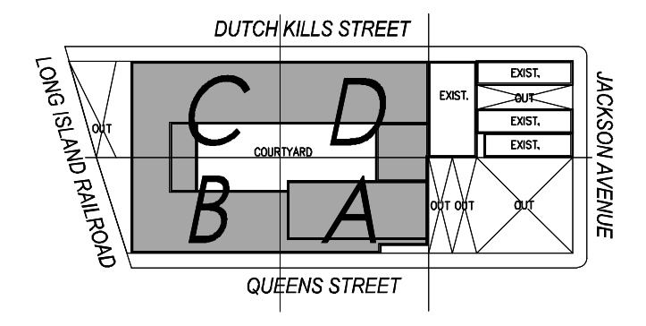
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

1ST FLOOR PLAN A

SEAL & SIGNATURE:

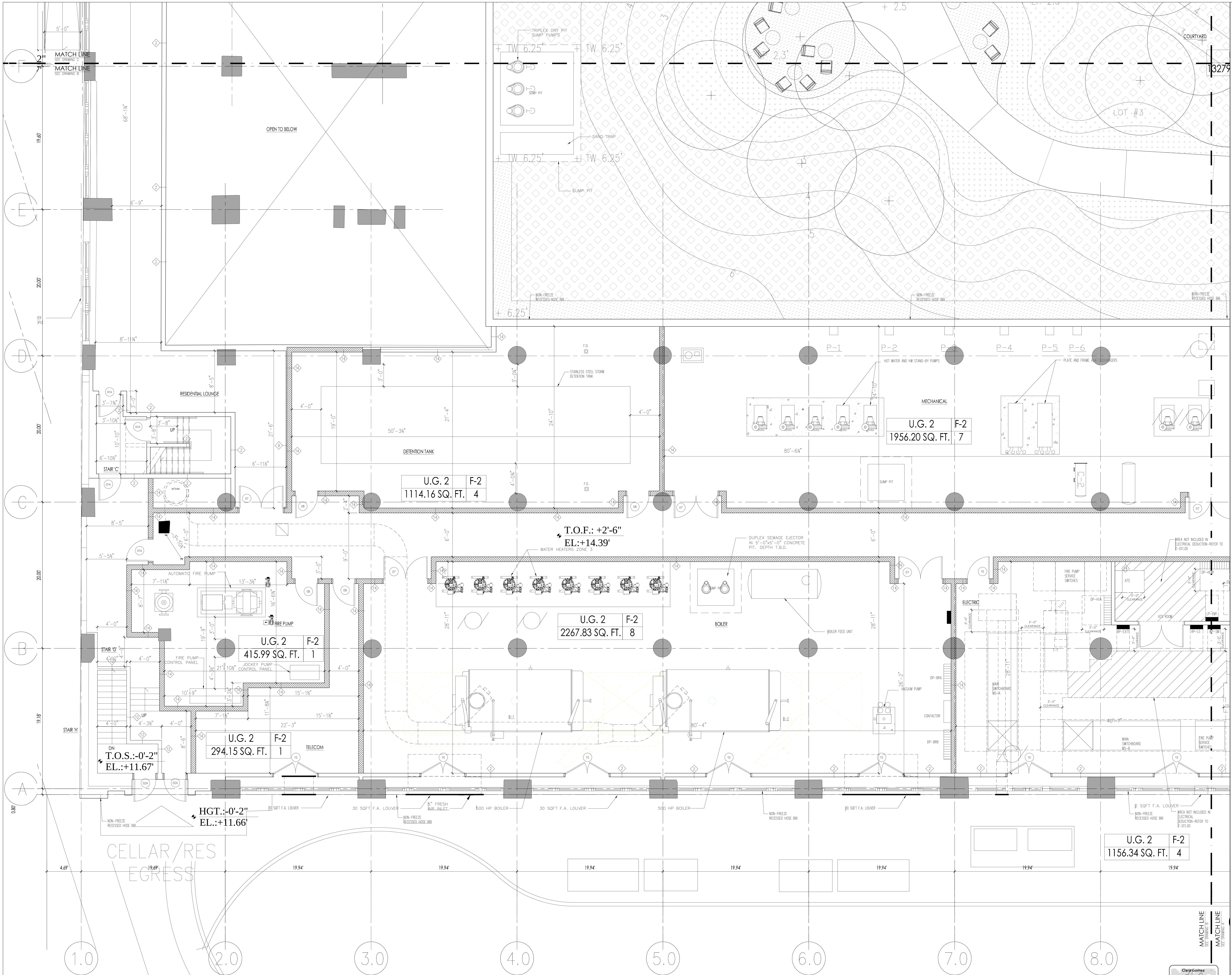
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: A-102.00

DRAWING : 36 OF 139

DEPT OF BLDGS 420651823 Job Number

ES070513421 Scan Code


MATCH LINE
SEE DRAWING C
MATCH LINE
SEE DRAWING B
OPEN TO BELOW
TRIPLEX DRY PIT SUMP PUMPS
SUMP PIT
SAND TRAP
DUMP PIT
TW 6.25'
COURTYARD
LOT #3
13279
RESIDENTIAL LOUNGE
STAIR 'C'
STAINLESS STEEL STORM DETENTION TANK
DETENTION TANK
U.G. 2 F-2
1114.16 SQ. FT. 4
MECHANICAL
HOT WATER AND HW STAND-BY PUMPS
PLATE AND FRAME HEAT EXCHANGERS
P-1 P-2 P-4 P-5 P-6
U.G. 2 F-2
1956.20 SQ. FT. 7
SUMP PIT
T.O.F.: +2'-6"
EL.:+14.39'
WATER HEATERS ZONE 3
DUPLEX SEWAGE EJECTOR IN 5'-0"x5'-0" CONCRETE PIT. DEPTH T.B.D.
BOILER
BOILER FEED UNIT
AUTOMATIC FIRE PUMP
FIRE PUMP
U.G. 2 F-2
2267.83 SQ. FT. 8
U.G. 2 F-2
415.99 SQ. FT. 1
FIRE PUMP CONTROL PANEL
JOCKEY PUMP CONTROL PANEL
STAIR 'G'
STAIR 'H'
U.G. 2 F-2
294.15 SQ. FT. 1
TELECOM
VACUUM PUMP
CONTACTOR
ELECTRIC
FIRE PUMP SERVICE SWITCHES
ATS ROOM
MAIN SWITCHBOARD
AREA NOT INCLUDED IN ELECTRICAL DEDUCTION-REFER TO E-011.00
T.O.S.:-0'-2"
EL.:+11.67'
HGT.:-0'-2"
EL.:+11.66'
NON-FREEZE RECESSED HOSE BIB
30 SQFT F.A. LOUVER
FRESH AIR INLET
500 HP BOILER
U.G. 2 F-2
1156.34 SQ. FT. 4
CELLAR/RES EGRESS
19.94'
1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0
A B C D E F
MATCH LINE
SEE DRAWING B
MATCH LINE
SEE DRAWING A

① 1ST FLOOR PLAN B
SCALE: 1/4" = 1'-0"

Clara Gomez
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APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
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TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

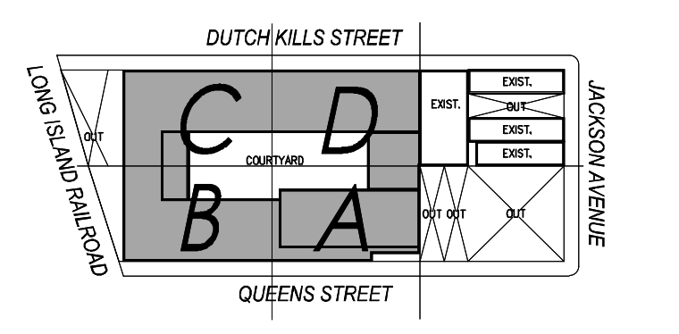
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

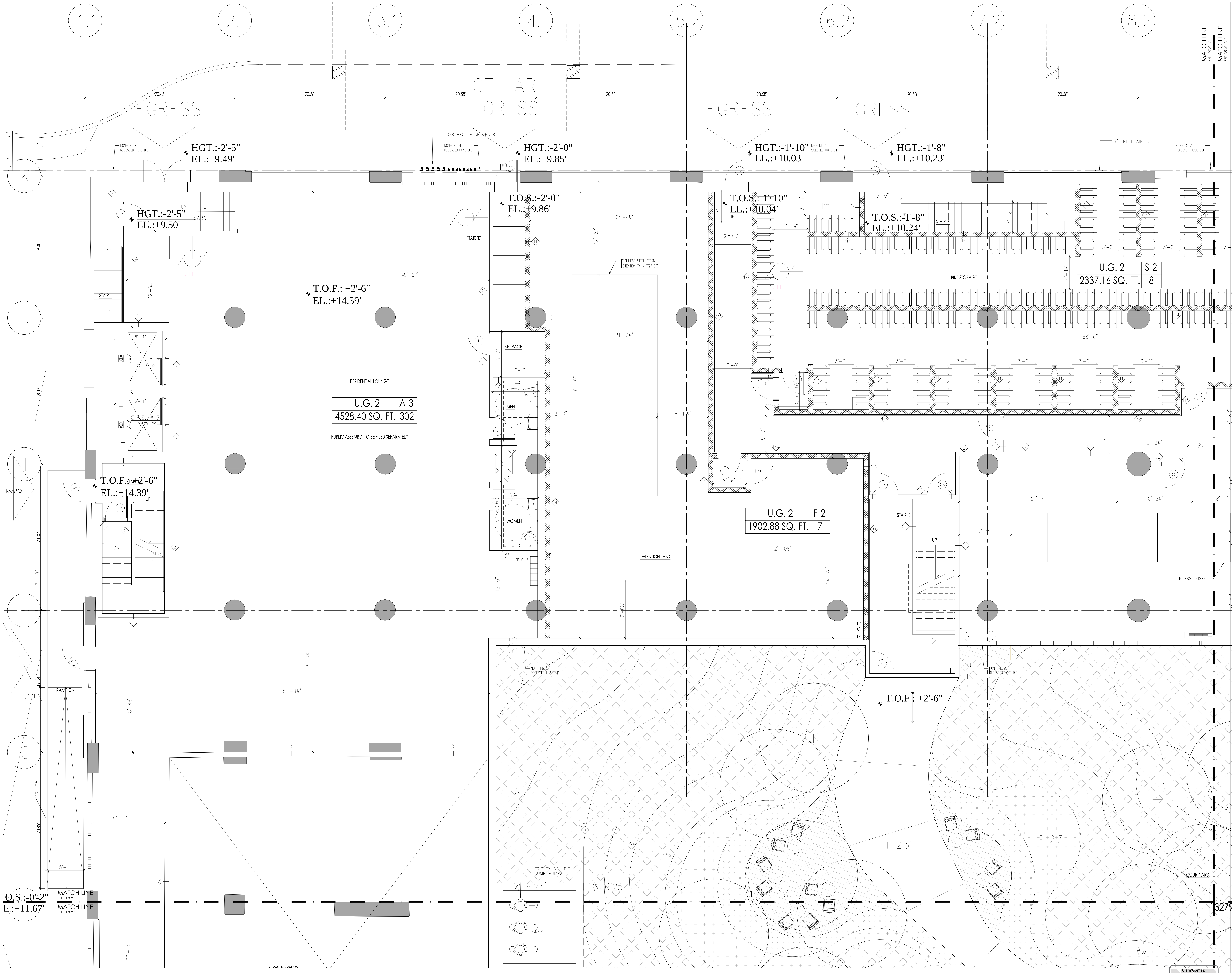
1ST FLOOR PLAN B

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-103.00

DRAWING : 37 OF 139


1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
K
J
I
H
G
CELLAR EGRESS
EGRESS
EGRESS
EGRESS
HGT.:-2'-5" EL.:+9.49'
HGT.:-2'-0" EL.:+9.85'
HGT.:-1'-10" EL.:+10.03'
HGT.:-1'-8" EL.:+10.23'
HGT.:-2'-5" EL.:+9.50'
T.O.S.:-2'-0" EL.:+9.86'
T.O.S.:-1'-10" EL.:+10.04'
T.O.S.:-1'-8" EL.:+10.24'
T.O.F.: +2'-6" EL.:+14.39'
T.O.F.: +2'-6" EL.:+14.39'
T.O.F.: +2'-6"
NON-FREEZE RECESSED HOSE BIB
GAS REGULATOR VENTS
FRESH AIR INLET
STAIR 'J'
STAIR 'K'
STAIR 'L'
STAIR 'F'
STAIR 'E'
STAIR 'I'
STAINLESS STEEL STORM DETENTION TANK (727.5')
BIKE STORAGE
U.G. 2 | S-2
2337.16 SQ. FT. | 8
RESIDENTIAL LOUNGE
U.G. 2 | A-3
4528.40 SQ. FT. | 302
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
STORAGE
MEN
WOMEN
U.G. 2 | F-2
1902.88 SQ. FT. | 7
DETENTION TANK
RAMP 'D'
RAMP DN
OUT
STORAGE LOCKERS
TRIPLEX DRY PIT SUMP PUMPS
SUMP PIT
TW 6.25'
+ 2.5'
LP 2.3'
2.3'
COURTYARD
LOT #3
OPEN TO BELOW
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING B
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING D
O.S.:-0'-2" EL.:+11.67'
13279

① 1ST FLOOR PLAN C
SCALE: 1/4" = 1'-0"

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
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C/O Rockrose Development Corp.
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New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

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FAX.: (212) 979-8387

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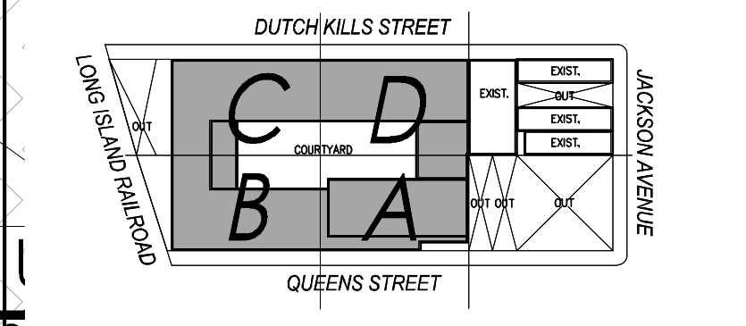
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

1ST FLOOR PLAN C

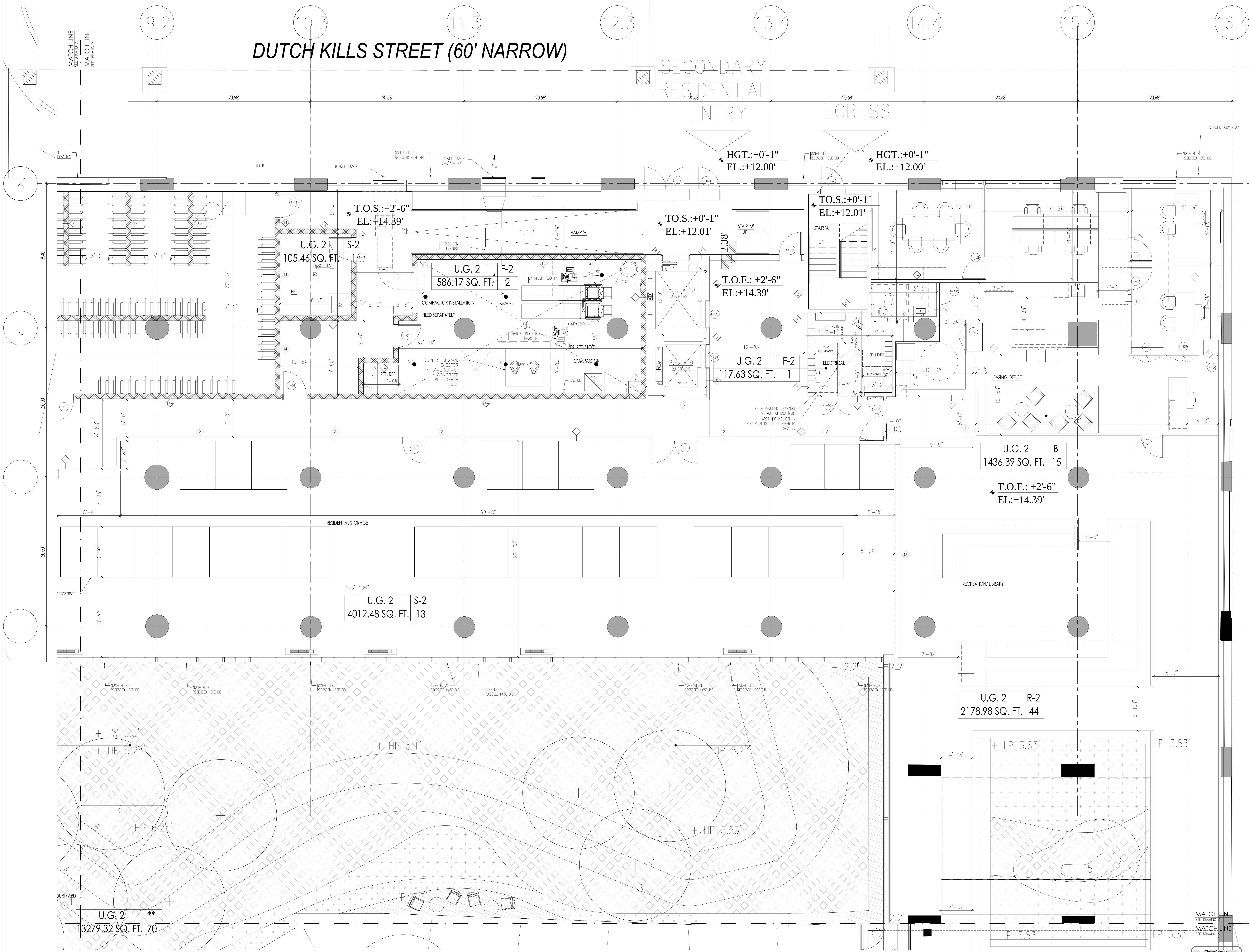
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-104.00
DRAWING : 38 OF 139

DEPT OF BLDGS 420651823 Job Number

ES390965810 Scan Code


DUTCH KILLS STREET (60' NARROW)
9.2
10.3
11.3
12.3
13.4
14.4
15.4
16.4
K
J
I
H
MATCH LINE
SECONDARY RESIDENTIAL ENTRY
EGRESS
20.58'
20.68'
HGT.:+0'-1"
EL.:+12.00'
T.O.S.:+2'-6"
EL.:+14.39'
TO.S.:+0'-1"
EL.:+12.01'
T.O.F.: +2'-6"
EL.:+14.39'
RAMP 'E'
1:12
STAIR 'M'
STAIR 'A'
U.G. 2 | S-2
105.46 SQ. FT. | 1
U.G. 2 | F-2
586.17 SQ. FT. | 2
U.G. 2 | F-2
117.63 SQ. FT. | 1
U.G. 2 | B
1436.39 SQ. FT. | 15
U.G. 2 | S-2
4012.48 SQ. FT. | 13
U.G. 2 | R-2
2178.98 SQ. FT. | 44
U.G. 2 | **
13279.32 SQ. FT. | 70
PET
COMPACTOR INSTALLATION FILED SEPARATELY
DUPLEX SEWAGE EJECTOR IN 5'-0"x5'-0" CONCRETE PIT. DEPTH T.B.D.
RES. REF.
RES. REF. STOR.
COMPACTOR
P.S.E. # 10 4,000 LBS.
P.C. # 9 2,000 LBS.
ELECTRICAL
LEASING OFFICE
RESIDENTIAL STORAGE
RECREATION/ LIBRARY
LINE OF REQUIRED CLEARANCE IN FRONT OF EQUIPMENT AREA NOT INCLUDED IN ELECTRICAL DEDUCTION-REFER TO Z-011.00
NON-FREEZE RECESSED HOSE BIB
98'-8"
143'-10¾"
+ TW 5.5'
+ HP 5.25'
+ HP 5.1'
+ HP 5.2'
+ HP 6.25'
+ HP 5.25'
+ 2.2'
LP 3.83'
COURTYARD
MATCH LINE SEE DRAWING D
MATCH LINE SEE DRAWING A

1 1ST FLOOR PLAN D
SCALE: 1/4" = 1'-0"

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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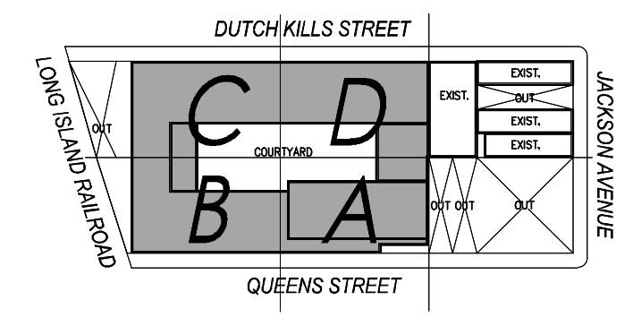
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

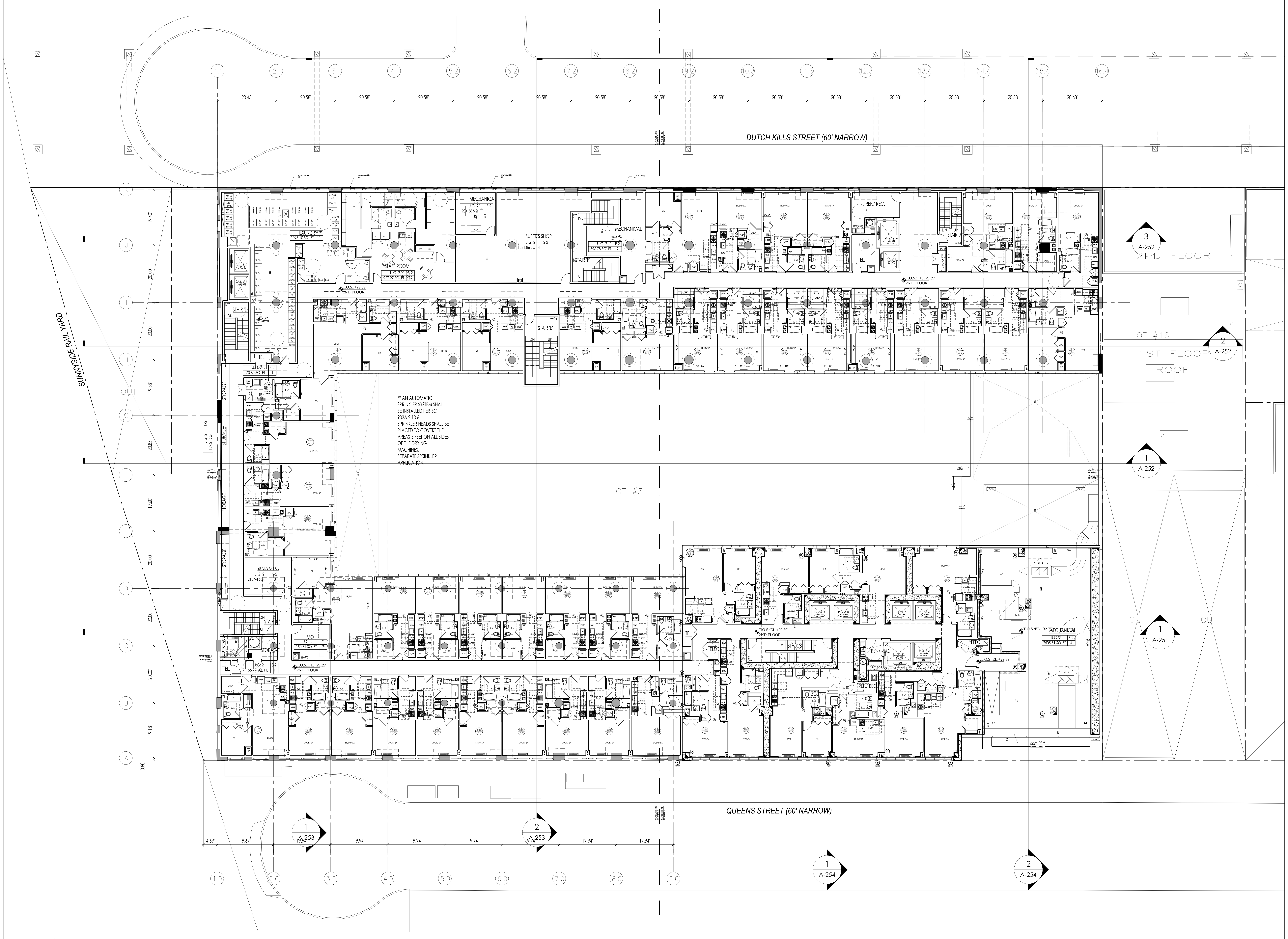
DRAWING TITLE:
1ST FLOOR PLAN D

SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER No. 022227

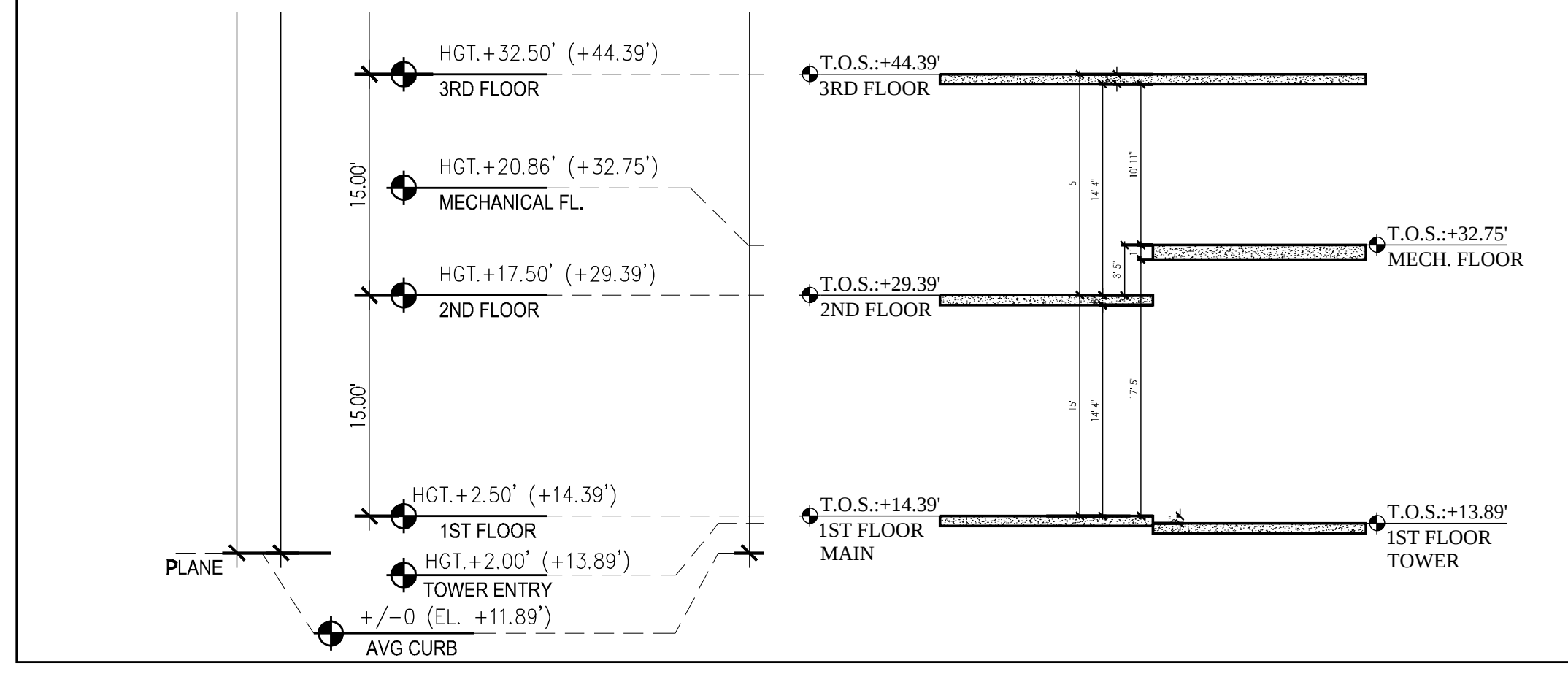
DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-105.00
DRAWING :	39 OF 139

DEPT OF BLDGS 420651823 Job Number

ES847219336 Scan Code


DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
SUNNYSIDE RAIL YARD
LOT #3
LOT #16
1ST FLOOR ROOF
2ND FLOOR
OUT
MECHANICAL
SUPER'S SHOP
STAFF ROOM
SUPER'S OFFICE
STAIR 'D'
STAIR 'E'
STAIR 'F'
STAIR 'B'
STORAGE
ELEC.
TEL.
REF./REC.
T.O.S.:EL.+29.39'
2ND FLOOR
BR.
LR/DR
HP
CLO.
1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
9.2
10.3
11.3
12.3
13.4
14.4
15.4
16.4
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
9.0
K
J
I
H
G
F
E
D
C
B
A
20.45'
20.58'
20.68'
4.69'
19.69'
19.94'
19.40'
20.00'
19.38'
20.85'
19.60'
19.18'
0.80'
3 A-252
2 A-252
1 A-252
1 A-251
1 A-253
2 A-253
1 A-254
2 A-254

** AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED PER BC 903A.2.10.6.
SPRINKLER HEADS SHALL BE PLACED TO COVERT THE AREAS 5 FEET ON ALL SIDES OF THE DRYING MACHINES.
SEPARATE SPRINKLER APPLICATION.


HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
PLANE
15.00'
15.00'
T.O.S.:+44.39'
3RD FLOOR
T.O.S.:+32.75'
MECH. FLOOR
T.O.S.:+29.39'
2ND FLOOR
T.O.S.:+14.39'
1ST FLOOR MAIN
T.O.S.:+13.89'
1ST FLOOR TOWER
15'
14'-4"
10'-11"
3'-5"
17'-5"

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE
SEE IA DRAWINGS FOR LOBBY, MAIL ROOM, LEASING OFFICE, PUBLIC CORRIDORS, 3RD AND 5TH FLOOR RESIDENTIAL AMENITIES, 6TH AND 7TH FLOOR RETAIL SPACE, 7TH FLOOR WATER TOWER
SEE SHEETS A360-A363 FOR ELEVATOR DETAILS
SEE IA DRAWINGS FOR ELEVATOR CAB INTERIOR DETAILS.
SEE L DRAWINGS FOR COURTYARD AND 7TH FLOOR AMENITIES LANDSCAPE.

① 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

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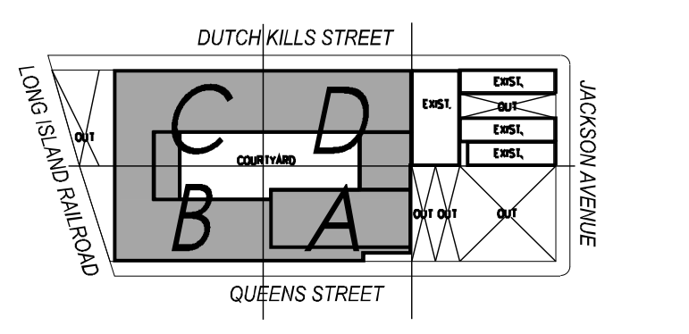
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
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C
D
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A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

2ND FLOOR PLAN

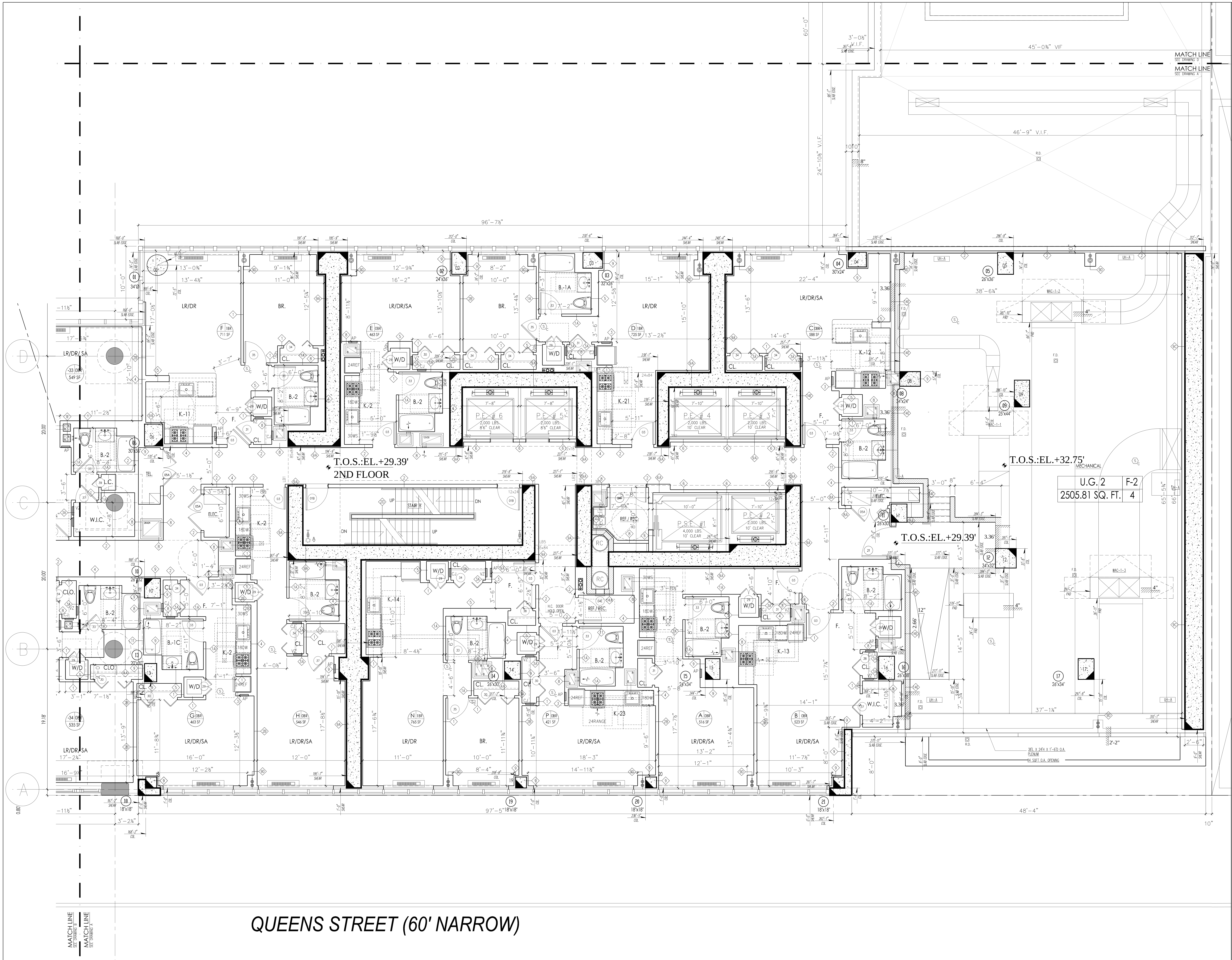
SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROBERT LAUDENSCHLAGER
No. 022227
STATE OF NEW YORK

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-106.00
DRAWING : 40 OF 139

DEPT OF BLDGS 420651823 Job Number

ES974453486 Scan Code


MATCH LINE
MATCH LINE
96'-7½"
97'-5"
48'-4"
45'-0¾" VIF
46'-9" V.I.F.
LR/DR
BR.
LR/DR/SA
F 1BR 711 SF
E 0BR 463 SF
D 1BR 725 SF
C 0BR 588 SF
G 0BR 463 SF
H 0BR 546 SF
N 1BR 765 SF
P 0BR 421 SF
A 0BR 516 SF
B 0BR 523 SF
-33 0BR 549 SF
-34 0BR 535 SF
P.E.# 6 2,000 LBS 8'6" CLEAR
P.E.# 5 2,000 LBS 8'6" CLEAR
P.E.# 4 2,000 LBS 10' CLEAR
P.E.# 3 2,000 LBS 10' CLEAR
P.E.# 2 2,000 LBS 10' CLEAR
P.S.E. #1 4,000 LBS 10' CLEAR
STAIR B
UP
DN
T.O.S.:EL.+29.39'
2ND FLOOR
T.O.S.:EL.+32.75'
T.O.S.:EL.+29.39'
MECHANICAL
U.G. 2
F-2
2505.81 SQ. FT.
4
ELEC
REF./REC.
W.I.C.
L.C.
TEL
QUEENS STREET (60' NARROW)
9.0

1 2ND FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
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FAX : (212) 757-1875

ARCHITECT:

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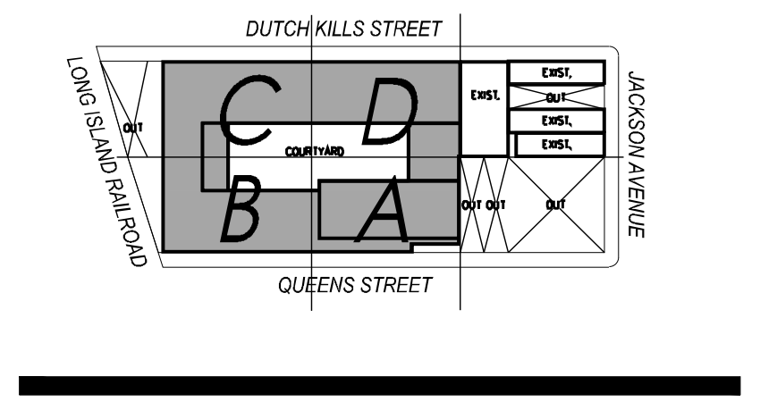
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

2ND FLOOR PLAN A

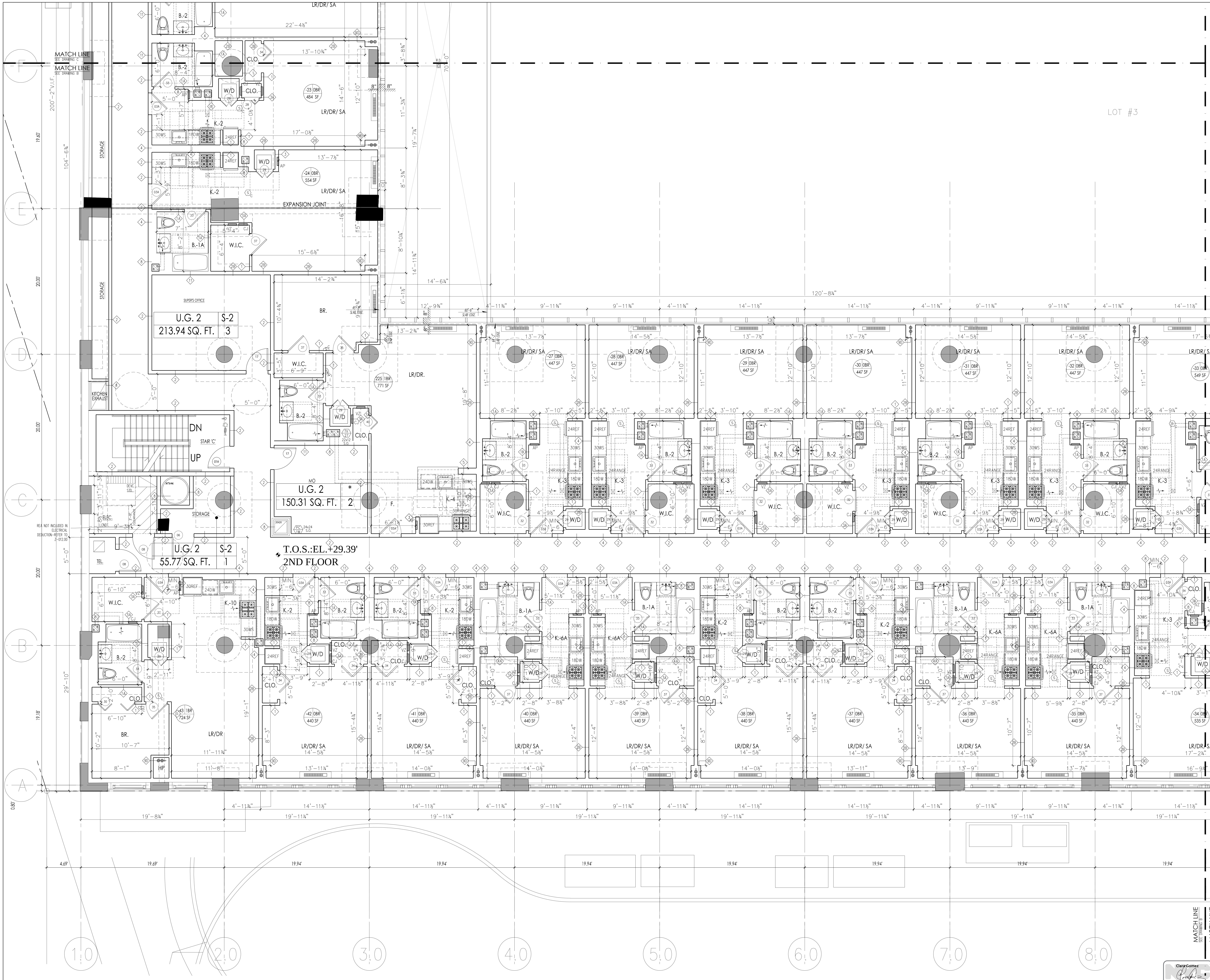
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: A-107.00
DRAWING : 41 OF 139

DEPT OF BLDGS 420651823 Job Number

ES720315855 Scan Code


MATCH LINE
SEE DRAWING C
MATCH LINE
SEE DRAWING B
LOT #3
EXPANSION JOINT
STORAGE
KITCHEN EXHAUST
SUPER'S OFFICE
U.G. 2 | S-2
213.94 SQ. FT. | 3
U.G. 2
150.31 SQ. FT. | 2
U.G. 2 | S-2
55.77 SQ. FT. | 1
STAIR 'C'
DN
UP
ELEC.
TEL.
T.O.S.:EL.+29.39'
2ND FLOOR
LR/DR/ SA
BR.
W.I.C.
CLO.
W/D
LR/DR.
LR/DR
HP
200'-2" V.I.F.
104'-6¾"
120'-8¾"
19'-11¾"
19'-8¾"
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
A
B
C
D
E
F
MATCH LINE
SEE DRAWING B
MATCH LINE
SEE DRAWING A

① 2ND FLOOR PLAN B
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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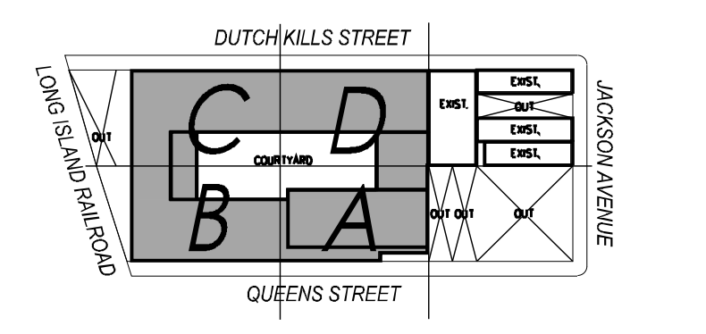
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

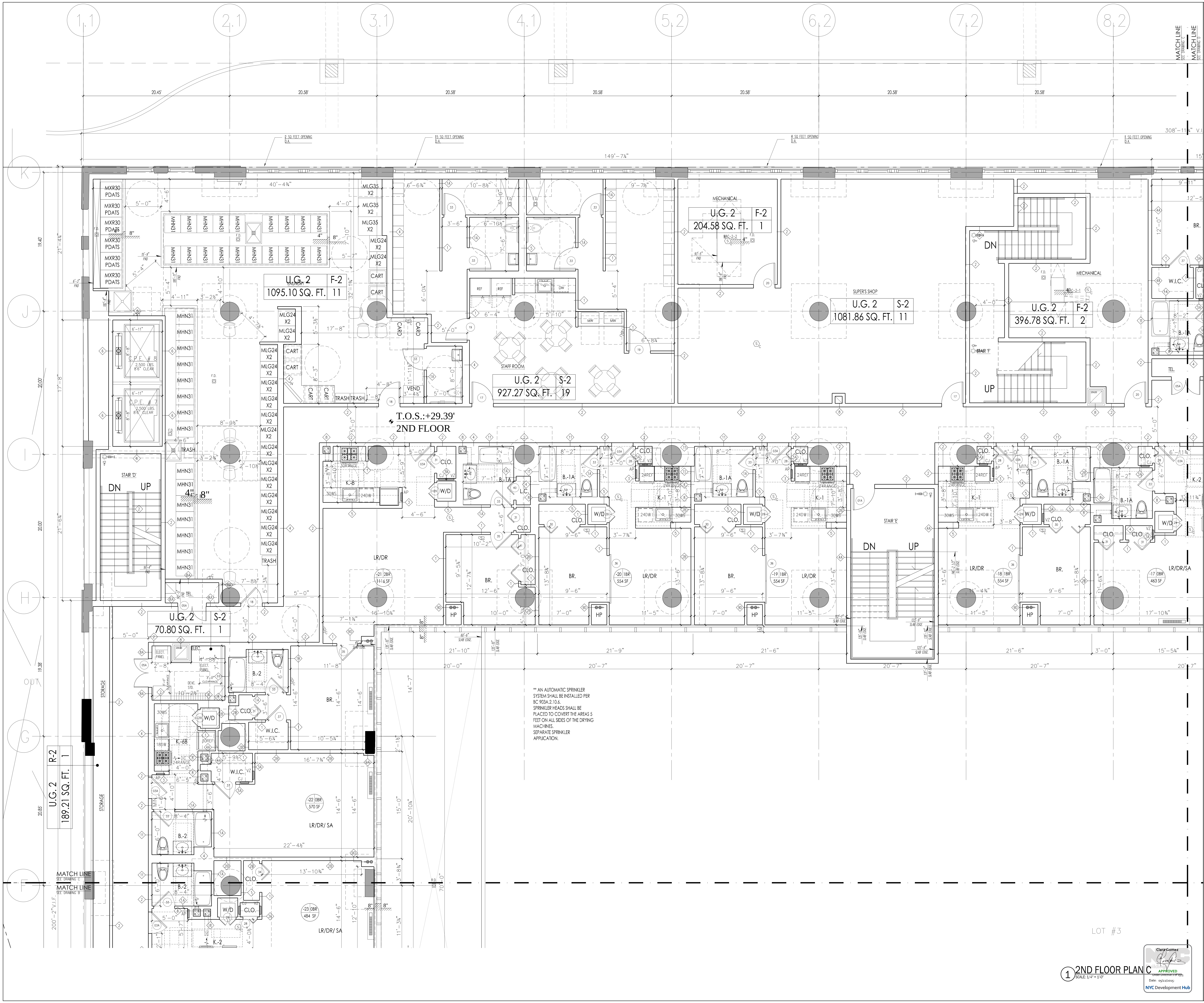
2ND FLOOR PLAN B

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-108.00

DEPT OF BLDGS 420651823 Job Number
ES495735101 Scan Code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3.1
4.1
5.2
6.2
7.2
8.2
K
J
I
H
G
F
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING D
149'-7¾"
308'-11¾" V.I.F.
20.45'
20.58'
U.G. 2 F-2 1095.10 SQ. FT. 11
U.G. 2 F-2 204.58 SQ. FT. 1
MECHANICAL
SUPER'S SHOP
U.G. 2 S-2 1081.86 SQ. FT. 11
U.G. 2 F-2 396.78 SQ. FT. 2
U.G. 2 S-2 927.27 SQ. FT. 19
STAFF ROOM
U.G. 2 S-2 70.80 SQ. FT. 1
U.G. 2 R-2 189.21 SQ. FT. 1
T.O.S.:+29.39'
2ND FLOOR
STAIR 'D'
STAIR 'E'
STAIR 'F'
DN
UP
P.E. # 8 2,500 LBS. 8'6" CLEAR
P.E. # 7 2,500 LBS. 8'6" CLEAR
MXR30 PDATS
MHN31
MLG35 X2
MLG24 X2
CART
TRASH
VEND
LR/DR
BR.
-21 2BR 1116 SF
-20 1BR 554 SF
-19 1BR 554 SF
-18 1BR 554 SF
-17 0BR 463 SF
-22 0BR 570 SF
-23 0BR 484 SF
LR/DR/SA
LR/DR/ SA
K.-8
K.-1
K.-2
K.-6B
B.-1A
B.-2
W.I.C.
CLO.
W/D
HP
ELEC.
STORAGE
OUT
LOT #3

** AN AUTOMATIC SPRINKLER
SYSTEM SHALL BE INSTALLED PER
BC 903A.2.10.6.
SPRINKLER HEADS SHALL BE
PLACED TO COVERT THE AREAS 5
FEET ON ALL SIDES OF THE DRYING
MACHINES.
SEPARATE SPRINKLER
APPLICATION.

① 2ND FLOOR PLAN C
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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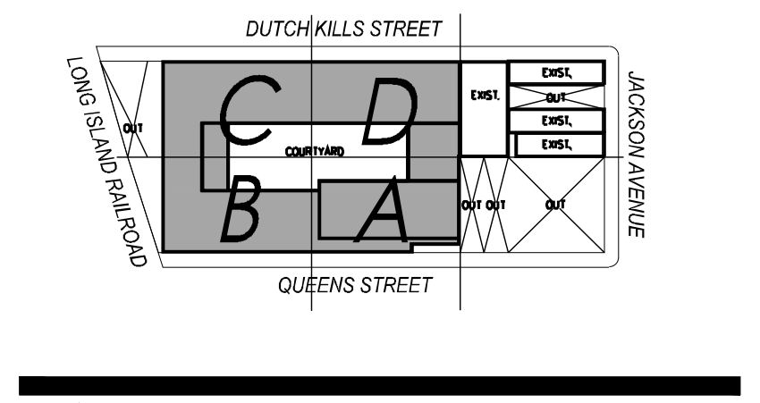
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

2ND FLOOR PLAN C

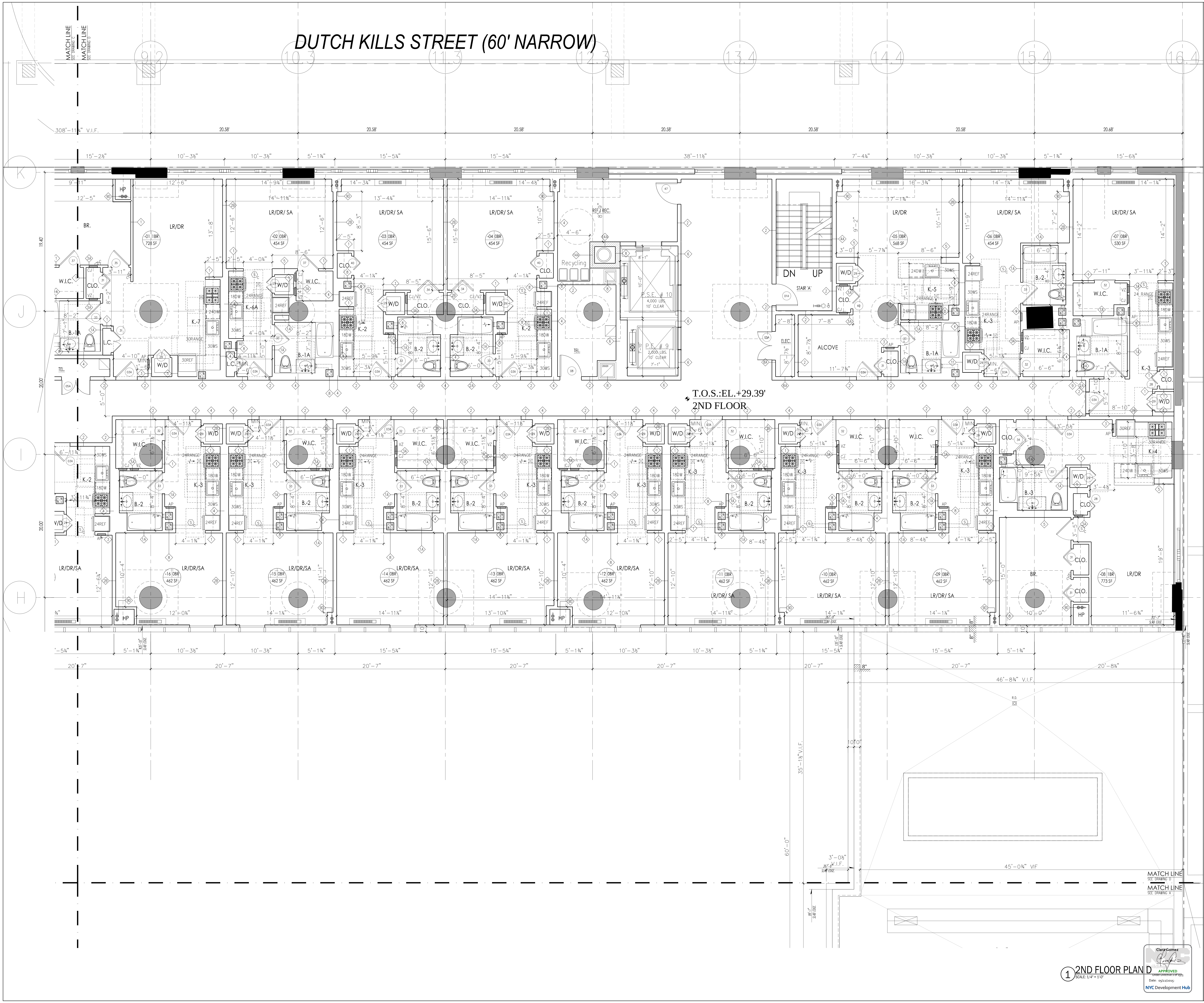
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-109.00
DRAWING :	43 OF 139

DEPT OF BLDGS 420651823 Job Number

ES494608281 Scan Code


DUTCH KILLS STREET (60' NARROW)
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING C
T.O.S.:EL.+29.39'
2ND FLOOR
MATCH LINE
SEE DRAWING D
MATCH LINE
SEE DRAWING A
1
2ND FLOOR PLAN D
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

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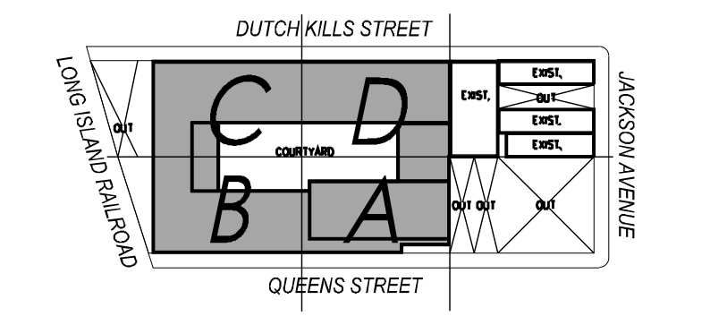
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
C
D
B
A
COURTYARD
OUT
EXIST.
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:

2ND FLOOR PLAN D

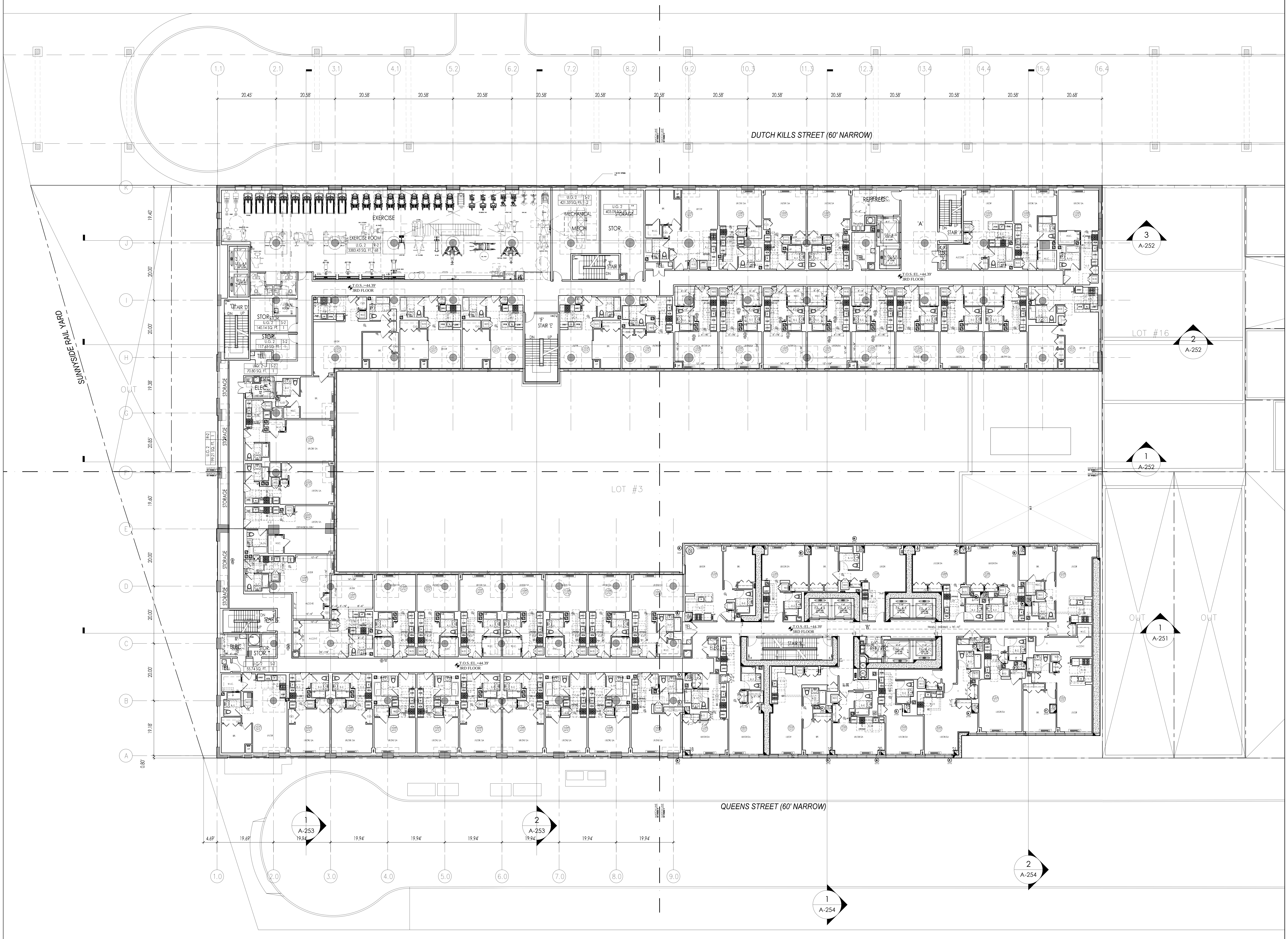
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-110.00
DRAWING :	44 OF 139

DEPT OF BLDGS 420651823 Job Number

ES080705897 Scan Code



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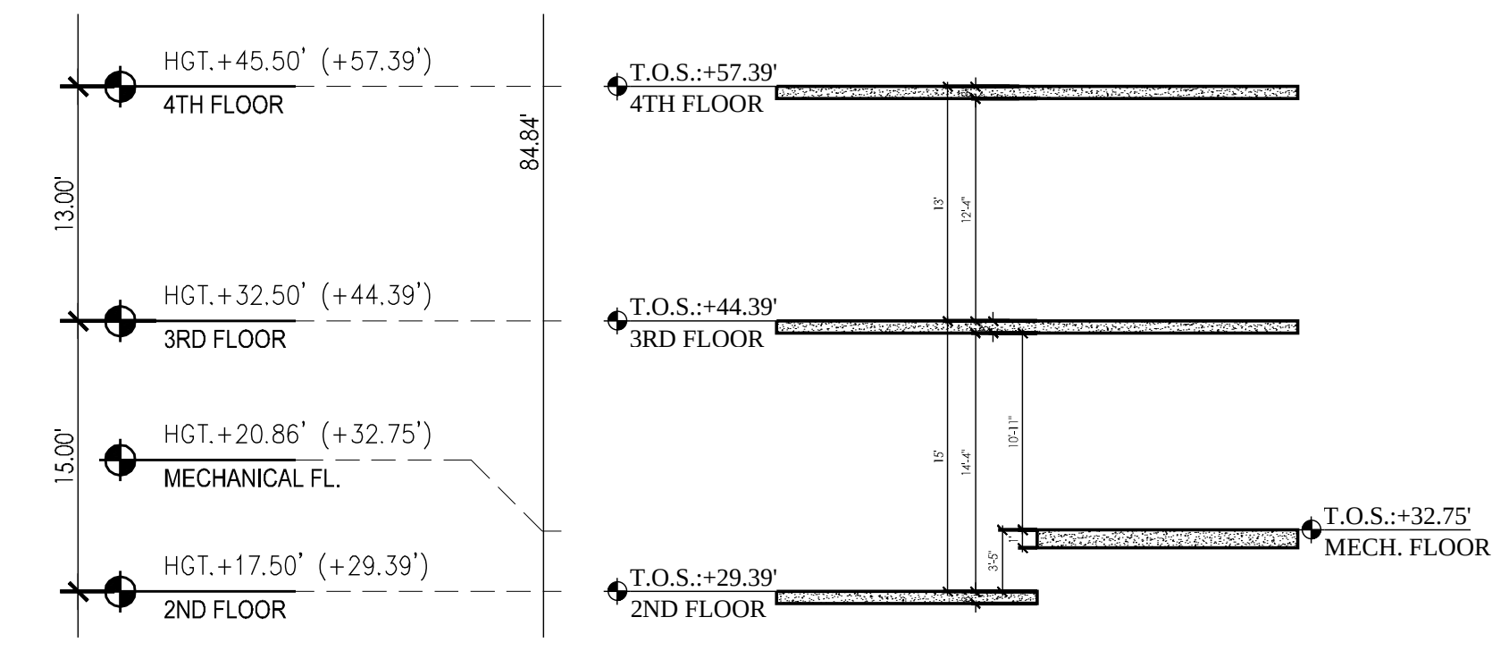
13.4
14.4
15.4
16.4
20.45'
20.58'
20.68'
DUTCH KILLS STREET (60' NARROW)
SUNNYSIDE RAIL YARD
K
J
I
H
G
F
E
D
C
B
A
19.40'
20.00'
19.38'
20.85'
19.60'
19.18'
0.80'
OUT
EXERCISE
EXERCISE ROOM
MECHANICAL
MECH
STORAGE
STOR.
STAIR
REFUSE
'A'
'B'
'F' STAIR 'E'
ELEC.
TEL
T.O.S.:EL.+44.39'
3RD FLOOR
LOT #16
LOT #3
3
A-252
2
A-252
1
A-252
1
A-251
OUT
QUEENS STREET (60' NARROW)
1
A-253
2
A-253
1
A-254
2
A-254
4.69'
19.69'
19.94'
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
9.0

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE
SEE IA DRAWINGS FOR LOBBY, MAIL ROOM, LEASING OFFICE, PUBLIC CORRIDORS, 3RD AND 5TH FLOOR RESIDENTIAL AMENITIES, 6TH AND 7TH FLOOR RETAIL SPACE, 7TH FLOOR WATER TOWER
SEE SHEETS A360-A363 FOR ELEVATOR DETAILS
SEE IA DRAWINGS FOR ELEVATOR CAB INTERIOR DETAILS.
SEE L DRAWINGS FOR COURTYARD AND 7TH FLOOR AMENITIES LANDSCAPE.



HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
13.00'
15.00'
84.84'
T.O.S.:+57.39'
4TH FLOOR
T.O.S.:+44.39'
3RD FLOOR
T.O.S.:+29.39'
2ND FLOOR
T.O.S.:+32.75'
MECH. FLOOR
13'
12'-4"
15'
14'-4"
10'-11"
3'-5"

① 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

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228 East 45th Street
New York, New York 10017
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FAX : (646) 487-5501

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No:	Date:	Revision:
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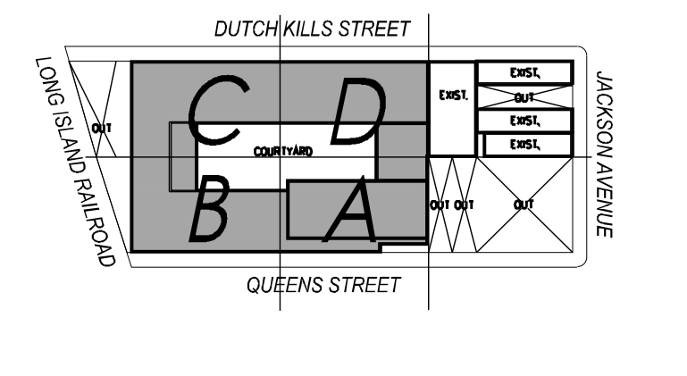
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

3RD FLOOR PLAN

SEAL & SIGNATURE:

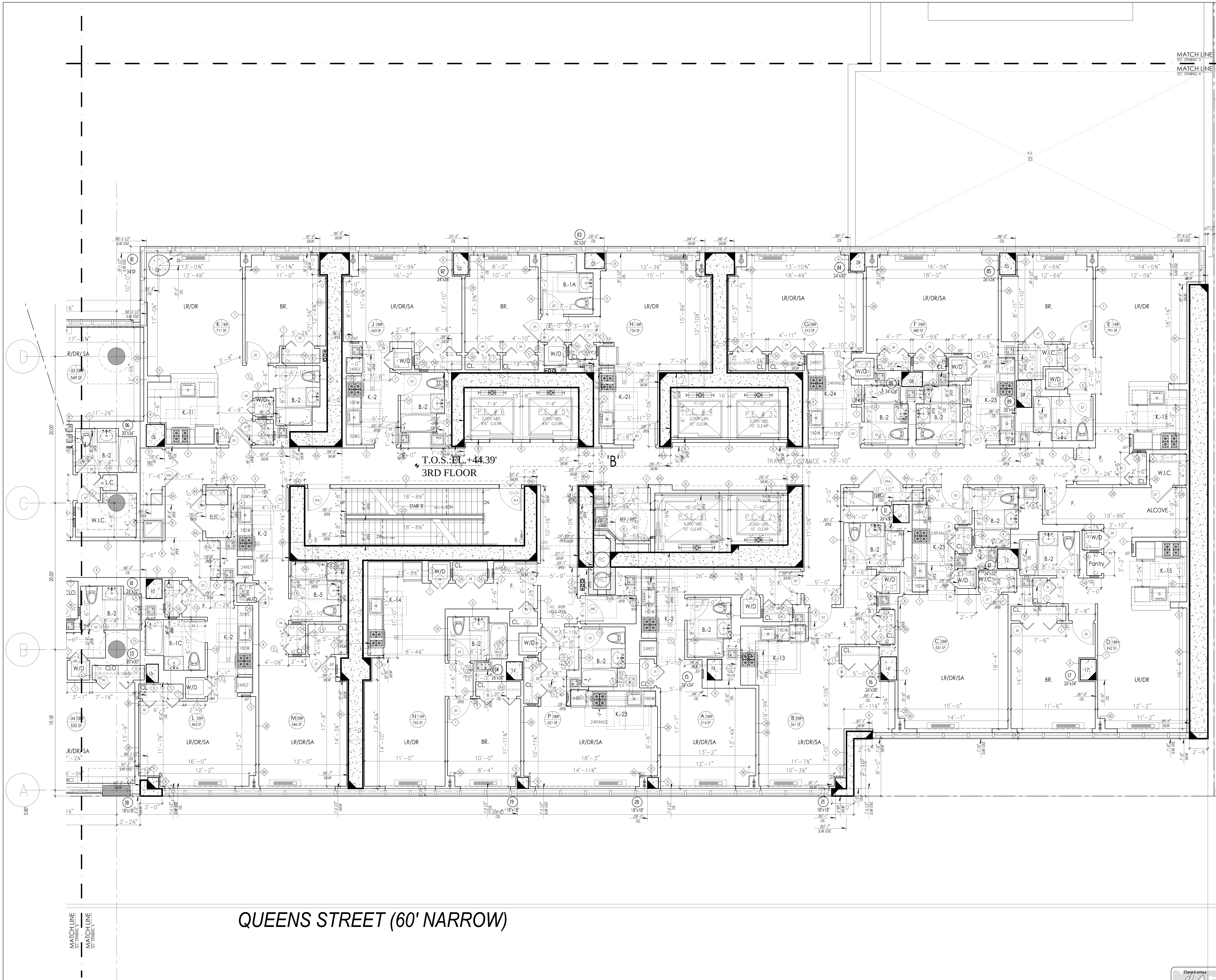
DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:

A-111.00

DRAWING : 45 OF 139

DEPT OF BLDGS 420651823 Job Number

ES964039670 Scan Code


MATCH LINE
SEE DRAWING D
MATCH LINE
SEE DRAWING A
T.O.S.:EL.+44.39'
3RD FLOOR
'B'
TRAVEL DISTANCE = 79'-10"
STAIR B
P.E. #1 4,000 LBS. 10' CLEAR
P.E. #2 2,000 LBS. 10' CLEAR
P.E. #3 2,000 LBS. 10' CLEAR
P.E. #4 2,000 LBS. 10' CLEAR
P.E. #5 2,000 LBS. 8'6" CLEAR
P.E. #6 2,000 LBS. 8'6" CLEAR
K 1BR 711 SF
J 0BR 463 SF
H 1BR 734 SF
G 0BR 512 SF
F 0BR 480 SF
E 1BR 791 SF
L 0BR 463 SF
M 0BR 546 SF
N 1BR 765 SF
P 0BR 421 SF
A 0BR 516 SF
B 0BR 561 SF
C 0BR 531 SF
D 1BR 942 SF
-33 0BR 549 SF
-34 0BR 535 SF
LR/DR
LR/DR/SA
BR.
W.I.C.
ALCOVE
Pantry
REF./REC.
ELEC.
QUEENS STREET (60' NARROW)
MATCH LINE
SEE DRAWING B
MATCH LINE
SEE DRAWING A
9.0

1 3RD FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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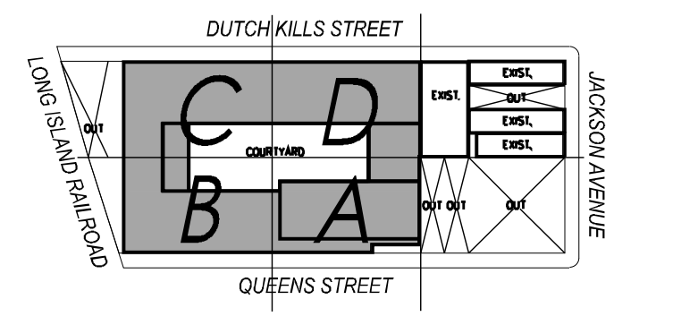
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

3RD FLOOR PLAN A

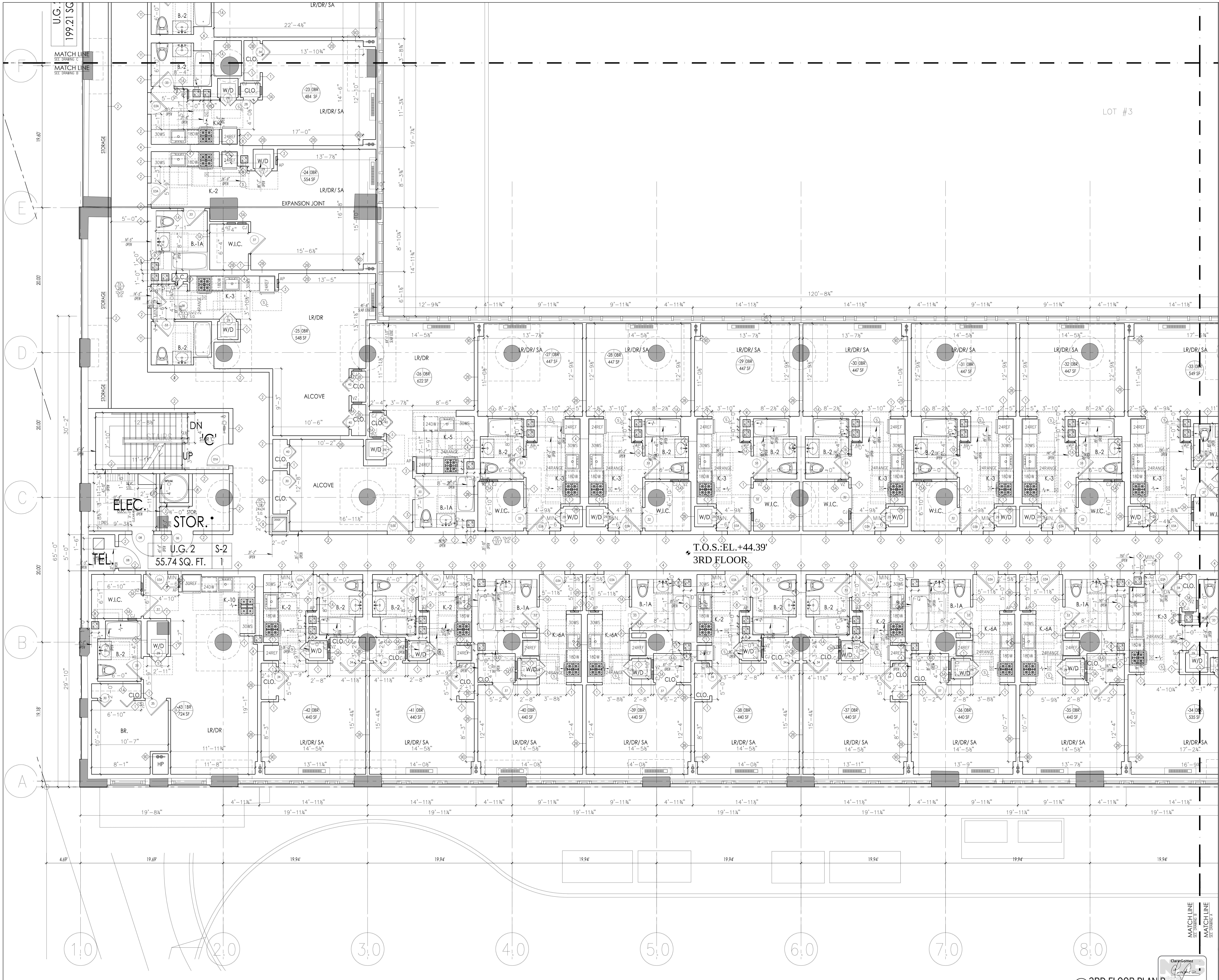
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-112.00
DRAWING : 46 OF 139

DEPT OF BLDGS 420651823 Job Number

ES353828111 Scan Code



U.G. 1
199.21 SQ
MATCH LINE
SEE DRAWING C
MATCH LINE
SEE DRAWING B
LOT #3
STORAGE
EXPANSION JOINT
LR/DR/ SA
LR/DR
ALCOVE
W.I.C.
CLO.
W/D
B-2
B-1A
K-2
K-3
K-5
K-6A
K-10
DN
UP
'C'
ELEC.
STOR.
TEL.
U.G. 2
S-2
55.74 SQ. FT.
1
BR.
HP
T.O.S.:EL.+44.39'
3RD FLOOR
23 0BR 484 SF
24 0BR 554 SF
25 0BR 548 SF
26 0BR 622 SF
27 0BR 447 SF
28 0BR 447 SF
29 0BR 447 SF
30 0BR 447 SF
31 0BR 447 SF
32 0BR 447 SF
33 0BR 549 SF
34 0BR 535 SF
35 0BR 440 SF
36 0BR 440 SF
37 0BR 440 SF
38 0BR 440 SF
39 0BR 440 SF
40 0BR 440 SF
41 0BR 440 SF
42 0BR 440 SF
43 1BR 724 SF
120'-8¾"
19'-8¾"
19'-11¼"
19.94'
19.69'
4.69'
65'-0"
30'-2"
29'-10"
A
B
C
D
E
F
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
MATCH LINE
SEE DRAWING B
MATCH LINE
SEE DRAWING A

① 3RD FLOOR PLAN B

SCALE: 1/4" = 1'-0"

Clara Gomez

Buildings

APPROVED

Under Directive 2 of 1975

Date: 05/22/2015:

NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
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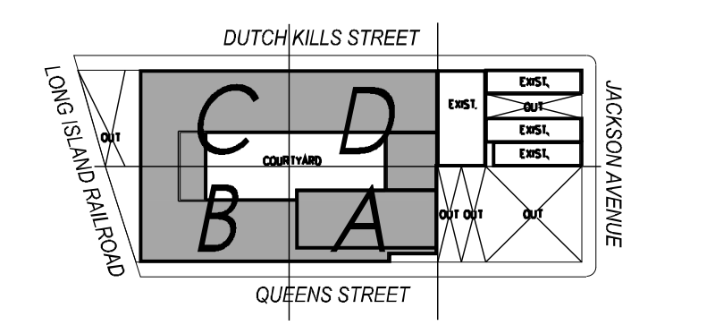
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

3RD FLOOR PLAN B

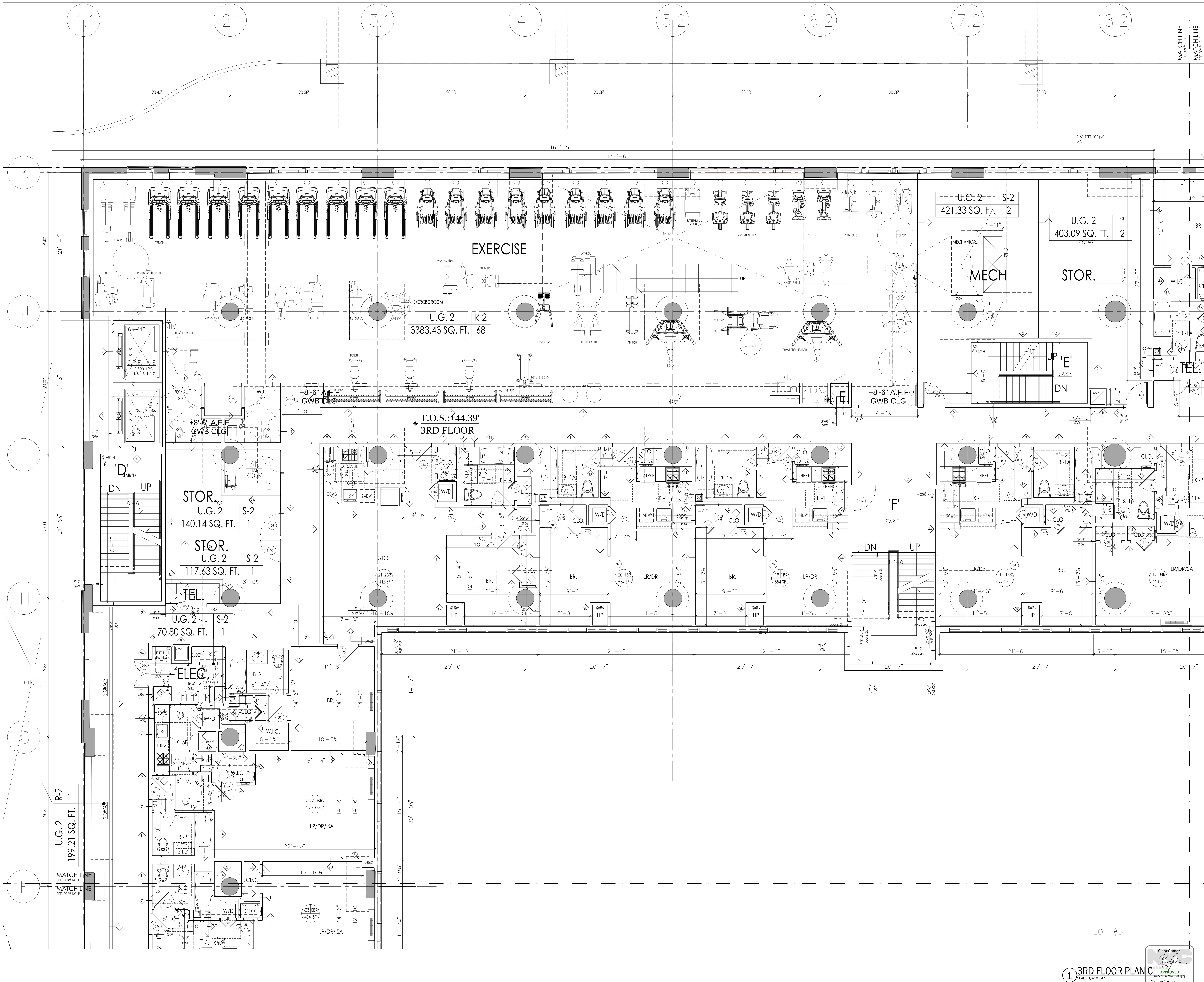
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: A-113.00

DEPT OF BLDGS 420651823 Job Number

ES084093987 Scan Code


1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
K
J
I
H
G
F
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING D
20.45'
20.58'
165'-5"
149'-6"
EXERCISE
EXERCISE ROOM
U.G. 2
R-2
3383.43 SQ. FT.
68
TREADMILL
STEPMILL 7000
RECUMBENT BIKE
UPRIGHT BIKE
SPIN BIKE
STEPPER
UP
U.G. 2 S-2 421.33 SQ. FT. 2
MECHANICAL
MECH
U.G. 2 ** 403.09 SQ. FT. 2
STORAGE
STOR.
'E'
STAIR 'F'
UP
DN
TEL.
W.I.C.
BR.
+8'-6" A.F.F. GWB CLG
E.
T.O.S.:+44.39'
3RD FLOOR
W.C. 33
W.C. 32
C.P.E. # 8 2,500 LBS. 8'6" CLEAR
C.P.E. # 7 2,500 LBS. 8'6" CLEAR
'D'
STAIR 'D'
DN
UP
JAN. ROOM
STOR.
U.G. 2 S-2 140.14 SQ. FT. 1
STOR.
U.G. 2 S-2 117.63 SQ. FT. 1
TEL.
U.G. 2 S-2 70.80 SQ. FT. 1
ELEC.
'F'
STAIR 'E'
DN
UP
LR/DR
BR.
LR/DR/SA
K.-1
B.-1A
CLO.
W/D
HP
-21 2BR 1116 SF
-20 1BR 554 SF
-19 1BR 554 SF
-18 1BR 554 SF
-17 0BR 463 SF
-22 0BR 570 SF
-23 0BR 484 SF
K.-6B
B.-2
W.I.C.
LR/DR/ SA
STORAGE
OUT
R-2
U.G. 2
199.21 SQ. FT.
1
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING B
LOT #3

1 3RD FLOOR PLAN C
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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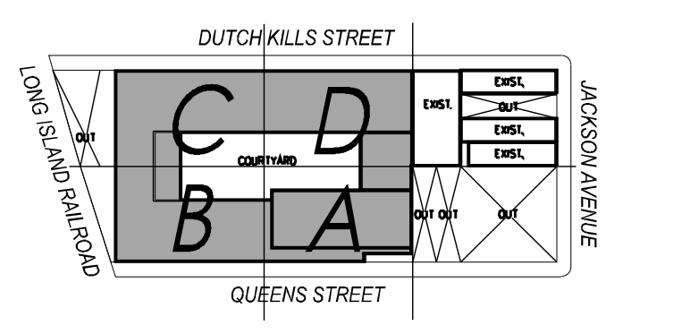
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

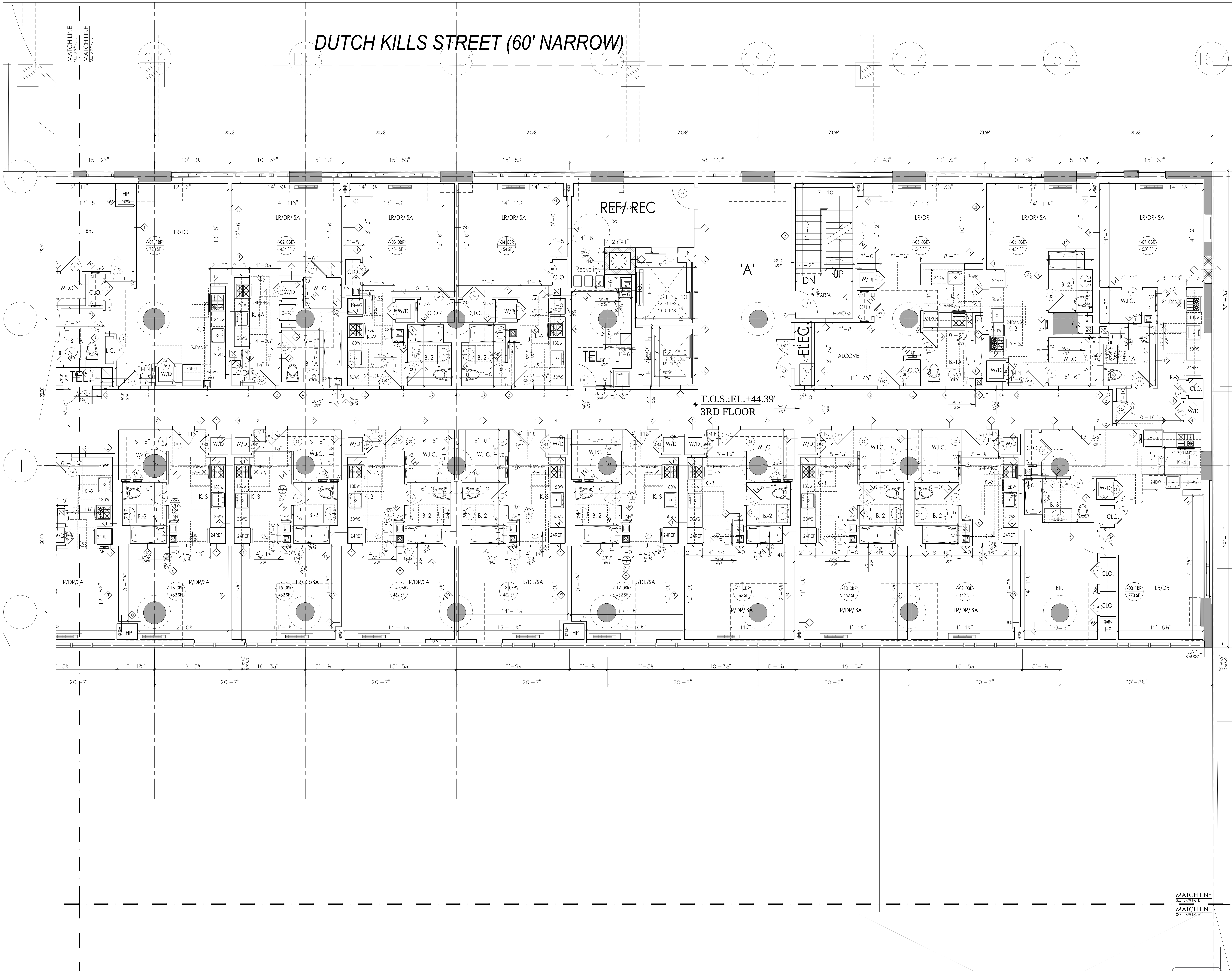
DRAWING TITLE:

3RD FLOOR PLAN C

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: A-114.00
DRAWING : 48 OF 139


DUTCH KILLS STREET (60' NARROW)
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING C
9.2
10.3
11.3
12.3
13.4
14.4
15.4
16.4
K
J
I
H
REF/ REC
'A'
TEL
TEL.
ELEC.
DN
UP
STAIR 'A'
ALCOVE
T.O.S.:EL.+44.39'
3RD FLOOR
P.S.E. #10 4,000 LBS. 10' CLEAR
P.S.E. #9 2,000 LBS. 10' CLEAR
Recycling
LR/DR
LR/DR/ SA
LR/DR/SA
LR/DR/ SA
BR.
W.I.C.
W/D
CLO.
L.C.
HP
K-7
K-6A
K-2
K-3
K-4
K-5
B-1A
B-2
B-3
-01 1BR 728 SF
-02 0BR 454 SF
-03 0BR 454 SF
-04 0BR 454 SF
-05 0BR 568 SF
-06 0BR 454 SF
-07 0BR 530 SF
-08 1BR 773 SF
-09 0BR 462 SF
-10 0BR 462 SF
-11 0BR 462 SF
-12 0BR 462 SF
-13 0BR 462 SF
-14 0BR 462 SF
-15 0BR 462 SF
-16 0BR 462 SF
20.58'
20.68'
20'-7"
20'-8¾"
MATCH LINE SEE DRAWING D
MATCH LINE SEE DRAWING A

① 3RD FLOOR PLAN D
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

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FAX.: (212) 979-8387

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York, NY 10007
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LIGHTING CONSULTANT

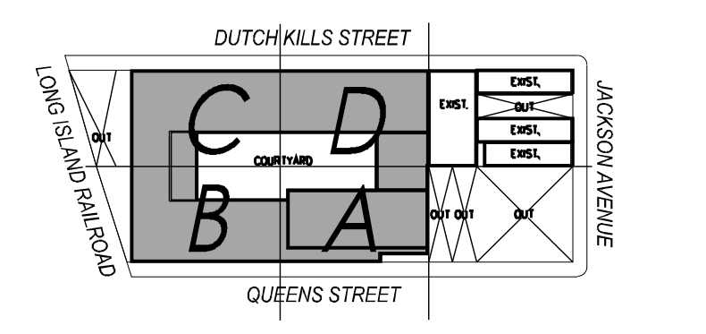
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

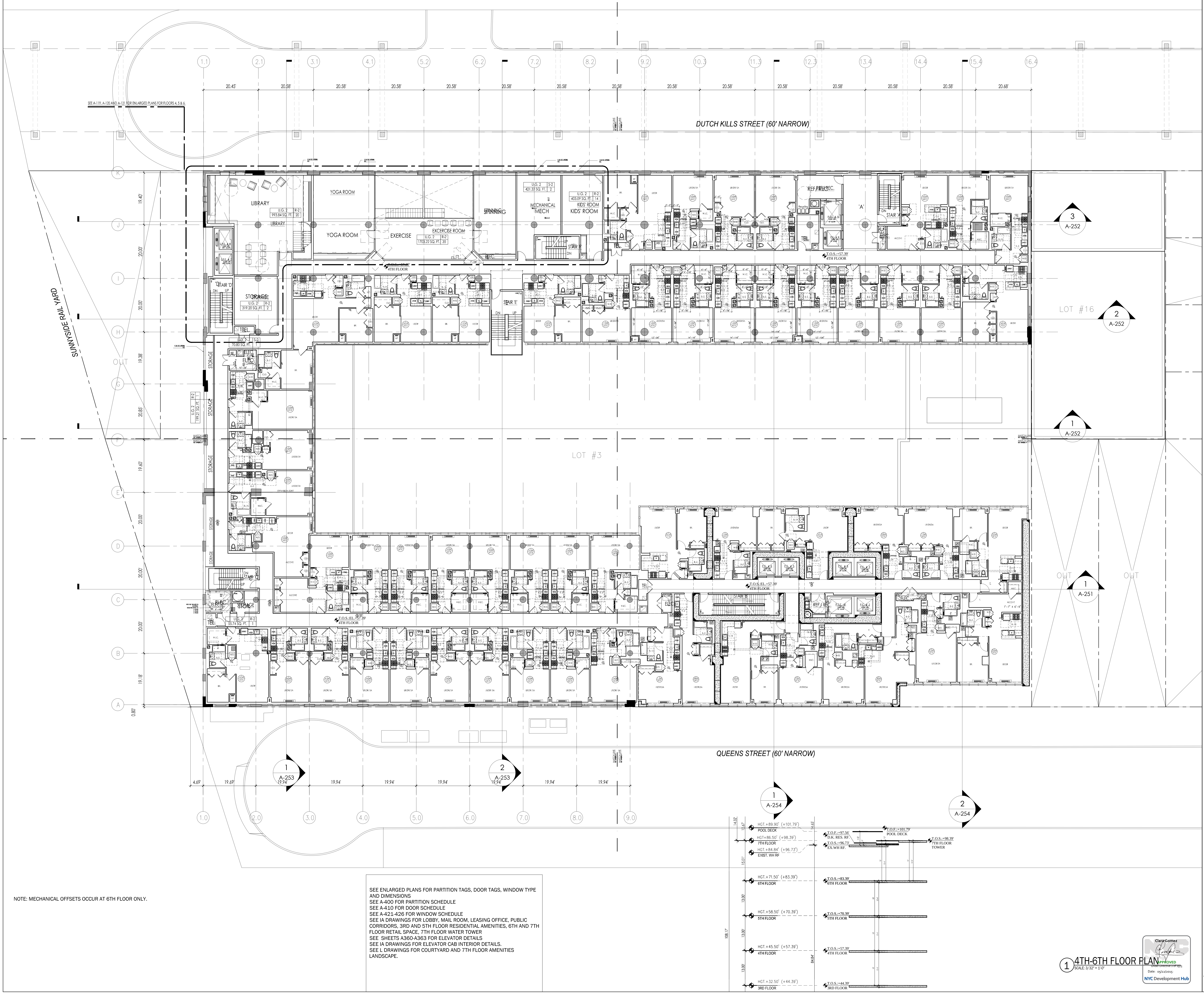
DRAWING TITLE:

3RD FLOOR PLAN D

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-115.00
DRAWING :	49 OF 139


SEE A-119, A-120 AND A-121 FOR ENLARGED PLANS FOR FLOORS 4, 5 & 6
DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
SUNNYSIDE RAIL YARD
LOT #3
LOT #16
OUT
1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
9.2
10.3
11.3
12.3
13.4
14.4
15.4
16.4
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
9.0
K
J
I
H
G
F
E
D
C
B
A
20.45'
20.58'
20.68'
19.40'
20.00'
19.38'
20.85'
19.67'
19.18'
0.80'
4.69'
19.69'
19.94'
LIBRARY
YOGA ROOM
EXERCISE
EXCERCISE ROOM
SPINNING
MECHANICAL
MECH
KIDS' ROOM
STAIR 'D'
STAIR 'E'
STAIR 'A'
STAIR 'B'
STORAGE
ELEC.
TEL.
REF./REC.
'A'
'B'
4TH FLOOR
T.O.S.:EL.+57.39'
1 A-252
2 A-252
3 A-252
1 A-251
1 A-253
2 A-253
1 A-254
2 A-254
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
14.32'
10.67'
14.65'
15.01'
13.00'
108.17'
84.84'
T.O.F.:+101.79'
POOL DECK
T.O.F.:+97.56'
D.K. RES. RF.
T.O.S.:+96.73'
EX.WH RF.
T.O.S.:+98.39'
7TH FLOOR TOWER
T.O.S.:+83.39'
6TH FLOOR
T.O.S.:+70.39'
5TH FLOOR
T.O.S.:+57.39'
4TH FLOOR
T.O.S.:+44.39'
3RD FLOOR

NOTE: MECHANICAL OFFSETS OCCUR AT 6TH FLOOR ONLY.

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE
SEE IA DRAWINGS FOR LOBBY, MAIL ROOM, LEASING OFFICE, PUBLIC CORRIDORS, 3RD AND 5TH FLOOR RESIDENTIAL AMENITIES, 6TH AND 7TH FLOOR RETAIL SPACE, 7TH FLOOR WATER TOWER
SEE SHEETS A360-A363 FOR ELEVATOR DETAILS
SEE IA DRAWINGS FOR ELEVATOR CAB INTERIOR DETAILS.
SEE L DRAWINGS FOR COURTYARD AND 7TH FLOOR AMENITIES LANDSCAPE.

1 4TH-6TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
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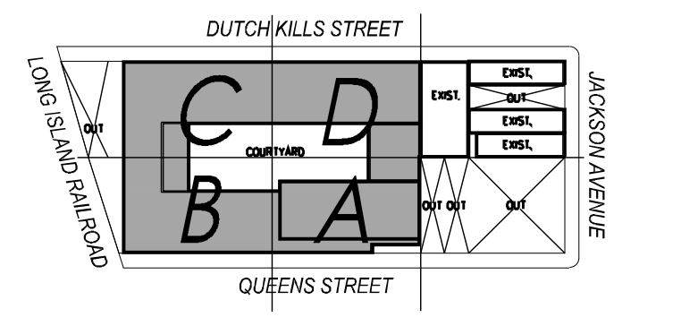
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

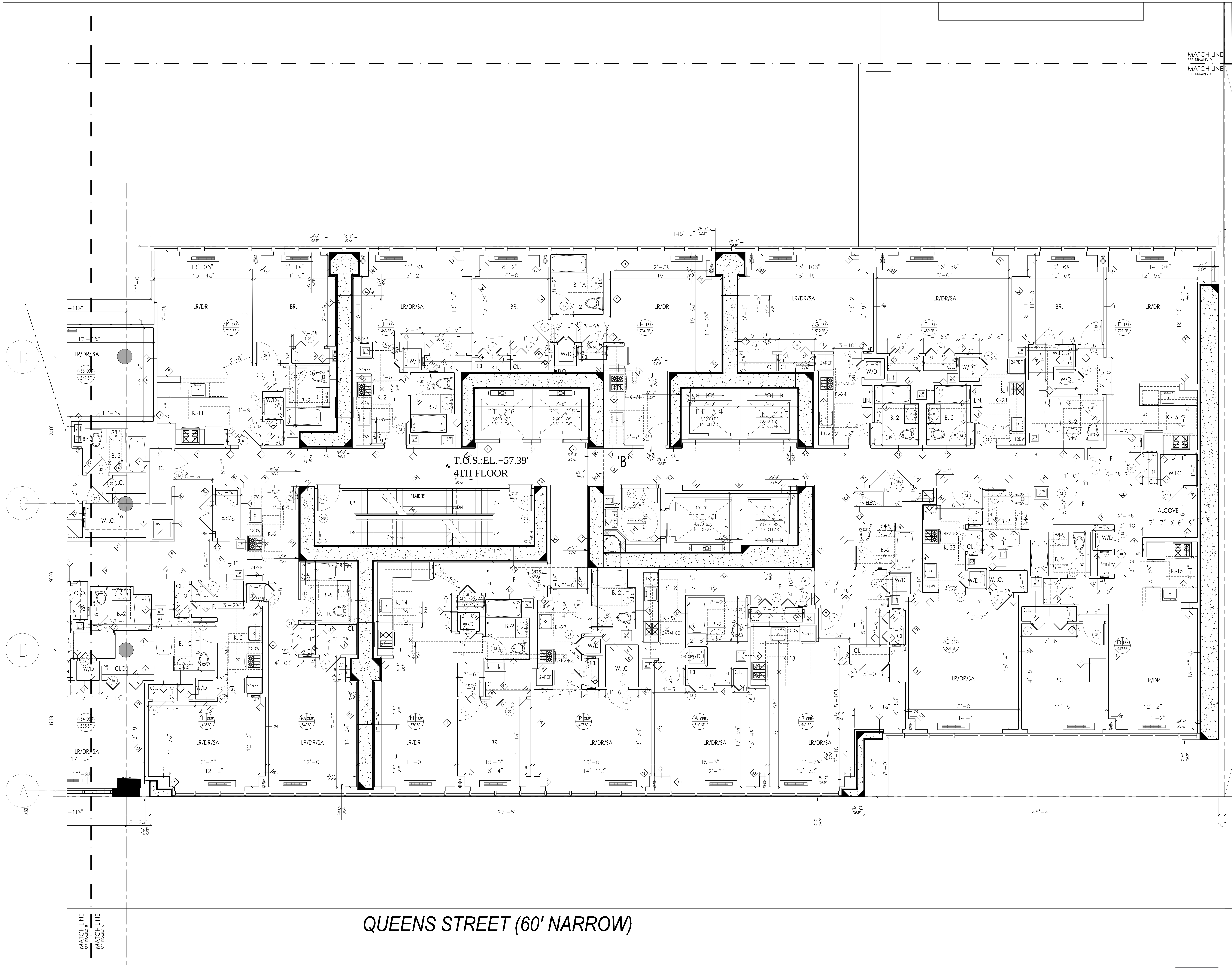
4TH-6TH FLOOR PLAN

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-116.00
DRAWING :	50 OF 139

DEPT OF BLDGS 420651823 Job Number

ES728182026 Scan Code


MATCH LINE
SEE DRAWING D
MATCH LINE
SEE DRAWING A
145'-9"
T.O.S.:EL.+57.39'
4TH FLOOR
'B'
STAIR 'B'
UP
DN
P.E. # 6
P.E. # 5
P.E. # 4
P.E. # 3
P.S.E. #1
P.E. # 2
2,000 LBS.
4,000 LBS.
LR/DR
LR/DR/SA
BR.
W.I.C.
W/D
CL.
ELEC.
TEL.
ALCOVE
Pantry
REF / REC
K 1BR 711 SF
J 0BR 463 SF
H 1BR 734 SF
G 0BR 512 SF
F 0BR 480 SF
E 0BR 791 SF
L 1BR 463 SF
M 0BR 546 SF
N 1BR 770 SF
P 0BR 467 SF
A 0BR 560 SF
B 0BR 561 SF
C 0BR 531 SF
D 1BR 942 SF
-33 0BR 549 SF
-34 0BR 535 SF
D
C
B
A
97'-5"
48'-4"
10"
QUEENS STREET (60' NARROW)
MATCH LINE
SEE DRAWING B
MATCH LINE
SEE DRAWING A
9.0

NOTE: MECHANICAL OFFSETS OCCUR AT 6TH FLOOR ONLY.

① 4TH-6TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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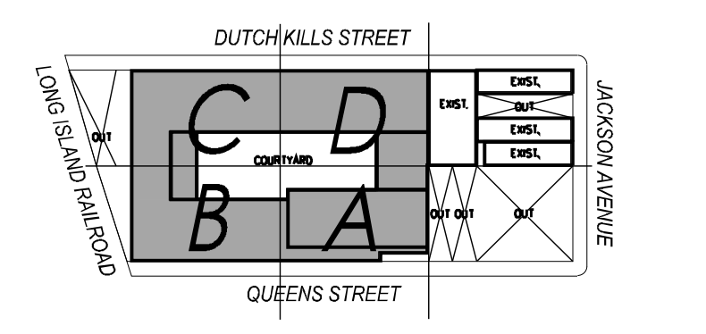
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

4TH-6TH FLOOR PLAN A

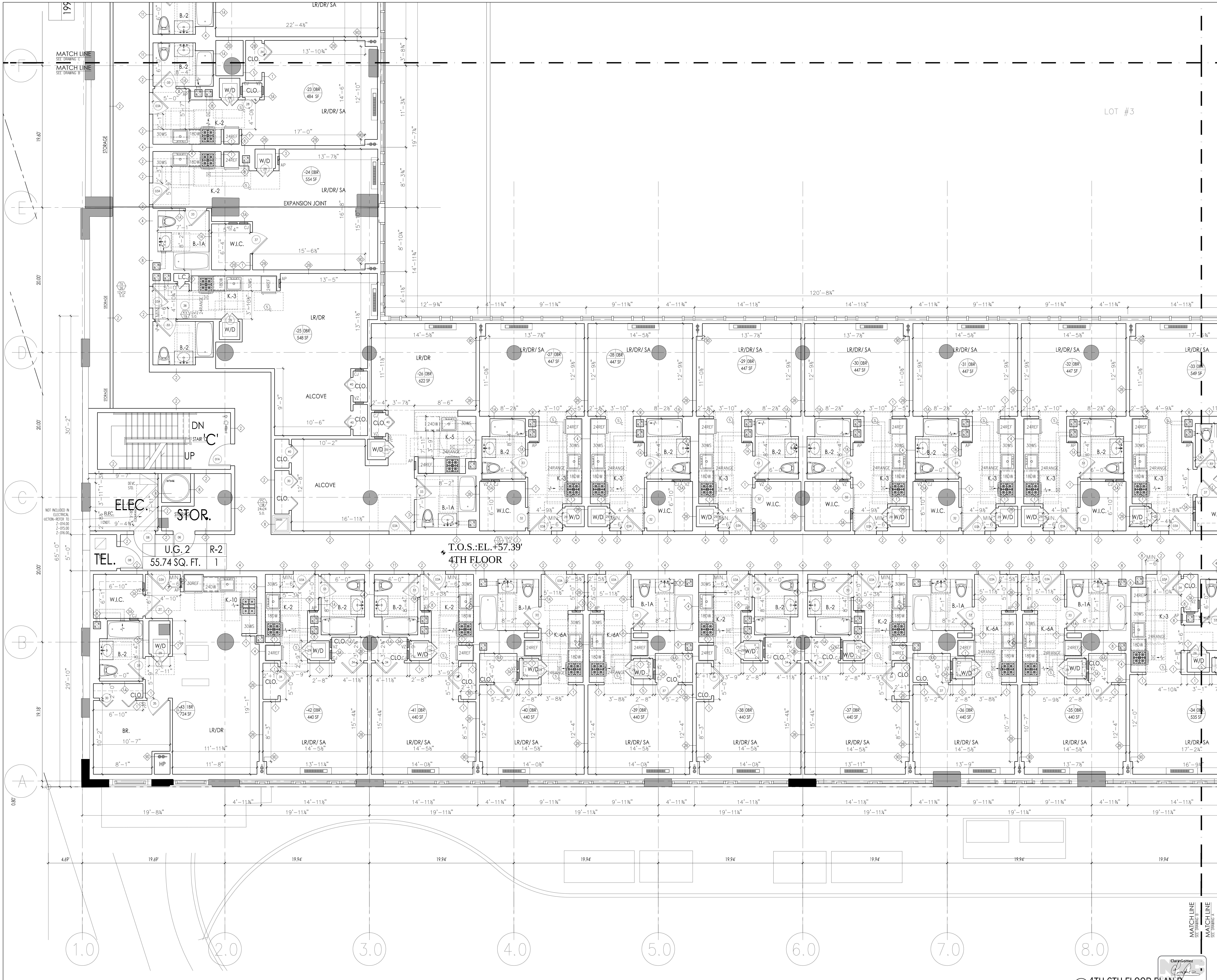
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-117.00
DRAWING :	51 OF 139

DEPT OF BLDGS 420651823 Job Number

ES344408164 Scan Code



MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING B
LOT #3
EXPANSION JOINT
STORAGE
STAIR 'C'
DN
UP
ELEC.
STOR.
TEL.
U.G. 2
55.74 SQ. FT.
R-2
1
NOT INCLUDED IN ELECTRICAL
T.O.S.:EL.+57.39'
4TH FLOOR
LR/DR/ SA
LR/DR
ALCOVE
W.I.C.
W/D
CLO.
BR.
HP
120'-8¾"
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
A
B
C
D
E
F
MATCH LINE SEE DRAWING B
MATCH LINE SEE DRAWING A

1 **4TH-6TH FLOOR PLAN B**
SCALE: 1/4" = 1'-0"

NOTE: MECHANICAL OFFSETS OCCUR AT 6TH FLOOR ONLY.

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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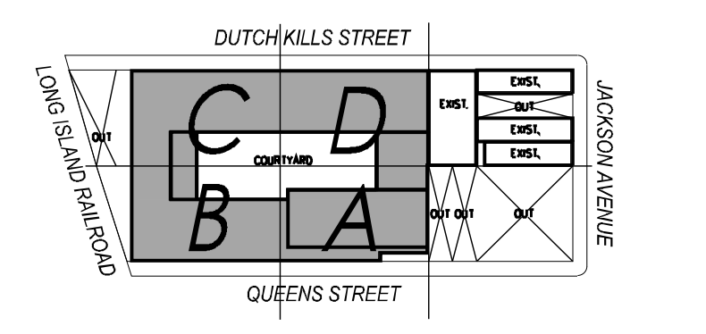
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

4TH-6TH FLOOR PLAN B

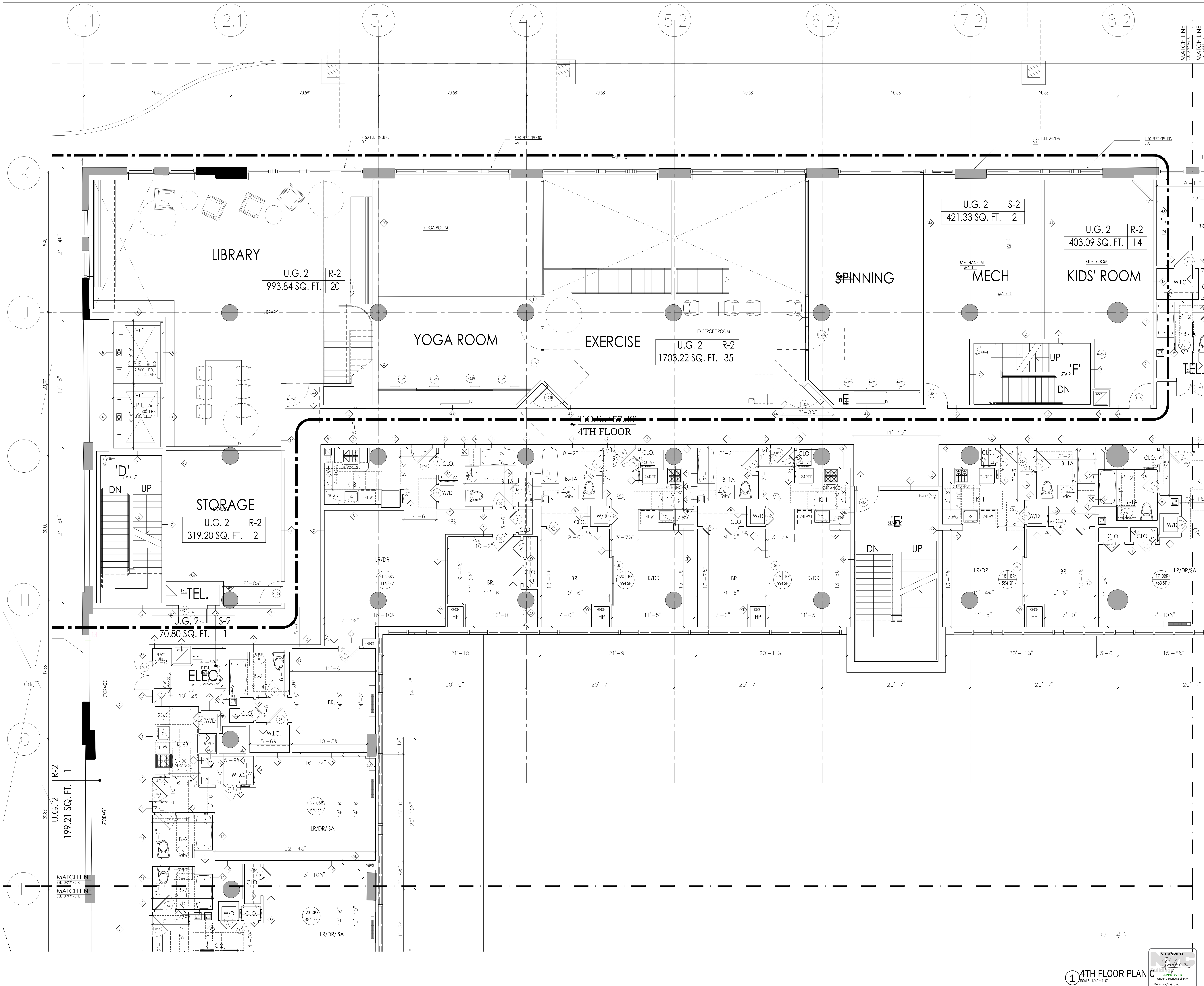
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-118.00
DRAWING :	52 OF 139

DEPT OF BLDGS 420651823 Job Number

ES727239158 Scan Code



1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING D
K
J
I
H
G
F
LIBRARY
U.G. 2 R-2
993.84 SQ. FT. 20
YOGA ROOM
EXERCISE
U.G. 2 R-2
1703.22 SQ. FT. 35
SPINNING
MECH
U.G. 2 S-2
421.33 SQ. FT. 2
KIDS' ROOM
U.G. 2 R-2
403.09 SQ. FT. 14
STAIR 'F'
UP
DN
TEL.
'D'
STAIR 'D'
DN
UP
STORAGE
U.G. 2 R-2
319.20 SQ. FT. 2
TEL.
U.G. 2 S-2
70.80 SQ. FT. 1
T.O.S.+57.39'
4TH FLOOR
ELEC.
STAIR 'E'
DN
UP
LR/DR
BR.
K.-1
K.-2
K.-6B
B.-1A
B.-2
W.I.C.
CLO.
W/D
HP
-21 2BR 1116 SF
-20 1BR 554 SF
-19 1BR 554 SF
-18 1BR 554 SF
-17 0BR 463 SF
-22 0BR 570 SF
-23 0BR 484 SF
LR/DR/SA
U.G. 2 R-2
199.21 SQ. FT. 1
STORAGE
OUT
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING B
LOT #3

NOTE: MECHANICAL OFFSETS OCCUR AT 6TH FLOOR ONLY.

① 4TH FLOOR PLAN C
SCALE: 1/4" = 1'-0"

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

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New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

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Dumount, NJ 07628
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ACCESSIBILITY CONSULTANT

United Spinal Association
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TEL. : (716) 828-9139
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FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

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EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
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TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

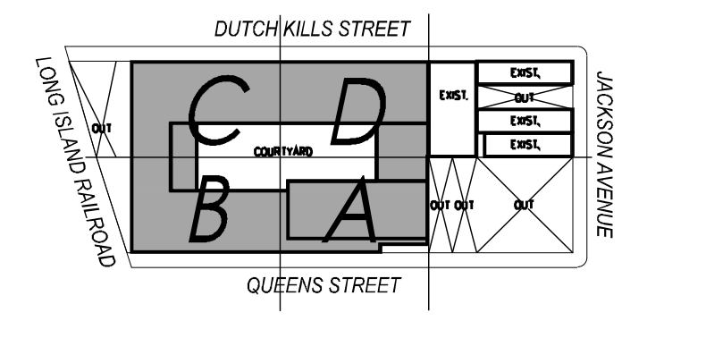
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

4TH FLOOR PLAN C

SEAL & SIGNATURE:

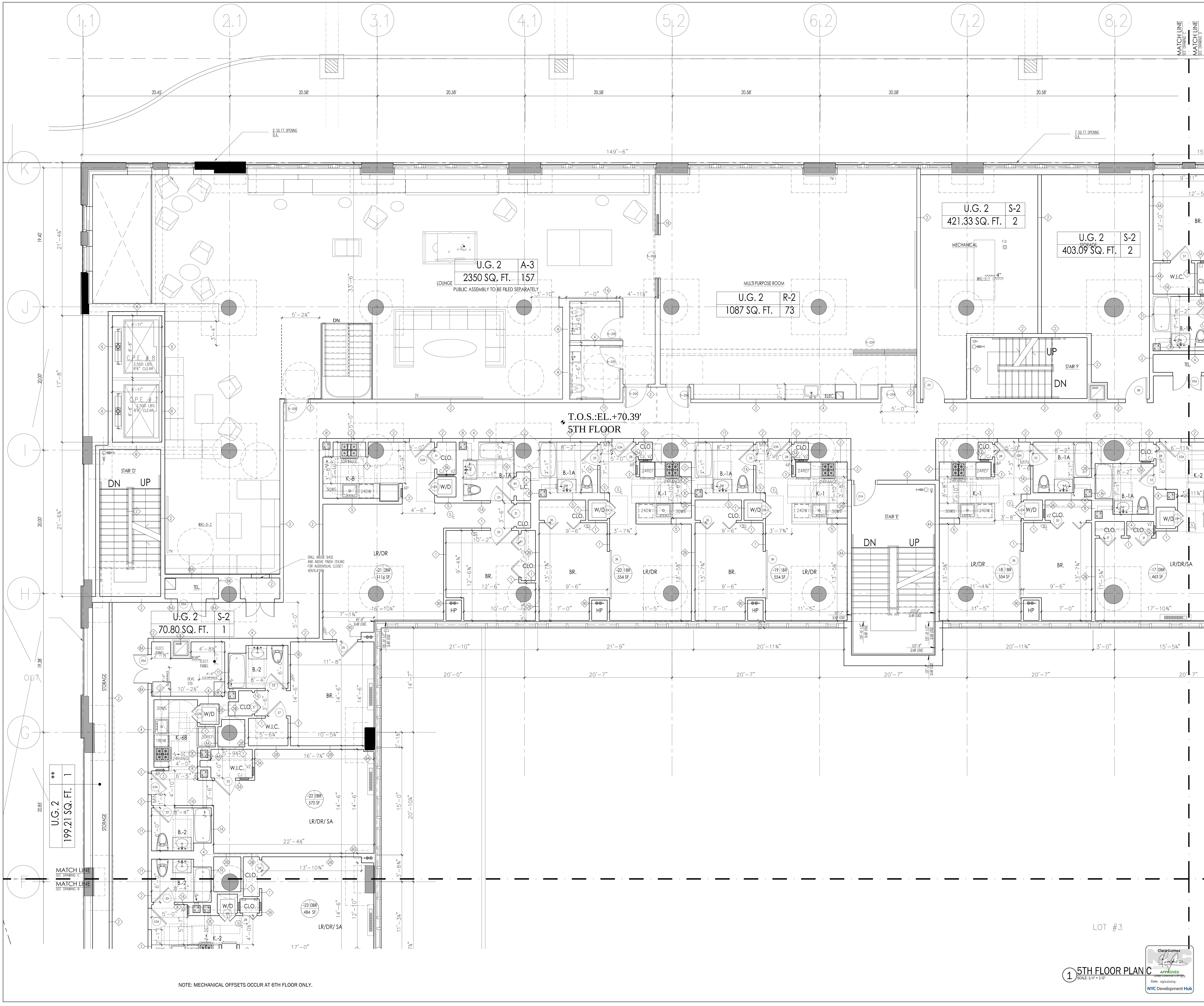
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-119.00

DRAWING : 53 OF 139

DEPT OF BLDGS 420651823 Job Number

ES971534840 Scan Code



1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
K
J
I
H
G
F
OUT
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING D
2 SQ. FT. OPENING O.A.
149'-6"
LOUNGE
U.G. 2 A-3
2350 SQ. FT. 157
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
MULTI PURPOSE ROOM
U.G. 2 R-2
1087 SQ. FT. 73
U.G. 2 S-2
421.33 SQ. FT. 2
MECHANICAL
STORAGE
U.G. 2 S-2
403.09 SQ. FT. 2
C.P.E. # 8 2,500 LBS. 8'6" CLEAR
C.P.E. # 7 2,500 LBS. 8'6" CLEAR
STAIR 'D'
DN UP
STAIR 'E'
STAIR 'F'
T.O.S.:EL.+70.39'
5TH FLOOR
GRILL ABOVE BASE AND ABOVE FINISH CEILING FOR AUDIOVISUAL CLOSET VENTILATION
LR/DR
BR.
-21 2BR 1116 SF
-20 1BR 554 SF
-19 1BR 554 SF
-18 1BR 554 SF
-17 0BR 463 SF
LR/DR/SA
K.-8
K.-1
K.-2
B.-1A
B.-2
W/D
CLO.
W.I.C.
HP
TEL.
U.G. 2 S-2
70.80 SQ. FT. 1
ELEC.
STORAGE
U.G. 2 **
199.21 SQ. FT. 1
K.-6B
-22 0BR 370 SF
LR/DR/ SA
-23 0BR 484 SF
LR/DR/ SA
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING B
LOT #3

NOTE: MECHANICAL OFFSETS OCCUR AT 6TH FLOOR ONLY.

① 5TH FLOOR PLAN C
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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LIGHTING CONSULTANT

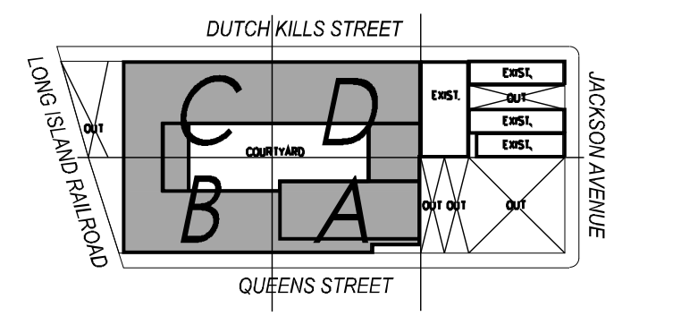
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

5TH FLOOR PLAN C

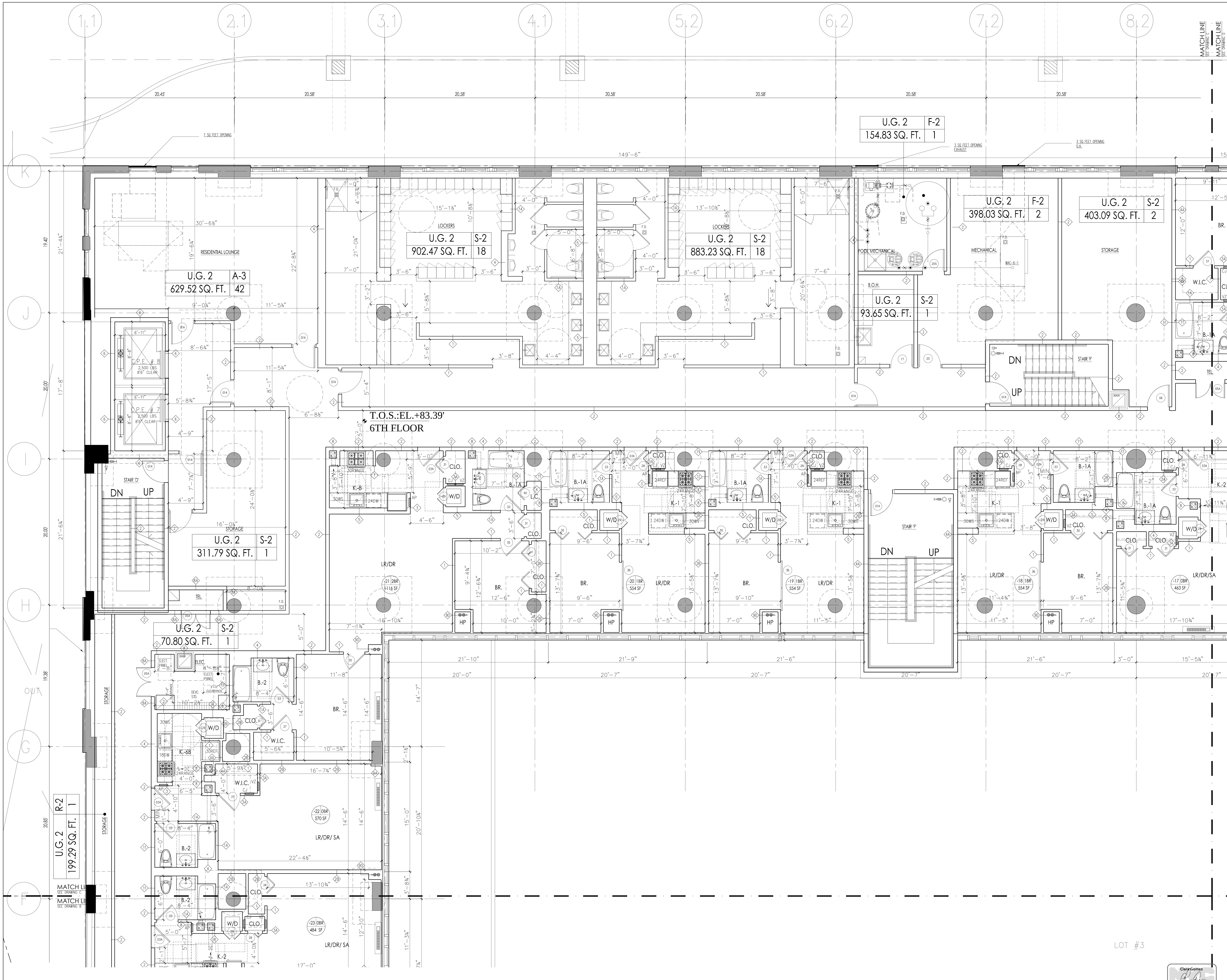
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-120.00
DRAWING :	54 OF 139

DEPT OF BLDGS 420651823 Job Number

ES146865736 Scan Code


1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
K
J
I
H
G
F
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING D
20.45'
20.58'
149'-6"
7 SQ FEET OPENING
3 SQ FEET OPENING EXHAUST
3 SQ FEET OPENING O.A.
RESIDENTIAL LOUNGE
U.G. 2 A-3 629.52 SQ. FT. 42
LOCKERS
U.G. 2 S-2 902.47 SQ. FT. 18
U.G. 2 S-2 883.23 SQ. FT. 18
U.G. 2 F-2 154.83 SQ. FT. 1
POOL MECHANICAL
B.O.H.
U.G. 2 S-2 93.65 SQ. FT. 1
MECHANICAL
U.G. 2 F-2 398.03 SQ. FT. 2
STORAGE
U.G. 2 S-2 403.09 SQ. FT. 2
C.P.E. # 8 2,500 LBS. 8'6" CLEAR
C.P.E. # 7 2,500 LBS. 8'6" CLEAR
STAIR 'D'
DN
UP
STAIR 'F'
T.O.S.:EL.+83.39' 6TH FLOOR
STORAGE
U.G. 2 S-2 311.79 SQ. FT. 1
TEL.
U.G. 2 S-2 70.80 SQ. FT. 1
ELEC. PANEL
DEVC. STO.
U.G. 2 R-2 199.29 SQ. FT. 1
STORAGE
OUT
LR/DR
BR.
CLO.
W/D
K-8
B.-1A
K.-1
K.-2
-21 2BR 1116 SF
-20 1BR 554 SF
-19 1BR 554 SF
-18 1BR 554 SF
-17 0BR 463 SF
LR/DR/SA
HP
W.I.C.
B.-2
K.-6B
-22 0BR 570 SF
LR/DR/ SA
-23 0BR 484 SF
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING B
LOT #3

NOTE: MECHANICAL OFFSETS OCCUR AT 6TH FLOOR ONLY.

①6TH FLOOR PLAN C
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
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FAX : (212) 757-1875

ARCHITECT:
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1359 BROADWAY
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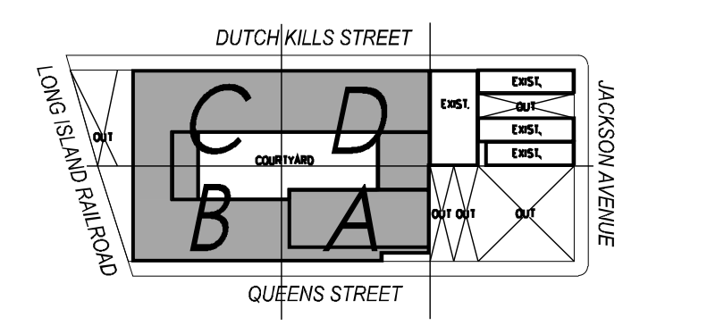
LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	05.14.15	DOB– NB RESPONSE TO OBJECTIONS
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT OUT

DRAWING TITLE:

6TH FLOOR PLAN C

SEAL & SIGNATURE:

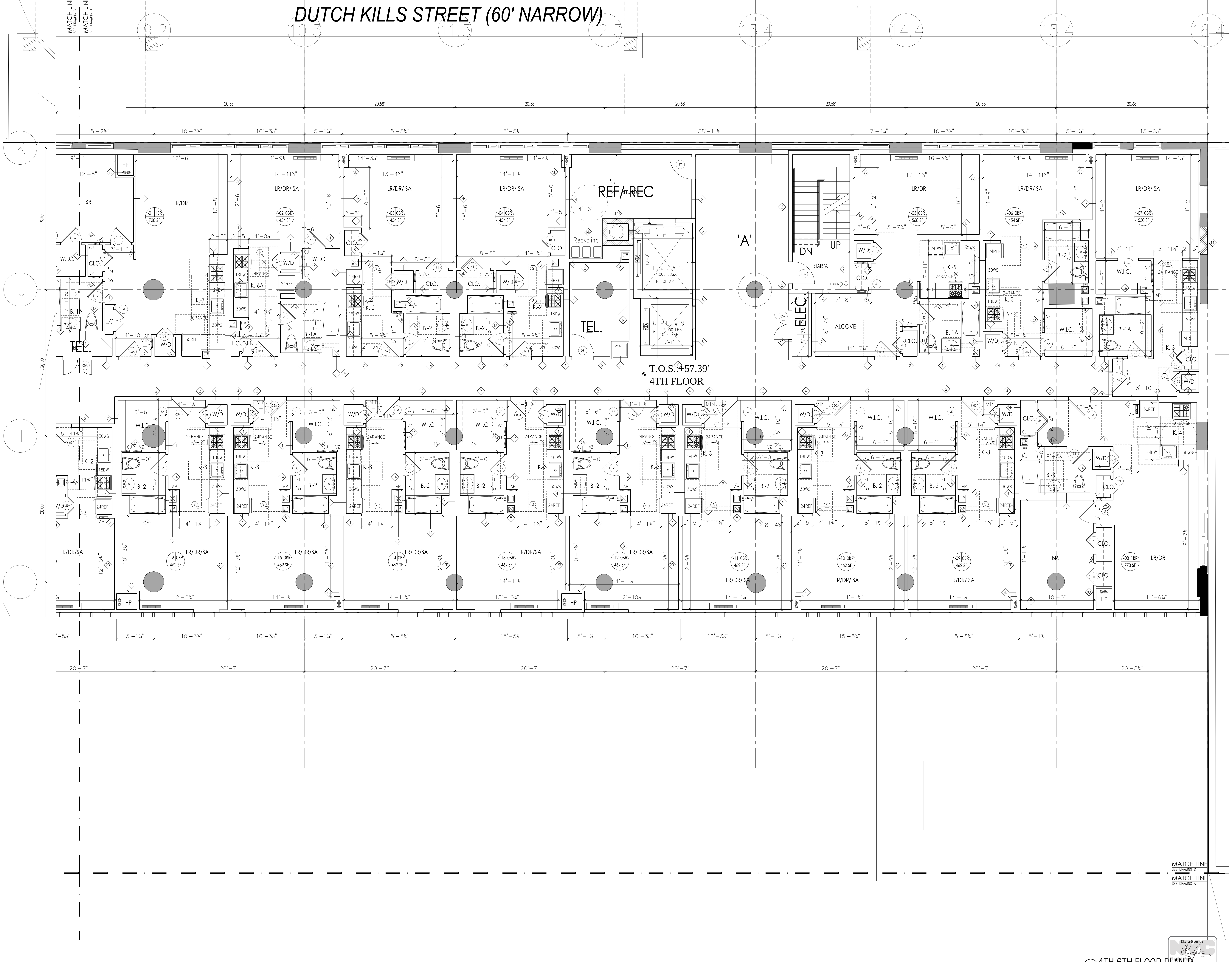
ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-121.00

DRAWING : 55 OF 139

DEPT OF BLDGS 420651823 Job Number

ES313799760 Scan Code


DUTCH KILLS STREET (60' NARROW)
MATCH LINE
SEE DRAWING C
REF/ REC
Recycling
'A'
DN
UP
STAIR 'A'
TEL.
ELEC.
ALCOVE
P.S.E. # 10
4,000 LBS
10' CLEAR
P.E. # 9
2,000 LBS
10' CLEAR
T.O.S.:+57.39'
4TH FLOOR
LR/DR
LR/DR/ SA
LR/DR/SA
BR.
W.I.C.
CLO.
W/D
L.C.
HP
-01 1BR 728 SF
-02 0BR 454 SF
-03 0BR 454 SF
-04 0BR 454 SF
-05 0BR 568 SF
-06 0BR 454 SF
-07 0BR 530 SF
-08 1BR 773 SF
-09 0BR 462 SF
-10 0BR 462 SF
-11 0BR 462 SF
-12 0BR 462 SF
-13 0BR 462 SF
-14 0BR 462 SF
-15 0BR 462 SF
-16 0BR 462 SF
K
J
I
H
MATCH LINE
SEE DRAWING D
MATCH LINE
SEE DRAWING A

NOTE: MECHANICAL OFFSETS OCCUR AT 6TH FLOOR ONLY.

① 4TH-6TH FLOOR PLAN D
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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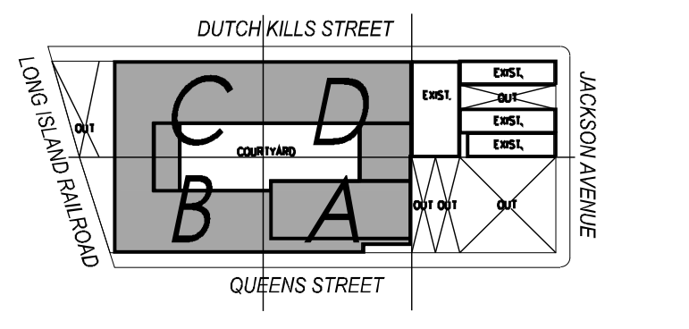
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

4TH-6TH FLOOR PLAN D

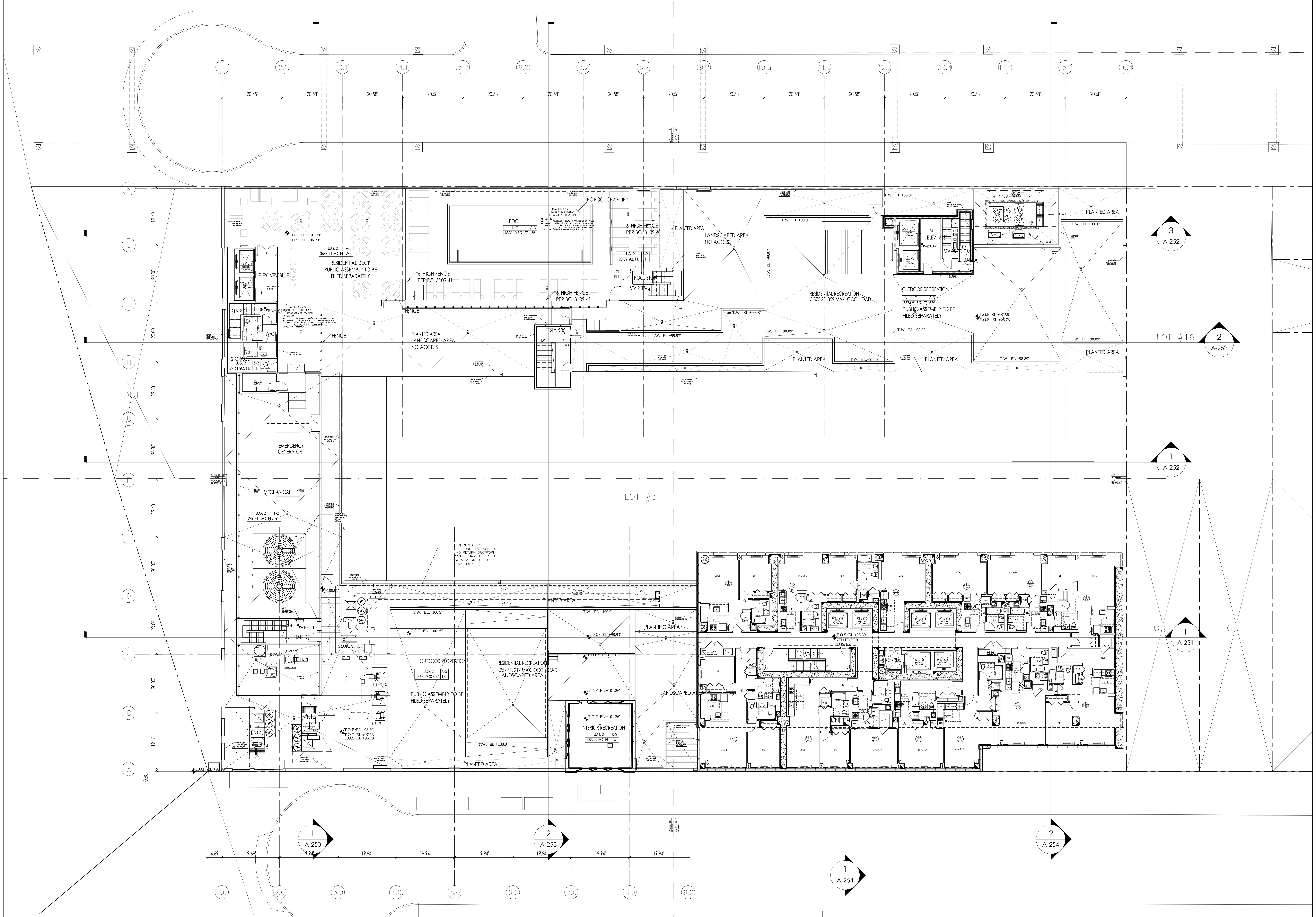
SEAL & SIGNATURE:

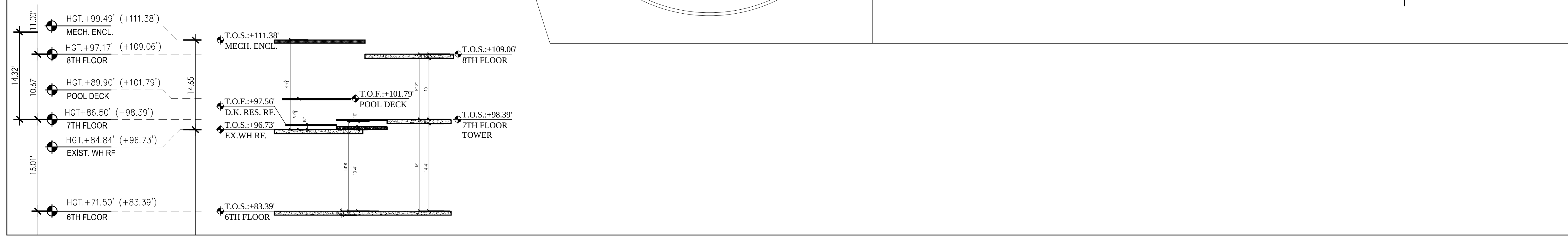
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-122.00
DRAWING :	56 OF 139

DEPT OF BLDGS 420651823 Job Number

ES353799875 Scan Code


1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
9.2
10.3
11.3
12.3
13.4
14.4
15.4
16.4
K
J
I
H
G
F
E
D
C
B
A
POOL
RESIDENTIAL DECK PUBLIC ASSEMBLY TO BE FILED SEPARATELY
HC POOL CHAIR LIFT
6' HIGH FENCE PER BC. 3109.41
ELEV. VESTIBULE
STAIR 'E'
STAIR 'F'
POOL STOR.
FENCE
PLANTED AREA LANDSCAPED AREA NO ACCESS
PLANTED AREA
LANDSCAPED AREA NO ACCESS
RESIDENTIAL RECREATION 5,375 SF, 359 MAX. OCC. LOAD
OUTDOOR RECREATION
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
ELEV. VEST.
STAIR 'D'
STAIR 'A'
EMR
EMERGENCY GENERATOR
MECHANICAL
LOT #3
LOT #16
OUT
STAIR 'C'
OUTDOOR RECREATION
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
RESIDENTIAL RECREATION 3,252 SF, 217 MAX. OCC. LOAD LANDSCAPED AREA
INTERIOR RECREATION
PLANTING AREA
LANDSCAPED AREA
STAIR 'B'
7TH FLOOR TOWER
CONTRACTOR TO PRESSURE TEST SUPPLY AND RETURN DUCTWORK INSIDE CHASE PRIOR TO INSTALLATION OF TOP SLAB (TYPICAL)
3 A-252
2 A-252
1 A-252
1 A-251
1 A-253
2 A-253
1 A-254
2 A-254
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
9.0


HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT.+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
T.O.S.:+111.38'
MECH. ENCL.
T.O.S.:+109.06'
8TH FLOOR
T.O.F.:+97.56'
D.K. RES. RF.
T.O.S.:+96.73'
EX.WH RF.
T.O.F.:+101.79'
POOL DECK
T.O.S.:+98.39'
7TH FLOOR TOWER
T.O.S.:+83.39'
6TH FLOOR

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE
SEE IA DRAWINGS FOR LOBBY, MAIL ROOM, LEASING OFFICE, PUBLIC CORRIDORS, 3RD AND 5TH FLOOR RESIDENTIAL AMENITIES, 6TH AND 7TH FLOOR RETAIL SPACE, 7TH FLOOR WATER TOWER
SEE SHEETS A360-A363 FOR ELEVATOR DETAILS
SEE IA DRAWINGS FOR ELEVATOR CAB INTERIOR DETAILS.
SEE L DRAWINGS FOR COURTYARD AND 7TH FLOOR AMENITIES LANDSCAPE.

① 7TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

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228 East 45th Street
New York, New York 10017
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FAX : (646) 487-5501

MEP ENGINEER:
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FAX : (212) 944-5597

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FAX : (212) 213-3191

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FAX : (973) 994-2539

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Dumount, NJ 07628
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KUGLER NING LIGHTING DESIGN
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TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
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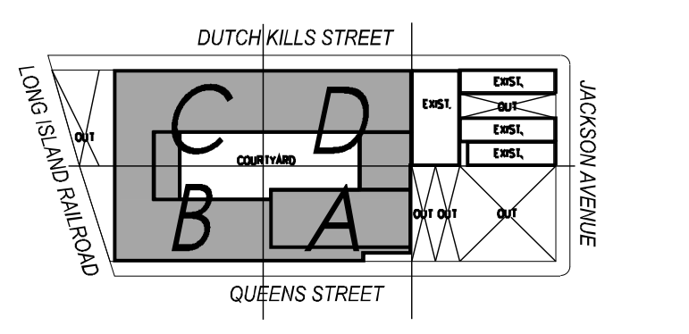
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

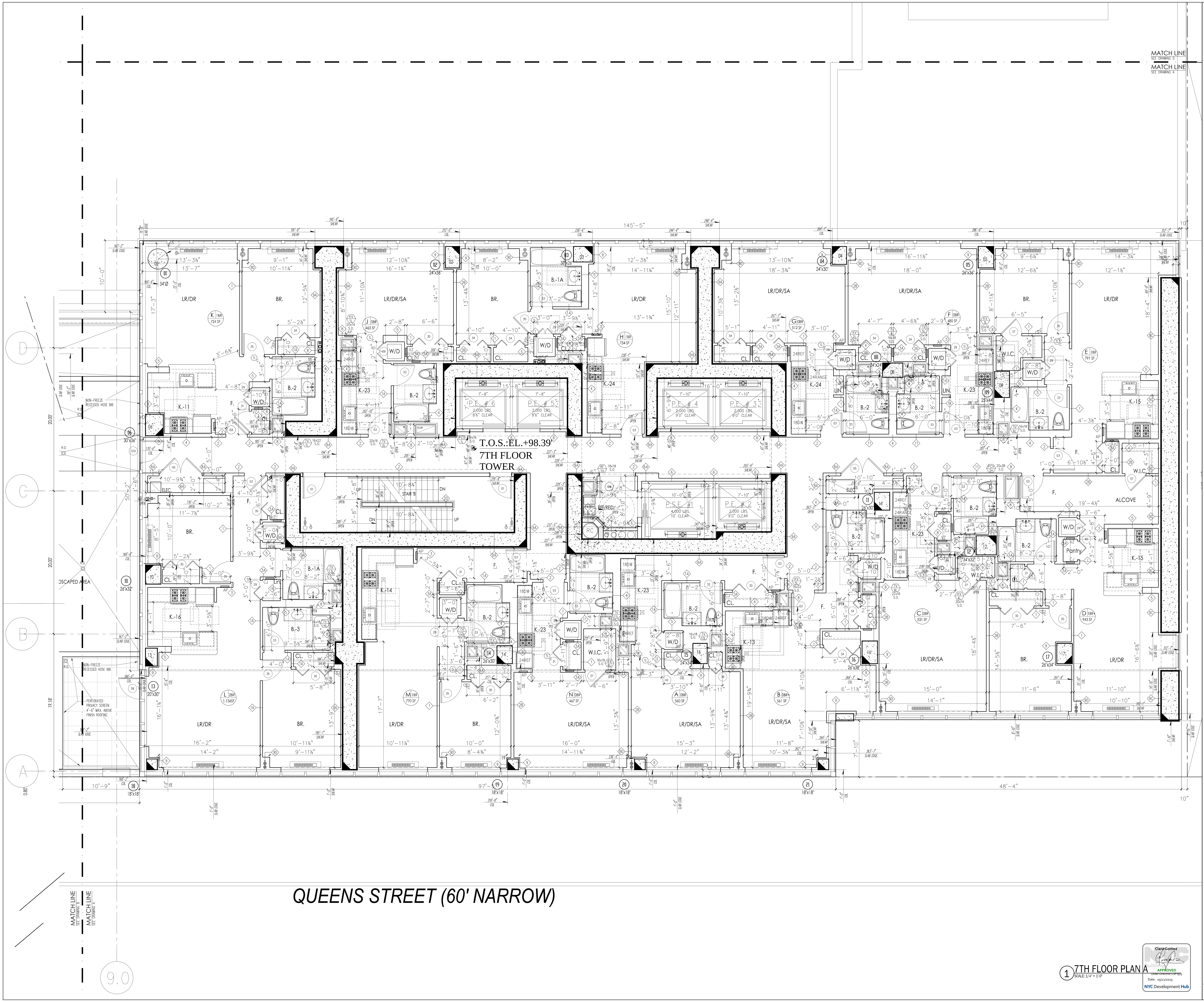
7TH FLOOR PLAN & PE9 & 10 EMR

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-123.00
DRAWING :	57 OF 139

DEPT OF BLDGS 420651823 Job Number

ES570689777 Scan Code


MATCH LINE
SEE DRAWING D
MATCH LINE
SEE DRAWING A
MATCH LINE
SEE DRAWING B
MATCH LINE
SEE DRAWING A
145'-5"
97'-5"
48'-4"
10"
T.O.S.:EL.+98.39
7TH FLOOR
TOWER
STAIR 'B'
P.E. # 6
P.E. # 5
P.E. # 4
P.E. # 3
P.S.E. # 1
P.E. # 2
LR/DR
BR.
LR/DR/SA
ALCOVE
W/D
W.I.C.
Pantry
NON-FREEZE RECESSED HOSE BIB
PERFORATED PRIVACY SCREEN 4'-6" MAX. ABOVE FINISH ROOFING
QUEENS STREET (60' NARROW)
A
B
C
D
9.0

① 7TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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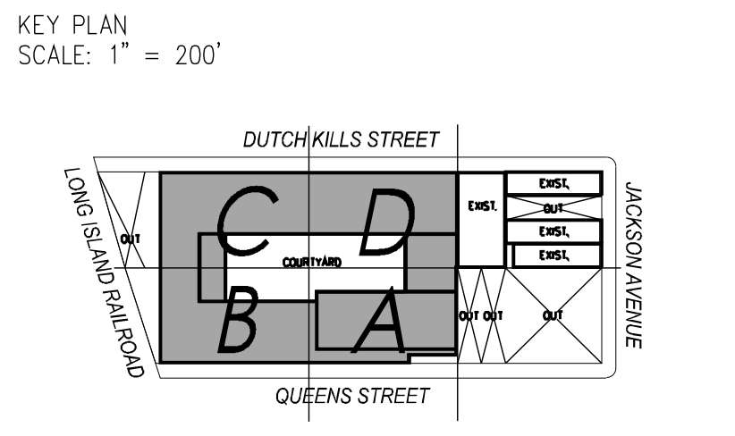
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

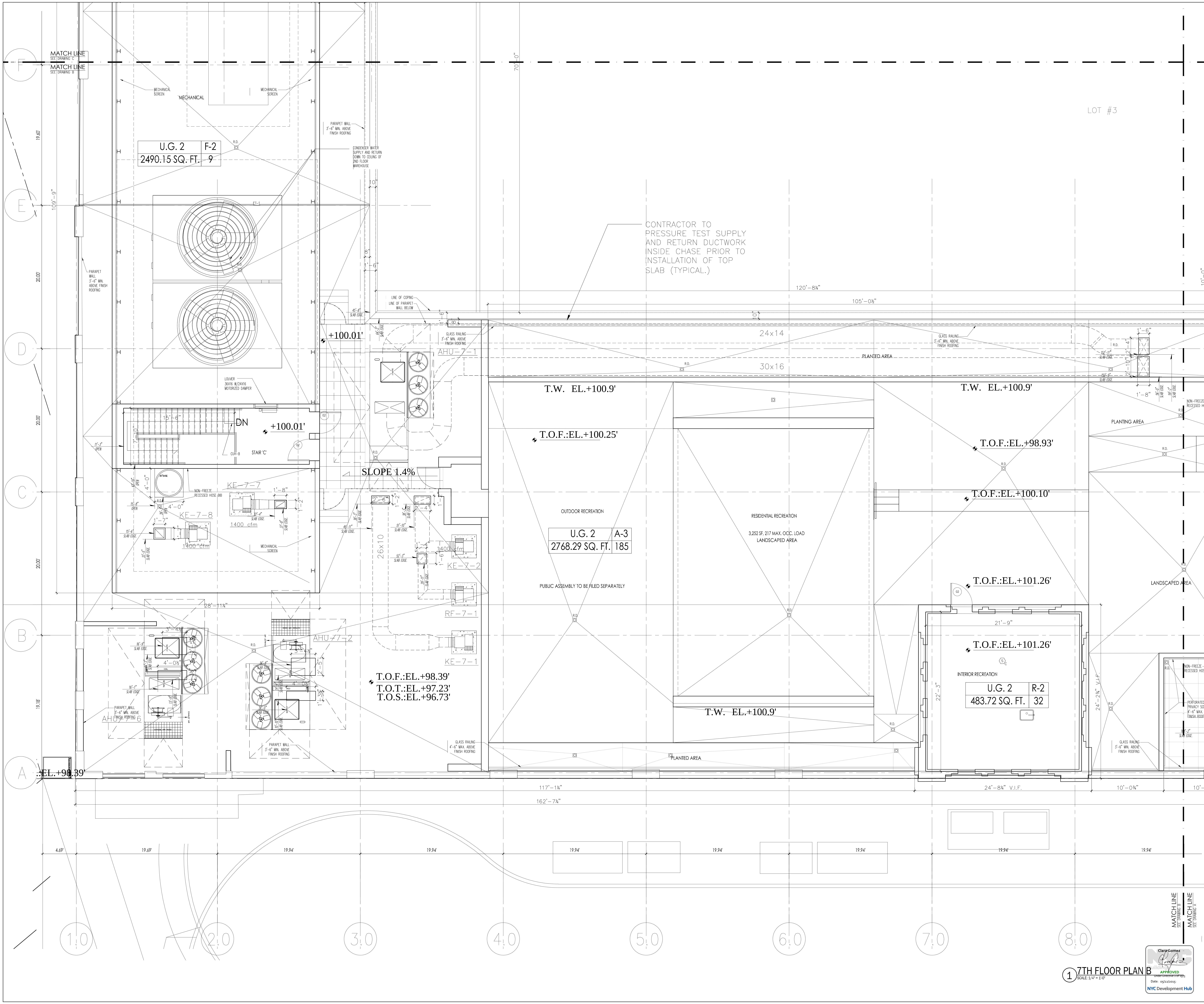
DRAWING TITLE:

7TH FLOOR PLAN A

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: A-124.00
DRAWING : 58 OF 139


MATCH LINE
SEE DRAWING C
MATCH LINE
SEE DRAWING B
F
E
D
C
B
A
LOT #3
MECHANICAL
MECHANICAL SCREEN
U.G. 2 | F-2
2490.15 SQ. FT. | 9
PARAPET WALL 3'-6" MIN. ABOVE FINISH ROOFING
CONDENSER WATER SUPPLY AND RETURN DOWN TO CEILING OF 2ND FLOOR WAREHOUSE
CONTRACTOR TO PRESSURE TEST SUPPLY AND RETURN DUCTWORK INSIDE CHASE PRIOR TO INSTALLATION OF TOP SLAB (TYPICAL.)
120'-8¾"
105'-0½"
24x14
30x16
+100.01'
AHU-7-1
GLASS RAILING 3'-6" MIN. ABOVE FINISH ROOFING
LINE OF COPING
LINE OF PARAPET WALL BELOW
PLANTED AREA
LOUVER 36X16 W/24X16 MOTORIZED DAMPER
T.W. EL.+100.9'
T.O.F.:EL.+100.25'
T.O.F.:EL.+98.93'
T.O.F.:EL.+100.10'
DN
+100.01'
STAIR 'C'
SLOPE 1.4%
KE-7-7
KE-7-8
1400 cfm
KE-7-2
RF-7-1
KE-7-1
26x10
OUTDOOR RECREATION
U.G. 2 | A-3
2768.29 SQ. FT. | 185
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
RESIDENTIAL RECREATION
3,252 SF. 217 MAX. OCC. LOAD
LANDSCAPED AREA
PLANTING AREA
LANDSCAPED AREA
NON-FREEZE RECESSED HOSE BIB
T.O.F.:EL.+101.26'
T.O.F.:EL.+101.26'
21'-9"
INTERIOR RECREATION
U.G. 2 | R-2
483.72 SQ. FT. | 32
22'-3"
24'-2¾" V.I.F.
T.W. EL.+100.9'
PERFORATED PRIVACY SCREEN 4'-6" MAX. ABOVE FINISH ROOFING
28'-11⅞"
AHU-7-2
AHU-7-6
T.O.F.:EL.+98.39'
T.O.T.:EL.+97.23'
T.O.S.:EL.+96.73'
GLASS RAILING 4'-6" MAX. ABOVE FINISH ROOFING
PLANTED AREA
EL.+98.39'
117'-1¾"
24'-8¾" V.I.F.
10'-0¾"
162'-7⅞"
4.69'
19.69'
19.94'
19.94'
19.94'
19.94'
19.94'
19.94'
19.94'
1.0
2.0
3.0
4.0
5.0
6.0
7.0
8.0
MATCH LINE
SEE DRAWING B
MATCH LINE
SEE DRAWING A

① 7TH FLOOR PLAN B
SCALE: 1/4" = 1'-0"

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

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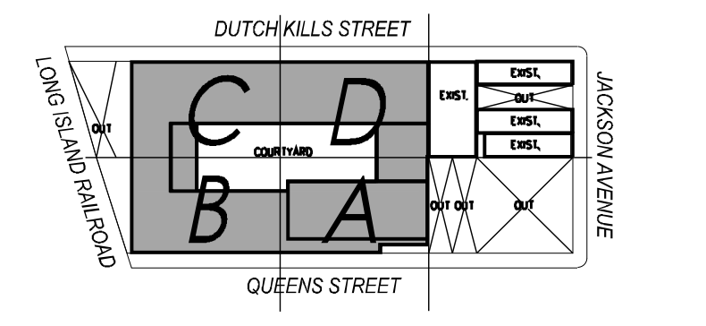
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

7TH FLOOR PLAN B

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROBERT LAUDENSCHLAGER
No. 022227
STATE OF NEW YORK

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-125.00
DRAWING :	59 OF 139

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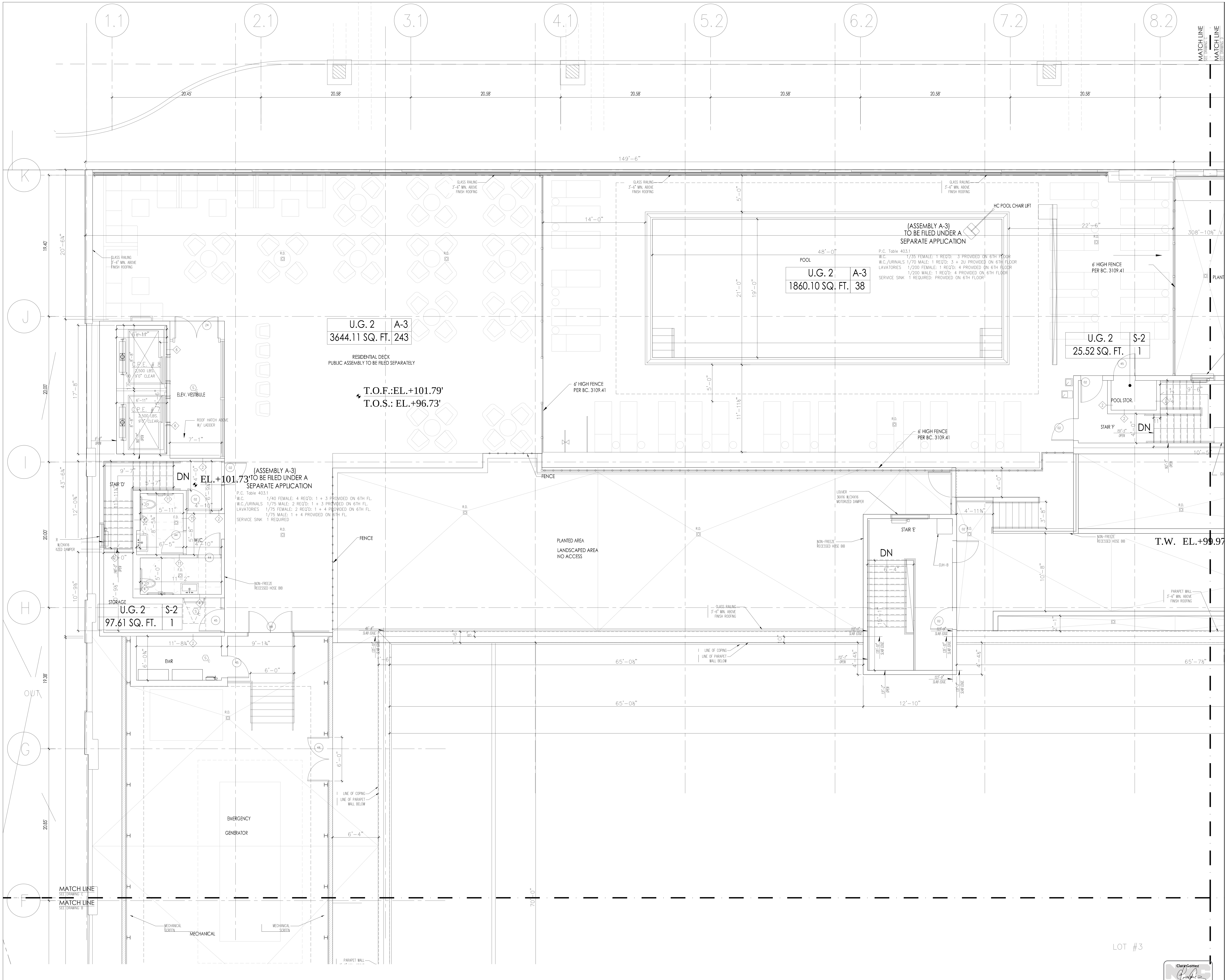
ES781372652 Scan Code


1.1
2.1
3.1
4.1
5.2
6.2
7.2
8.2
K
J
I
H
G
F
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING D
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING B
149'-6"
20.45'
20.58'
GLASS RAILING 3'-6" MIN. ABOVE FINISH ROOFING
HC POOL CHAIR LIFT
(ASSEMBLY A-3) TO BE FILED UNDER A SEPARATE APPLICATION
P.C. Table 403.1
W.C. 1/35 FEMALE: 1 REQ'D: 3 PROVIDED ON 6TH FLOOR
W.C./URINALS 1/70 MALE: 1 REQ'D: 3 + 2U PROVIDED ON 6TH FLOOR
LAVATORIES 1/200 FEMALE: 1 REQ'D: 4 PROVIDED ON 6TH FLOOR
1/200 MALE: 1 REQ'D: 4 PROVIDED ON 6TH FLOOR
SERVICE SINK 1 REQUIRED: PROVIDED ON 6TH FLOOR
POOL
48'-0"
U.G. 2 | A-3
1860.10 SQ. FT. | 38
6' HIGH FENCE PER BC. 3109.41
U.G. 2 | A-3
3644.11 SQ. FT. | 243
RESIDENTIAL DECK
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
T.O.F.:EL.+101.79'
T.O.S.: EL.+96.73'
U.G. 2 | S-2
25.52 SQ. FT. | 1
POOL STOR.
STAIR 'F'
DN
ELEV. VESTIBULE
ROOF HATCH ABOVE W/ LADDER
2,500 LBS. 9'0" CLEAR
STAIR 'D'
DN
EL.+101.73'
(ASSEMBLY A-3) TO BE FILED UNDER A SEPARATE APPLICATION
P.C. Table 403.1
W.C. 1/40 FEMALE: 4 REQ'D: 1 + 3 PROVIDED ON 6TH FL.
W.C./URINALS 1/75 MALE: 2 REQ'D: 1 + 3 PROVIDED ON 6TH FL.
LAVATORIES 1/75 FEMALE: 2 REQ'D: 1 + 4 PROVIDED ON 6TH FL.
1/75 MALE: 1 + 4 PROVIDED ON 6TH FL.
SERVICE SINK 1 REQUIRED
W/C
FENCE
STORAGE
U.G. 2 | S-2
97.61 SQ. FT. | 1
NON-FREEZE RECESSED HOSE BIB
PLANTED AREA
LANDSCAPED AREA
NO ACCESS
LOUVER
STAIR 'E'
DN
T.W. EL.+99.97
EMR
LINE OF COPING
LINE OF PARAPET WALL BELOW
65'-0½"
12'-10"
65'-7½"
EMERGENCY GENERATOR
MECHANICAL SCREEN
MECHANICAL
PARAPET WALL
70'-0"
OUT
LOT #3
R.D.
F.D.

1 7TH FLOOR PLAN C
SCALE: 1/4" = 1'-0"

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West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

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Philip Habib and Associates
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TEL. : (212) 929-5656
FAX :

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**MATHEWS NIELSEN
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FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

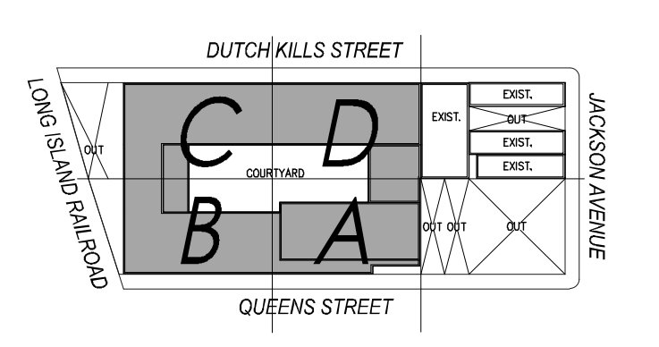
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

7TH FLOOR PLAN C

SEAL & SIGNATURE:

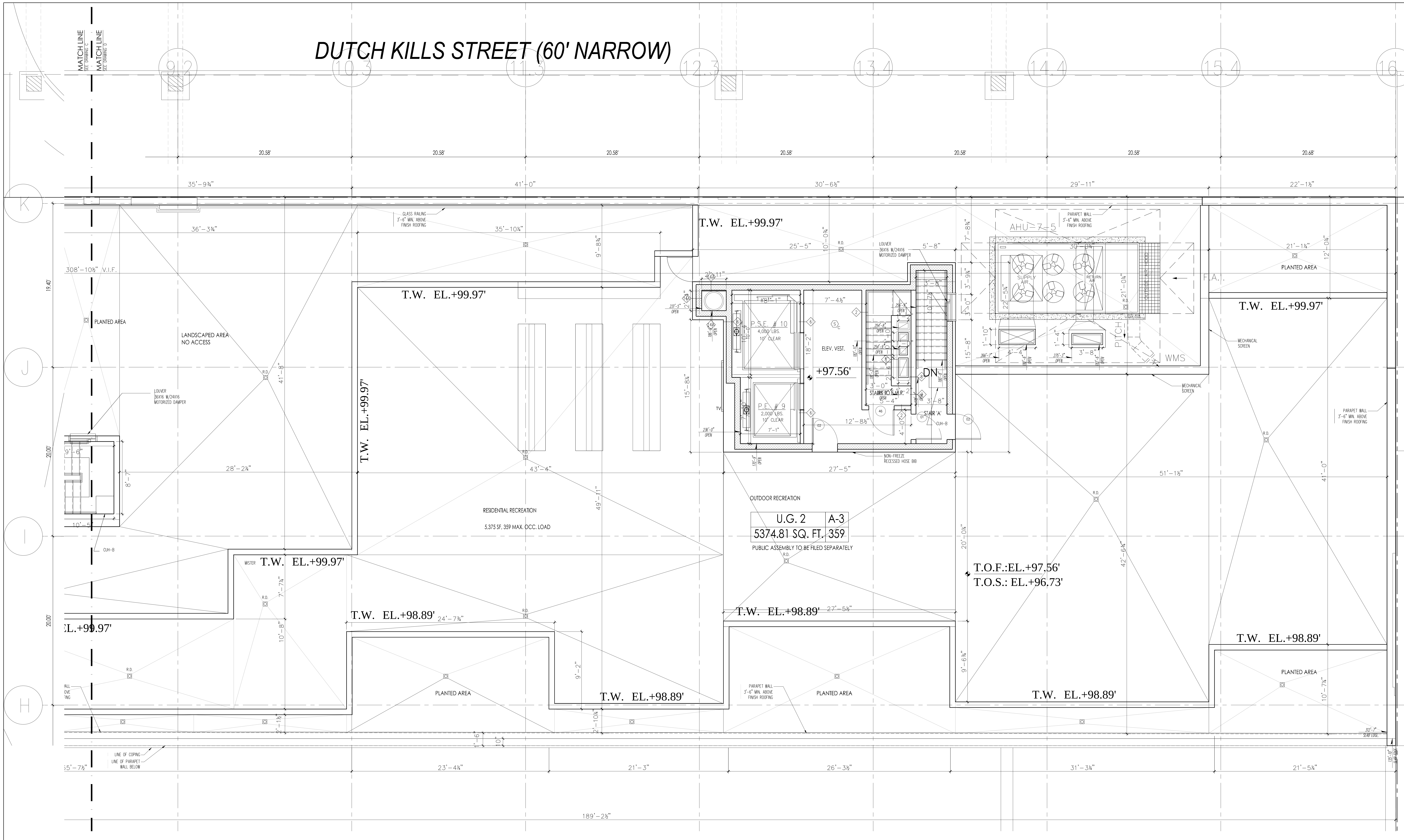
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-126.00

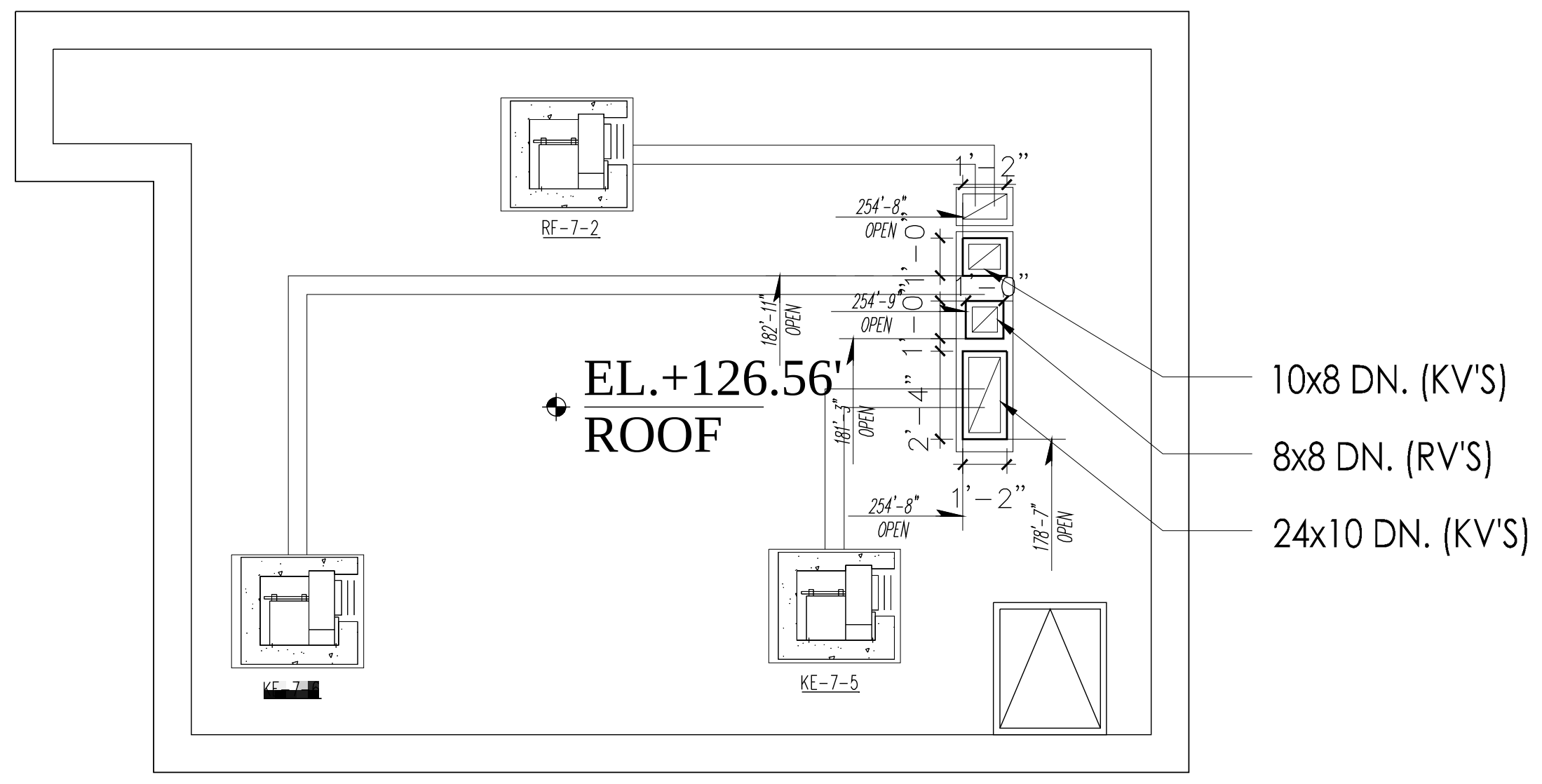
DRAWING : 60 OF 139

DEPT OF BLDGS 420651823 Job Number

ES641129719 Scan Code

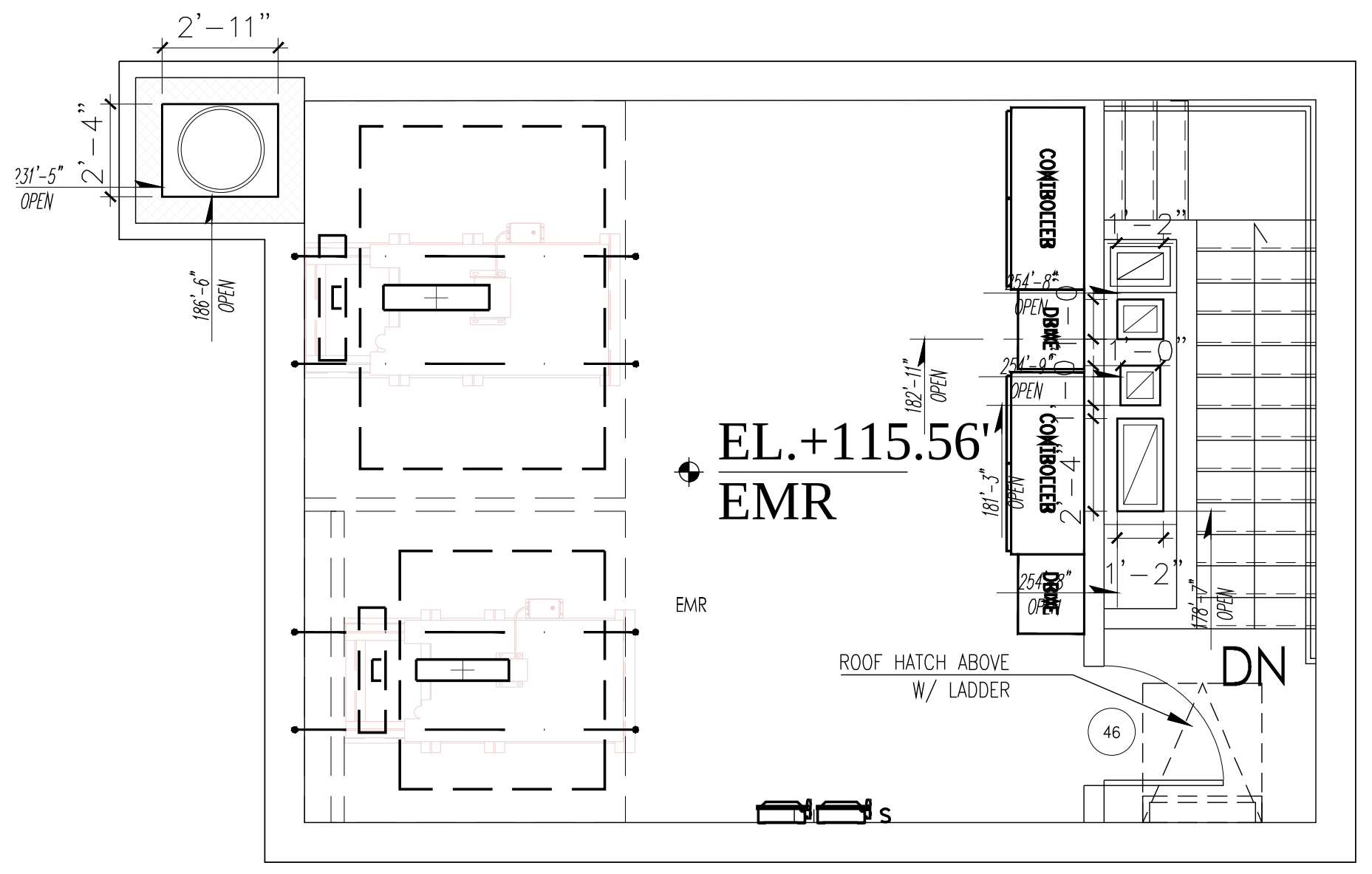

DUTCH KILLS STREET (60' NARROW)
MATCH LINE
MATCH LINE
9.2
10.3
11.3
12.3
13.4
14.4
15.4
16.4
K
J
I
H
20.58'
20.68'
35'-9¾"
41'-0"
30'-6½"
29'-11"
22'-1½"
308'-10½" V.I.F.
36'-3¾"
35'-10¾"
25'-5"
5'-8"
21'-1¾"
GLASS RAILING 3'-6" MIN. ABOVE FINISH ROOFING
LOUVER 36X16 W/24X16 MOTORIZED DAMPER
PARAPET WALL 3'-6" MIN. ABOVE FINISH ROOFING
AHU-7-5
SUPPLY AIR
RETURN AIR
OUTSIDE AIR HOOD
F.A.I.
PITCH
WMS
MECHANICAL SCREEN
PLANTED AREA
LANDSCAPED AREA NO ACCESS
T.W. EL.+99.97'
T.W. EL.+98.89'
P.S.E. # 10 4,000 LBS. 10' CLEAR
P.E. # 9 2,000 LBS. 10' CLEAR
ELEV. VEST.
+97.56'
STAIRS TO E.M.R.
STAIR 'A'
CUH-B
DN
TV
NON-FREEZE RECESSED HOSE BIB
27'-5"
51'-1½"
43'-4"
28'-2¼"
OUTDOOR RECREATION
U.G. 2 | A-3
5374.81 SQ. FT. | 359
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
RESIDENTIAL RECREATION
5,375 SF, 359 MAX. OCC. LOAD
T.O.F.:EL.+97.56'
T.O.S.: EL.+96.73'
MISTER
R.D.
LINE OF COPING
LINE OF PARAPET WALL BELOW
23'-4¾"
21'-3"
26'-3½"
31'-3¼"
21'-5¼"
189'-2½"
135'-10" SLAB EDGE

1 7TH FLOOR PLAN D
SCALE: 1/4" = 1'-0"


EL.+126.56'
ROOF
10x8 DN. (KV'S)
8x8 DN. (RV'S)
24x10 DN. (KV'S)
RF-7-2
KE-7-5
254'-8" OPEN
254'-9" OPEN
182'-11" OPEN
181'-3" OPEN
178'-7" OPEN
1'-2"
2'-4"

3 PE 9 & 10 EMR BULKHEAD
SCALE: 3/32" = 1'-0"

3 PE 9 & 10 EMR BULKHEAD
SCALE: 3/32" = 1'-0"


2'-11"
2'-4"
231'-5" OPEN
186'-6" OPEN
EL.+115.56'
EMR
CONTROLLER
DRIVE
ROOF HATCH ABOVE W/ LADDER
DN
46
1'-2"

2 EMR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

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C/O Rockrose Development Corp.
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FAX : (212) 757-1875

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SLCE*Architects*
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NEW YORK, N.Y. 10018
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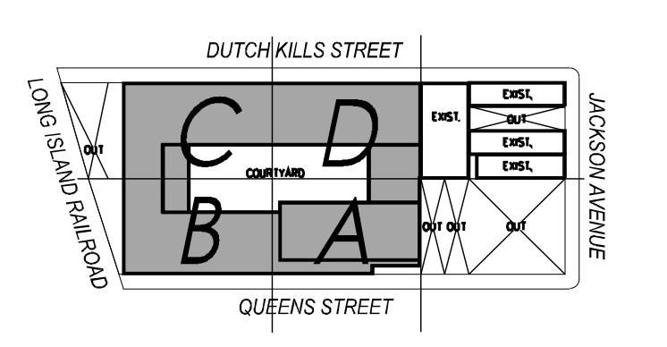
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

7TH FLOOR PLAN D
AND EMR PLAN

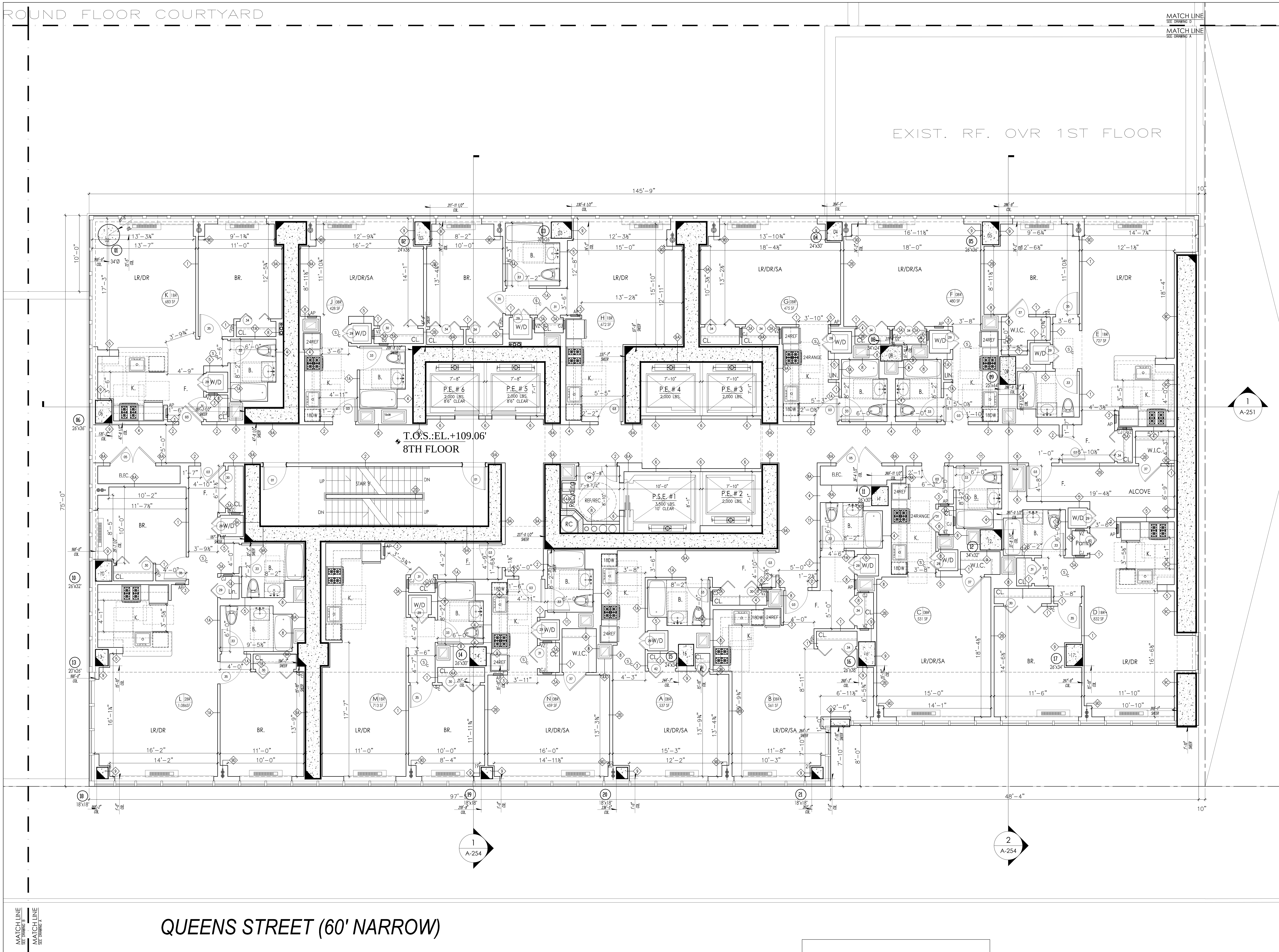
SEAL &
SIGNATURE:

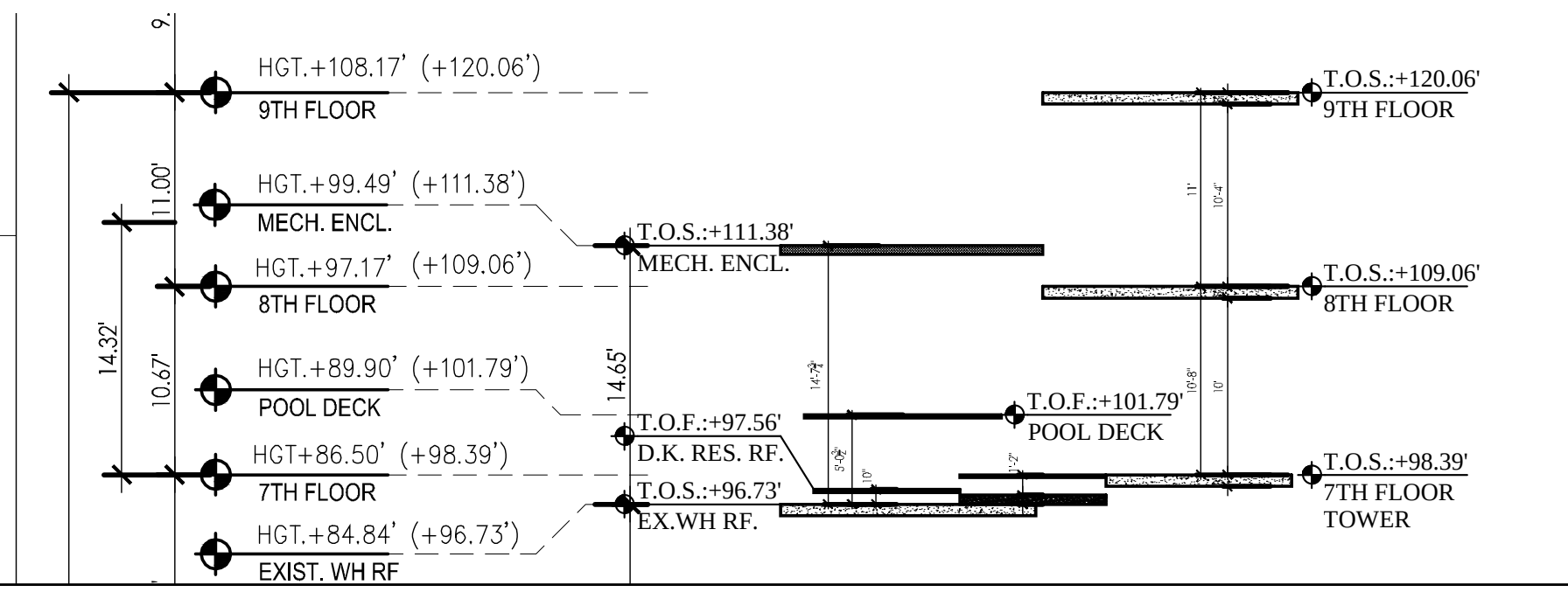
No. 022227

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-127.00

DRAWING : 61 OF 139


GROUND FLOOR COURTYARD
MATCH LINE SEE DRAWING D
MATCH LINE SEE DRAWING A
EXIST. RF. OVR 1ST FLOOR
145'-9"
10'-0"
75'-0"
97'-6"
48'-4"
10"
T.O.S.:EL.+109.06'
8TH FLOOR
P.E.#6 2,000 LBS. 8'6" CLEAR
P.E.#5 2,000 LBS. 8'6" CLEAR
P.E.#4 2,000 LBS.
P.E.#3 2,000 LBS.
P.S.E.#1 3,500 LBS. 10' CLEAR
P.E.#2 2,000 LBS.
STAIR 'B'
UP
DN
LR/DR
BR.
LR/DR/SA
K.
F.
B.
CL.
W/D
W.I.C.
ALCOVE
ELEC.
REF/REC
RC
1 A-251
1 A-254
2 A-254
QUEENS STREET (60' NARROW)
MATCH LINE SEE DRAWING B
MATCH LINE SEE DRAWING A


+100'
MIN. BASE HGT.
HGT.+108.17' (+120.06')
9TH FLOOR
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
11.00'
14.32'
10.67'
14.65'
T.O.S.:+111.38'
MECH. ENCL.
T.O.F.:+97.56'
D.K. RES. RF.
T.O.S.:+96.73'
EX.WH RF.
T.O.F.:+101.79'
POOL DECK
T.O.S.:+120.06'
9TH FLOOR
T.O.S.:+109.06'
8TH FLOOR
T.O.S.:+98.39'
7TH FLOOR
TOWER

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE

① 8TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

DEPT OF BLDGS 420651823 Job Number
ES876483549 Scan Code

PROJECT:

EAGLE WAREHOUSE

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43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
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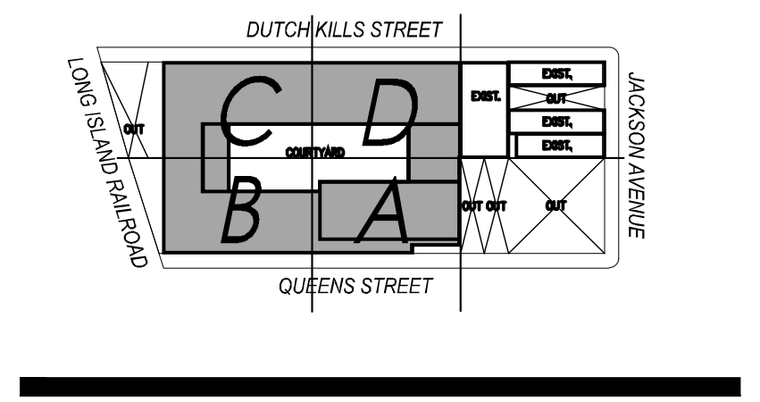
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

8TH FLOOR PLAN A

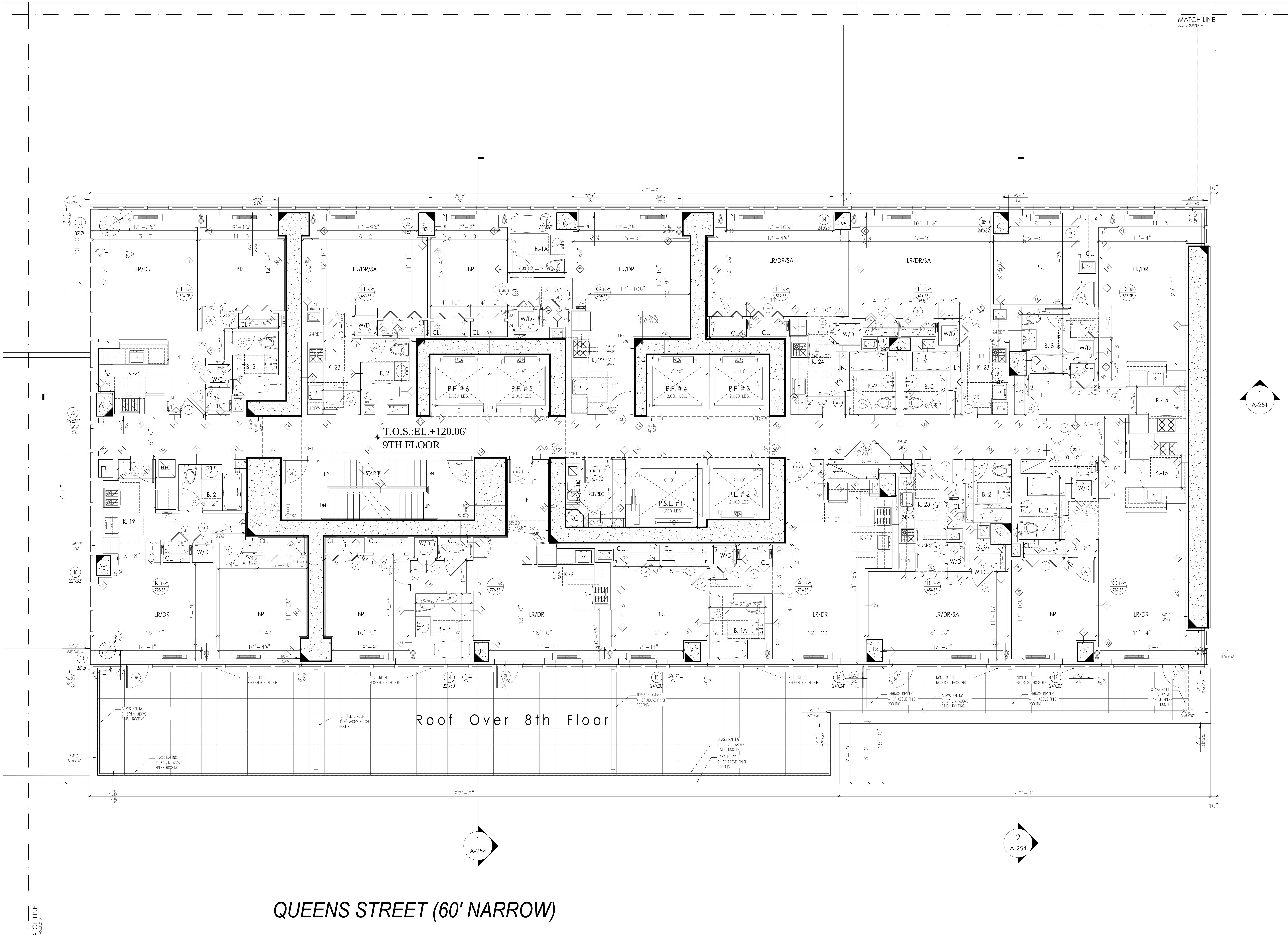
SEAL & SIGNATURE:

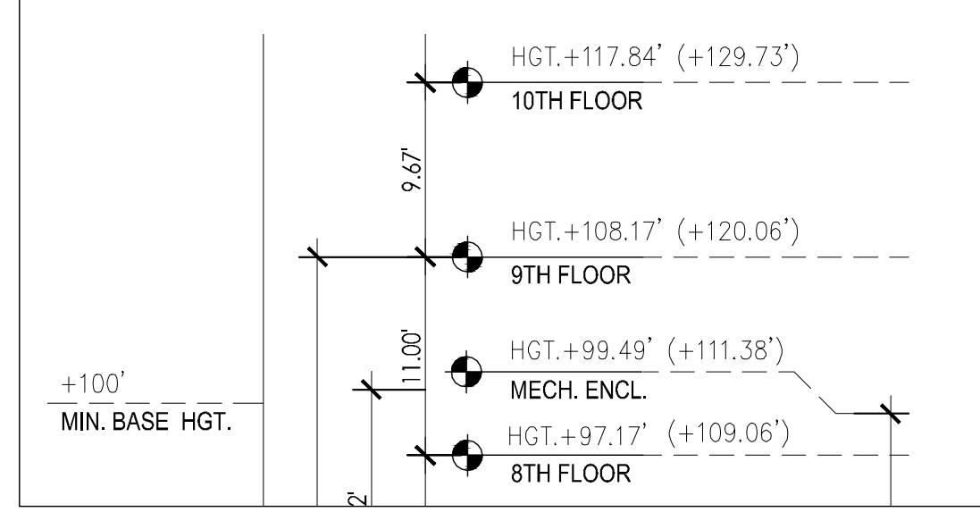
ROBERT LAUDENSCHLAGER
No. 022227

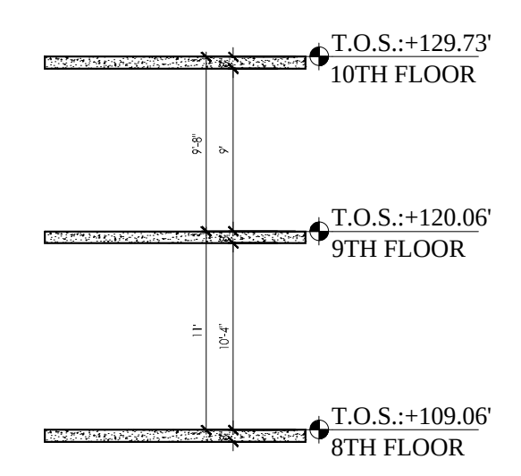
DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-128.00
DRAWING : 62 OF 139

DEPT OF BLDGS 420651823 Job Number

ES588195785 Scan Code


MATCH LINE
SEE DRAWING A
145'-9"
T.O.S.:EL.+120.06'
9TH FLOOR
LR/DR
BR.
LR/DR/SA
J 1BR 724 SF
H 0BR 463 SF
G 1BR 734 SF
F 0BR 512 SF
E 0BR 474 SF
D 1BR 767 SF
K 1BR 728 SF
L 1BR 776 SF
A 1BR 714 SF
B 0BR 454 SF
C 1BR 789 SF
P.E. # 6
P.E. # 5
P.E. # 4
P.E. # 3
P.S.E. #1
P.E. # 2
2,000 LBS.
4,000 LBS.
STAIR 'B'
UP
DN
REF/REC
RC
ELEC.
W/D
CL.
W.I.C.
F.
K.-26
K.-23
K.-22
K.-24
K.-15
K.-19
K.-9
K.-17
B.-1A
B.-1B
B.-2
B.-8
75'-0"
1
A-251
Roof Over 8th Floor
NON-FREEZE RECESSED HOSE BIB
TERRACE DIVIDER 4'-6" ABOVE FINISH ROOFING
GLASS RAILING 3'-6" MIN. ABOVE FINISH ROOFING
PARAPET WALL 2'-0" ABOVE FINISH ROOFING
97'-5"
48'-4"
10"
1
A-254
2
A-254
QUEENS STREET (60' NARROW)
MATCH LINE
SEE DRAWING B


HGT.+117.84' (+129.73')
10TH FLOOR
9.67'
HGT.+108.17' (+120.06')
9TH FLOOR
11.00'
HGT.+99.49' (+111.38')
MECH. ENCL.
+100'
MIN. BASE HGT.
HGT.+97.17' (+109.06')
8TH FLOOR


T.O.S.:+129.73'
10TH FLOOR
9'-8"
9'
T.O.S.:+120.06'
9TH FLOOR
11'
10'-4"
T.O.S.:+109.06'
8TH FLOOR

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE
SEE IA DRAWINGS FOR LOBBY, MAIL ROOM, LEASING OFFICE, PUBLIC CORRIDORS, 3RD AND 5TH FLOOR RESIDENTIAL AMENITIES, 6TH AND 7TH FLOOR RETAIL SPACE, 7TH FLOOR WATER TOWER
SEE SHEETS A360-A363 FOR ELEVATOR DETAILS
SEE IA DRAWINGS FOR ELEVATOR CAB INTERIOR DETAILS.
SEE L DRAWINGS FOR COURTYARD AND 7TH FLOOR AMENITIES LANDSCAPE.

① 9TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

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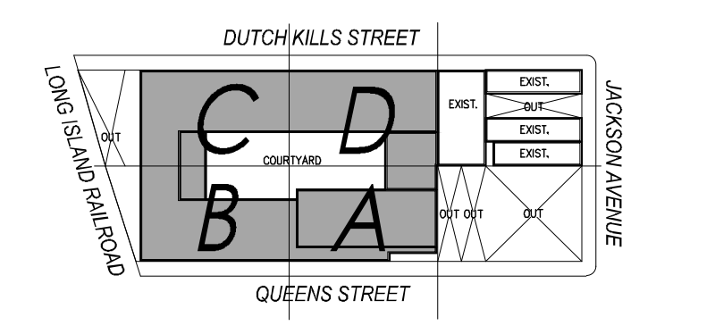
KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
C
D
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EXIST.
OUT
QUEENS STREET

DRAWING TITLE:

9TH FLOOR PLAN A

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
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DRAWN BY: XX
CHECK'D BY: XX
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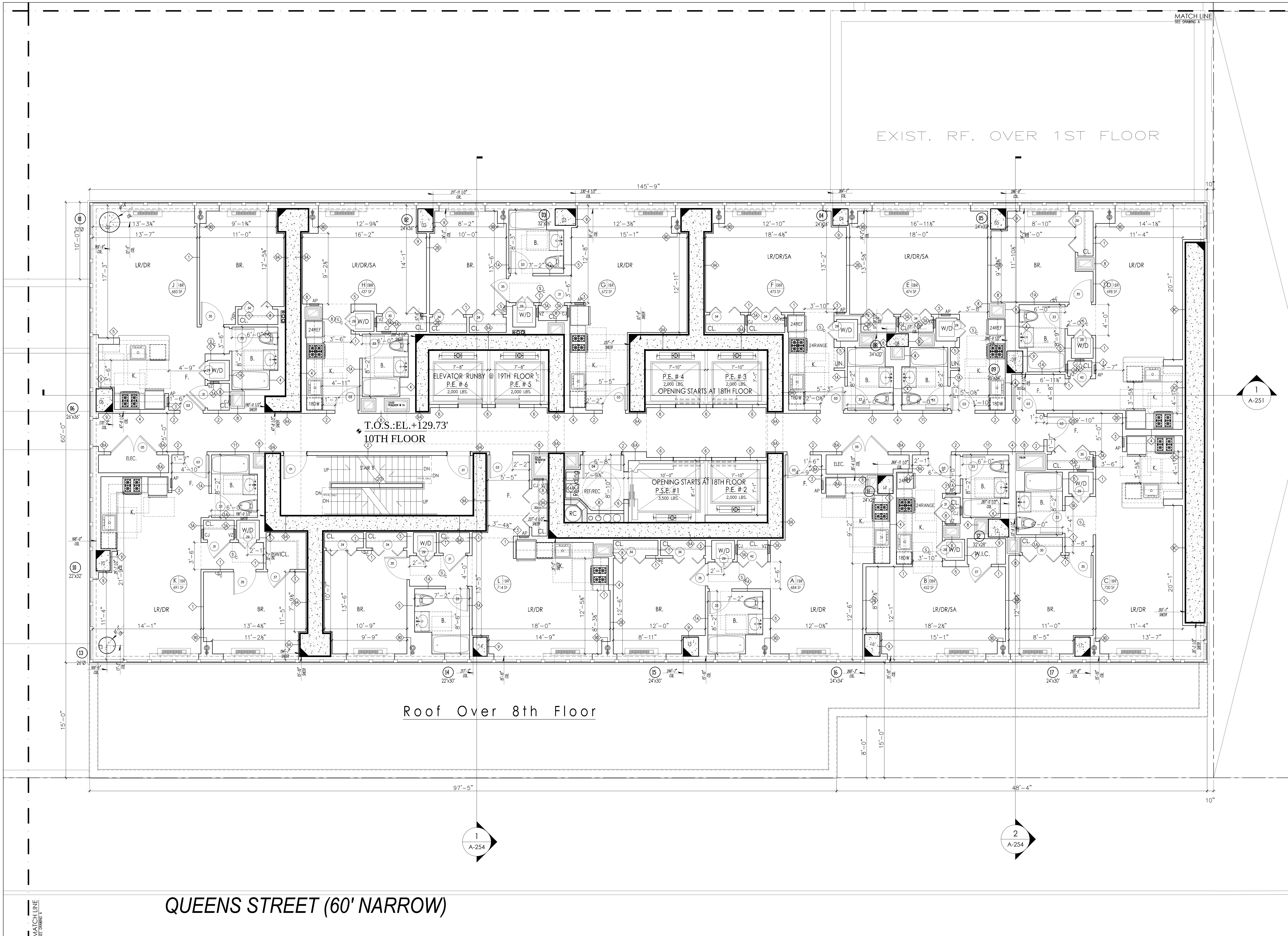
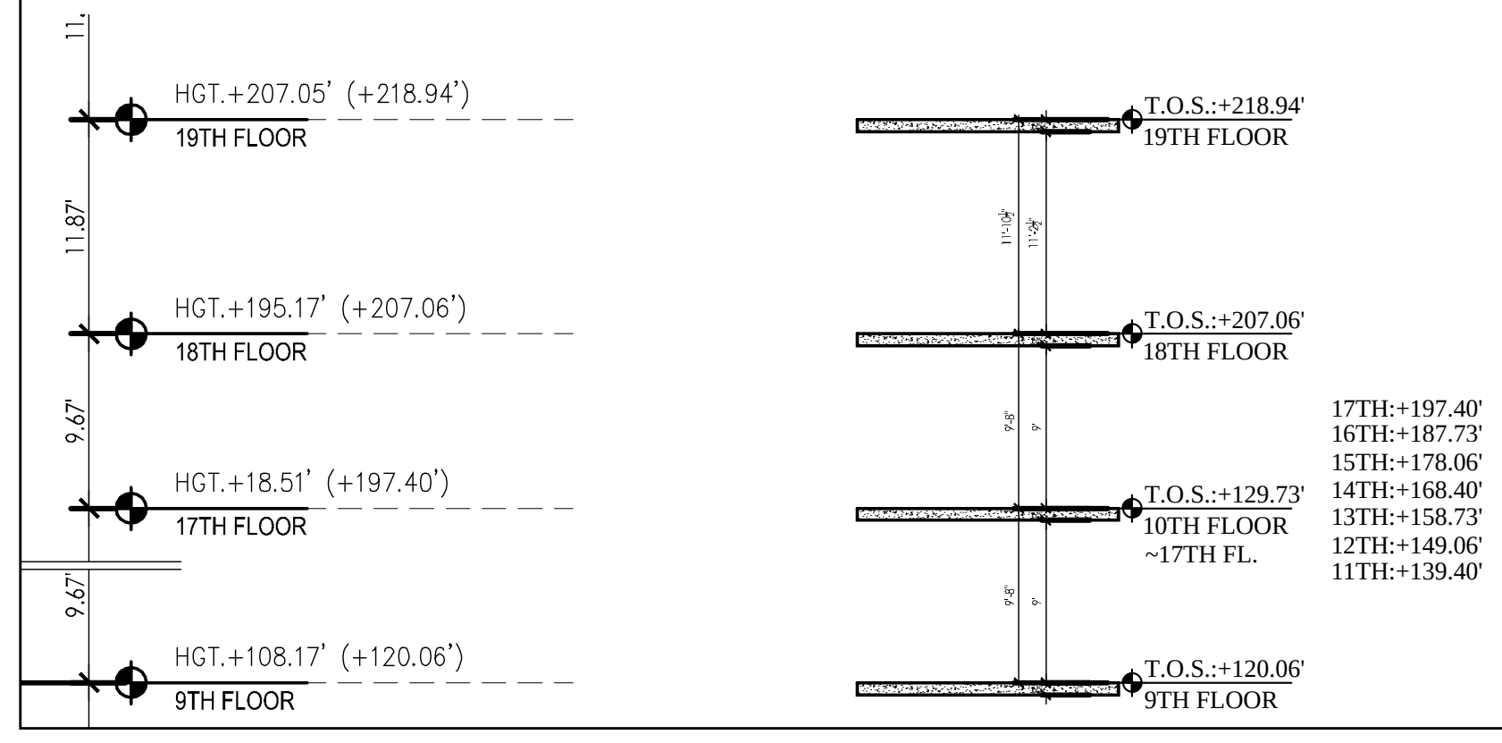
DRAWING : 63 OF 139

DEPT OF BLDGS 420651823 Job Number

ES134000524 Scan Code


MATCH LINE
SEE DRAWING A
EXIST. RF. OVER 1ST FLOOR
145'-9"
10'
ELEVATOR RUNBY @ 19TH FLOOR
P.E. # 6
2,000 LBS.
P.E. # 5
2,000 LBS.
P.E. # 4
2,000 LBS.
P.E. # 3
2,000 LBS.
OPENING STARTS AT 18TH FLOOR
T.O.S.:EL.+129.73'
10TH FLOOR
STAIR B
UP
DN
OPENING STARTS AT 18TH FLOOR
P.S.E. #1
3,500 LBS.
P.E. # 2
2,000 LBS.
LR/DR
BR.
LR/DR/SA
K.
B.
W/D
CL.
WICL.
W.I.C.
ELEC.
REF/REC
RC
24REF
24RANGE
18DW
J 1BR 683 SF
H 0BR 437 SF
G 1BR 672 SF
F 0BR 475 SF
E 0BR 474 SF
D 1BR 698 SF
K 1BR 691 SF
L 1BR 714 SF
A 1BR 684 SF
B 0BR 452 SF
C 1BR 720 SF
1
A-251
60'-0"
Roof Over 8th Floor
15'-0"
8'-0"
97'-5"
48'-4"
10"
1
A-254
2
A-254
QUEENS STREET (60' NARROW)
MATCH LINE
SEE DRAWING A


HGT.+207.05' (+218.94')
19TH FLOOR
11.87'
HGT.+195.17' (+207.06')
18TH FLOOR
9.67'
HGT.+18.51' (+197.40')
17TH FLOOR
9.67'
HGT.+108.17' (+120.06')
9TH FLOOR
11'-10½"
11'-2½"
9'-8"
9'
T.O.S.:+218.94'
19TH FLOOR
T.O.S.:+207.06'
18TH FLOOR
T.O.S.:+129.73'
10TH FLOOR
~17TH FL.
T.O.S.:+120.06'
9TH FLOOR
17TH:+197.40'
16TH:+187.73'
15TH:+178.06'
14TH:+168.40'
13TH:+158.73'
12TH:+149.06'
11TH:+139.40'

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE

① 10TH-19TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

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FAX : (212) 757-1875

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1359 BROADWAY
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ZONING & CODE CONSULTANT

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100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

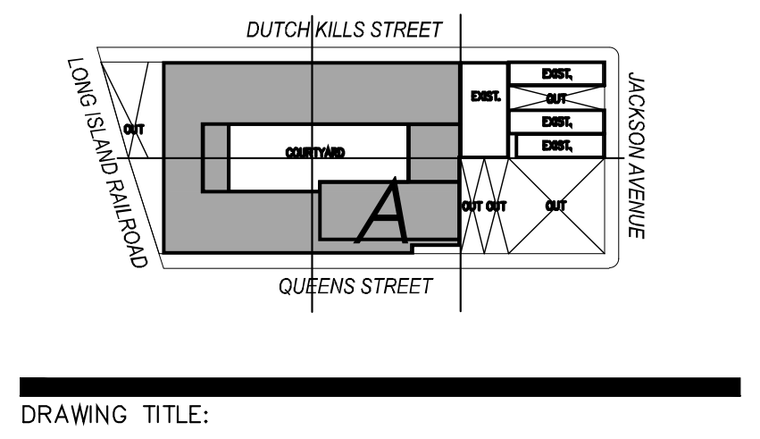
B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
COURTYARD
EXIST.
OUT
A

DRAWING TITLE:

10TH-19TH FLOOR PLAN A

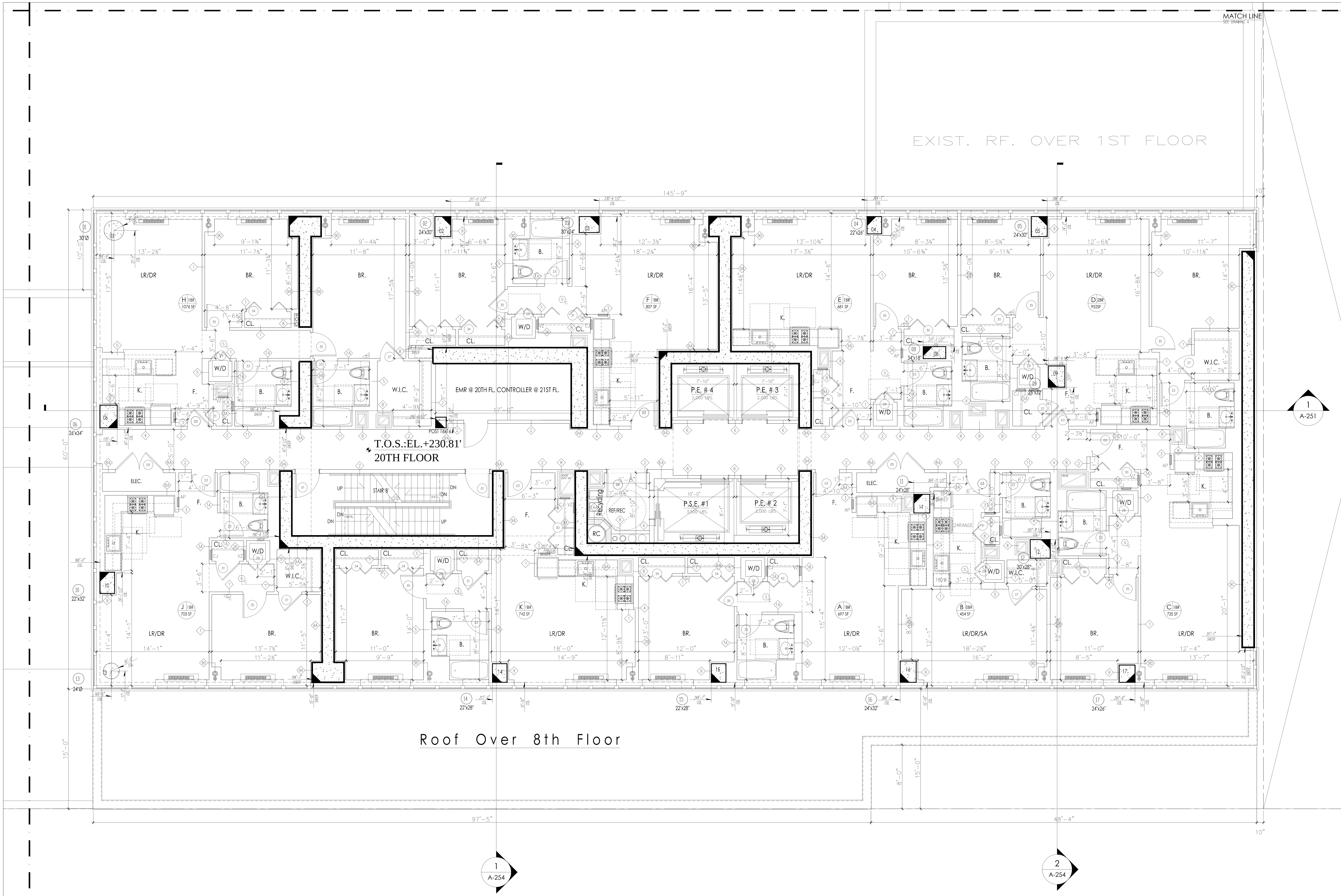
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: A-130.00
DRAWING : 64 OF 139

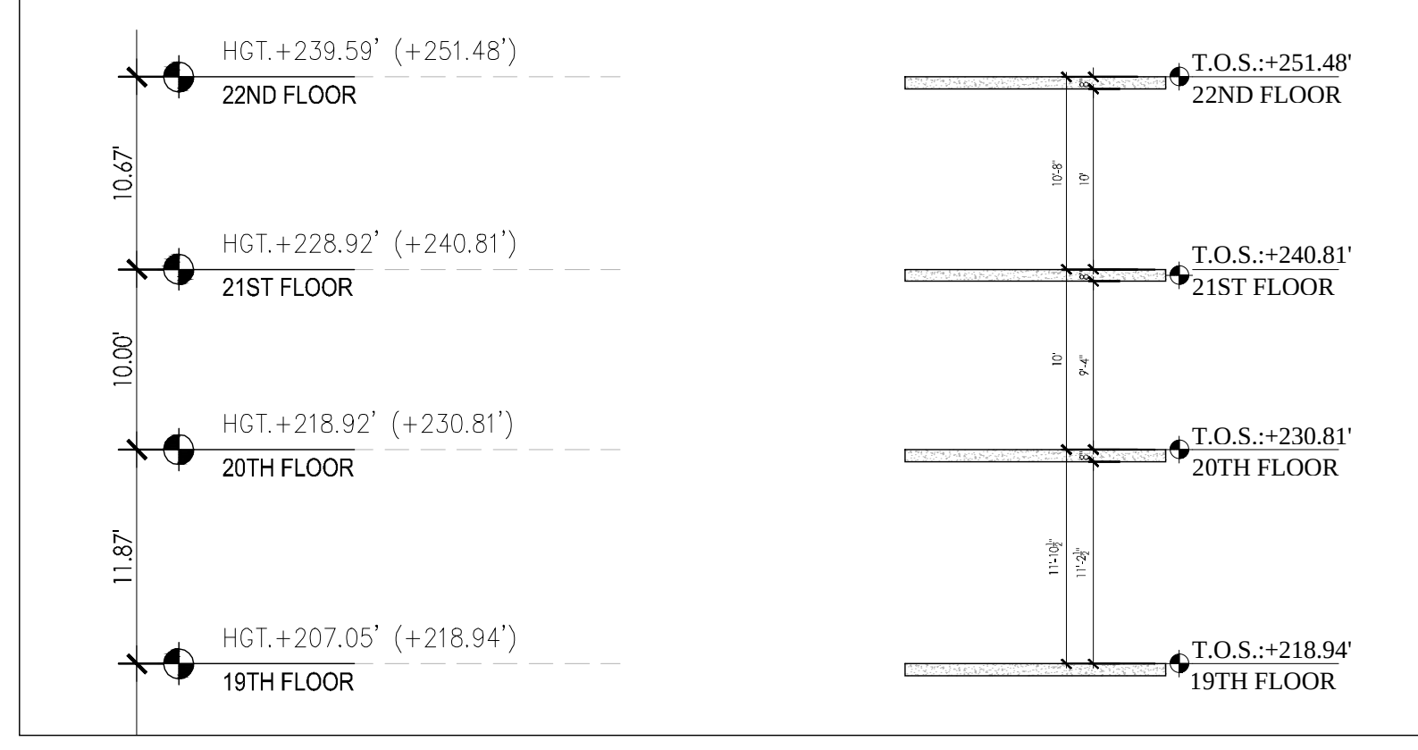
DEPT OF BLDGS 420651823 Job Number

ES967707866 Scan Code


MATCH LINE
SEE DRAWING A
EXIST. RF. OVER 1ST FLOOR
145'-9"
LR/DR
BR.
W.I.C.
K.
F.
B.
CL.
W/D
ELEC.
H 1BR 1076 SF
G 1BR 807 SF
E 1BR 681 SF
D 2BR 952SF
J 1BR 703 SF
K 1BR 742 SF
A 1BR 697 SF
B 454 SF
C 1BR 735 SF
LR/DR/SA
EMR @ 20TH FL. CONTROLLER @ 21ST FL.
T.O.S.:EL.+230.81'
20TH FLOOR
P.E. # 4 2,000 LBS
P.E. # 3 2,000 LBS
P.S.E. #1 3,500 LBS
P.S.E. # 2 2,000 LBS
STAIR 'B'
UP
DN
Recycling
REF/REC
RC
Roof Over 8th Floor
60'-0"
15'-0"
97'-5"
48'-4"
10"
1 A-251
1 A-254
2 A-254

QUEENS STREET (60' NARROW)

MATCH LINE
SEE DRAWING A


HGT.+239.59' (+251.48')
22ND FLOOR
10.67'
HGT.+228.92' (+240.81')
21ST FLOOR
10.00'
HGT.+218.92' (+230.81')
20TH FLOOR
11.87'
HGT.+207.05' (+218.94')
19TH FLOOR
T.O.S.:+251.48'
22ND FLOOR
T.O.S.:+240.81'
21ST FLOOR
T.O.S.:+230.81'
20TH FLOOR
T.O.S.:+218.94'
19TH FLOOR

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE

1 20TH-21ST FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

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100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

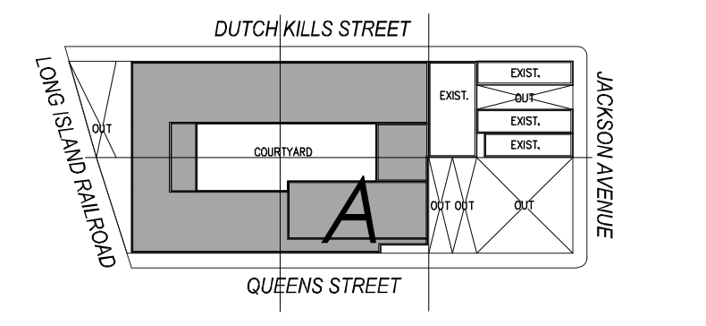
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
OUT
COURTYARD
A
EXIST.
OUT
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:

20TH-21ST FLOOR PLAN A

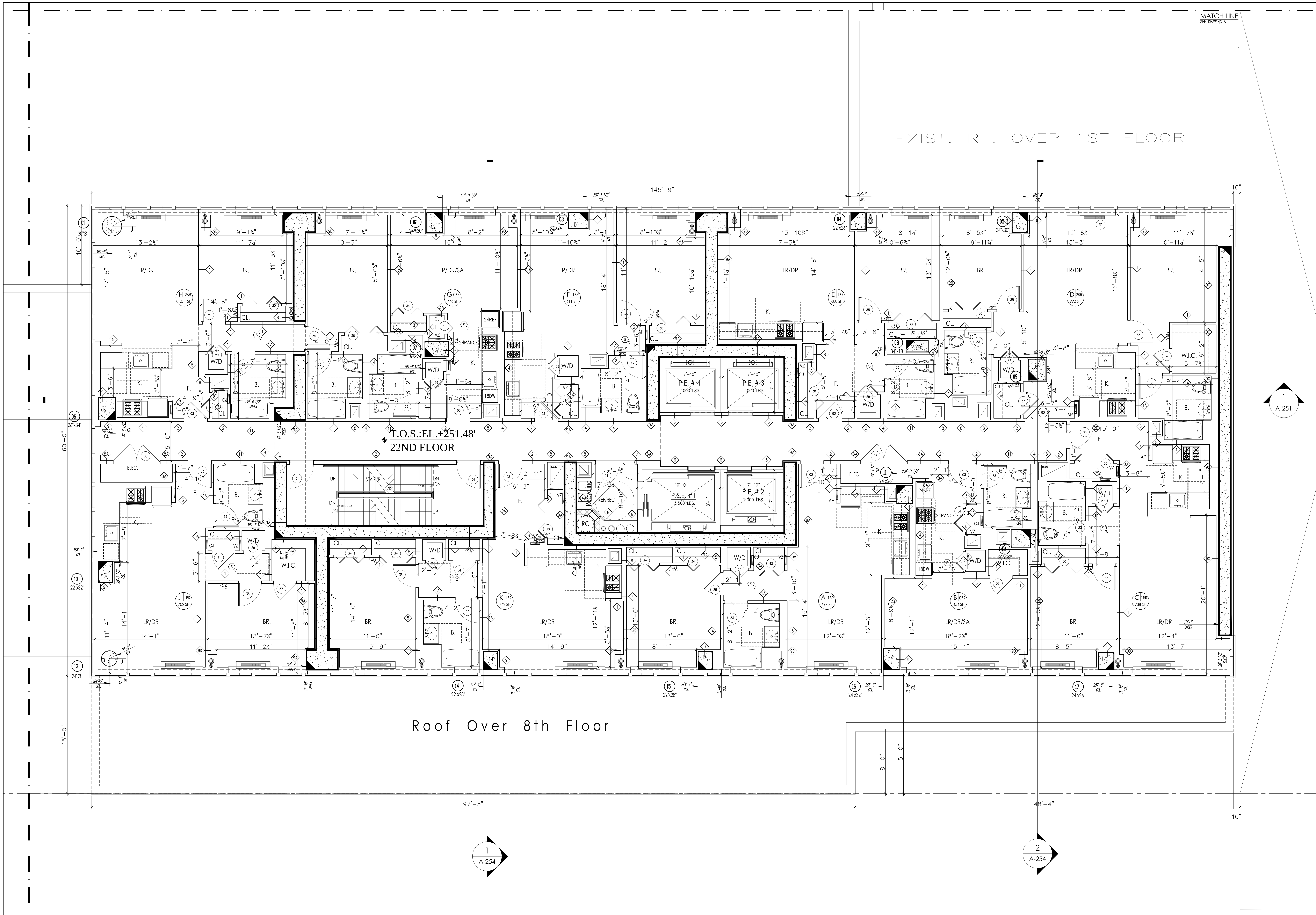
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

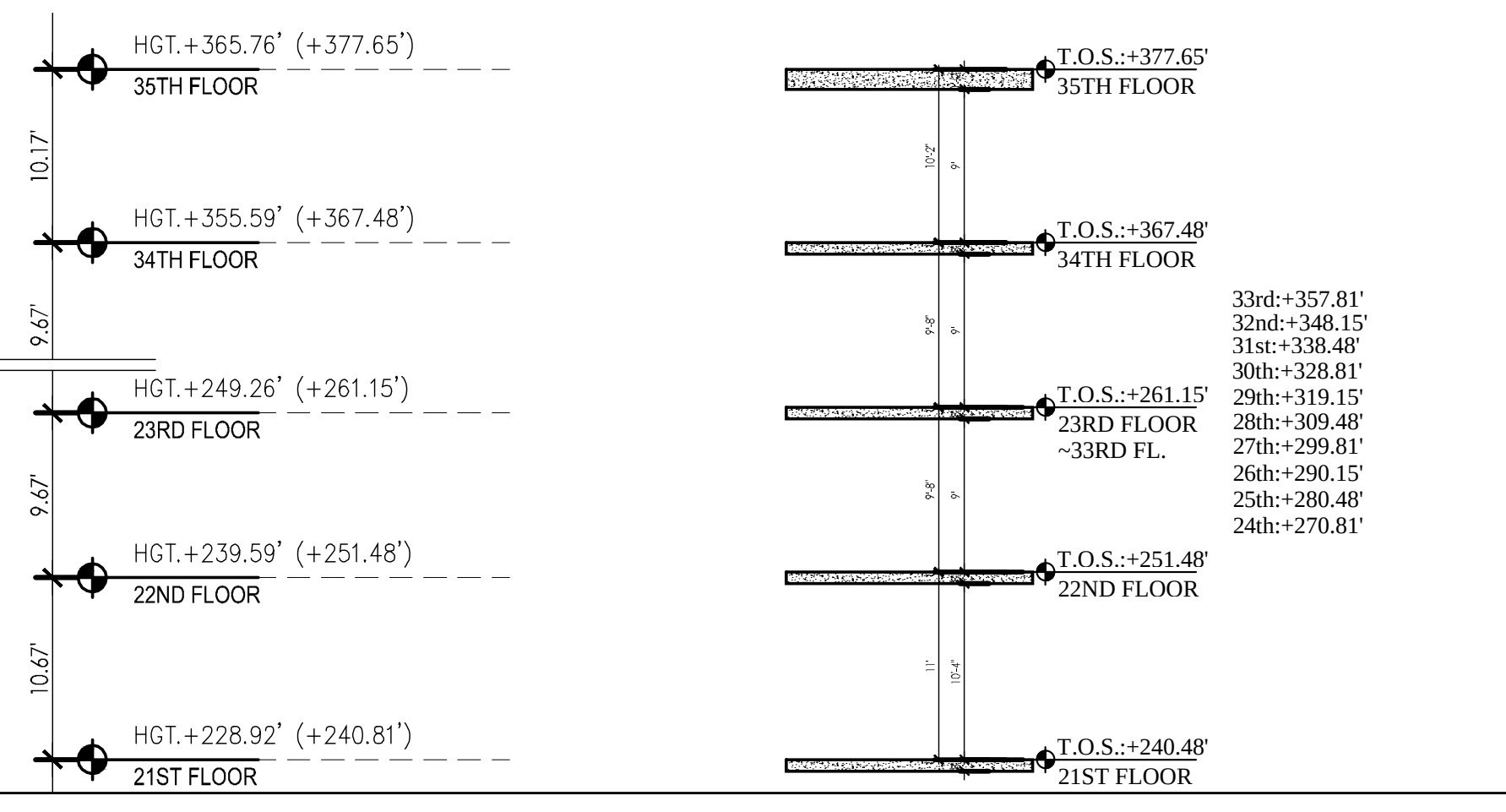
DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-131.00
DRAWING :	65 OF 139

DEPT OF BLDGS 420651823 Job Number

ES031976576 Scan Code


MATCH LINE
SEE DRAWING A
EXIST. RF. OVER 1ST FLOOR
145'-9"
60'-0"
T.O.S.:EL.+251.48'
22ND FLOOR
P.E.#4
2,000 LBS.
P.E.#3
2,000 LBS.
P.S.E.#1
3,500 LBS.
P.E.#2
2,000 LBS.
STAIR 3
ELEC.
LR/DR
BR.
LR/DR/SA
W/D
W.I.C.
1
A-251
Roof Over 8th Floor
15'-0"
97'-5"
48'-4"
1
A-254
2
A-254
MATCH LINE
SEE DRAWING A
QUEENS STREET (60' NARROW)

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE


HGT.+365.76' (+377.65')
35TH FLOOR
10.17'
HGT.+355.59' (+367.48')
34TH FLOOR
9.67'
HGT.+249.26' (+261.15')
23RD FLOOR
9.67'
HGT.+239.59' (+251.48')
22ND FLOOR
10.67'
HGT.+228.92' (+240.81')
21ST FLOOR
T.O.S.:+377.65'
35TH FLOOR
T.O.S.:+367.48'
34TH FLOOR
T.O.S.:+261.15'
23RD FLOOR
~33RD FL.
T.O.S.:+251.48'
22ND FLOOR
T.O.S.:+240.48'
21ST FLOOR
33rd:+357.81'
32nd:+348.15'
31st:+338.48'
30th:+328.81'
29th:+319.15'
28th:+309.48'
27th:+299.81'
26th:+290.15'
25th:+280.48'
24th:+270.81'

① 22ND-34TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

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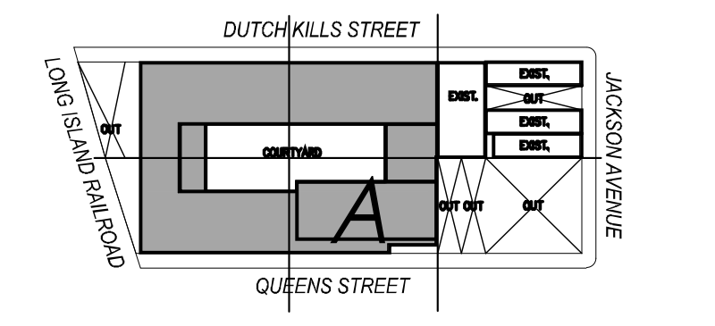
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
COURTYARD
EXIST.
OUT
A
JACKSON AVENUE
QUEENS STREET

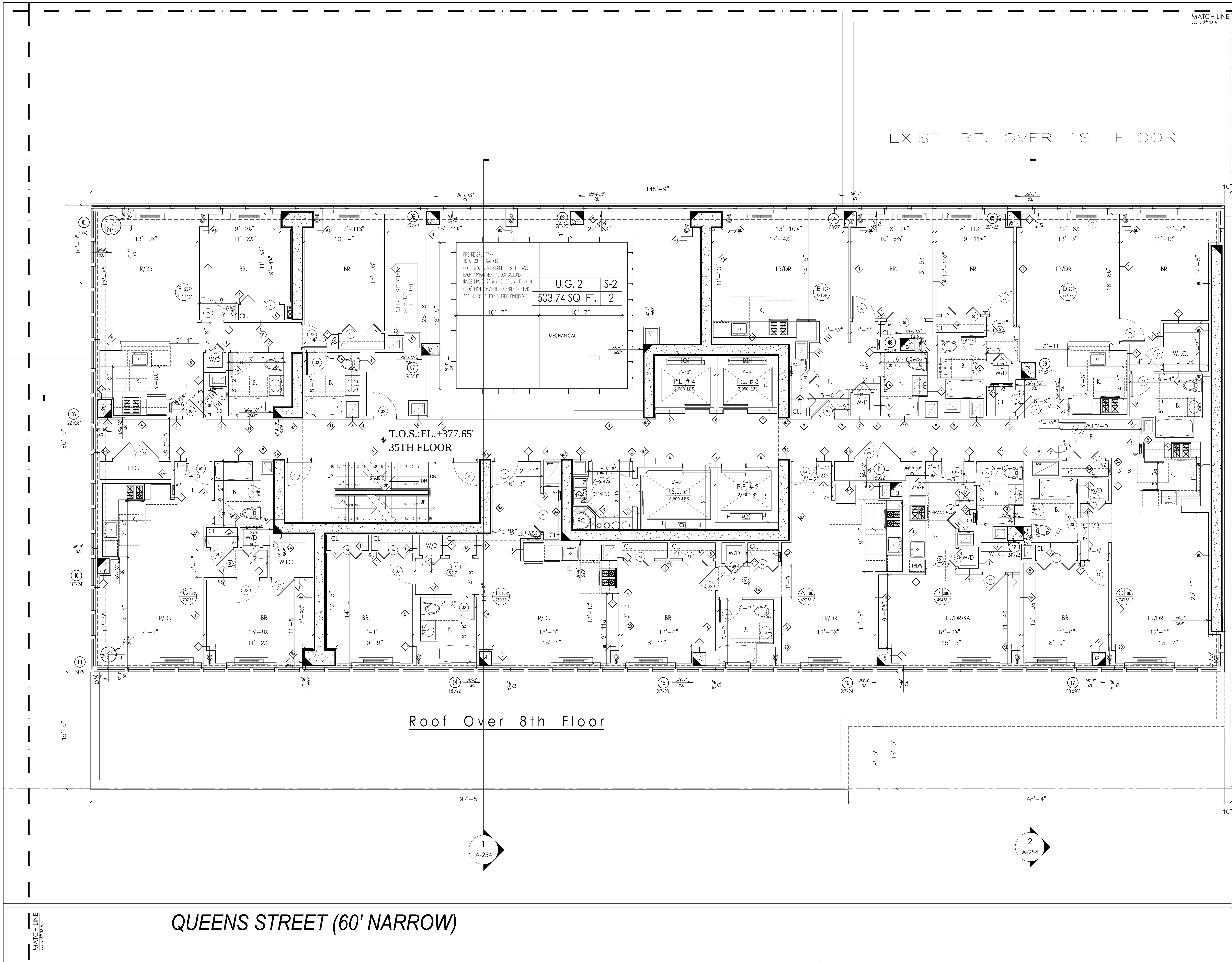
DRAWING TITLE:

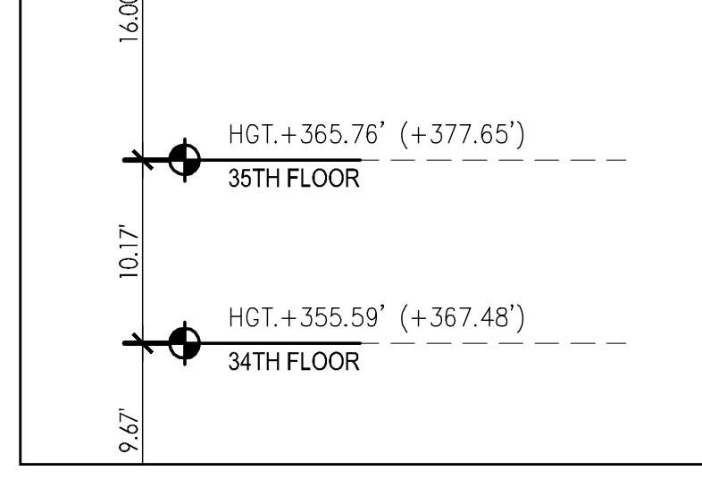
22ND-34TH FLOOR PLAN A

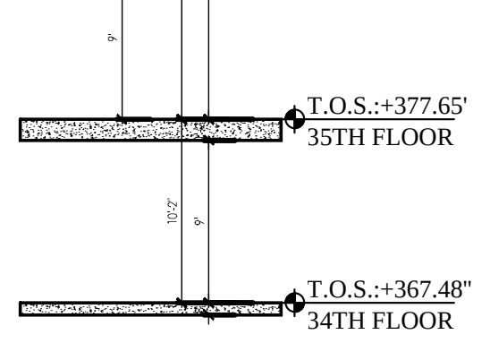
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-132.00
DRAWING : 66 OF 139


MATCH LINE
SEE DRAWING A
EXIST. RF. OVER 1ST FLOOR
145'-9"
10"
FIRE RESERVE TANK
TOTAL 30,000 GALLONS
(2) COMPARTMENT STAINLESS STEEL TANK
EACH COMPARTMENT 15,000 GALLONS
INSIDE DIM.10'-7" W x 18'-9" L x 11'-10" H
ON 6" HIGH CONCRETE HOUSEKEEPING PAD
ADD ¾" TO I.D. FOR OUTSIDE DIMENSIONS
U.G. 2
S-2
503.74 SQ. FT.
2
MECHANICAL
INLINE SPECIAL SERVICE FIRE PUMP
P.E. # 4 2,000 LBS.
P.E. # 3 2,000 LBS.
P.S.E. #1 3,500 LBS.
P.E. # 2 2,000 LBS.
STAIR
UP
DN
T.O.S.:EL.+377.65'
35TH FLOOR
LR/DR
BR.
K.
B.
CL.
W.I.C.
W/D
F.
ELEC.
REF/REC
LR/DR/SA
F 2BR
E 1BR 681 SF
D 2BR 996 SF
G 1BR 707 SF
H 1BR 750 SF
A 1BR 697 SF
B 1BR 434 SF
C 1BR 743 SF
1 A-251
Roof Over 8th Floor
60'-0"
15'-0"
8'-0"
97'-5"
48'-4"
1 A-254
2 A-254
QUEENS STREET (60' NARROW)


HGT.+381.76' (+393.65')
36TH FLOOR
HGT.+365.76' (+377.65')
35TH FLOOR
HGT.+355.59' (+367.48')
34TH FLOOR
9.67'
16.00'
10.17'
9.67'


T.O.S.:+393.65'
36TH FLOOR
B.O.B.:+386.65'
T.O.S.:+377.65'
35TH FLOOR
T.O.S.:+367.48"
34TH FLOOR
16'
15'-4"
9'
10'-2"
9'

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE

① 35TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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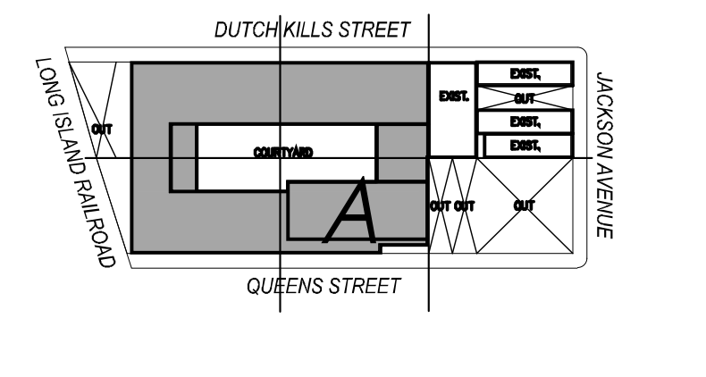
B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
COURTYARD
A
EXIST.
OUT

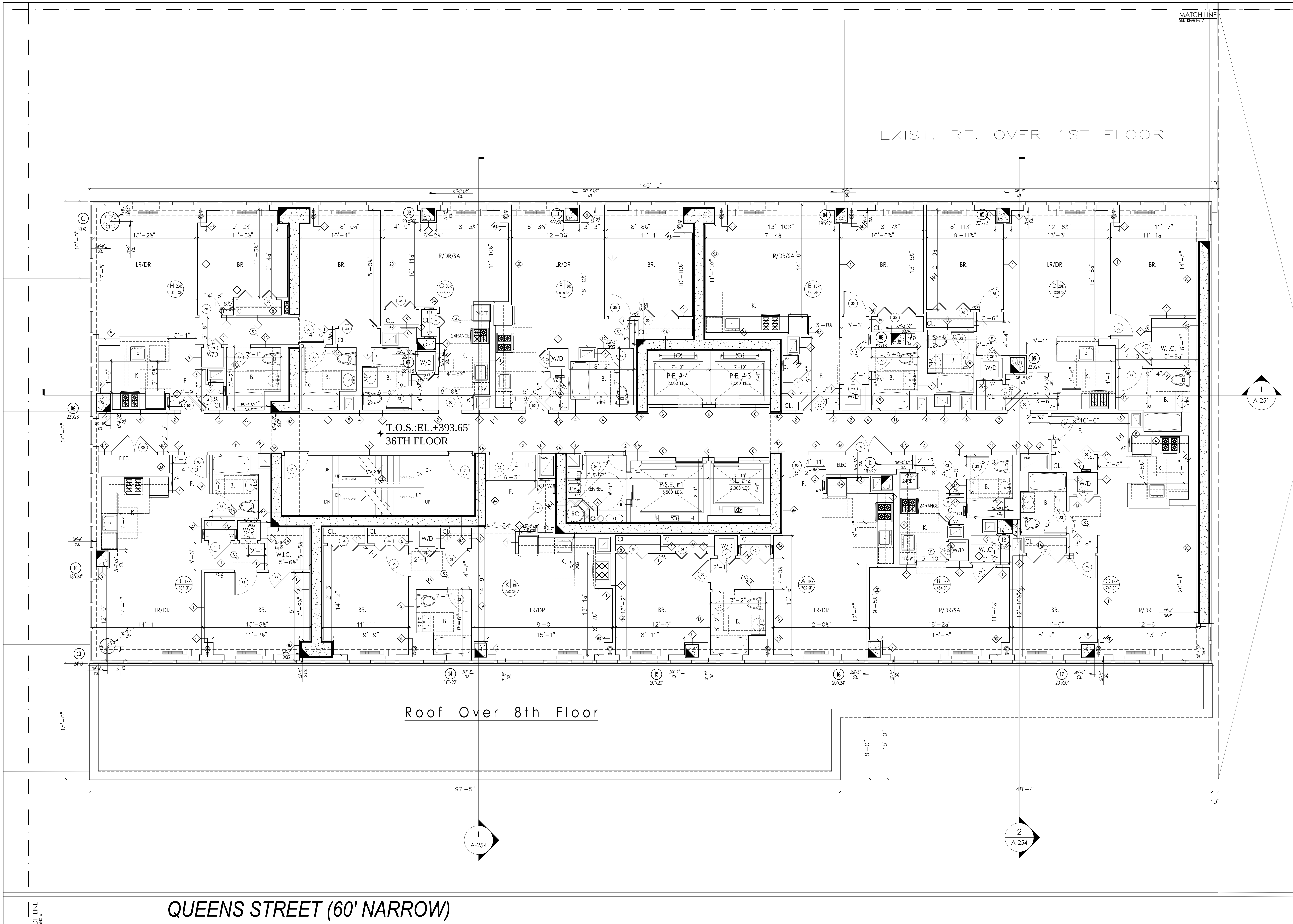
DRAWING TITLE:

35TH FLOOR PLAN A

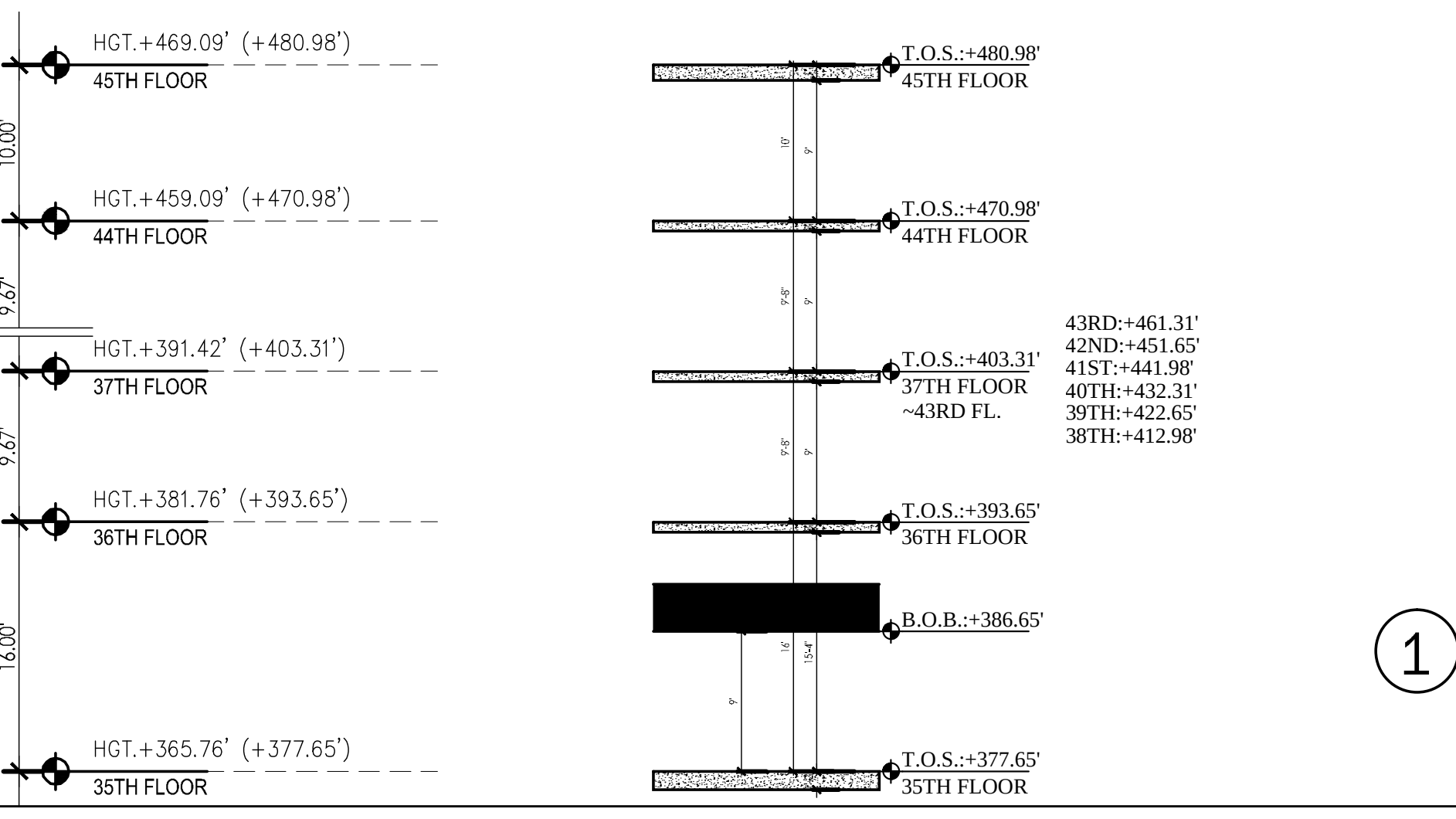
SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-133.00

DRAWING : 67 OF 139


MATCH LINE
SEE DRAWING A
EXIST. RF. OVER 1ST FLOOR
145'-9"
60'-0"
T.O.S.:EL.+393.65'
36TH FLOOR
P.E. #4 2,000 LBS.
P.E. #3 2,000 LBS.
P.S.E. #1 3,500 LBS.
P.E. #2 2,000 LBS.
STAIR 'B'
LR/DR
BR.
LR/DR/SA
K.
B.
W/D
W.I.C.
CL.
ELEC.
REF/REC
1
A-251
Roof Over 8th Floor
15'-0"
97'-5"
48'-4"
10"
1
A-254
2
A-254
MATCH LINE
SEE DRAWING A
QUEENS STREET (60' NARROW)

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE


HGT.+469.09' (+480.98')
45TH FLOOR
10.00'
HGT.+459.09' (+470.98')
44TH FLOOR
9.67'
HGT.+391.42' (+403.31')
37TH FLOOR
9.67'
HGT.+381.76' (+393.65')
36TH FLOOR
16.00'
HGT.+365.76' (+377.65')
35TH FLOOR
T.O.S.:+480.98'
45TH FLOOR
T.O.S.:+470.98'
44TH FLOOR
T.O.S.:+403.31'
37TH FLOOR
~43RD FL.
43RD:+461.31'
42ND:+451.65'
41ST:+441.98'
40TH:+432.31'
39TH:+422.65'
38TH:+412.98'
T.O.S.:+393.65'
36TH FLOOR
B.O.B.:+386.65'
T.O.S.:+377.65'
35TH FLOOR

① 36TH-45TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

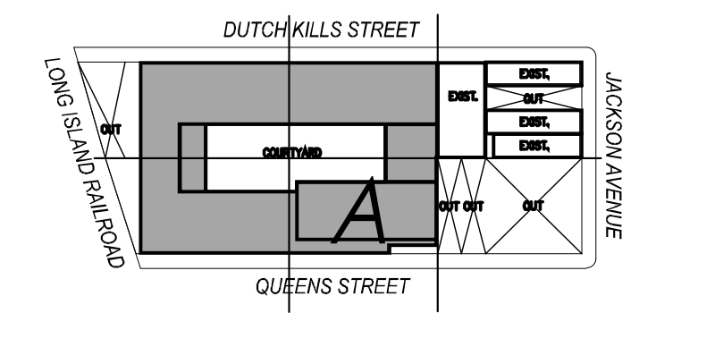
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
COURTYARD
EXIST.
OUT
A

DRAWING TITLE:

36TH-45TH FLOOR PLAN A

SEAL & SIGNATURE:

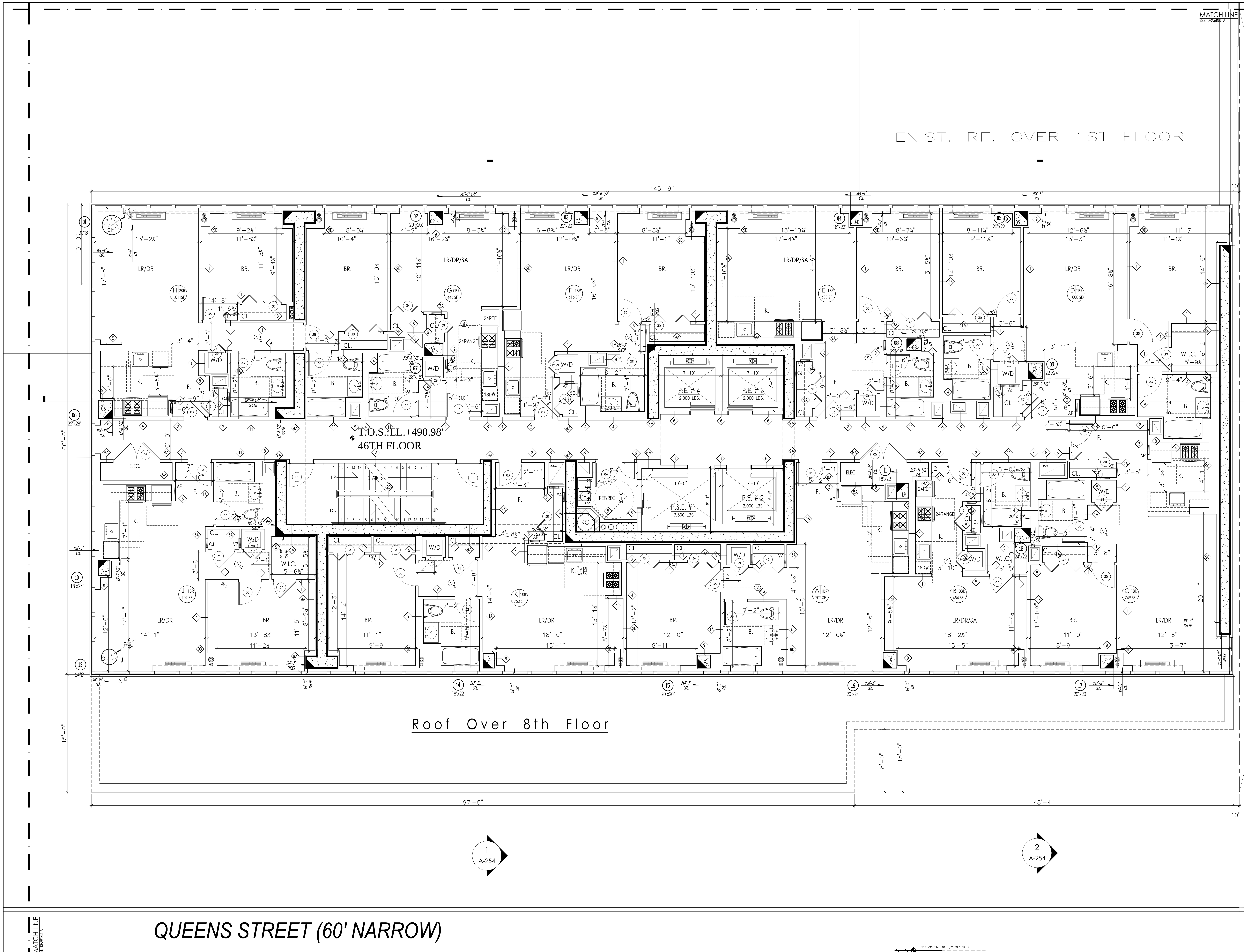
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-134.00

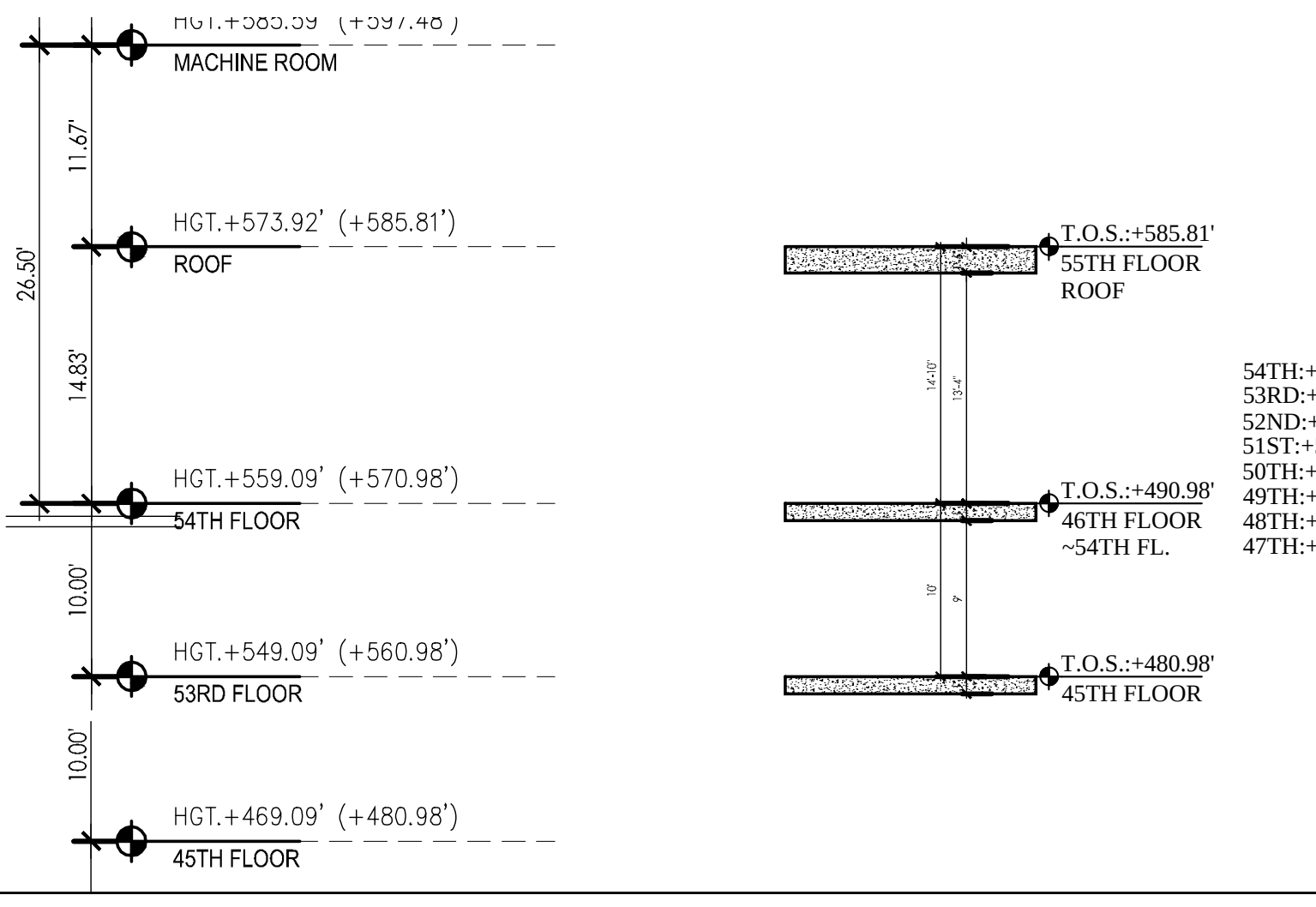
DRAWING : 68 OF 139

DEPT OF BLDGS 420651823 Job Number

ES451702441 Scan Code


MATCH LINE
SEE DRAWING A
EXIST. RF. OVER 1ST FLOOR
145'-9"
T.O.S.:EL.+490.98
46TH FLOOR
P.E. # 4
2,000 LBS.
P.E. # 3
2,000 LBS.
P.S.E. #1
3,500 LBS.
P.E. # 2
2,000 LBS.
STAIR 'B'
LR/DR
BR.
LR/DR/SA
K.
B.
W/D
W.I.C.
ELEC.
Roof Over 8th Floor
97'-5"
48'-4"
60'-0"
15'-0"
10"
A-251
A-254
QUEENS STREET (60' NARROW)

SEE ENLARGED PLANS FOR PARTITION TAGS, DOOR TAGS, WINDOW TYPE AND DIMENSIONS
SEE A-400 FOR PARTITION SCHEDULE
SEE A-410 FOR DOOR SCHEDULE
SEE A-421-426 FOR WINDOW SCHEDULE


HGT.+585.59' (+597.48')
MACHINE ROOM
11.67'
26.50'
HGT.+573.92' (+585.81')
ROOF
14.83'
HGT.+559.09' (+570.98')
54TH FLOOR
10.00'
HGT.+549.09' (+560.98')
53RD FLOOR
10.00'
HGT.+469.09' (+480.98')
45TH FLOOR
T.O.S.:+585.81'
55TH FLOOR
ROOF
T.O.S.:+490.98'
46TH FLOOR
~54TH FL.
T.O.S.:+480.98'
45TH FLOOR
54TH:+570.98'
53RD:+560.98'
52ND:+550.98'
51ST:+540.98'
50TH:+530.98'
49TH:+520.98'
48TH:+510.98'
47TH:+500.98'

① 46TH-54TH FLOOR PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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43-22 QUEENS STREET, LONG ISLAND CITY

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ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

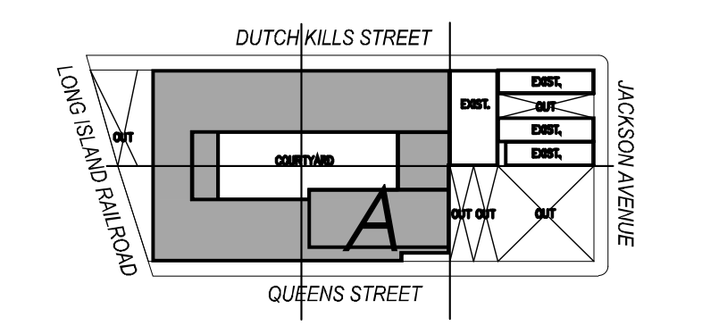
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
COURTYARD
EXIST.
OUT
A

DRAWING TITLE:

46TH-54TH FLOOR PLAN A

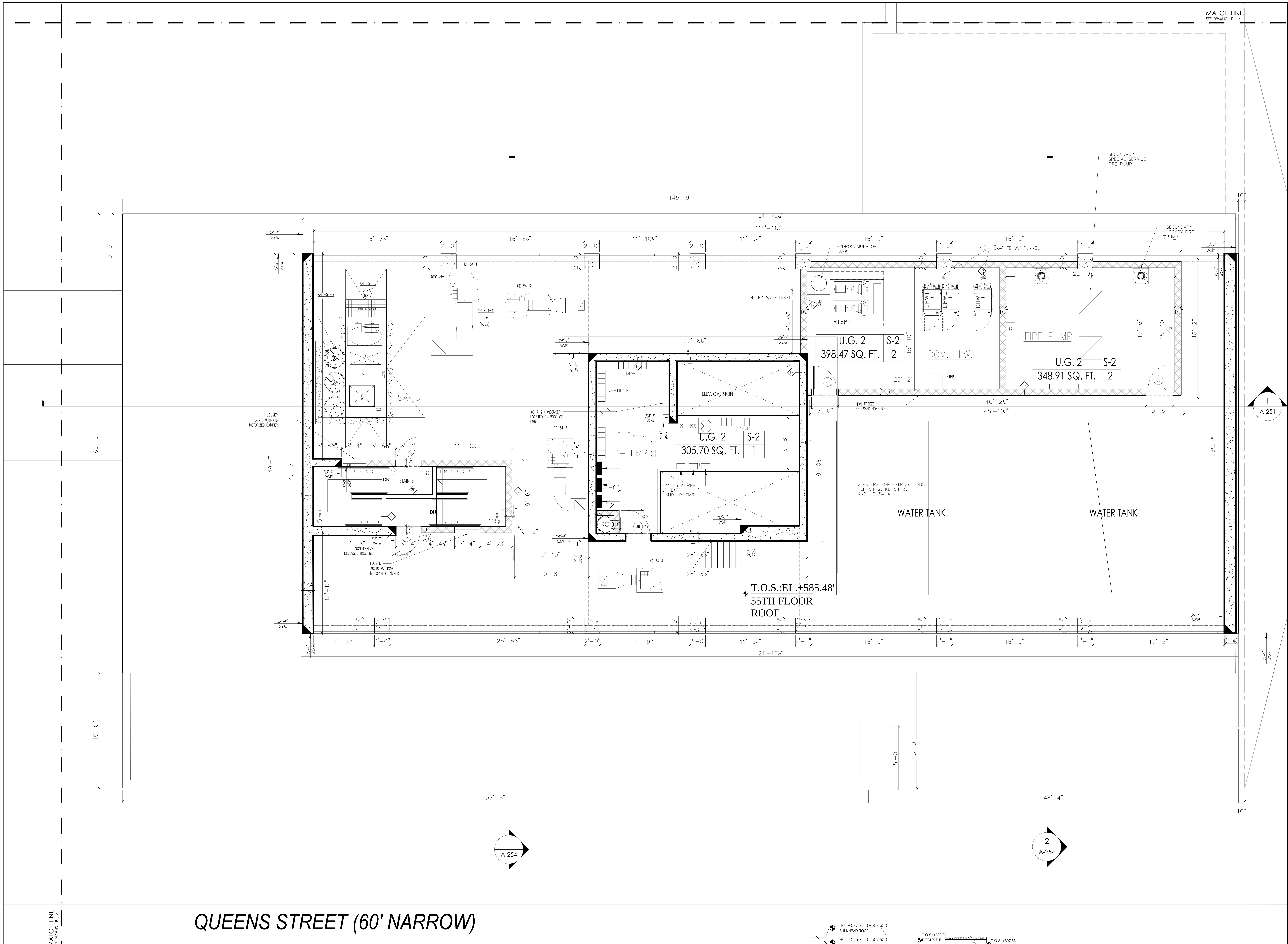
SEAL & SIGNATURE:

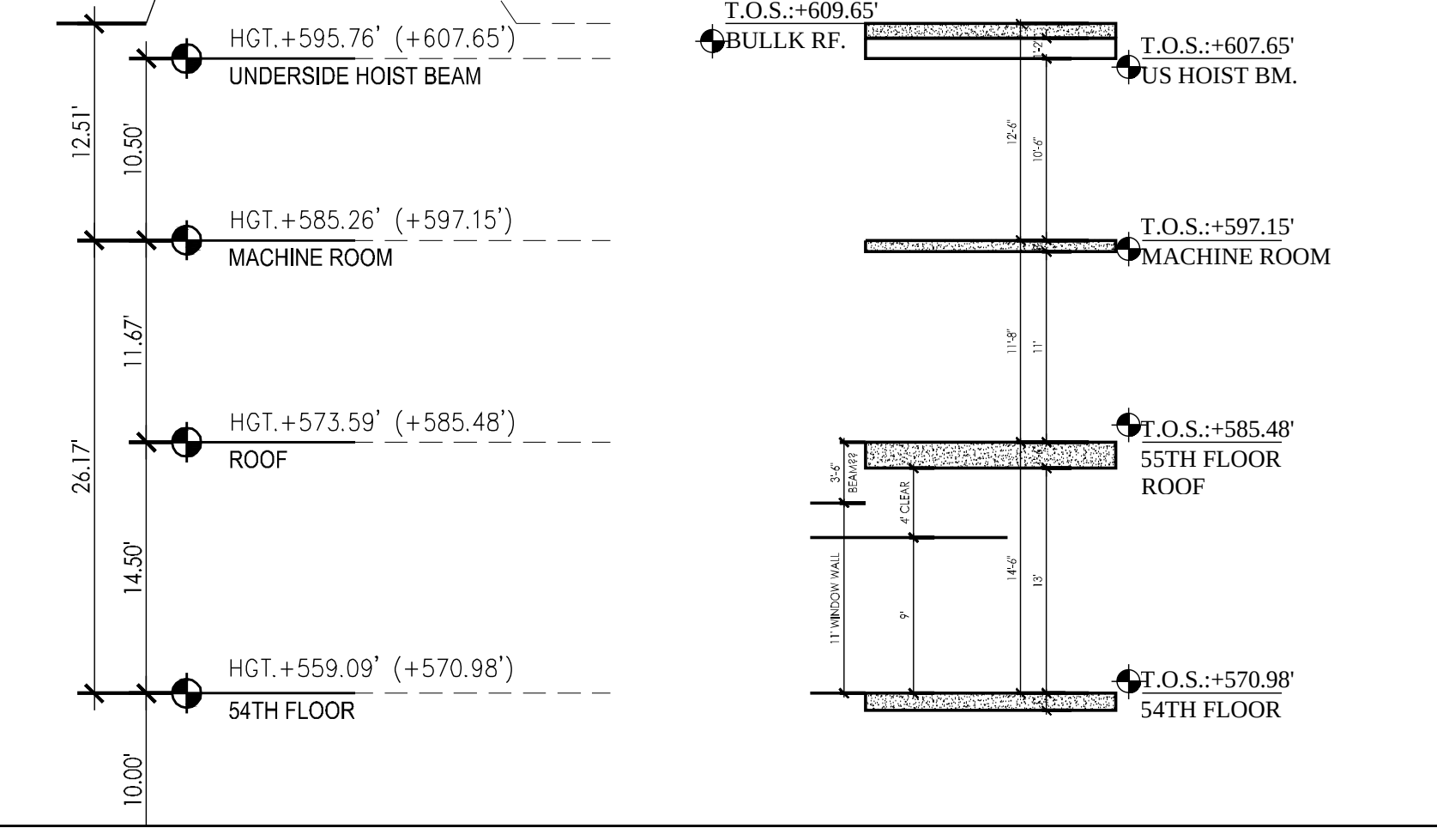
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-135.00
DRAWING :	69 OF 139

DEPT OF BLDGS 420651823 Job Number

ES814497413 Scan Code


MATCH LINE
SEE DRAWING D, A
145'-9"
121'-10½"
118'-11½"
16'-7½"
16'-8½"
11'-10¼"
11'-9¼"
16'-5"
2'-0"
190'-9" SHEAR
69'-9" SHEAR
EF-54-1
4600 cfm
AHU-54-3
3P/WP (600V)
AHU-54-4
3P/WP (600V)
KE-54-3
12'-0½"
SA-3
LOUVER 36X16 W/24X16 MOTORIZED DAMPER
STAIR 'B'
DN
195'-9" SHEAR
42'-0" SHEAR
202'-10" SHEAR
NON-FREEZE RECESSED HOSE BIB
3'-8¾"
3'-4"
11'-10½"
10'-9½"
26'-4"
4'-4¼"
4'-2¼"
9'-6"
13'-1½"
49'-7"
AC-7-2 CONDENSER LOCATED ON ROOF OF EMR
RF-54-3
24'-6"
228'-1" SHEAR
56'-9" SHEAR
228'-0" SHEAR
32'-3" SHEAR
9'-10"
9'-8"
27'-8½"
256'-7" SHEAR
8'-3½"
DP-HR
DP-HEMR
ELECT.
DP-LEMR
ELEV. OVER RUN
238'-7" SHEAR
47'-8" SHEAR
26'-6½"
DP-LR
U.G. 2 | S-2
305.70 SQ. FT. | 1
22'-6"
6'-8"
PANELS AP-RA, LP-EXTR, AND LP-EMR
RC
247'-11" SHEAR
34'-3" SHEAR
KE-54-4
28'-6½"
T.O.S.:EL.+585.48'
55TH FLOOR
ROOF
HYDROCUMULATOR TANK
4" FD W/ FUNNEL
RTBP-1
U.G. 2 | S-2
398.47 SQ. FT. | 2
15'-10"
DOM. H.W.
DHW1
DHW2
DHW3
25'-2"
NON-FREEZE RECESSED HOSE BIB
3'-6"
19'-0½"
STARTERS FOR EXHAUST FANS TEF-54-2, KE-54-3, AND KE-54-4
WATER TANK
WATER TANK
SECONDARY SPECIAL SERVICE FIRE PUMP
SECONDARY JOCKEY FIRE PUMP
49'-8¼" FD W/ FUNNEL
22'-0½"
FIRE PUMP
U.G. 2 | S-2
348.91 SQ. FT. | 2
17'-6"
18'-2"
40'-2½"
48'-10½"
312'-7" SHEAR
311'-1" SHEAR
20'-2" SHEAR
1
A-251
7'-11¾"
25'-5¾"
17'-2"
10'-0"
60'-0"
15'-0"
8'-0"
97'-5"
48'-4"
10"
1
A-254
2
A-254
MATCH LINE
SEE DRAWING B, A
QUEENS STREET (60' NARROW)


HGT.+597.76' (+609.65')
BULKHEAD ROOF
HGT.+595.76' (+607.65')
UNDERSIDE HOIST BEAM
HGT.+585.26' (+597.15')
MACHINE ROOM
HGT.+573.59' (+585.48')
ROOF
HGT.+559.09' (+570.98')
54TH FLOOR
12.51'
10.50'
11.67'
26.17'
14.50'
10.00'
T.O.S.:+609.65'
BULLK RF.
T.O.S.:+607.65'
US HOIST BM.
T.O.S.:+597.15'
MACHINE ROOM
T.O.S.:+585.48'
55TH FLOOR
ROOF
T.O.S.:+570.98'
54TH FLOOR

① ROOF PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
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FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
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TEL.: (212) 979-8400
FAX.: (212) 979-8387

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New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
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New York, NY 10016
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FAX :

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SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
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134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

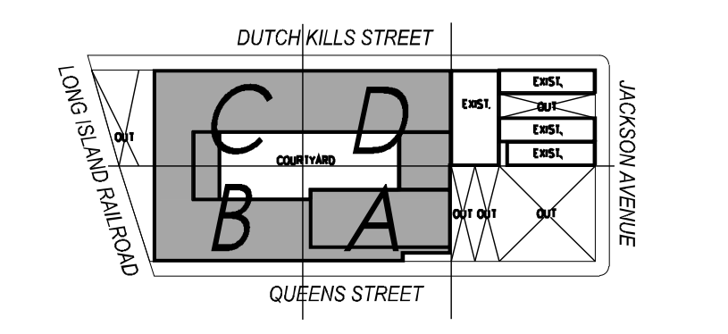
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

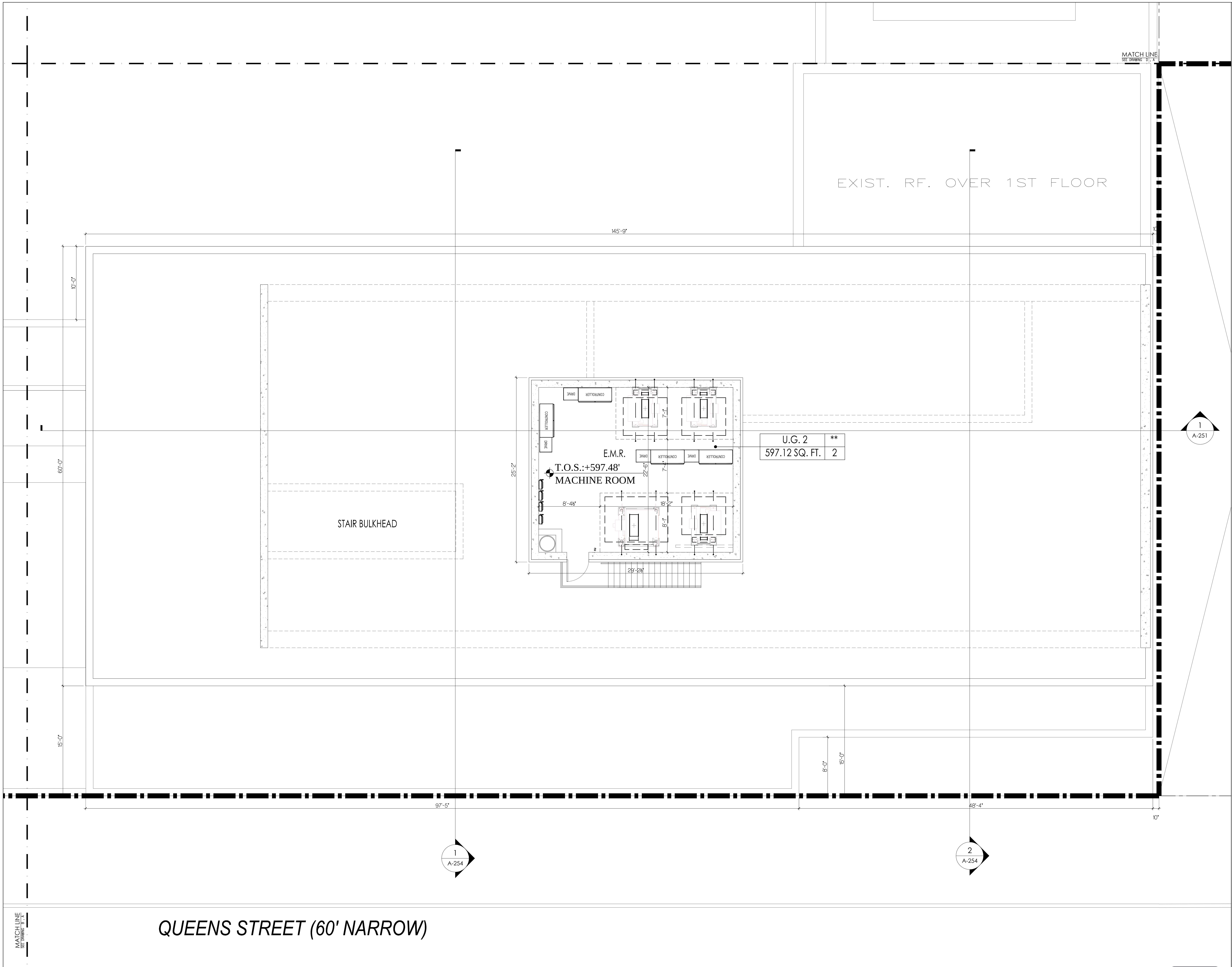
DRAWING TITLE:

ROOF PLAN

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: A-136.00
DRAWING : 70 OF 139


MATCH LINE
EXIST. RF. OVER 1ST FLOOR
145'-9"
10'-0"
60'-0"
15'-0"
STAIR BULKHEAD
25'-2"
DRIVE
CONTROLLER
CONTROLLER
DRIVE
7'-1"
E.M.R.
DRIVE
CONTROLLER
DRIVE
CONTROLLER
T.O.S.:+597.48'
MACHINE ROOM
22'-6"
7'-4"
8'-4½"
18'-2"
8'-1"
29'-2½"
U.G. 2
**
597.12 SQ. FT.
2
1
A-251
8'-0"
15'-0"
97'-5"
48'-4"
10"
1
A-254
2
A-254
QUEENS STREET (60' NARROW)
MATCH LINE

① BULKHEAD PLAN A
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

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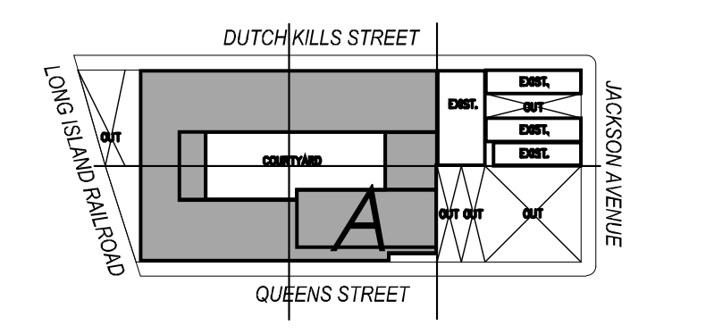
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'

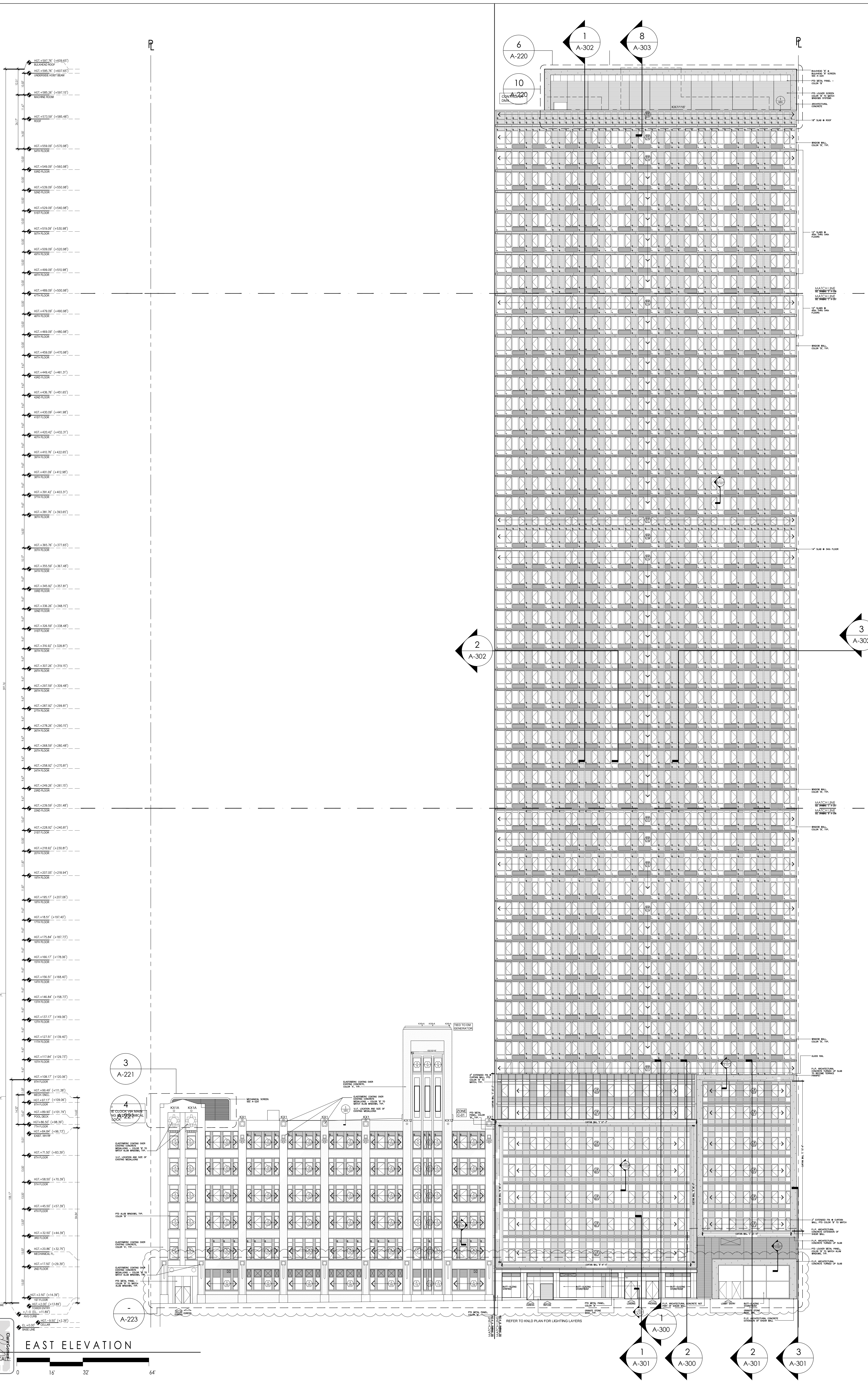

DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
COURTYARD
A
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

BULKHEAD PLAN A

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No:	A-137.00
DRAWING :	71 OF 139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10 A-220
1 A-302
8 A-303
2 A-302
3 A-302
3 A-221
4 A-222
A-223
1 A-300
1 A-301
2 A-300
2 A-301
3 A-301
PL
MATCH LINE
KX1A
KX1
TIED TO EM GENERATOR
REFER TO KNLD PLAN FOR LIGHTING LAYERS
2" EXTENDED FIN @ CURTAIN WALL, PTD COLOR 'B' TO MATCH
P.I.P. ARCHITECTURAL CONCRETE EXTENSION OF SHEAR WALL
P.I.P. ARCHITECTURAL CONCRETE TURNED UP SLAB
PTD LOUVER METAL PANEL, COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
ELASTOMERIC COATING OVER EXISTING CONCRETE MEDALLION - COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF EXISTING MEDALLION
PTD ALUM WINDOWS, TYP. COLOR 'B'
HGT.+597.76' (+609.65') BULKHEAD ROOF
HGT.+595.76' (+607.65') UNDERSIDE HOIST BEAM
HGT.+585.26' (+597.15') MACHINE ROOM
HGT.+573.59' (+585.48') ROOF
HGT.+559.09' (+570.98') 54TH FLOOR
HGT.+549.09' (+560.98') 53RD FLOOR
HGT.+539.09' (+550.98') 52ND FLOOR
HGT.+529.09' (+540.98') 51ST FLOOR
HGT.+519.09' (+530.98') 50TH FLOOR
HGT.+509.09' (+520.98') 49TH FLOOR
HGT.+499.09' (+510.98') 48TH FLOOR
HGT.+489.09' (+500.98') 47TH FLOOR
HGT.+479.09' (+490.98') 46TH FLOOR
HGT.+469.09' (+480.98') 45TH FLOOR
HGT.+459.09' (+470.98') 44TH FLOOR
HGT.+449.42' (+461.31') 43RD FLOOR
HGT.+436.76' (+451.65') 42ND FLOOR
HGT.+430.09' (+441.98') 41ST FLOOR
HGT.+420.42' (+432.31') 40TH FLOOR
HGT.+410.76' (+422.65') 39TH FLOOR
HGT.+401.09' (+412.98') 38TH FLOOR
HGT.+391.42' (+403.31') 37TH FLOOR
HGT.+381.76' (+393.65') 36TH FLOOR
HGT.+365.76' (+377.65') 35TH FLOOR
HGT.+355.59' (+367.48') 34TH FLOOR
HGT.+345.92' (+357.81') 33RD FLOOR
HGT.+336.26' (+348.15') 32ND FLOOR
HGT.+326.59' (+338.48') 31ST FLOOR
HGT.+316.92' (+328.81') 30TH FLOOR
HGT.+307.26' (+319.15') 29TH FLOOR
HGT.+297.59' (+309.48') 28TH FLOOR
HGT.+287.92' (+299.81') 27TH FLOOR
HGT.+278.26' (+290.15') 26TH FLOOR
HGT.+268.59' (+280.48') 25TH FLOOR
HGT.+258.92' (+270.81') 24TH FLOOR
HGT.+249.26' (+261.15') 23RD FLOOR
HGT.+239.59' (+251.48') 22ND FLOOR
HGT.+228.92' (+240.81') 21ST FLOOR
HGT.+218.92' (+230.81') 20TH FLOOR
HGT.+207.05' (+218.94') 19TH FLOOR
HGT.+195.17' (+207.06') 18TH FLOOR
HGT.+18.51' (+197.40') 17TH FLOOR
HGT.+175.84' (+187.73') 16TH FLOOR
HGT.+166.17' (+178.06') 15TH FLOOR
HGT.+156.51' (+168.40') 14TH FLOOR
HGT.+146.84' (+158.73') 13TH FLOOR
HGT.+137.17' (+149.06') 12TH FLOOR
HGT.+127.51' (+139.40') 11TH FLOOR
HGT.+117.84' (+129.73') 10TH FLOOR
HGT.+108.17' (+120.06') 9TH FLOOR
HGT.+99.49' (+111.38') MECH. ENCL.
HGT.+97.17' (+109.06') 8TH FLOOR
HGT.+89.90' (+101.79') POOL DECK
HGT+86.50' (+98.39') 7TH FLOOR
HGT.+84.84' (+96.73') EXIST. WH RF
HGT.+71.50' (+83.39') 6TH FLOOR
HGT.+58.50' (+70.39') 5TH FLOOR
HGT.+45.50' (+57.39') 4TH FLOOR
HGT.+32.50' (+44.39') 3RD FLOOR
HGT.+20.86' (+32.75') MECHANICAL FL.
HGT.+17.50' (+29.39') 2ND FLOOR
HGT.+2.50' (+14.39') 1ST FLOOR
HGT.+2.00' (+13.89') TOWER ENTRY
+/-0 (EL. +11.89') AVG CURB
HGT.-9.50' (+2.39') CELLAR
EL.+0.00' BASE LINE
HGT. +0' ADJ. BASE PLANE
+150' MAX. BASE HGT.
+100' MIN. BASE HGT.
597.76'
108.17'
84.84'
SCALE:
0
16'
32'
64'

EAST ELEVATION

FAÇADE SUMMARY	
MASS: EXISTING WALL	32,903 SF
MASS: CONCRETE	41,635 SF
STOREFRONT	2,864 SF
METAL DOOR	788 SF
MASS: STUCCO	9,923 SF
METAL PANEL	2,836 SF
STONE	129,675 SF
CW VISION A	28,165 SF
WW VISION B	101,391 SF
WW METAL PANEL SLAB EDGE	13,175 SF
LOUVER/BLANK OFF	16,049 SF
PTAC LOUVER	4,328 SF
MECHANICAL LOUVER	555 SF
CW METAL PANEL CAVITY	3,873 SF
SPANDREL CAVITY	77,823 SF
CONCRETE EYEBROWS	5,622 SF
ADJACENT WALL	3,308 SF
FRAME: PRECAST CONCRETE PANEL	2,080 SF
MASS: PRECAST CONCRETE PANEL	2,919 SF
CW METAL PANEL SLAB EDGE	3,062 SF

EAST (QUEENS STREET) FAÇADE - SEE PAGE A-201, A-205, A-206, A-207, A-208

Panel Type	Area	U-Factor	OITC	SHGC	Type Mark	Manufacturer	Model
MASS: EXISTING WALL	6,512 SF	0.081					
MASS: CONCRETE	4,473 SF	0.081					
STOREFRONT	938 SF	0.450	31	0.38		Kawneer	Trifab 451
METAL DOOR	336 SF	0.400					
MASS: STUCCO	157 SF	0.081					
METAL PANEL	661 SF	0.069					
STONE	46,711 SF	0.083					
CW VISION A	5,527 SF	0.450	34	0.23		Wausau	4250i
WW VISION B	41,115 SF	0.450	35	0.38		Wausau	4250i
WW METAL PANEL SLAB EDGE	5,144 SF	0.083					
LOUVER/BLANK OFF	6,974 SF	0.126			L		
PTAC LOUVER	1,962 SF	0.682			L		
MECHANICAL LOUVER	184 SF	1.180					
CW METAL PANEL CAVITY	717 SF	0.064			M		
SPANDREL CAVITY	23,770 SF	0.057	40		S, A, B, C		
CONCRETE EYEBROWS	984 SF	0.680					
ADJACENT WALL	0 SF	0.081					
FRAME: PRECAST CONCRETE PANEL	0 SF	0.076					
MASS: PRECAST CONCRETE PANEL	0 SF	0.165					
CW METAL PANEL SLAB EDGE	613 SF	0.057					

EAST (COURTYARD) FAÇADE - SEE PAGE A-217

Panel Type	Area	U-Factor	OITC	SHGC	Type Mark	Manufacturer	Model
MASS: EXISTING WALL	151 SF	0.081					
MASS: CONCRETE	802 SF	0.081					
STOREFRONT	0 SF	0.450	31	0.38		Kawneer	Trifab 451
METAL DOOR	27 SF	0.400					
MASS: STUCCO	295 SF	0.081					
METAL PANEL	155 SF	0.069					
STONE	8,883 SF	0.083					
CW VISION A	8,883 SF	0.450	34	0.23		Wausau	4250i
WW VISION B	0 SF	0.450	35	0.38		Wausau	4250i
WW METAL PANEL SLAB EDGE	0 SF	0.083					
LOUVER/BLANK OFF	0 SF	0.126			L		
PTAC LOUVER	0 SF	0.682			L		
MECHANICAL LOUVER	0 SF	1.180					
CW METAL PANEL CAVITY	1,638 SF	0.064			M		
SPANDREL CAVITY	9,086 SF	0.057	40		S, A, B, C		
CONCRETE EYEBROWS	0 SF	0.680					
ADJACENT WALL	0 SF	0.081					
FRAME: PRECAST CONCRETE PANEL	440 SF	0.076					
MASS: PRECAST CONCRETE PANEL	880 SF	0.165					
CW METAL PANEL SLAB EDGE	1,089 SF	0.057					

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

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C/O Rockrose Development Corp.**
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FAX : (212) 757-1875

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FAX.: (212) 979-8387

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York, NY 10007
TEL. : (212) 385-1818

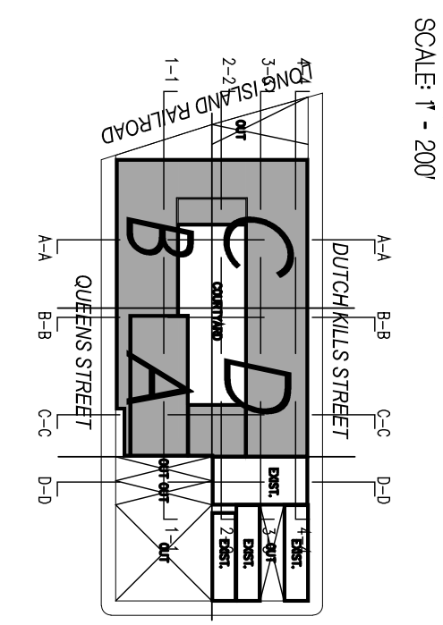
LIGHTING CONSULTANT

KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
COURTYARD
C
D
B
A
EXIST.
OUT
1-1
2-2
3-3
4-4

DRAWING TITLE:

EAST (QUEENS STREET) ELEVATION

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROBERT LAUDENSCHLAGER
No. 022227
STATE OF NEW YORK

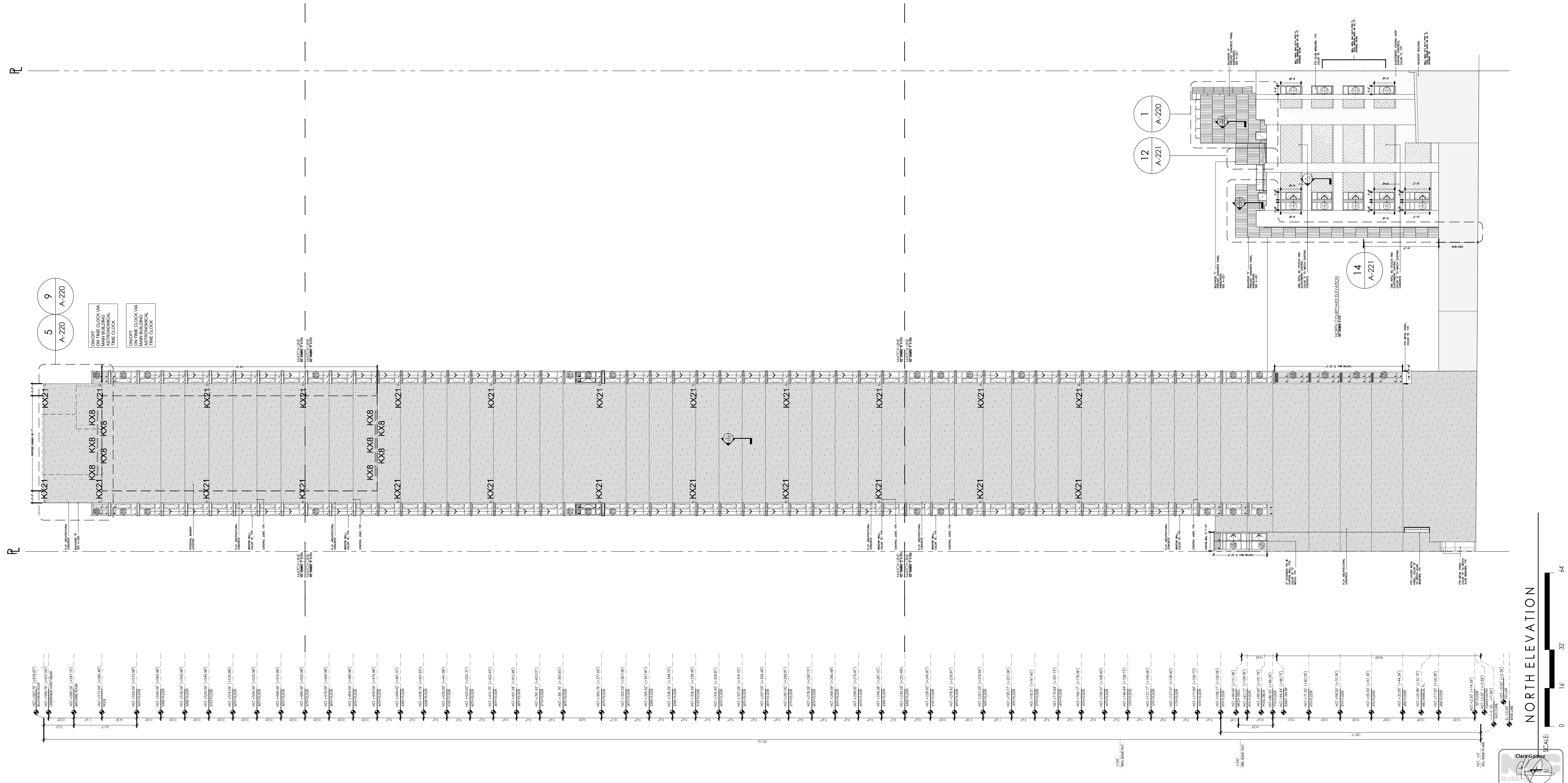
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-201.00

DRAWING : 72 OF 139

DEPT OF BLDGS 420651823 Job Number

ES373311803 Scan Code



KX21
KX8
1 A-220
12 A-221
14 A-221
5 A-220
9 A-220
ON/OFF ON TIME CLOCK VIA MAIN BUILDING ASTRONOMICAL TIME CLOCK
MATCH LINE
NORTH ELEVATION
SCALE:
0
16'
32'
64'
HGT.+17.50' (+29.39') 2ND FLOOR
HGT.+2.50' (+14.39') 1ST FLOOR
HGT.+2.00' (+13.89') TOWER ENTRY
+/-0 (EL. +11.89') AVG CURB
HGT.-9.50' (+2.39') CELLAR
EL.+0.00' BASE LINE
HGT. +0' ADJ. BASE PLANE
15.00'

Clara Gomez

APPROVED

Under Directive 2 of 1975

Date: 05/22/2015:

NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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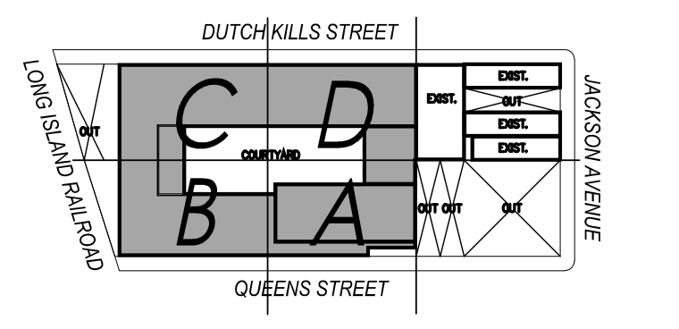
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

NORTH ELEVATION

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

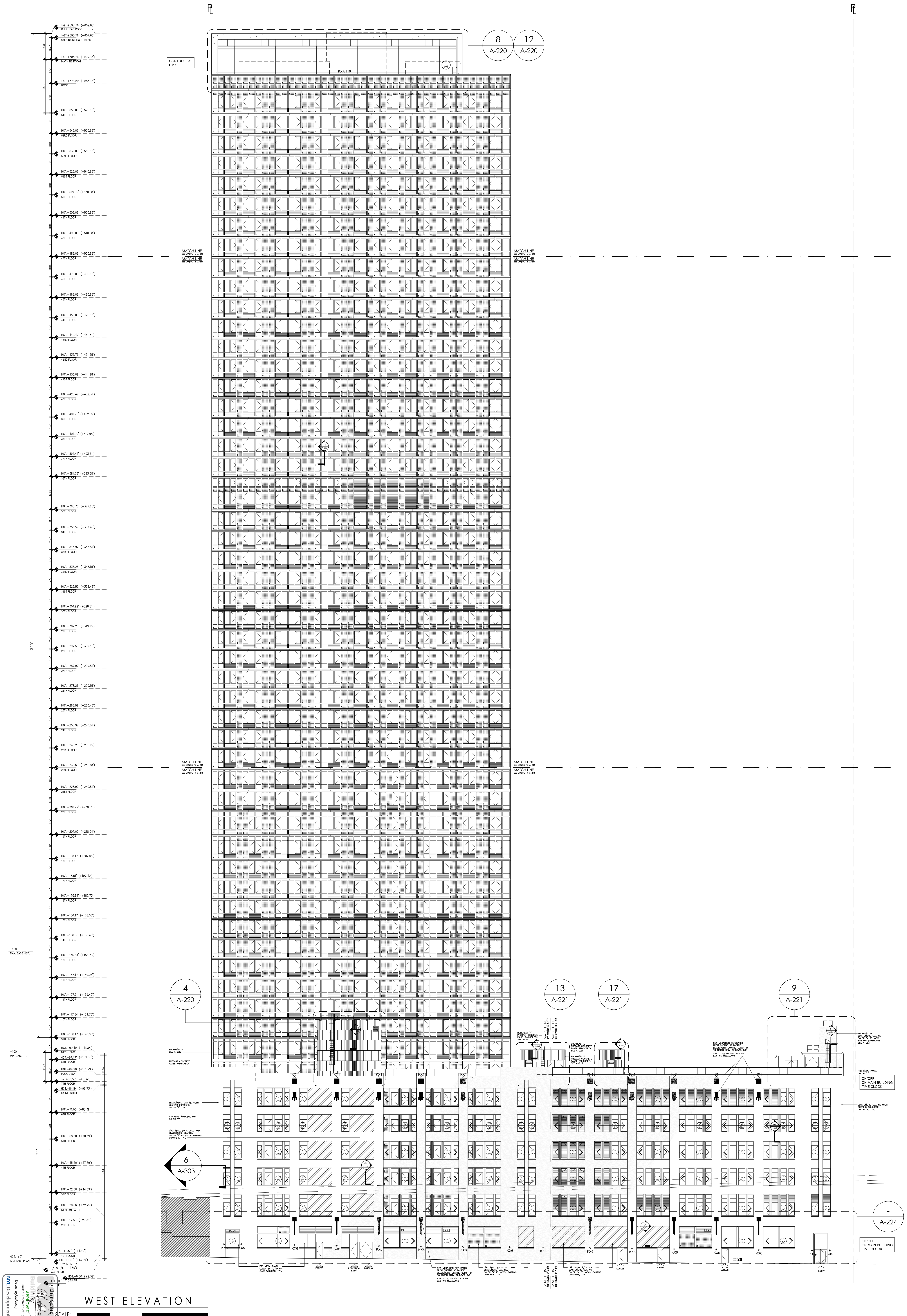
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-202.00

DRAWING : 73 OF 139

DEPT OF BLDGS 420651823 Job Number

ES932006825 Scan Code



8 A-220
12 A-220
CONTROL BY DMX
MATCH LINE
4 A-220
13 A-221
17 A-221
9 A-221
6 A-303
- A-224
ON/OFF ON MAIN BUILDING TIME CLOCK
HGT.+2.50' (+14.39') 1ST FLOOR
HGT.+2.00' (+13.89') TOWER ENTRY
+/-0 (EL. +11.89') AVG CURB
HGT.-9.50' (+2.39') CELLAR
EL.+0.00' BASE LINE
HGT. +0' ADJ. BASE PLANE

WEST ELEVATION

SCALE: 0 16' 32' 64'

Clara Gomez

APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

WEST (DUTCH KILLS STREET) FAÇADE - SEE PAGE A-203, A-212							
Panel Type	Area	U-Factor	OITC	SHGC	Type Mark	Manufacturer	Model
MASS: EXISTING WALL	14,095 SF	0.081					
MASS: CONCRETE	666 SF	0.081					
STOREFRONT	489 SF	0.450	31	0.38		Kawneer	Trifab 451
METAL DOOR	177 SF	0.400					
MASS: STUCCO	2,196 SF	0.081					
METAL PANEL	392 SF	0.069					
STONE	6,691 SF	0.083					
CW VISION A	6,691 SF	0.450	34	0.23		Wausau	4250i
WW VISION B	0 SF	0.450	35	0.38		Wausau	4250i
WW METAL PANEL SLAB EDGE	0 SF	0.083					
LOUVER/BLANK OFF	1,963 SF	0.126			L		
PTAC LOUVER	0 SF	0.682			L		
MECHANICAL LOUVER	121 SF	1.180					
CW METAL PANEL CAVITY	0 SF	0.064			M		
SPANDREL CAVITY	265 SF	0.057	40		S, A, B, C		
CONCRETE EYEBROWS	1,289 SF	0.680					
ADJACENT WALL	0 SF	0.081					
FRAME: PRECAST CONCRETE PANEL	347 SF	0.076					
MASS: PRECAST CONCRETE PANEL	907 SF	0.165					
CW METAL PANEL SLAB EDGE	0 SF	0.057					

WEST (COURTYARD) FAÇADE - SEE PAGE A-213, A-214, A-215							
Panel Type	Area	U-Factor	OITC	SHGC	Type Mark	Manufacturer	Model
MASS: EXISTING WALL	0 SF	0.081					
MASS: CONCRETE	3,302 SF	0.081					
STOREFRONT	291 SF	0.450	31	0.38		Kawneer	Trifab 451
METAL DOOR	24 SF	0.400					
MASS: STUCCO	157 SF	0.081					
METAL PANEL	390 SF	0.069					
STONE	43,496 SF	0.083					
CW VISION A	3,847 SF	0.450	34	0.23		Wausau	4250i
WW VISION B	39,647 SF	0.450	35	0.38		Wausau	4250i
WW METAL PANEL SLAB EDGE	5,435 SF	0.083					
LOUVER/BLANK OFF	6,911 SF	0.126			L		
PTAC LOUVER	2,356 SF	0.682			L		
MECHANICAL LOUVER	54 SF	1.180					
CW METAL PANEL CAVITY	902 SF	0.064			M		
SPANDREL CAVITY	30,016 SF	0.057	40		S, A, B, C		
CONCRETE EYEBROWS	0 SF	0.680					
ADJACENT WALL	0 SF	0.081					
FRAME: PRECAST CONCRETE PANEL	0 SF	0.076					
MASS: PRECAST CONCRETE PANEL	0 SF	0.165					
CW METAL PANEL SLAB EDGE	1,003 SF	0.057					

PROJECT:

EAGLE WAREHOUSE

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FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
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	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'

DUTCH KILLS STREET
QUEENS STREET
JACKSON AVENUE
LONG ISLAND RAILROAD
COURTYARD
A B C D

DRAWING TITLE:

WEST (DUTCH KILLS STREET) ELEVATION

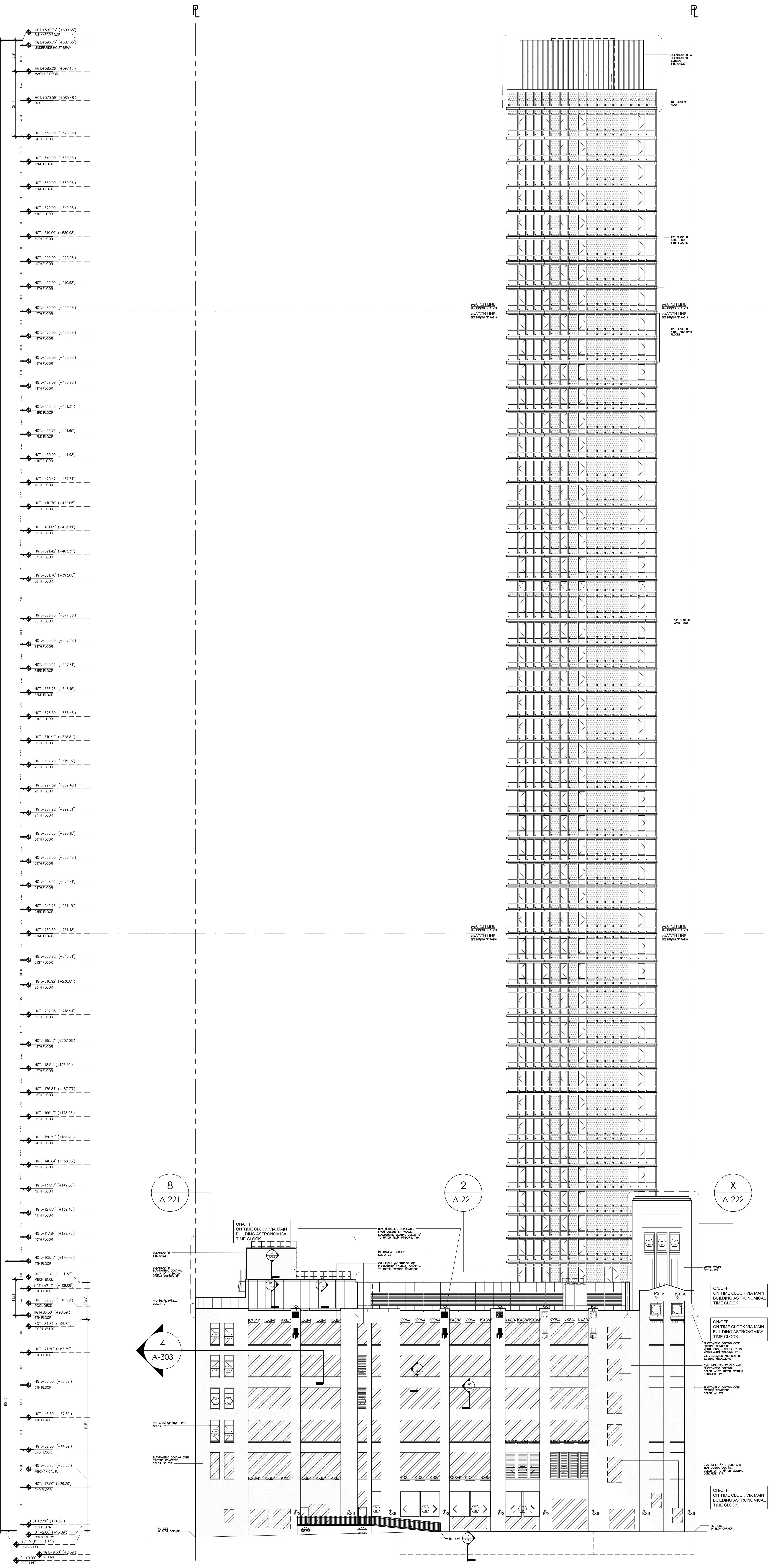
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-203.00

DRAWING : 74 OF 139


8
A-221
2
A-221
X
A-222
4
A-303
ON/OFF
ON TIME CLOCK VIA MAIN
BUILDING ASTRONOMICAL
TIME CLOCK
NEW MEDALLION REPLICATED FROM QUEENS ST FACADE, ELASTOMERIC COATING COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
MECHANICAL SCREEN SEE A-221
CMU INFILL W/ STUCCO AND ELASTOMERIC COATING, COLOR 'A' TO MATCH EXISTING CONCRETE
BULKHEAD 'D' SEE A-221
BULKHEAD 'D' ELASTOMERIC COATING, COLOR 'A' TO MATCH XISTING WAREHOUSE
PTD METAL PANEL, COLOR 'D'
PTD ALUM WINDOWS, TYP. COLOR 'B'
ELASTOMERIC COATING OVER EXISTING CONCRETE, COLOR 'A', TYP.
WATER TOWER SEE A-222
ELASTOMERIC COATING OVER EXISTING CONCRETE MEDALLIONS - COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF EXISTING MEDALLIONS
CMU INFILL W/ STUCCO AND ELASTOMERIC COATING, COLOR 'A' TO MATCH EXISTING CONCRETE, TYP.
KX1
KX1A
KX6
KX8/4'
EGRESS
PL 9.32 @ BLDG CORNER
PL 11.57 @ BLDG CORNER
EL 11.67
MATCH LINE
HGT.+0' ADJ. BASE PLANE
HGT.+2.50' (+14.39') 1ST FLOOR
HGT.+2.00' (+13.89') TOWER ENTRY
+/-0 (EL. +11.89') AVG CURB
HGT.-9.50' (+2.39') CELLAR
EL.+0.00' BASE LINE
+100' MIN. BASE HGT.
+150' MAX. BASE HGT.

SOUTH ELEVATION

SCALE: 0 16' 32' 64'

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

SOUTH (SUNNYSIDE YARDS) FAÇADE - SEE PAGE A-204, A-211							
Panel Type	Area	U-Factor	OITC	SHGC	Type Mark	Manufacturer	Model
MASS: EXISTING WALL	9,790 SF	0.081					
MASS: CONCRETE	71 SF	0.081					
STOREFRONT	0 SF	0.450	31	0.38		Kawneer	Trifab 451
METAL DOOR	71 SF	0.400					
MASS: STUCCO	5,804 SF	0.081					
METAL PANEL	468 SF	0.069					
STONE	753 SF	0.083					
CW VISION A	753 SF	0.450	34	0.23		Wausau	4250i
WW VISION B	0 SF	0.450	35	0.38		Wausau	4250i
WW METAL PANEL SLAB EDGE	0 SF	0.083					
LOUVER/BLANK OFF	179 SF	0.126			L		
PTAC LOUVER	0 SF	0.682			L		
MECHANICAL LOUVER	180 SF	1.180					
CW METAL PANEL CAVITY	0 SF	0.064			M		
SPANDREL CAVITY	0 SF	0.057	40		S, A, B, C		
CONCRETE EYEBROWS	905 SF	0.680					
ADJACENT WALL	0 SF	0.081					
FRAME: PRECAST CONCRETE PANEL	0 SF	0.076					
MASS: PRECAST CONCRETE PANEL	0 SF	0.165					
CW METAL PANEL SLAB EDGE	0 SF	0.057					

SOUTH (COURTYARD) FAÇADE - SEE PAGE A-218, A-219

Panel Type	Area	U-Factor	OITC	SHGC	Type Mark	Manufacturer	Model
MASS: EXISTING WALL	0 SF	0.081					
MASS: CONCRETE	2,238 SF	0.081					
STOREFRONT	889 SF	0.450	31	0.38		Kawneer	Trifab 451
METAL DOOR	24 SF	0.400					
MASS: STUCCO	0 SF	0.081					
METAL PANEL	44 SF	0.069					
STONE	15,994 SF	0.083					
CW VISION A	0 SF	0.450	34	0.23		Wausau	4250i
WW VISION B	15,947 SF	0.450	35	0.38		Wausau	4250i
WW METAL PANEL SLAB EDGE	2,207 SF	0.083					
LOUVER/BLANK OFF	23 SF	0.126			L		
PTAC LOUVER	9 SF	0.682			L		
MECHANICAL LOUVER	10 SF	1.180					
CW METAL PANEL CAVITY	452 SF	0.064			M		
SPANDREL CAVITY	11,878 SF	0.057	40		S, A, B, C		
CONCRETE EYEBROWS	3 SF	0.680					
ADJACENT WALL	0 SF	0.081					
FRAME: PRECAST CONCRETE PANEL	674 SF	0.076					
MASS: PRECAST CONCRETE PANEL	590 SF	0.165					
CW METAL PANEL SLAB EDGE	67 SF	0.057					

DEPT OF BLDGS420651823 Job Number

ES295330465 Scan Code

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
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FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
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TEL.: (212) 979-8400
FAX.: (212) 979-8387

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New York, New York 10017
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FAX : (646) 487-5501

MEP ENGINEER:

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15 West 44th Street, 2nd Floor
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FAX : (212) 944-5597

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440 Park Ave South, 7th Floor
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ELEVATOR CONSULTANT:

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5 Regent Street, Suite 524
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FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

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47 Wilkens Drive
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ACCESSIBILITY CONSULTANT

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33 LeoCrest Court
West Seneca, NY 14224
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FAX : (716) 828-9108

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INTERIOR ARCHITECT

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New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
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EXTERIOR WALL CONSULTANT

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134 West 29th Street, 12th Floor
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	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'

DUTCH KILLS STREET
QUEENS STREET
JACKSON AVENUE
LONG ISLAND RAILROAD
COURTYARD
A B C D

DRAWING TITLE:

BUILDING ELEVATION
1-1

SEAL & SIGNATURE:

No. 022281

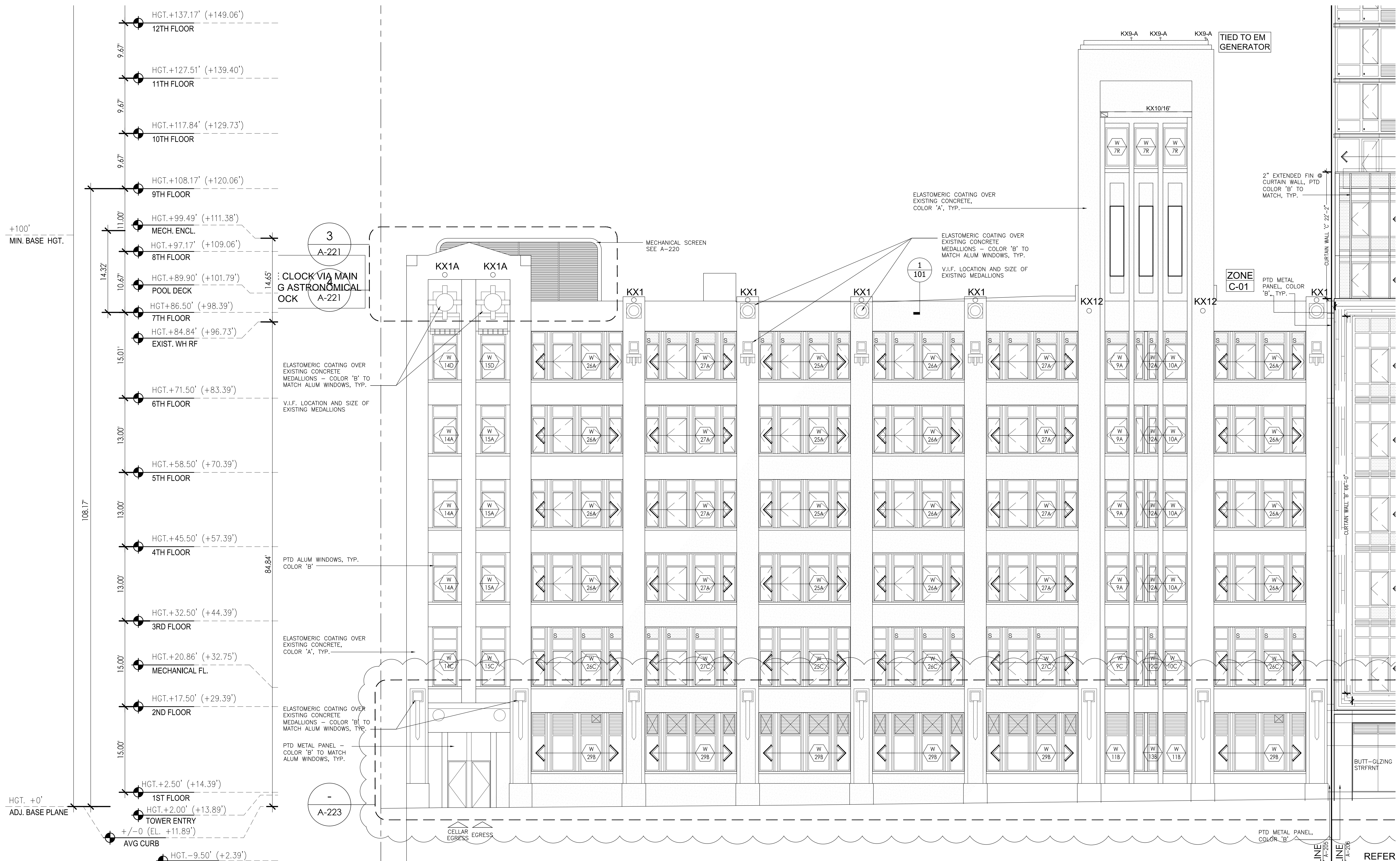
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-204.00

DRAWING : 75 OF 139

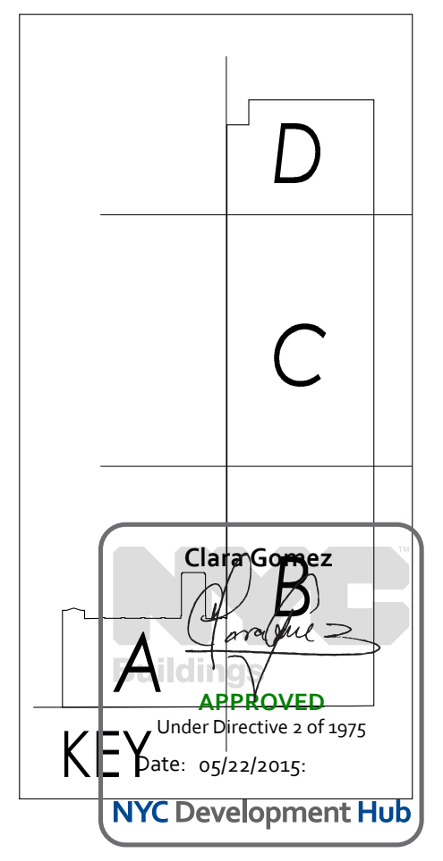
DEPT OF BLDGS 420651823 Job Number

ES379348817 Scan Code


HGT.+137.17' (+149.06')
12TH FLOOR
9.67'
HGT.+127.51' (+139.40')
11TH FLOOR
9.67'
HGT.+117.84' (+129.73')
10TH FLOOR
9.67'
HGT.+108.17' (+120.06')
9TH FLOOR
11.00'
+100'
MIN. BASE HGT.
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
14.32'
10.67'
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
15.01'
HGT.+71.50' (+83.39')
6TH FLOOR
13.00'
HGT.+58.50' (+70.39')
5TH FLOOR
108.17'
13.00'
HGT.+45.50' (+57.39')
4TH FLOOR
84.84'
13.00'
HGT.+32.50' (+44.39')
3RD FLOOR
15.00'
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
15.00'
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
14.65'
3
A-221
CLOCK VIA MAIN
G ASTRONOMICAL
OCK
4
A-221
KX1A
KX1A
MECHANICAL SCREEN
SEE A-220
KX1
KX1
KX1
KX1
ELASTOMERIC COATING OVER
EXISTING CONCRETE,
COLOR 'A', TYP.
ELASTOMERIC COATING OVER
EXISTING CONCRETE
MEDALLIONS – COLOR 'B' TO
MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF
EXISTING MEDALLIONS
1
101
KX9-A
KX9-A
KX9-A
TIED TO EM
GENERATOR
KX10/16'
KX12
KX12
ZONE
C-01
PTD METAL
PANEL, COLOR
'B', TYP.
KX1
2" EXTENDED FIN @
CURTAIN WALL, PTD
COLOR 'B' TO
MATCH, TYP.
CURTAIN WALL 'C' 22'-2"
CURTAIN WALL 'B' 66'-0"
ELASTOMERIC COATING OVER
EXISTING CONCRETE
MEDALLIONS – COLOR 'B' TO
MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF
EXISTING MEDALLIONS
PTD ALUM WINDOWS, TYP.
COLOR 'B'
ELASTOMERIC COATING OVER
EXISTING CONCRETE,
COLOR 'A', TYP.
ELASTOMERIC COATING OVER
EXISTING CONCRETE
MEDALLIONS – COLOR 'B' TO
MATCH ALUM WINDOWS, TYP.
PTD METAL PANEL –
COLOR 'B' TO MATCH
ALUM WINDOWS, TYP.
-
A-223
W 7R
W 14D
W 15D
W 26A
W 27A
W 25A
W 9A
W 12A
W 10A
W 14A
W 15A
W 14C
W 15C
W 26C
W 27C
W 25C
W 9C
W 12C
W 10C
W 29B
W 11B
W 13B
S
CELLAR
EGRESS
EGRESS
BUTT–GLZING
STRFRNT
PTD METAL PANEL,
COLOR 'B'
MATCH LINE
SEE DRAWING 'A' A-205
MATCH LINE
SEE DRAWING 'B' A-206
REFER

1 PARTIAL EAST ELEVATION 'A'

SCALE: 0 16' 32' 64'



Clara Gomez

APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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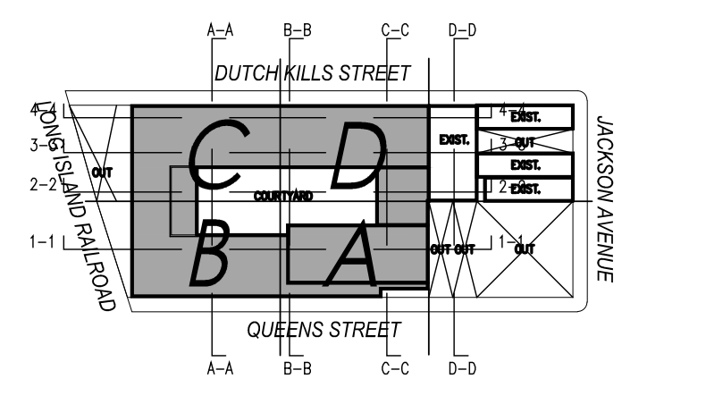
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
4-4
3-3
2-2
1-1
LONG ISLAND RAILROAD
OUT
C
D
B
A
COURTYARD
EXIST.
OUT
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:

PARTIAL EAST ELEV 'A'

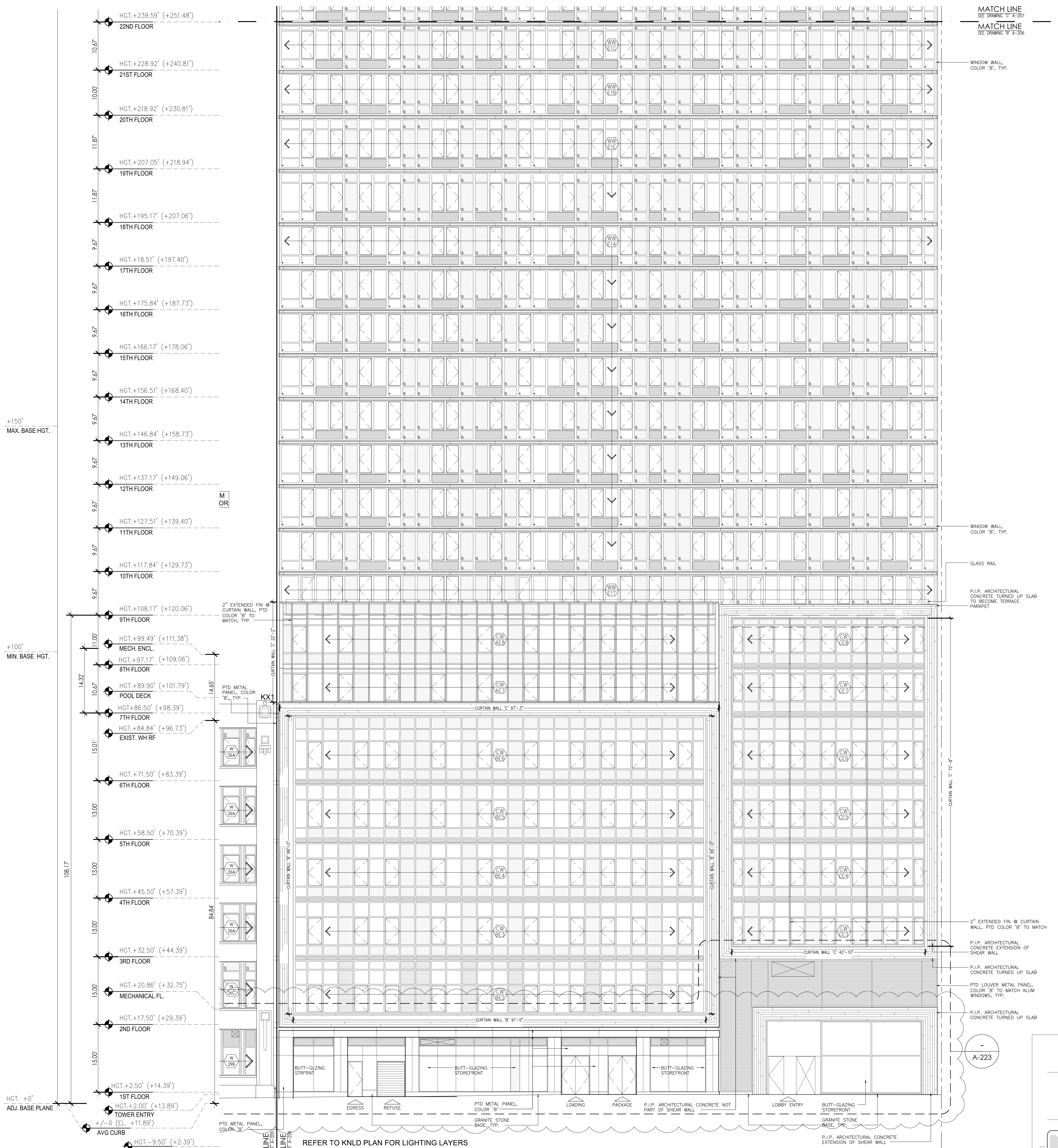
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-205.00
DRAWING : 76 OF 139

DEPT OF BLDGS 420651823 Job Number

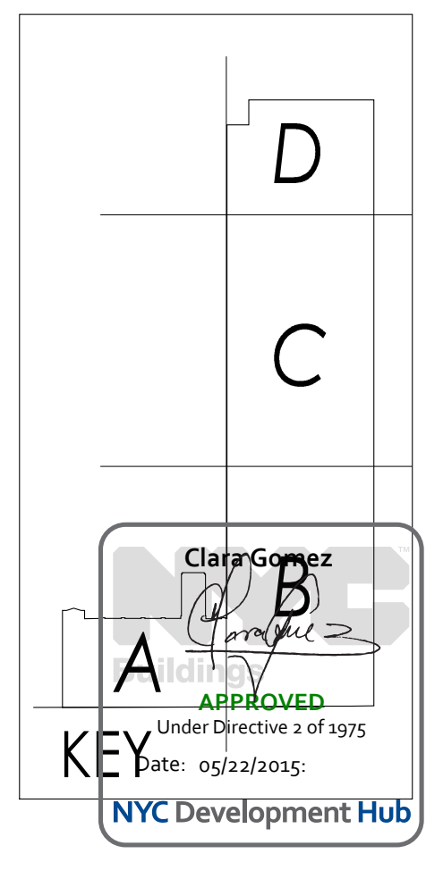
ES079003076 Scan Code


MATCH LINE
SEE DRAWING 'C' A-207
MATCH LINE
SEE DRAWING 'B' A-206
HGT.+239.59' (+251.48')
22ND FLOOR
10.67'
HGT.+228.92' (+240.81')
21ST FLOOR
10.00'
HGT.+218.92' (+230.81')
20TH FLOOR
11.87'
HGT.+207.05' (+218.94')
19TH FLOOR
11.87'
HGT.+195.17' (+207.06')
18TH FLOOR
9.67'
HGT.+18.51' (+197.40')
17TH FLOOR
9.67'
HGT.+175.84' (+187.73')
16TH FLOOR
9.67'
HGT.+166.17' (+178.06')
15TH FLOOR
9.67'
HGT.+156.51' (+168.40')
14TH FLOOR
+150'
MAX. BASE HGT.
9.67'
HGT.+146.84' (+158.73')
13TH FLOOR
9.67'
HGT.+137.17' (+149.06')
12TH FLOOR
M
OR
9.67'
HGT.+127.51' (+139.40')
11TH FLOOR
9.67'
HGT.+117.84' (+129.73')
10TH FLOOR
9.67'
HGT.+108.17' (+120.06')
9TH FLOOR
+100'
MIN. BASE HGT.
11.00'
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
14.32'
10.67'
14.65'
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
15.01'
HGT.+71.50' (+83.39')
6TH FLOOR
13.00'
HGT.+58.50' (+70.39')
5TH FLOOR
108.17'
13.00'
HGT.+45.50' (+57.39')
4TH FLOOR
84.84'
13.00'
HGT.+32.50' (+44.39')
3RD FLOOR
15.00'
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
15.00'
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
2" EXTENDED FIN @ CURTAIN WALL, PTD COLOR 'B' TO MATCH, TYP.
PTD METAL PANEL, COLOR 'B', TYP.
KX1
S
W 26A
W 26C
W 29B
CURTAIN WALL 'C' 22'-2"
CURTAIN WALL 'C' 97'-3"
CURTAIN WALL 'B' 66'-0"
CURTAIN WALL 'B' 91'-5"
CURTAIN WALL 'C' 42'-10"
CURTAIN WALL 'C' 72'-8"
WW E1T
CW AE8
CW AE7
CW BE6
CW BE5
CW BE4
CW BE3
CW BE2
CW CE8
CW CE7
CW CE6
CW CE5
CW CE4
CW CE3
WINDOW WALL, COLOR 'B', TYP.
WINDOW WALL, COLOR 'B', TYP.
GLASS RAIL
P.I.P. ARCHITECTURAL CONCRETE TURNED UP SLAB TO BECOME TERRACE PARAPET
2" EXTENDED FIN @ CURTAIN WALL, PTD COLOR 'B' TO MATCH
P.I.P. ARCHITECTURAL CONCRETE EXTENSION OF SHEAR WALL
P.I.P. ARCHITECTURAL CONCRETE TURNED UP SLAB
PTD LOUVER METAL PANEL, COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
P.I.P. ARCHITECTURAL CONCRETE TURNED UP SLAB
- A-223
BUTT-GLZING STRFRNT
BUTT-GLAZING STOREFRONT
BUTT-GLAZING STOREFRONT
EGRESS
REFUSE
PTD METAL PANEL, COLOR 'B'
GRANITE STONE BASE, TYP.
LOADING
PACKAGE
P.I.P. ARCHITECTURAL CONCRETE NOT PART OF SHEAR WALL
LOBBY ENTRY
BUTT-GLAZING STOREFRONT
GRANITE STONE BASE, TYP.
P.I.P. ARCHITECTURAL CONCRETE EXTENSION OF SHEAR WALL
PTD METAL PANEL, COLOR 'B'
MATCH LINE
SEE DRAWING 'A' A-205
MATCH LINE
SEE DRAWING 'B' A-206

REFER TO KNLD PLAN FOR LIGHTING LAYERS

1 PARTIAL EAST ELEVATION 'B'

SCALE: 0 16' 32' 64'



Clara Gomez

APPROVED

Under Directive 2 of 1975

Date: 05/22/2015:

NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
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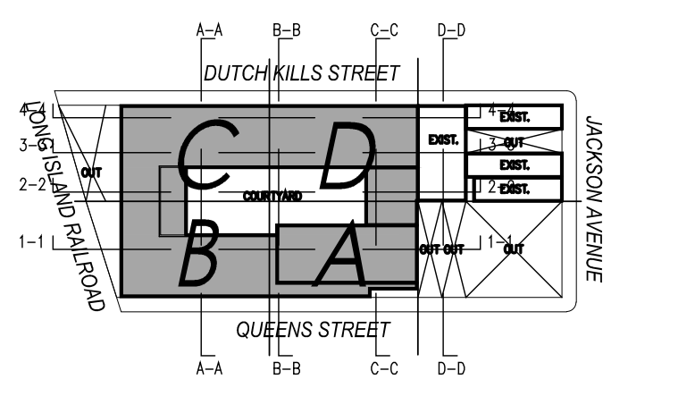
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
4-4
3-3
2-2
1-1
LONG ISLAND RAILROAD
OUT
C
D
COURTYARD
B
A
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT
JACKSON AVENUE
QUEENS STREET
A-A
B-B
C-C
D-D

DRAWING TITLE:

PARTIAL EAST ELEV 'B'

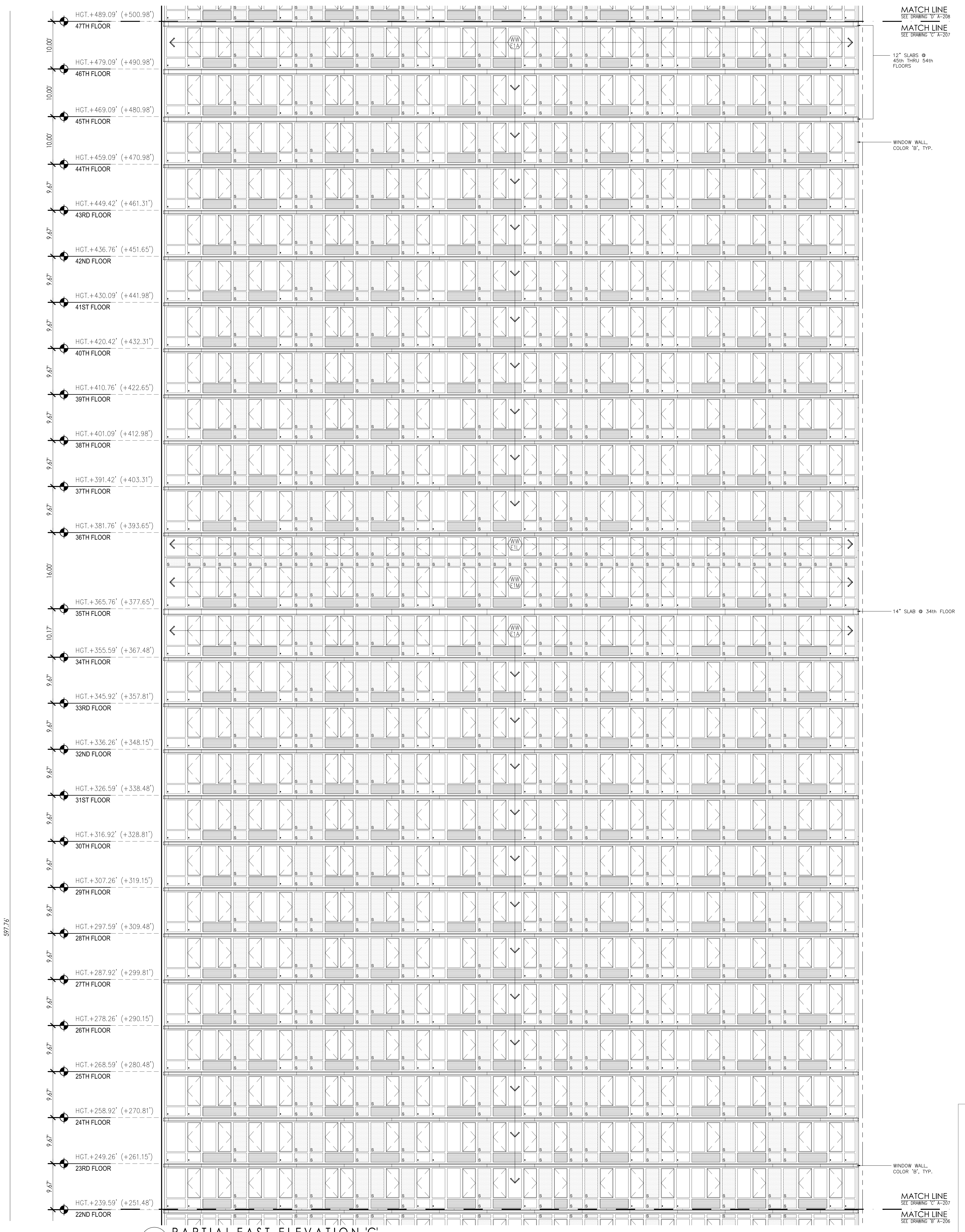
SEAL & SIGNATURE:

No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	
DRAWN BY:	
CHECK'D BY:	
DWG. No:	A-206.00
DRAWING :	77 OF 139

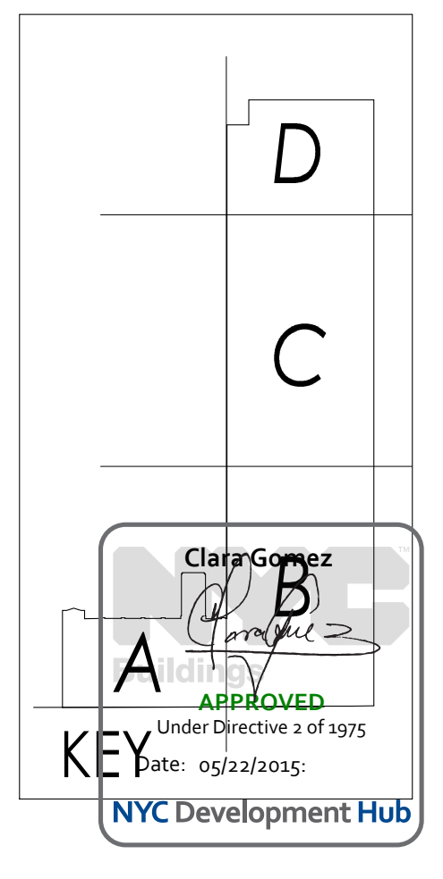
DEPT OF BLDGS 420651823 Job Number

ES560659177 Scan Code


HGT.+489.09' (+500.98')
47TH FLOOR
10.00'
HGT.+479.09' (+490.98')
46TH FLOOR
10.00'
HGT.+469.09' (+480.98')
45TH FLOOR
10.00'
HGT.+459.09' (+470.98')
44TH FLOOR
9.67'
HGT.+449.42' (+461.31')
43RD FLOOR
9.67'
HGT.+436.76' (+451.65')
42ND FLOOR
9.67'
HGT.+430.09' (+441.98')
41ST FLOOR
9.67'
HGT.+420.42' (+432.31')
40TH FLOOR
9.67'
HGT.+410.76' (+422.65')
39TH FLOOR
9.67'
HGT.+401.09' (+412.98')
38TH FLOOR
9.67'
HGT.+391.42' (+403.31')
37TH FLOOR
9.67'
HGT.+381.76' (+393.65')
36TH FLOOR
16.00'
HGT.+365.76' (+377.65')
35TH FLOOR
10.17'
HGT.+355.59' (+367.48')
34TH FLOOR
9.67'
HGT.+345.92' (+357.81')
33RD FLOOR
9.67'
HGT.+336.26' (+348.15')
32ND FLOOR
9.67'
HGT.+326.59' (+338.48')
31ST FLOOR
9.67'
HGT.+316.92' (+328.81')
30TH FLOOR
9.67'
HGT.+307.26' (+319.15')
29TH FLOOR
9.67'
HGT.+297.59' (+309.48')
28TH FLOOR
9.67'
HGT.+287.92' (+299.81')
27TH FLOOR
9.67'
HGT.+278.26' (+290.15')
26TH FLOOR
9.67'
HGT.+268.59' (+280.48')
25TH FLOOR
9.67'
HGT.+258.92' (+270.81')
24TH FLOOR
9.67'
HGT.+249.26' (+261.15')
23RD FLOOR
9.67'
HGT.+239.59' (+251.48')
22ND FLOOR
597.76'
WW E1A
WW E1L
WW E1M
WW E1A
S
MATCH LINE
SEE DRAWING 'D' A-208
MATCH LINE
SEE DRAWING 'C' A-207
12" SLABS @ 45th THRU 54th FLOORS
WINDOW WALL, COLOR 'B', TYP.
14" SLAB @ 34th FLOOR
WINDOW WALL, COLOR 'B', TYP.
MATCH LINE
SEE DRAWING 'C' A-207
MATCH LINE
SEE DRAWING 'B' A-206

1 PARTIAL EAST ELEVATION 'C'

SCALE: 0 16' 32' 64'



Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

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FAX : (212) 757-1875

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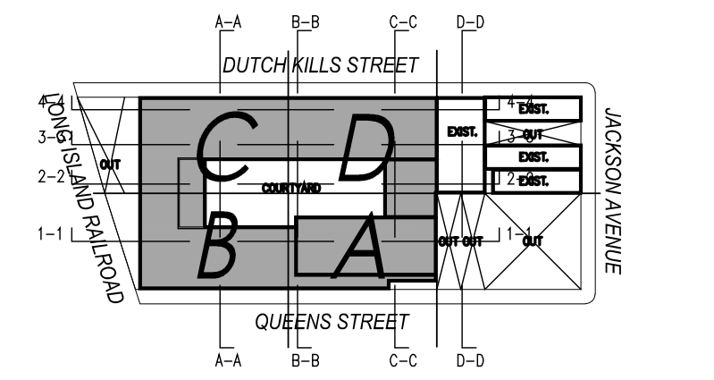
	06.09.14	50% DD
No:	Date:	Revision:

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
4-4
3-3
2-2
1-1
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

PARTIAL EAST ELEV 'C'

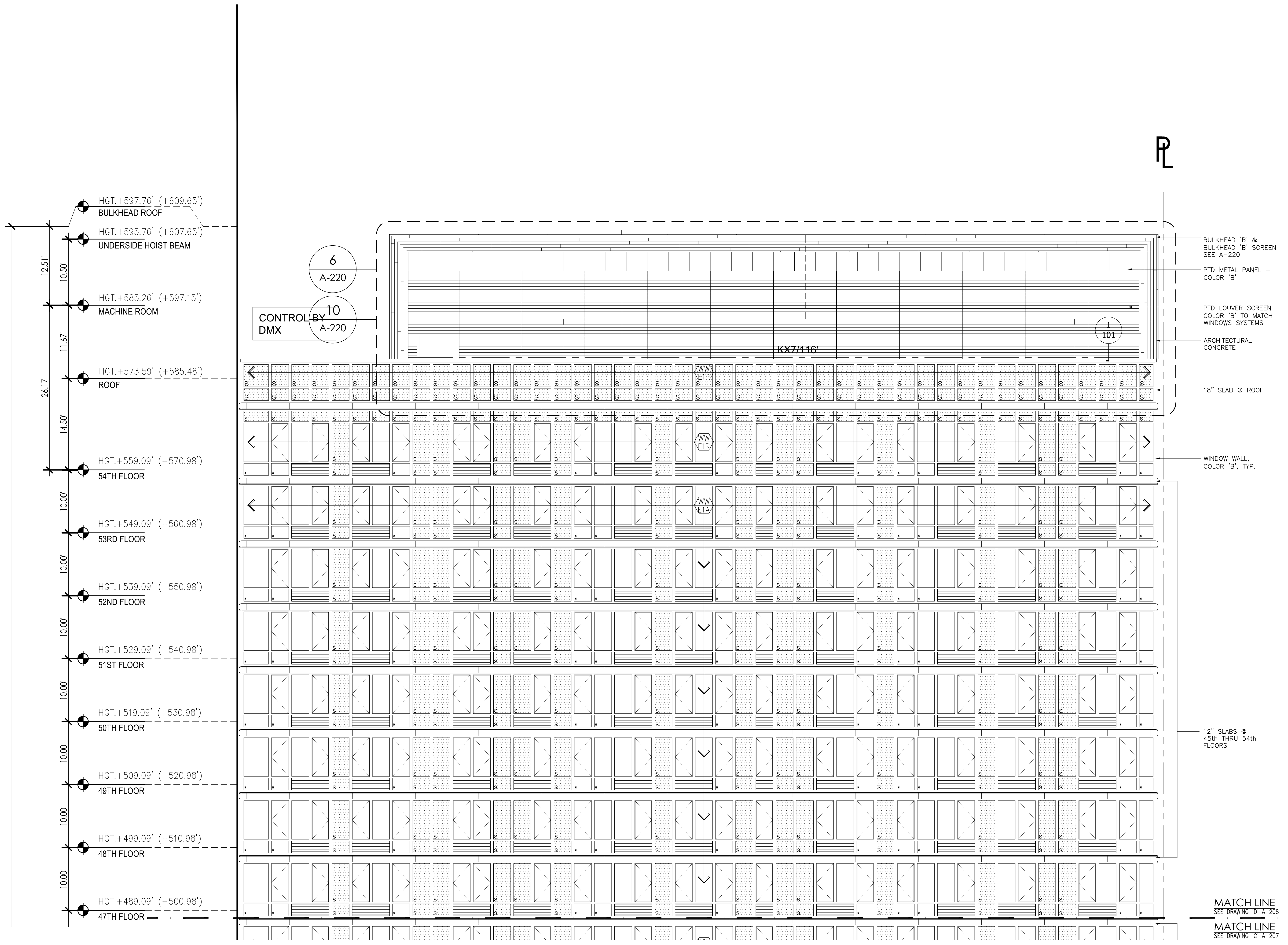
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-207.00
DRAWING : 78 OF 139

DEPT OF BLDGS 420651823 Job Number

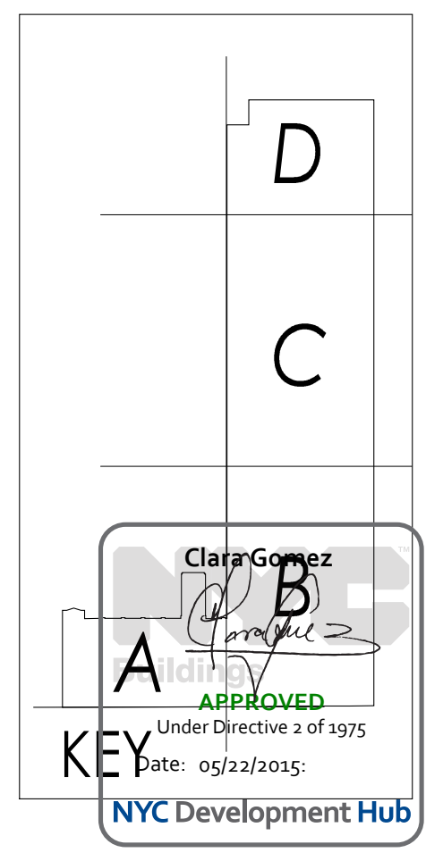
ES717749239 Scan Code



HGT.+597.76' (+609.65')
BULKHEAD ROOF
HGT.+595.76' (+607.65')
UNDERSIDE HOIST BEAM
HGT.+585.26' (+597.15')
MACHINE ROOM
HGT.+573.59' (+585.48')
ROOF
HGT.+559.09' (+570.98')
54TH FLOOR
HGT.+549.09' (+560.98')
53RD FLOOR
HGT.+539.09' (+550.98')
52ND FLOOR
HGT.+529.09' (+540.98')
51ST FLOOR
HGT.+519.09' (+530.98')
50TH FLOOR
HGT.+509.09' (+520.98')
49TH FLOOR
HGT.+499.09' (+510.98')
48TH FLOOR
HGT.+489.09' (+500.98')
47TH FLOOR
12.51'
10.50'
11.67'
26.17'
14.50'
10.00'
6
A-220
10
A-220
CONTROL BY DMX
KX7/116'
1
101
PL
BULKHEAD 'B' & BULKHEAD 'B' SCREEN SEE A-220
PTD METAL PANEL – COLOR 'B'
PTD LOUVER SCREEN COLOR 'B' TO MATCH WINDOWS SYSTEMS
ARCHITECTURAL CONCRETE
18" SLAB @ ROOF
WINDOW WALL, COLOR 'B', TYP.
12" SLABS @ 45th THRU 54th FLOORS
MATCH LINE SEE DRAWING 'D' A-208
MATCH LINE SEE DRAWING 'C' A-207

① PARTIAL EAST ELEVATION 'D'

SCALE: 0 16' 32' 64'



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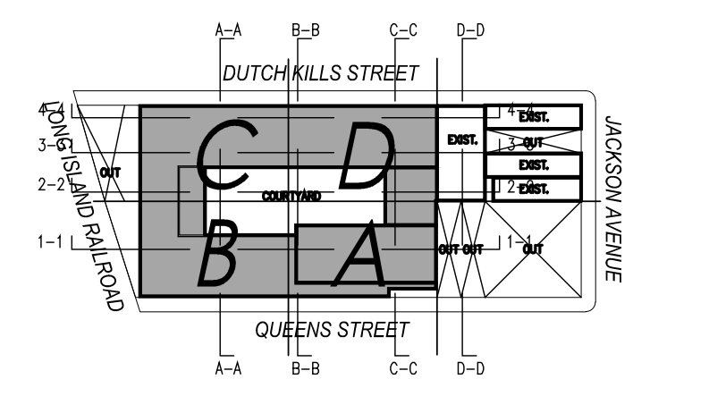
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



A-A
B-B
C-C
D-D
DUTCH KILLS STREET
QUEENS STREET
JACKSON AVENUE
LONG ISLAND RAILROAD
4-4
3-3
2-2
1-1
C
D
B
A

DRAWING TITLE:

PARTIAL EAST ELEV 'D'

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

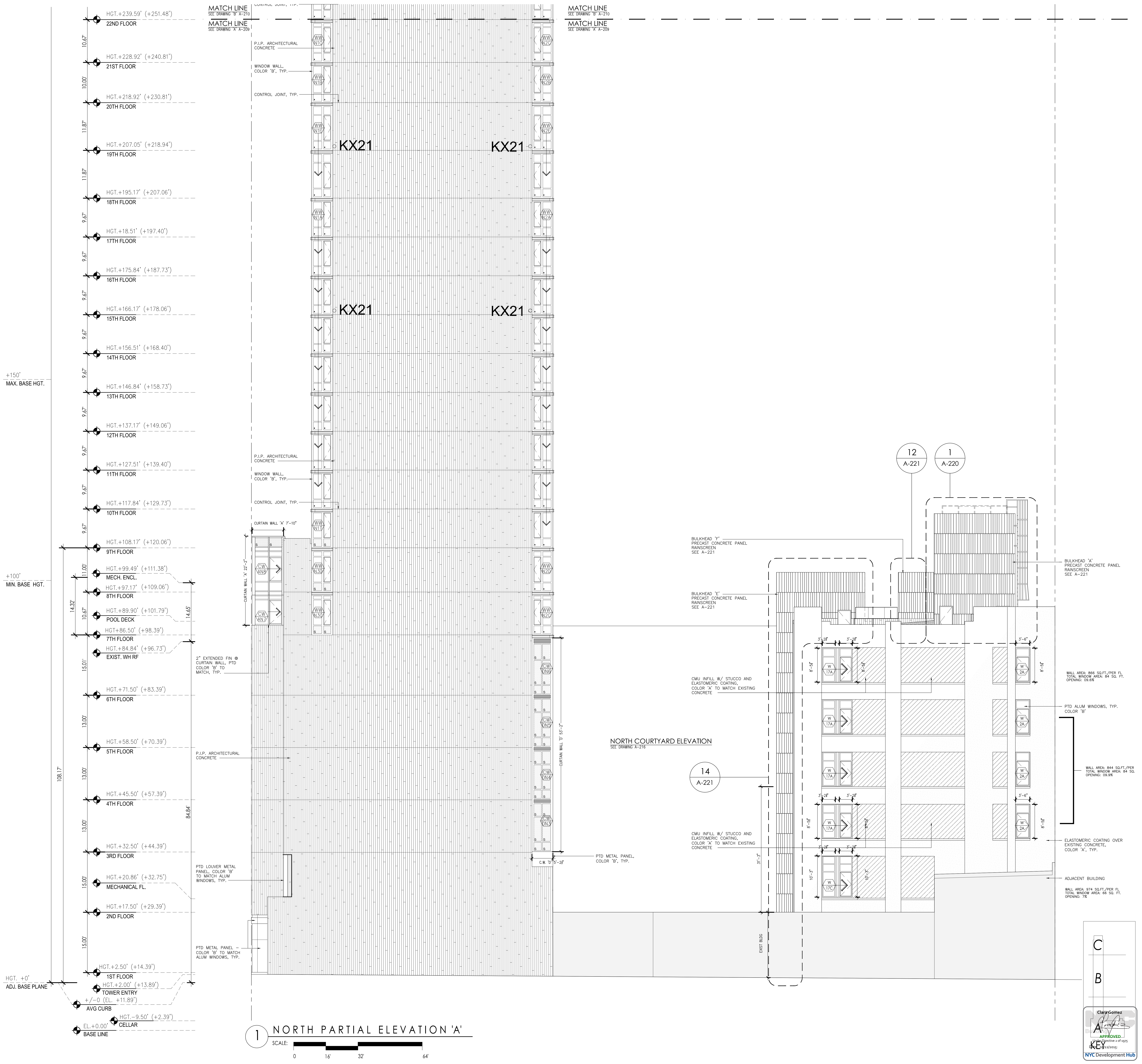
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-208.00

DRAWING : 79 OF 139

DEPT OF BLDGS 420651823 Job Number

ES126197781 Scan Code


MATCH LINE
SEE DRAWING 'B' A-210
MATCH LINE
SEE DRAWING 'A' A-209
HGT.+239.59' (+251.48')
22ND FLOOR
10.67'
HGT.+228.92' (+240.81')
21ST FLOOR
10.00'
HGT.+218.92' (+230.81')
20TH FLOOR
11.87'
HGT.+207.05' (+218.94')
19TH FLOOR
11.87'
HGT.+195.17' (+207.06')
18TH FLOOR
9.67'
HGT.+18.51' (+197.40')
17TH FLOOR
9.67'
HGT.+175.84' (+187.73')
16TH FLOOR
9.67'
HGT.+166.17' (+178.06')
15TH FLOOR
9.67'
HGT.+156.51' (+168.40')
14TH FLOOR
9.67'
HGT.+146.84' (+158.73')
13TH FLOOR
9.67'
HGT.+137.17' (+149.06')
12TH FLOOR
9.67'
HGT.+127.51' (+139.40')
11TH FLOOR
9.67'
HGT.+117.84' (+129.73')
10TH FLOOR
9.67'
HGT.+108.17' (+120.06')
9TH FLOOR
11.00'
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
10.67'
HGT.+89.90' (+101.79')
POOL DECK
14.32'
14.65'
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
15.01'
HGT.+71.50' (+83.39')
6TH FLOOR
13.00'
HGT.+58.50' (+70.39')
5TH FLOOR
13.00'
HGT.+45.50' (+57.39')
4TH FLOOR
13.00'
HGT.+32.50' (+44.39')
3RD FLOOR
15.00'
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
15.00'
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
108.17'
84.84'
+150'
MAX. BASE HGT.
+100'
MIN. BASE HGT.
HGT. +0'
ADJ. BASE PLANE
CONTROL JOINT, TYP.
P.I.P. ARCHITECTURAL CONCRETE
WINDOW WALL, COLOR 'B', TYP.
CONTROL JOINT, TYP.
KX21
KX21
KX21
KX21
CURTAIN WALL 'A' 7'-10"
CURTAIN WALL 'A' 22'-2"
CW AN8
CW AN7
WW N3D
WW N3C
WW N2D
WW N2C
2" EXTENDED FIN @ CURTAIN WALL, PTD COLOR 'B' TO MATCH, TYP.
P.I.P. ARCHITECTURAL CONCRETE
PTD LOUVER METAL PANEL, COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
PTD METAL PANEL - COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
CW DN6
CW DN5
CW DN4
CW DN3
CURTAIN WALL 'D' 53'-2"
C.W. 'D' 5'-2½"
PTD METAL PANEL, COLOR 'B', TYP.
NORTH COURTYARD ELEVATION
SEE DRAWING A-216
12
A-221
1
A-220
14
A-221
BULKHEAD 'F' PRECAST CONCRETE PANEL RAINSCREEN SEE A-221
BULKHEAD 'E' PRECAST CONCRETE PANEL RAINSCREEN SEE A-221
BULKHEAD 'A' PRECAST CONCRETE PANEL RAINSCREEN SEE A-221
CMU INFILL W/ STUCCO AND ELASTOMERIC COATING, COLOR 'A' TO MATCH EXISTING CONCRETE
CMU INFILL W/ STUCCO AND ELASTOMERIC COATING, COLOR 'A' TO MATCH EXISTING CONCRETE
3'-2½"
3'-6"
8'-5½"
10'-3"
31'-3"
W 17A
W 17C
W 2A
WALL AREA: 866 SQ.FT./PER FL TOTAL WINDOW AREA: 84 SQ. FT. OPENING: 09.6%
PTD ALUM WINDOWS, TYP. COLOR 'B'
WALL AREA: 844 SQ.FT./PER TOTAL WINDOW AREA: 84 SQ. OPENING: 09.9%
ELASTOMERIC COATING OVER EXISTING CONCRETE, COLOR 'A', TYP.
ADJACENT BUILDING
WALL AREA: 974 SQ.FT./PER FL TOTAL WINDOW AREA: 66 SQ. FT. OPENING: 7%
EXIST BLDG
C
B
A
KEY

1 NORTH PARTIAL ELEVATION 'A'

SCALE: 0 16' 32' 64'

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Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

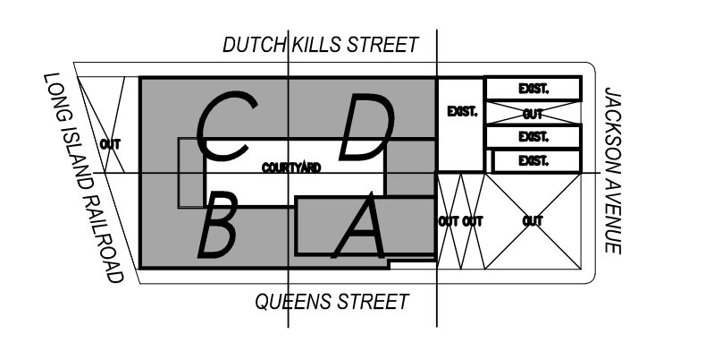
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT OUT

DRAWING TITLE:

PARTIAL NORTH ELEV 'A'

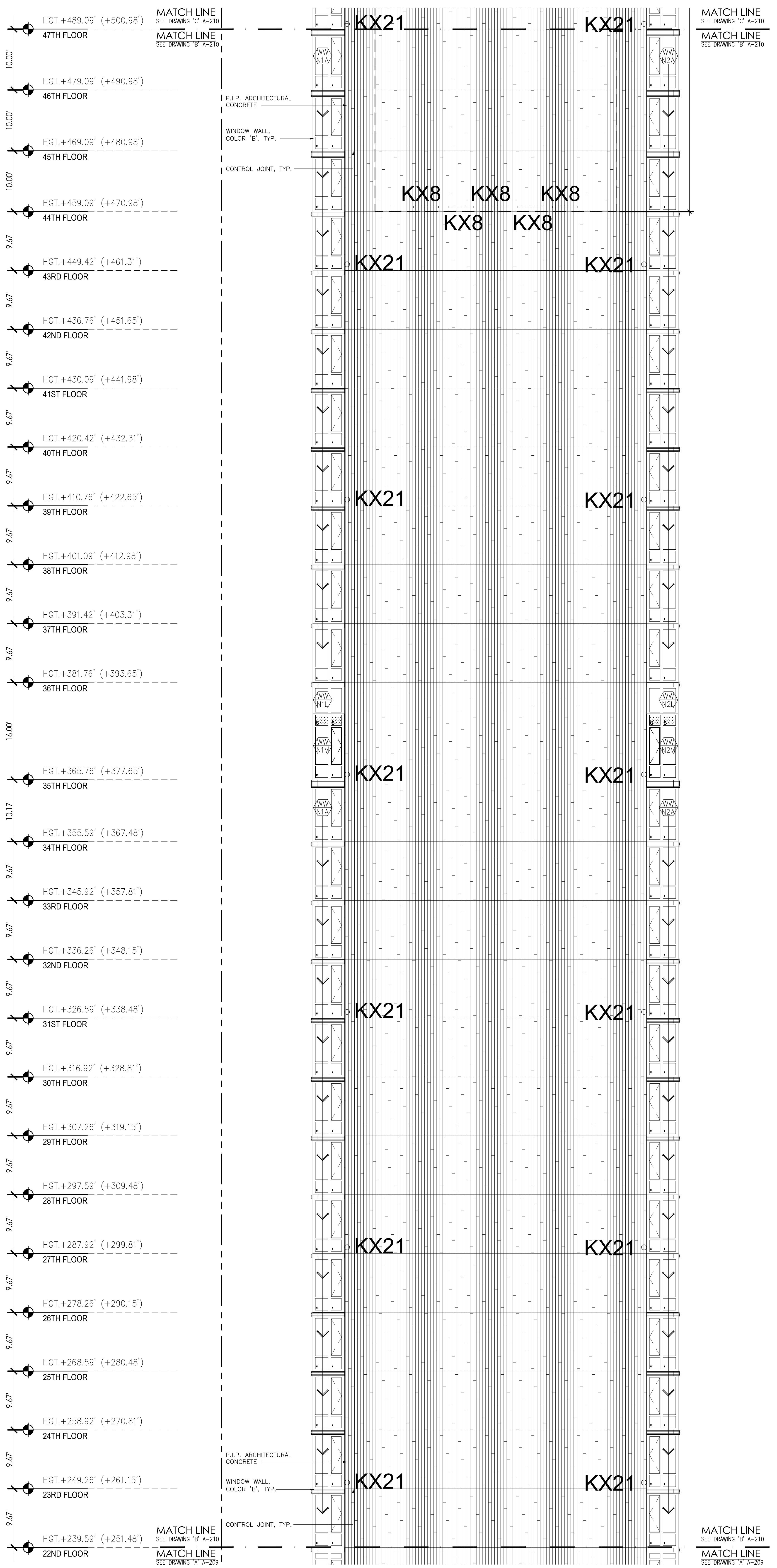
SEAL & SIGNATURE:

No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

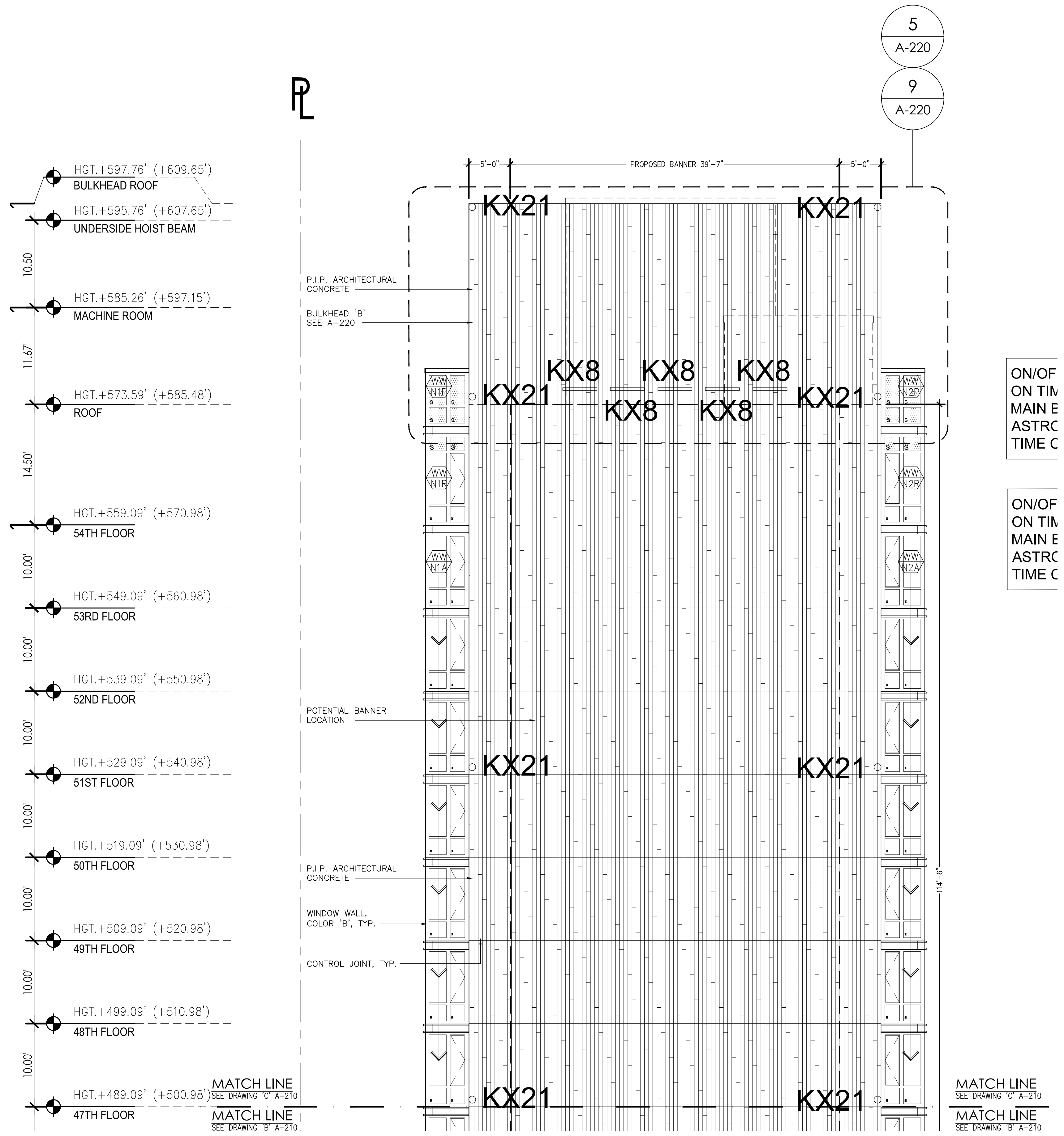
A-209.00

DRAWING : 80 OF 139


MATCH LINE
SEE DRAWING 'C' A-210
MATCH LINE
SEE DRAWING 'B' A-210
HGT.+489.09' (+500.98')
47TH FLOOR
10.00'
HGT.+479.09' (+490.98')
46TH FLOOR
10.00'
HGT.+469.09' (+480.98')
45TH FLOOR
10.00'
HGT.+459.09' (+470.98')
44TH FLOOR
9.67'
HGT.+449.42' (+461.31')
43RD FLOOR
9.67'
HGT.+436.76' (+451.65')
42ND FLOOR
9.67'
HGT.+430.09' (+441.98')
41ST FLOOR
9.67'
HGT.+420.42' (+432.31')
40TH FLOOR
9.67'
HGT.+410.76' (+422.65')
39TH FLOOR
9.67'
HGT.+401.09' (+412.98')
38TH FLOOR
9.67'
HGT.+391.42' (+403.31')
37TH FLOOR
9.67'
HGT.+381.76' (+393.65')
36TH FLOOR
16.00'
HGT.+365.76' (+377.65')
35TH FLOOR
10.17'
HGT.+355.59' (+367.48')
34TH FLOOR
9.67'
HGT.+345.92' (+357.81')
33RD FLOOR
9.67'
HGT.+336.26' (+348.15')
32ND FLOOR
9.67'
HGT.+326.59' (+338.48')
31ST FLOOR
9.67'
HGT.+316.92' (+328.81')
30TH FLOOR
9.67'
HGT.+307.26' (+319.15')
29TH FLOOR
9.67'
HGT.+297.59' (+309.48')
28TH FLOOR
9.67'
HGT.+287.92' (+299.81')
27TH FLOOR
9.67'
HGT.+278.26' (+290.15')
26TH FLOOR
9.67'
HGT.+268.59' (+280.48')
25TH FLOOR
9.67'
HGT.+258.92' (+270.81')
24TH FLOOR
9.67'
HGT.+249.26' (+261.15')
23RD FLOOR
9.67'
HGT.+239.59' (+251.48')
22ND FLOOR
MATCH LINE
SEE DRAWING 'B' A-210
MATCH LINE
SEE DRAWING 'A' A-209
P.I.P. ARCHITECTURAL CONCRETE
WINDOW WALL, COLOR 'B', TYP.
CONTROL JOINT, TYP.
WW N1A
KX21
KX8

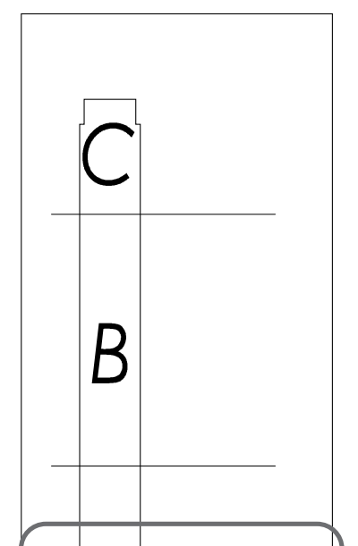
1 PARTIAL NORTH ELEVATION 'B'

SCALE: 0 16' 32' 64'


5
A-220
9
A-220
PL
5'-0"
PROPOSED BANNER 39'-7"
HGT.+597.76' (+609.65')
BULKHEAD ROOF
HGT.+595.76' (+607.65')
UNDERSIDE HOIST BEAM
10.50'
HGT.+585.26' (+597.15')
MACHINE ROOM
11.67'
HGT.+573.59' (+585.48')
ROOF
14.50'
HGT.+559.09' (+570.98')
54TH FLOOR
10.00'
HGT.+549.09' (+560.98')
53RD FLOOR
10.00'
HGT.+539.09' (+550.98')
52ND FLOOR
10.00'
HGT.+529.09' (+540.98')
51ST FLOOR
10.00'
HGT.+519.09' (+530.98')
50TH FLOOR
10.00'
HGT.+509.09' (+520.98')
49TH FLOOR
10.00'
HGT.+499.09' (+510.98')
48TH FLOOR
10.00'
HGT.+489.09' (+500.98')
47TH FLOOR
MATCH LINE
SEE DRAWING 'C' A-210
MATCH LINE
SEE DRAWING 'B' A-210
P.I.P. ARCHITECTURAL CONCRETE
BULKHEAD 'B' SEE A-220
POTENTIAL BANNER LOCATION
WINDOW WALL, COLOR 'B', TYP.
CONTROL JOINT, TYP.
WW N1P
WW N1R
WW N1A
KX21
KX8
114'-6"
ON/OF
ON TIM
MAIN E
ASTRC
TIME C
ON/OF
ON TIM
MAIN E
ASTRO
TIME C

2 PARTIAL NORTH ELEVATION 'C'

SCALE: 0 16' 32' 64'



KEY

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

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33 LeoCrest Court
West Seneca, NY 14224
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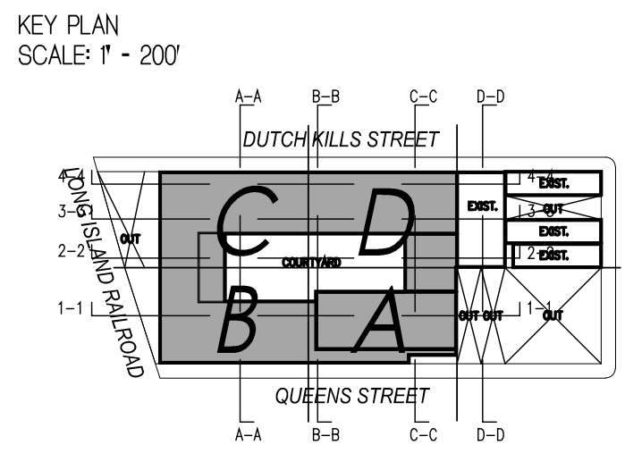
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT
4-4
3-3
2-2
1-1

DRAWING TITLE:

PARTIAL NORTH ELEVS 'B' & 'C'

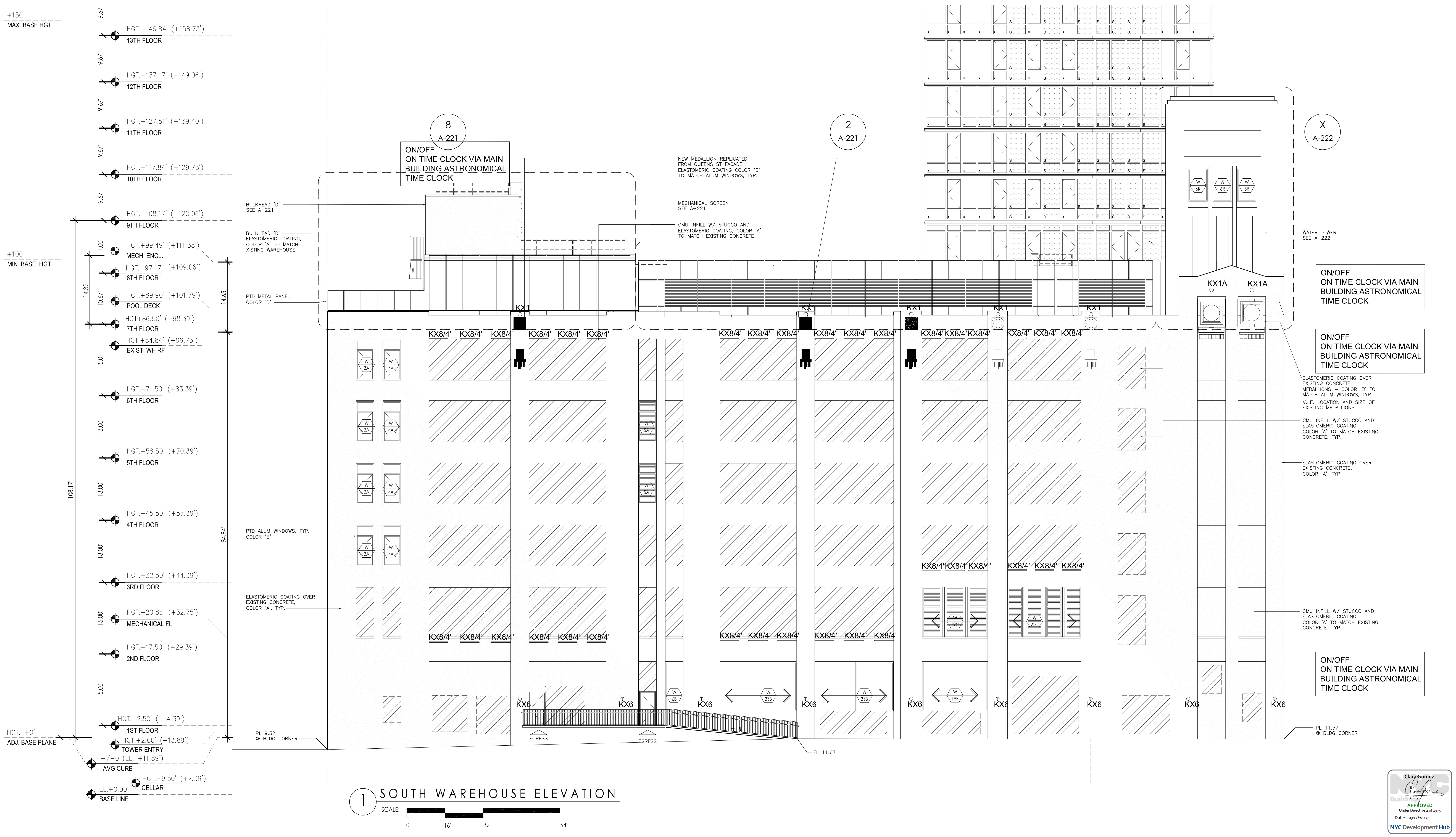
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-210.00
DRAWING : 81 OF 139

DEPT OF BLDGS 420651823 Job Number

ES876126677 Scan Code


+150'
MAX. BASE HGT.
+100'
MIN. BASE HGT.
HGT. +0'
ADJ. BASE PLANE
HGT.+146.84' (+158.73')
13TH FLOOR
HGT.+137.17' (+149.06')
12TH FLOOR
HGT.+127.51' (+139.40')
11TH FLOOR
HGT.+117.84' (+129.73')
10TH FLOOR
HGT.+108.17' (+120.06')
9TH FLOOR
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
9.67'
9.67'
9.67'
9.67'
9.67'
11.00'
14.32'
10.67'
14.65'
15.01'
13.00'
13.00'
13.00'
15.00'
15.00'
108.17'
84.84'
8
A-221
2
A-221
X
A-222
ON/OFF
ON TIME CLOCK VIA MAIN
BUILDING ASTRONOMICAL
TIME CLOCK
BULKHEAD 'D'
SEE A-221
BULKHEAD 'D'
ELASTOMERIC COATING,
COLOR 'A' TO MATCH
XISTING WAREHOUSE
PTD METAL PANEL,
COLOR 'D'
NEW MEDALLION REPLICATED
FROM QUEENS ST FACADE,
ELASTOMERIC COATING COLOR 'B'
TO MATCH ALUM WINDOWS, TYP.
MECHANICAL SCREEN
SEE A-221
CMU INFILL W/ STUCCO AND
ELASTOMERIC COATING, COLOR 'A'
TO MATCH EXISTING CONCRETE
PTD ALUM WINDOWS, TYP.
COLOR 'B'
ELASTOMERIC COATING OVER
EXISTING CONCRETE,
COLOR 'A', TYP.
PL 9.32
@ BLDG CORNER
EL 11.67
EGRESS
EGRESS
WATER TOWER
SEE A-222
KX1
KX1
KX1
KX1
KX1
KX1A
KX1A
KX8/4'
KX6
ON/OFF
ON TIME CLOCK VIA MAIN
BUILDING ASTRONOMICAL
TIME CLOCK
ON/OFF
ON TIME CLOCK VIA MAIN
BUILDING ASTRONOMICAL
TIME CLOCK
ELASTOMERIC COATING OVER
EXISTING CONCRETE
MEDALLIONS – COLOR 'B' TO
MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF
EXISTING MEDALLIONS
CMU INFILL W/ STUCCO AND
ELASTOMERIC COATING,
COLOR 'A' TO MATCH EXISTING
CONCRETE, TYP.
ELASTOMERIC COATING OVER
EXISTING CONCRETE,
COLOR 'A', TYP.
CMU INFILL W/ STUCCO AND
ELASTOMERIC COATING,
COLOR 'A' TO MATCH EXISTING
CONCRETE, TYP.
ON/OFF
ON TIME CLOCK VIA MAIN
BUILDING ASTRONOMICAL
TIME CLOCK
PL 11.57
@ BLDG CORNER
W 3A
W 4A
W 5A
W 6B
W 33B
W 1B
W 17C
W 20C
W 6R
SCALE:
0
16'
32'
64'

1 SOUTH WAREHOUSE ELEVATION

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
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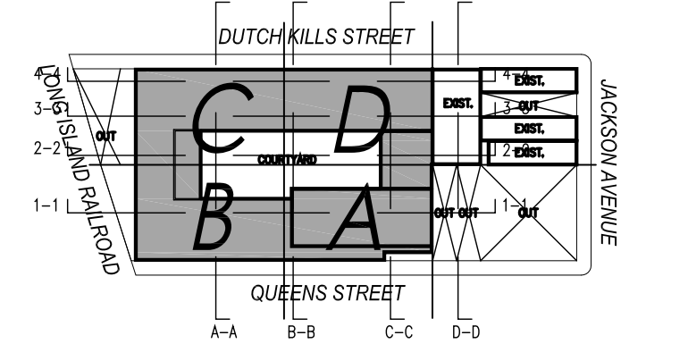
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
C
D
B
A
COURTYARD
EXIST.
OUT
4-4
3-3
2-2
1-1

DRAWING TITLE:

SOUTH WAREHOUSE ELEV

SEAL &
SIGNATURE:

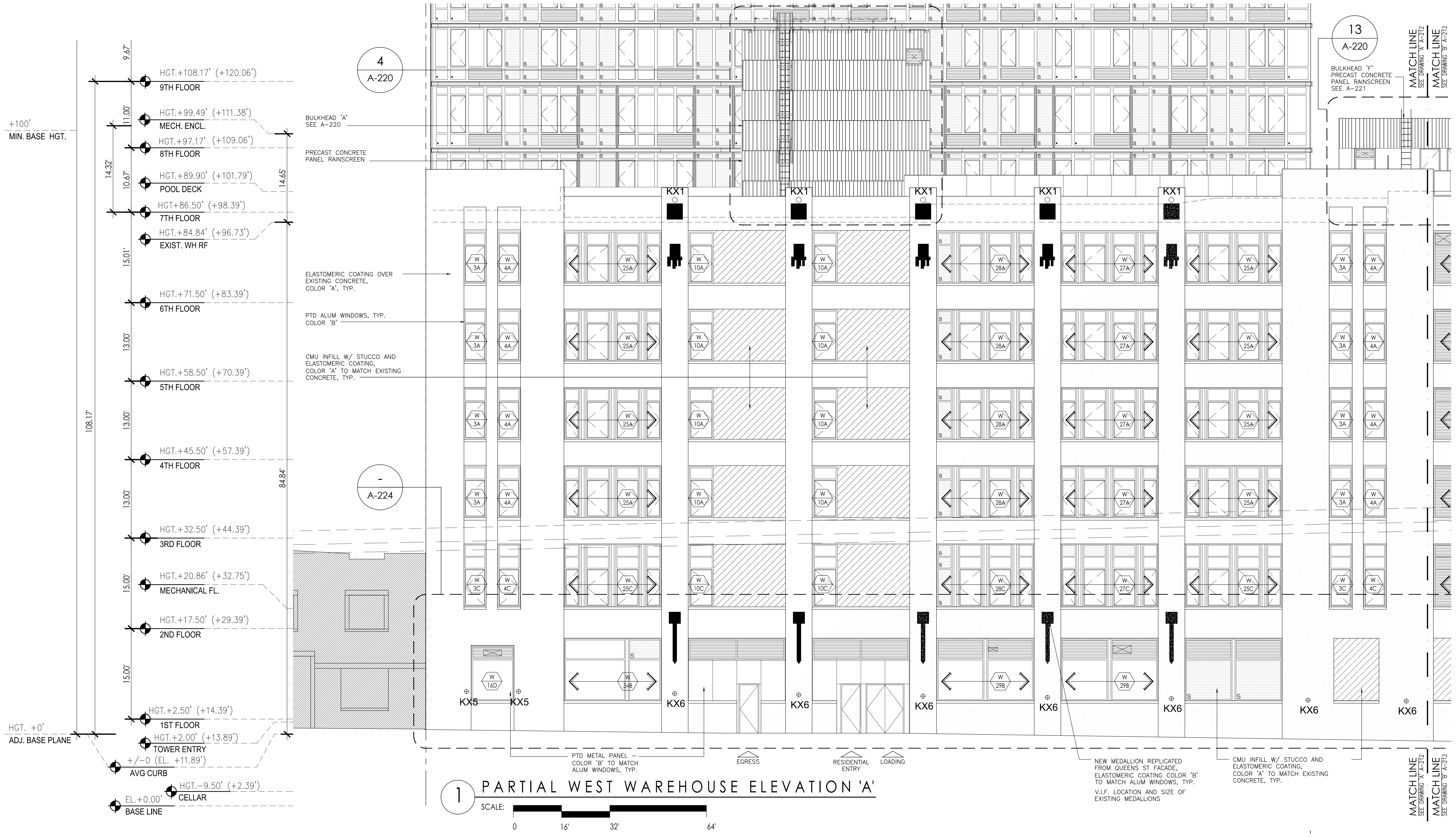
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-211.00

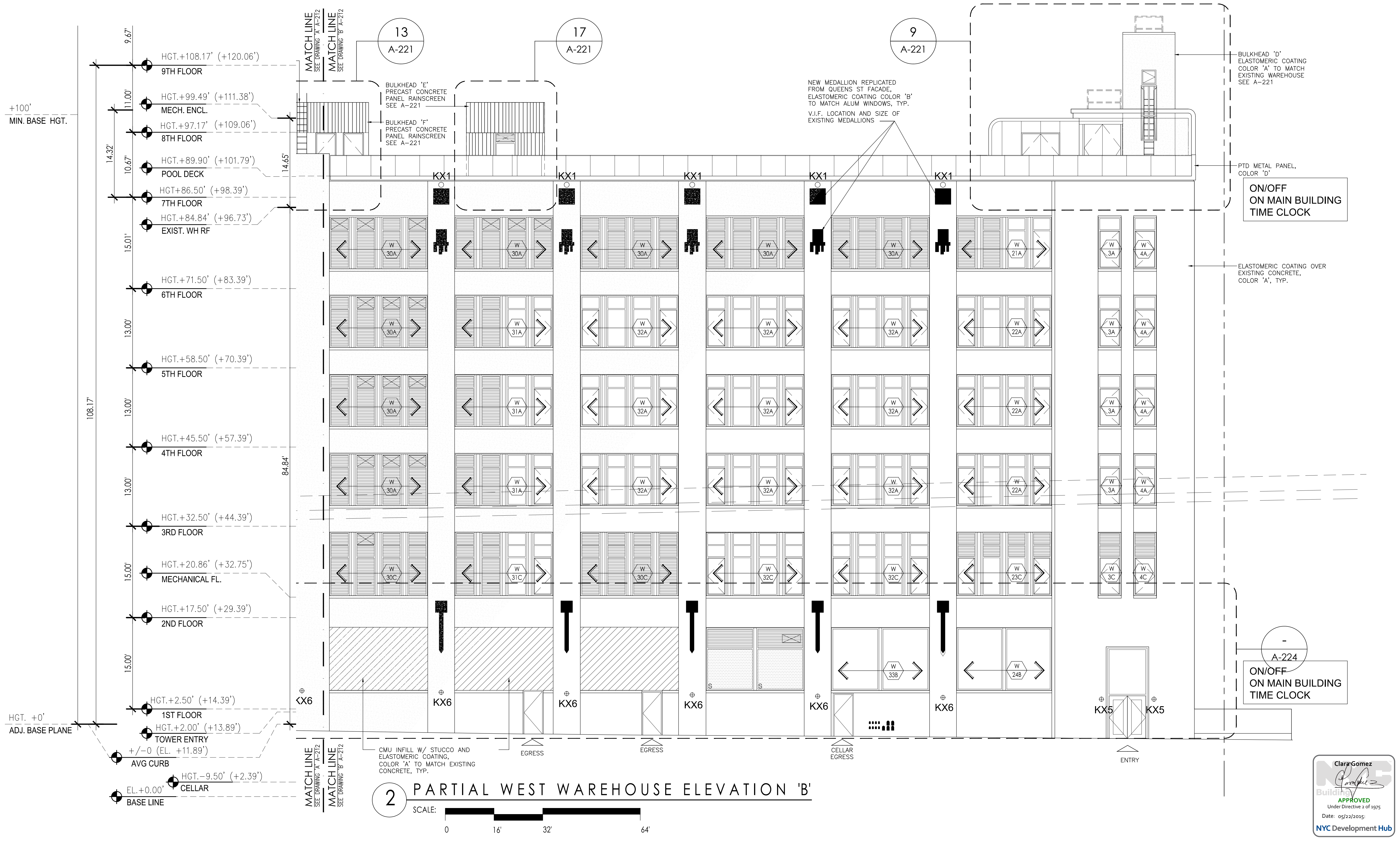
DRAWING : 82 OF 139

DEPT OF BLDGS 420651823 Job Number

ES617682812 Scan Code


4
A-220
13
A-220
HGT.+108.17' (+120.06')
9TH FLOOR
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
HGT. +0'
ADJ. BASE PLANE
+100'
MIN. BASE HGT.
9.67'
11.00'
14.32'
10.67'
14.65'
15.01'
13.00'
13.00'
13.00'
15.00'
15.00'
108.17'
84.84'
BULKHEAD 'A' SEE A-220
PRECAST CONCRETE PANEL RAINSCREEN
BULKHEAD 'F' PRECAST CONCRETE PANEL RAINSCREEN SEE A-221
ELASTOMERIC COATING OVER EXISTING CONCRETE, COLOR 'A', TYP.
PTD ALUM WINDOWS, TYP. COLOR 'B'
CMU INFILL W/ STUCCO AND ELASTOMERIC COATING, COLOR 'A' TO MATCH EXISTING CONCRETE, TYP.
-
A-224
KX1
KX5
KX6
W 3A
W 4A
W 25A
W 10A
W 28A
W 27A
W 3C
W 4C
W 25C
W 10C
W 28C
W 27C
W 16D
W 34B
W 29B
PTD METAL PANEL - COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
EGRESS
RESIDENTIAL ENTRY
LOADING
NEW MEDALLION REPLICATED FROM QUEENS ST FACADE, ELASTOMERIC COATING COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF EXISTING MEDALLIONS
CMU INFILL W/ STUCCO AND ELASTOMERIC COATING, COLOR 'A' TO MATCH EXISTING CONCRETE, TYP.
MATCH LINE SEE DRAWING 'A' A-212
MATCH LINE SEE DRAWING 'B' A-212
SCALE:
0
16'
32'
64'

1 PARTIAL WEST WAREHOUSE ELEVATION 'A'


MATCH LINE SEE DRAWING 'A' A-212
MATCH LINE SEE DRAWING 'B' A-212
13
A-221
17
A-221
9
A-221
HGT.+108.17' (+120.06')
9TH FLOOR
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
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6TH FLOOR
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5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
HGT. +0'
ADJ. BASE PLANE
+100'
MIN. BASE HGT.
9.67'
11.00'
14.32'
10.67'
14.65'
15.01'
13.00'
13.00'
13.00'
15.00'
15.00'
108.17'
84.84'
BULKHEAD 'E' PRECAST CONCRETE PANEL RAINSCREEN SEE A-221
BULKHEAD 'F' PRECAST CONCRETE PANEL RAINSCREEN SEE A-221
NEW MEDALLION REPLICATED FROM QUEENS ST FACADE, ELASTOMERIC COATING COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF EXISTING MEDALLIONS
BULKHEAD 'D' ELASTOMERIC COATING COLOR 'A' TO MATCH EXISTING WAREHOUSE SEE A-221
PTD METAL PANEL, COLOR 'D'
ON/OFF ON MAIN BUILDING TIME CLOCK
ELASTOMERIC COATING OVER EXISTING CONCRETE, COLOR 'A', TYP.
KX1
KX5
KX6
W 30A
W 21A
W 3A
W 4A
W 31A
W 32A
W 22A
W 30C
W 31C
W 32C
W 23C
W 3C
W 4C
W 33B
W 24B
-
A-224
ON/OFF ON MAIN BUILDING TIME CLOCK
CMU INFILL W/ STUCCO AND ELASTOMERIC COATING, COLOR 'A' TO MATCH EXISTING CONCRETE, TYP.
EGRESS
EGRESS
CELLAR EGRESS
ENTRY
SCALE:
0
16'
32'
64'

2 PARTIAL WEST WAREHOUSE ELEVATION 'B'

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
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FAX : (212) 757-1875

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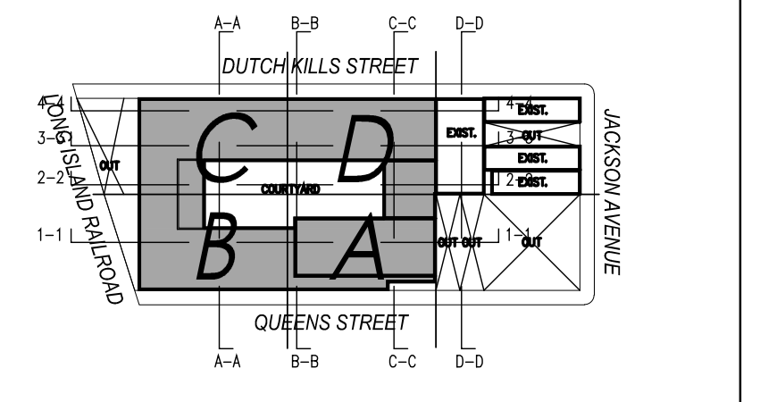
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
C
D
B
A
COURTYARD
EXIST.
OUT
1-1
2-2
3-3
4-4

DRAWING TITLE:

WEST WAREHOUSE ELEV

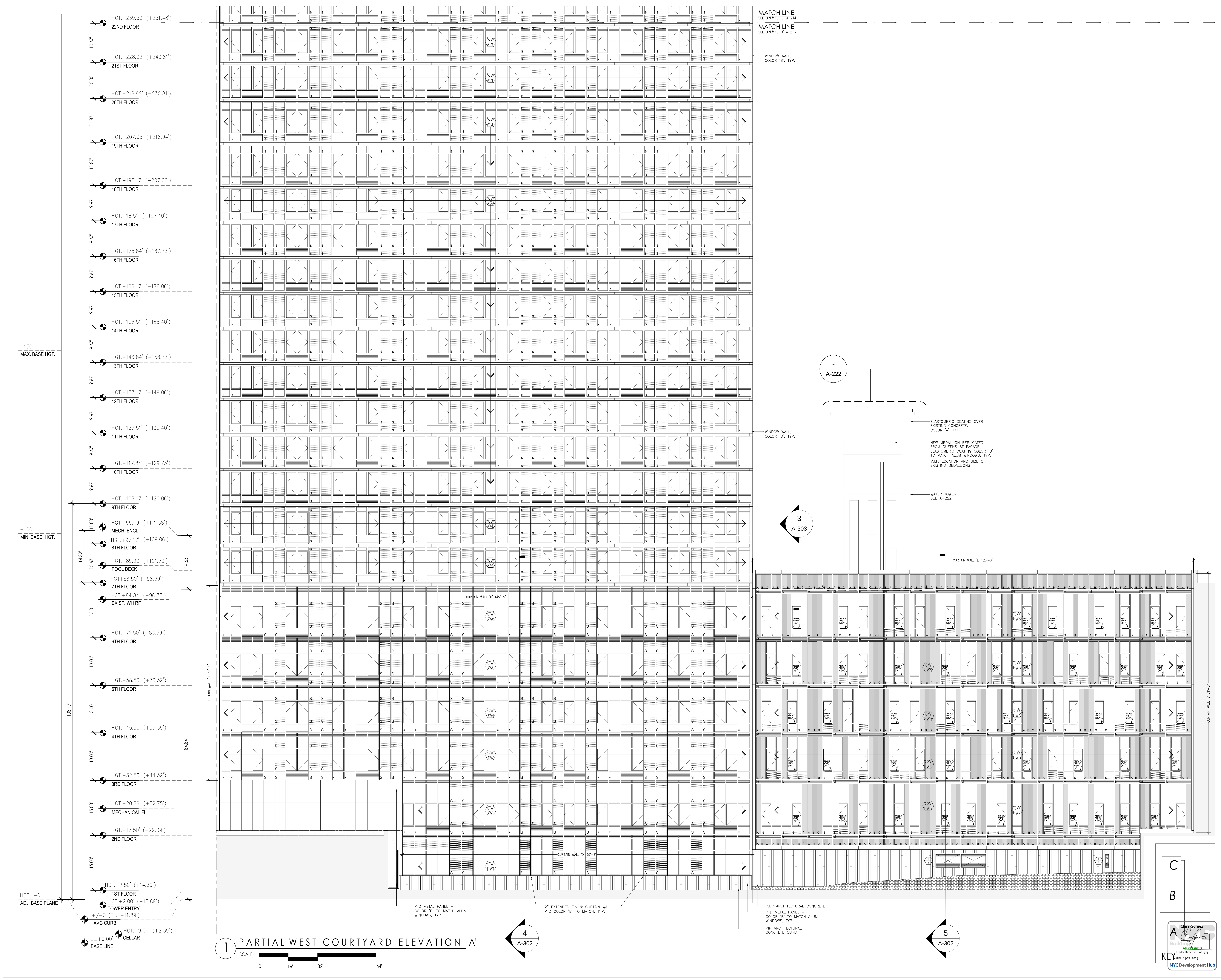
SEAL & SIGNATURE:

ROBERT LAUDENSLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-212.00
DRAWING : 83 OF 139

DEPT OF BLDGS 420651823 Job Number

ES915914958 Scan Code


MATCH LINE
SEE DRAWING 'B' A-214
MATCH LINE
SEE DRAWING 'A' A-213
HGT.+239.59' (+251.48')
22ND FLOOR
10.67'
HGT.+228.92' (+240.81')
21ST FLOOR
10.00'
HGT.+218.92' (+230.81')
20TH FLOOR
11.87'
HGT.+207.05' (+218.94')
19TH FLOOR
11.87'
HGT.+195.17' (+207.06')
18TH FLOOR
9.67'
HGT.+18.51' (+197.40')
17TH FLOOR
9.67'
HGT.+175.84' (+187.73')
16TH FLOOR
9.67'
HGT.+166.17' (+178.06')
15TH FLOOR
9.67'
HGT.+156.51' (+168.40')
14TH FLOOR
+150'
MAX. BASE HGT.
9.67'
HGT.+146.84' (+158.73')
13TH FLOOR
9.67'
HGT.+137.17' (+149.06')
12TH FLOOR
9.67'
HGT.+127.51' (+139.40')
11TH FLOOR
9.67'
HGT.+117.84' (+129.73')
10TH FLOOR
9.67'
HGT.+108.17' (+120.06')
9TH FLOOR
+100'
MIN. BASE HGT.
11.00'
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
14.32'
10.67'
14.65'
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
15.01'
HGT.+71.50' (+83.39')
6TH FLOOR
13.00'
HGT.+58.50' (+70.39')
5TH FLOOR
108.17'
13.00'
HGT.+45.50' (+57.39')
4TH FLOOR
84.84'
13.00'
HGT.+32.50' (+44.39')
3RD FLOOR
15.00'
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
15.00'
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
CURTAIN WALL 'D' 53'-2"
CURTAIN WALL 'D' 145'-5"
CURTAIN WALL 'D' 95'-8"
CW DW1
WINDOW WALL, COLOR 'B', TYP.
WINDOW WALL, COLOR 'B', TYP.
- A-222
ELASTOMERIC COATING OVER EXISTING CONCRETE, COLOR 'A', TYP.
NEW MEDALLION REPLICATED FROM QUEENS ST FACADE, ELASTOMERIC COATING COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF EXISTING MEDALLIONS
WATER TOWER SEE A-222
3 A-303
CURTAIN WALL 'E' 120'-8"
CURTAIN WALL 'E' 71'-0¼"
CW EW6
TRICKLE VENTS (3)x7"
A B C M S
PTD METAL PANEL – COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
2" EXTENDED FIN @ CURTAIN WALL, PTD COLOR 'B' TO MATCH, TYP.
P.I.P ARCHITECTURAL CONCRETE
PTD METAL PANEL – COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
PIP ARCHITECTURAL CONCRETE CURB
4 A-302
5 A-302
C
B
A
KEY

1 PARTIAL WEST COURTYARD ELEVATION 'A'

SCALE: 0 16' 32' 64'

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

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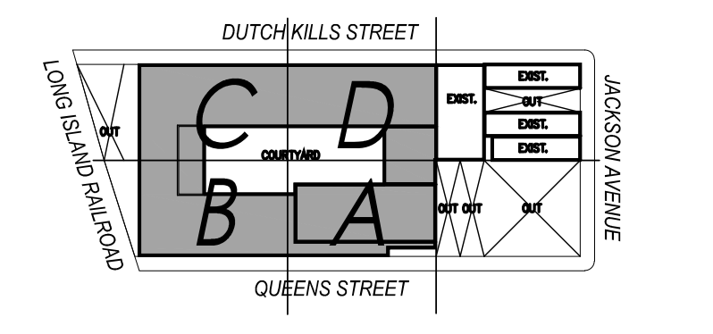
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

PARTIAL WEST COURTYARD ELEVATION 'A'

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

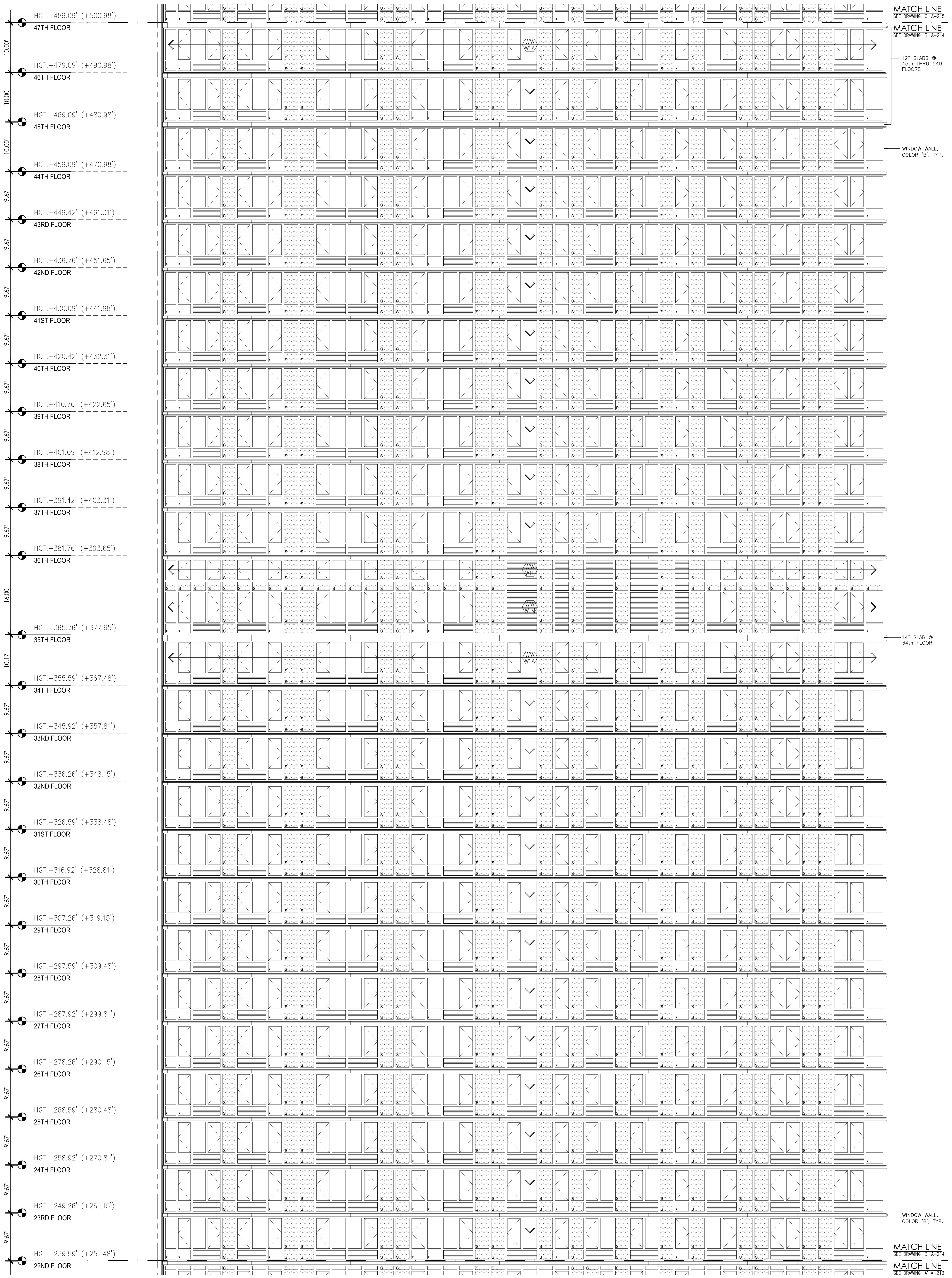
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-213.00

DRAWING : 84 OF 139

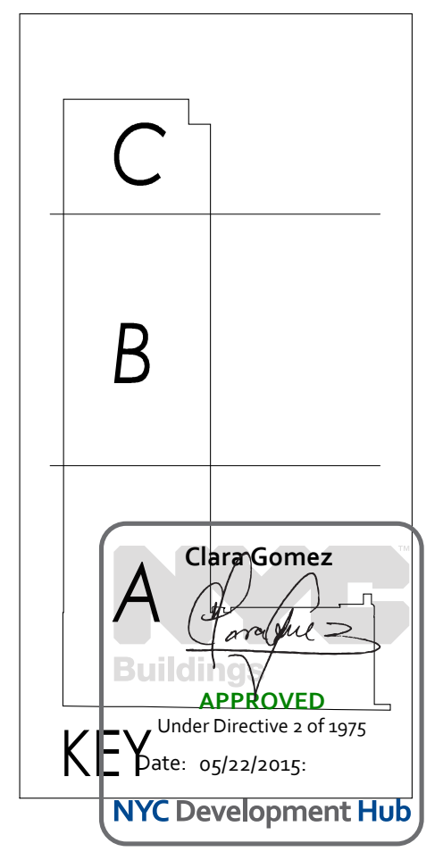
DEPT OF BLDGS 420651823 Job Number

ES453203788 Scan Code


HGT.+489.09' (+500.98')
47TH FLOOR
10.00'
HGT.+479.09' (+490.98')
46TH FLOOR
10.00'
HGT.+469.09' (+480.98')
45TH FLOOR
10.00'
HGT.+459.09' (+470.98')
44TH FLOOR
9.67'
HGT.+449.42' (+461.31')
43RD FLOOR
9.67'
HGT.+436.76' (+451.65')
42ND FLOOR
9.67'
HGT.+430.09' (+441.98')
41ST FLOOR
9.67'
HGT.+420.42' (+432.31')
40TH FLOOR
9.67'
HGT.+410.76' (+422.65')
39TH FLOOR
9.67'
HGT.+401.09' (+412.98')
38TH FLOOR
9.67'
HGT.+391.42' (+403.31')
37TH FLOOR
9.67'
HGT.+381.76' (+393.65')
36TH FLOOR
16.00'
HGT.+365.76' (+377.65')
35TH FLOOR
10.17'
HGT.+355.59' (+367.48')
34TH FLOOR
9.67'
HGT.+345.92' (+357.81')
33RD FLOOR
9.67'
HGT.+336.26' (+348.15')
32ND FLOOR
9.67'
HGT.+326.59' (+338.48')
31ST FLOOR
9.67'
HGT.+316.92' (+328.81')
30TH FLOOR
9.67'
HGT.+307.26' (+319.15')
29TH FLOOR
9.67'
HGT.+297.59' (+309.48')
28TH FLOOR
9.67'
HGT.+287.92' (+299.81')
27TH FLOOR
9.67'
HGT.+278.26' (+290.15')
26TH FLOOR
9.67'
HGT.+268.59' (+280.48')
25TH FLOOR
9.67'
HGT.+258.92' (+270.81')
24TH FLOOR
9.67'
HGT.+249.26' (+261.15')
23RD FLOOR
9.67'
HGT.+239.59' (+251.48')
22ND FLOOR
WW W1A
WW W1M
S
MATCH LINE
SEE DRAWING 'C' A-215
MATCH LINE
SEE DRAWING 'B' A-214
12" SLABS @ 45th THRU 54th FLOORS
WINDOW WALL, COLOR 'B', TYP.
14" SLAB @ 34th FLOOR
WINDOW WALL, COLOR 'B', TYP.
MATCH LINE
SEE DRAWING 'B' A-214
MATCH LINE
SEE DRAWING 'A' A-213

① PARTIAL WEST COURTYARD ELEVATION 'B'

SCALE: 0 16' 32' 64'



KEY

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
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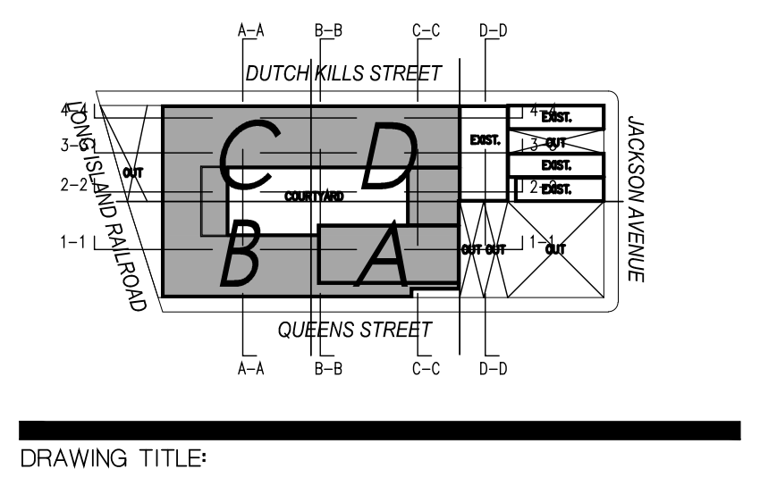
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
4-4
3-3
2-2
1-1
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

PARTIAL WEST COURTYARD ELEVATION 'B'

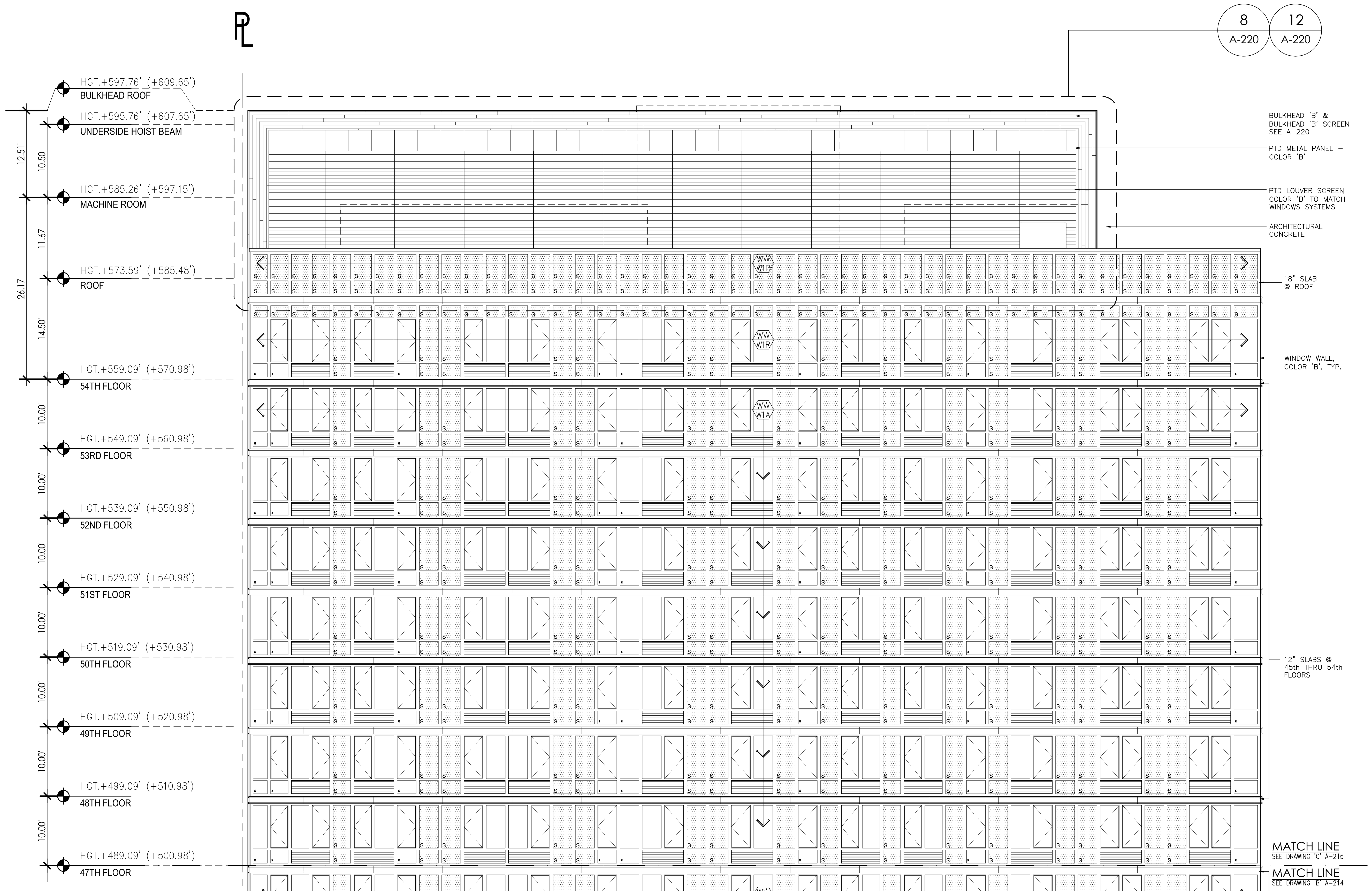
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

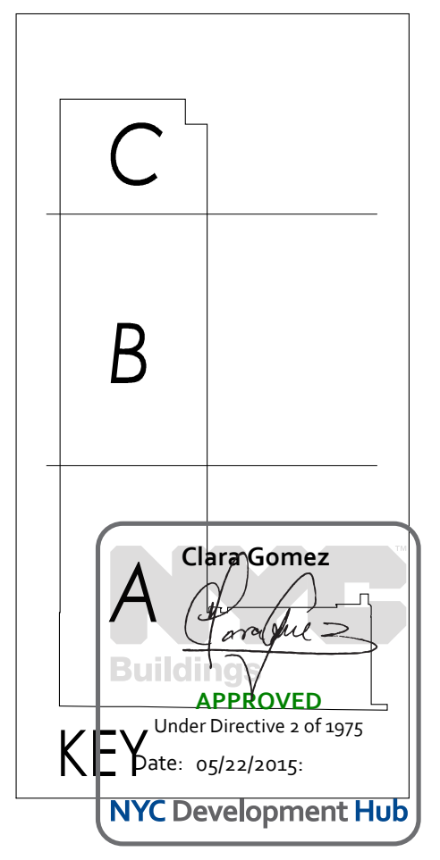
A-214.00

DRAWING : 85 OF 139


PL
HGT.+597.76' (+609.65')
BULKHEAD ROOF
HGT.+595.76' (+607.65')
UNDERSIDE HOIST BEAM
HGT.+585.26' (+597.15')
MACHINE ROOM
HGT.+573.59' (+585.48')
ROOF
HGT.+559.09' (+570.98')
54TH FLOOR
HGT.+549.09' (+560.98')
53RD FLOOR
HGT.+539.09' (+550.98')
52ND FLOOR
HGT.+529.09' (+540.98')
51ST FLOOR
HGT.+519.09' (+530.98')
50TH FLOOR
HGT.+509.09' (+520.98')
49TH FLOOR
HGT.+499.09' (+510.98')
48TH FLOOR
HGT.+489.09' (+500.98')
47TH FLOOR
12.51'
10.50'
11.67'
26.17'
14.50'
10.00'
10.00'
10.00'
10.00'
10.00'
10.00'
10.00'
8
A-220
12
A-220
BULKHEAD 'B' & BULKHEAD 'B' SCREEN SEE A-220
PTD METAL PANEL – COLOR 'B'
PTD LOUVER SCREEN COLOR 'B' TO MATCH WINDOWS SYSTEMS
ARCHITECTURAL CONCRETE
18" SLAB @ ROOF
WINDOW WALL, COLOR 'B', TYP.
12" SLABS @ 45th THRU 54th FLOORS
MATCH LINE
SEE DRAWING 'C' A-215
MATCH LINE
SEE DRAWING 'B' A-214
S

1 PARTIAL WEST COURTYARD ELEVATION 'C'

SCALE: 0 16' 32' 64'



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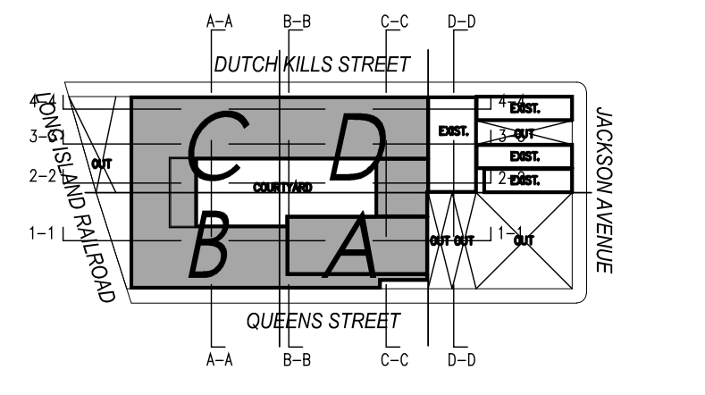
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT
4-4
3-3
2-2
1-1

DRAWING TITLE:

PARTIAL WEST COURTYARD ELEVATION 'C'

SEAL & SIGNATURE:

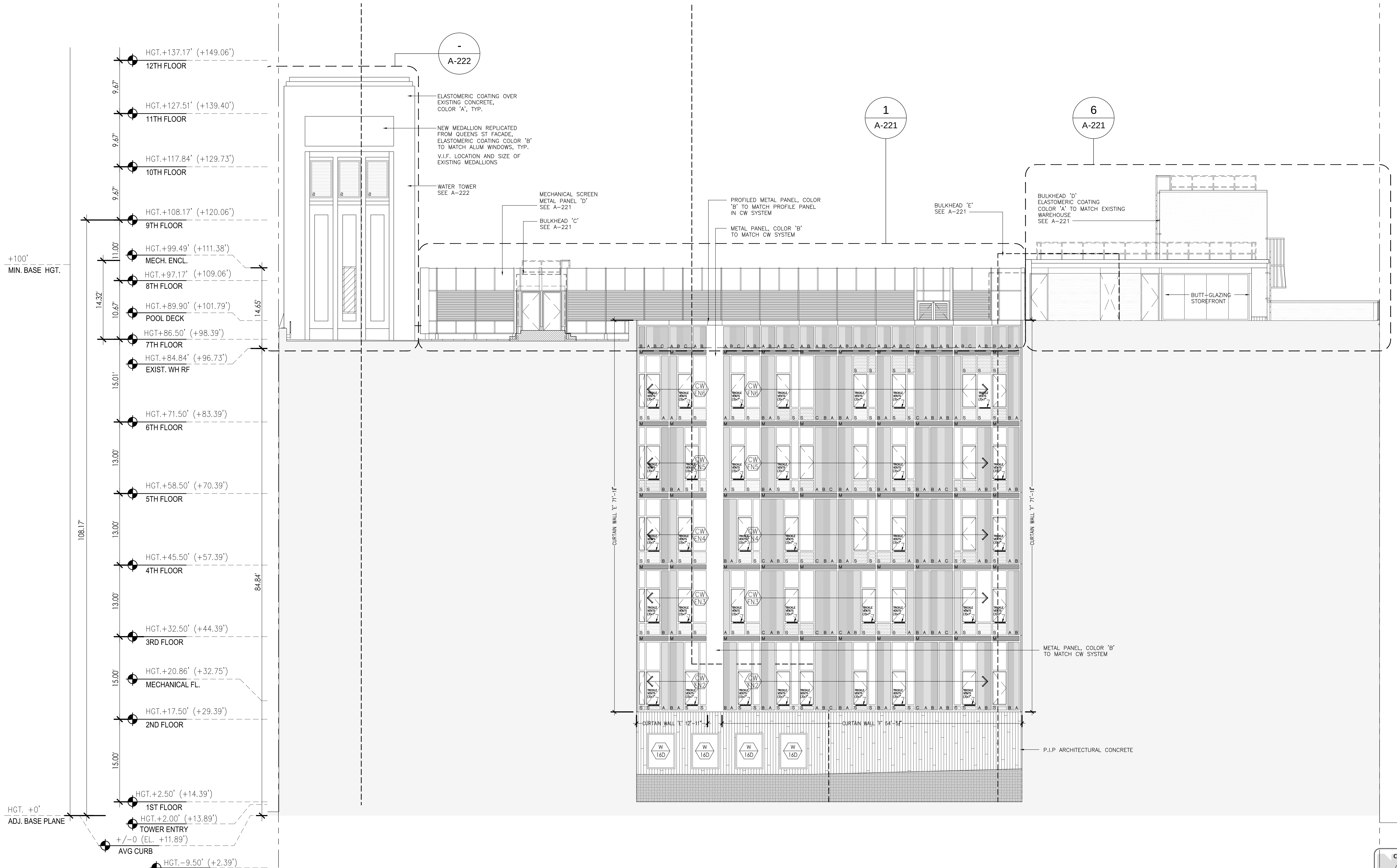
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-215.00

DRAWING : 86 OF 139

DEPT OF BLDGS 420651823 Job Number

ES018029576 Scan Code


HGT.+137.17' (+149.06')
12TH FLOOR
9.67'
HGT.+127.51' (+139.40')
11TH FLOOR
9.67'
HGT.+117.84' (+129.73')
10TH FLOOR
9.67'
HGT.+108.17' (+120.06')
9TH FLOOR
11.00'
HGT.+99.49' (+111.38')
MECH. ENCL.
+100'
MIN. BASE HGT.
HGT.+97.17' (+109.06')
8TH FLOOR
14.32'
10.67'
HGT.+89.90' (+101.79')
POOL DECK
14.65'
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
15.01'
HGT.+71.50' (+83.39')
6TH FLOOR
13.00'
HGT.+58.50' (+70.39')
5TH FLOOR
108.17'
13.00'
HGT.+45.50' (+57.39')
4TH FLOOR
84.84'
13.00'
HGT.+32.50' (+44.39')
3RD FLOOR
15.00'
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
15.00'
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
-
A-222
ELASTOMERIC COATING OVER EXISTING CONCRETE, COLOR 'A', TYP.
NEW MEDALLION REPLICATED FROM QUEENS ST FACADE, ELASTOMERIC COATING COLOR 'B' TO MATCH ALUM WINDOWS, TYP.
V.I.F. LOCATION AND SIZE OF EXISTING MEDALLIONS
WATER TOWER SEE A-222
MECHANICAL SCREEN METAL PANEL 'D' SEE A-221
BULKHEAD 'C' SEE A-221
PROFILED METAL PANEL, COLOR 'B' TO MATCH PROFILE PANEL IN CW SYSTEM
METAL PANEL, COLOR 'B' TO MATCH CW SYSTEM
1
A-221
BULKHEAD 'E' SEE A-221
6
A-221
BULKHEAD 'D' ELASTOMERIC COATING COLOR 'A' TO MATCH EXISTING WAREHOUSE SEE A-221
BUTT-GLAZING STOREFRONT
CURTAIN WALL 'E' 71'-1½"
CURTAIN WALL 'F' 71'-1½"
CW EN5
CW FN5
CW EN4
CW FN4
CW EN3
CW FN3
CW EN2
CW FN2
TRICKLE VENTS (3)x7"
METAL PANEL, COLOR 'B' TO MATCH CW SYSTEM
CURTAIN WALL 'E' 12'-11"
CURTAIN WALL 'F' 54'-5½"
W 16D
P.I.P ARCHITECTURAL CONCRETE

1 NORTH COURTYARD ELEVATION

SCALE: 0 8' 16' 32'

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

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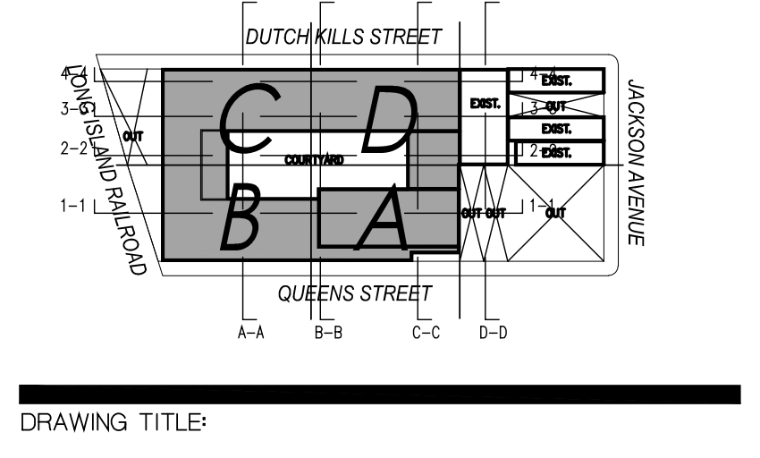
NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
4-4
3-3
2-2
1-1
LONG ISLAND RAILROAD
OUT
C
D
COURTYARD
B
A
EXIST.
OUT
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:
NORTH COURTYARD ELEV

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-216.00
DRAWING : 87 OF 139

DEPT OF BLDGS 420651823 Job Number

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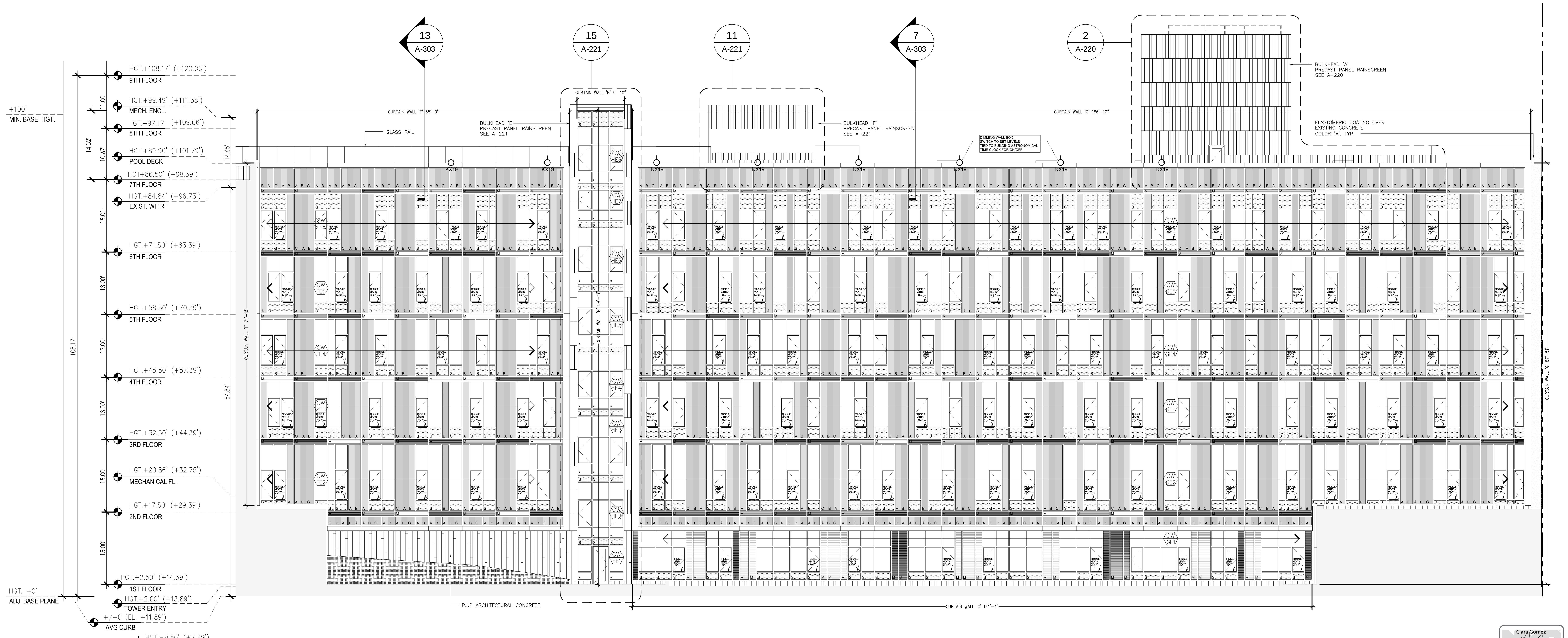
13
A-303
15
A-221
11
A-221
7
A-303
2
A-220
CURTAIN WALL 'H' 9'-10"
CURTAIN WALL 'F' 65'-0"
CURTAIN WALL 'G' 186'-10"
BULKHEAD 'E'
PRECAST PANEL RAINSCREEN
SEE A-221
BULKHEAD 'F'
PRECAST PANEL RAINSCREEN
SEE A-221
BULKHEAD 'A'
PRECAST PANEL RAINSCREEN
SEE A-220
GLASS RAIL
DIMMING WALL BOX
SWITCH TO SET LEVELS
TIED TO BUILDING ASTRONOMICAL
TIME CLOCK FOR ON/OFF
ELASTOMERIC COATING OVER
EXISTING CONCRETE,
COLOR 'A', TYP.
KX19
CW HE8
CW HE7
CW HE6
CW HE5
CW HE4
CW HE3
CW HE2
CW HE1
TRICKLE VENTS (3)x7"
CURTAIN WALL 'F' 71'-1¾"
CURTAIN WALL 'H' 98'-4¼"
CURTAIN WALL 'G' 87'-5¼"
CURTAIN WALL 'G' 141'-4"
P.I.P ARCHITECTURAL CONCRETE
+100'
MIN. BASE HGT.
HGT.+108.17' (+120.06')
9TH FLOOR
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
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108.17'
84.84'

1 EAST COURTYARD ELEVATION

SCALE: 0 8' 16' 32'

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

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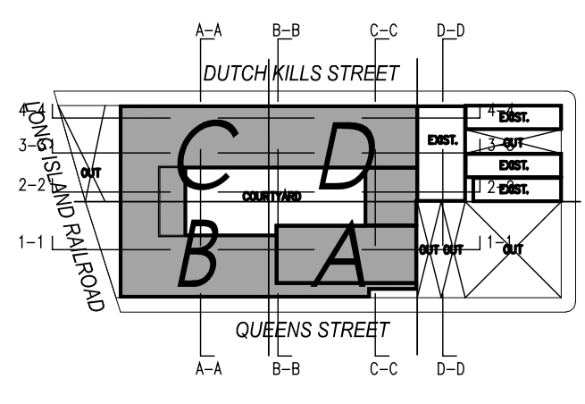
NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'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OUT
1-1
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3-3
4-4

DRAWING TITLE:

EAST COURTYARD ELEV

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
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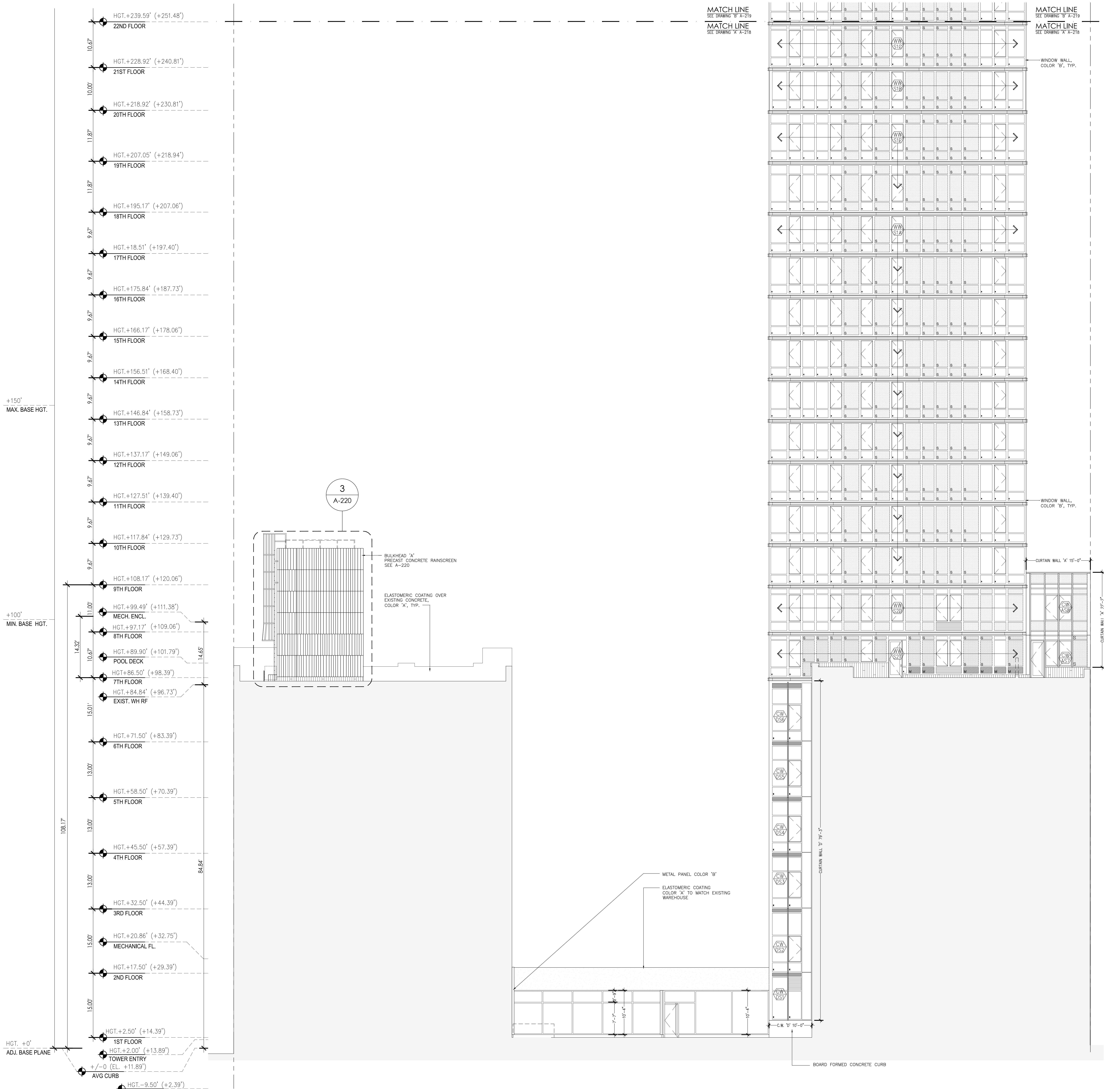
MATCH LINE
SEE DRAWING 'B' A-219
MATCH LINE
SEE DRAWING 'A' A-218
MATCH LINE
SEE DRAWING 'B' A-219
MATCH LINE
SEE DRAWING 'A' A-218
HGT.+239.59' (+251.48')
22ND FLOOR
10.67'
HGT.+228.92' (+240.81')
21ST FLOOR
10.00'
HGT.+218.92' (+230.81')
20TH FLOOR
11.87'
HGT.+207.05' (+218.94')
19TH FLOOR
11.87'
HGT.+195.17' (+207.06')
18TH FLOOR
9.67'
HGT.+18.51' (+197.40')
17TH FLOOR
9.67'
HGT.+175.84' (+187.73')
16TH FLOOR
9.67'
HGT.+166.17' (+178.06')
15TH FLOOR
9.67'
HGT.+156.51' (+168.40')
14TH FLOOR
9.67'
+150'
MAX. BASE HGT.
HGT.+146.84' (+158.73')
13TH FLOOR
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BASE LINE
3
A-220
BULKHEAD 'A'
PRECAST CONCRETE RAINSCREEN
SEE A-220
ELASTOMERIC COATING OVER
EXISTING CONCRETE,
COLOR 'A', TYP.
WW S1C
WW S1B
S
M
WINDOW WALL,
COLOR 'B', TYP.
WINDOW WALL,
COLOR 'B', TYP.
CURTAIN WALL 'A' 15'-0"
CURTAIN WALL 'A' 22'-2"
CW AS8
CW AS7
CURTAIN WALL 'D' 79'-3"
CW DS4
CW DS3
CW DS2
CW DS1
METAL PANEL COLOR 'B'
ELASTOMERIC COATING
COLOR 'A' TO MATCH EXISTING
WAREHOUSE
2'-9"
7'-7"
10'-4"
10'-4"
C.W. 'D' 10'-0"
BOARD FORMED CONCRETE CURB

① PARTIAL SOUTH COURTYARD ELEVATION

SCALE: 0 8' 16' 32'

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TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

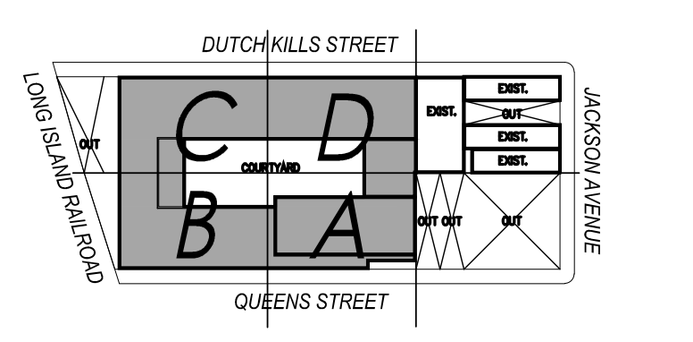
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

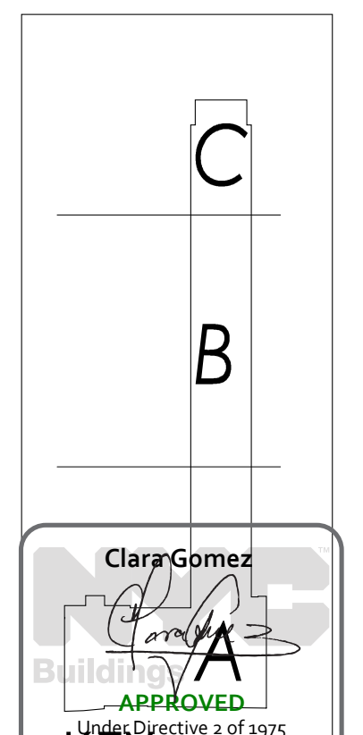
No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.



Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

DRAWING TITLE:

PARTIAL SOUTH CTYARD ELEVATION 'A'

SEAL & SIGNATURE:

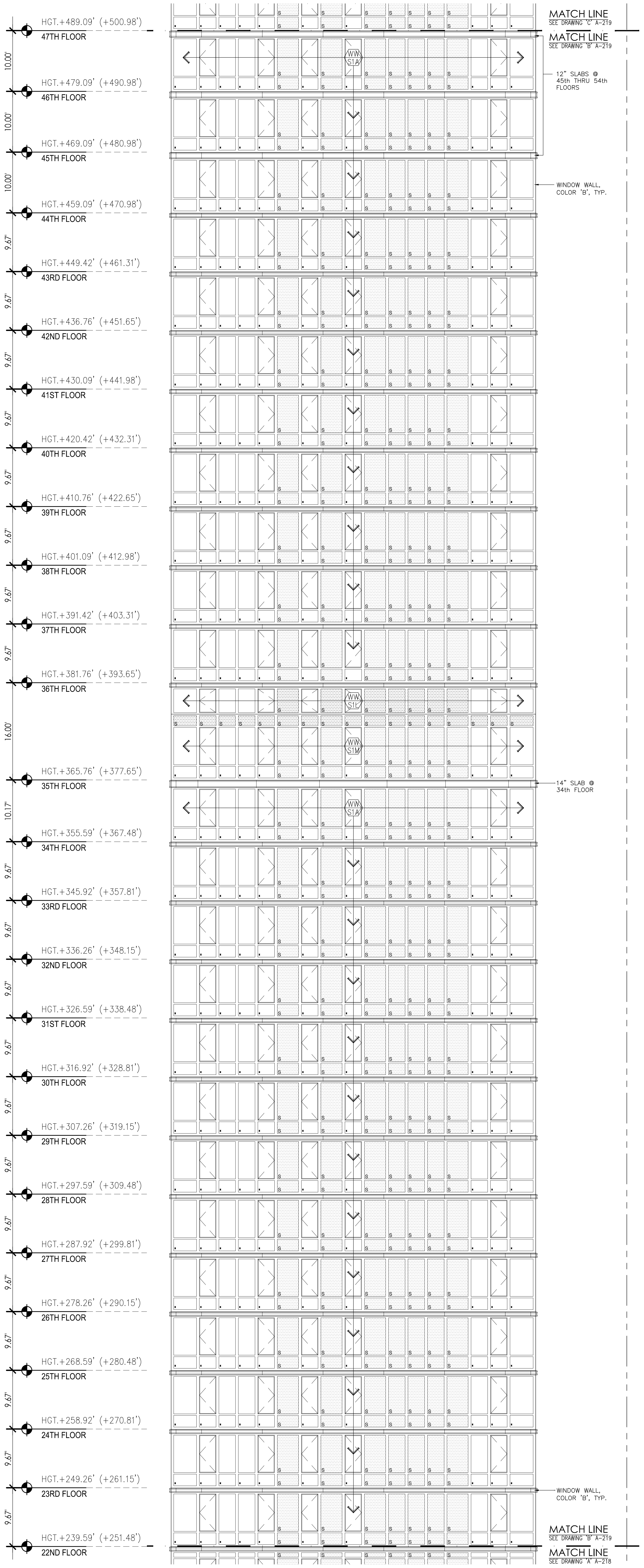
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-218.00

DRAWING : 89 OF 139

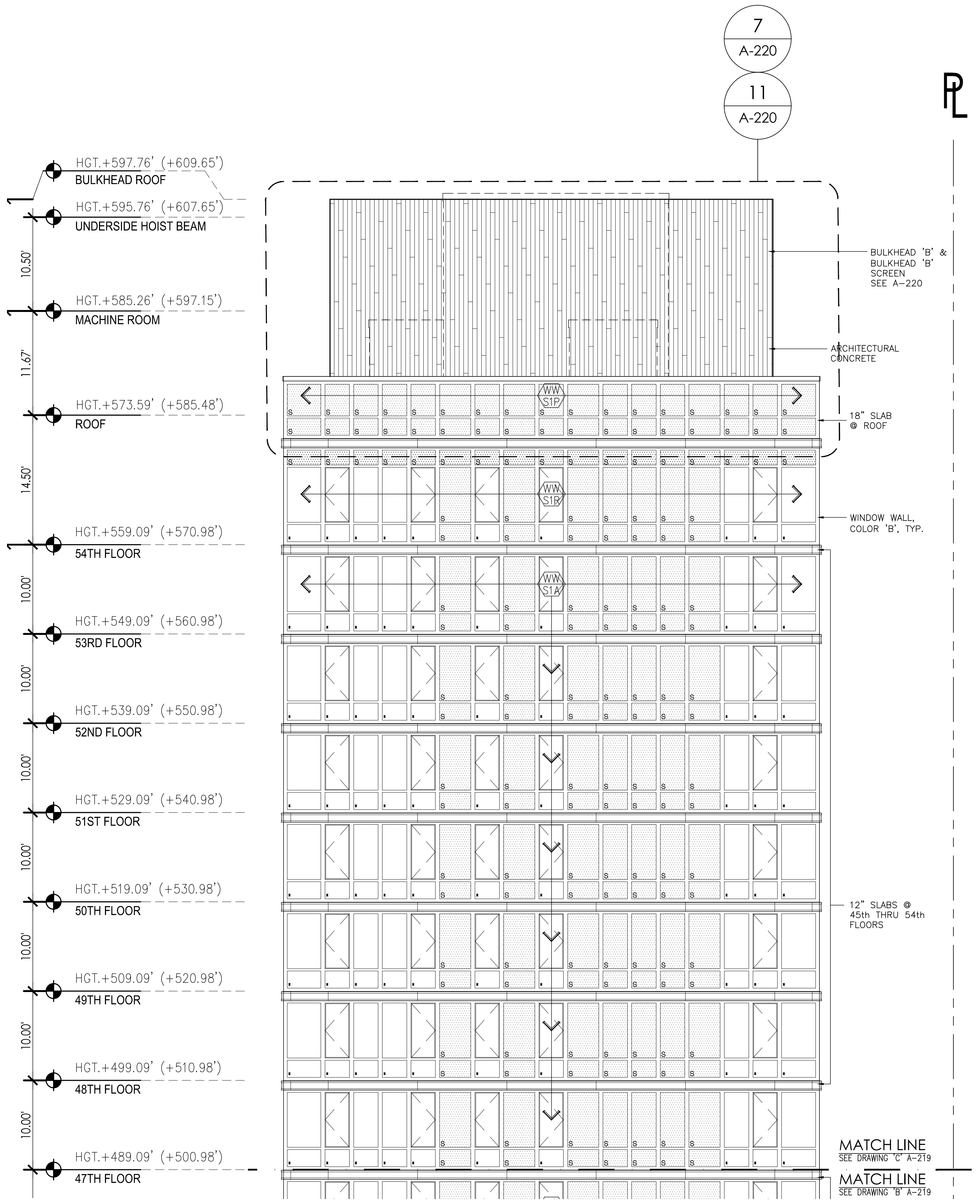
DEPT OF BLDGS 420651823 Job Number

ES889586065 Scan Code


MATCH LINE
SEE DRAWING 'C' A-219
MATCH LINE
SEE DRAWING 'B' A-219
12" SLABS @ 45th THRU 54th FLOORS
WINDOW WALL, COLOR 'B', TYP.
14" SLAB @ 34th FLOOR
WINDOW WALL, COLOR 'B', TYP.
MATCH LINE
SEE DRAWING 'B' A-219
MATCH LINE
SEE DRAWING 'A' A-218
HGT.+489.09' (+500.98')
47TH FLOOR
10.00'
HGT.+479.09' (+490.98')
46TH FLOOR
10.00'
HGT.+469.09' (+480.98')
45TH FLOOR
10.00'
HGT.+459.09' (+470.98')
44TH FLOOR
9.67'
HGT.+449.42' (+461.31')
43RD FLOOR
9.67'
HGT.+436.76' (+451.65')
42ND FLOOR
9.67'
HGT.+430.09' (+441.98')
41ST FLOOR
9.67'
HGT.+420.42' (+432.31')
40TH FLOOR
9.67'
HGT.+410.76' (+422.65')
39TH FLOOR
9.67'
HGT.+401.09' (+412.98')
38TH FLOOR
9.67'
HGT.+391.42' (+403.31')
37TH FLOOR
9.67'
HGT.+381.76' (+393.65')
36TH FLOOR
16.00'
HGT.+365.76' (+377.65')
35TH FLOOR
10.17'
HGT.+355.59' (+367.48')
34TH FLOOR
9.67'
HGT.+345.92' (+357.81')
33RD FLOOR
9.67'
HGT.+336.26' (+348.15')
32ND FLOOR
9.67'
HGT.+326.59' (+338.48')
31ST FLOOR
9.67'
HGT.+316.92' (+328.81')
30TH FLOOR
9.67'
HGT.+307.26' (+319.15')
29TH FLOOR
9.67'
HGT.+297.59' (+309.48')
28TH FLOOR
9.67'
HGT.+287.92' (+299.81')
27TH FLOOR
9.67'
HGT.+278.26' (+290.15')
26TH FLOOR
9.67'
HGT.+268.59' (+280.48')
25TH FLOOR
9.67'
HGT.+258.92' (+270.81')
24TH FLOOR
9.67'
HGT.+249.26' (+261.15')
23RD FLOOR
9.67'
HGT.+239.59' (+251.48')
22ND FLOOR
WW S1A
WW S1L
WW S1M
WW S1A
S

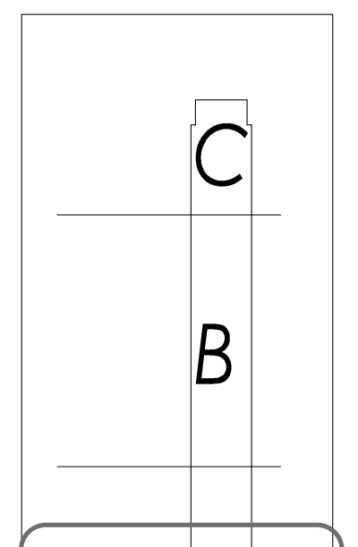
① PARTIAL SOUTH COURTYARD ELEVATION 'B'

SCALE: 0 8' 16' 32'


7
A-220
11
A-220
PL
HGT.+597.76' (+609.65')
BULKHEAD ROOF
HGT.+595.76' (+607.65')
UNDERSIDE HOIST BEAM
10.50'
HGT.+585.26' (+597.15')
MACHINE ROOM
11.67'
HGT.+573.59' (+585.48')
ROOF
14.50'
HGT.+559.09' (+570.98')
54TH FLOOR
10.00'
HGT.+549.09' (+560.98')
53RD FLOOR
10.00'
HGT.+539.09' (+550.98')
52ND FLOOR
10.00'
HGT.+529.09' (+540.98')
51ST FLOOR
10.00'
HGT.+519.09' (+530.98')
50TH FLOOR
10.00'
HGT.+509.09' (+520.98')
49TH FLOOR
10.00'
HGT.+499.09' (+510.98')
48TH FLOOR
10.00'
HGT.+489.09' (+500.98')
47TH FLOOR
BULKHEAD 'B' & BULKHEAD 'B' SCREEN SEE A-220
ARCHITECTURAL CONCRETE
18" SLAB @ ROOF
WINDOW WALL, COLOR 'B', TYP.
12" SLABS @ 45th THRU 54th FLOORS
MATCH LINE
SEE DRAWING 'C' A-219
MATCH LINE
SEE DRAWING 'B' A-219
WW S1P
WW S1R
WW S1A
S

② PARTIAL SOUTH COURTYARD ELEVATION 'C'

SCALE: 0 8' 16' 32'



Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
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FAX :

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KUGLER NING LIGHTING DESIGN
49 West 38th Street
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No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
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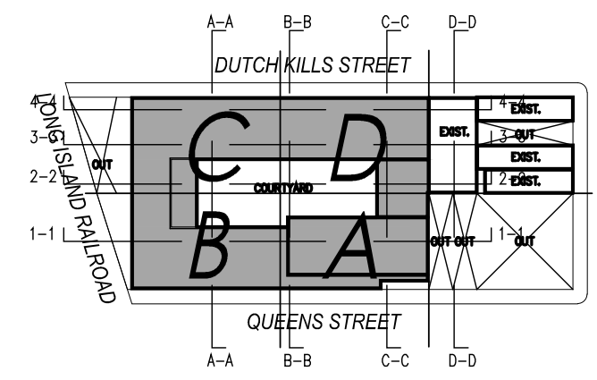
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
C
D
B
A
COURTYARD
OUT
EXIST.
4-4
3-3
2-2
1-1

DRAWING TITLE:

PARTIAL S COURTYARD ELEVATIONS 'B' & 'C'

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

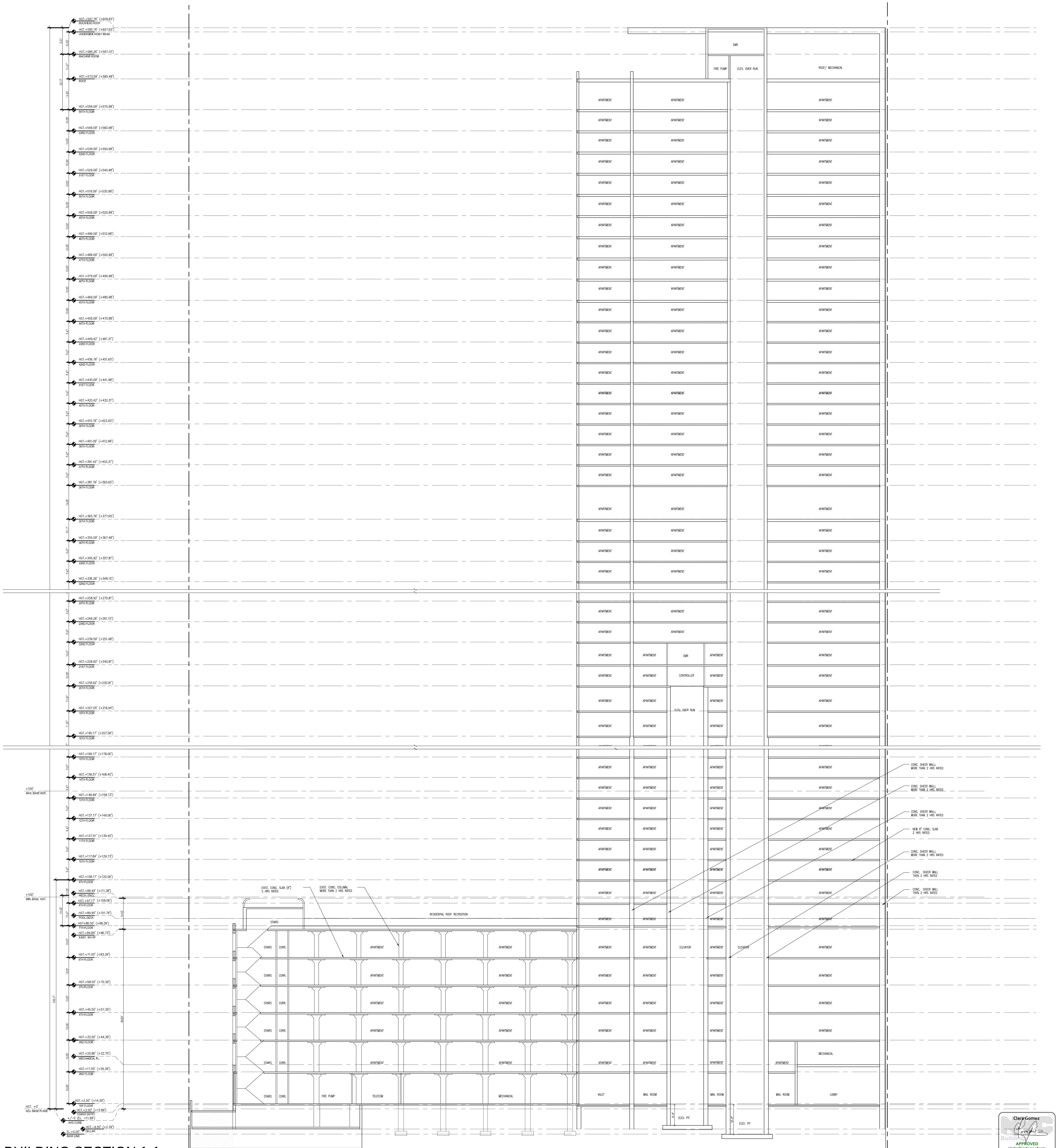
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-219.00

DRAWING : 90 OF 139

DEPT OF BLDGS 420651823 Job Number

ES530112539 Scan Code


HGT.+597.76' (+609.65')
BULKHEAD ROOF
HGT.+595.76' (+607.65')
UNDERSIDE HOIST BEAM
HGT.+585.26' (+597.15')
MACHINE ROOM
HGT.+573.59' (+585.48')
ROOF
HGT.+559.09' (+570.98')
54TH FLOOR
HGT.+549.09' (+560.98')
53RD FLOOR
HGT.+539.09' (+550.98')
52ND FLOOR
HGT.+529.09' (+540.98')
51ST FLOOR
HGT.+519.09' (+530.98')
50TH FLOOR
HGT.+509.09' (+520.98')
49TH FLOOR
HGT.+499.09' (+510.98')
48TH FLOOR
HGT.+489.09' (+500.98')
47TH FLOOR
HGT.+479.09' (+490.98')
46TH FLOOR
HGT.+469.09' (+480.98')
45TH FLOOR
HGT.+459.09' (+470.98')
44TH FLOOR
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33RD FLOOR
HGT.+336.26' (+348.15')
32ND FLOOR
HGT.+258.92' (+270.81')
24TH FLOOR
HGT.+249.26' (+261.15')
23RD FLOOR
HGT.+239.59' (+251.48')
22ND FLOOR
HGT.+228.92' (+240.81')
21ST FLOOR
HGT.+218.92' (+230.81')
20TH FLOOR
HGT.+207.05' (+218.94')
19TH FLOOR
HGT.+195.17' (+207.06')
18TH FLOOR
HGT.+166.17' (+178.06')
15TH FLOOR
HGT.+156.51' (+168.40')
14TH FLOOR
+150'
MAX. BASE HGT.
HGT.+146.84' (+158.73')
13TH FLOOR
HGT.+137.17' (+149.06')
12TH FLOOR
HGT.+127.51' (+139.40')
11TH FLOOR
HGT.+117.84' (+129.73')
10TH FLOOR
HGT.+108.17' (+120.06')
9TH FLOOR
+100'
MIN. BASE HGT.
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
12.51'
10.50'
11.67'
26.17'
14.50'
10.00'
9.67'
16.00'
10.17'
10.67'
11.87'
11.00'
14.32'
14.65'
15.01'
13.00'
15.00'
108.17'
84.84'
EMR
FIRE PUMP
ELEV. OVER RUN
ROOF/ MECHANICAL
APARTMENT
CONTROLLER
ELEVATOR
MECHANICAL
APARTMENT
VALET
MAIL ROOM
LOBBY
ELEV. PIT
9'-9"
14'-0"
EXIST. CONC. SLAB (8")
2 HRS RATED
EXIST. CONC. COLUMN;
MORE THAN 2 HRS RATED
RESIDENTIAL ROOF RECREATION
STAIRS
CORR.
FIRE PUMP
TELECOM
CONC. SHEER WALL;
MORE THAN 2 HRS RATED
NEW 8" CONC. SLAB
2 HRS RATED
CONC. SHEER WALL
THEN 2 HRS RATED

01 BUILDING SECTION 1-1
SCALE: 1/16" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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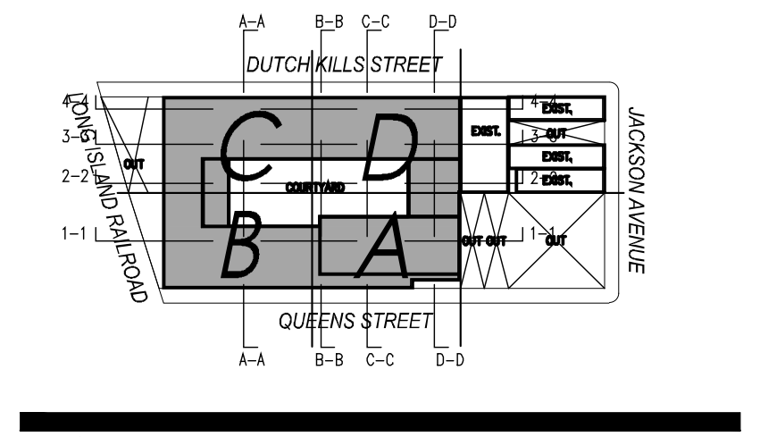
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


A–A
B–B
C–C
D–D
DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT
4–4
3–3
2–2
1–1

DRAWING TITLE:

BUILDING SECTION
1-1

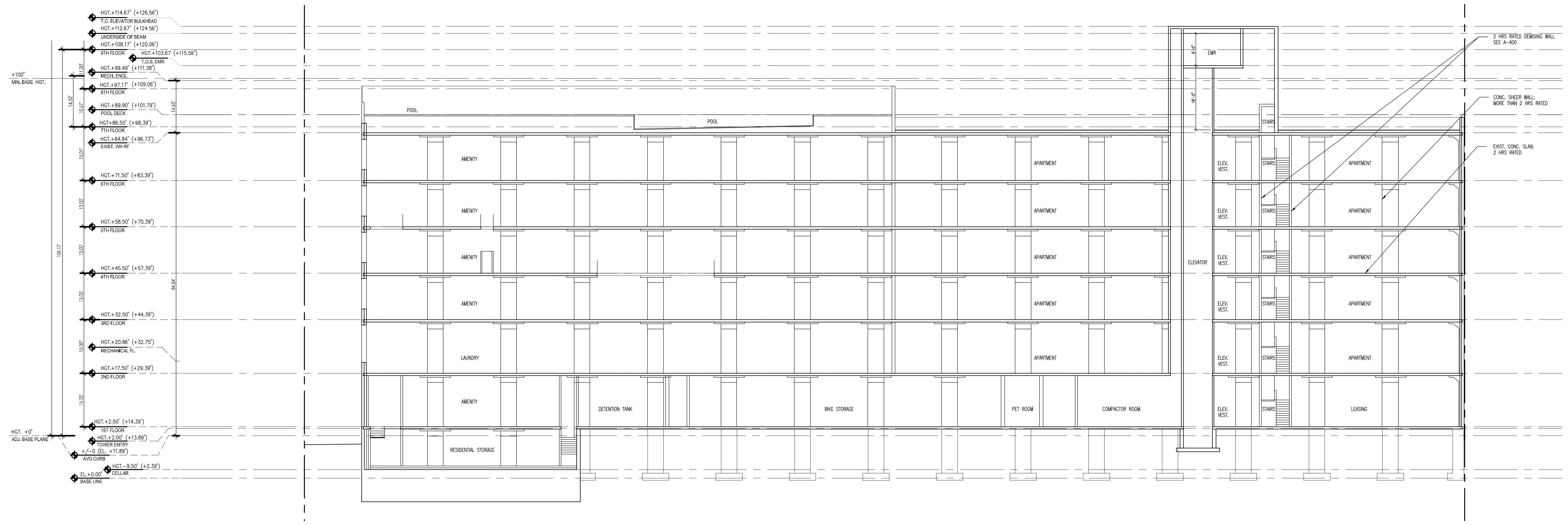
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:

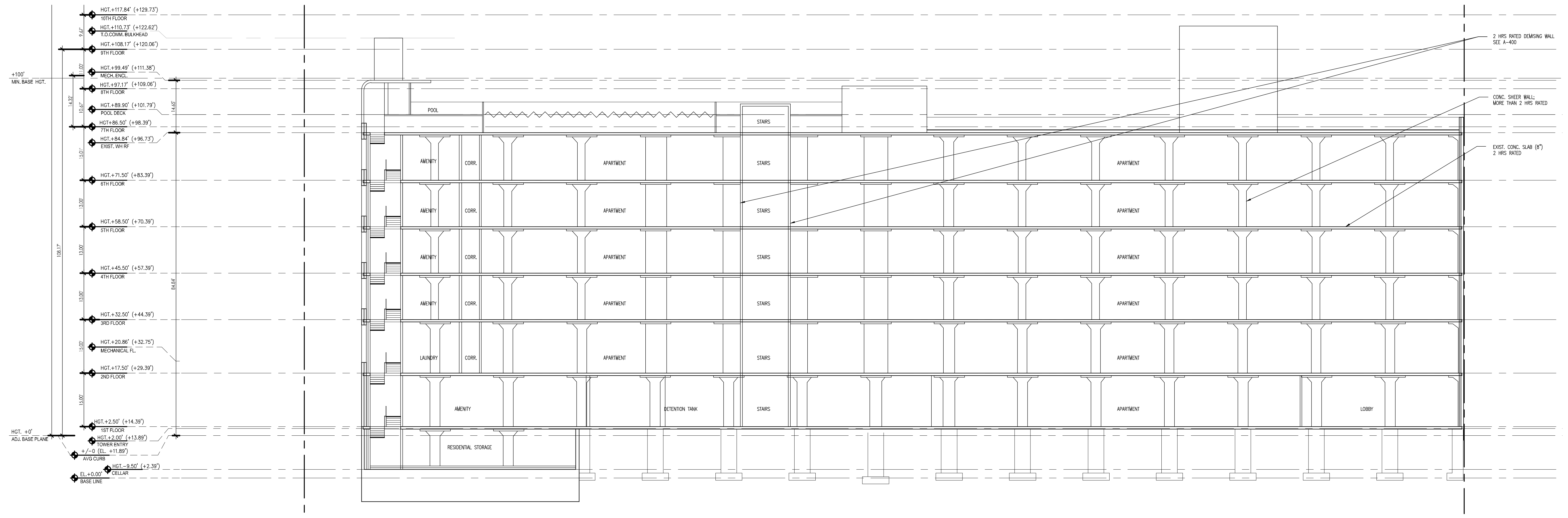
A-251.00

DRAWING : 91 OF 139


HGT.+114.67' (+126.56')
T.O. ELEVATOR BULKHEAD
HGT.+112.67' (+124.56')
UNDERSIDE OF BEAM
HGT.+108.17' (+120.06')
9TH FLOOR
HGT.+103.67 (+115.56')
T.O.S. EMR
+100'
MIN. BASE HGT.
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
11.00'
14.32'
10.67'
15.01'
13.00'
13.00'
13.00'
15.00'
15.00'
108.17'
14.65'
84.84'
POOL
AMENITY
LAUNDRY
APARTMENT
ELEVATOR
ELEV. VEST.
STAIRS
LOBBY
DETENTION TANK
BIKE STORAGE
PET ROOM
COMPACTOR ROOM
RESIDENTIAL STORAGE
2 HRS RATED DEMISING WALL SEE A-400
CONC. SHEAR WALL, MORE THAN 2 HRS RATED
EXIST. CONC. SLAB, 2 HRS RATED

03 BUILDING SECTION 4-4

SCALE: 1/16" = 1'-0"


HGT.+117.84' (+129.73')
10TH FLOOR
HGT.+110.73' (+122.62')
T.O.COMM. BULKHEAD
HGT.+108.17' (+120.06')
9TH FLOOR
+100'
MIN. BASE HGT.
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
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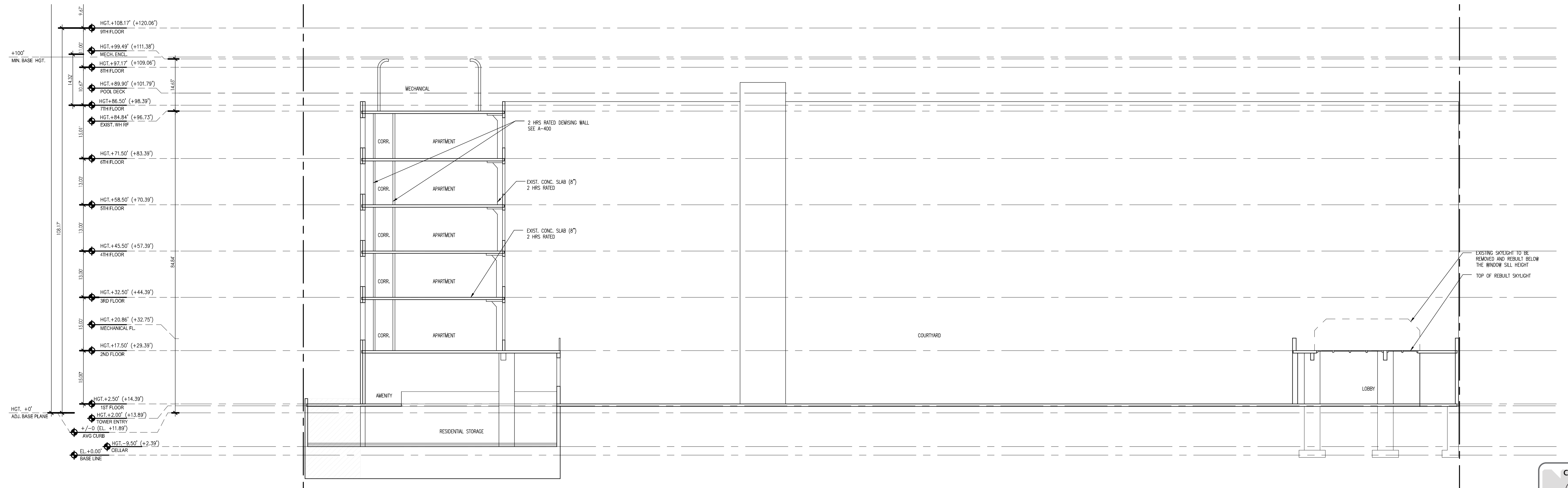
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
9.67'
11.00'
14.32'
10.67'
15.01'
14.65'
108.17'
84.84'
POOL
STAIRS
AMENITY
LAUNDRY
CORR.
APARTMENT
DETENTION TANK
LOBBY
RESIDENTIAL STORAGE
2 HRS RATED DEMISING WALL SEE A-400
CONC. SHEAR WALL, MORE THAN 2 HRS RATED
EXIST. CONC. SLAB (8") 2 HRS RATED

02 BUILDING SECTION 3-3

SCALE: 1/16" = 1'-0"


HGT.+108.17' (+120.06')
9TH FLOOR
+100'
MIN. BASE HGT.
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
MECHANICAL
CORR.
APARTMENT
AMENITY
RESIDENTIAL STORAGE
COURTYARD
LOBBY
2 HRS RATED DEMISING WALL SEE A-400
EXIST. CONC. SLAB (8") 2 HRS RATED
EXIST. CONC. SLAB (8") 2 HRS RATED
EXISTING SKYLIGHT TO BE REMOVED AND REBUILT BELOW THE WINDOW SILL HEIGHT
TOP OF REBUILT SKYLIGHT

01 BUILDING SECTION 2-2

SCALE: 1/16" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

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1359 BROADWAY
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TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

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New York, New York 10036
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FAX : (212) 944-5597

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440 Park Ave South, 7th Floor
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FAX : (973) 994-2539

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FAX : (201) 374-1795

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FAX : (716) 828-9108

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LIGHTING CONSULTANT

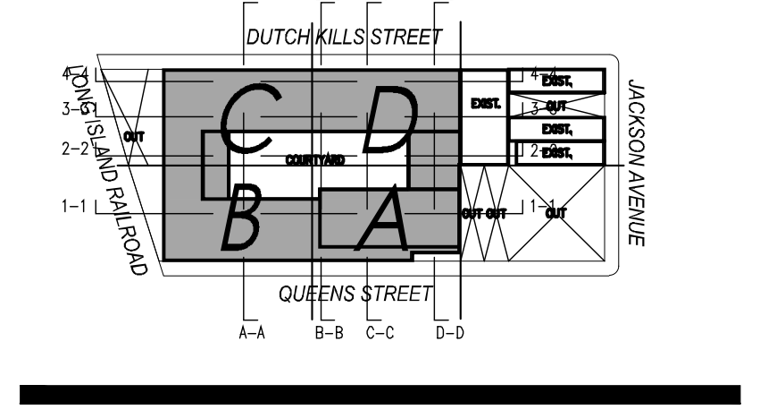
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
C
D
B
A
COURTYARD
EXIST.
OUT
4-4
3-3
2-2
1-1

DRAWING TITLE:

BUILDING SECTION 2-2, 3-3, 4-4

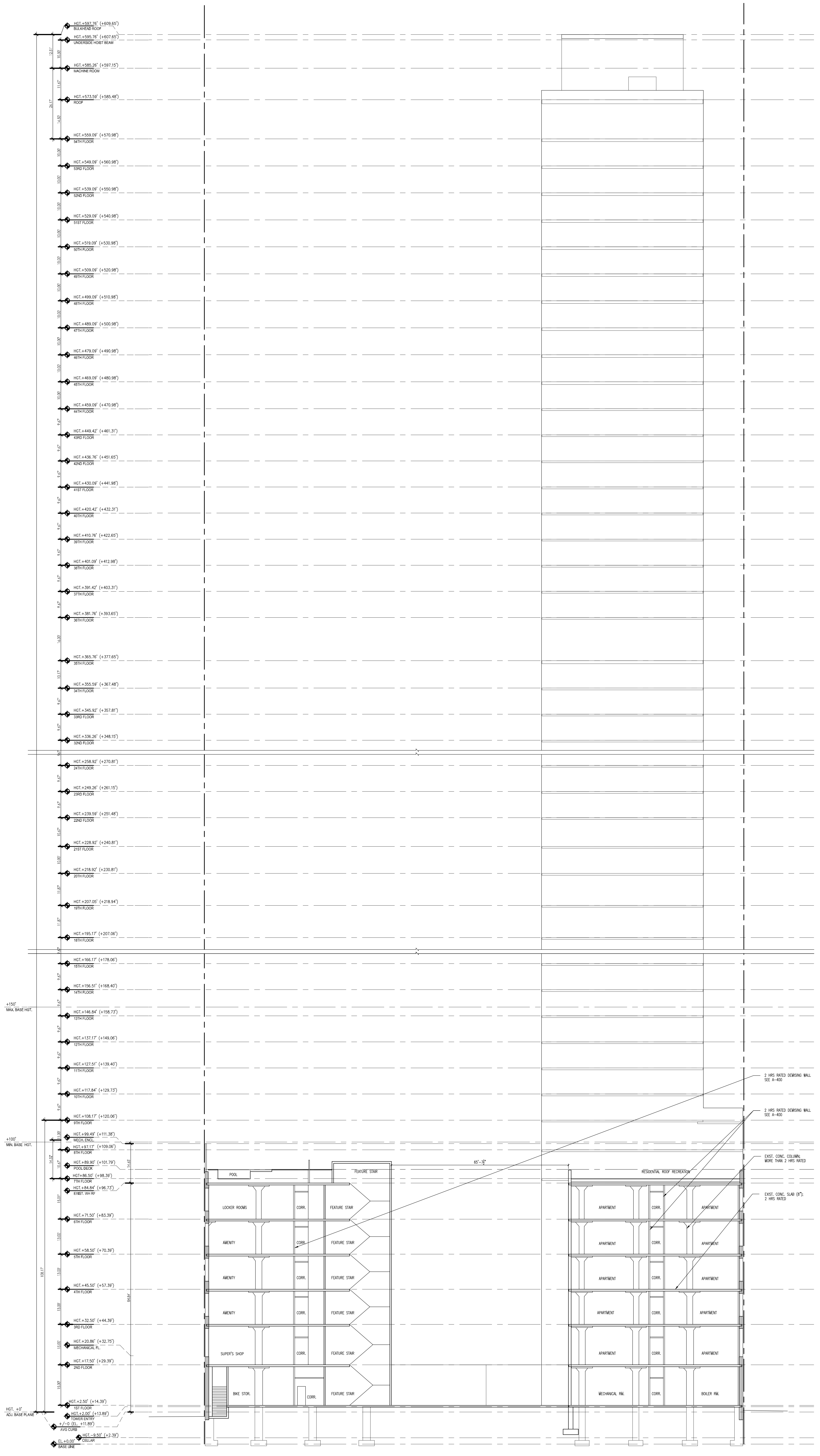
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-252.00

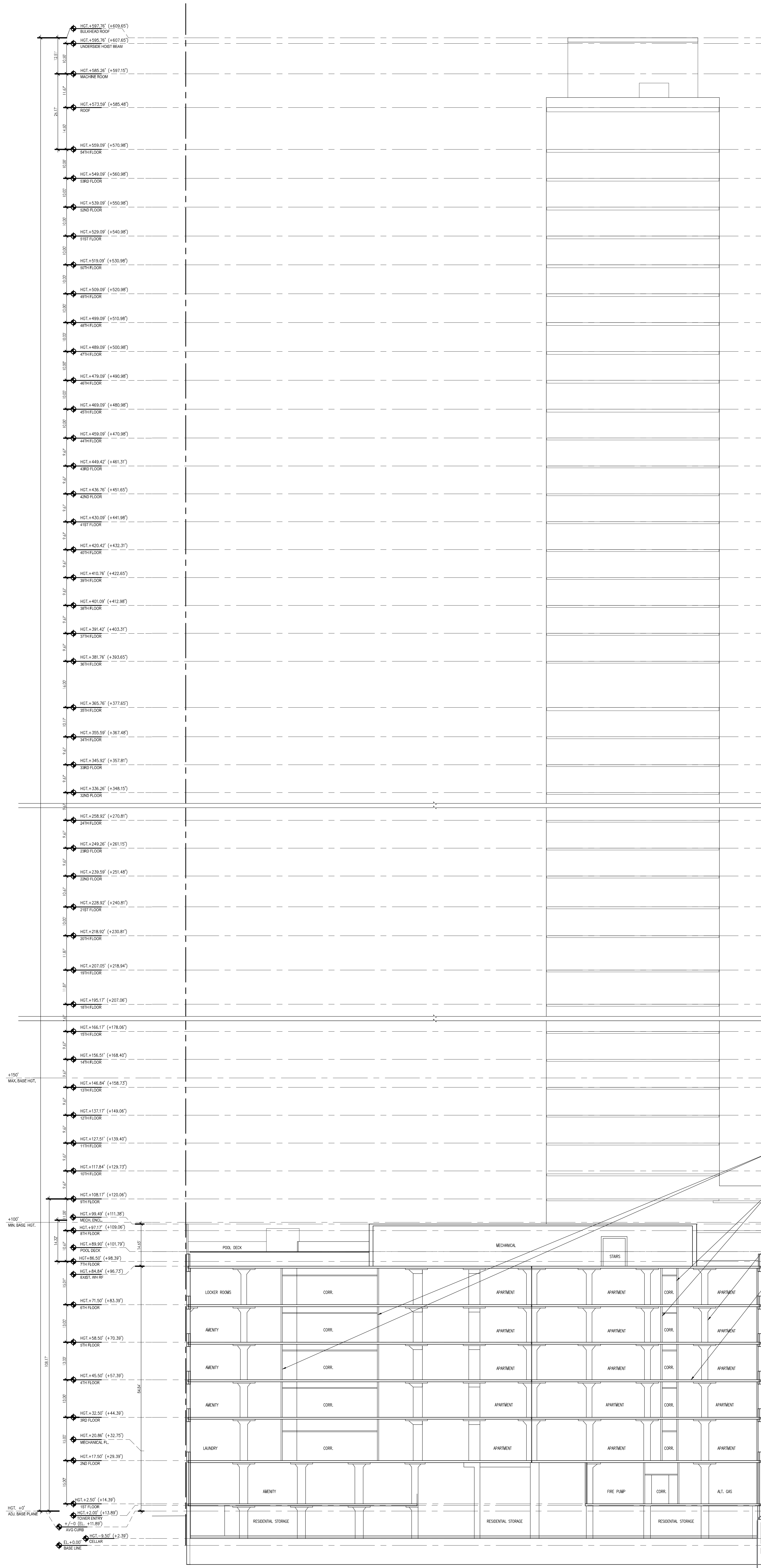
DEPT OF BLDGS 420651823 Job Number

ES614138766 Scan Code


POOL
FEATURE STAIR
65'-5"
RESIDENTIAL ROOF RECREATION
LOCKER ROOMS
AMENITY
SUPER'S SHOP
BIKE STOR.
CORR.
APARTMENT
MECHANICAL RM.
BOILER RM.
+150' MAX. BASE HGT.
+100' MIN. BASE HGT.
HGT. +0" ADJ. BASE PLANE
2 HRS RATED DEMISING WALL SEE A-400
EXIST. CONC. COLUMN; MORE THAN 2 HRS RATED
EXIST. CONC. SLAB (8); 2 HRS RATED

02 BUILDING SECTION B-B

SCALE: 1/16" = 1'-0"


POOL DECK
MECHANICAL
STAIRS
LOCKER ROOMS
AMENITY
LAUNDRY
CORR.
APARTMENT
FIRE PUMP
ALT. GAS
RESIDENTIAL STORAGE
+150' MAX. BASE HGT.
+100' MIN. BASE HGT.
HGT. +0" ADJ. BASE PLANE
2 HRS RATED DEMISING WALL SEE A-400
2 HRS RATED DEMISING WALL SEE A-400
EXIST. CONC. COLUMN; MORE THAN 2 HRS RATED
EXIST. CONC. SLAB (8); 2 HRS RATED

01 BUILDING SECTION A-A

SCALE: 1/16" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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43-22 QUEENS STREET, LONG ISLAND CITY

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100 Church Street New
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KUGLER NING LIGHTING DESIGN
49 West 38th Street
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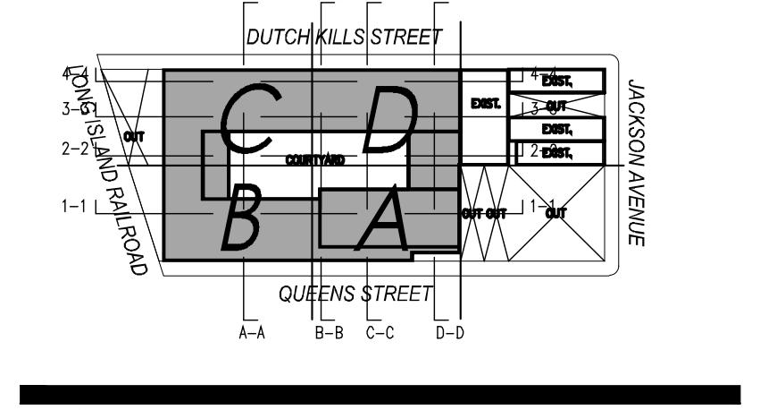
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


A-A
B-B
C-C
D-D
DUTCH KILLS STREET
QUEENS STREET
JACKSON AVENUE
LONG ISLAND RAILROAD
COURTYARD
C
D
B
A
EXIST.
OUT
1-1
2-2
3-3
4-4

DRAWING TITLE:

BUILDING SECTION
A-A & B-B

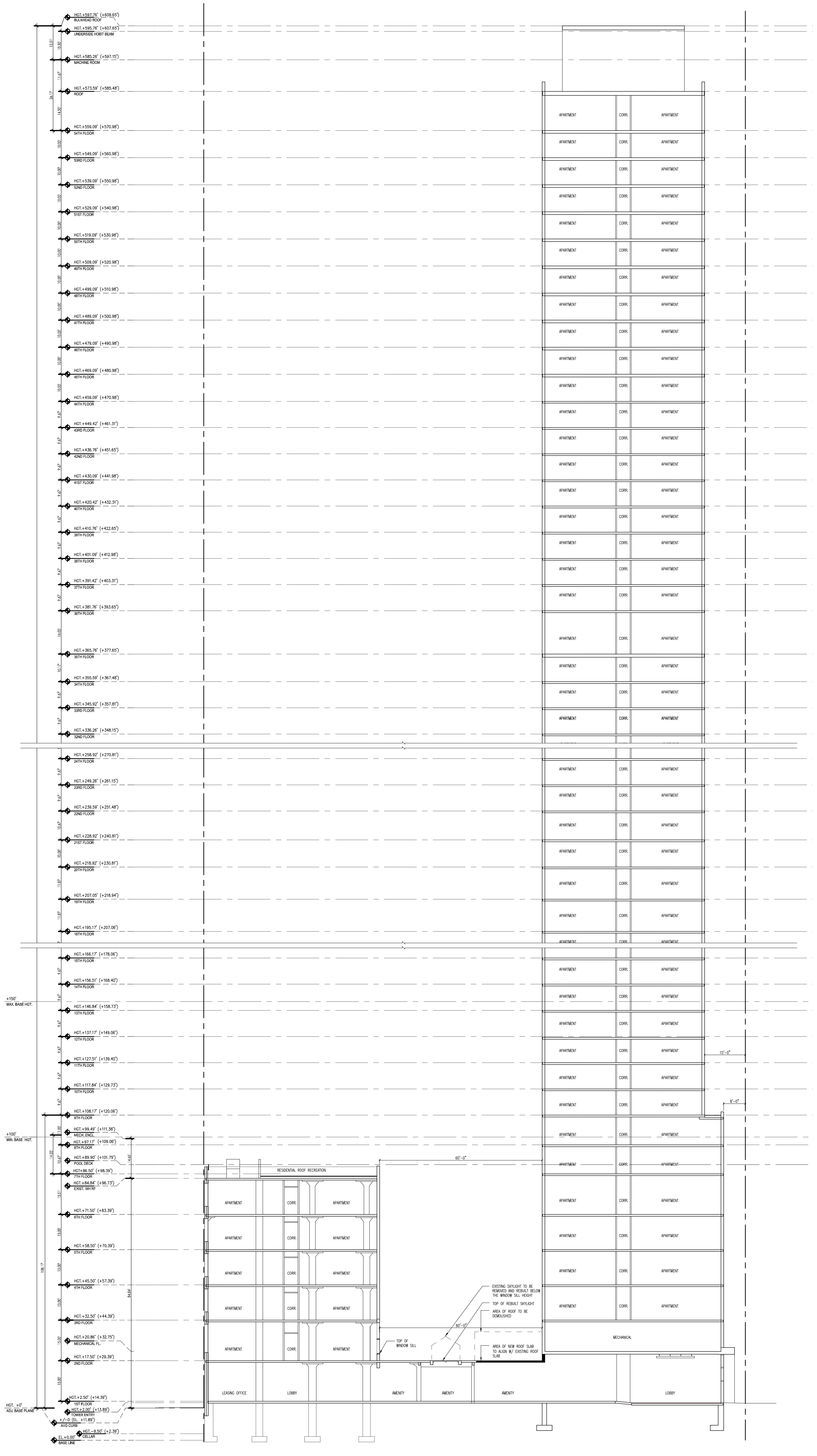
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-253.00
DRAWING : 93 OF 139

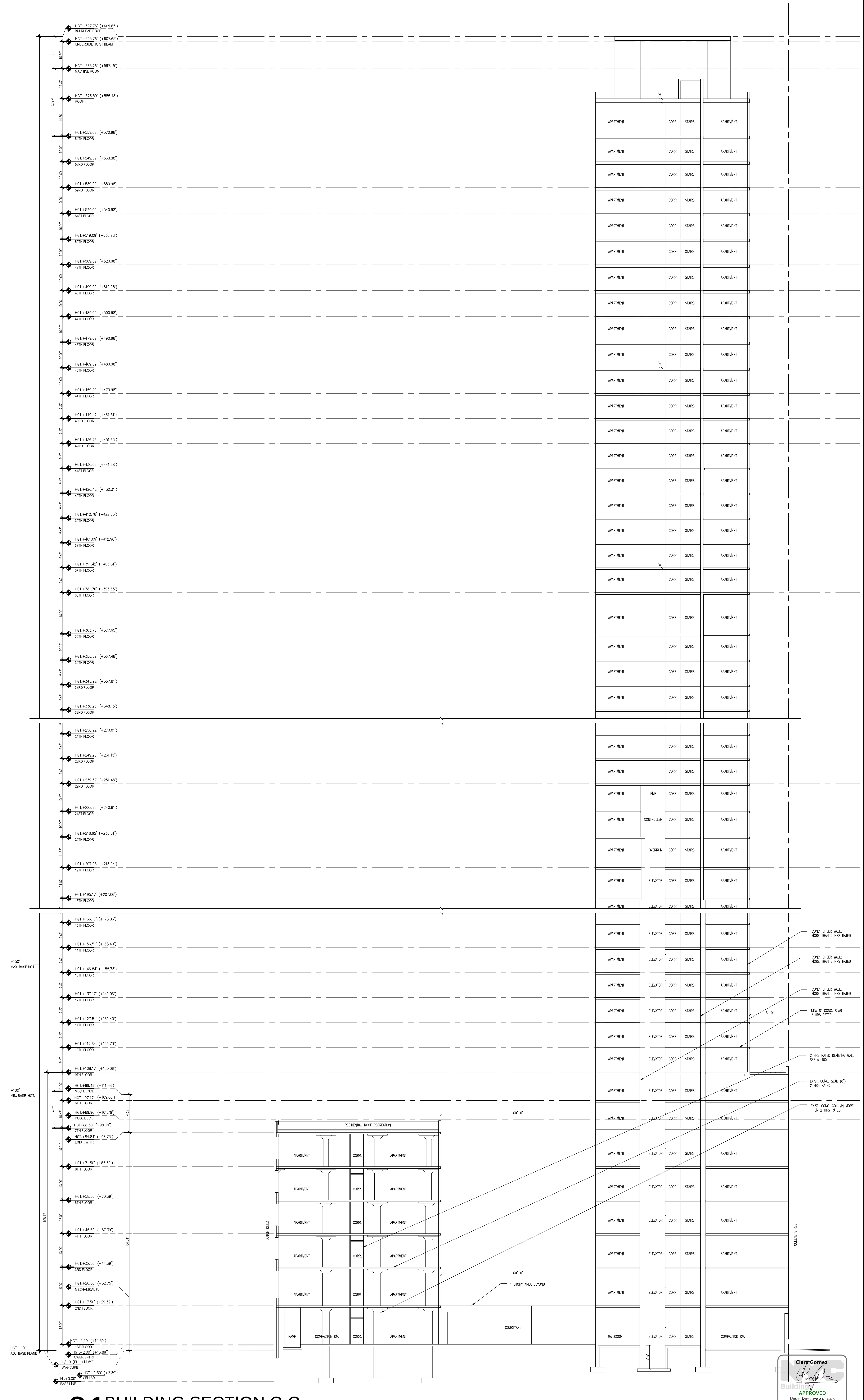
DEPT OF BLDGS 420651823 Job Number

ES178451177 Scan Code



RESIDENTIAL ROOF RECREATION
APARTMENT
CORR.
MECHANICAL
LEASING OFFICE
LOBBY
AMENITY
60'-0"
15'-0"
+150' MAX. BASE HGT.
+100' MIN. BASE HGT.
EXISTING SKYLIGHT TO BE REMOVED AND REBUILT BELOW THE WINDOW SILL HEIGHT
TOP OF REBUILT SKYLIGHT
AREA OF ROOF TO BE DEMOLISHED
TOP OF WINDOW SILL
AREA OF NEW ROOF SLAB TO ALIGN W/ EXISTING ROOF SLAB

02 BUILDING SECTION D-D
SCALE: 1/16" = 1'-0"



RESIDENTIAL ROOF RECREATION
APARTMENT
CORR.
STAIRS
ELEVATOR
CONTROLLER
OVERRUN
MECHANICAL
COURTYARD
1 STORY AREA BEYOND
RAMP
COMPACTOR RM.
MAILROOM
60'-0"
15'-0"
+150' MAX. BASE HGT.
+100' MIN. BASE HGT.
CONC. SHEER WALL; MORE THAN 2 HRS RATED
CONC. SHEER WALL; MORE THAN 2 HRS RATED
CONC. SHEER WALL; MORE THAN 2 HRS RATED
NEW 8" CONC. SLAB 2 HRS RATED
2 HRS RATED DEMISING WALL SEE A-400
EXIST. CONC. SLAB (8") 2 HRS RATED
EXIST. CONC. COLUMN MORE THEN 2 HRS RATED

01 BUILDING SECTION C-C
SCALE: 1/16" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

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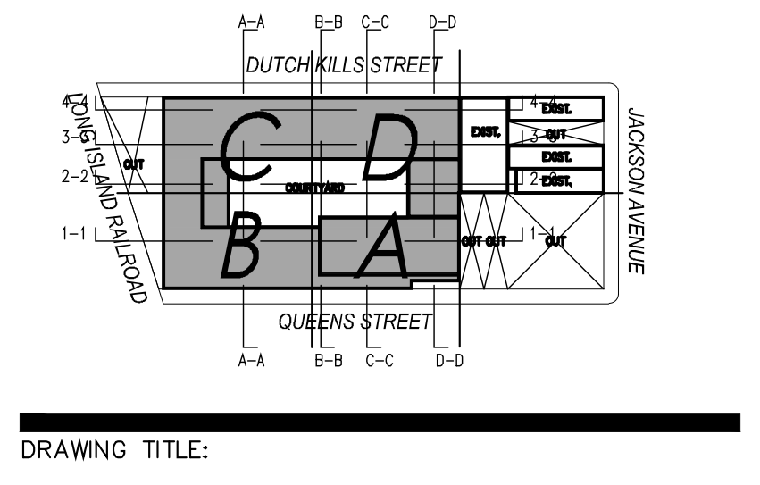
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



A–A
B–B
C–C
D–D
DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
CUT
4–4
3–3
2–2
1–1

DRAWING TITLE:

BUILDING SECTION
C-C & D-D

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROBERT LAUDENSCHLAGER
No. 022227
STATE OF NEW YORK

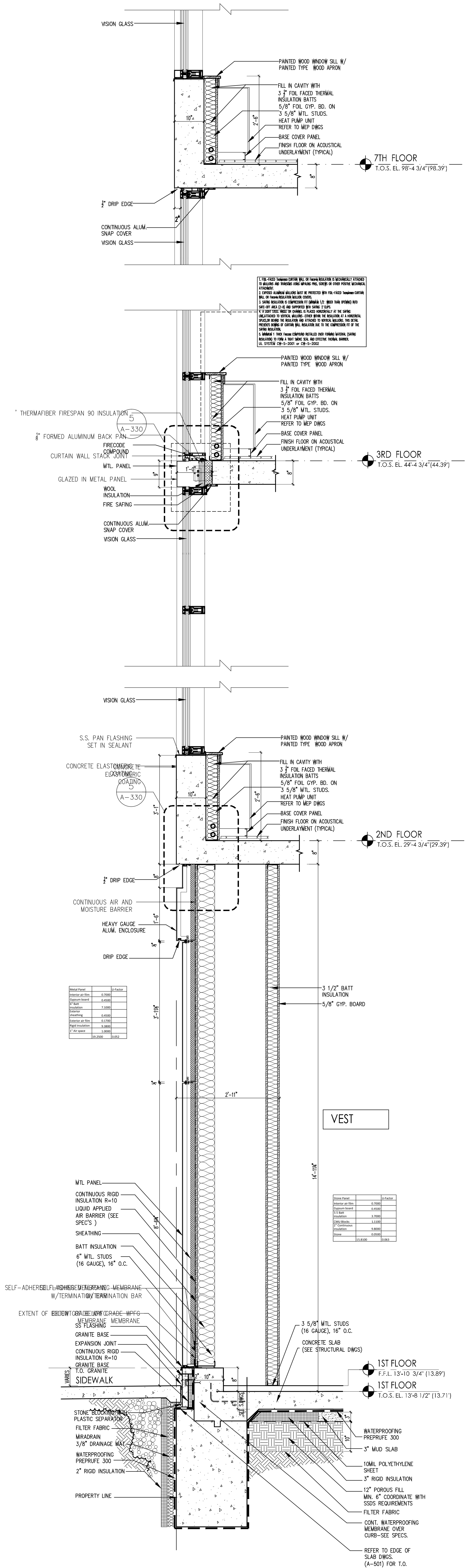
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:

A-254.00

DRAWING : 94 OF 139

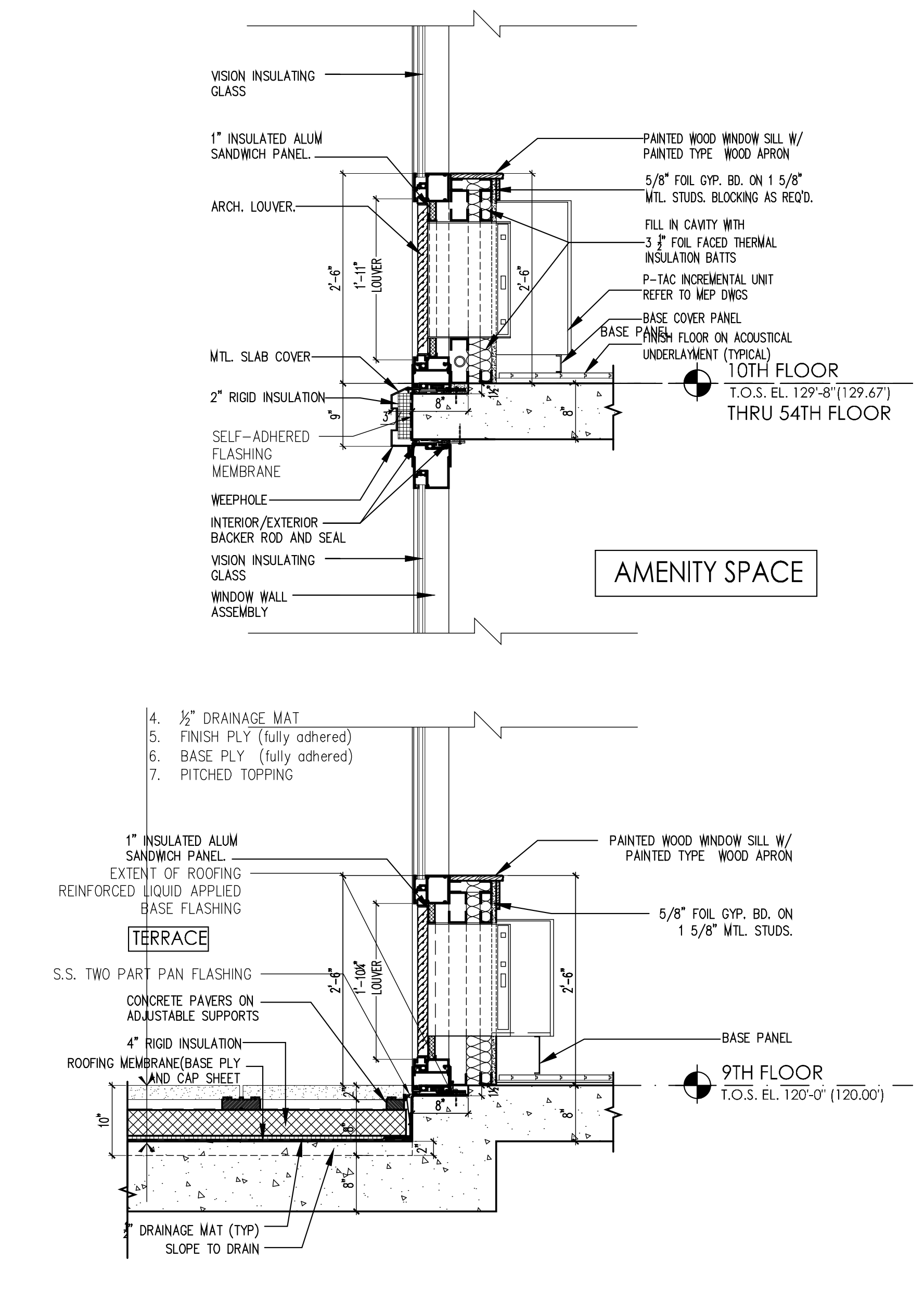
DEPT OF BLDGS 420651823 Job Number

ES899916634 Scan Code



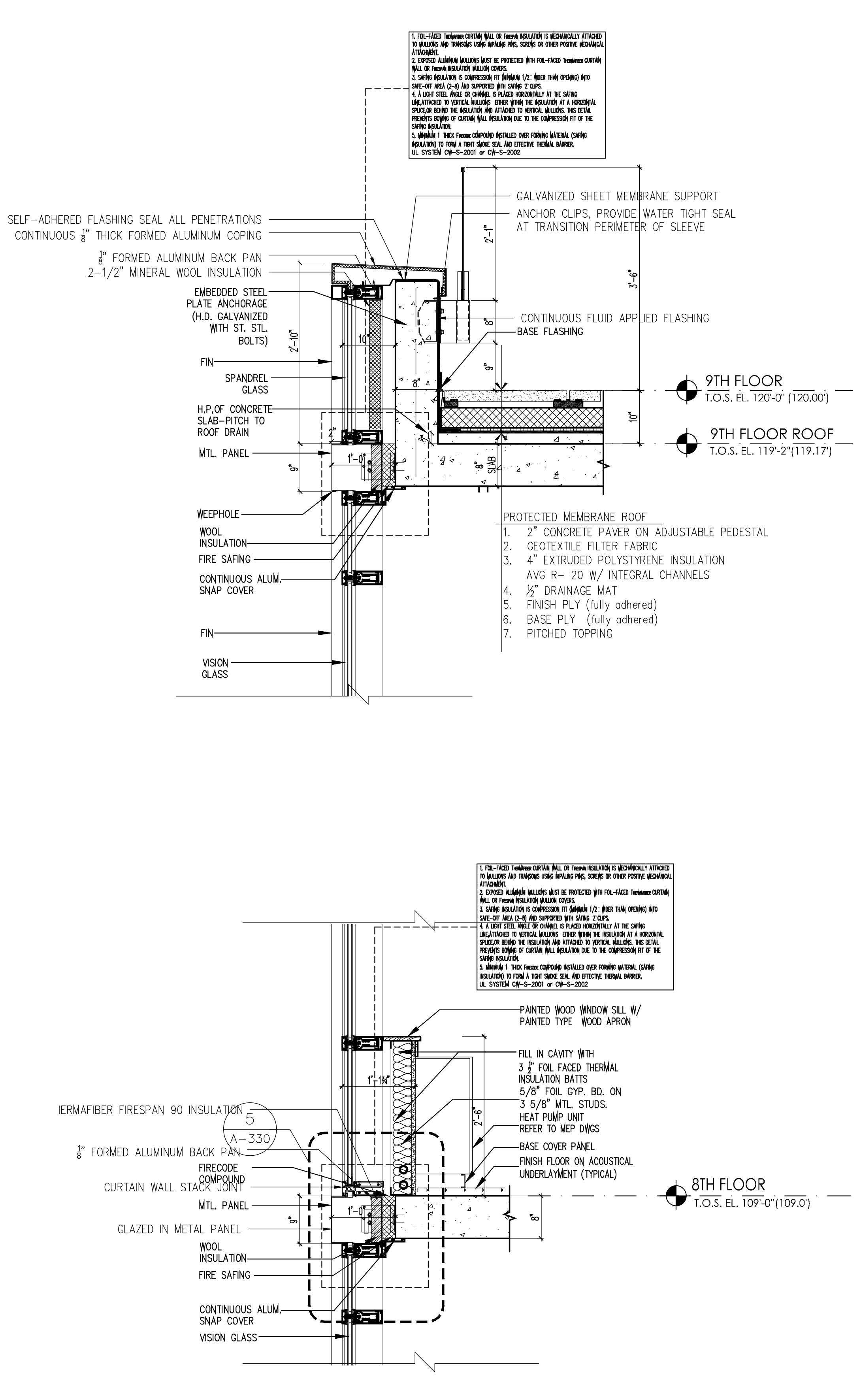
VISION GLASS
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
FILL IN CAVITY WITH 3 1/2" FOIL FACED THERMAL INSULATION BATTS
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS
HEAT PUMP UNIT REFER TO MEP DWGS
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
7TH FLOOR
T.O.S. EL. 98'-4 3/4"(98.39')
3/4" DRIP EDGE
CONTINUOUS ALUM. SNAP COVER
3RD FLOOR
T.O.S. EL. 44'-4 3/4"(44.39')
THERMAFIBER FIRESPAN 90 INSULATION
3/4" FORMED ALUMINUM BACK PAN
FIRECODE COMPOUND
CURTAIN WALL STACK JOINT
MTL. PANEL
GLAZED IN METAL PANEL
WOOL INSULATION
FIRE SAFING
5 A-330
S.S. PAN FLASHING SET IN SEALANT
CONCRETE ELASTOMERIC COATING
2ND FLOOR
T.O.S. EL. 29'-4 3/4"(29.39')
CONTINUOUS AIR AND MOISTURE BARRIER
HEAVY GAUGE ALUM. ENCLOSURE
DRIP EDGE
3 1/2" BATT INSULATION
5/8" GYP. BOARD
VEST
MTL. PANEL
CONTINUOUS RIGID INSULATION R=10
LIQUID APPLIED AIR BARRIER (SEE SPEC'S)
SHEATHING
BATT INSULATION
6" MTL. STUDS (16 GAUGE), 16" O.C.
SELF-ADHERED FLASHING SEAL ALL PENETRATIONS
SHEET MEMBRANE W/TERMINATION BAR
EXTENT OF ROOFING
SS FLASHING
GRANITE BASE
EXPANSION JOINT
CONTINUOUS RIGID INSULATION R=10
GRANITE BASE
T.O. GRANITE
SIDEWALK
3 5/8" MTL. STUDS (16 GAUGE), 16" O.C.
CONCRETE SLAB (SEE STRUCTURAL DWGS)
1ST FLOOR
F.F.L. 13'-10 3/4" (13.89')
1ST FLOOR
T.O.S. EL. 13'-8 1/2" (13.71')
STONE BLOCKING WITH PLASTIC SEPARATOR
FILTER FABRIC
MIRADRAIN 3/8" DRAINAGE MAT
WATERPROOFING PREPRUFE 300
2" RIGID INSULATION
PROPERTY LINE
WATERPROOFING PREPRUFE 300
3" MUD SLAB
10MIL POLYETHYLENE SHEET
3" RIGID INSULATION
12" POROUS FILL MIN. 6" COORDINATE WITH SSDS REQUIREMENTS
FILTER FABRIC
CONT. WATERPROOFING MEMBRANE OVER CURB-SEE SPECS.
REFER TO EDGE OF SLAB DWGS. (A-501) FOR T.O. SHELF'S ELEVATIONS

01 WALL SECTION A
SCALE: 3/4" = 1'-0"



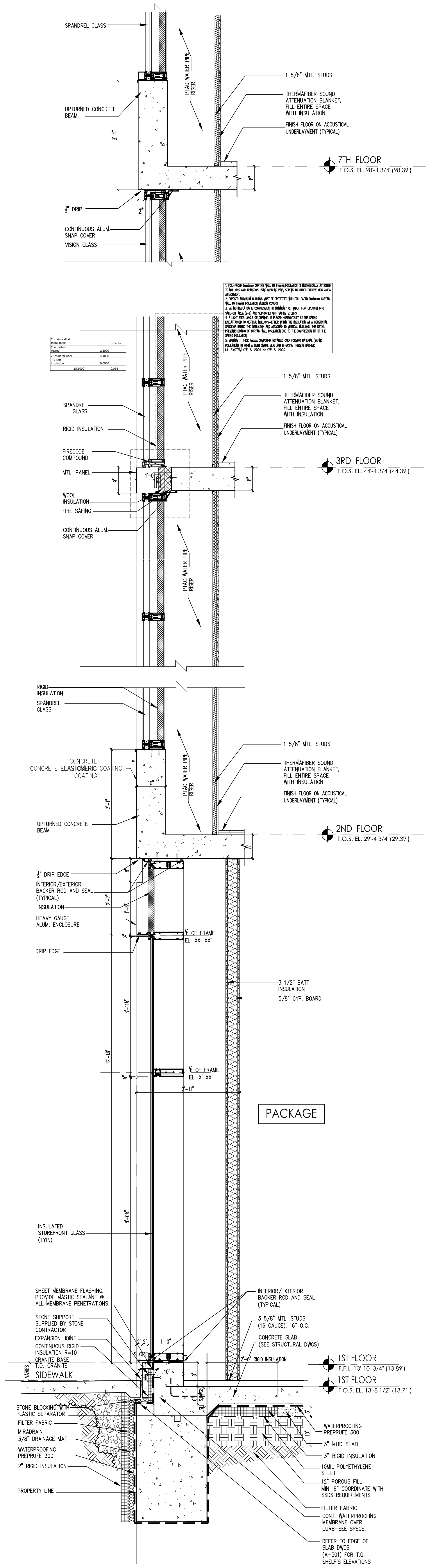
VISION INSULATING GLASS
1" INSULATED ALUM SANDWICH PANEL
ARCH. LOUVER
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
5/8" FOIL GYP. BD. ON 1 5/8" MTL. STUDS, BLOCKING AS REQ'D.
FILL IN CAVITY WITH 3 1/2" FOIL FACED THERMAL INSULATION BATTS
P-TAC INCREMENTAL UNIT REFER TO MEP DWGS
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
MTL. SLAB COVER
2" RIGID INSULATION
SELF-ADHERED FLASHING MEMBRANE
WEEPHOLE
INTERIOR/EXTERIOR BACKER ROD AND SEAL
VISION INSULATING GLASS
WINDOW WALL ASSEMBLY
10TH FLOOR
T.O.S. EL. 129'-8"(129.67')
THRU 54TH FLOOR
AMENITY SPACE
4. 1/2" DRAINAGE MAT
5. FINISH PLY (fully adhered)
6. BASE PLY (fully adhered)
7. PITCHED TOPPING
1" INSULATED ALUM SANDWICH PANEL
EXTENT OF ROOFING
REINFORCED LIQUID APPLIED BASE FLASHING
TERRACE
S.S. TWO PART PAN FLASHING
CONCRETE PAVERS ON ADJUSTABLE SUPPORTS
4" RIGID INSULATION
ROOFING MEMBRANE/BASE PLY AND CAP SHEET
BASE PANEL
9TH FLOOR
T.O.S. EL. 120'-0" (120.00')
DRAINAGE MAT (TYP)
SLOPE TO DRAIN

01 WALL SECTION A CONT'D.
SCALE: 3/4" = 1'-0"



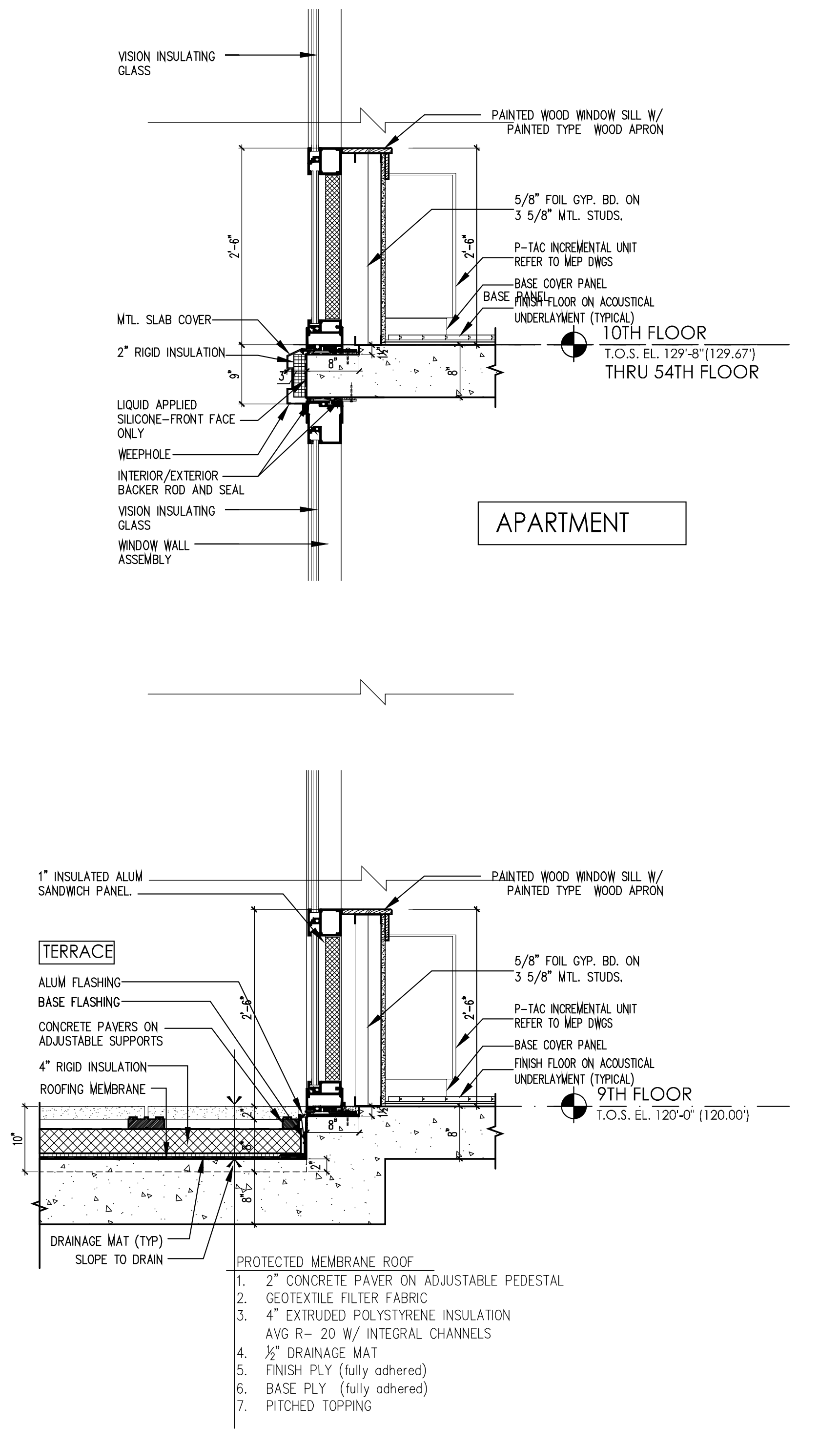
SELF-ADHERED FLASHING SEAL ALL PENETRATIONS
CONTINUOUS 3/4" THICK FORMED ALUMINUM COPING
3/4" FORMED ALUMINUM BACK PAN
2-1/2" MINERAL WOOL INSULATION
EMBEDDED STEEL PLATE ANCHORAGE (H.D. GALVANIZED WITH ST. STL. BOLTS)
GALVANIZED SHEET MEMBRANE SUPPORT
ANCHOR CLIPS, PROVIDE WATER TIGHT SEAL AT TRANSITION PERIMETER OF SLEEVE
CONTINUOUS FLUID APPLIED FLASHING
BASE FLASHING
FIN
SPANDREL GLASS
H.P.OF CONCRETE SLAB-PITCH TO ROOF DRAIN
MTL. PANEL
9TH FLOOR
T.O.S. EL. 120'-0" (120.00')
9TH FLOOR ROOF
T.O.S. EL. 119'-2"(119.17')
WEEPHOLE
WOOL INSULATION
FIRE SAFING
CONTINUOUS ALUM. SNAP COVER
VISION GLASS
PROTECTED MEMBRANE ROOF
1. 2" CONCRETE PAVER ON ADJUSTABLE PEDESTAL
2. GEOTEXTILE FILTER FABRIC
3. 4" EXTRUDED POLYSTYRENE INSULATION AVG R= 20 W/ INTEGRAL CHANNELS
4. 1/2" DRAINAGE MAT
5. FINISH PLY (fully adhered)
6. BASE PLY (fully adhered)
7. PITCHED TOPPING
THERMAFIBER FIRESPAN 90 INSULATION
3/4" FORMED ALUMINUM BACK PAN
FIRECODE COMPOUND
CURTAIN WALL STACK JOINT
MTL. PANEL
GLAZED IN METAL PANEL
WOOL INSULATION
FIRE SAFING
CONTINUOUS ALUM. SNAP COVER
VISION GLASS
5 A-330
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
FILL IN CAVITY WITH 3 1/2" FOIL FACED THERMAL INSULATION BATTS
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS
HEAT PUMP UNIT REFER TO MEP DWGS
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
8TH FLOOR
T.O.S. EL. 109'-0"(109.0')

01 WALL SECTION A CONT'D.
SCALE: 3/4" = 1'-0"



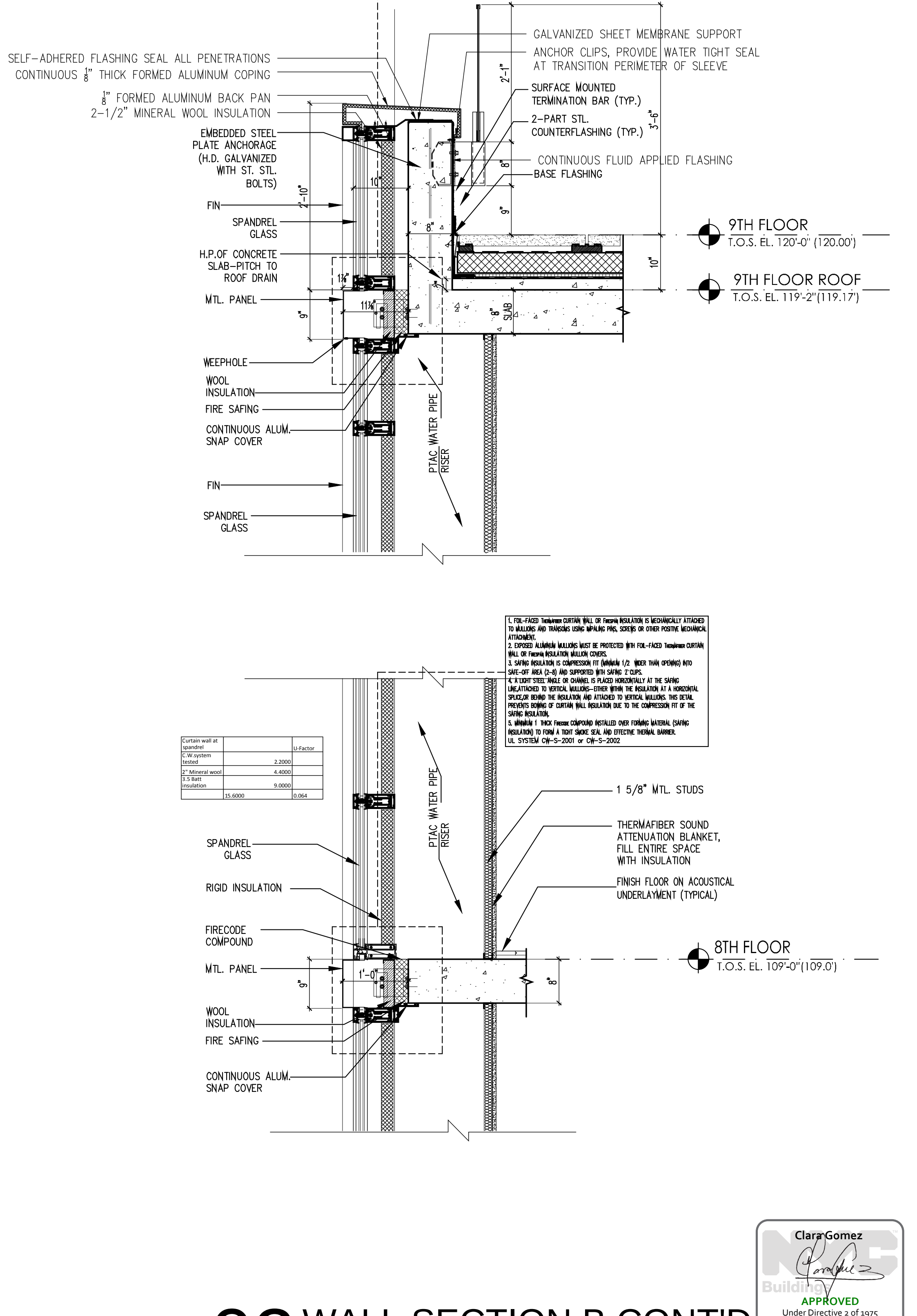
SPANDREL GLASS
P-TAC WATER PIPE RISER
1 5/8" MTL. STUDS
THERMAFIBER SOUND ATTENUATION BLANKET, FILL ENTIRE SPACE WITH INSULATION
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
UPTURNED CONCRETE BEAM
7TH FLOOR
T.O.S. EL. 98'-4 3/4"(98.39')
3/4" DRIP
CONTINUOUS ALUM. SNAP COVER
VISION GLASS
SPANDREL GLASS
RIGID INSULATION
FIRECODE COMPOUND
MTL. PANEL
WOOL INSULATION
FIRE SAFING
CONTINUOUS ALUM. SNAP COVER
3RD FLOOR
T.O.S. EL. 44'-4 3/4"(44.39')
RIGID INSULATION
SPANDREL GLASS
CONCRETE ELASTOMERIC COATING
UPTURNED CONCRETE BEAM
2ND FLOOR
T.O.S. EL. 29'-4 3/4"(29.39')
3/4" DRIP EDGE
INTERIOR/EXTERIOR BACKER ROD AND SEAL (TYPICAL)
INSULATION
HEAVY GAUGE ALUM. ENCLOSURE
DRIP EDGE
3 1/2" BATT INSULATION
5/8" GYP. BOARD
PACKAGE
INSULATED STOREFRONT GLASS (TYP.)
SHEET MEMBRANE FLASHING. PROVIDE MASTIC SEALANT @ ALL MEMBRANE PENETRATIONS
STONE SUPPORT SUPPLIED BY STONE CONTRACTOR
EXPANSION JOINT
CONTINUOUS RIGID INSULATION R=10
GRANITE BASE
T.O. GRANITE
SIDEWALK
INTERIOR/EXTERIOR BACKER ROD AND SEAL (TYPICAL)
3 5/8" MTL. STUDS (16 GAUGE), 16" O.C.
CONCRETE SLAB (SEE STRUCTURAL DWGS)
2" RIGID INSULATION
1ST FLOOR
F.F.L. 13'-10 3/4" (13.89')
1ST FLOOR
T.O.S. EL. 13'-8 1/2" (13.71')
STONE BLOCKING WITH PLASTIC SEPARATOR
FILTER FABRIC
MIRADRAIN 3/8" DRAINAGE MAT
WATERPROOFING PREPRUFE 300
2" RIGID INSULATION
PROPERTY LINE
WATERPROOFING PREPRUFE 300
3" MUD SLAB
3" RIGID INSULATION
10MIL POLYETHYLENE SHEET
12" POROUS FILL MIN. 6" COORDINATE WITH SSDS REQUIREMENTS
FILTER FABRIC
CONT. WATERPROOFING MEMBRANE OVER CURB-SEE SPECS.
REFER TO EDGE OF SLAB DWGS. (A-501) FOR T.O. SHELF'S ELEVATIONS

02 WALL SECTION B
SCALE: 3/4" = 1'-0"



VISION INSULATING GLASS
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS
P-TAC INCREMENTAL UNIT REFER TO MEP DWGS
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
MTL. SLAB COVER
2" RIGID INSULATION
LIQUID APPLIED SILICONE-FRONT FACE ONLY
WEEPHOLE
INTERIOR/EXTERIOR BACKER ROD AND SEAL
VISION INSULATING GLASS
WINDOW WALL ASSEMBLY
10TH FLOOR
T.O.S. EL. 129'-8"(129.67')
THRU 54TH FLOOR
APARTMENT
1" INSULATED ALUM SANDWICH PANEL
TERRACE
ALUM FLASHING
BASE FLASHING
CONCRETE PAVERS ON ADJUSTABLE SUPPORTS
4" RIGID INSULATION
ROOFING MEMBRANE
9TH FLOOR
T.O.S. EL. 120'-0" (120.00')
DRAINAGE MAT (TYP)
SLOPE TO DRAIN
PROTECTED MEMBRANE ROOF
1. 2" CONCRETE PAVER ON ADJUSTABLE PEDESTAL
2. GEOTEXTILE FILTER FABRIC
3. 4" EXTRUDED POLYSTYRENE INSULATION AVG R= 20 W/ INTEGRAL CHANNELS
4. 1/2" DRAINAGE MAT
5. FINISH PLY (fully adhered)
6. BASE PLY (fully adhered)
7. PITCHED TOPPING

02 WALL SECTION B CONT'D.
SCALE: 3/4" = 1'-0"



SELF-ADHERED FLASHING SEAL ALL PENETRATIONS
CONTINUOUS 3/4" THICK FORMED ALUMINUM COPING
3/4" FORMED ALUMINUM BACK PAN
2-1/2" MINERAL WOOL INSULATION
EMBEDDED STEEL PLATE ANCHORAGE (H.D. GALVANIZED WITH ST. STL. BOLTS)
GALVANIZED SHEET MEMBRANE SUPPORT
ANCHOR CLIPS, PROVIDE WATER TIGHT SEAL AT TRANSITION PERIMETER OF SLEEVE
SURFACE MOUNTED TERMINATION BAR (TYP.)
2-PART STL. COUNTERFLASHING (TYP.)
CONTINUOUS FLUID APPLIED FLASHING
BASE FLASHING
SPANDREL GLASS
H.P.OF CONCRETE SLAB-PITCH TO ROOF DRAIN
MTL. PANEL
9TH FLOOR
T.O.S. EL. 120'-0" (120.00')
9TH FLOOR ROOF
T.O.S. EL. 119'-2"(119.17')
WEEPHOLE
WOOL INSULATION
FIRE SAFING
CONTINUOUS ALUM. SNAP COVER
FIN
SPANDREL GLASS
P-TAC WATER PIPE RISER
1 5/8" MTL. STUDS
THERMAFIBER SOUND ATTENUATION BLANKET, FILL ENTIRE SPACE WITH INSULATION
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
SPANDREL GLASS
RIGID INSULATION
FIRECODE COMPOUND
MTL. PANEL
WOOL INSULATION
FIRE SAFING
CONTINUOUS ALUM. SNAP COVER
8TH FLOOR
T.O.S. EL. 109'-0"(109.0')

02 WALL SECTION B CONT'D.
SCALE: 3/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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FAX.: (212) 979-8387

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LANDSCAPE ARCHITECTS, P.C.
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ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

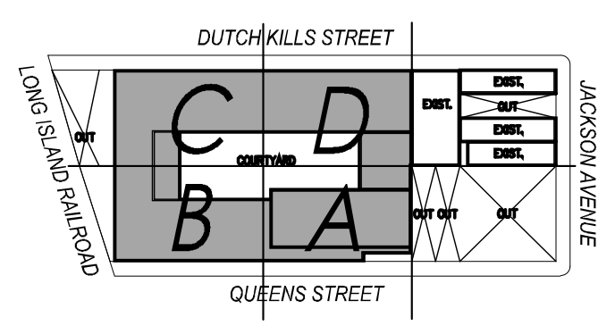
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:
WALL SECTIONS

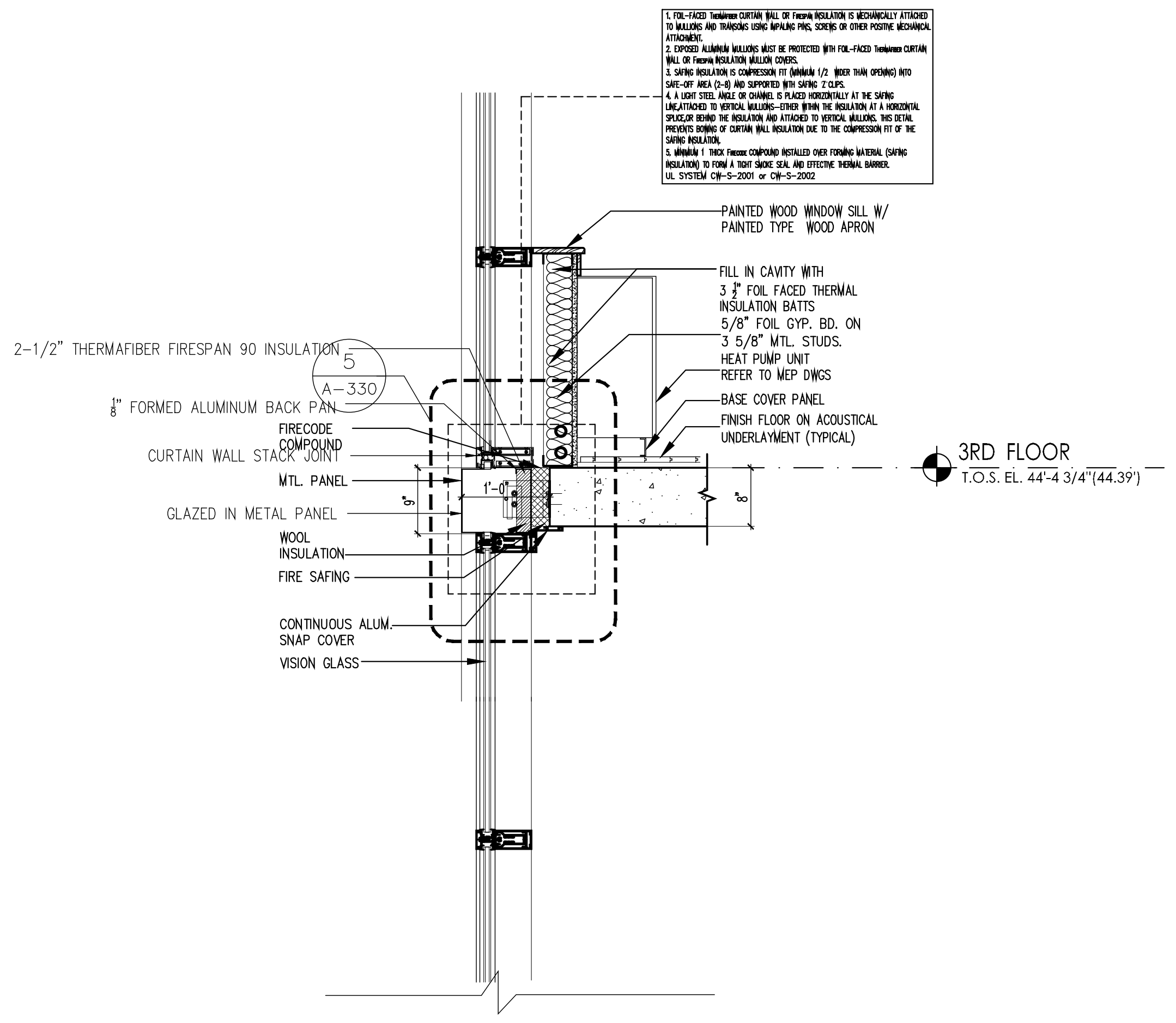
SEAL & SIGNATURE:

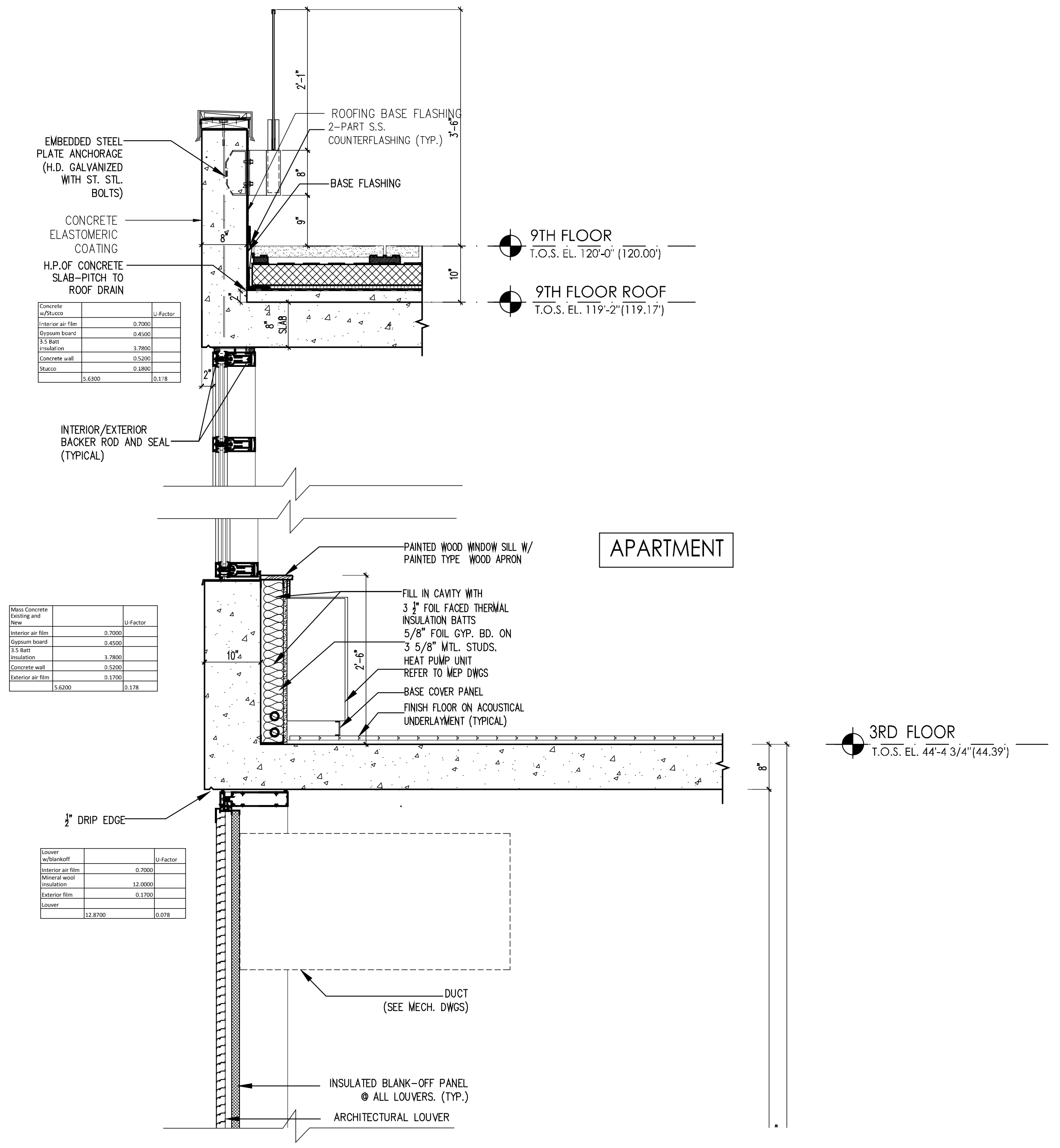
ROBERT LAUDENSLAGER No. 022227

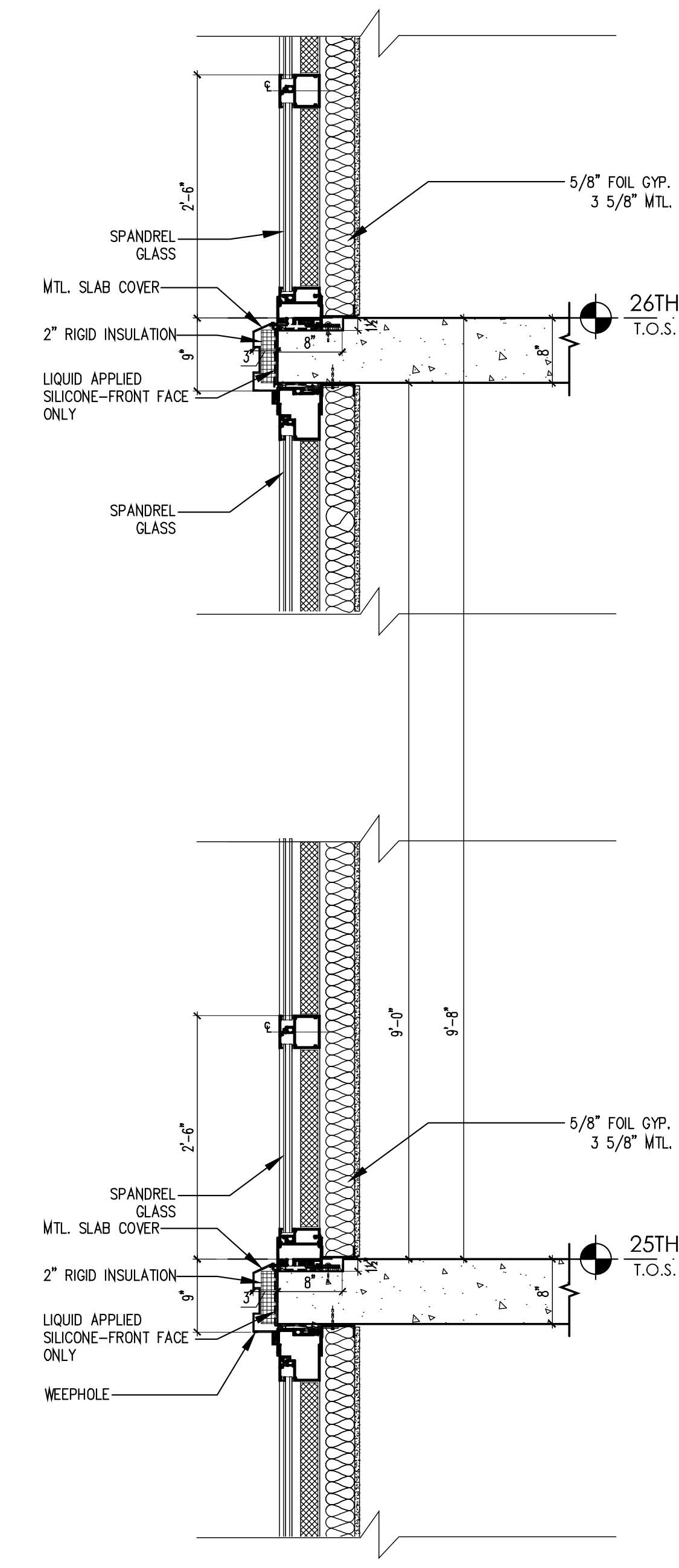
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-300.00
DRAWING : 95 OF 139

DEPT OF BLDGS 420651823 Job Number

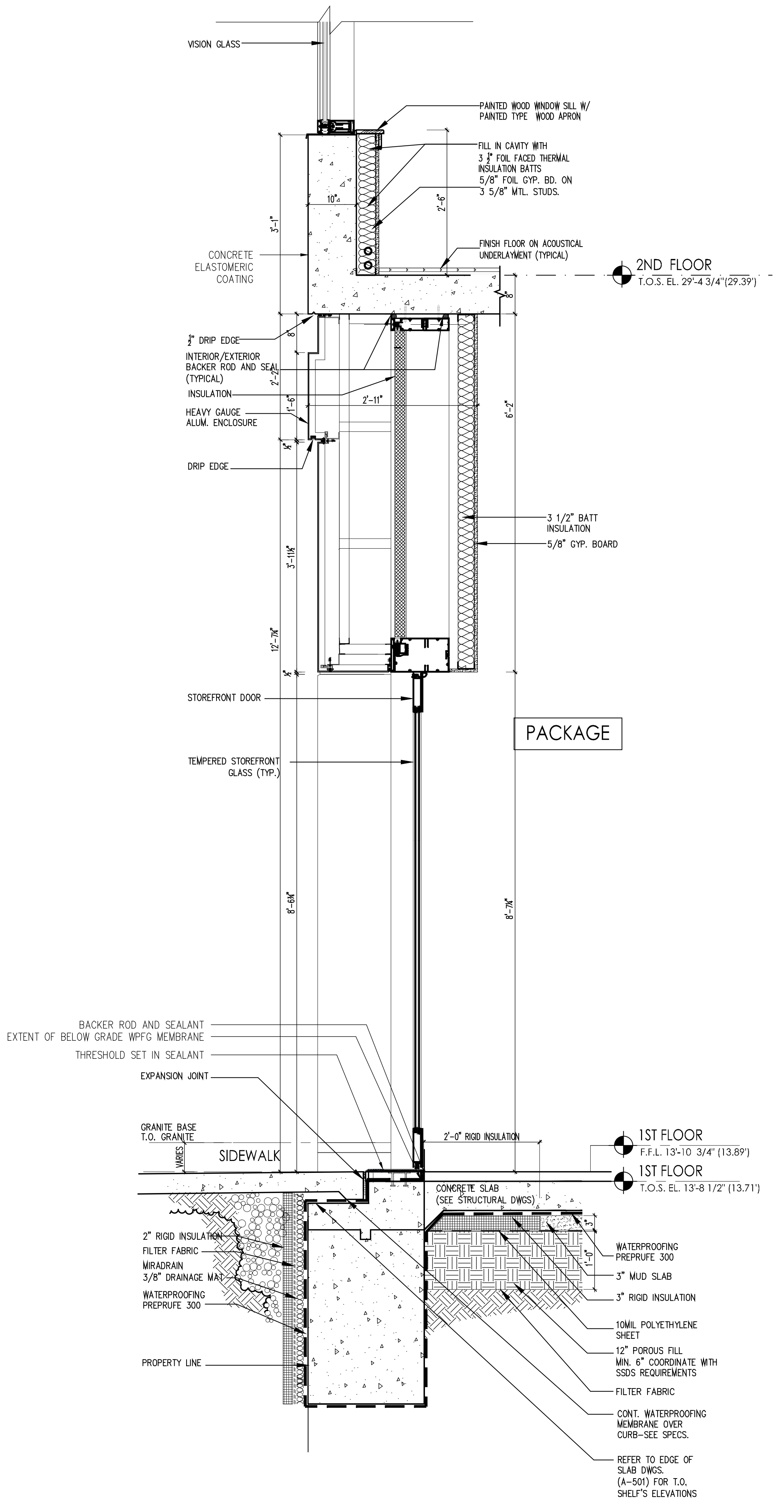
ES709019637 Scan Code


2-1/2" THERMAFIBER FIRESPAN 90 INSULATION
5
A-330
⅛" FORMED ALUMINUM BACK PAN
FIRECODE COMPOUND
CURTAIN WALL STACK JOINT
MTL PANEL
GLAZED IN METAL PANEL
WOOL INSULATION
FIRE SAFING
CONTINUOUS ALUM. SNAP COVER
VISION GLASS
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
FILL IN CAVITY WITH 3 ½" FOIL FACED THERMAL INSULATION BATTS
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS.
HEAT PUMP UNIT REFER TO MEP DWGS
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
3RD FLOOR
T.O.S. EL. 44'-4 3/4"(44.39')

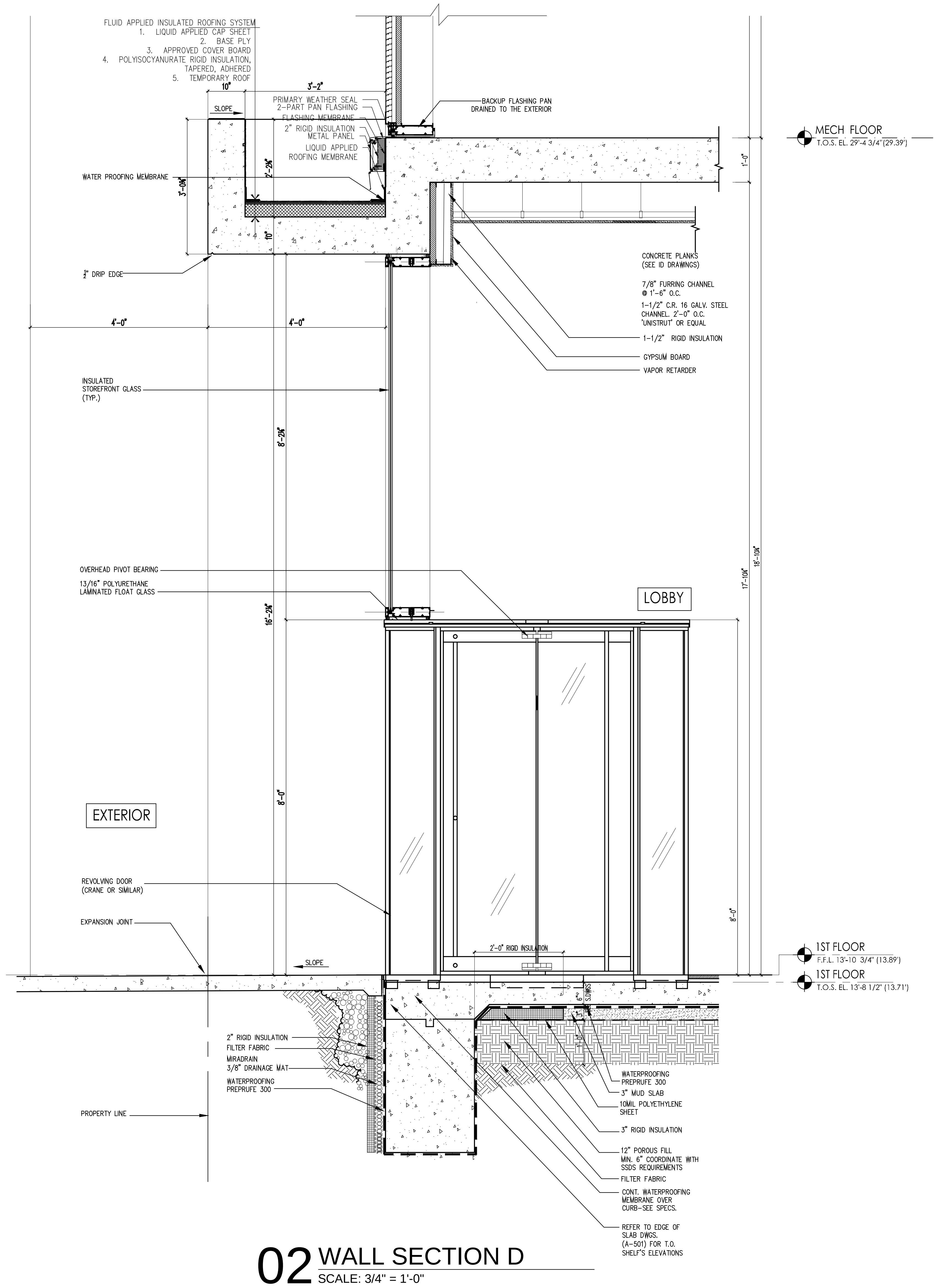

EMBEDDED STEEL PLATE ANCHORAGE (H.D. GALVANIZED WITH ST. STL BOLTS)
CONCRETE ELASTOMERIC COATING
H.P. OF CONCRETE SLAB-PITCH TO ROOF DRAIN
ROOFING BASE FLASHING
2-PART S.S. COUNTERFLASHING (TYP.)
BASE FLASHING
9TH FLOOR
T.O.S. EL. 120'-0" (120.00')
9TH FLOOR ROOF
T.O.S. EL. 119'-2"(119.17')
INTERIOR/EXTERIOR BACKER ROD AND SEAL (TYPICAL)
APARTMENT
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
FILL IN CAVITY WITH 3 ½" FOIL FACED THERMAL INSULATION BATTS
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS.
HEAT PUMP UNIT REFER TO MEP DWGS
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
3RD FLOOR
T.O.S. EL. 44'-4 3/4"(44.39')
¾" DRIP EDGE
DUCT (SEE MECH. DWGS)
INSULATED BLANK-OFF PANEL @ ALL LOUVERS. (TYP.)
ARCHITECTURAL LOUVER


5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS.
SPANDREL GLASS
MTL. SLAB COVER
2" RIGID INSULATION
LIQUID APPLIED SILICONE-FRONT FACE ONLY
26TH FLOOR
T.O.S. EL. 290'-1"(290.09')
25TH FLOOR
T.O.S. EL. 280'-5"(280.42')
WEEPHOLE

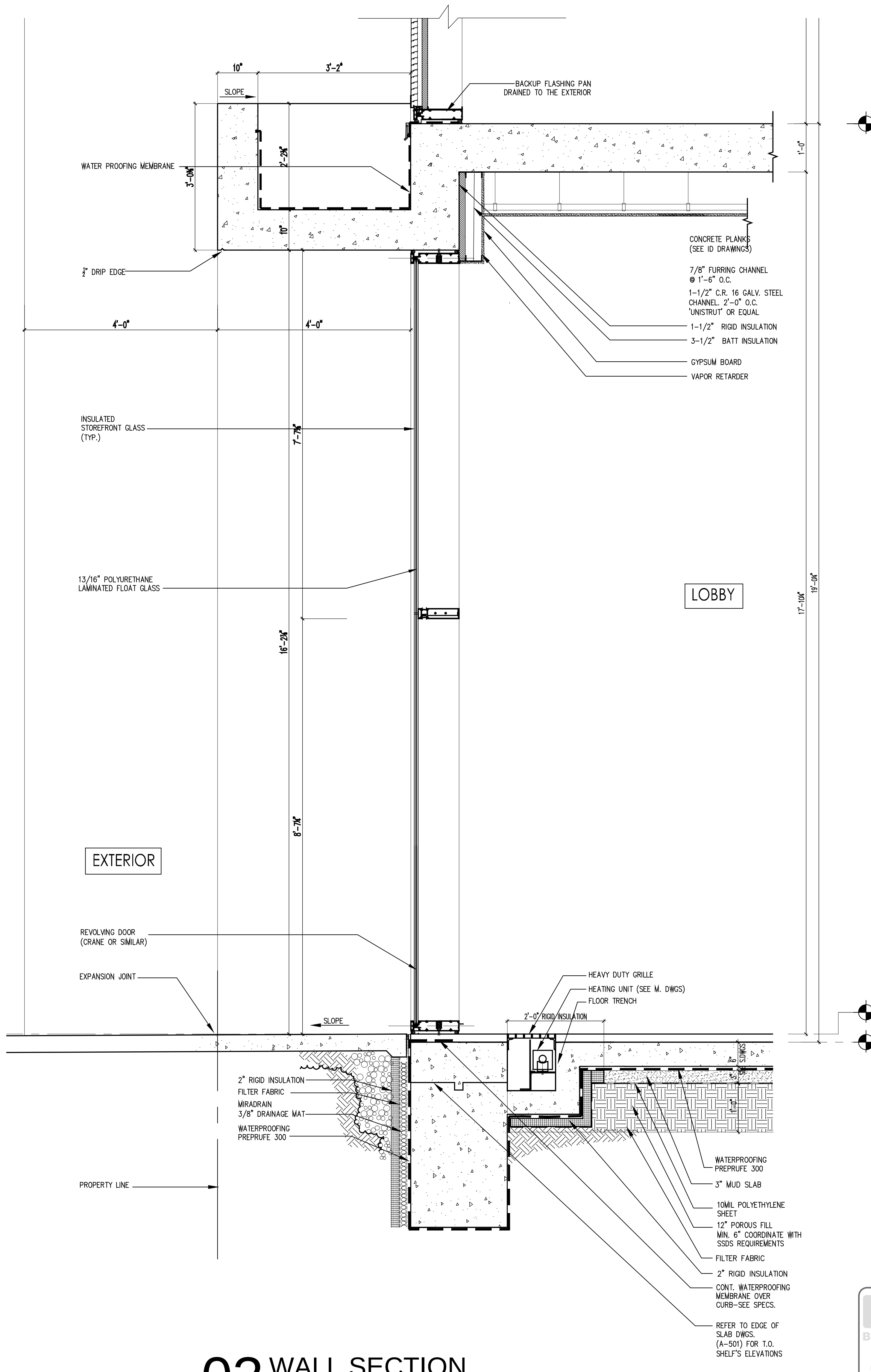
04 WALL SECTION
SCALE: 3/4" = 1'-0"


VISION GLASS
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
FILL IN CAVITY WITH 3 ½" FOIL FACED THERMAL INSULATION BATTS
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS.
CONCRETE ELASTOMERIC COATING
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
2ND FLOOR
T.O.S. EL. 29'-4 3/4"(29.39')
¾" DRIP EDGE
INTERIOR/EXTERIOR BACKER ROD AND SEAL (TYPICAL)
INSULATION
HEAVY GAUGE ALUM. ENCLOSURE
DRIP EDGE
3 1/2" BATT INSULATION
5/8" GYP. BOARD
STOREFRONT DOOR
TEMPERED STOREFRONT GLASS (TYP.)
PACKAGE
BACKER ROD AND SEALANT
EXTENT OF BELOW GRADE WPFG MEMBRANE
THRESHOLD SET IN SEALANT
EXPANSION JOINT
GRANITE BASE T.O. GRANITE
SIDEWALK
2'-0" RIGID INSULATION
1ST FLOOR
F.F.L. 13'-10 3/4" (13.89')
1ST FLOOR
T.O.S. EL. 13'-8 1/2" (13.71')
CONCRETE SLAB (SEE STRUCTURAL DWGS)
2" RIGID INSULATION
FILTER FABRIC
MIRADRAIN 3/8" DRAINAGE MAT
WATERPROOFING PREPRUFE 300
PROPERTY LINE
WATERPROOFING PREPRUFE 300
3" MUD SLAB
3" RIGID INSULATION
10MIL POLYETHYLENE SHEET
12" POROUS FILL MIN. 6" COORDINATE WITH SSDS REQUIREMENTS
FILTER FABRIC
CONT. WATERPROOFING MEMBRANE OVER CURB-SEE SPECS.
REFER TO EDGE OF SLAB DWGS. (A-501) FOR T.O. SHELF'S ELEVATIONS

01 WALL SECTION C
SCALE: 3/4" = 1'-0"


FLUID APPLIED INSULATED ROOFING SYSTEM
1. LIQUID APPLIED CAP SHEET
2. BASE PLY
3. APPROVED COVER BOARD
4. POLYISOCYANURATE RIGID INSULATION, TAPERED, ADHERED
5. TEMPORARY ROOF
PRIMARY WEATHER SEAL
2-PART PAN FLASHING
FLASHING MEMBRANE
2" RIGID INSULATION METAL PANEL
LIQUID APPLIED ROOFING MEMBRANE
BACKUP FLASHING PAN DRAINED TO THE EXTERIOR
SLOPE
WATER PROOFING MEMBRANE
MECH FLOOR
T.O.S. EL. 29'-4 3/4"(29.39')
¾" DRIP EDGE
CONCRETE PLANKS (SEE ID DRAWINGS)
7/8" FURRING CHANNEL @ 1'-6" O.C.
1-1/2" C.R. 16 GALV. STEEL CHANNEL, 2'-0" O.C. "UNISTRUT" OR EQUAL
1-1/2" RIGID INSULATION
GYPSUM BOARD
VAPOR RETARDER
INSULATED STOREFRONT GLASS (TYP.)
OVERHEAD PIVOT BEARING
13/16" POLYURETHANE LAMINATED FLOAT GLASS
LOBBY
EXTERIOR
REVOLVING DOOR (CRANE OR SIMILAR)
EXPANSION JOINT
2'-0" RIGID INSULATION
1ST FLOOR
F.F.L. 13'-10 3/4" (13.89')
1ST FLOOR
T.O.S. EL. 13'-8 1/2" (13.71')
2" RIGID INSULATION
FILTER FABRIC
MIRADRAIN 3/8" DRAINAGE MAT
WATERPROOFING PREPRUFE 300
PROPERTY LINE
WATERPROOFING PREPRUFE 300
3" MUD SLAB
10MIL POLYETHYLENE SHEET
3" RIGID INSULATION
12" POROUS FILL MIN. 6" COORDINATE WITH SSDS REQUIREMENTS
FILTER FABRIC
CONT. WATERPROOFING MEMBRANE OVER CURB-SEE SPECS.
REFER TO EDGE OF SLAB DWGS. (A-501) FOR T.O. SHELF'S ELEVATIONS

02 WALL SECTION D
SCALE: 3/4" = 1'-0"


SLOPE
BACKUP FLASHING PAN DRAINED TO THE EXTERIOR
WATER PROOFING MEMBRANE
MECH FLOOR
T.O.S. EL. 29'-4 3/4"(29.39')
¾" DRIP EDGE
CONCRETE PLANKS (SEE ID DRAWINGS)
7/8" FURRING CHANNEL @ 1'-6" O.C.
1-1/2" C.R. 16 GALV. STEEL CHANNEL, 2'-0" O.C. "UNISTRUT" OR EQUAL
1-1/2" RIGID INSULATION
3-1/2" BATT INSULATION
GYPSUM BOARD
VAPOR RETARDER
INSULATED STOREFRONT GLASS (TYP.)
13/16" POLYURETHANE LAMINATED FLOAT GLASS
LOBBY
EXTERIOR
REVOLVING DOOR (CRANE OR SIMILAR)
EXPANSION JOINT
HEAVY DUTY GRILLE
HEATING UNIT (SEE M. DWGS)
FLOOR TRENCH
1ST FLOOR
F.F.L. 13'-10 3/4" (13.89')
1ST FLOOR
T.O.S. EL. 13'-8 1/2" (13.71')
2" RIGID INSULATION
FILTER FABRIC
MIRADRAIN 3/8" DRAINAGE MAT
WATERPROOFING PREPRUFE 300
PROPERTY LINE
WATERPROOFING PREPRUFE 300
3" MUD SLAB
10MIL POLYETHYLENE SHEET
12" POROUS FILL MIN. 6" COORDINATE WITH SSDS REQUIREMENTS
FILTER FABRIC
2" RIGID INSULATION
CONT. WATERPROOFING MEMBRANE OVER CURB-SEE SPECS.
REFER TO EDGE OF SLAB DWGS. (A-501) FOR T.O. SHELF'S ELEVATIONS

03 WALL SECTION
SCALE: 3/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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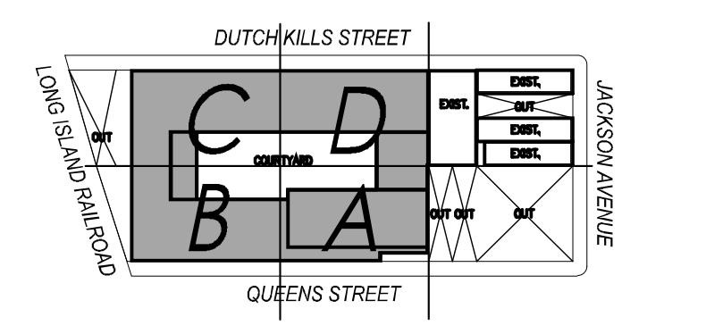
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
C
D
B
A
COURTYARD
OUT
EXIST.
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:

WALL SECTIONS

SEAL & SIGNATURE:

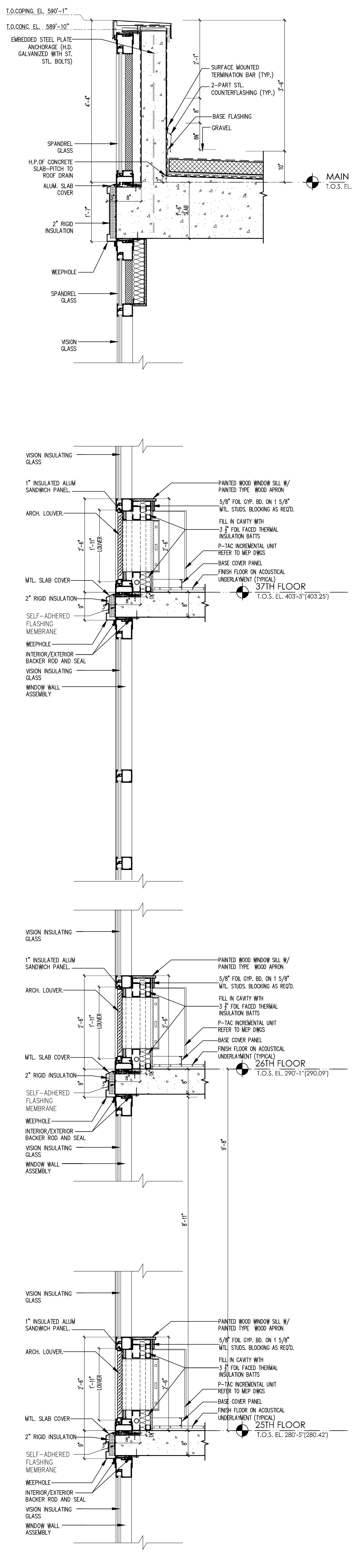
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-301.00

DRAWING : 96 OF 139

DEPT OF BLDGS 420651823 Job Number

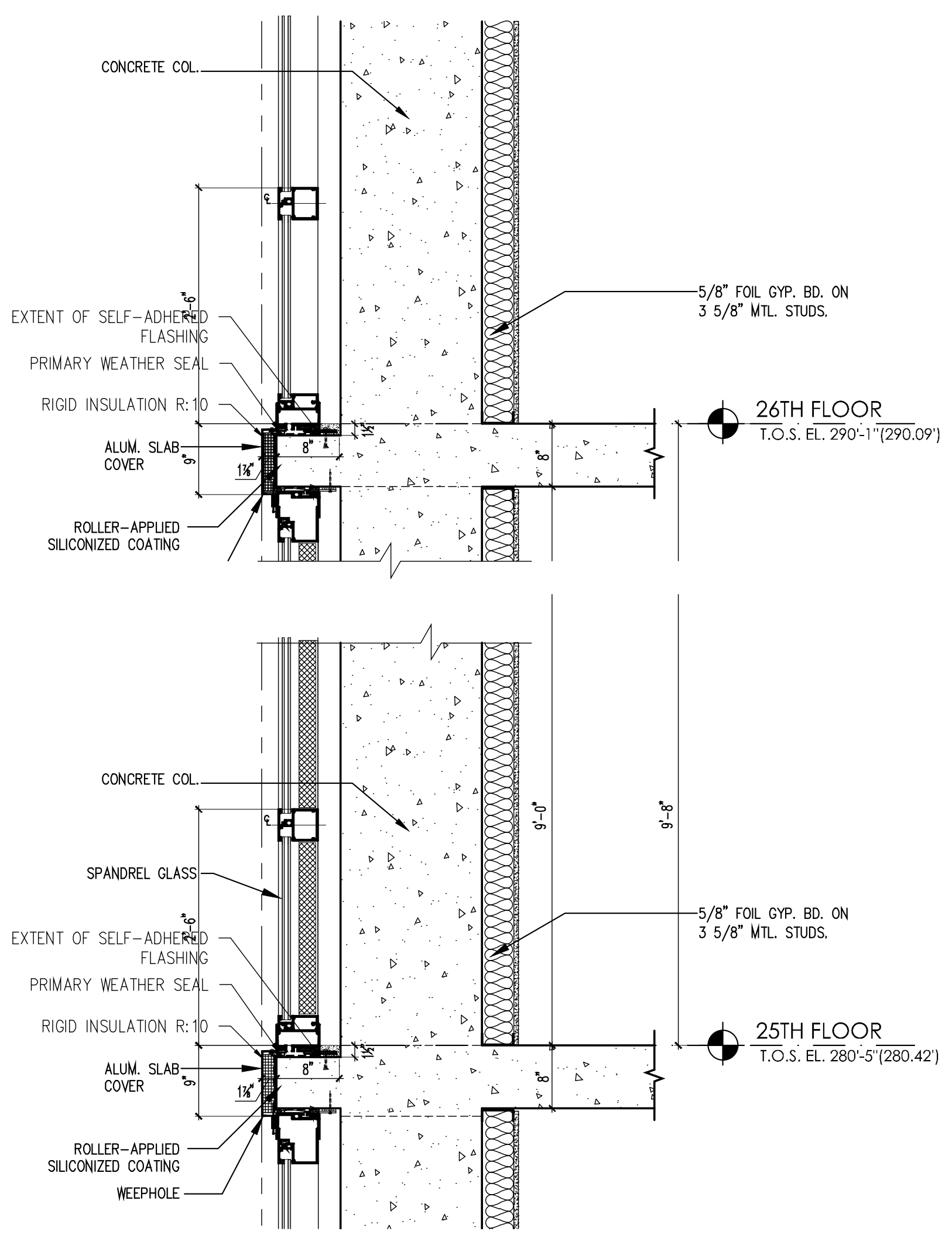
ES620262028 Scan Code



T.O.COPING. EL. 590'-1"
T.O.CONC. EL. 589'-10"
EMBEDDED STEEL PLATE ANCHORAGE (H.D. GALVANIZED WITH ST. STL. BOLTS)
SURFACE MOUNTED TERMINATION BAR (TYP.)
2-PART STL. COUNTERFLASHING (TYP.)
BASE FLASHING
GRAVEL
SPANDREL GLASS
H.P.OF CONCRETE SLAB-PITCH TO ROOF DRAIN
ALUM. SLAB COVER
2" RIGID INSULATION
WEEPHOLE
VISION GLASS
1'-6" SLAB
4'-4"
2'-1"
3'-6"
8"
8½"
10"
2"
1'-7"
MAIN ROOF
T.O.S. EL. 585'-9"(585.75')
VISION INSULATING GLASS
1" INSULATED ALUM SANDWICH PANEL
ARCH. LOUVER
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
5/8" FOIL GYP. BD. ON 1 5/8" MTL. STUDS. BLOCKING AS REQ'D.
FILL IN CAVITY WITH 3 5/8" FOIL FACED THERMAL INSULATION BATTS
P-TAC INCREMENTAL UNIT REFER TO MEP DWGS
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
MTL. SLAB COVER
2" RIGID INSULATION
SELF-ADHERED FLASHING MEMBRANE
WEEPHOLE
INTERIOR/EXTERIOR BACKER ROD AND SEAL
WINDOW WALL ASSEMBLY
LOUVER
37TH FLOOR
T.O.S. EL. 403'-3"(403.25')
26TH FLOOR
T.O.S. EL. 290'-1"(290.09')
25TH FLOOR
T.O.S. EL. 280'-5"(280.42')

01 WALL SECTION E

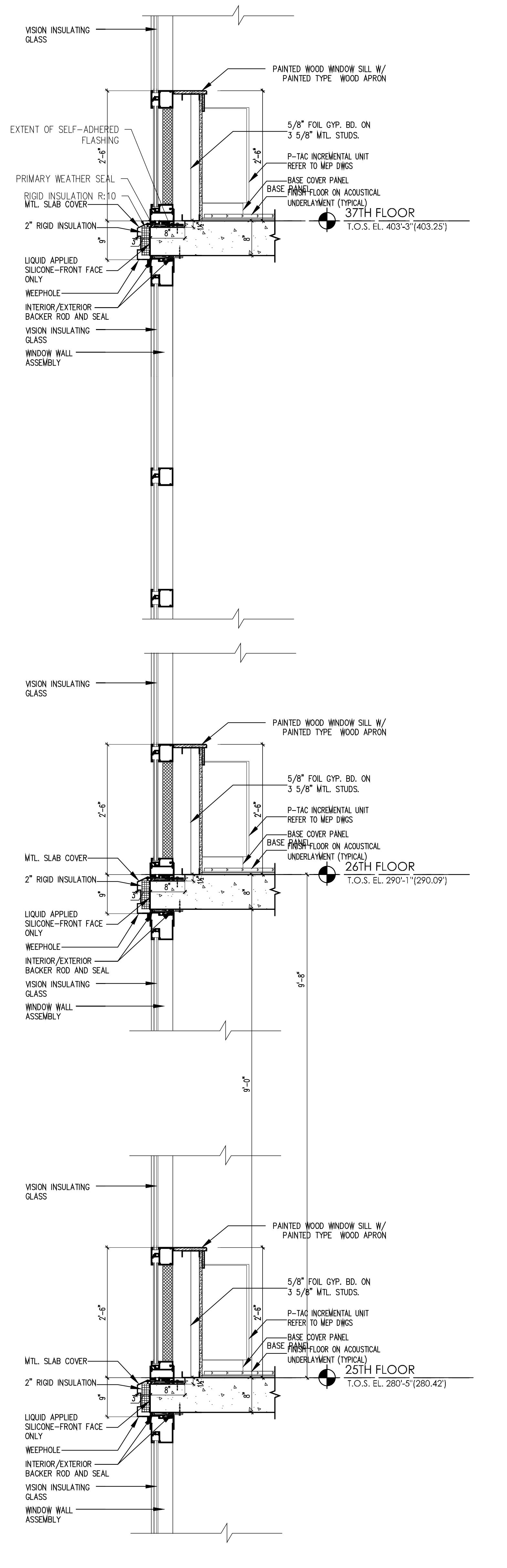
SCALE: 3/4" = 1'-0"



CONCRETE COL.
EXTENT OF SELF-ADHERED FLASHING
PRIMARY WEATHER SEAL
RIGID INSULATION R:10
ALUM. SLAB COVER
ROLLER-APPLIED SILICONIZED COATING
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS.
26TH FLOOR
T.O.S. EL. 290'-1"(290.09')
SPANDREL GLASS
WEEPHOLE
25TH FLOOR
T.O.S. EL. 280'-5"(280.42')
2'-6"
9"
1⅞"
8"
1½"
9'-0"
9'-8"

03 WALL SECTION G

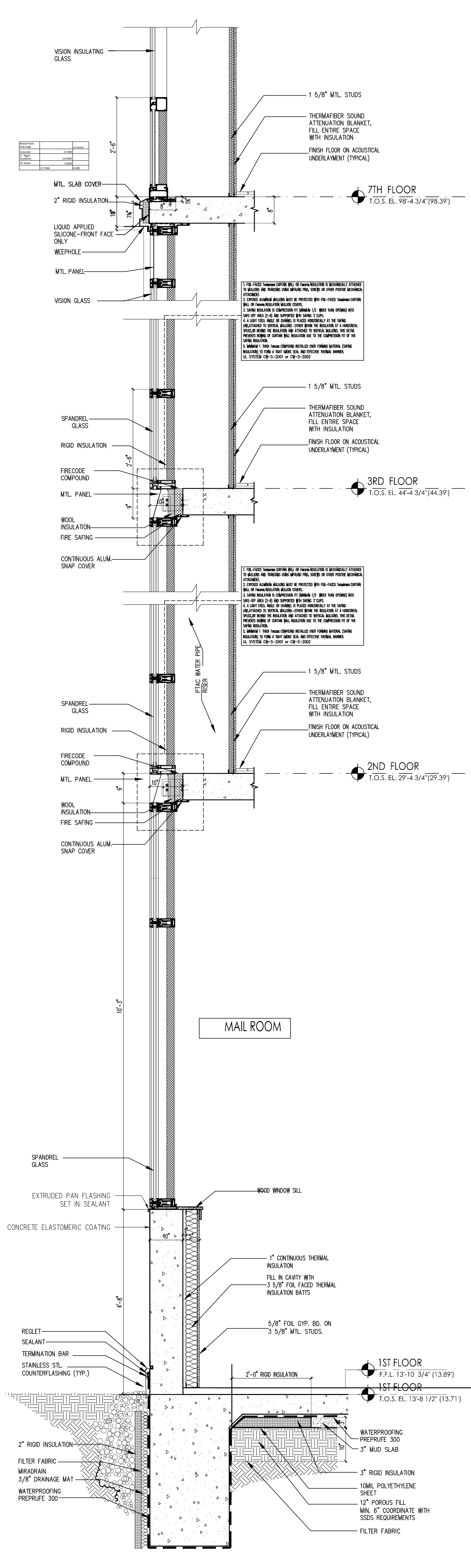
SCALE: 3/4" = 1'-0"



VISION INSULATING GLASS
PAINTED WOOD WINDOW SILL W/ PAINTED TYPE WOOD APRON
EXTENT OF SELF-ADHERED FLASHING
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS.
P-TAC INCREMENTAL UNIT REFER TO MEP DWGS
PRIMARY WEATHER SEAL
RIGID INSULATION R:10
MTL. SLAB COVER
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
2" RIGID INSULATION
LIQUID APPLIED SILICONE-FRONT FACE ONLY
WEEPHOLE
INTERIOR/EXTERIOR BACKER ROD AND SEAL
WINDOW WALL ASSEMBLY
37TH FLOOR
T.O.S. EL. 403'-3"(403.25')
26TH FLOOR
T.O.S. EL. 290'-1"(290.09')
25TH FLOOR
T.O.S. EL. 280'-5"(280.42')

02 WALL SECTION F

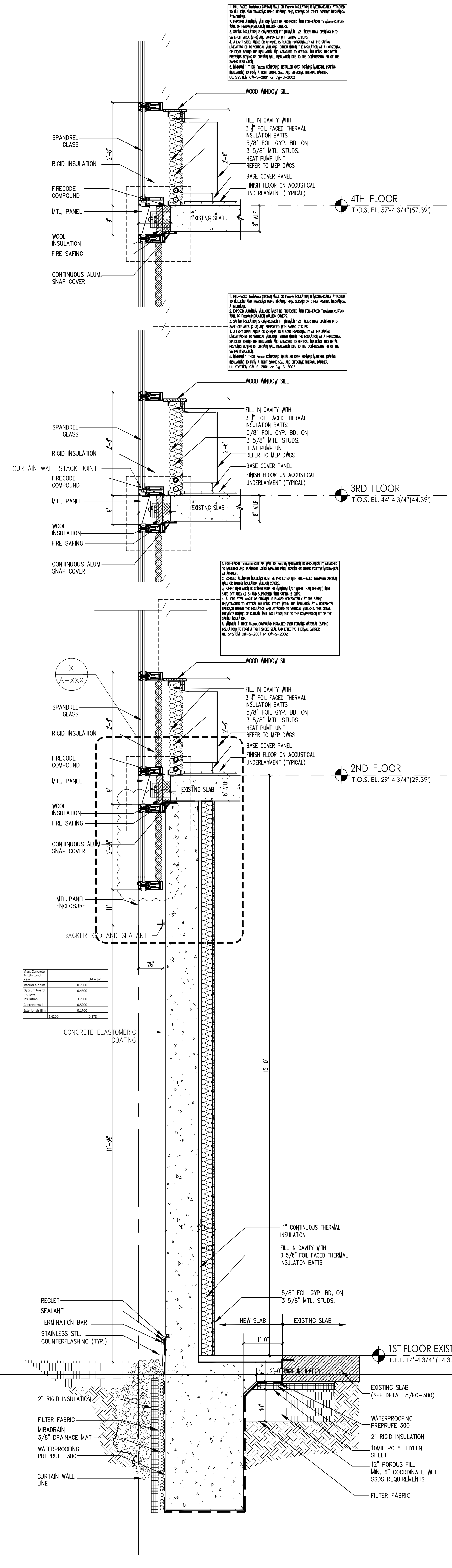
SCALE: 3/4" = 1'-0"



VISION INSULATING GLASS
1 5/8" MTL. STUDS
THERMAFIBER SOUND ATTENUATION BLANKET, FILL ENTIRE SPACE WITH INSULATION
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
MTL. SLAB COVER
2" RIGID INSULATION
LIQUID APPLIED SILICONE-FRONT FACE ONLY
WEEPHOLE
MTL. PANEL
VISION GLASS
7TH FLOOR
T.O.S. EL. 98'-4 3/4"(98.39')
SPANDREL GLASS
RIGID INSULATION
FIRECODE COMPOUND
WOOL INSULATION
FIRE SAFING
CONTINUOUS ALUM. SNAP COVER
3RD FLOOR
T.O.S. EL. 44'-4 3/4"(44.39')
PTAC WATER PIPE RISER
2ND FLOOR
T.O.S. EL. 29'-4 3/4"(29.39')
MAIL ROOM
EXTRUDED PAN FLASHING SET IN SEALANT
CONCRETE ELASTOMERIC COATING
WOOD WINDOW SILL
1" CONTINUOUS THERMAL INSULATION
FILL IN CAVITY WITH 3 5/8" FOIL FACED THERMAL INSULATION BATTS
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS.
REGLET
SEALANT
TERMINATION BAR
STAINLESS STL. COUNTERFLASHING (TYP.)
2'-0" RIGID INSULATION
1ST FLOOR
F.F.L. 13'-10 3/4" (13.89')
1ST FLOOR
T.O.S. EL. 13'-8 1/2" (13.71')
2" RIGID INSULATION
FILTER FABRIC
MIRADRAIN 3/8" DRAINAGE MAT
WATERPROOFING PREPRUFE 300
3" MUD SLAB
3" RIGID INSULATION
10MIL POLYETHYLENE SHEET
12" POROUS FILL MIN. 6" COORDINATE WITH SSDS REQUIREMENTS
FILTER FABRIC
40"
5"
4'-8"
10"
3"

04 WALL SECTION H

SCALE: 3/4" = 1'-0"



WOOD WINDOW SILL
SPANDREL GLASS
RIGID INSULATION
FIRECODE COMPOUND
MTL. PANEL
WOOL INSULATION
FIRE SAFING
CONTINUOUS ALUM. SNAP COVER
FILL IN CAVITY WITH 3 5/8" FOIL FACED THERMAL INSULATION BATTS
5/8" FOIL GYP. BD. ON 3 5/8" MTL. STUDS.
HEAT PUMP UNIT REFER TO MEP DWGS
BASE COVER PANEL
FINISH FLOOR ON ACOUSTICAL UNDERLAYMENT (TYPICAL)
EXISTING SLAB
4TH FLOOR
T.O.S. EL. 57'-4 3/4"(57.39')
CURTAIN WALL STACK JOINT
3RD FLOOR
T.O.S. EL. 44'-4 3/4"(44.39')
X
A-XXX
2ND FLOOR
T.O.S. EL. 29'-4 3/4"(29.39')
MTL. PANEL ENCLOSURE
BACKER ROD AND SEALANT
CONCRETE ELASTOMERIC COATING
1" CONTINUOUS THERMAL INSULATION
REGLET
SEALANT
TERMINATION BAR
STAINLESS STL. COUNTERFLASHING (TYP.)
NEW SLAB
EXISTING SLAB
1'-0"
2'-0" RIGID INSULATION
1ST FLOOR EXISTING
F.F.L. 14'-4 3/4" (14.39')
EXISTING SLAB (SEE DETAIL 5/FO-300)
2" RIGID INSULATION
FILTER FABRIC
MIRADRAIN 3/8" DRAINAGE MAT
WATERPROOFING PREPRUFE 300
CURTAIN WALL LINE
WATERPROOFING PREPRUFE 300
10MIL POLYETHYLENE SHEET
12" POROUS FILL MIN. 6" COORDINATE WITH SSDS REQUIREMENTS
FILTER FABRIC
40"
5"
6"
10"
11'-3½"
15'-0"

05 WALL SECTION J

SCALE: 3/4" = 1'-0"

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

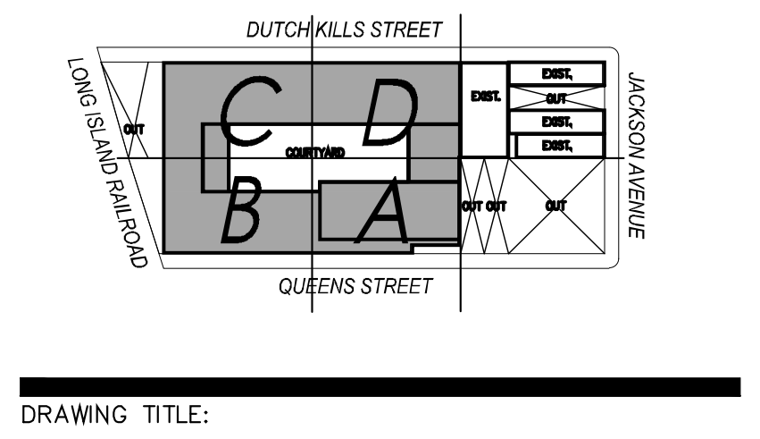
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

WALL SECTIONS

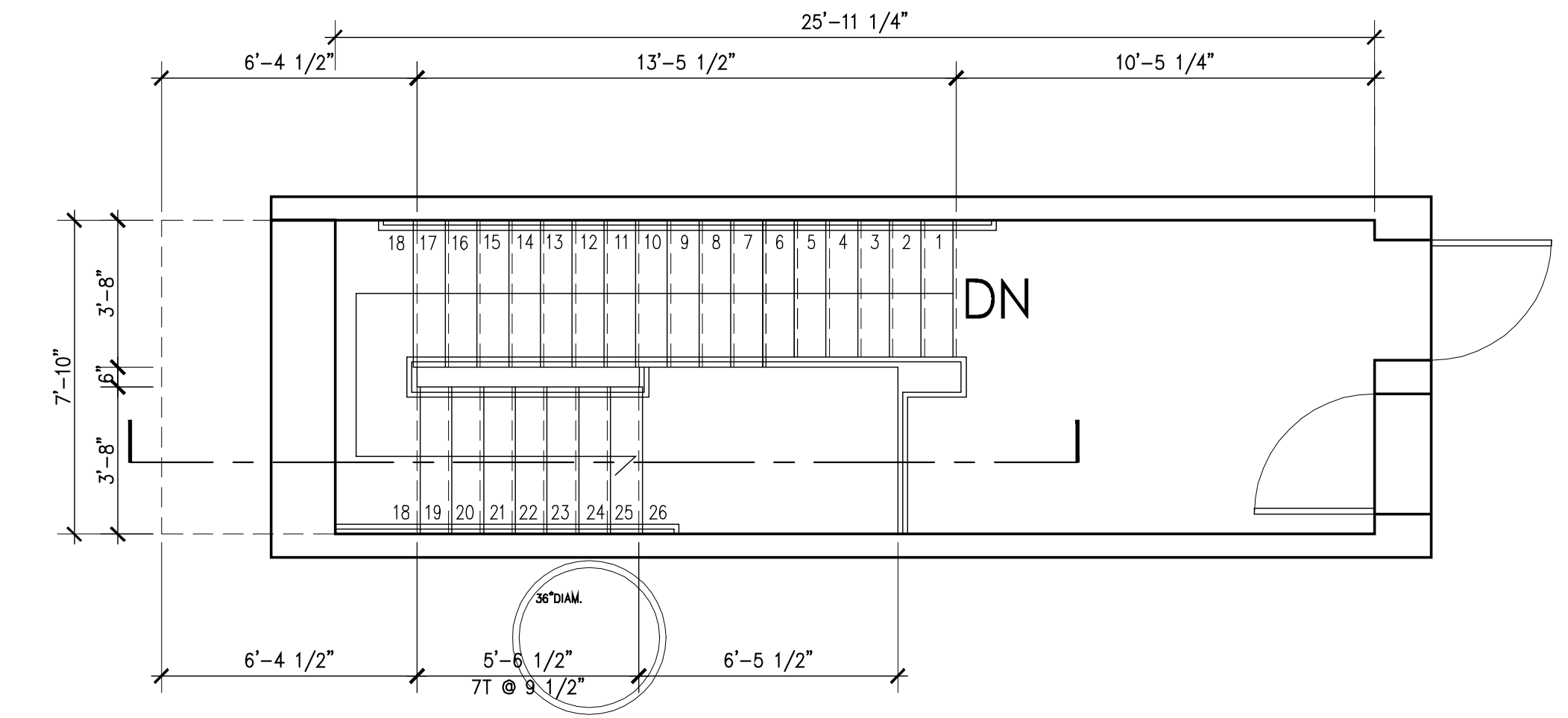
SEAL & SIGNATURE:

No. 022227

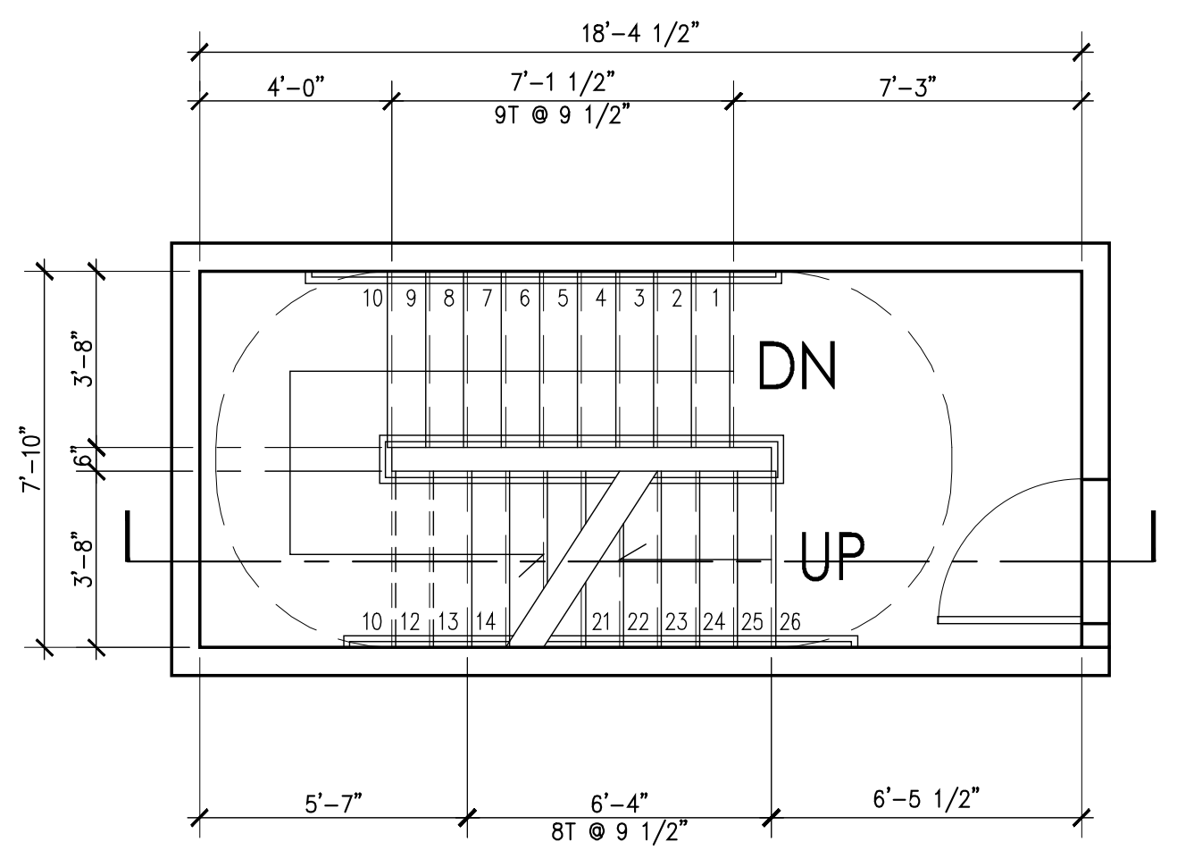
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:

A-302.00

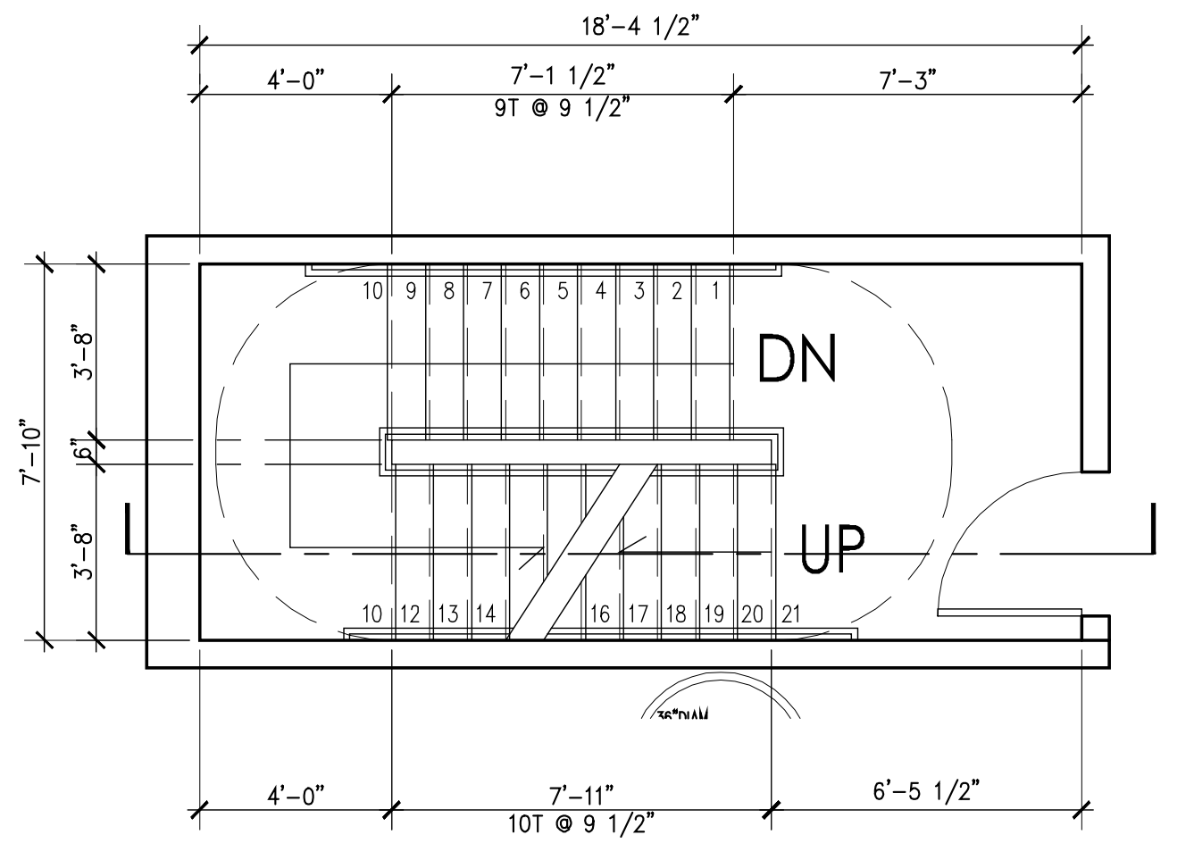
DRAWING : 97 OF 139


25'-11 1/4"
6'-4 1/2"
13'-5 1/2"
10'-5 1/4"
DN
6'-4 1/2"
5'-8 1/2"
7T @ 9 1/2"
6'-5 1/2"

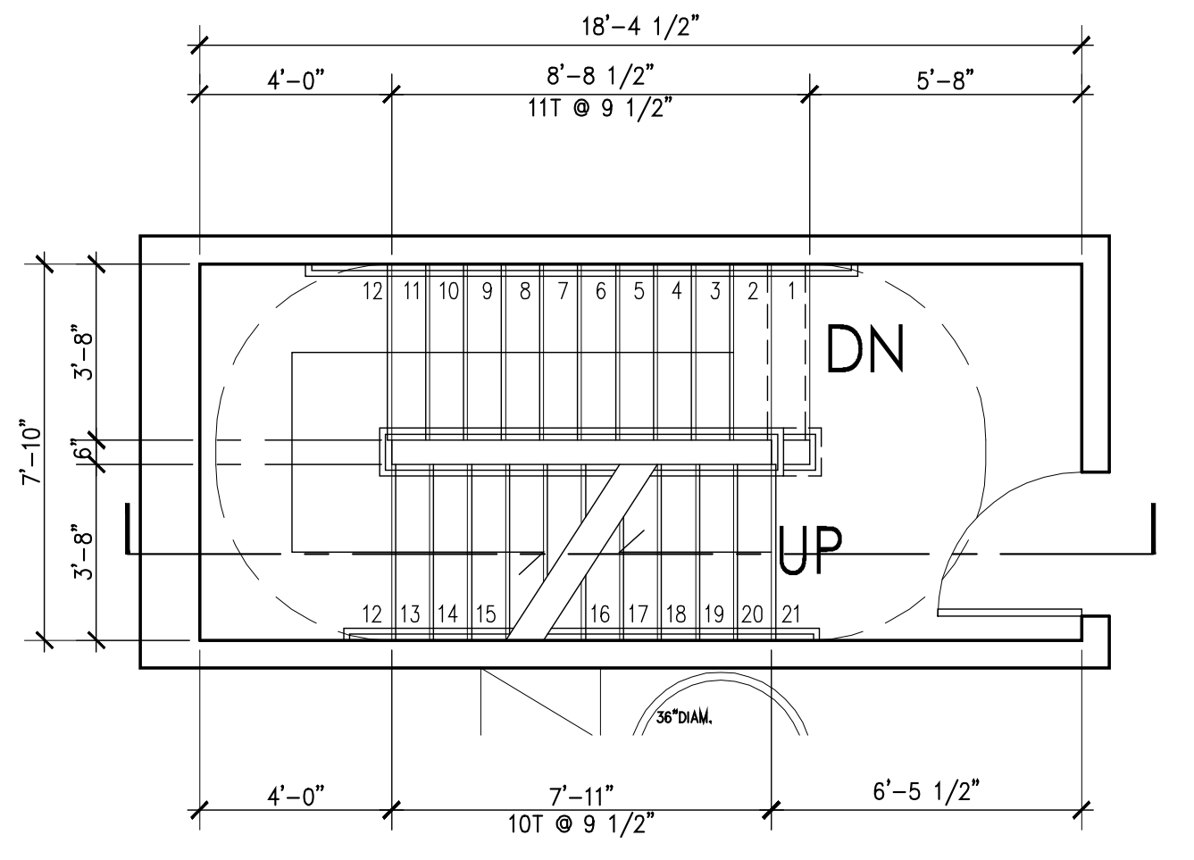
6C STAIR C @ 7TH FLOOR


18'-4 1/2"
4'-0"
7'-1 1/2"
9T @ 9 1/2"
7'-3"
DN
UP
5'-7"
6'-4"
8T @ 9 1/2"
6'-5 1/2"

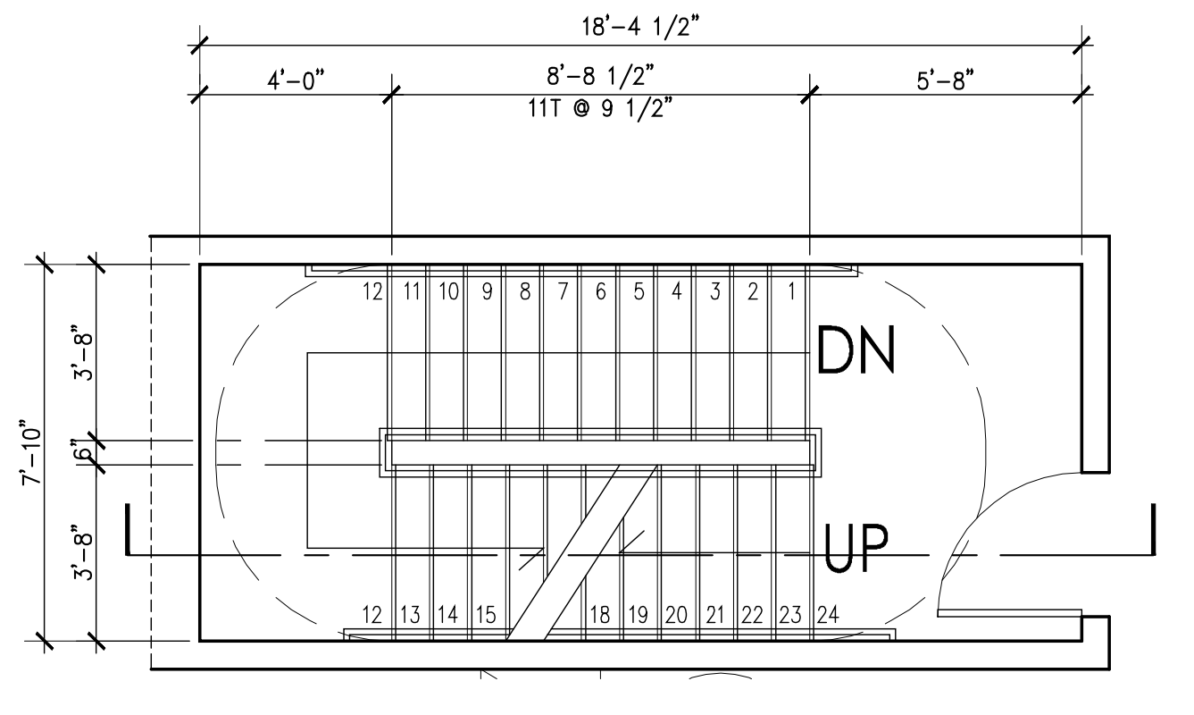
5C STAIR C @ 6TH FLOOR


18'-4 1/2"
4'-0"
7'-1 1/2"
9T @ 9 1/2"
7'-3"
DN
UP
4'-0"
7'-11"
10T @ 9 1/2"
6'-5 1/2"

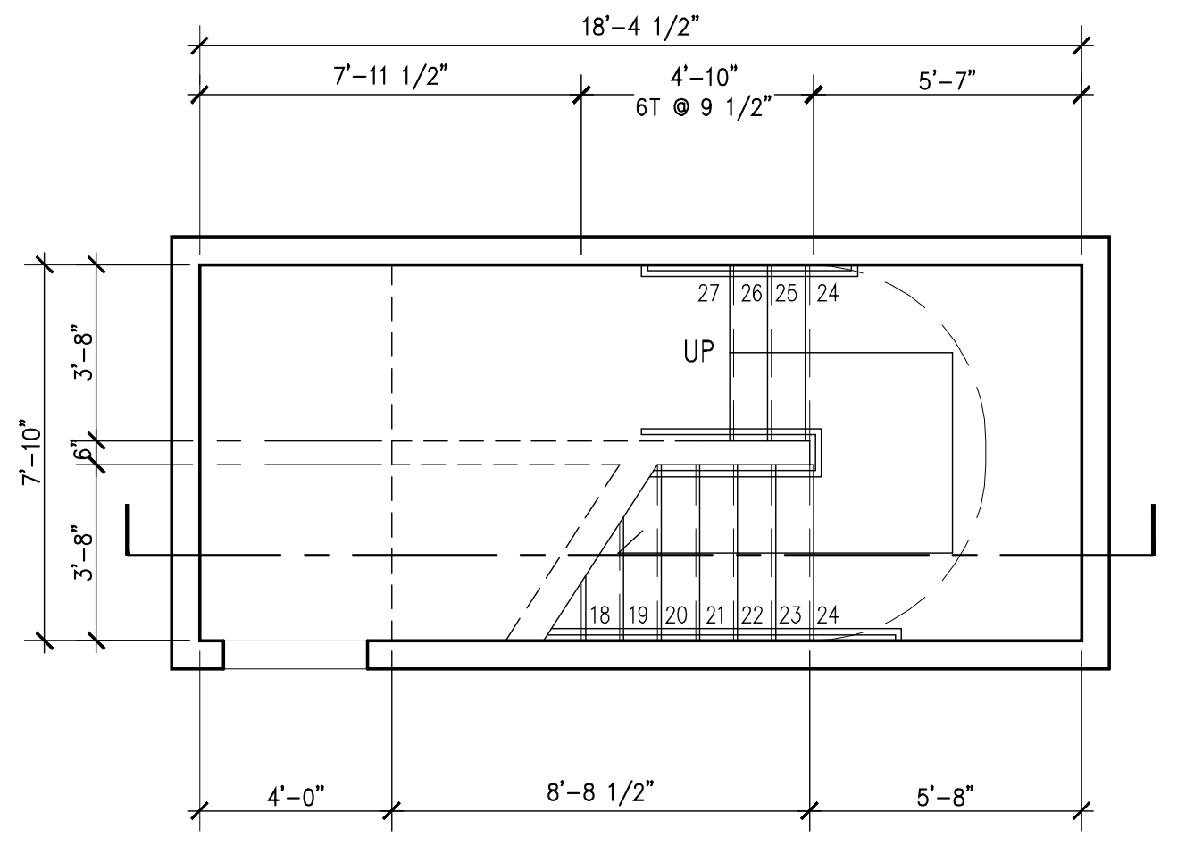
4C STAIR C @ 4TH AND 5TH


18'-4 1/2"
4'-0"
8'-8 1/2"
11T @ 9 1/2"
5'-8"
DN
UP
4'-0"
7'-11"
10T @ 9 1/2"
6'-5 1/2"

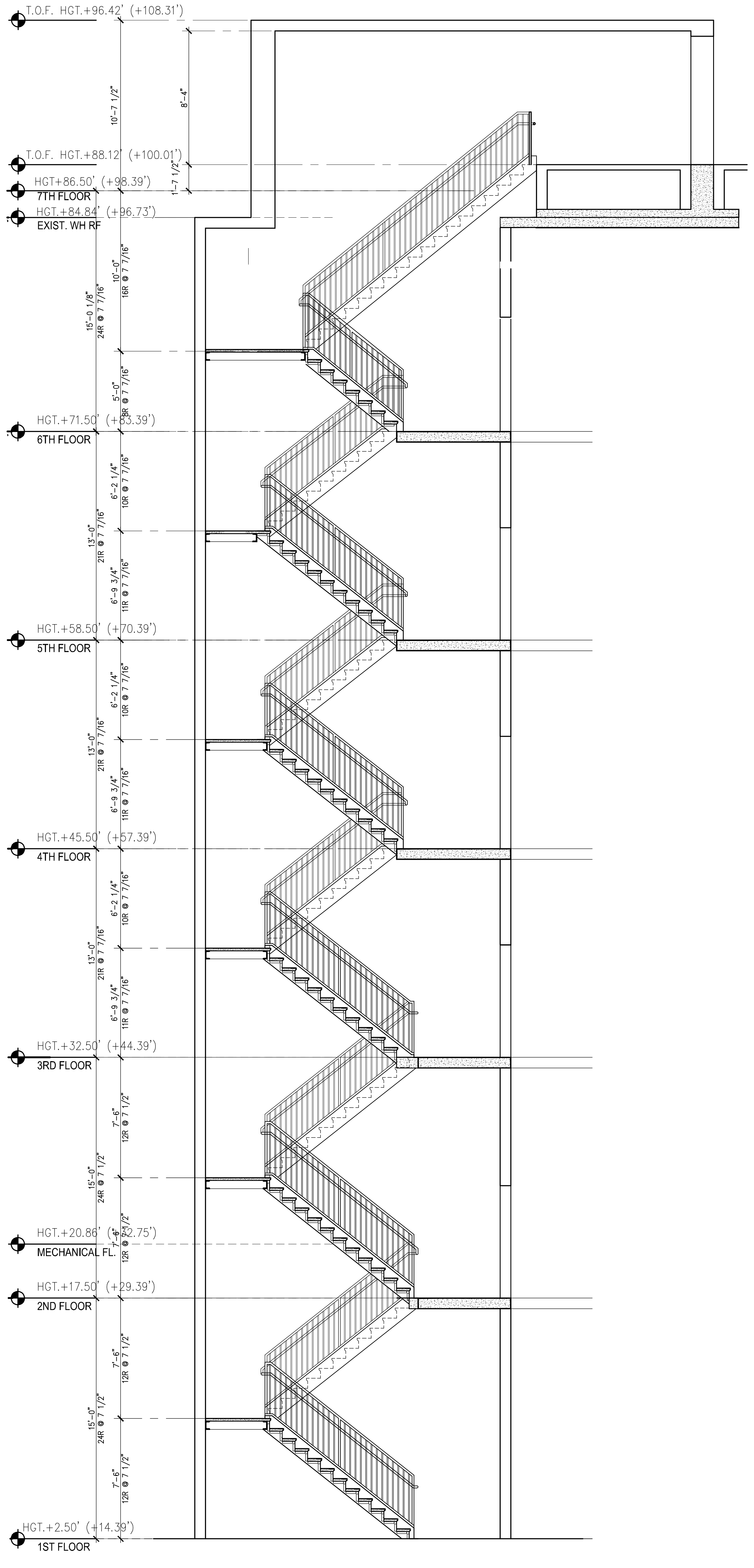
3C STAIR C @ 3RD FLOOR


18'-4 1/2"
4'-0"
8'-8 1/2"
11T @ 9 1/2"
5'-8"
DN
UP

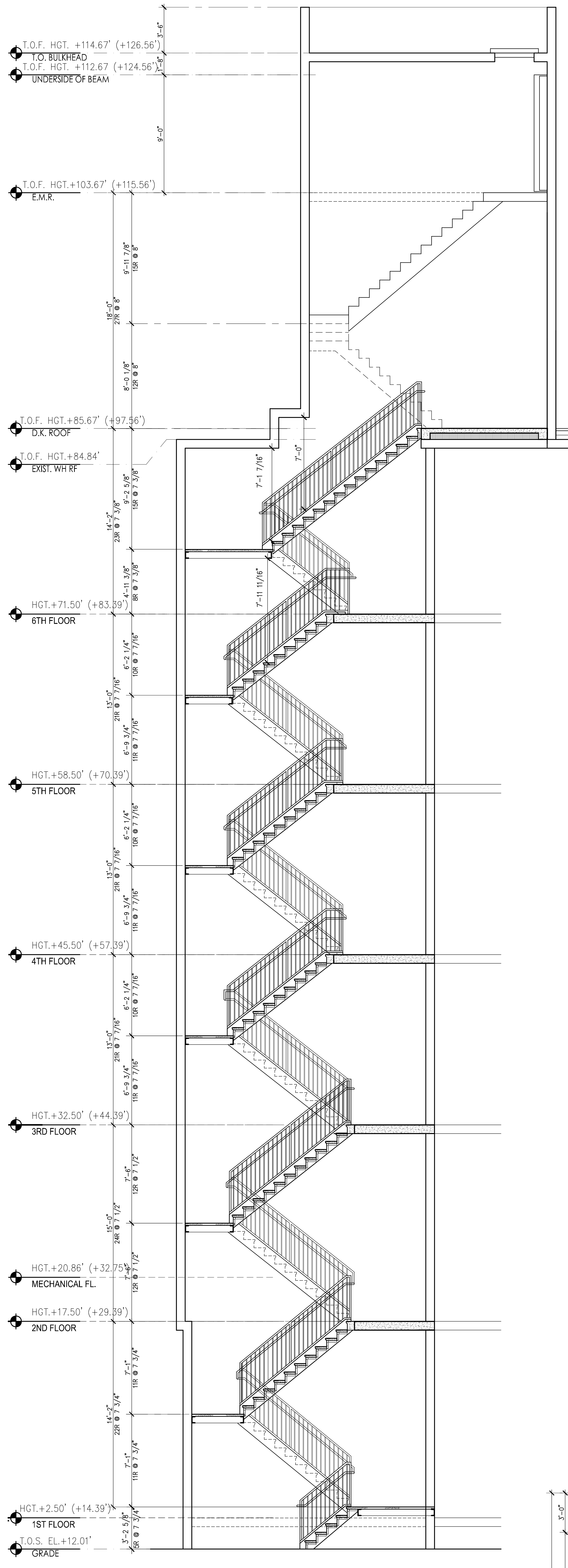
2C STAIR C @ 2ND FLOOR


18'-4 1/2"
7'-11 1/2"
4'-10"
6T @ 9 1/2"
5'-7"
UP
4'-0"
8'-8 1/2"
5'-8"

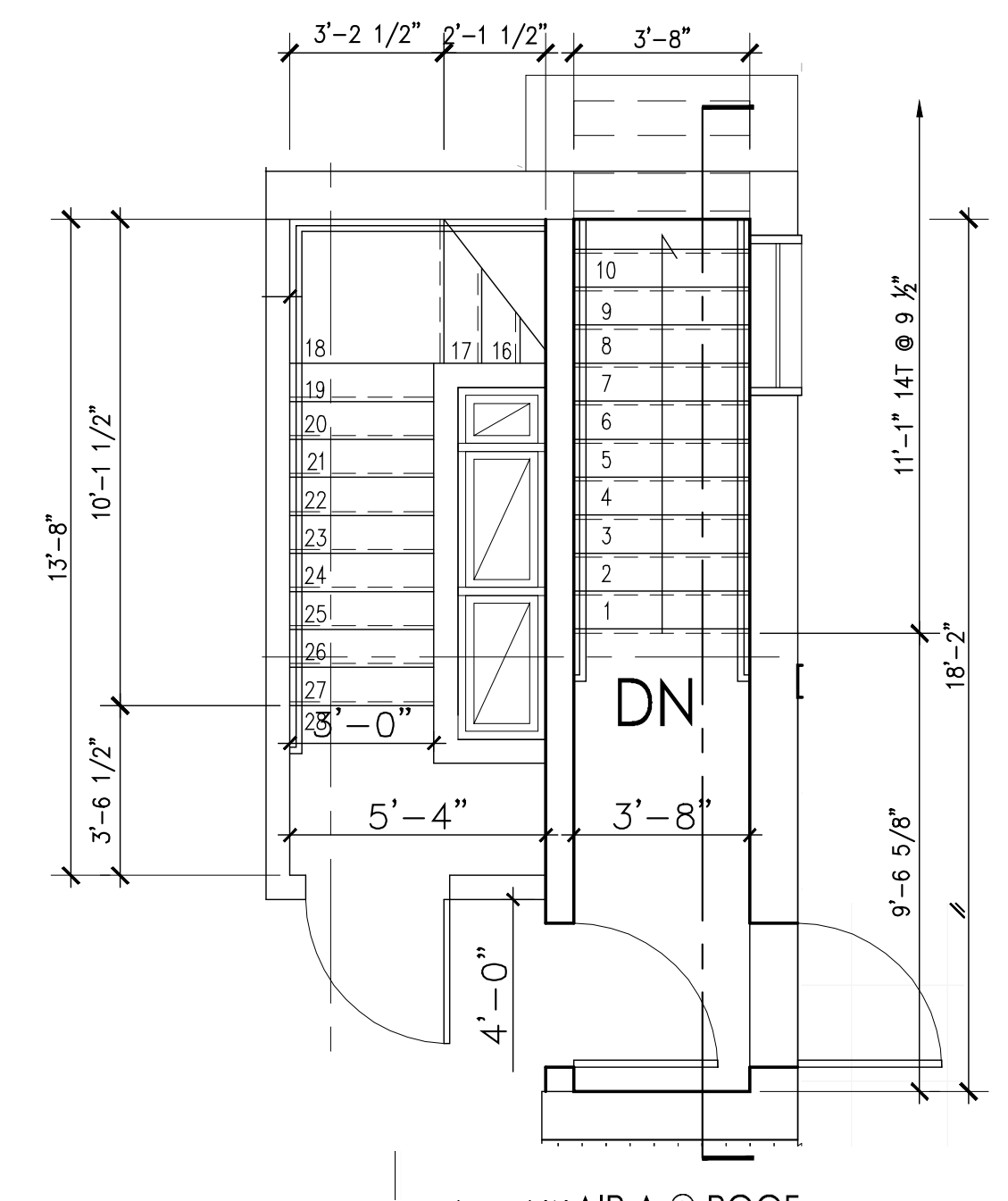
1C STAIR C @ 1ST FLOOR


T.O.F. HGT.+96.42' (+108.31')
10'-7 1/2"
8'-4"
T.O.F. HGT.+88.12' (+100.01')
1'-7 1/2"
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
15'-0 1/8"
24R @ 7 7/16"
10'-0"
16R @ 7 7/16"
5'-0"
8R @ 7 7/16"
HGT.+71.50' (+83.39')
6TH FLOOR
13'-0"
21R @ 7 7/16"
6'-2 1/4"
10R @ 7 7/16"
6'-9 3/4"
11R @ 7 7/16"
HGT.+58.50' (+70.39')
5TH FLOOR
13'-0"
21R @ 7 7/16"
6'-2 1/4"
10R @ 7 7/16"
6'-9 3/4"
11R @ 7 7/16"
HGT.+45.50' (+57.39')
4TH FLOOR
13'-0"
21R @ 7 7/16"
6'-2 1/4"
10R @ 7 7/16"
6'-9 3/4"
11R @ 7 7/16"
HGT.+32.50' (+44.39')
3RD FLOOR
15'-0"
24R @ 7 1/2"
7'-6"
12R @ 7 1/2"
7'-6"
12R @ 7 1/2"
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
15'-0"
24R @ 7 1/2"
7'-6"
12R @ 7 1/2"
7'-6"
12R @ 7 1/2"
HGT.+2.50' (+14.39')
1ST FLOOR

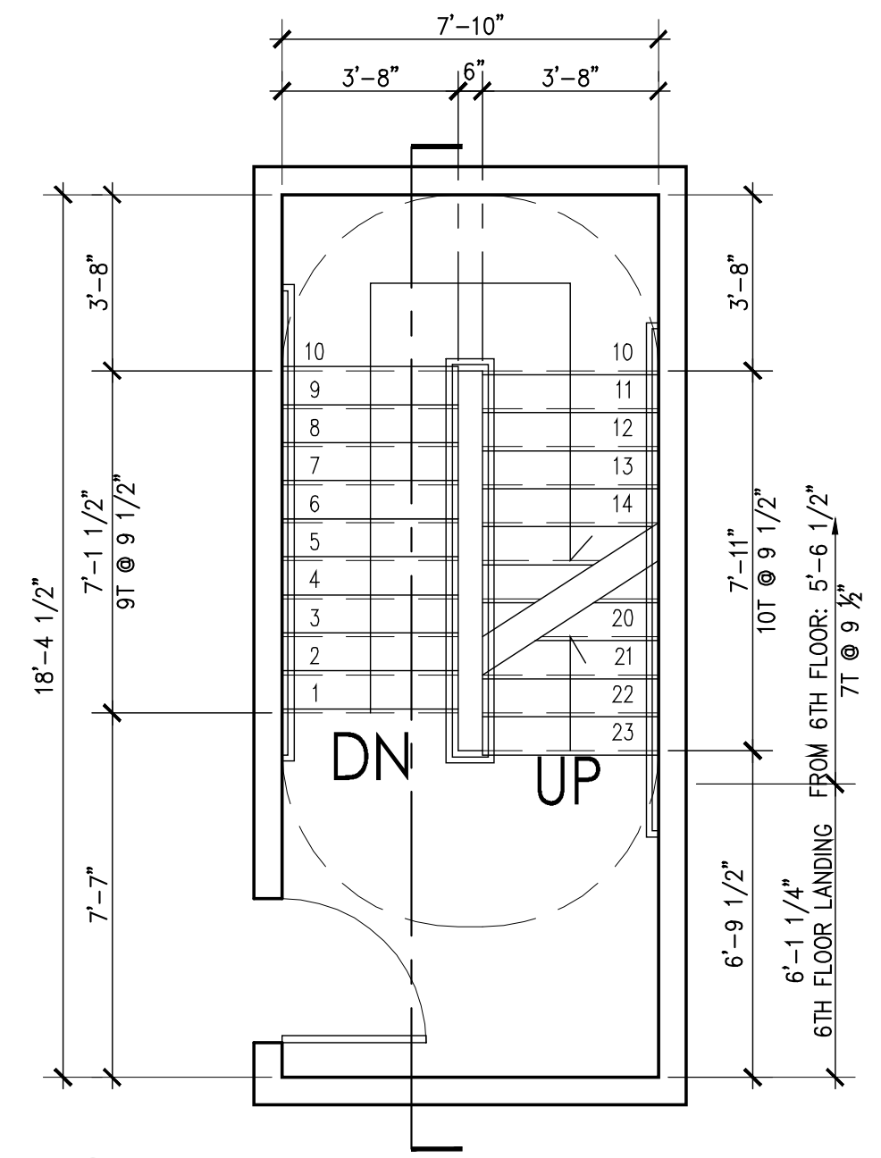
STAIR C SECTION
SCALE: 1/4" = 1'-0"


3'-6"
T.O.F. HGT. +114.67' (+126.56')
T.O. BULKHEAD
1'-8"
T.O.F. HGT. +112.67 (+124.56')
UNDERSIDE OF BEAM
9'-0"
T.O.F. HGT.+103.67' (+115.56')
E.M.R.
18'-0"
27R @ 8"
9'-11 7/8"
15R @ 8"
8'-0 1/8"
12R @ 8"
T.O.F. HGT.+85.67' (+97.56')
D.K. ROOF
T.O.F. HGT.+84.84'
EXIST. WH RF
14'-2"
23R @ 7 3/8"
9'-2 5/8"
15R @ 7 3/8"
4'-11 3/8"
8R @ 7 3/8"
7'-1 7/16"
7'-11 11/16"
HGT.+71.50' (+83.39')
6TH FLOOR
13'-0"
21R @ 7 7/16"
6'-2 1/4"
10R @ 7 7/16"
6'-9 3/4"
11R @ 7 7/16"
HGT.+58.50' (+70.39')
5TH FLOOR
13'-0"
21R @ 7 7/16"
6'-2 1/4"
10R @ 7 7/16"
6'-9 3/4"
11R @ 7 7/16"
HGT.+45.50' (+57.39')
4TH FLOOR
13'-0"
21R @ 7 7/16"
6'-2 1/4"
10R @ 7 7/16"
6'-9 3/4"
11R @ 7 7/16"
HGT.+32.50' (+44.39')
3RD FLOOR
15'-0"
24R @ 7 1/2"
7'-6"
12R @ 7 1/2"
7'-6"
12R @ 7 1/2"
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
14'-2"
22R @ 7 3/4"
7'-1"
11R @ 7 3/4"
7'-1"
11R @ 7 3/4"
HGT.+2.50' (+14.39')
1ST FLOOR
3'-2 5/8"
5R @ 7 3/4"
T.O.S. EL.+12.01'
GRADE

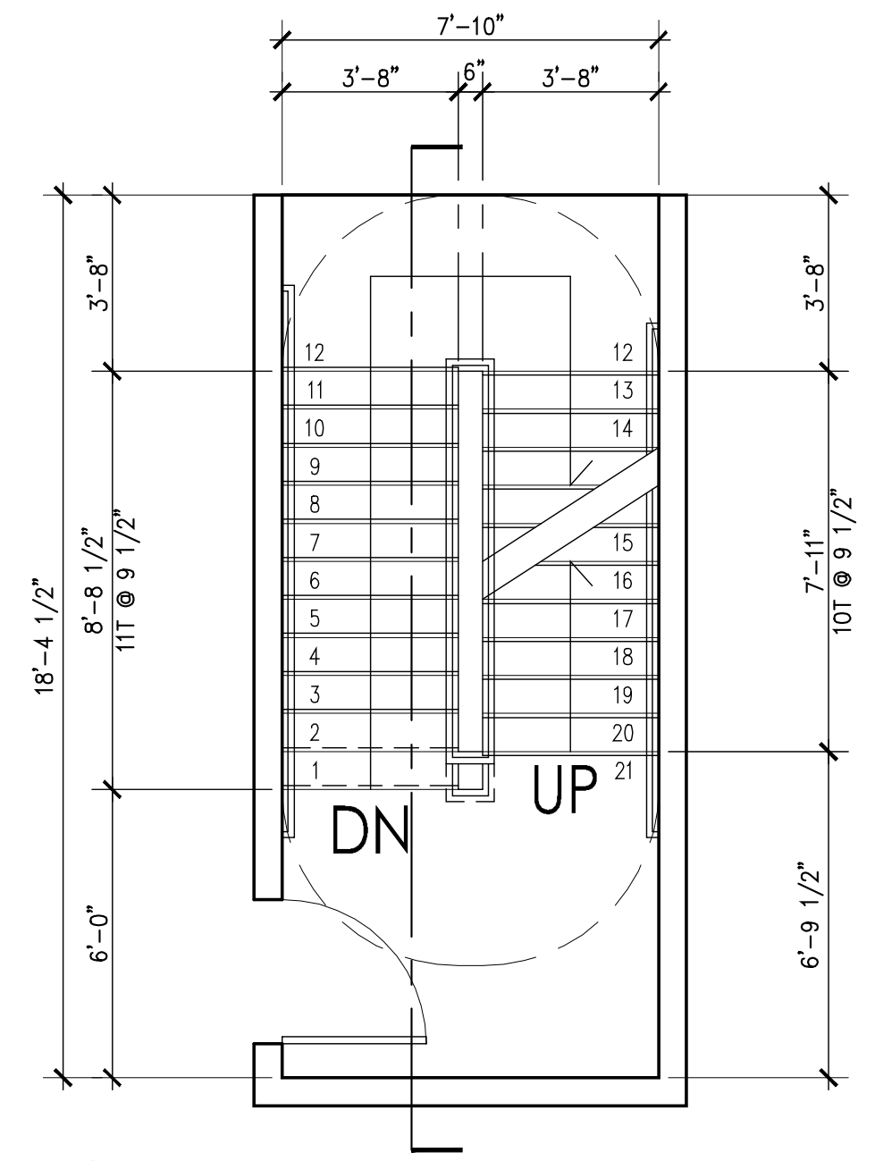
STAIR A SECTION
SCALE: 1/4" = 1'-0"


3'-2 1/2"
3'-1 1/2"
3'-8"
13'-8"
10'-1 1/2"
3'-6 1/2"
11'-1" 14T @ 9 1/2"
18'-2"
6'-6 3/8"
DN
3'-0"
5'-4"
3'-8"
4'-0"

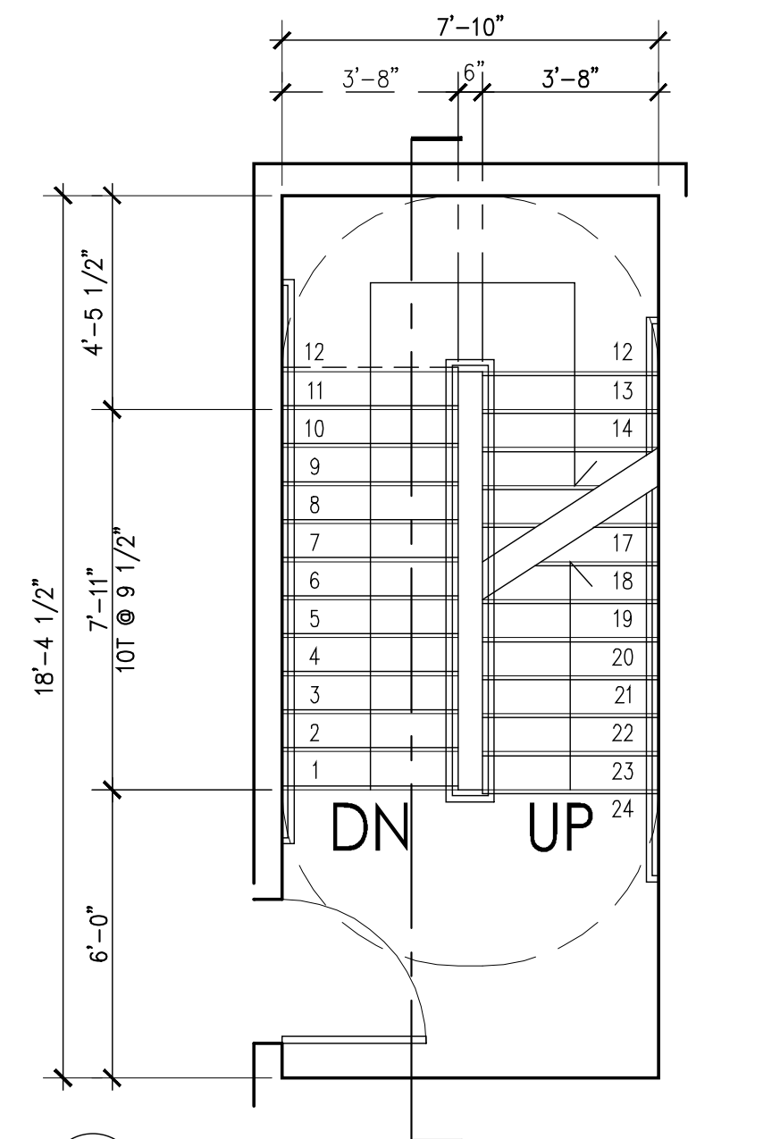
5A STAIR A @ ROOF


7'-10"
3'-8"
3'-8"
3'-8"
18'-4 1/2"
7'-1 1/2"
9T @ 9 1/2"
7'-7"
7'-11"
10T @ 9 1/2"
FROM 6TH FLOOR: 5'-6 1/2"
7T @ 9 1/2"
6'-9 1/2"
6'-1 1/4"
6TH FLOOR LANDING
DN
UP

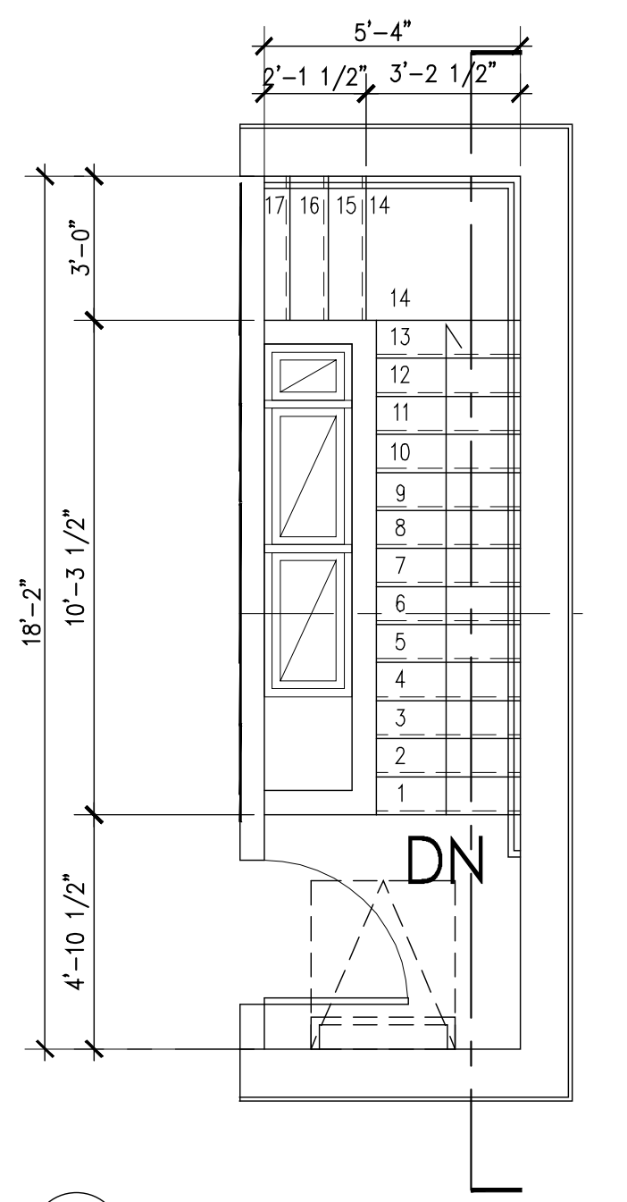
4A STAIR A @ 4TH, 5TH, AND 6TH FLOOR


7'-10"
3'-8"
3'-8"
3'-8"
18'-4 1/2"
8'-8 1/2"
11T @ 9 1/2"
6'-0"
7'-11"
10T @ 9 1/2"
6'-9 1/2"
DN
UP

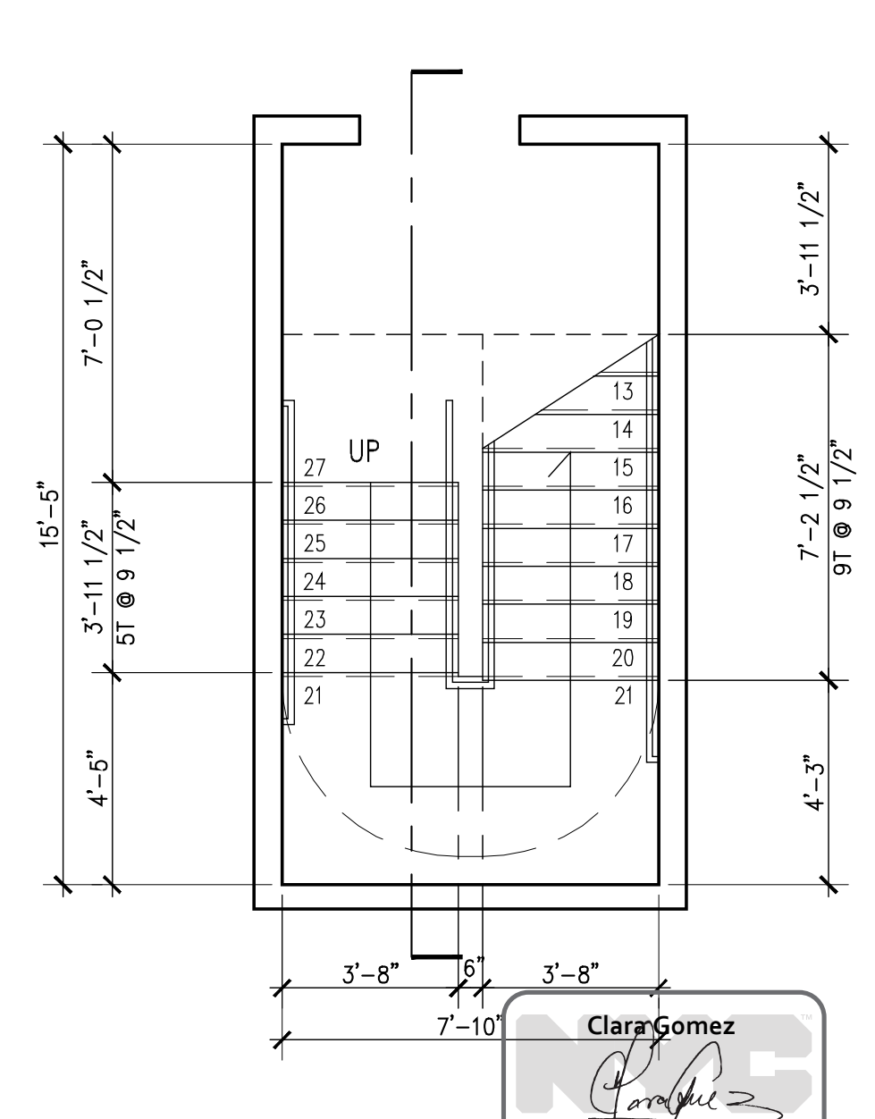
3A STAIR A @ 3RD FLOOR


7'-10"
3'-8"
3'-8"
4'-5 1/2"
18'-4 1/2"
10T @ 9 1/2"
6'-0"
DN
UP

2A STAIR A @ 2ND FLOOR


5'-4"
3'-1 1/2"
3'-2 1/2"
3'-0"
18'-2"
10'-5 1/2"
4'-10 1/2"
DN

6A STAIR A @ EMR


3'-11 1/2"
7'-2 1/2"
9T @ 9 1/2"
4'-3"
UP
3'-8"
6"
3'-8"
7'-10"

1A STAIR A @ 1ST FLOOR

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT
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Dumount, NJ 07628
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FAX : (201) 374-1795

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New York, NY 10016
TEL. : (212) 929-5656
FAX :

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SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
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TEL. : (212) 414 9623
FAX :

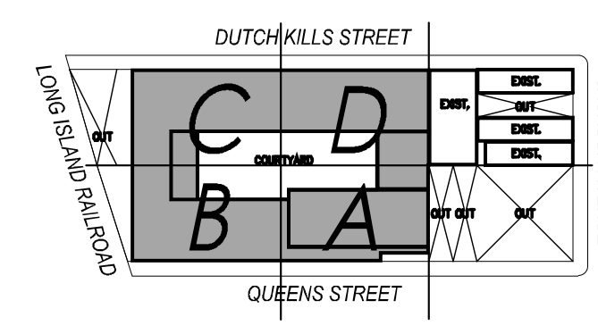
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
CUT

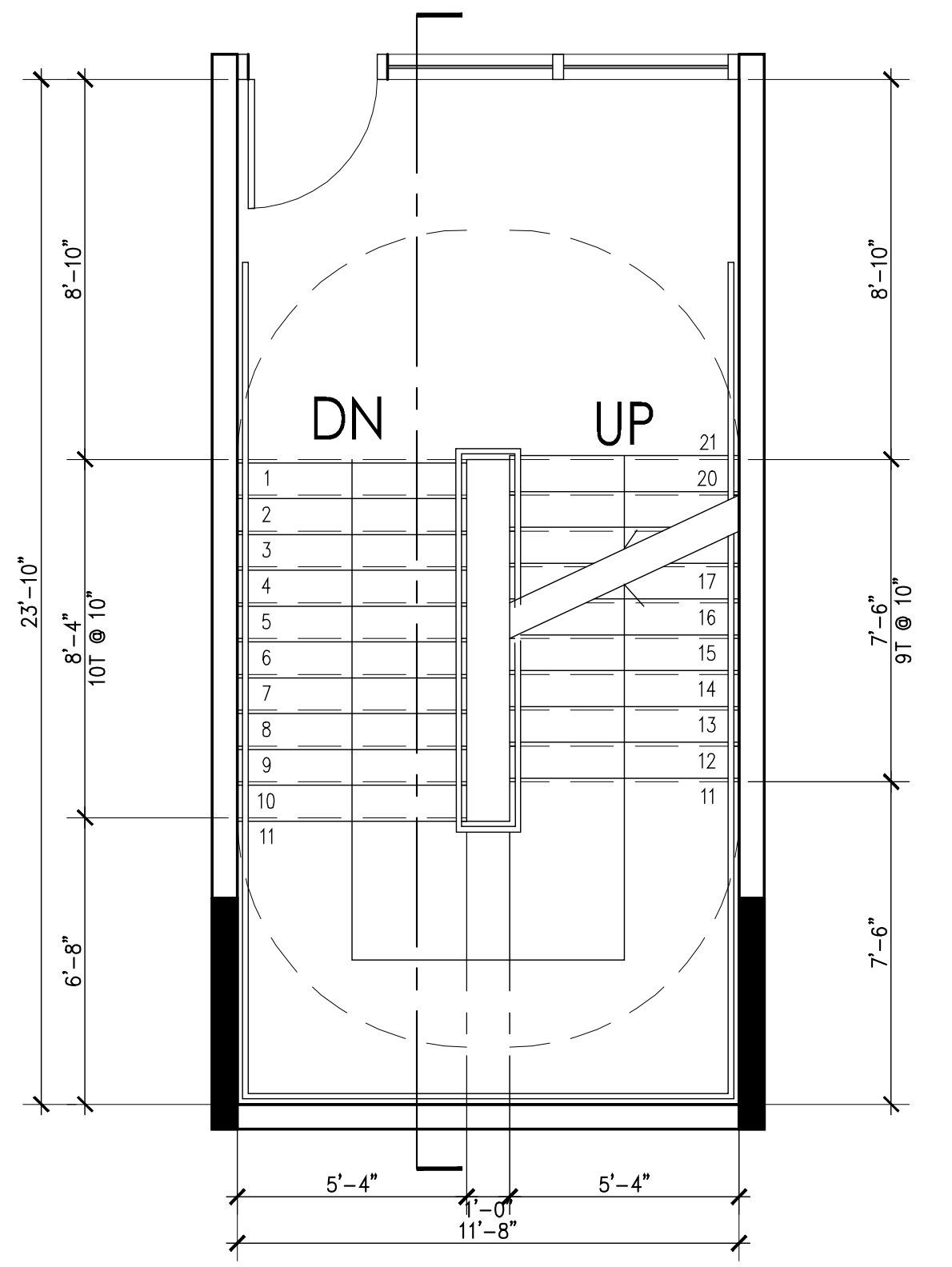
DRAWING TITLE:
STAIR PLAN AND SECTION
A AND C

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-350.00

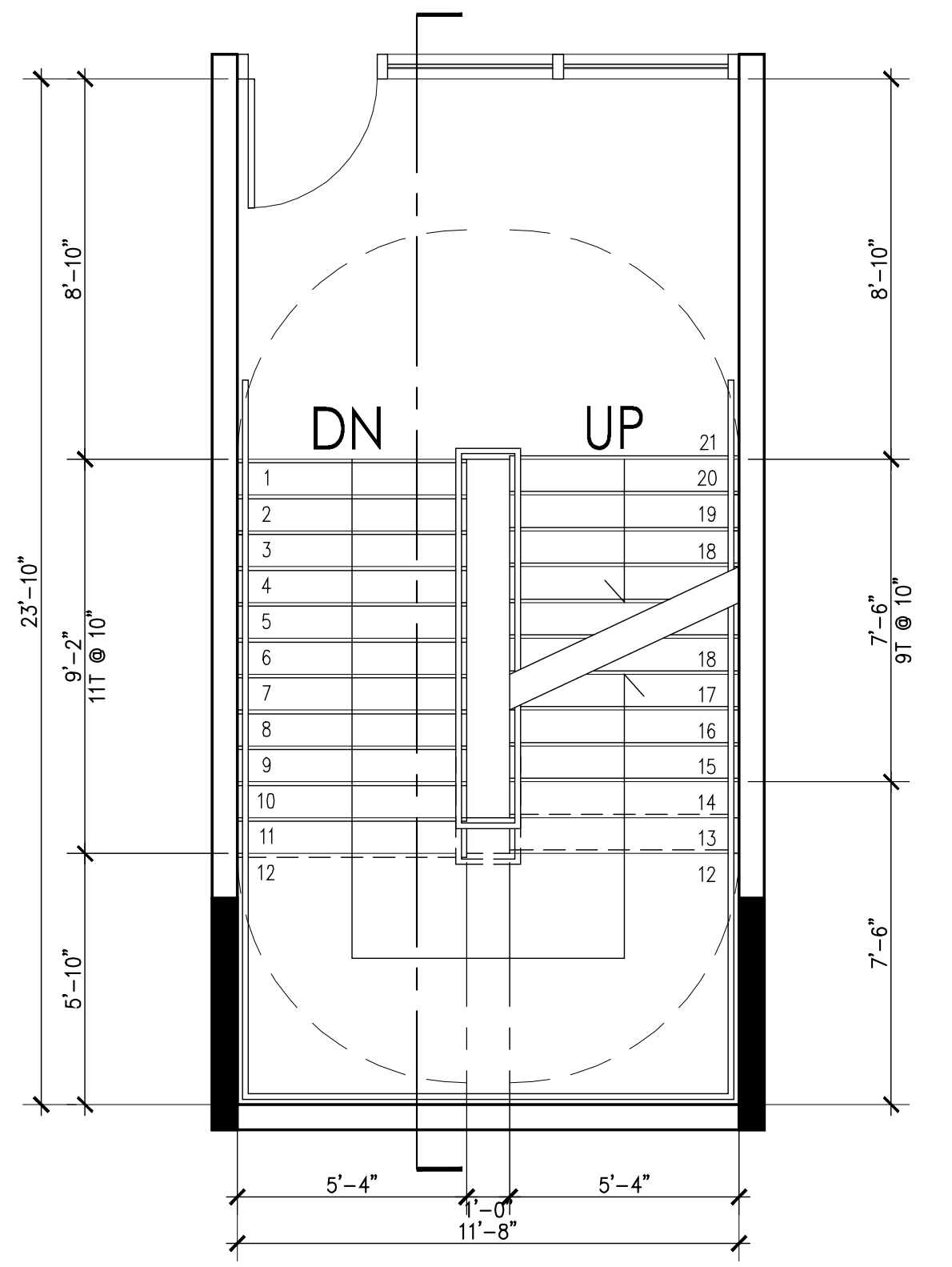
DEPT OF BLDGS 420651823 Job Number

ES579613546 Scan Code

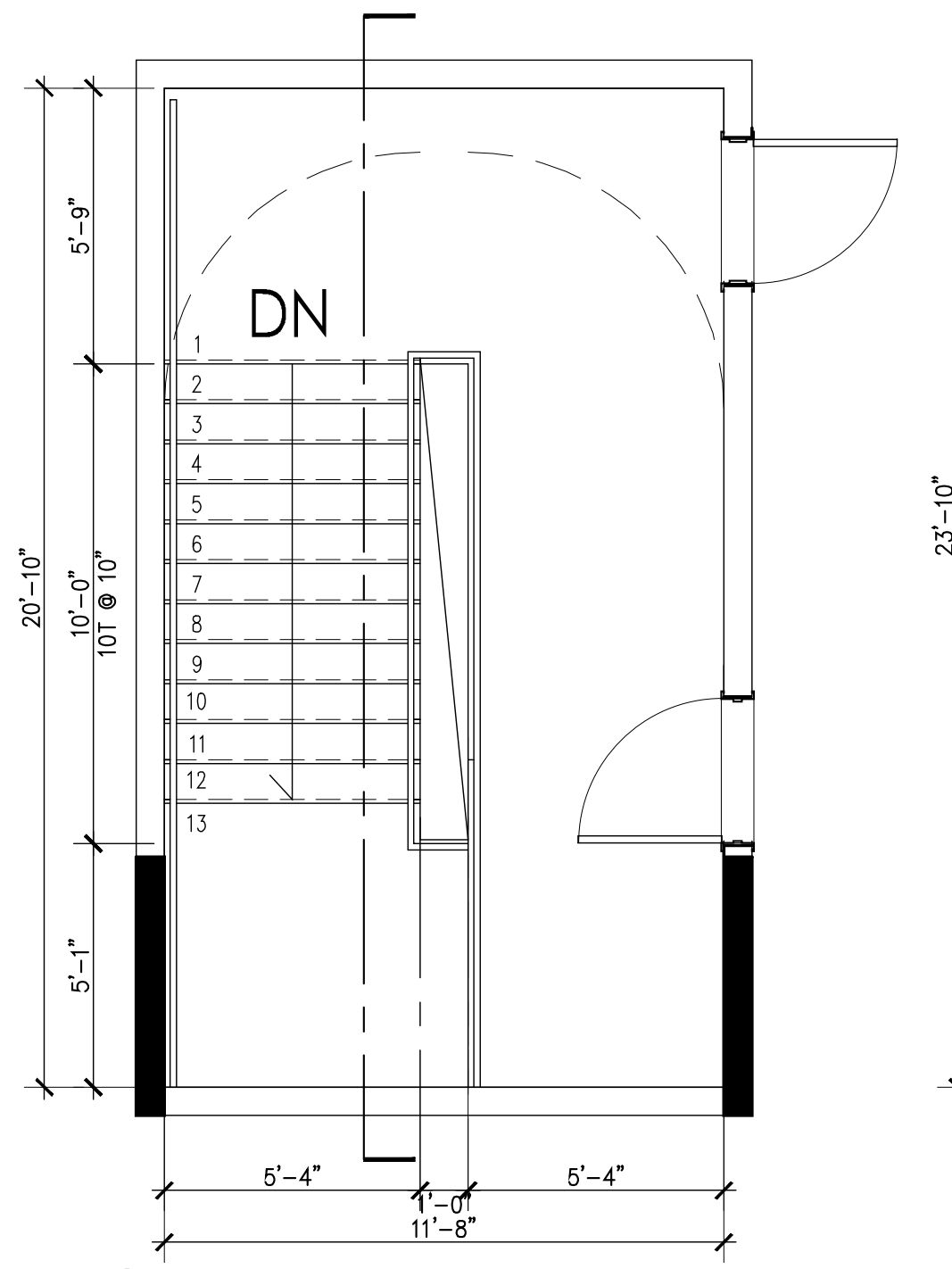


DN
UP
8'-10"
7'-8"
5'-4"
11'-8"

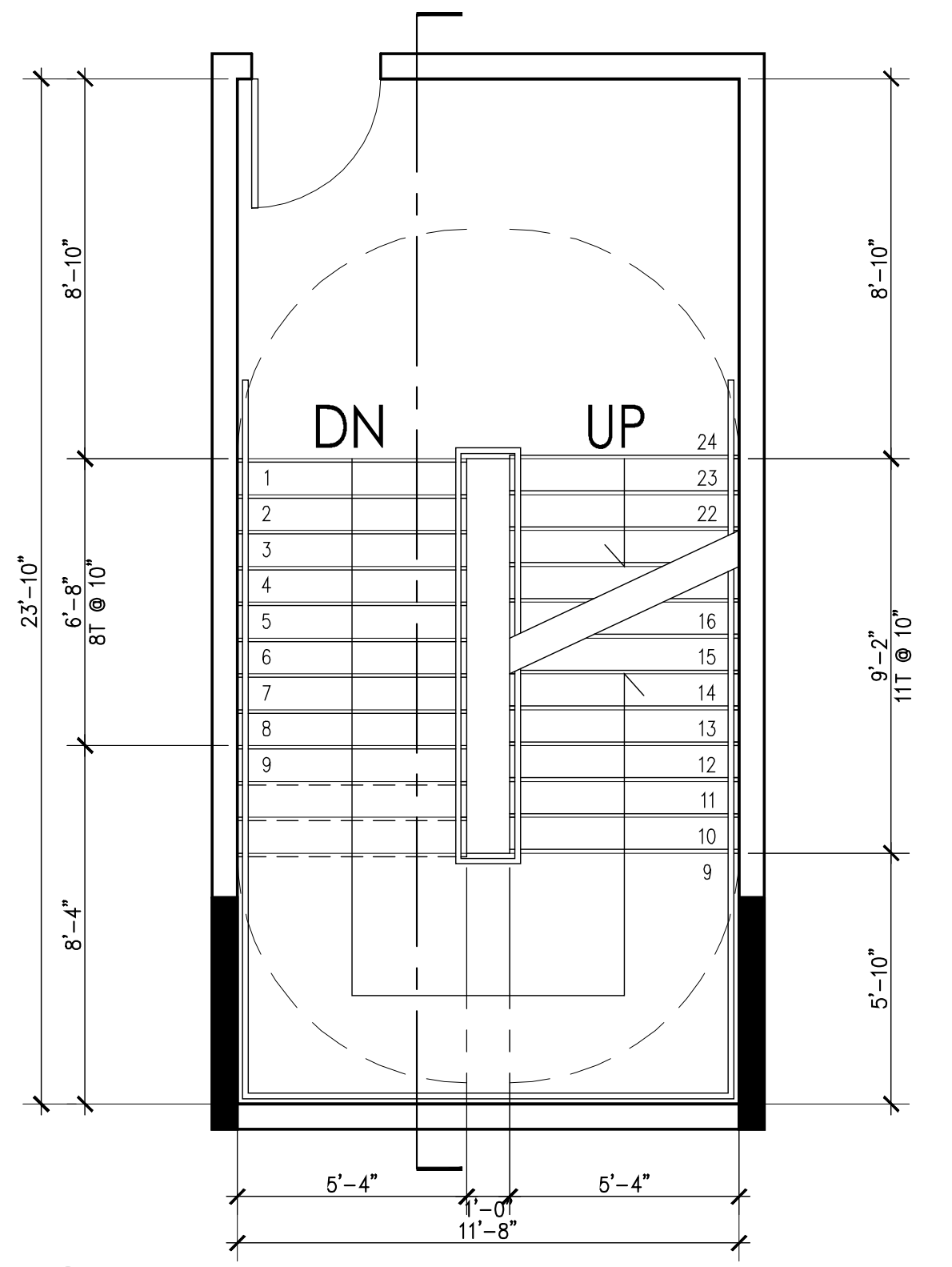
4E STAIR E @ 4TH AND 5TH FLOOR



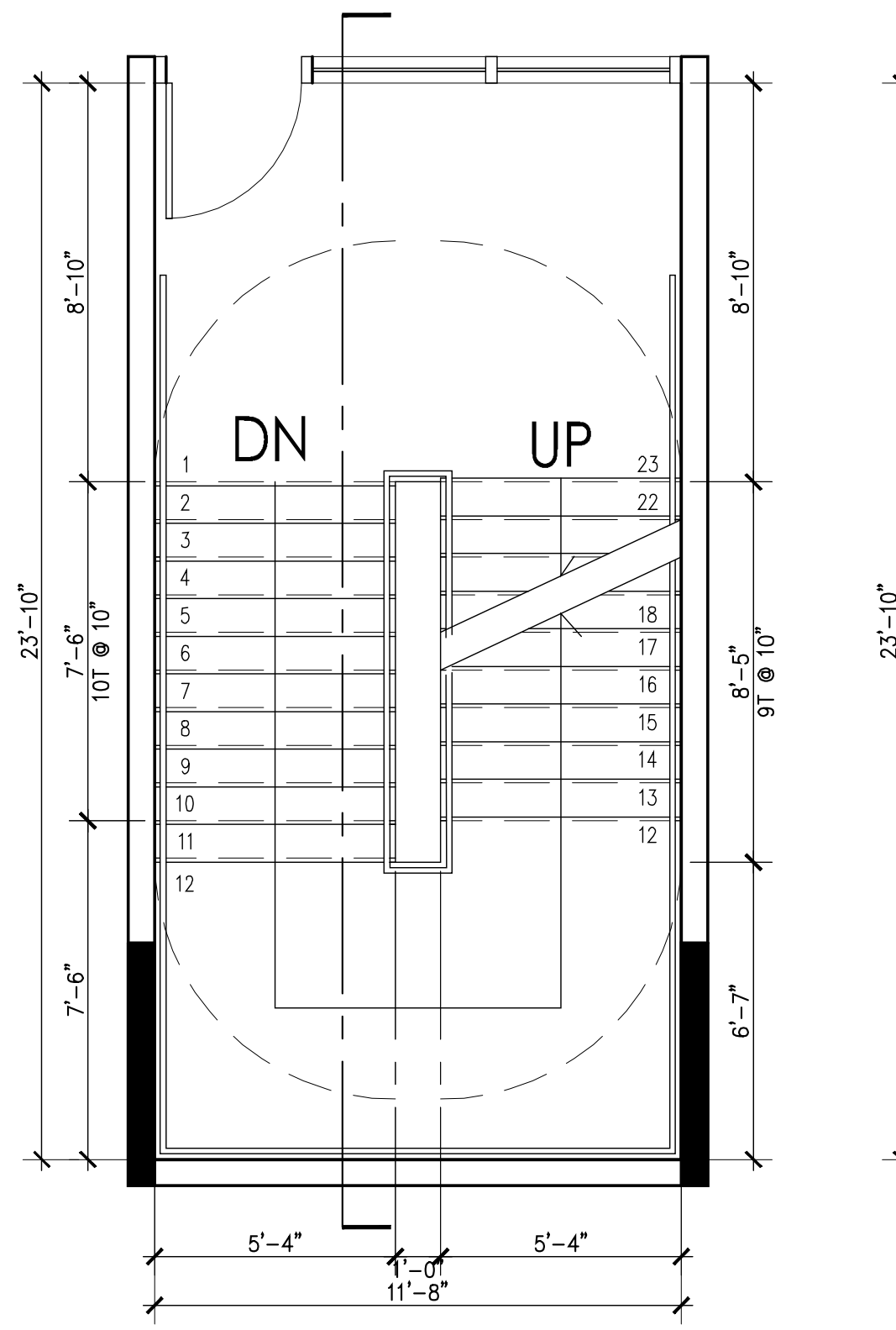
3E STAIR E @ 3RD FLOOR



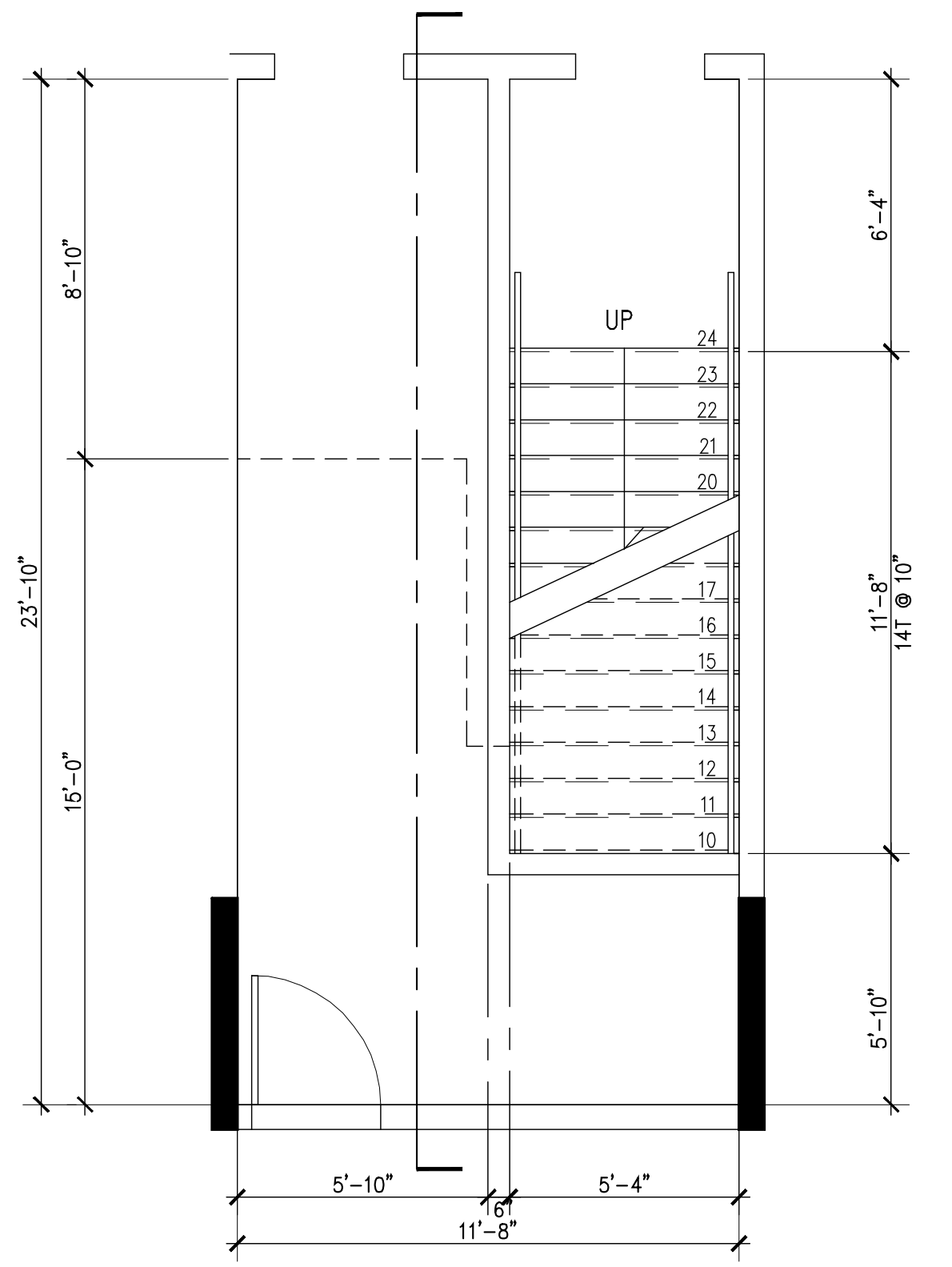
6E STAIR E @ 7TH FLOOR



2E STAIR E @ 2ND FLOOR

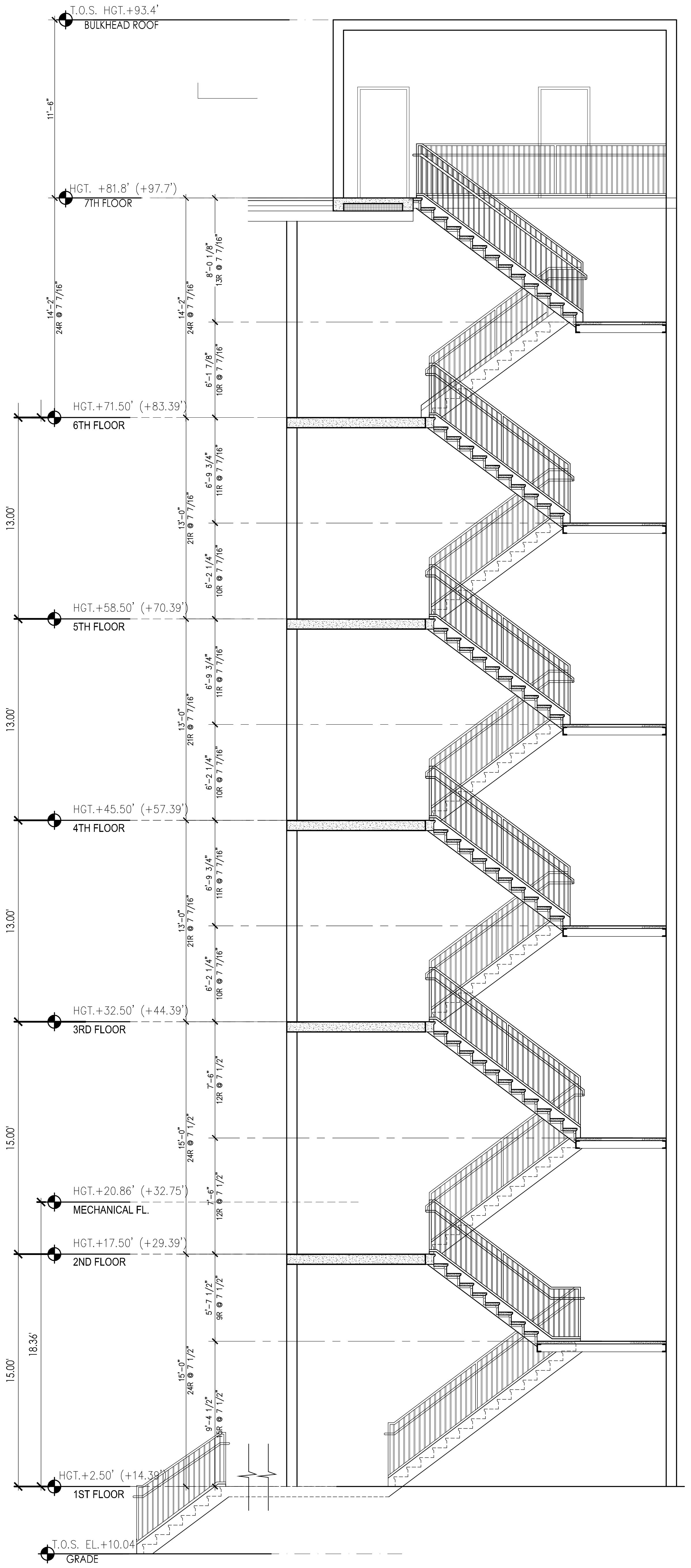


5E STAIR E @ 6TH FLOOR



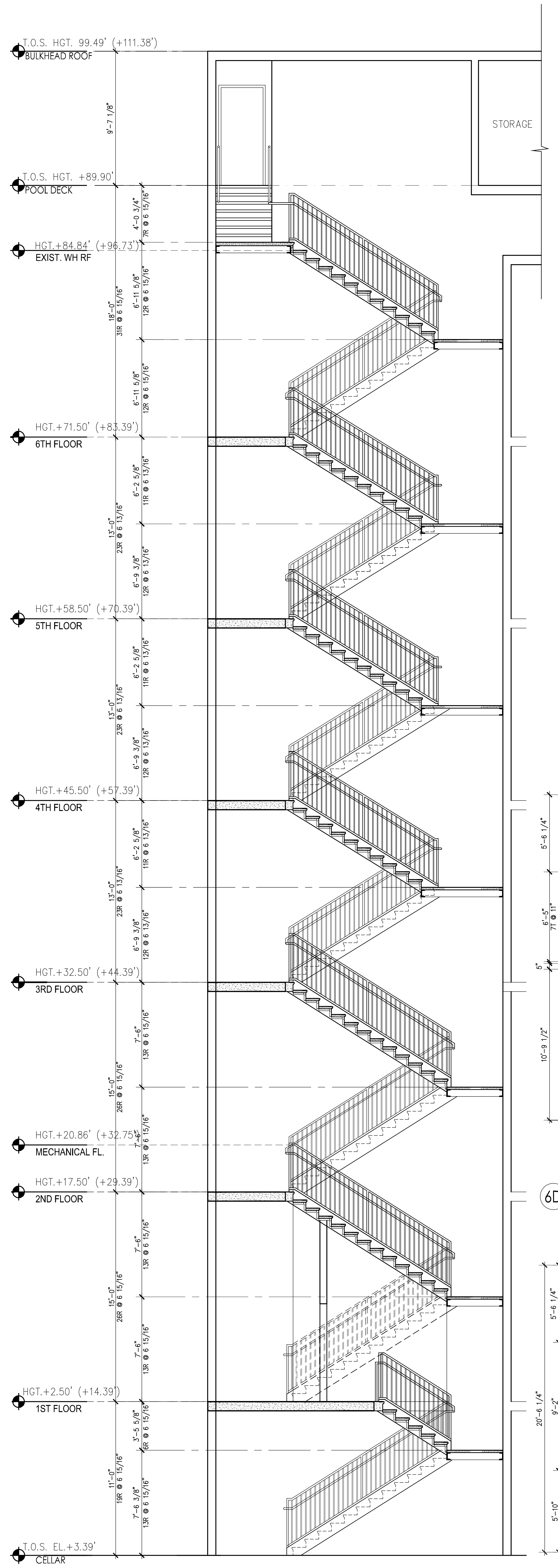
UP
5'-10"
5'-4"
11'-8"

1E STAIR E @ 1ST FLOOR



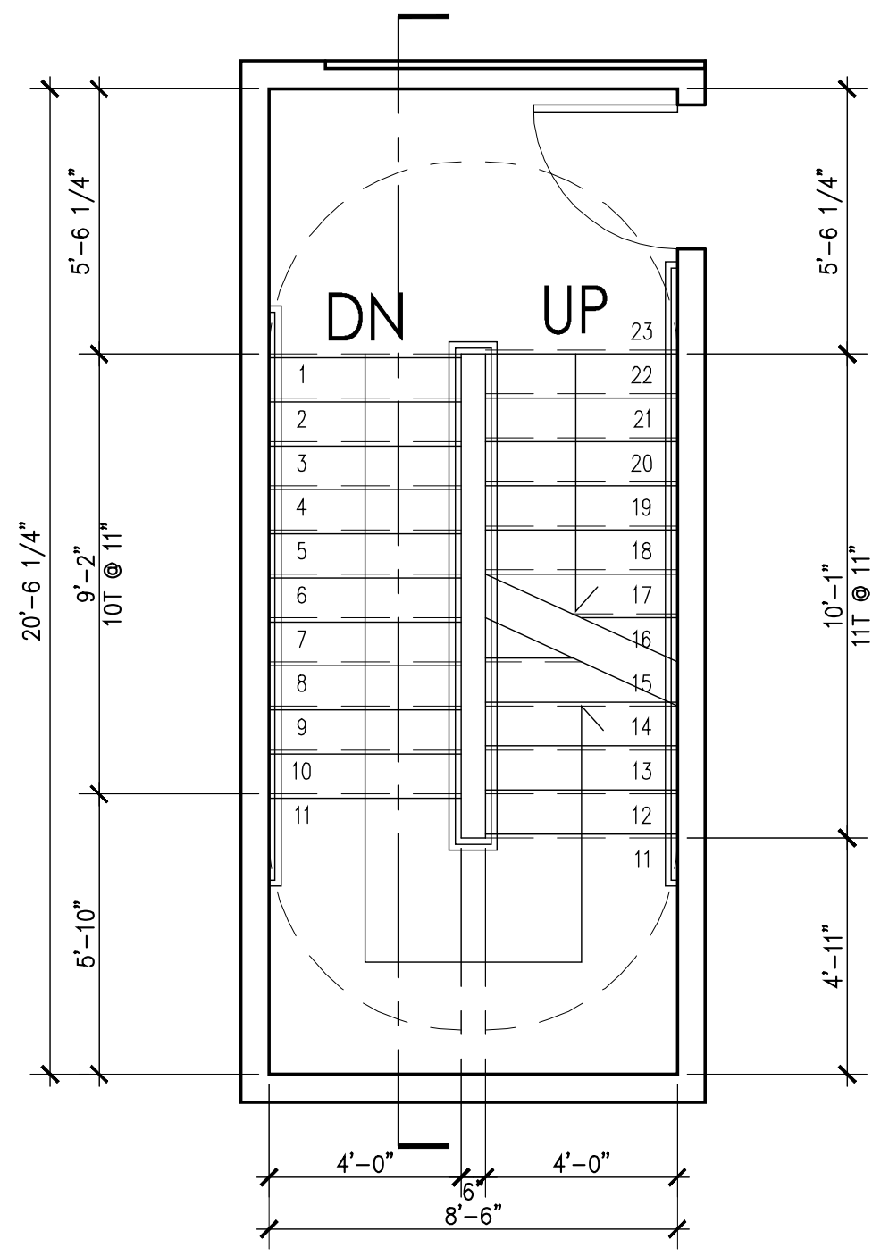
T.O.S. HGT.+93.4'
BULKHEAD ROOF
11'-6"
HGT. +81.8' (+97.7')
7TH FLOOR
14'-2" 24R @ 7 7/16"
8'-0 1/8" 13R @ 7 7/16"
6'-1 7/8" 10R @ 7 7/16"
HGT.+71.50' (+83.39')
6TH FLOOR
13.00'
13'-0" 21R @ 7 7/16"
6'-9 3/4" 11R @ 7 7/16"
6'-2 1/4" 10R @ 7 7/16"
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
15.00'
15'-0" 24R @ 7 1/2"
7'-6" 12R @ 7 1/2"
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
18.36'
5'-7 1/2" 9R @ 7 1/2"
9'-4 1/2" 15R @ 7 1/2"
HGT.+2.50' (+14.39')
1ST FLOOR
T.O.S. EL.+10.04'
GRADE

STAIR E SECTION
SCALE: 1/4" = 1'-0"



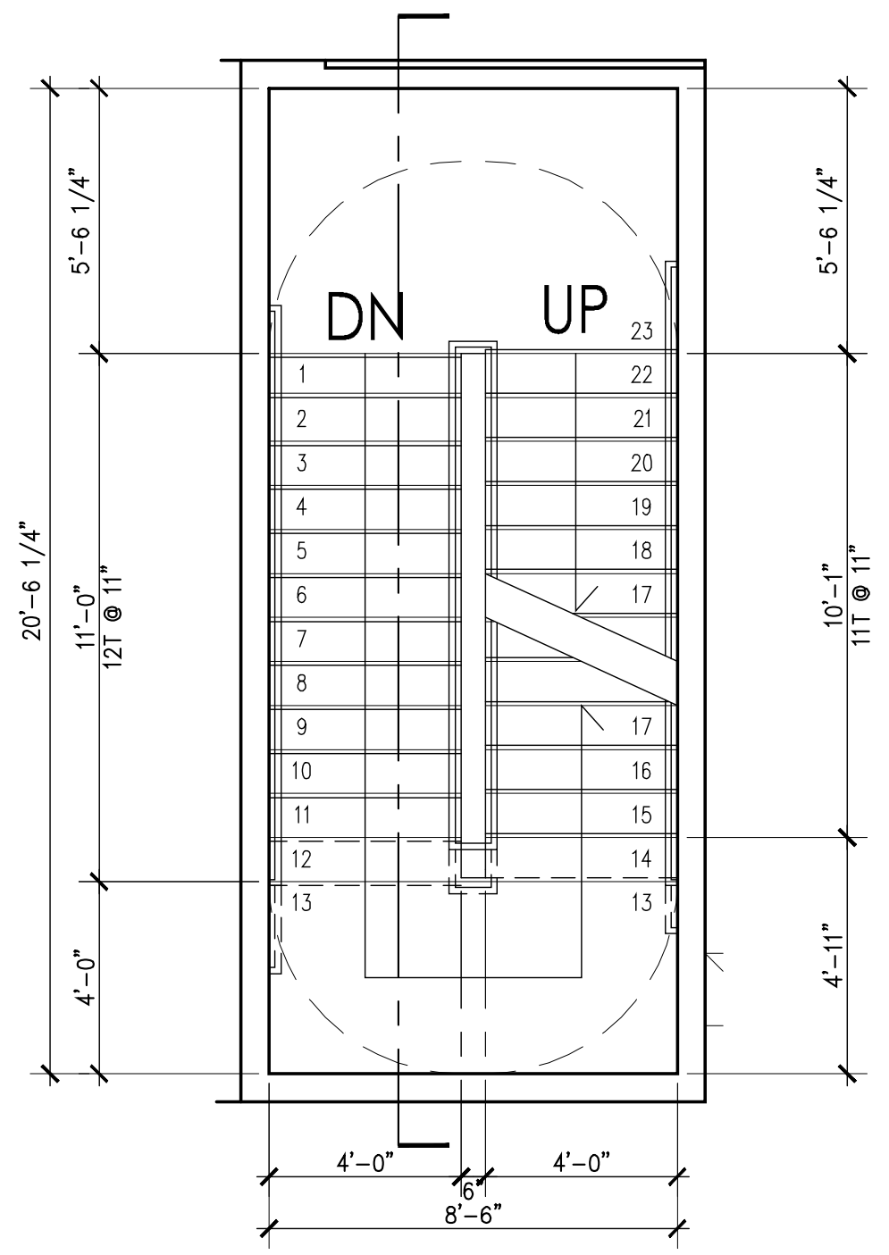
T.O.S. HGT. 99.49' (+111.38')
BULKHEAD ROOF
STORAGE
T.O.S. HGT. +89.90'
POOL DECK
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
T.O.S. EL.+3.39'
CELLAR

STAIR D SECTION
SCALE: 1/4" = 1'-0"



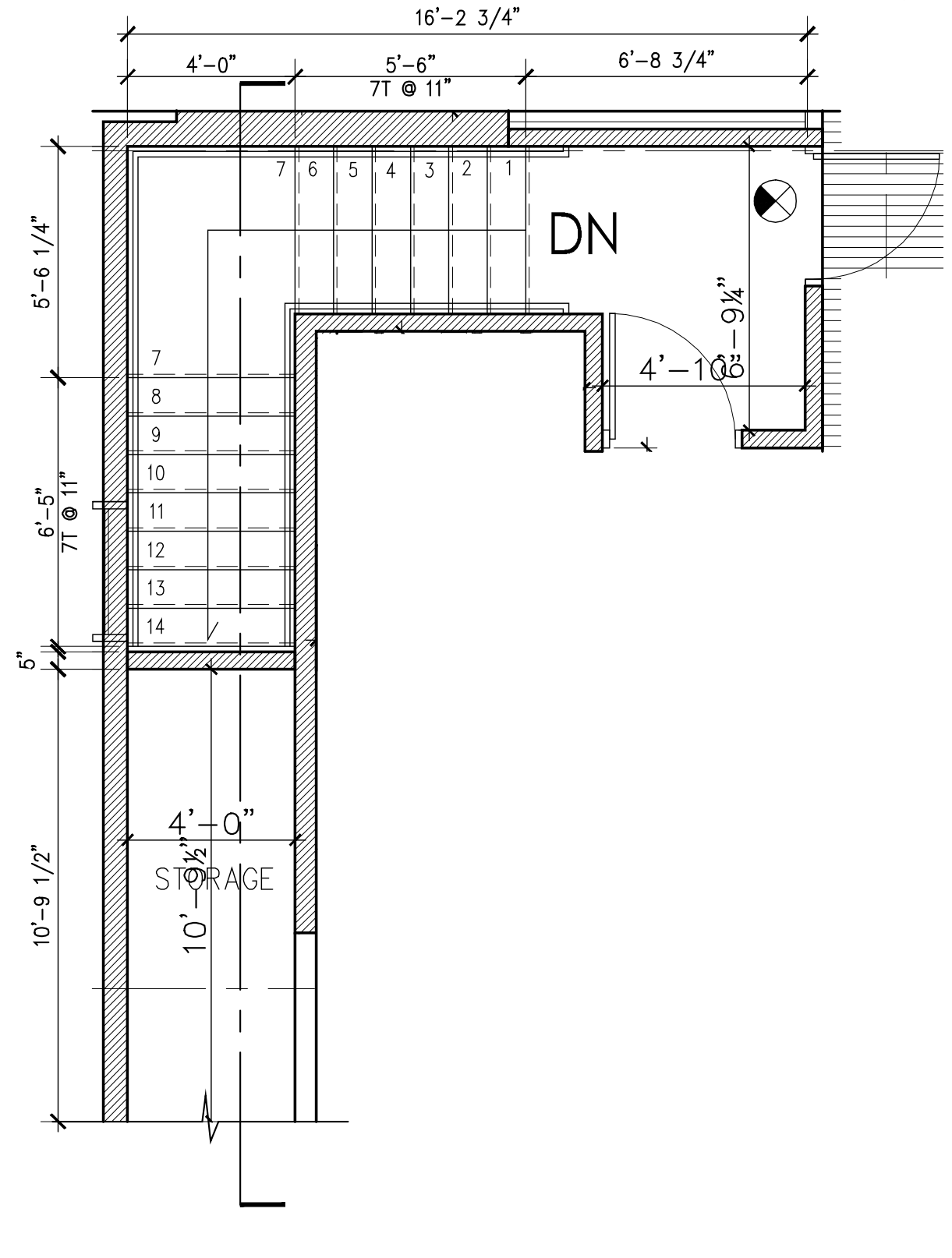
DN
UP
5'-6 1/4"
10'-1" 11T @ 11"
4'-11"
4'-0"
8'-6"

4D STAIR D @ 4TH AND 5TH FLOOR



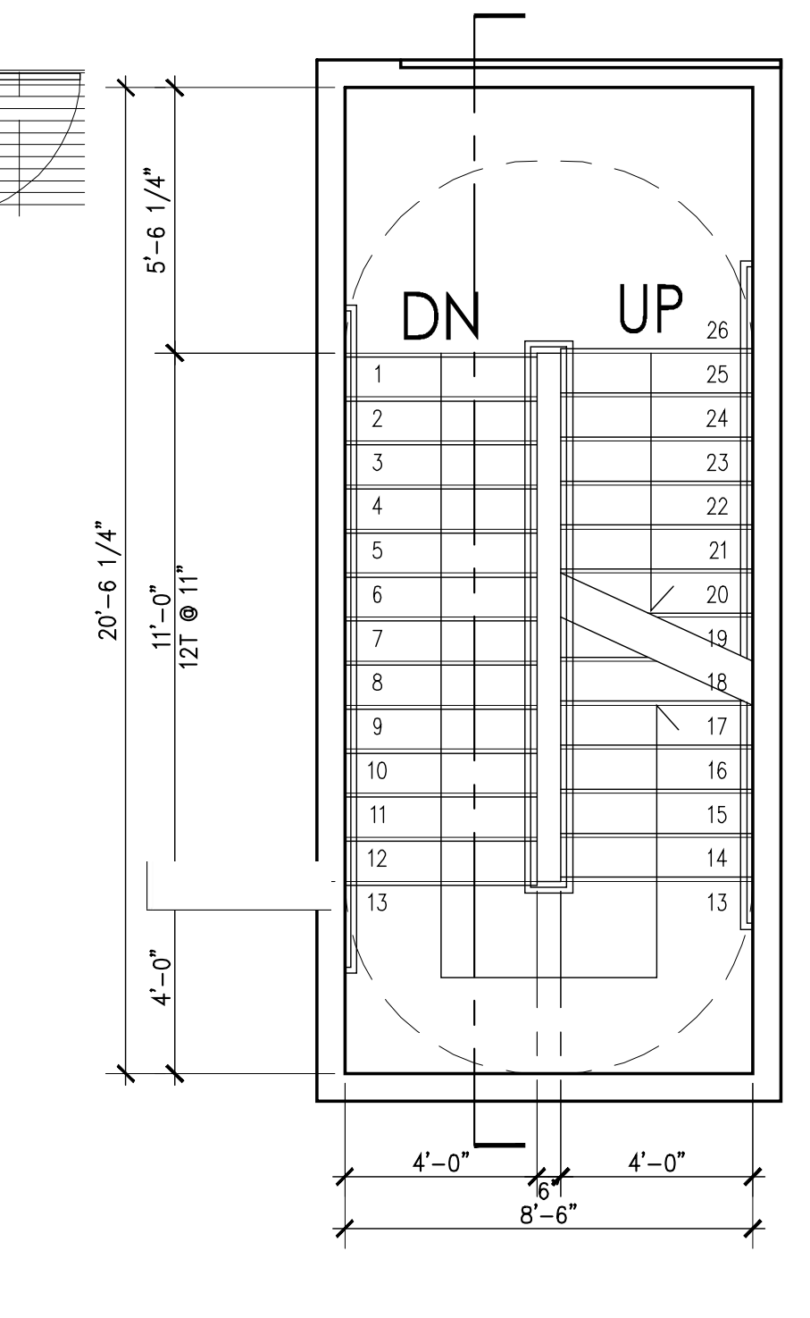
DN
UP
5'-6 1/4"
10'-1" 11T @ 11"
4'-11"
4'-0"
8'-6"

3D STAIR D @ 3RD FLOOR



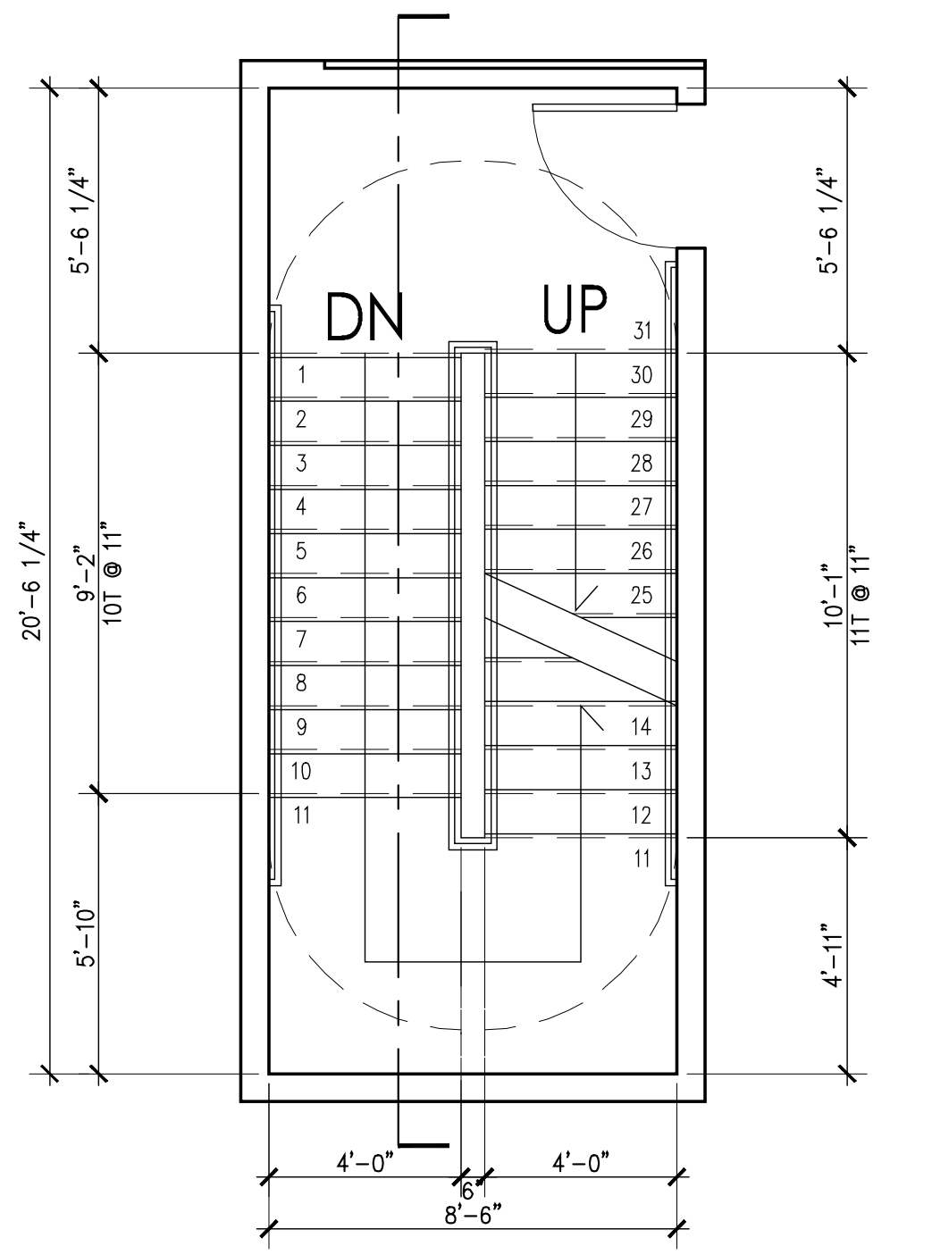
16'-2 3/4"
4'-0"
5'-6"
7T @ 11"
6'-8 3/4"
DN
STORAGE

6D STAIR D @ ROOF



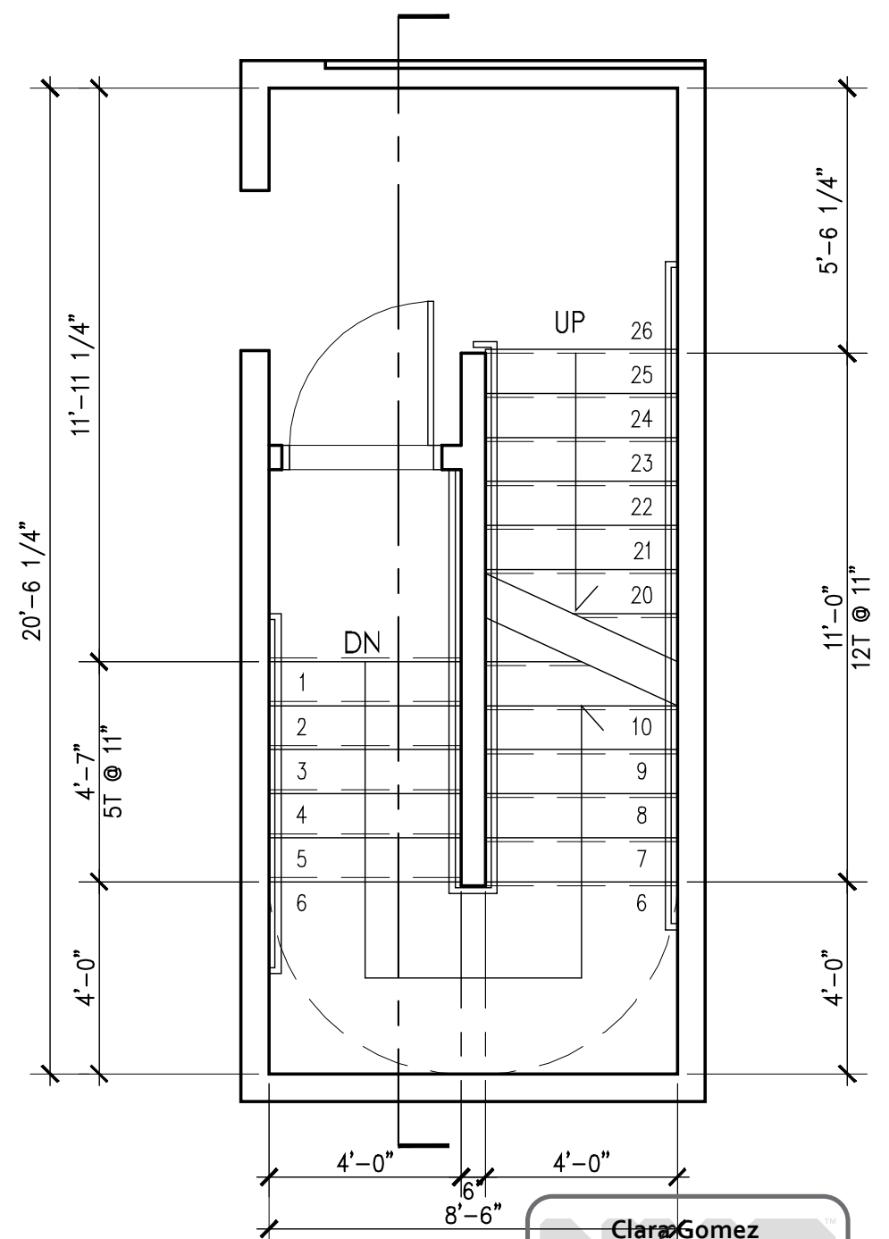
DN
UP
5'-6 1/4"
11'-0" 12T @ 11"
4'-0"
8'-6"

2D STAIR D @ 2ND FLOOR



DN
UP
5'-6 1/4"
10'-1" 11T @ 11"
4'-11"
4'-0"
8'-6"

5D STAIR D @ 6TH FLOOR



UP
DN
5'-6 1/4"
11'-0" 12T @ 11"
4'-0"
8'-6"

1D STAIR D @ 1ST FLOOR

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EAGLE WAREHOUSE

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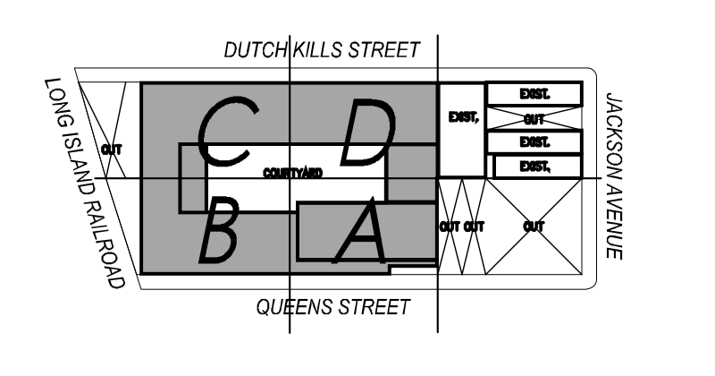
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

STAIR PLAN AND SECTION D AND E

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

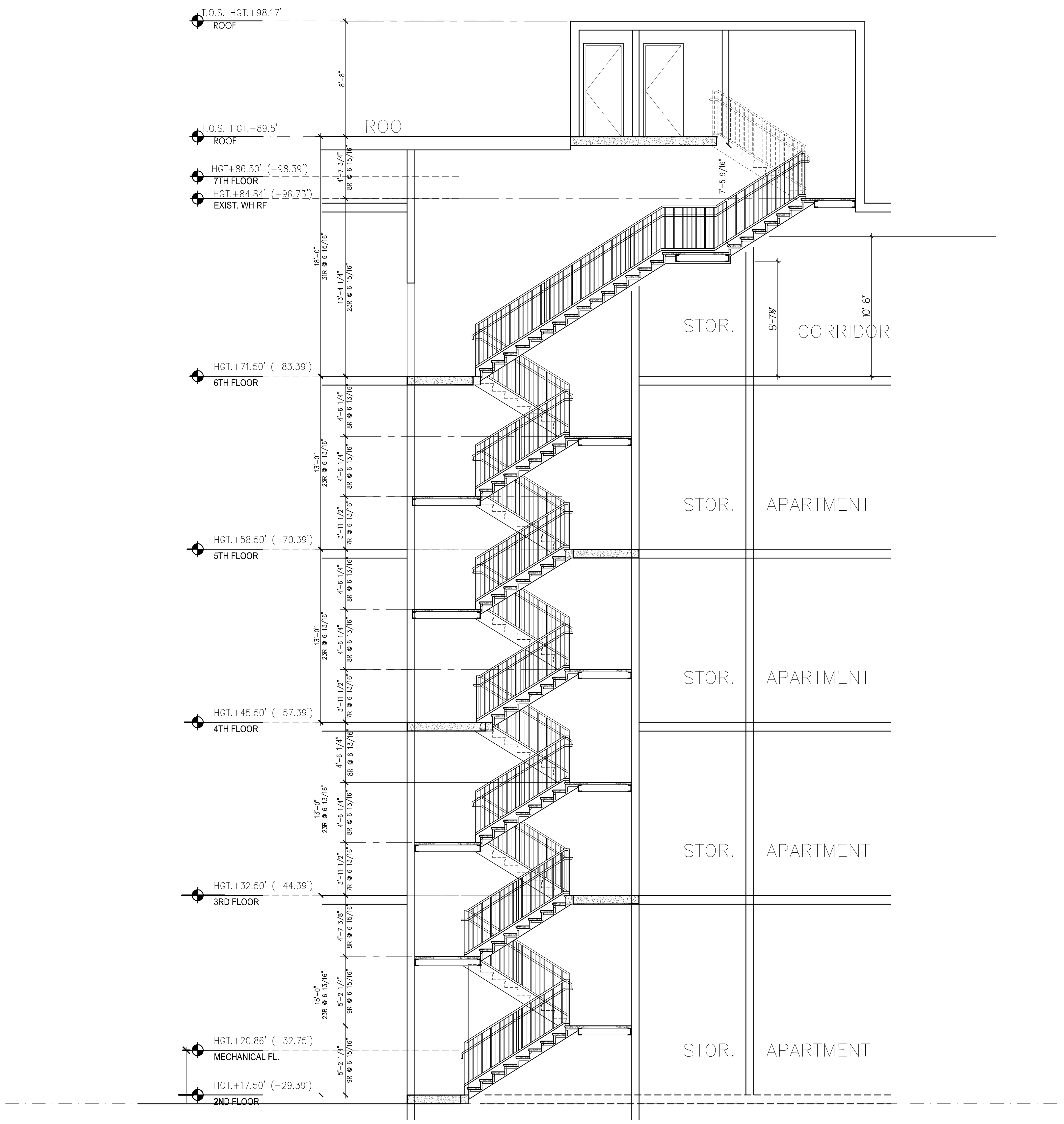
Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

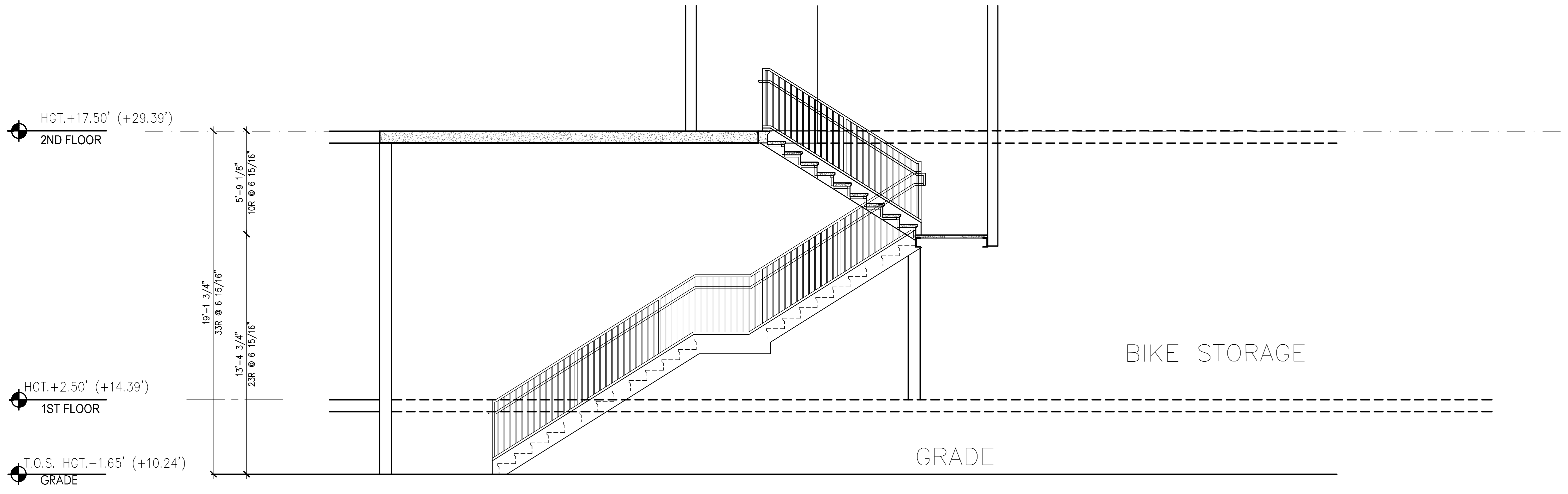
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-351.00

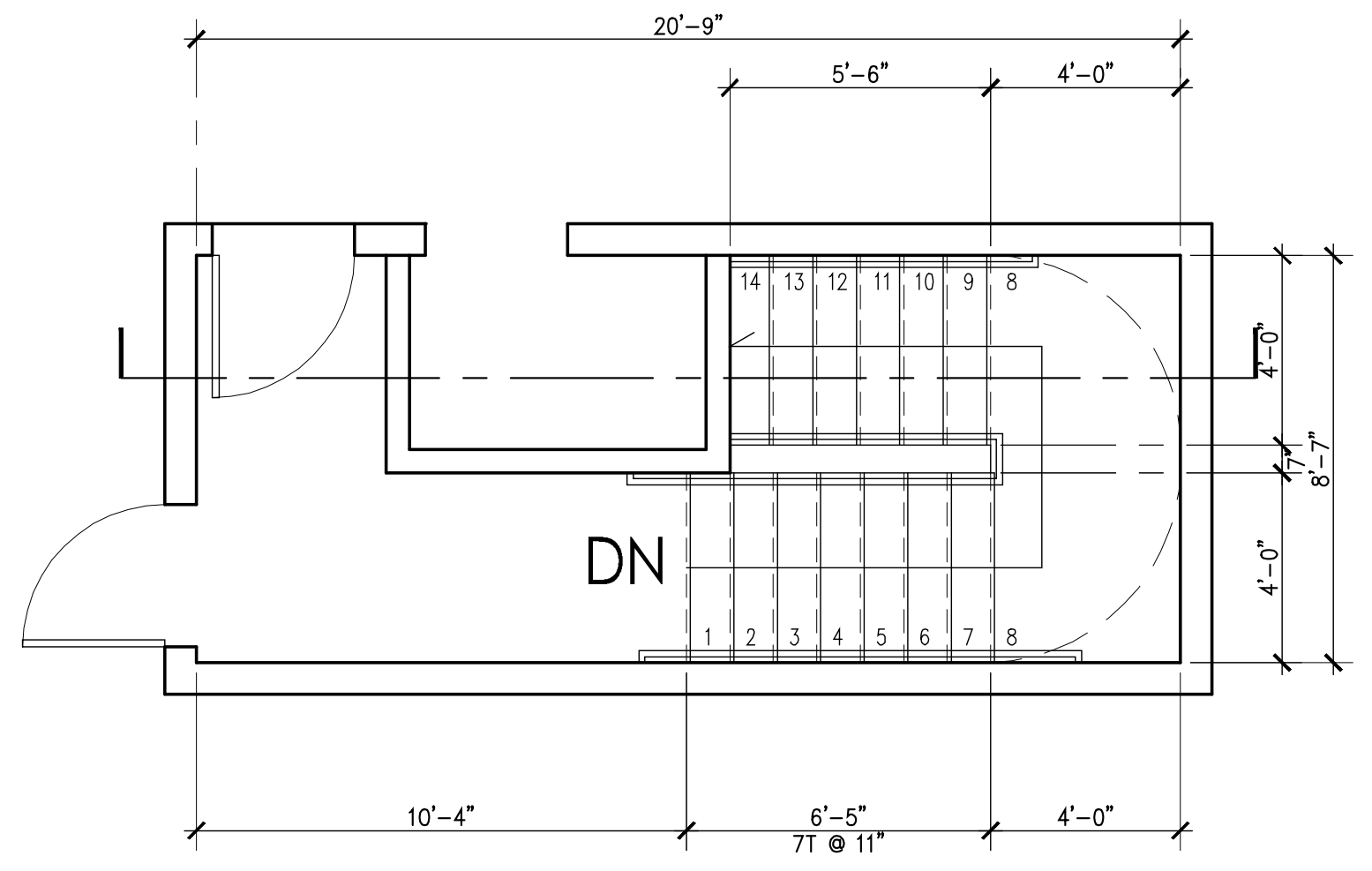
DRAWING : 99 OF 139

DEPT OF BLDGS 420651823 Job Number

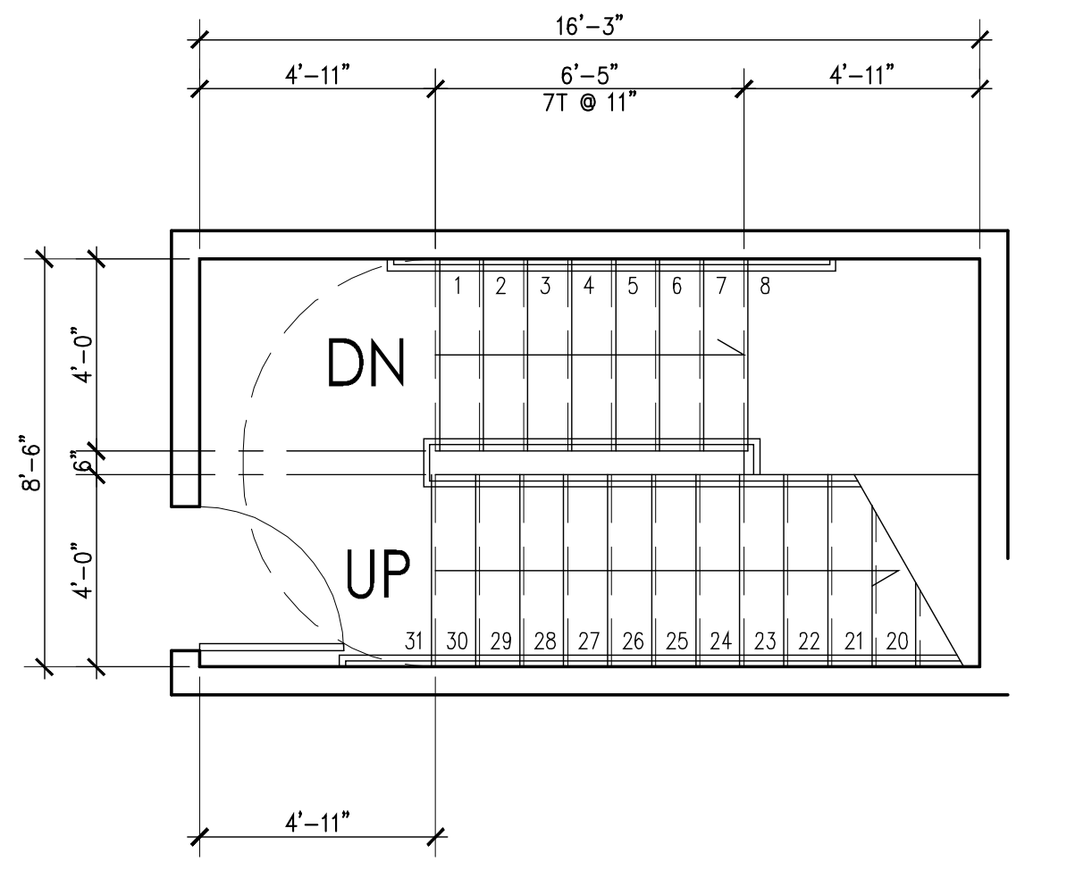
ES825209457 Scan Code


T.O.S. HGT.+98.17'
ROOF
T.O.S. HGT.+89.5'
ROOF
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
8'-8"
4'-7 3/4"
8R @ 6 15/16"
18'-0"
31R @ 6 15/16"
13'-4 1/4"
23R @ 6 15/16"
13'-0"
23R @ 6 13/16"
4'-6 1/4"
8R @ 6 13/16"
3'-11 1/2"
7R @ 6 13/16"
4'-7 3/8"
8R @ 6 15/16"
15'-0"
5'-2 1/4"
9R @ 6 15/16"
7'-5 9/16"
8'-7 5/8"
10'-6"
ROOF
STOR.
CORRIDOR
APARTMENT

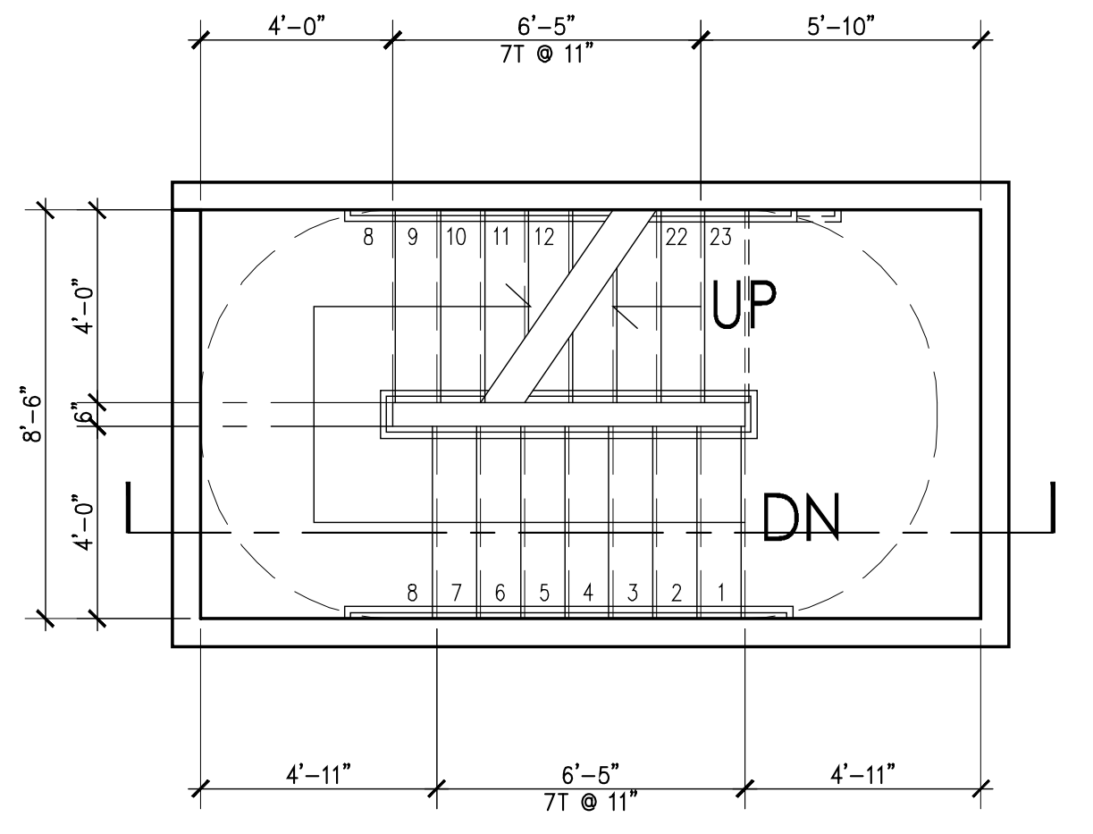

HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
T.O.S. HGT.-1.65' (+10.24')
GRADE
19'-1 3/4"
33R @ 6 15/16"
5'-9 1/8"
10R @ 6 15/16"
13'-4 3/4"
23R @ 6 15/16"
BIKE STORAGE
GRADE


20'-9"
5'-6"
4'-0"
10'-4"
6'-5"
7T @ 11"
4'-0"
8'-7"
7"
DN
1 2 3 4 5 6 7 8
14 13 12 11 10 9 8

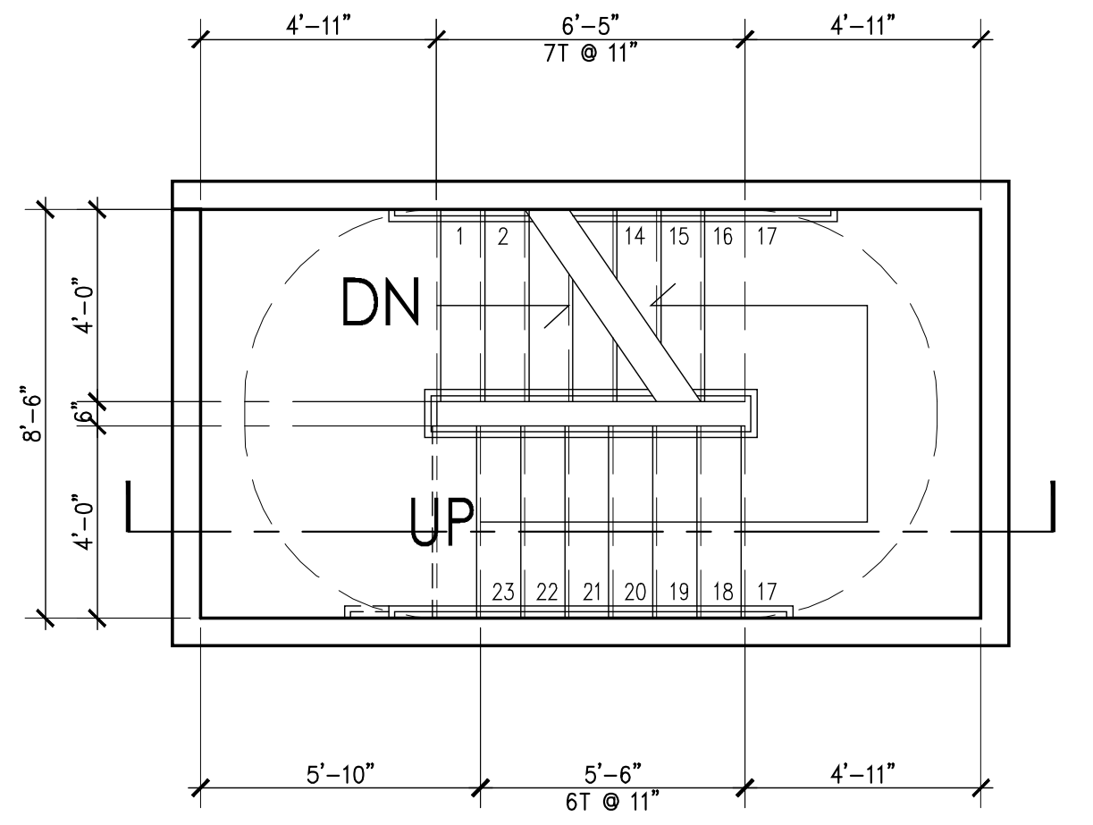
7F STAIR F @ ROOF


16'-3"
4'-11"
6'-5"
7T @ 11"
4'-11"
8'-6"
4'-0"
6"
DN
UP
1 2 3 4 5 6 7 8
31 30 29 28 27 26 25 24 23 22 21 20

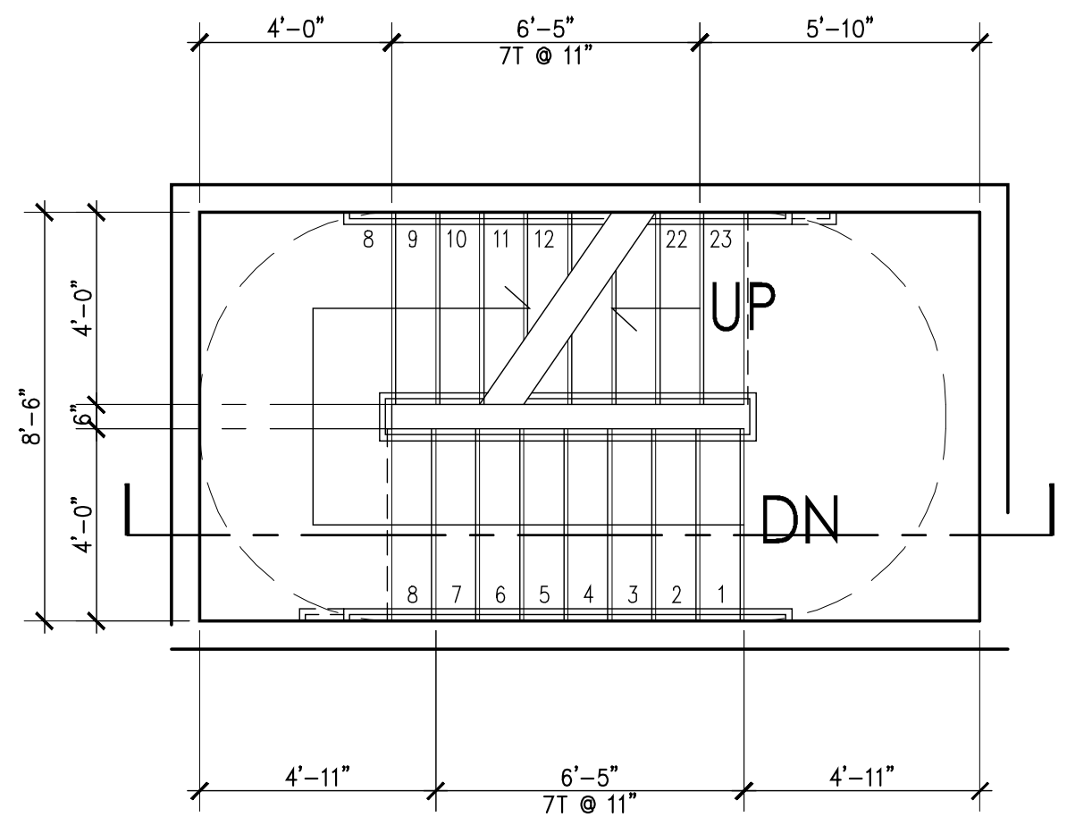
6F STAIR F @ 6TH FLOOR


4'-0"
6'-5"
7T @ 11"
5'-10"
4'-11"
4'-11"
8'-6"
4'-0"
UP
DN
8 9 10 11 12
22 23
8 7 6 5 4 3 2 1

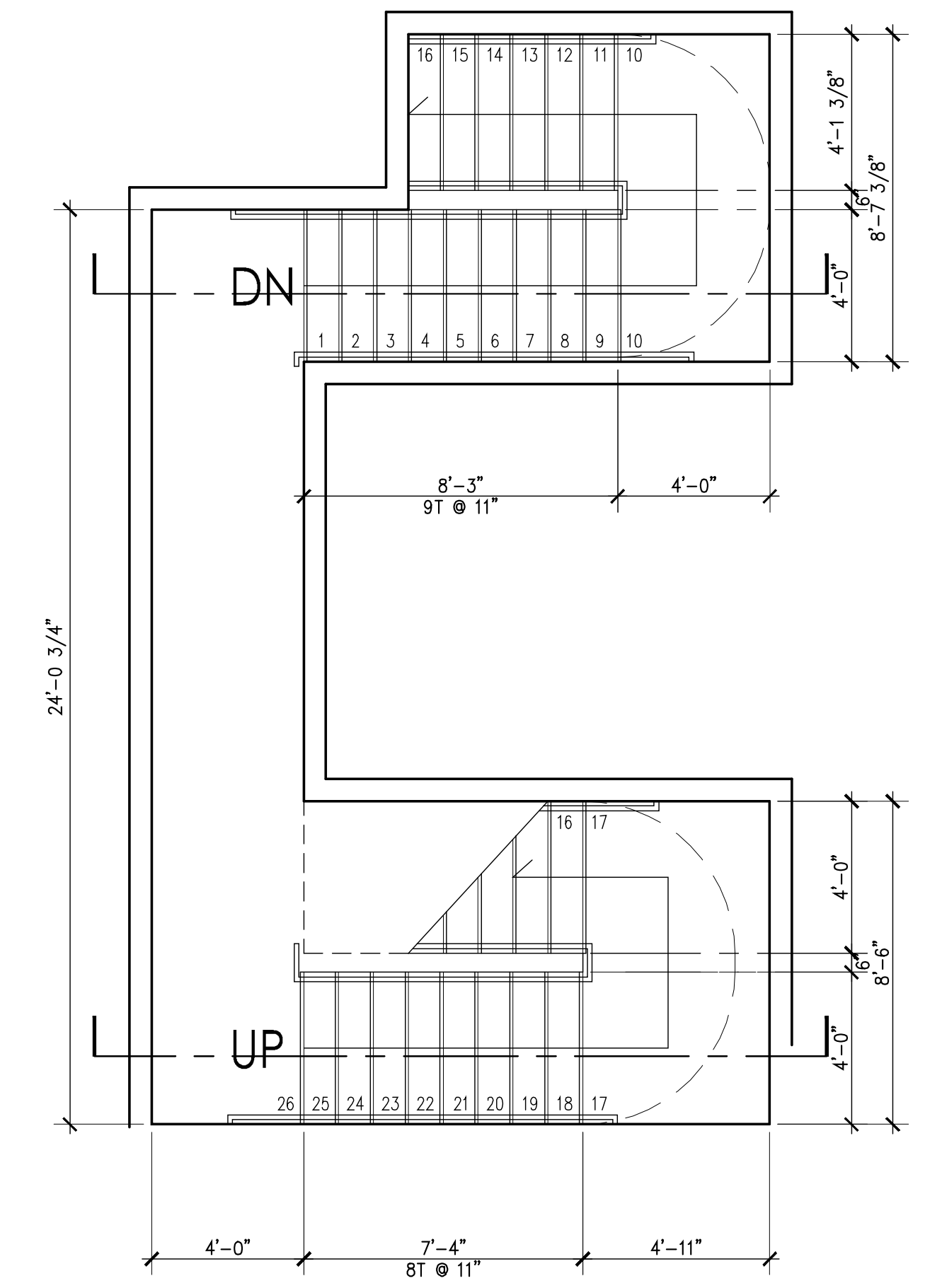
5F STAIR F @ 5TH FLOOR


4'-11"
6'-5"
7T @ 11"
4'-11"
5'-10"
5'-6"
6T @ 11"
8'-6"
4'-0"
DN
UP
1 2
14 15 16 17
23 22 21 20 19 18 17

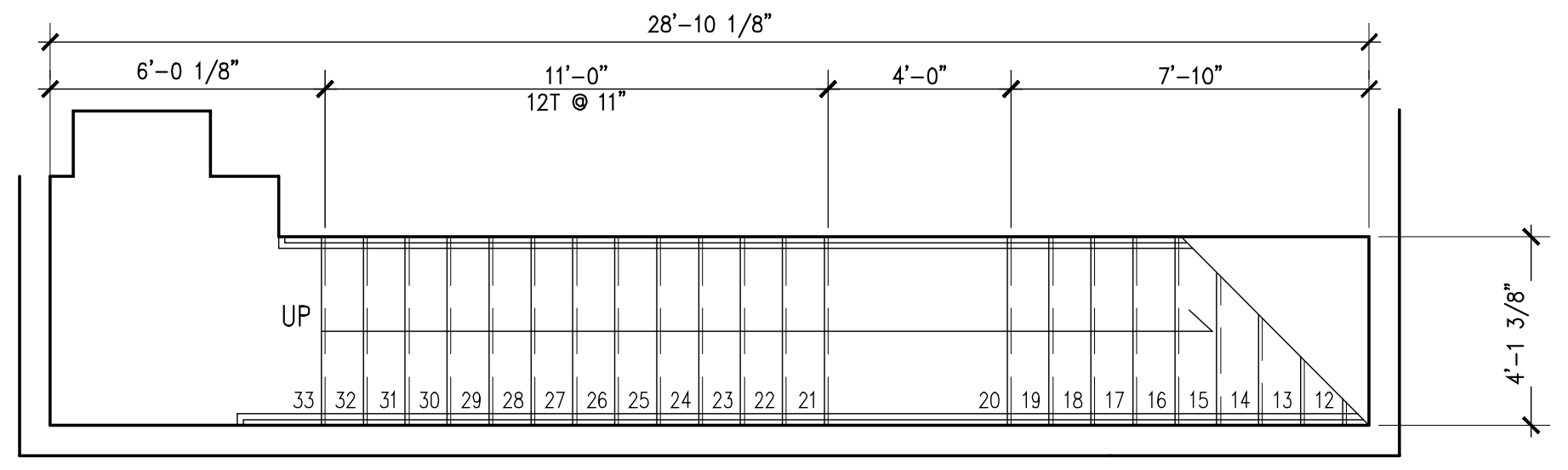
4F STAIR F @ 4TH FLOOR


4'-0"
6'-5"
7T @ 11"
5'-10"
4'-11"
4'-11"
8'-6"
4'-0"
UP
DN
8 9 10 11 12
22 23
8 7 6 5 4 3 2 1

3F STAIR F @ 3RD FLOOR


16 15 14 13 12 11 10
1 2 3 4 5 6 7 8 9 10
DN
4'-1 3/8"
8'-7 3/8"
6"
4'-0"
8'-3"
9T @ 11"
24'-0 3/4"
16 17
UP
26 25 24 23 22 21 20 19 18 17
8'-6"
4'-0"
7'-4"
8T @ 11"
4'-11"

2F STAIR F @ 2ND FLOOR


28'-10 1/8"
6'-0 1/8"
11'-0"
12T @ 11"
4'-0"
7'-10"
UP
33 32 31 30 29 28 27 26 25 24 23 22 21
20 19 18 17 16 15 14 13 12
4'-1 3/8"

1F STAIR F @ 1ST FLOOR

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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	08.29.14	DOB- NB FILING
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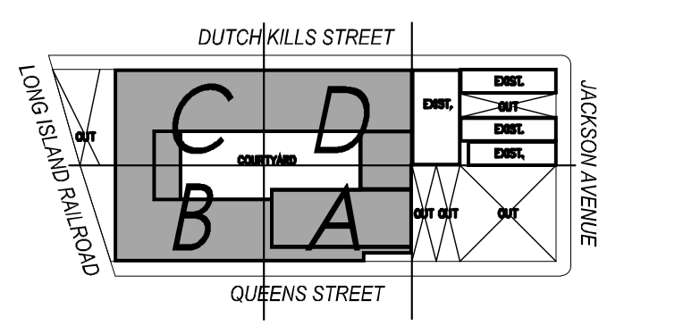
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT
OUT OUT

DRAWING TITLE:

STAIR PLAN AND SECTION F

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

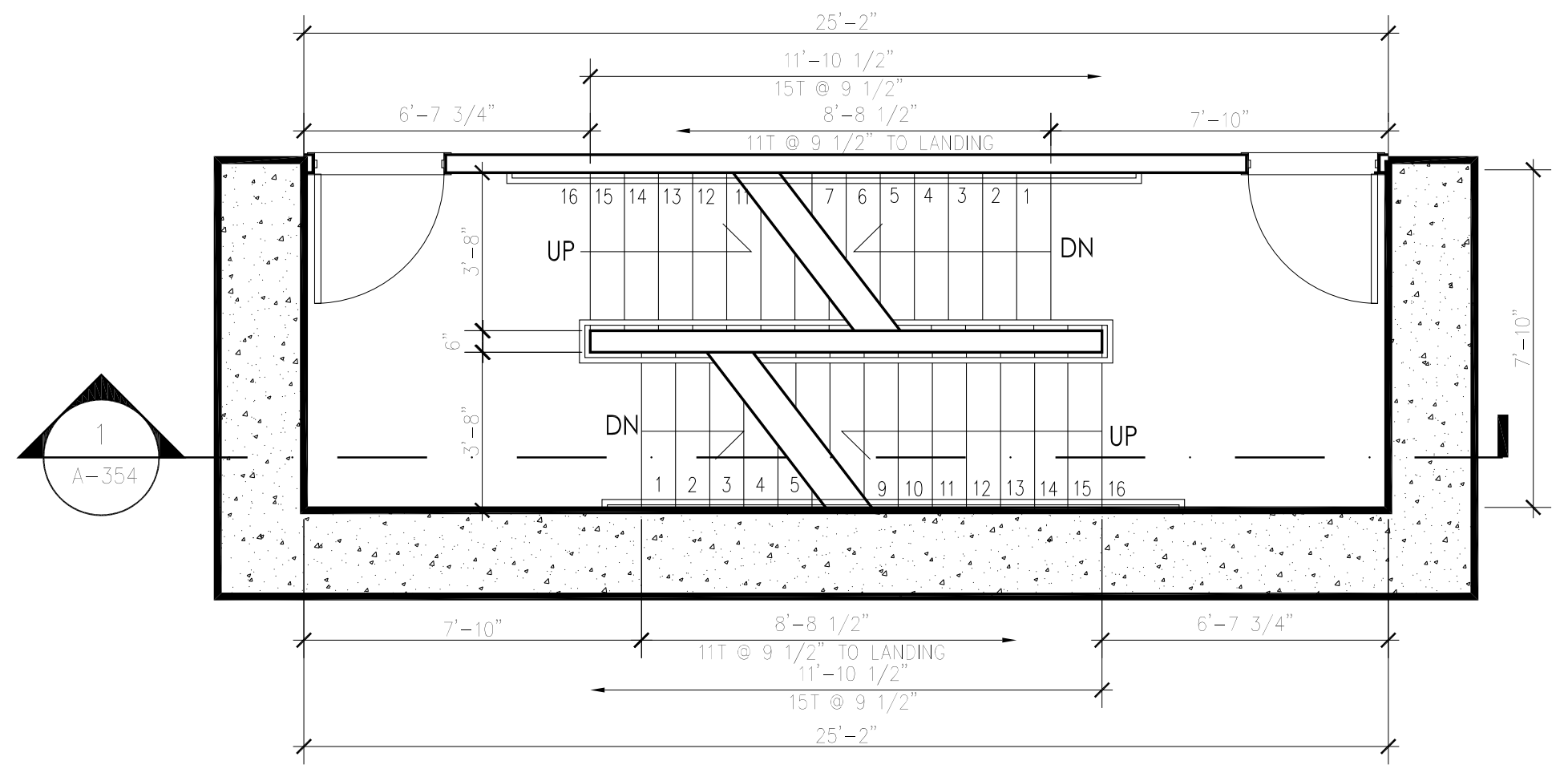
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

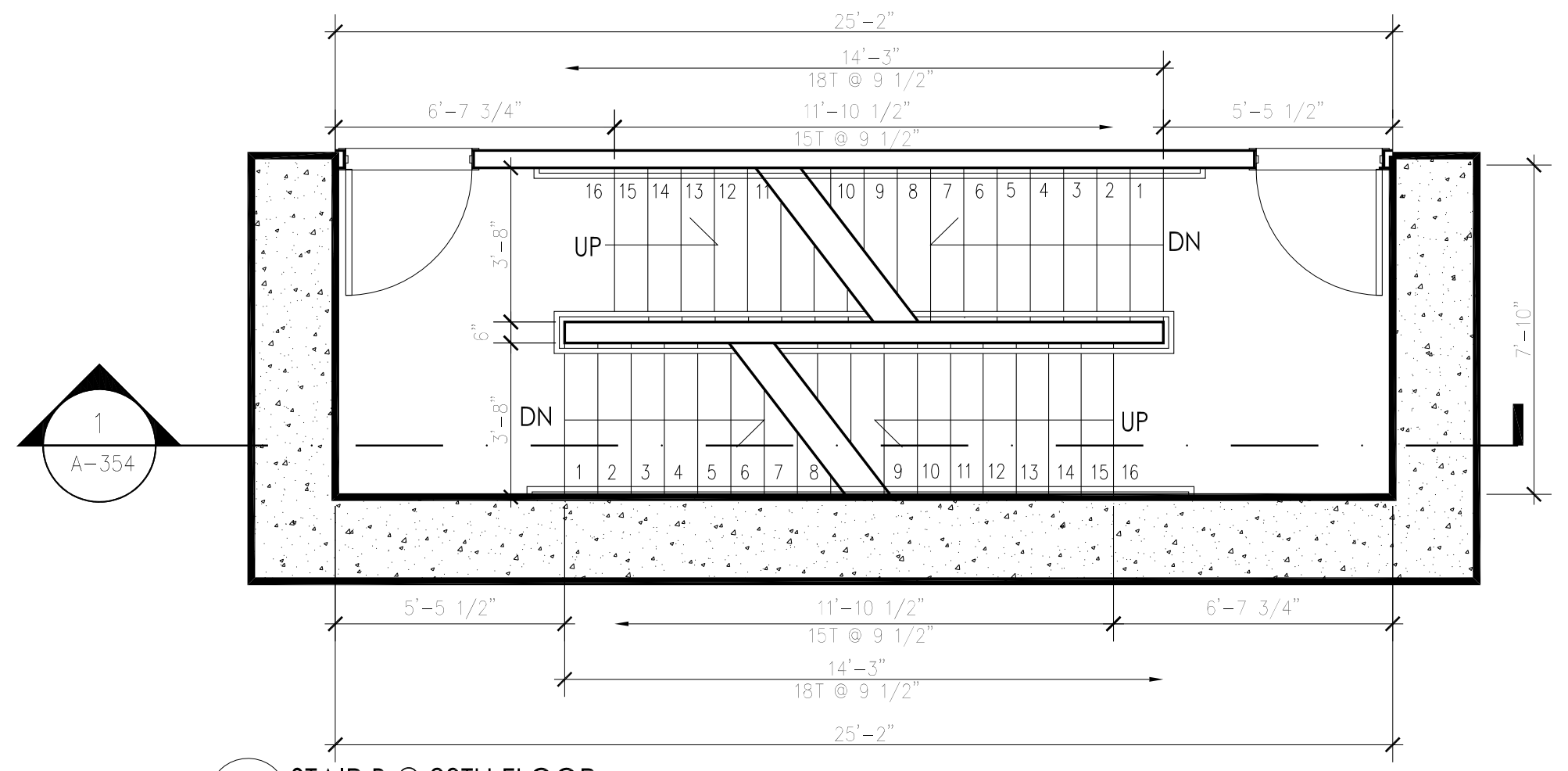
A-352.00

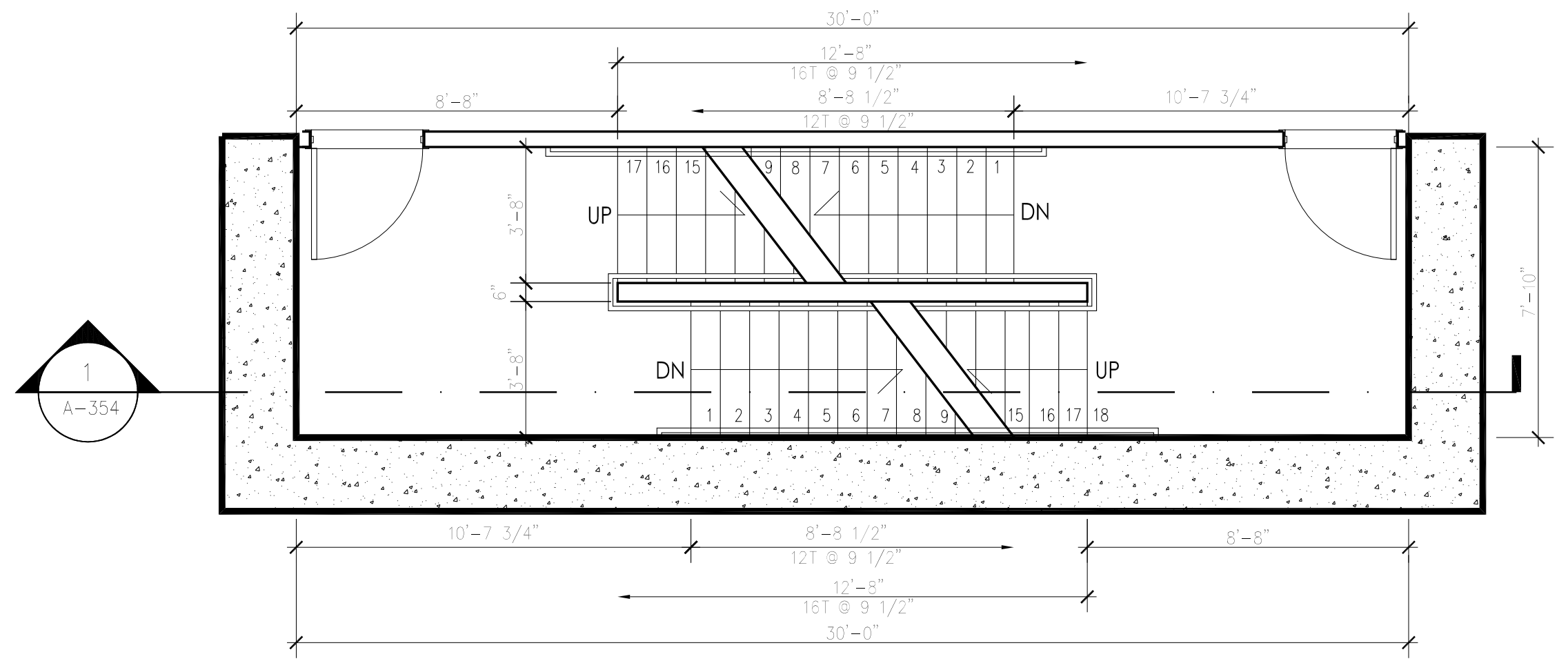
DRAWING : 100 OF 139

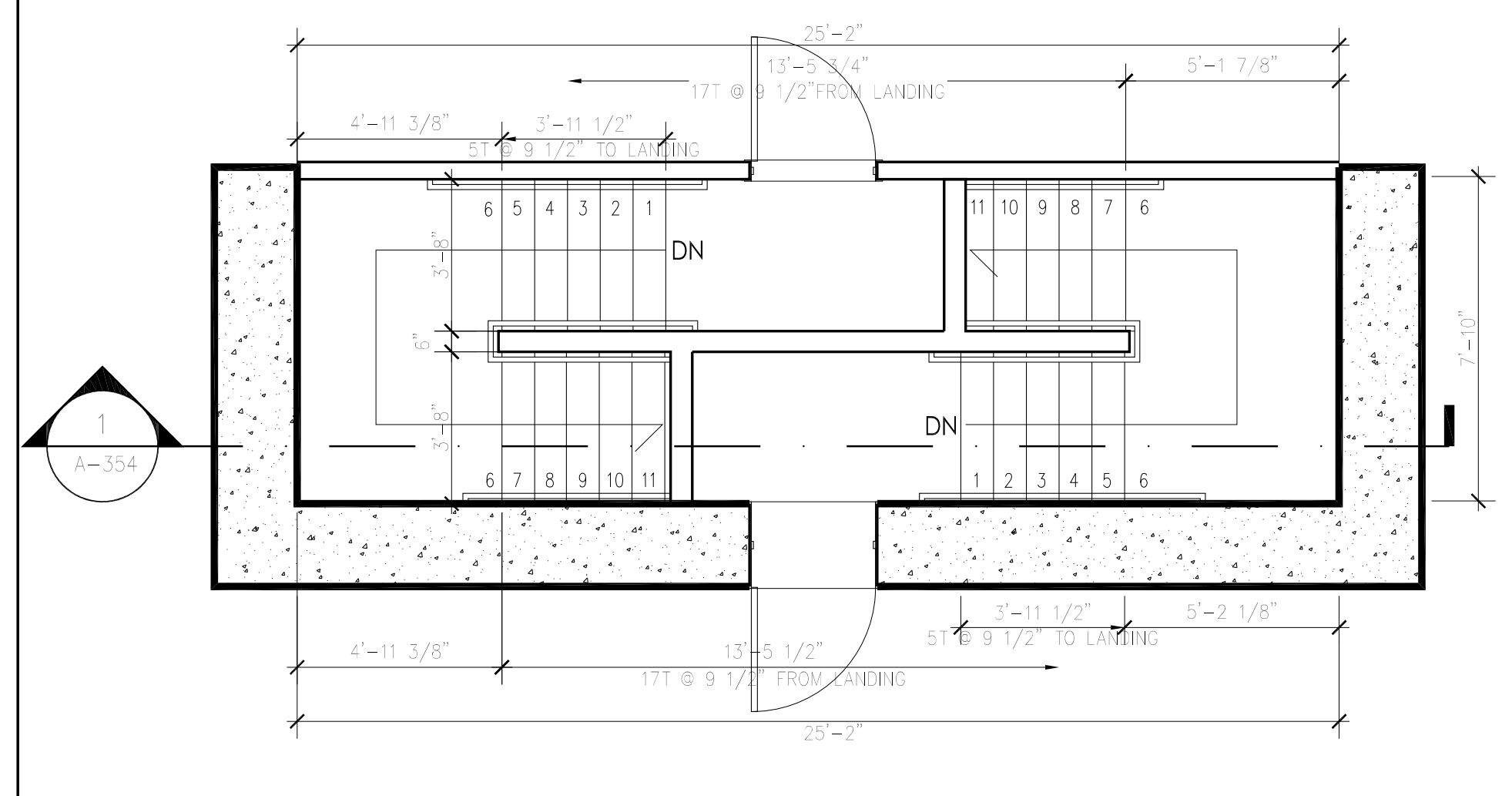
DEPT OF BLDGS 420651823 Job Number

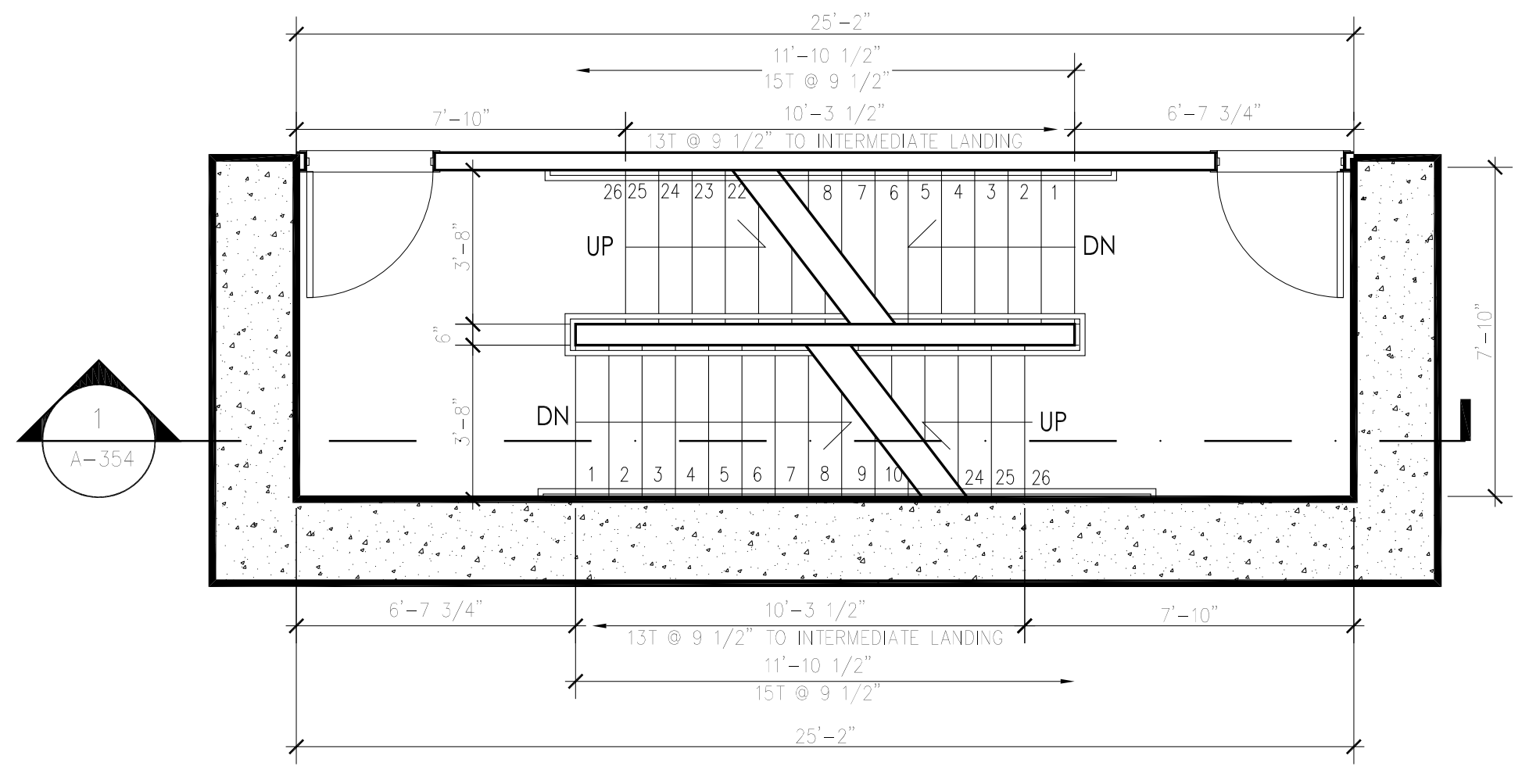
ES144107395 Scan Code

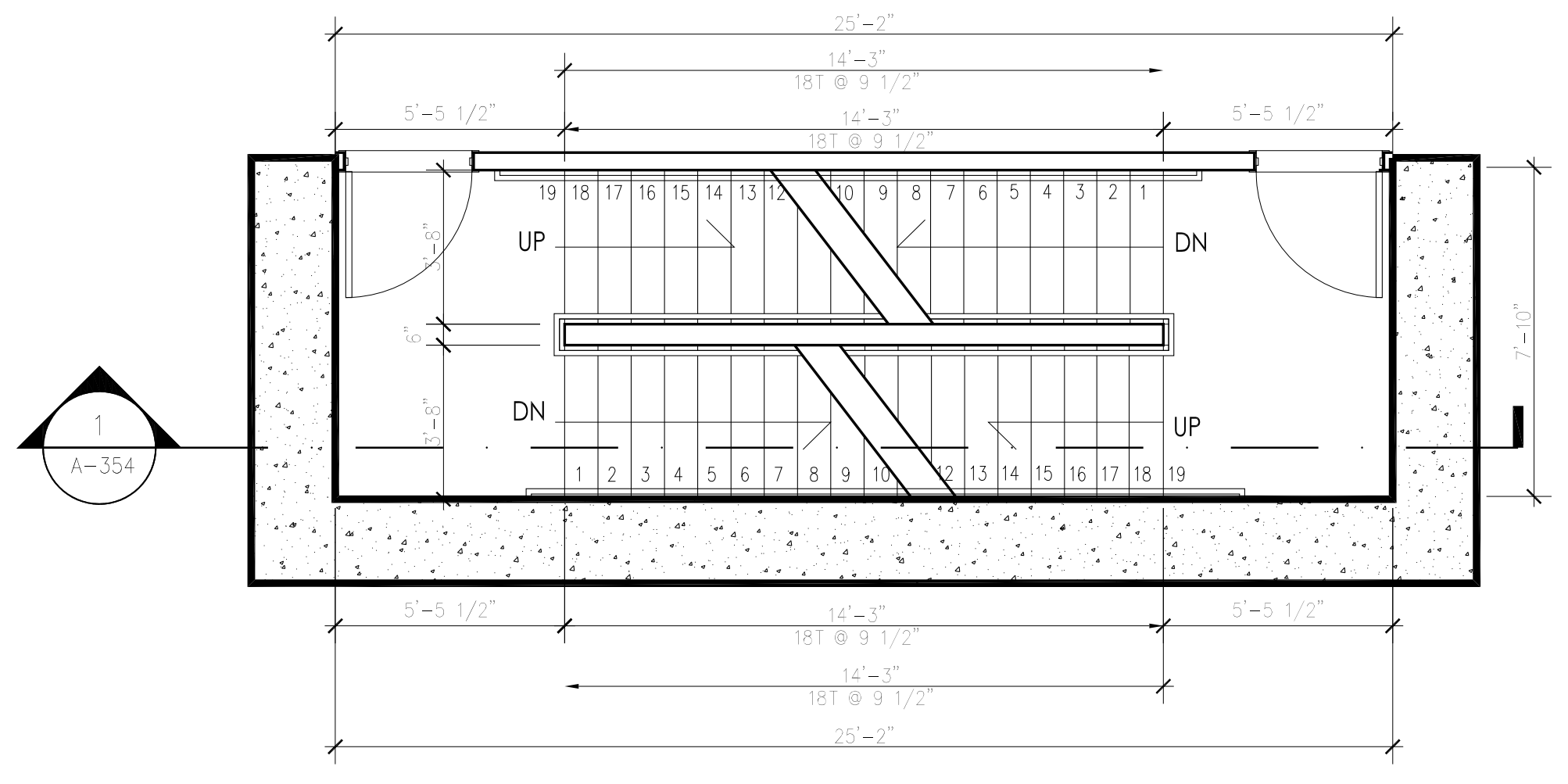

17B STAIR B @ 36TH FLOOR

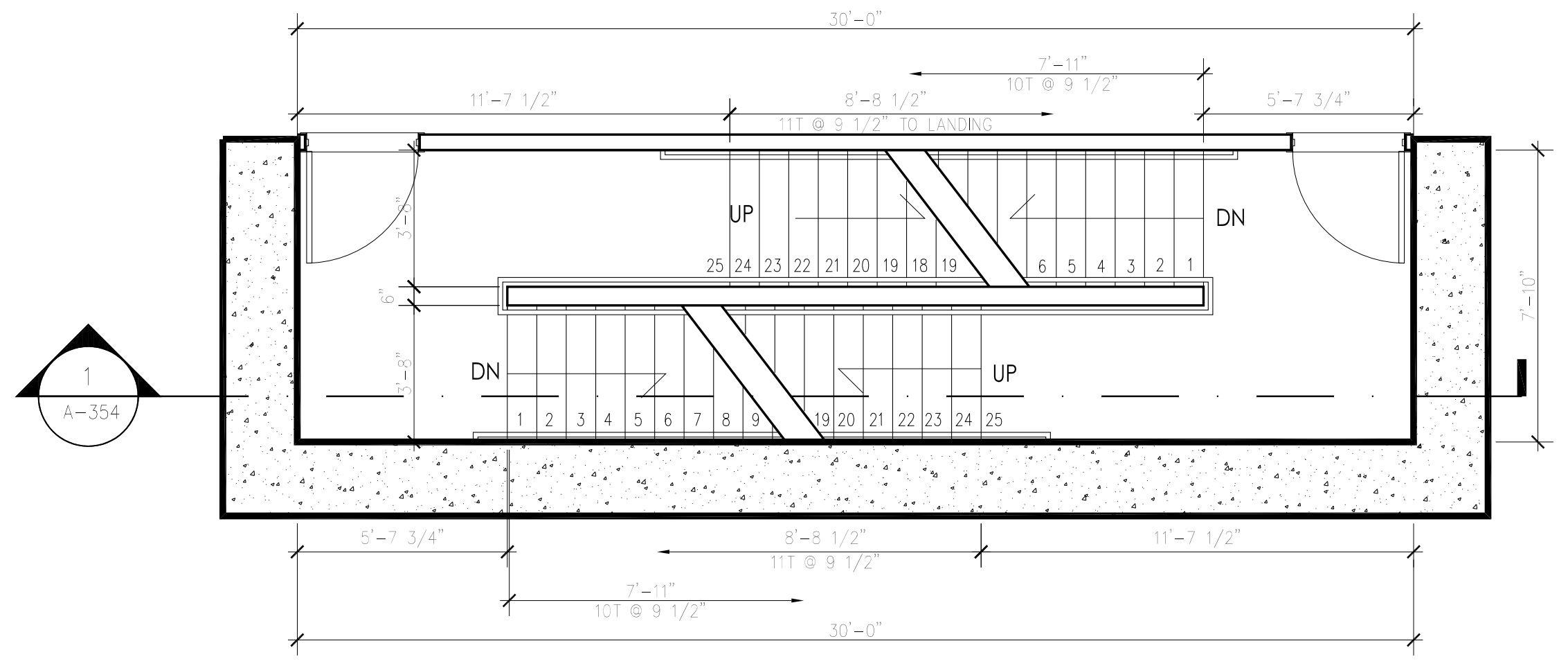

12B STAIR B @ 20TH FLOOR

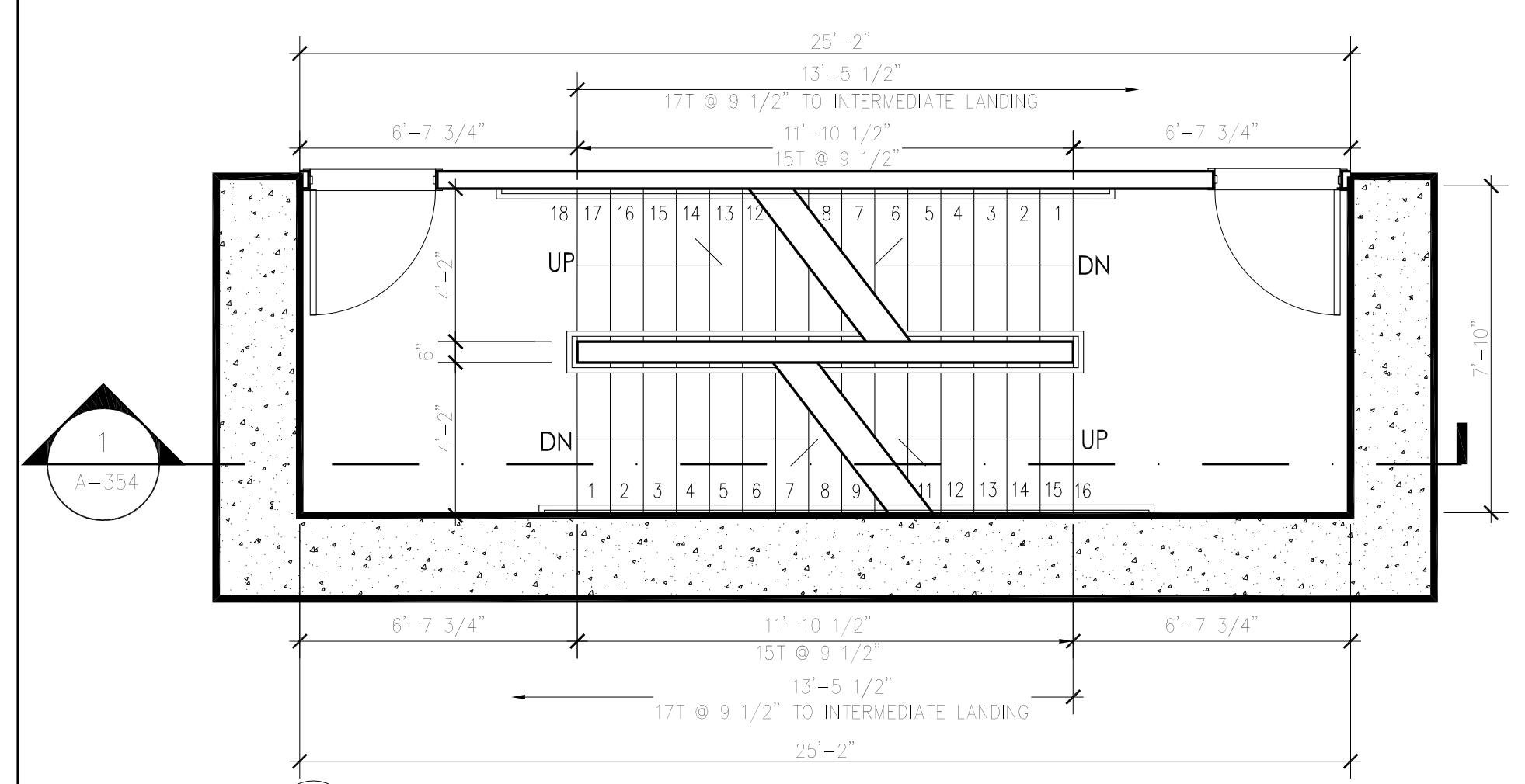

6B STAIR B @ 7TH FLOOR

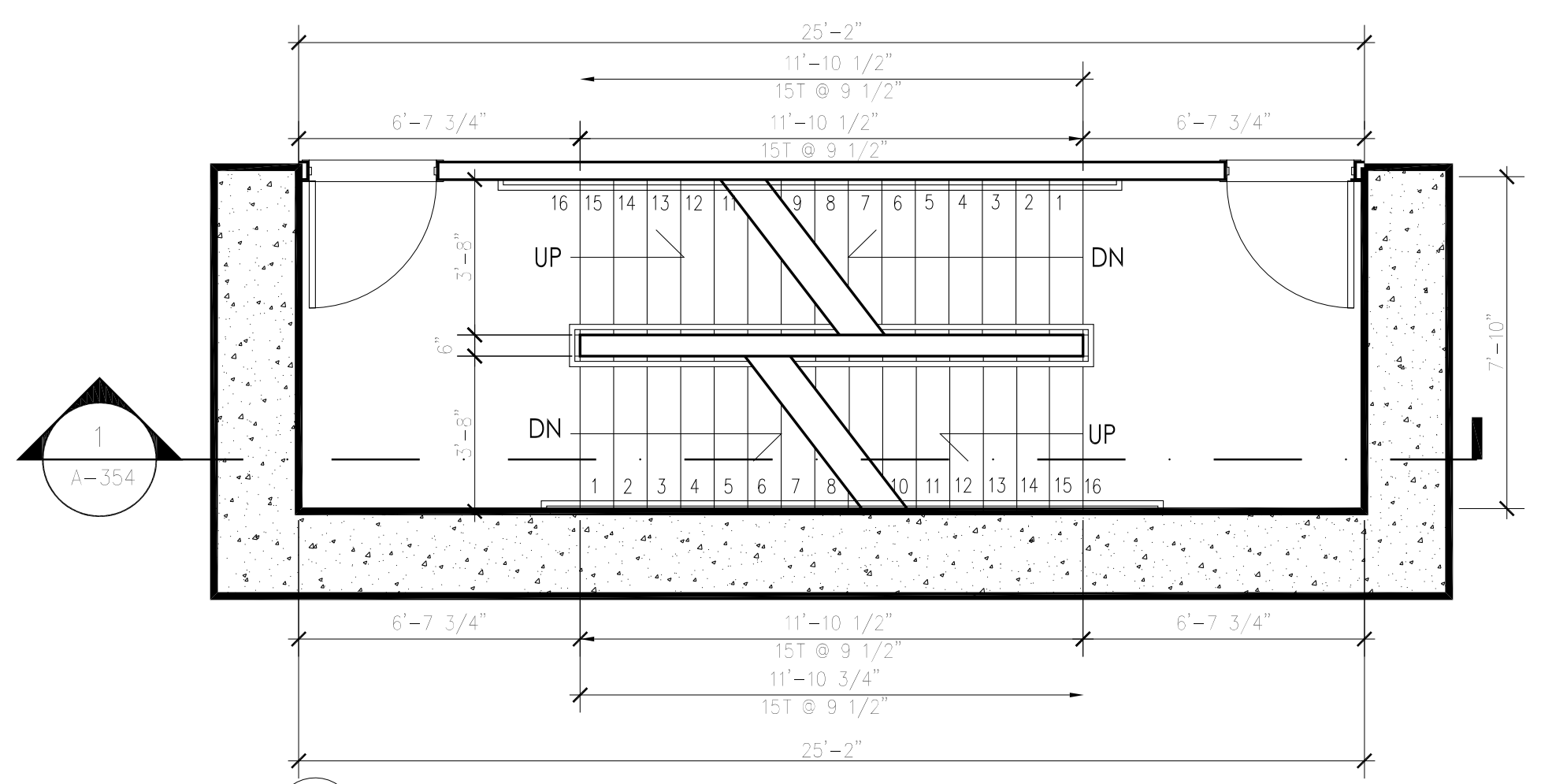

22B STAIR B @ 55TH FLOOR

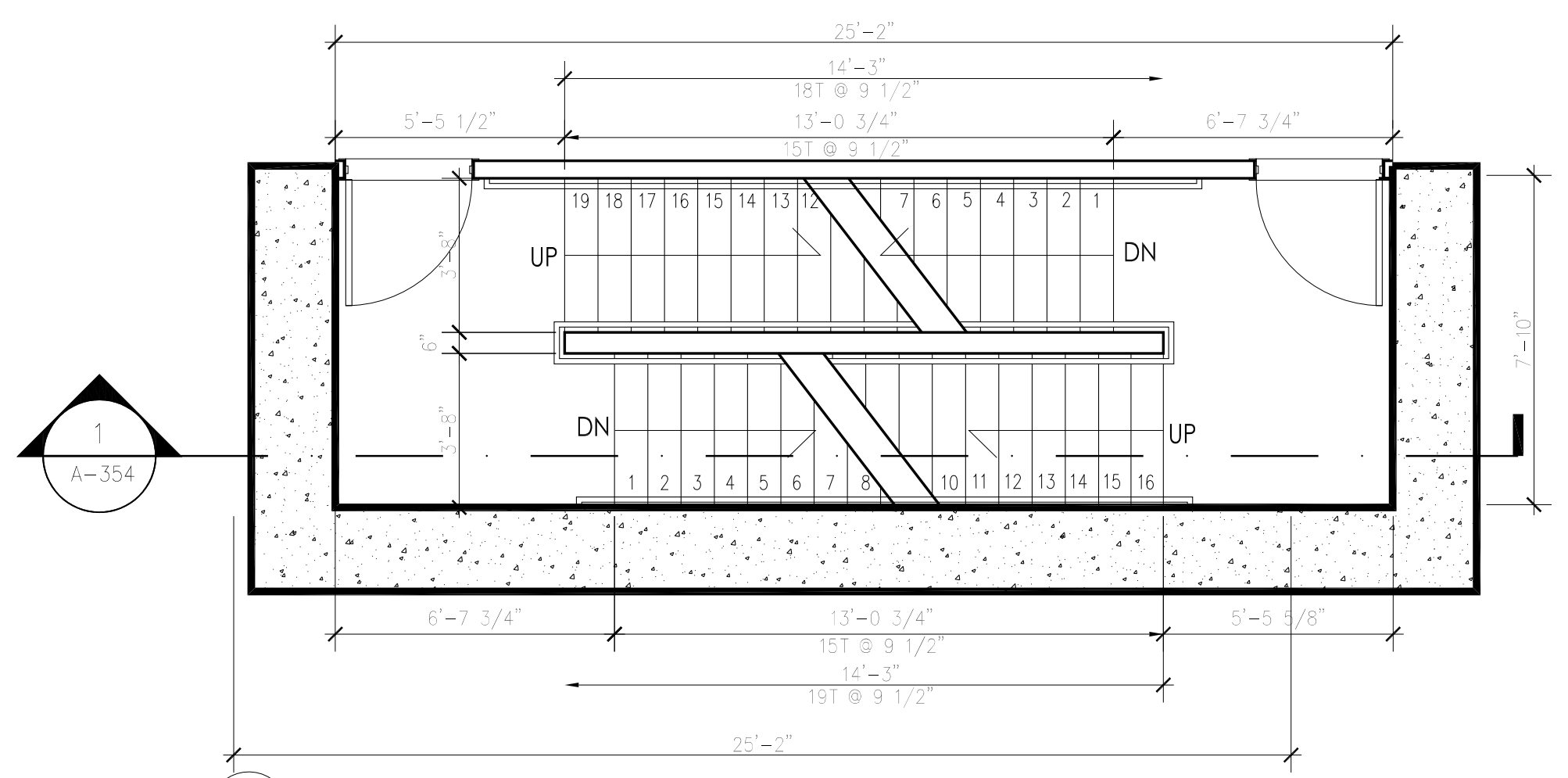

16B STAIR B @ 35TH FLOOR

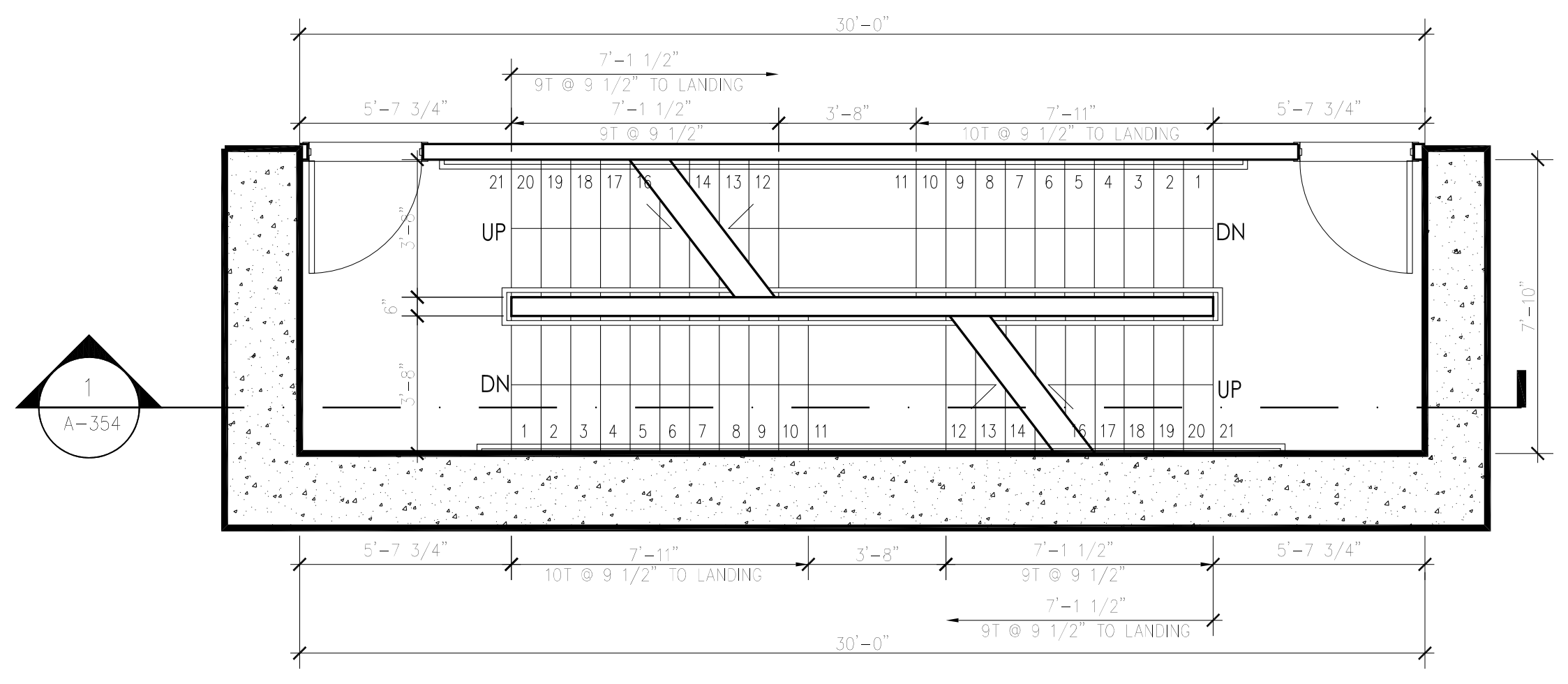

11B STAIR B @ 19TH FLOOR

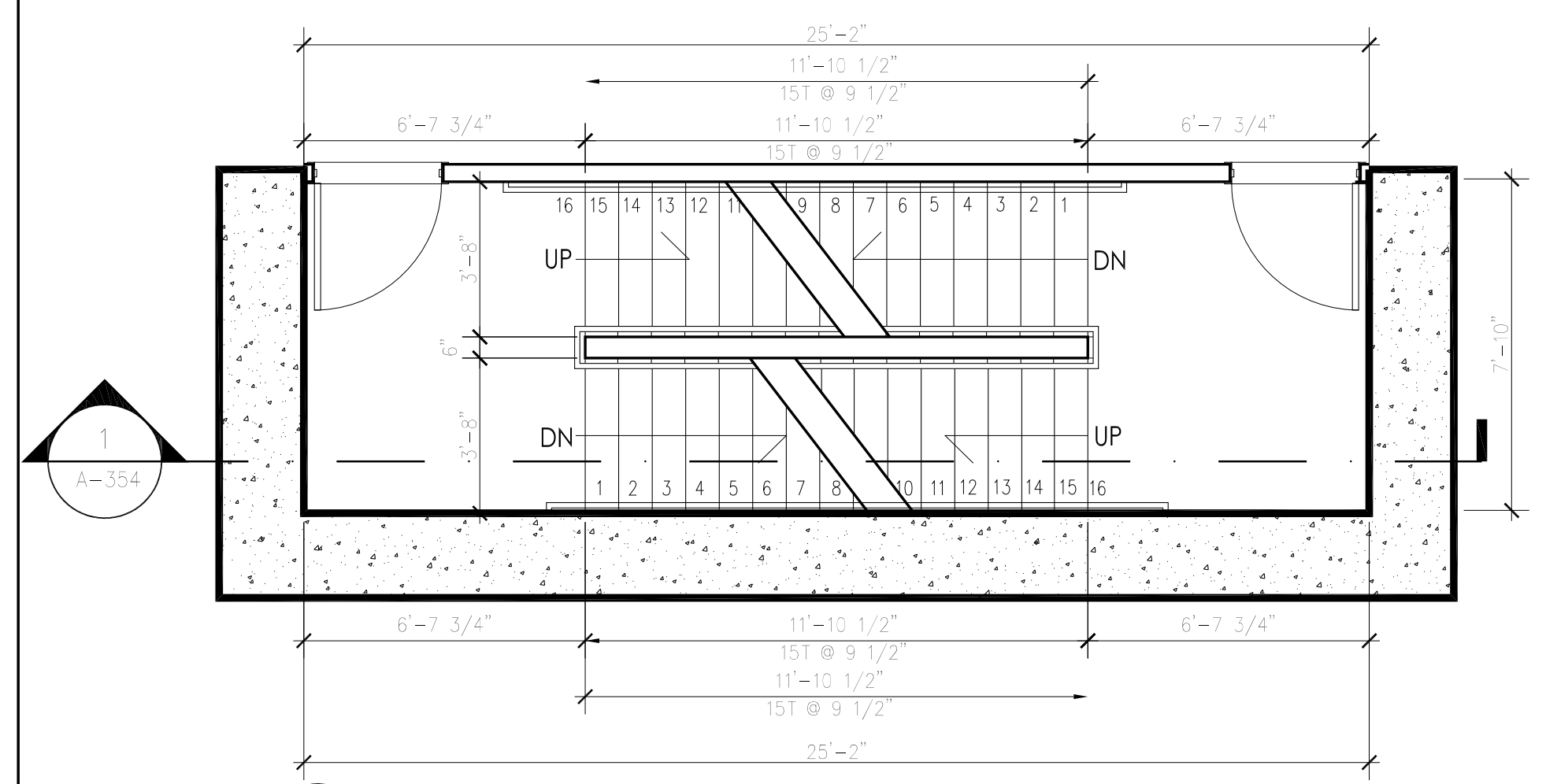

5B STAIR B @ 6TH FLOOR

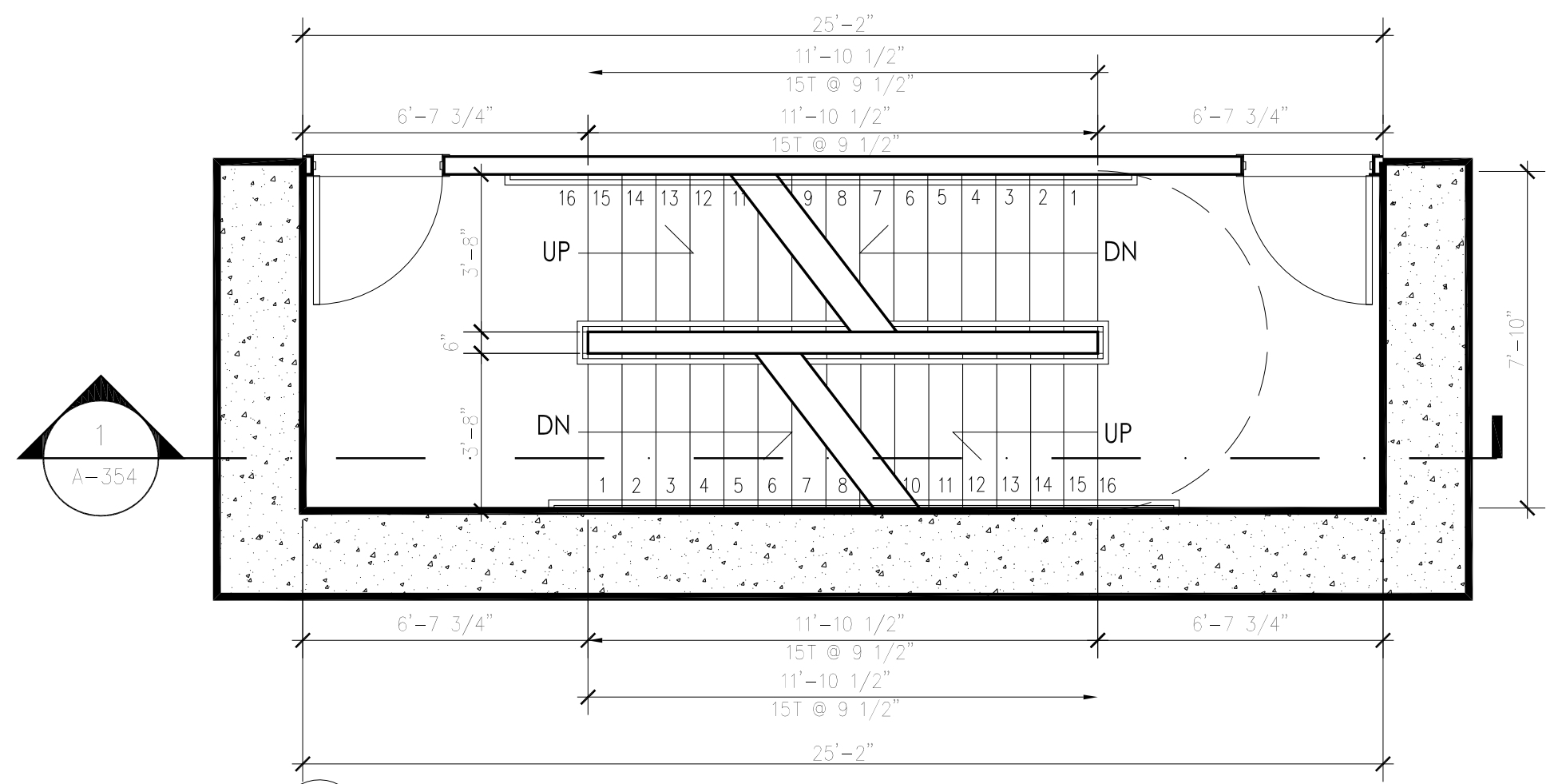

21B STAIR B @ 54TH FLOOR

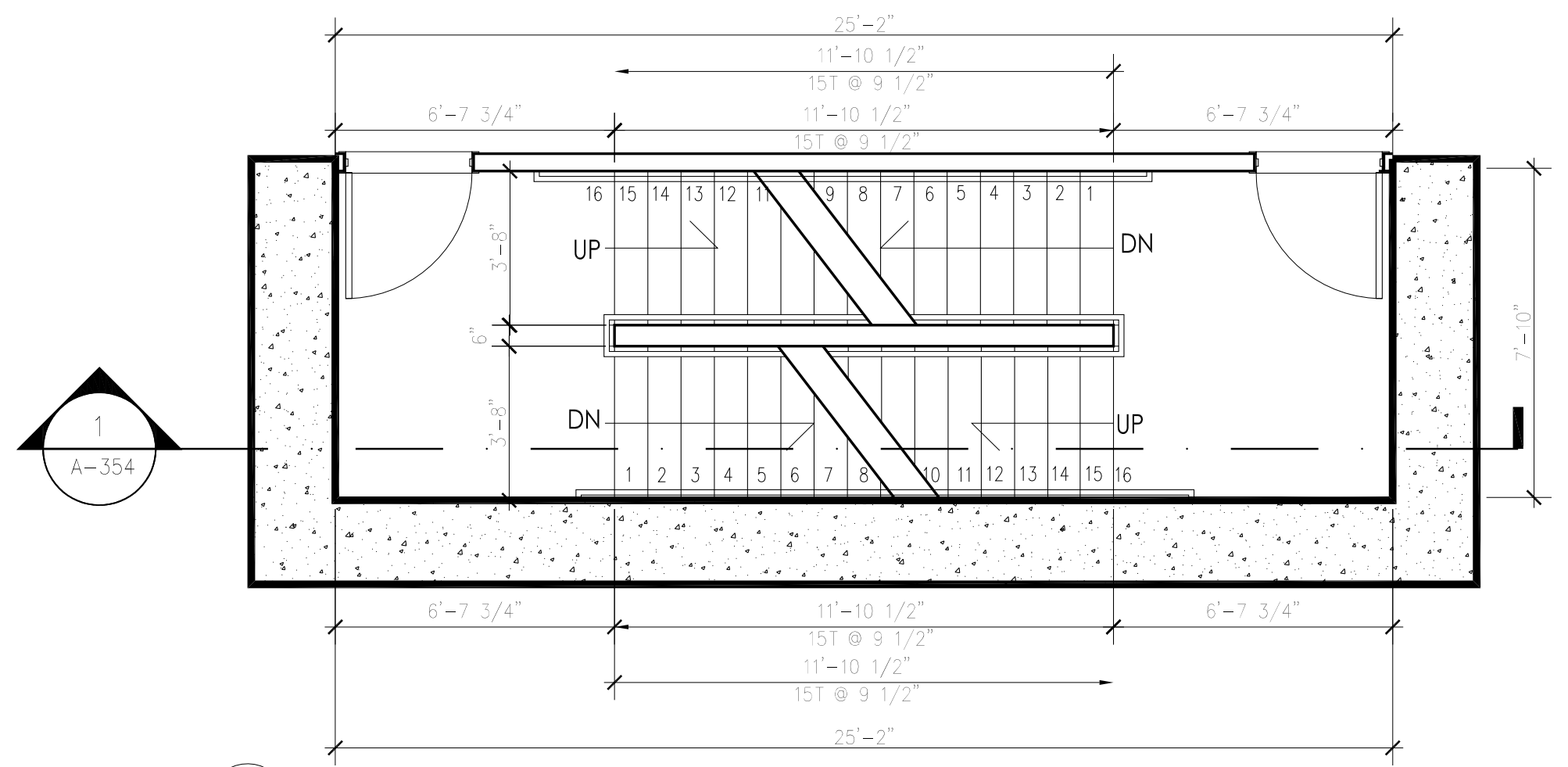

15B STAIR B @ 34TH FLOOR

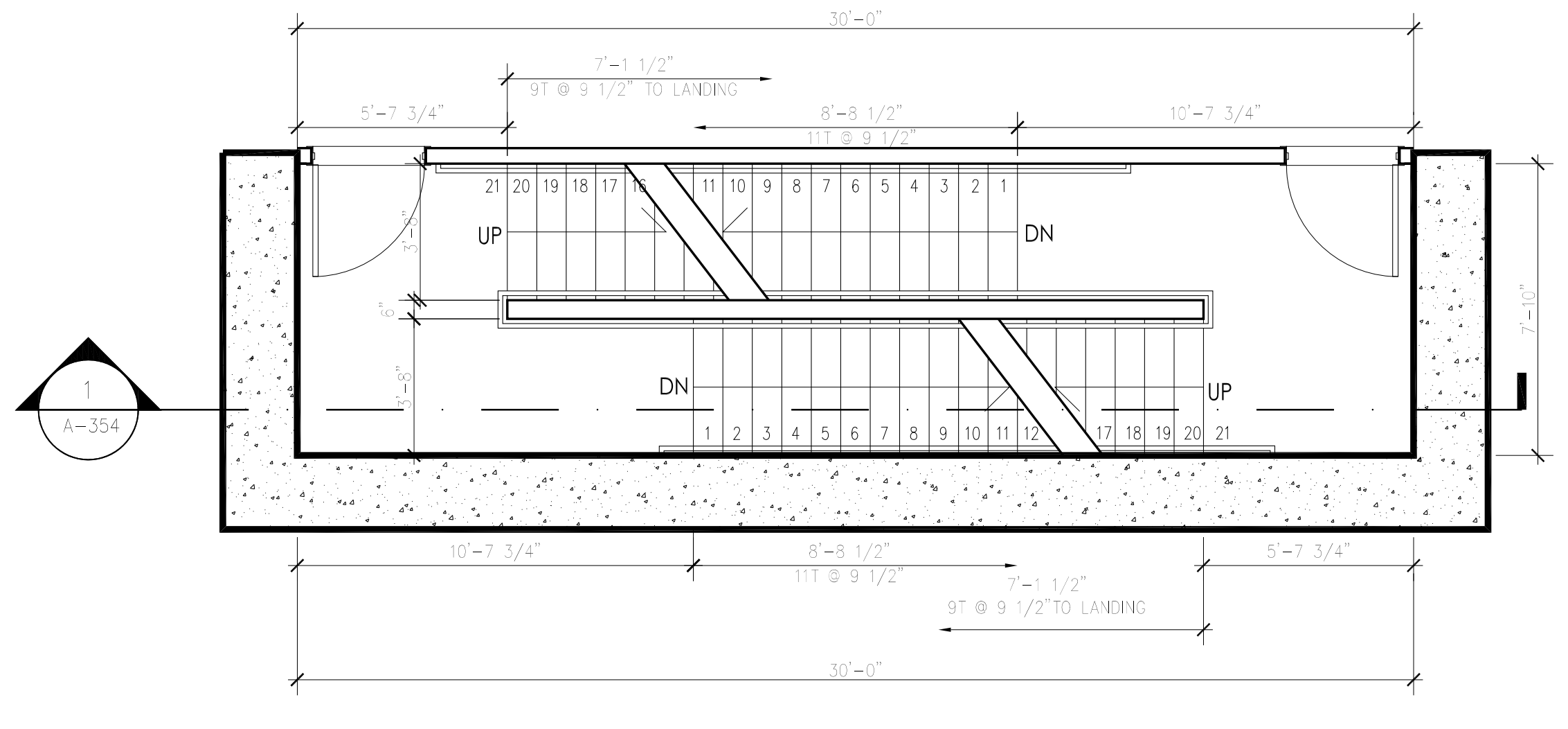

10B STAIR B @ 18TH FLOOR

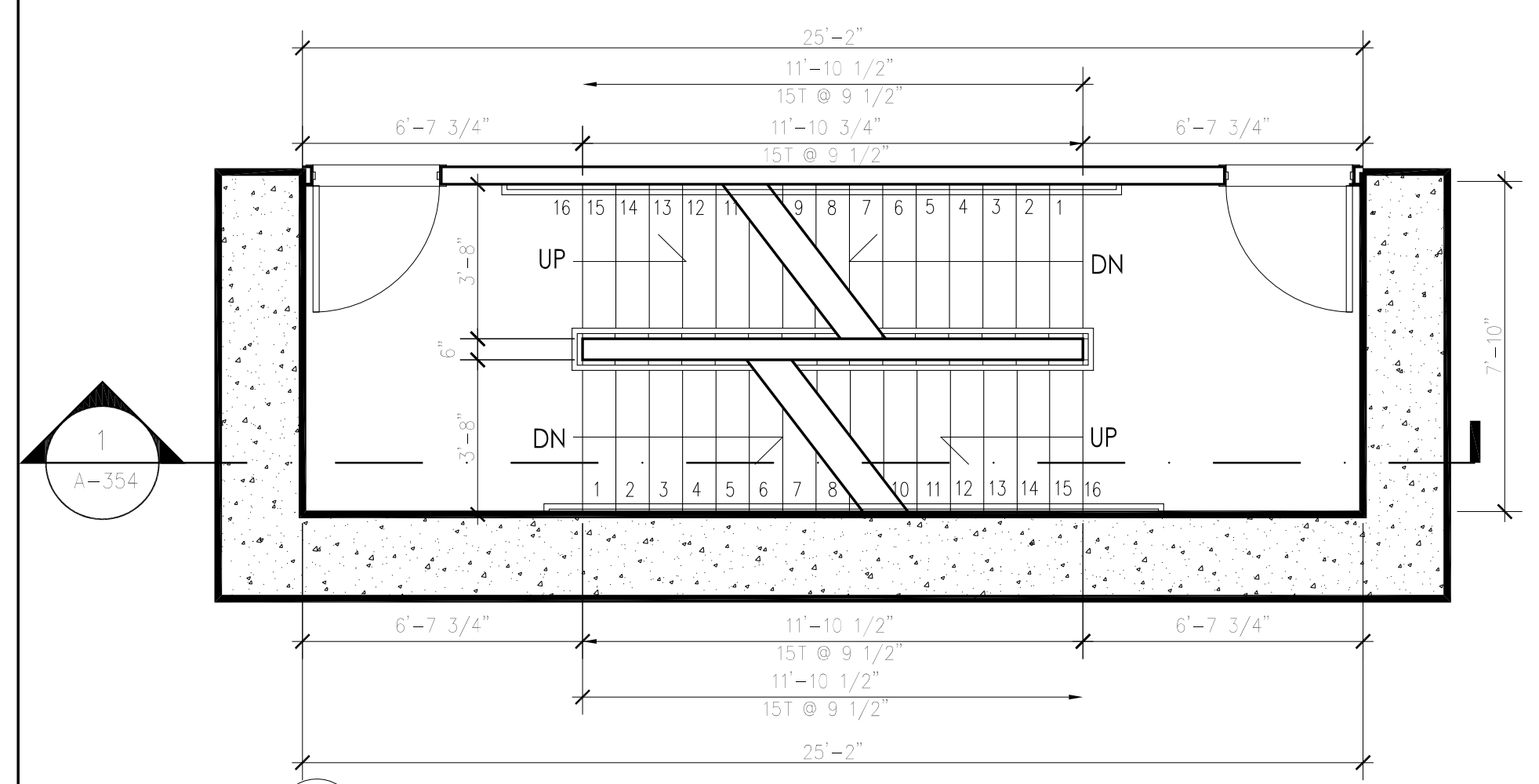

4B STAIR B @ 4TH-5TH FLOOR

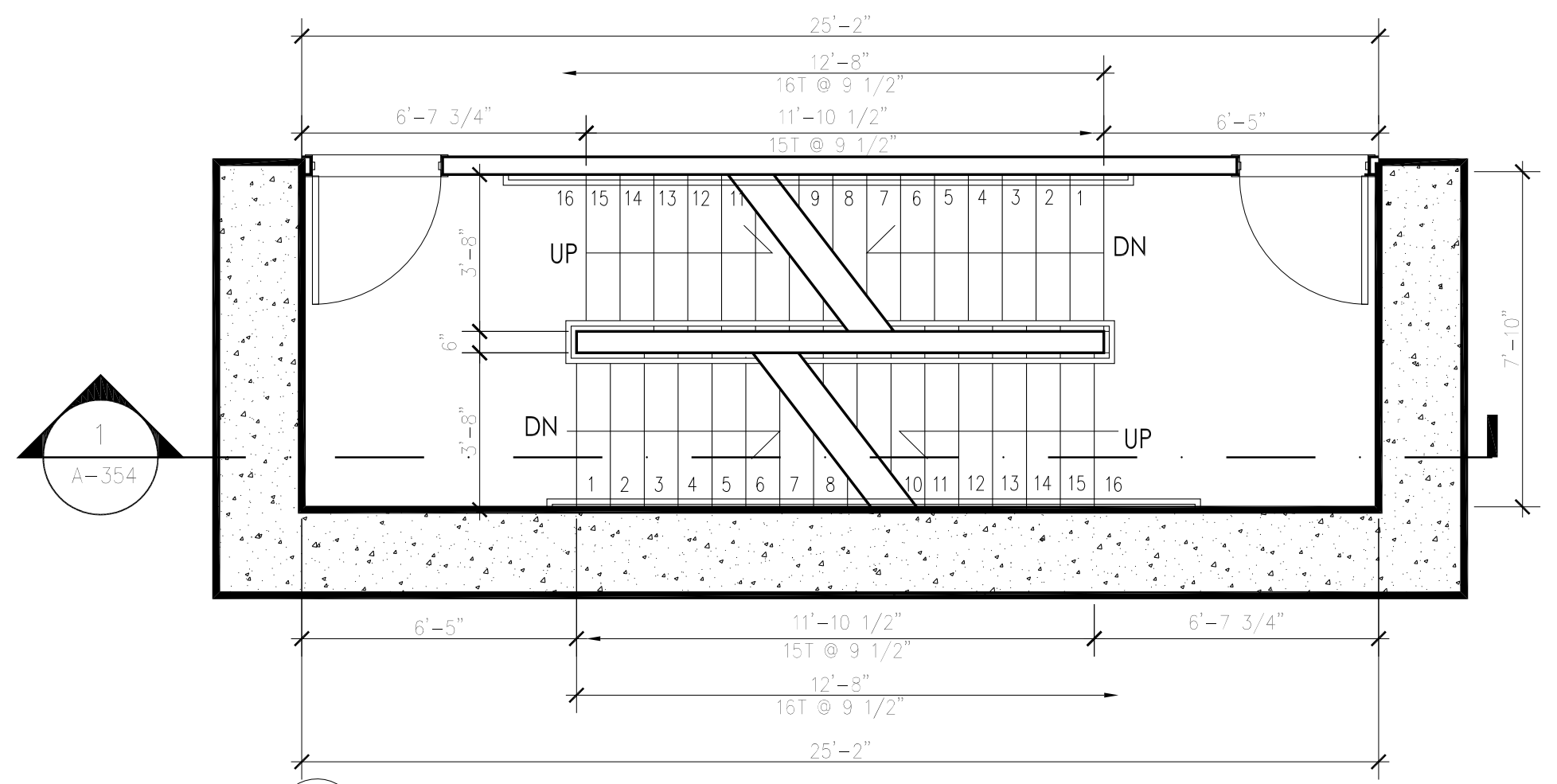

20B STAIR B @ 45TH-53RD FLOOR

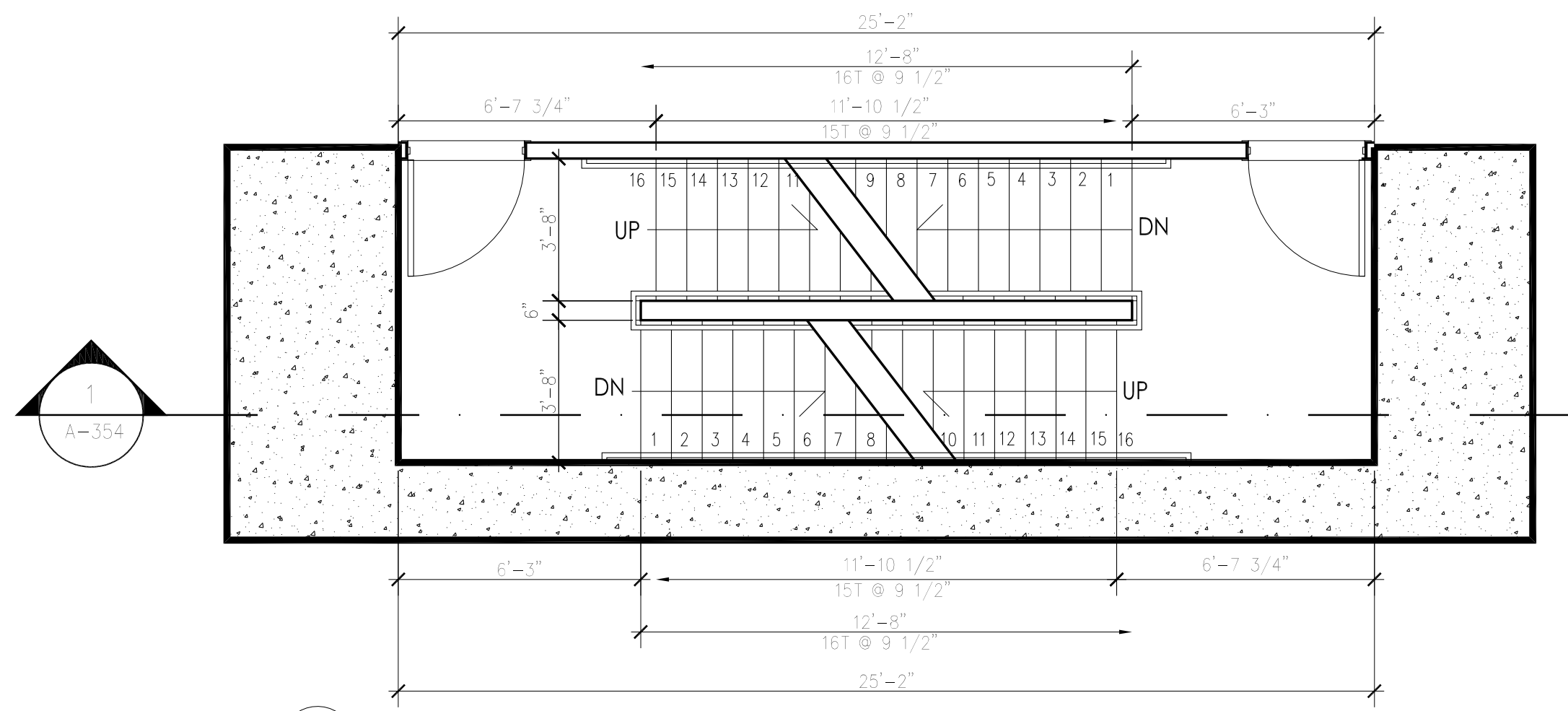

14B STAIR B @ 23RD-33RD FLOOR

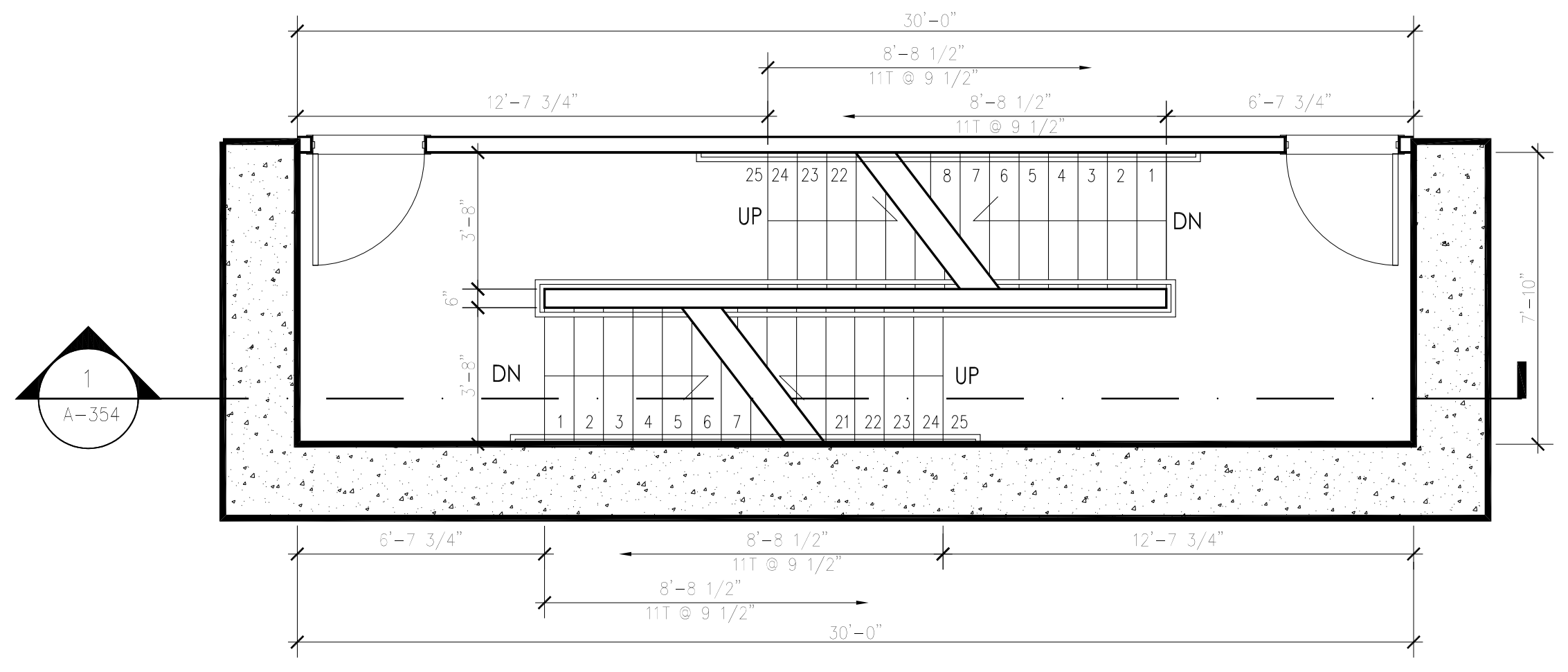

9B STAIR B @ 10TH-17TH FLOOR

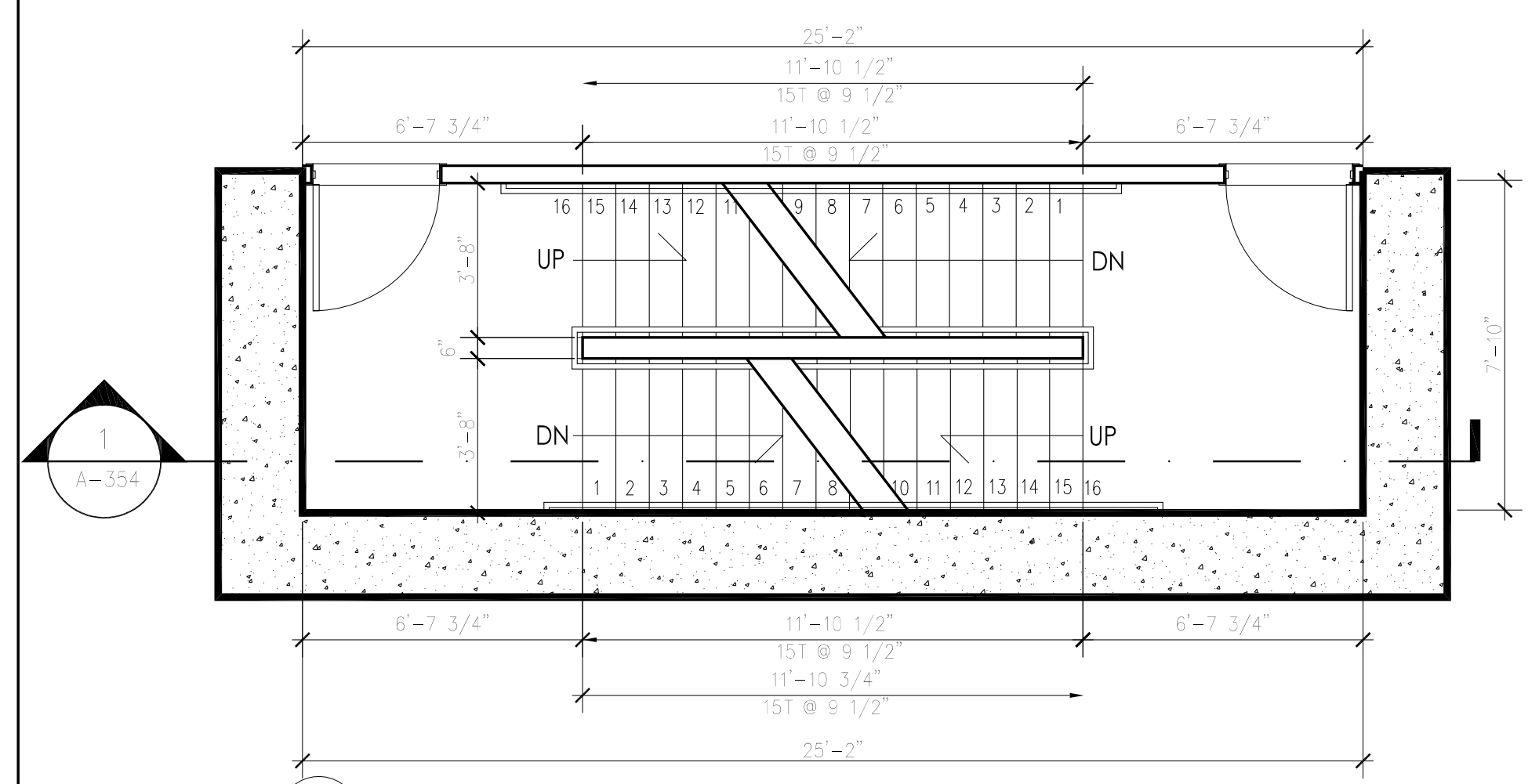

3B STAIR B @ 3RD FLOOR

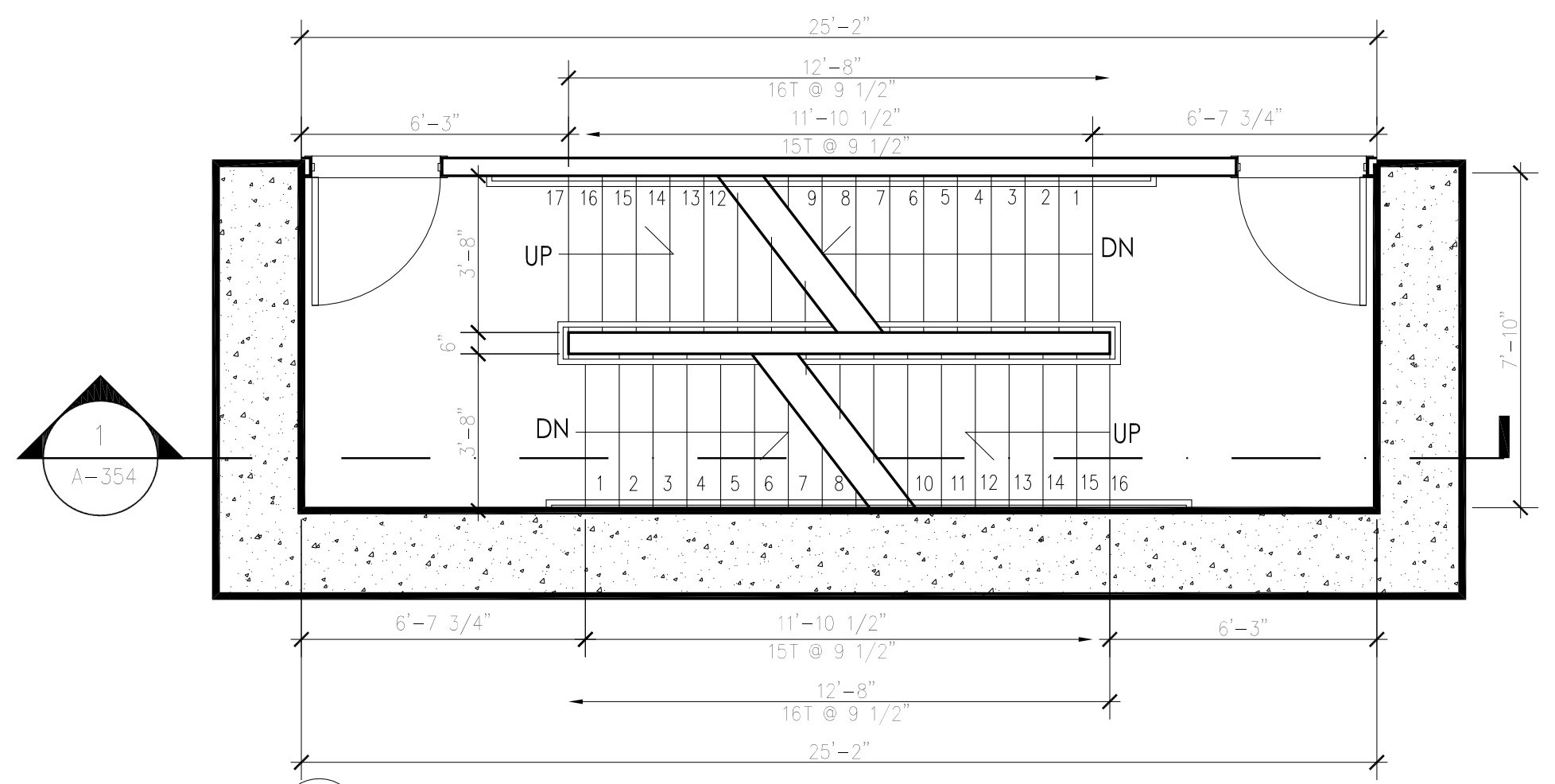

19B STAIR B @ 44TH FLOOR

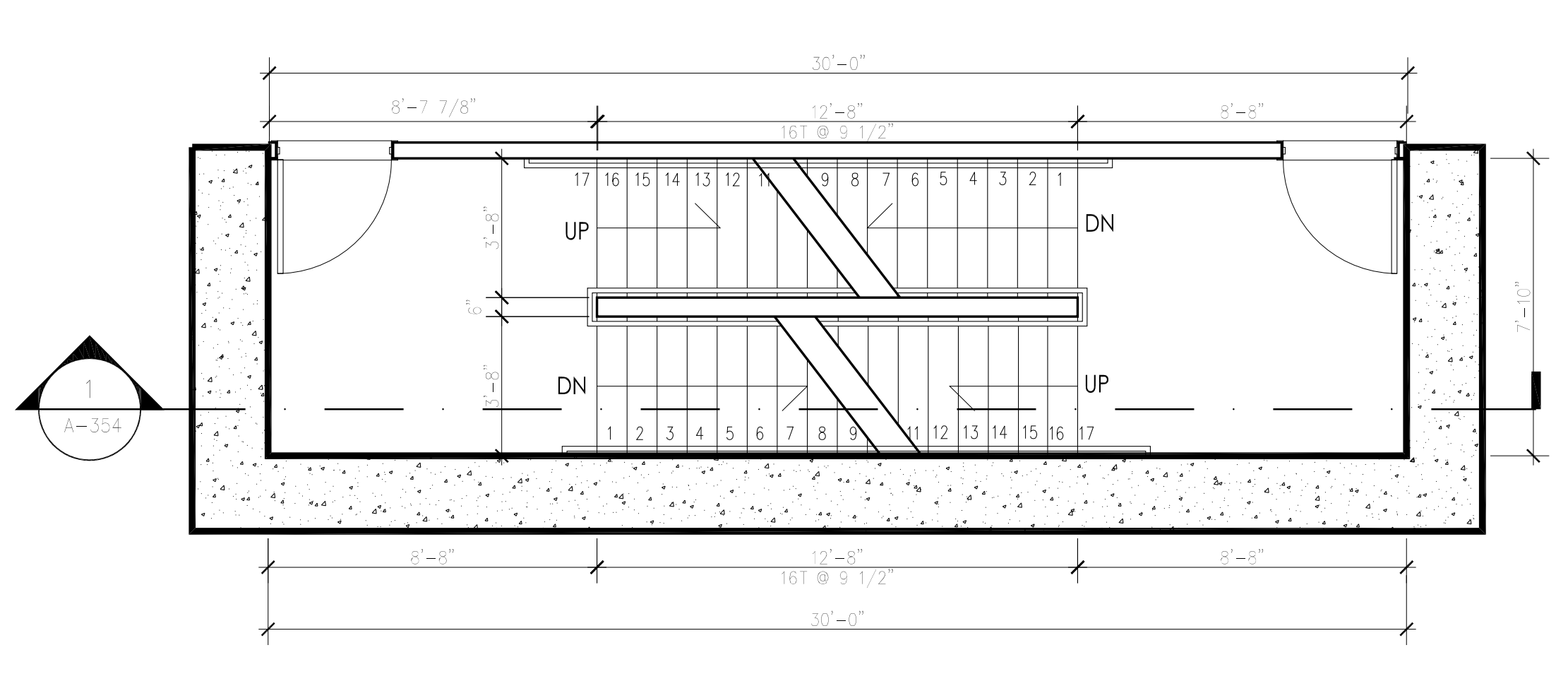

14B STAIR B @ 22ND FLOOR

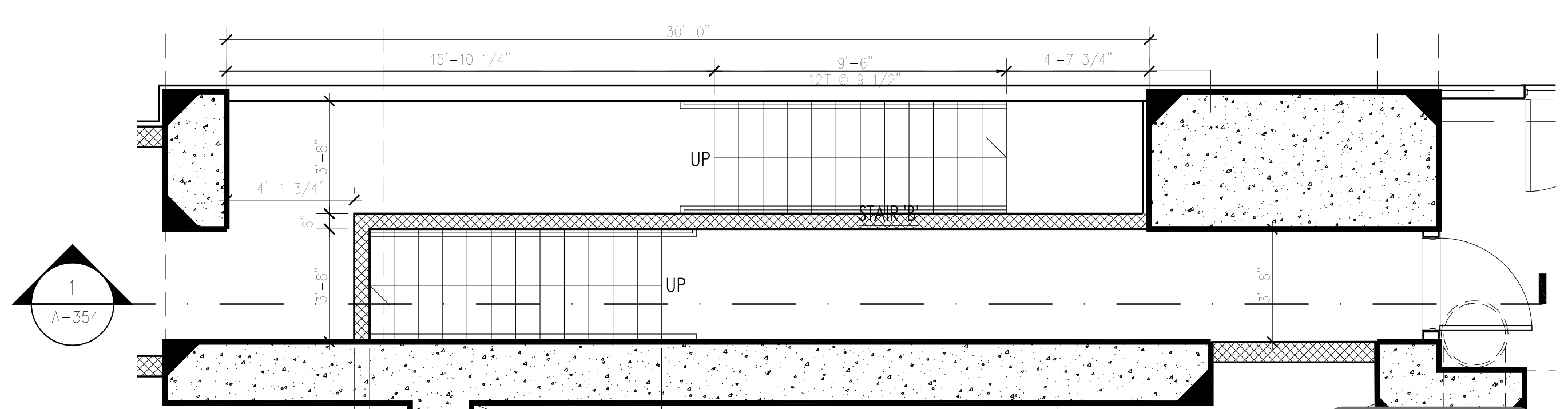

8B STAIR B @ 9TH FLOOR


2B STAIR B @ 2ND FLOOR


18B STAIR B @ 37TH-43RD FLOOR


13B STAIR B @ 21ST FLOOR


7B STAIR B @ 8TH FLOOR


1B STAIR B @ 1ST FLOOR

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

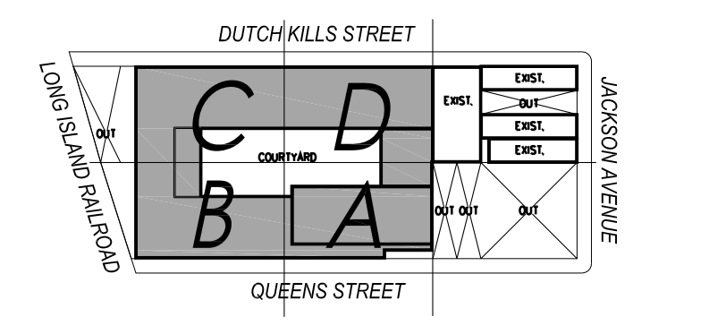
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



DRAWING TITLE:

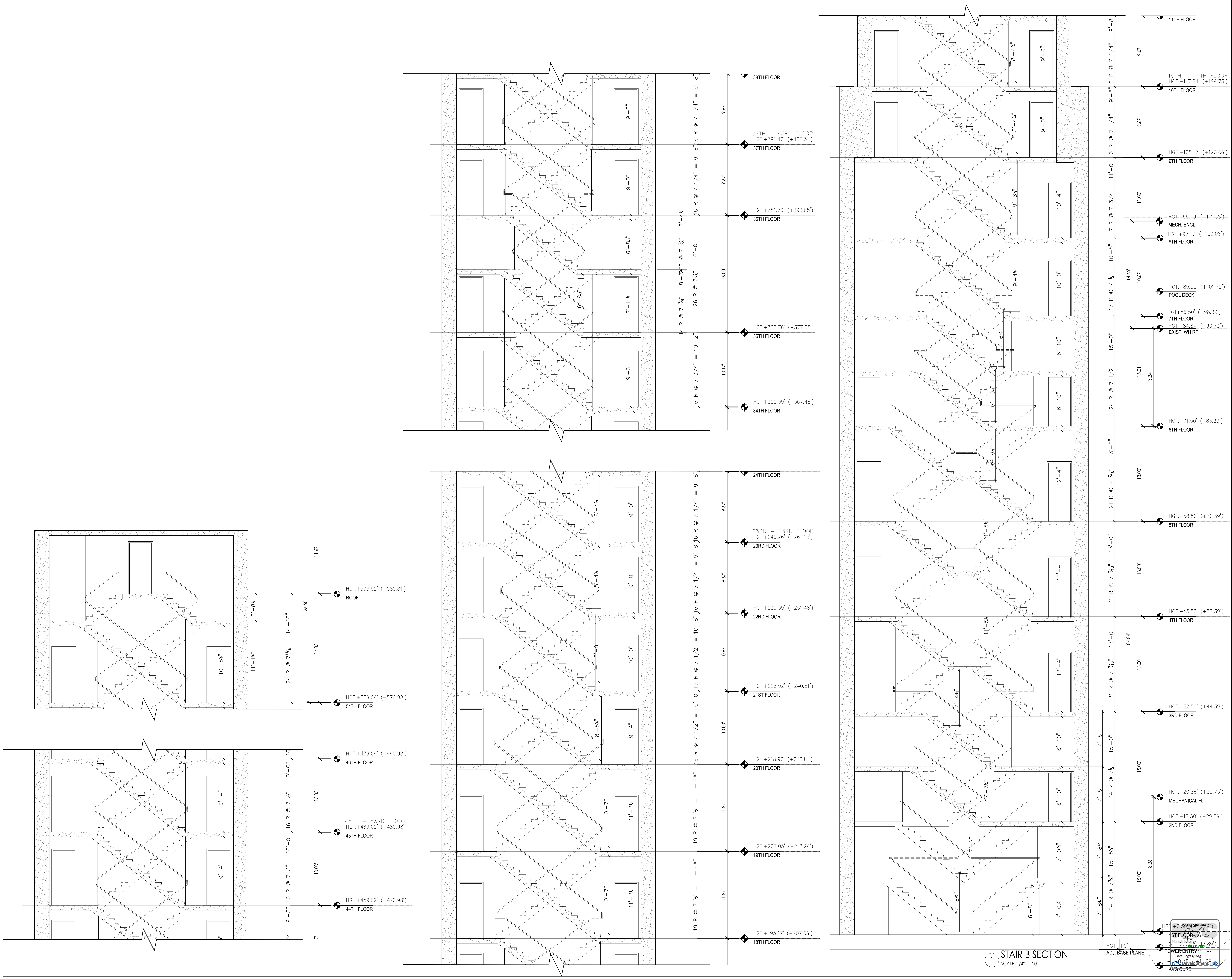
STAIR PLAN B

SEAL & SIGNATURE:

No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-353.00

DRAWING : 101 OF 139


38TH FLOOR
37TH – 43RD FLOOR
HGT.+391.42' (+403.31')
37TH FLOOR
HGT.+381.76' (+393.65')
36TH FLOOR
HGT.+365.76' (+377.65')
35TH FLOOR
HGT.+355.59' (+367.48')
34TH FLOOR
24TH FLOOR
23RD – 33RD FLOOR
HGT.+249.26' (+261.15')
23RD FLOOR
HGT.+239.59' (+251.48')
22ND FLOOR
HGT.+228.92' (+240.81')
21ST FLOOR
HGT.+218.92' (+230.81')
20TH FLOOR
HGT.+207.05' (+218.94')
19TH FLOOR
HGT.+195.17' (+207.06')
18TH FLOOR
HGT.+573.92' (+585.81')
ROOF
HGT.+559.09' (+570.98')
54TH FLOOR
HGT.+479.09' (+490.98')
46TH FLOOR
45TH – 53RD FLOOR
HGT.+469.09' (+480.98')
45TH FLOOR
HGT.+459.09' (+470.98')
44TH FLOOR
11TH FLOOR
10TH – 17TH FLOOR
HGT.+117.84' (+129.73')
10TH FLOOR
HGT.+108.17' (+120.06')
9TH FLOOR
HGT.+99.49' (+111.38')
MECH. ENCL.
HGT.+97.17' (+109.06')
8TH FLOOR
HGT.+89.90' (+101.79')
POOL DECK
HGT.+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
HGT. +0'
ADJ. BASE PLANE
16 R @ 7 1/4" = 9'-8"
26 R @ 7⅜" = 16'-0"
16 R @ 7 3/4" = 10'-2"
17 R @ 7 1/2" = 10'-8"
19 R @ 7 ½" = 11'-10⅝"
24 R @ 7¹³⁄₁₆" = 14'-10"
16 R @ 7 ½" = 10'-0"
17 R @ 7 3/4" = 11'-0"
24 R @ 7 1/2" = 15'-0"
21 R @ 7 7/16" = 13'-0"
24 R @ 7¾" = 15'-5¾"
9'-0"
10'-0"
12'-4"
6'-10"
9.67
10.00
10.67
11.00
11.87
13.00
15.00
16.00
26.50
14.83
84.84

1 STAIR B SECTION
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
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OWNER/ APPLICANT:

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C/O Rockrose Development Corp.**
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SLCE*Architects*
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**MATHEWS NIELSEN
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New York, NY 10271
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EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

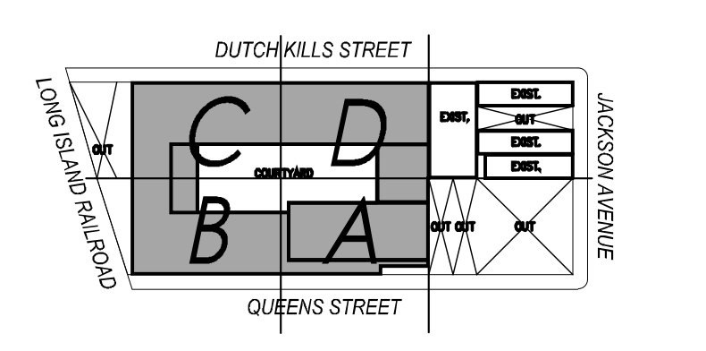
B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

STAIR SECTION B

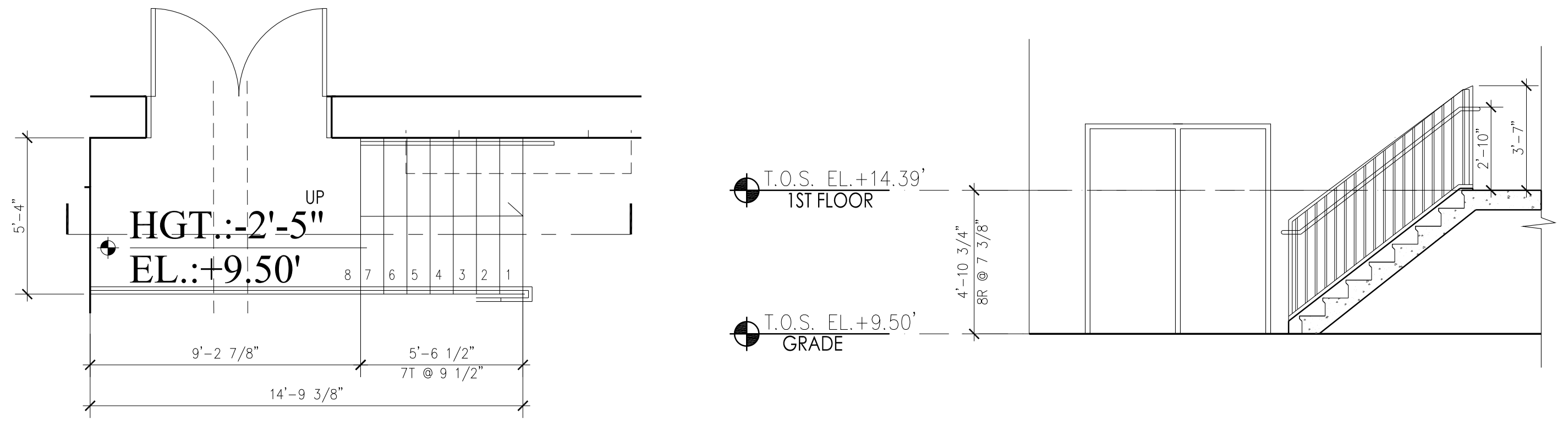
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

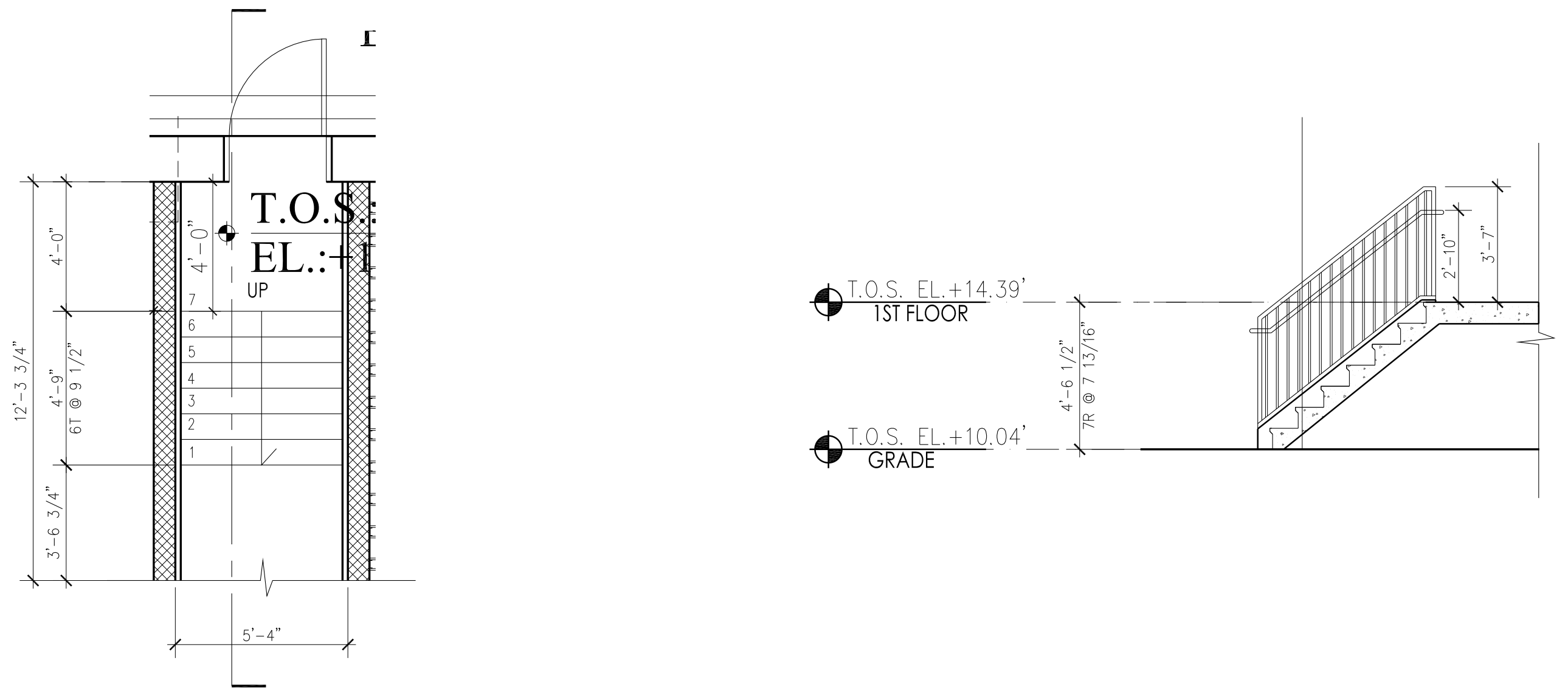
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:

A-354.00

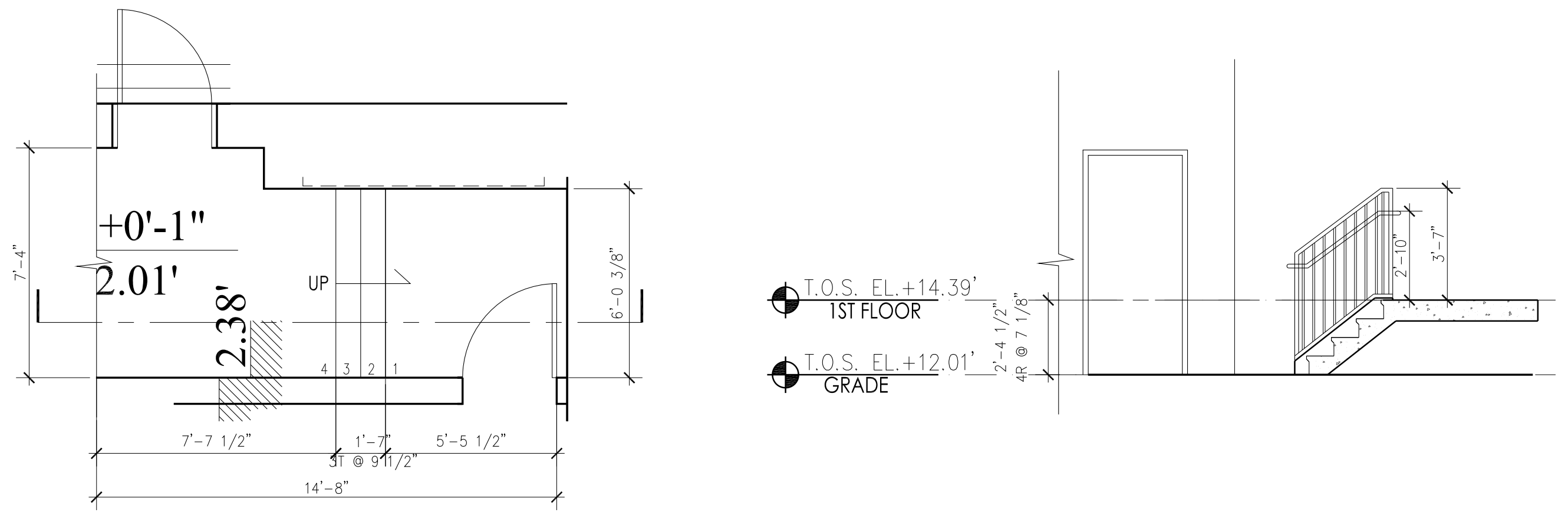
DRAWING : 102 OF 139


UP
HGT.:-2'-5"
EL.:+9.50'
9'-2 7/8"
5'-6 1/2"
14'-9 3/8"
T.O.S. EL.+14.39'
1ST FLOOR
T.O.S. EL.+9.50'
GRADE

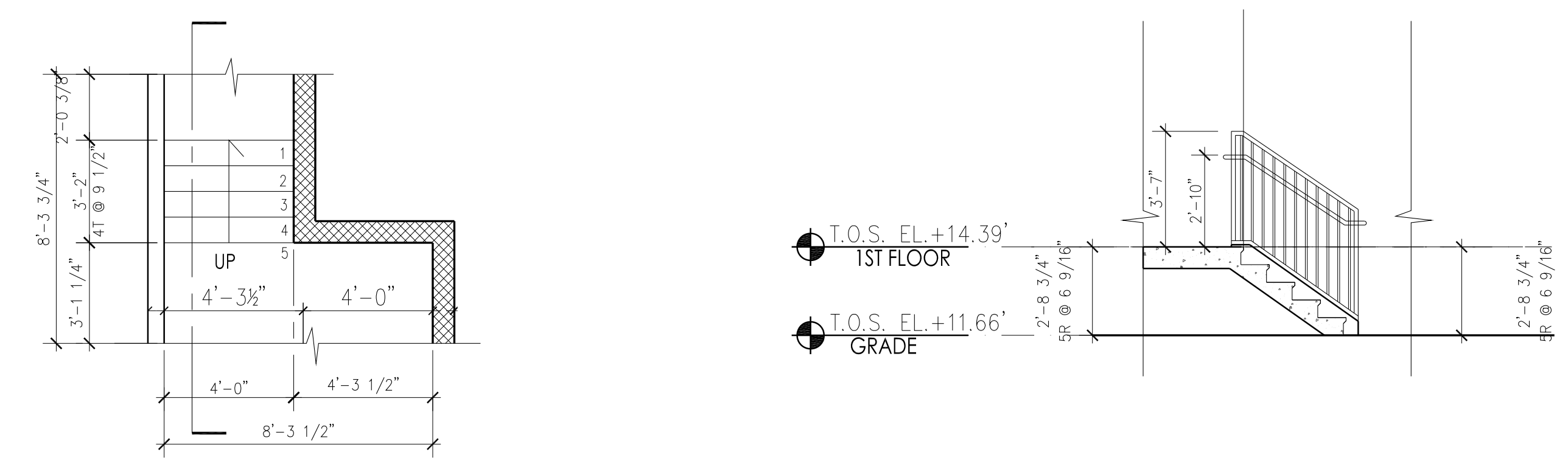
1 STAIR J @ 1ST FLOOR


T.O.S.
EL.:+1
UP
5'-4"
T.O.S. EL.+14.39'
1ST FLOOR
T.O.S. EL.+10.04'
GRADE

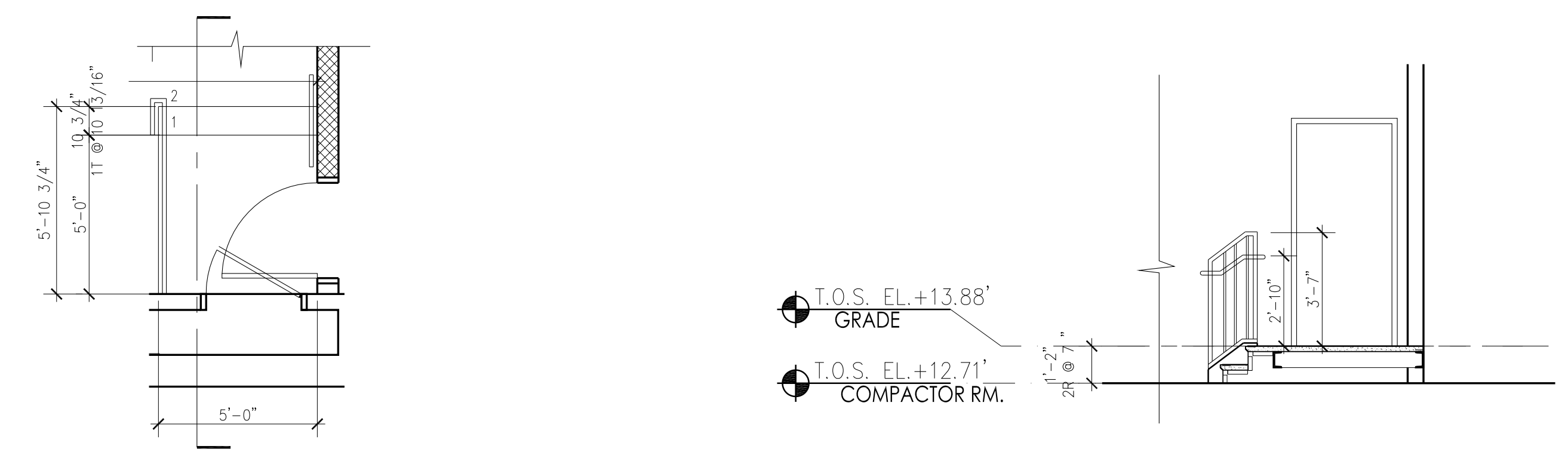
2 STAIR L @ 1ST FLOOR


+0'-1"
2.01'
2.38'
UP
7'-7 1/2"
5'-5 1/2"
14'-8"
T.O.S. EL.+14.39'
1ST FLOOR
T.O.S. EL.+12.01'
GRADE

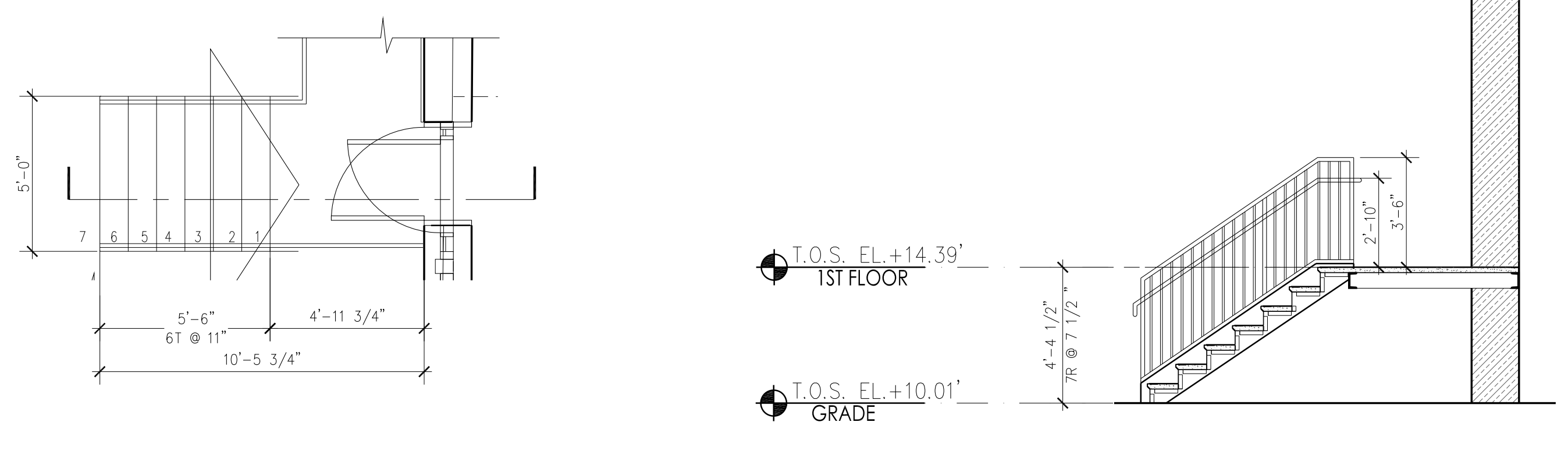
3 STAIR M @ 1ST FLOOR


UP
4'-3⅛"
4'-0"
4'-3 1/2"
8'-3 1/2"
T.O.S. EL.+14.39'
1ST FLOOR
T.O.S. EL.+11.66'
GRADE

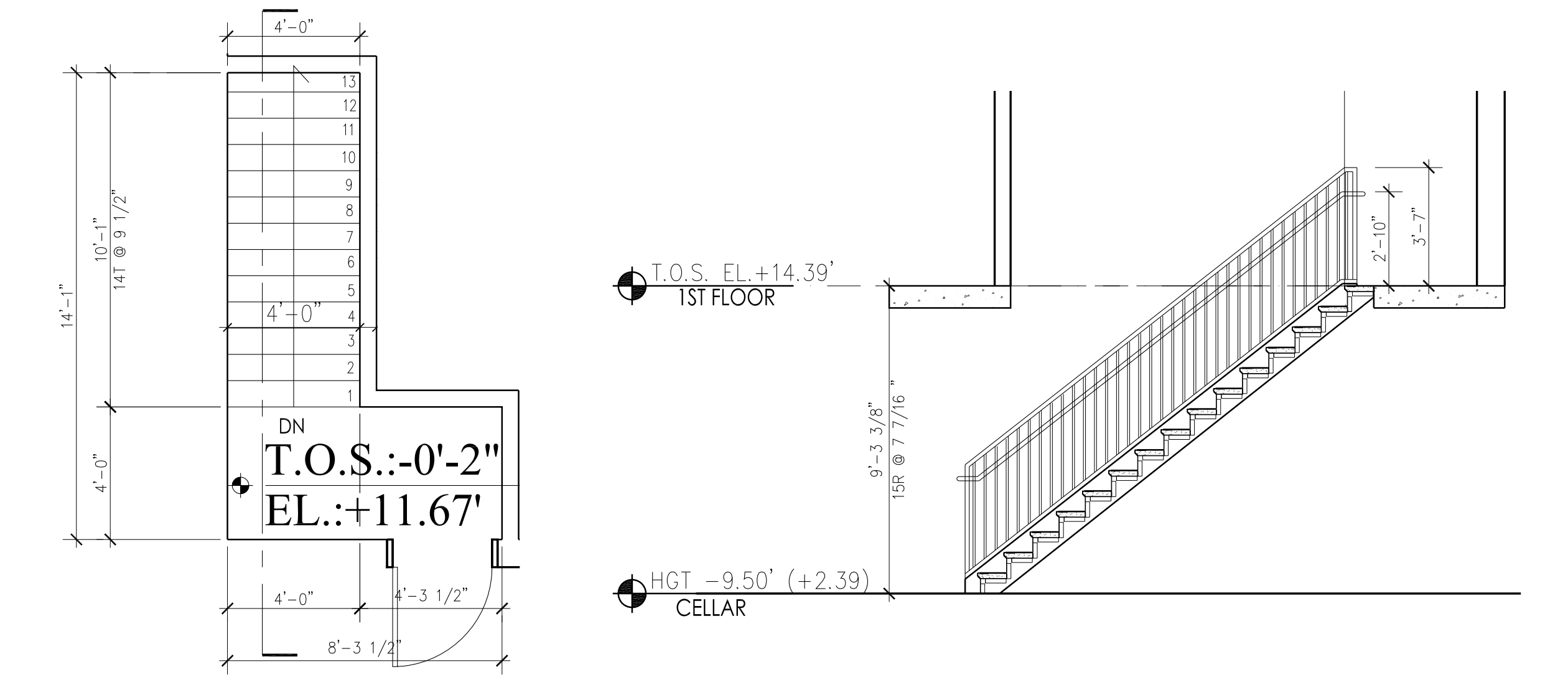
4 STAIR G @ 1ST FLOOR


5'-0"
T.O.S. EL.+13.88'
GRADE
T.O.S. EL.+12.71'
COMPACTOR RM.

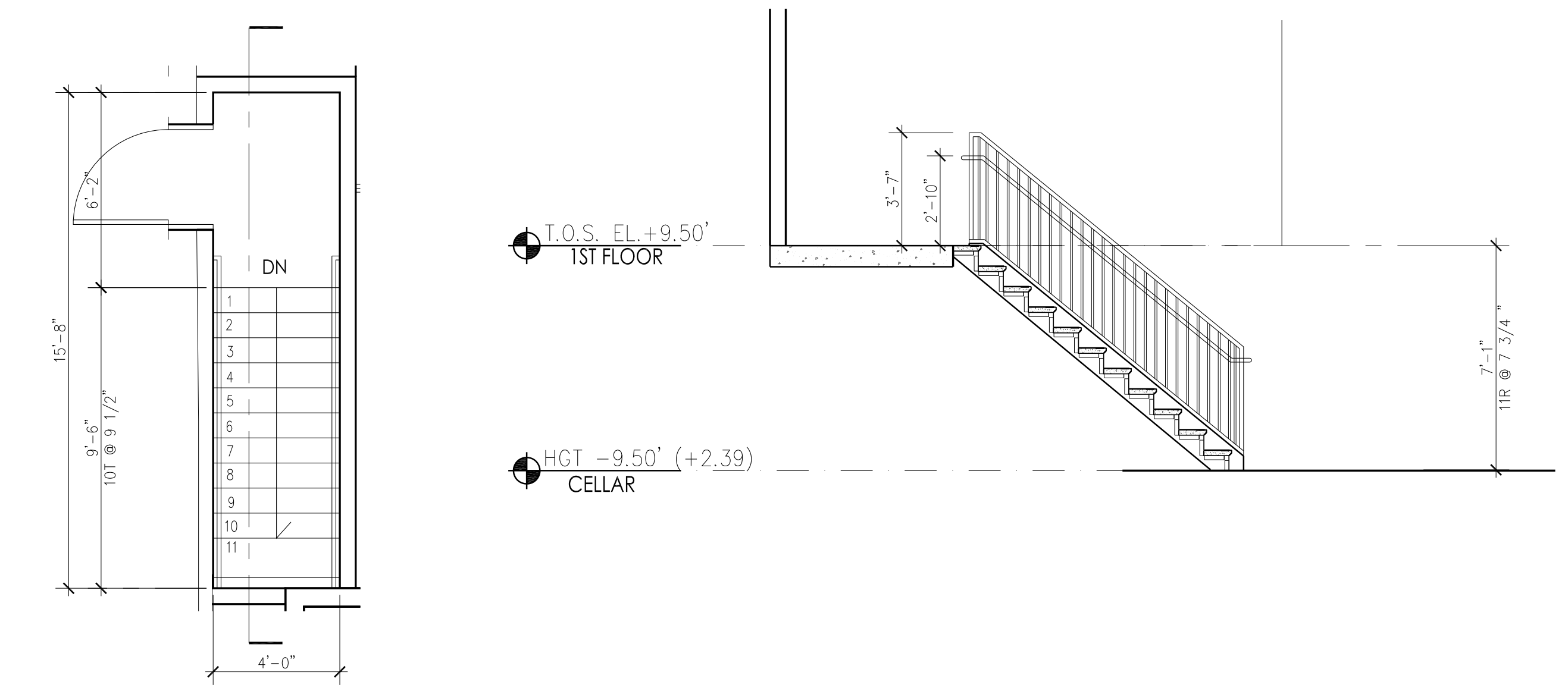
5 STAIR O @ 1ST FLOOR


5'-6"
4'-11 3/4"
10'-5 3/4"
T.O.S. EL.+14.39'
1ST FLOOR
T.O.S. EL.+10.01'
GRADE

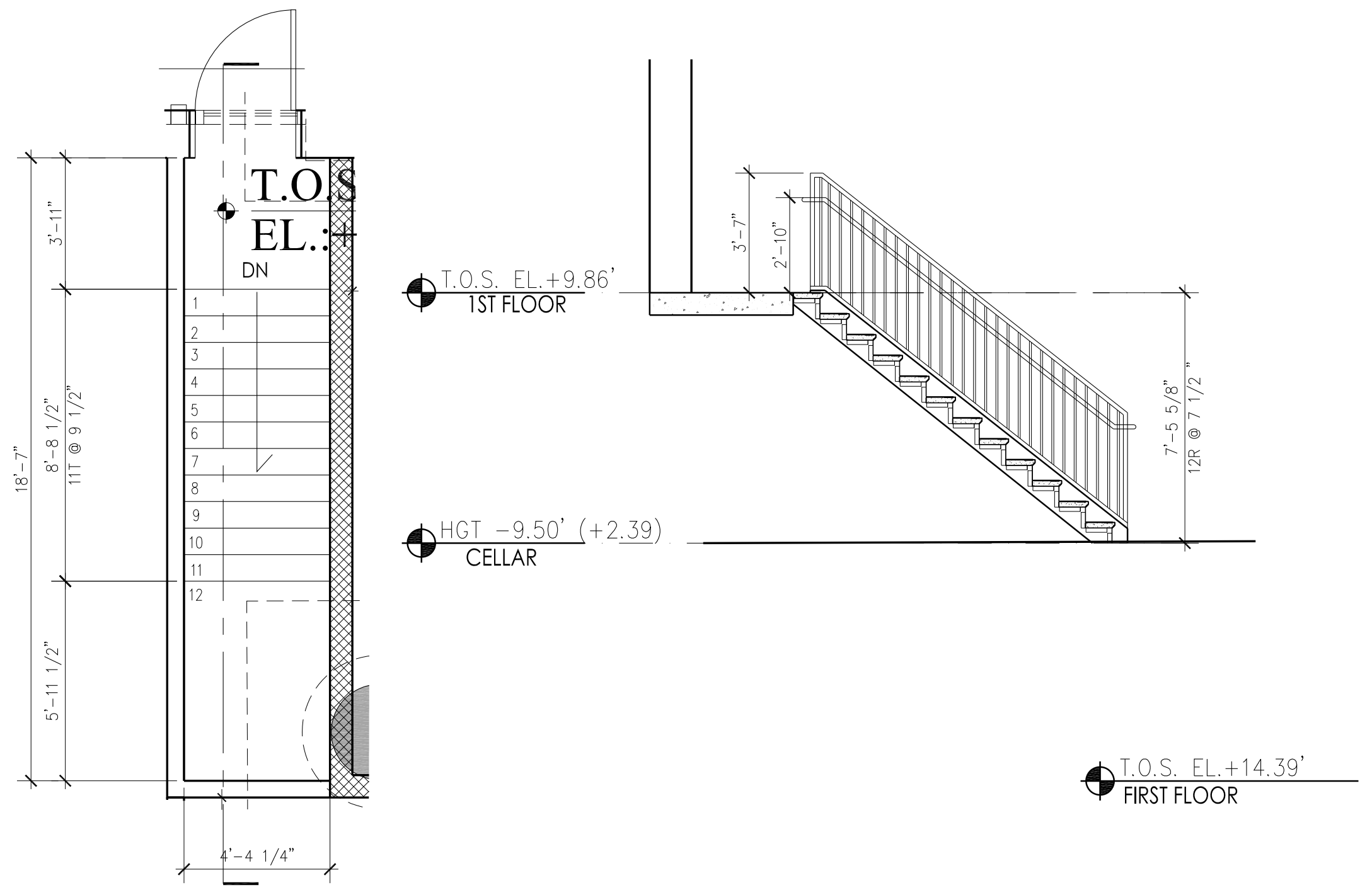
6 STAIR N @ 1ST FLOOR


4'-0"
DN
T.O.S.:-0'-2"
EL.:+11.67'
4'-3 1/2"
8'-3 1/2"
T.O.S. EL.+14.39'
1ST FLOOR
HGT -9.50' (+2.39)
CELLAR

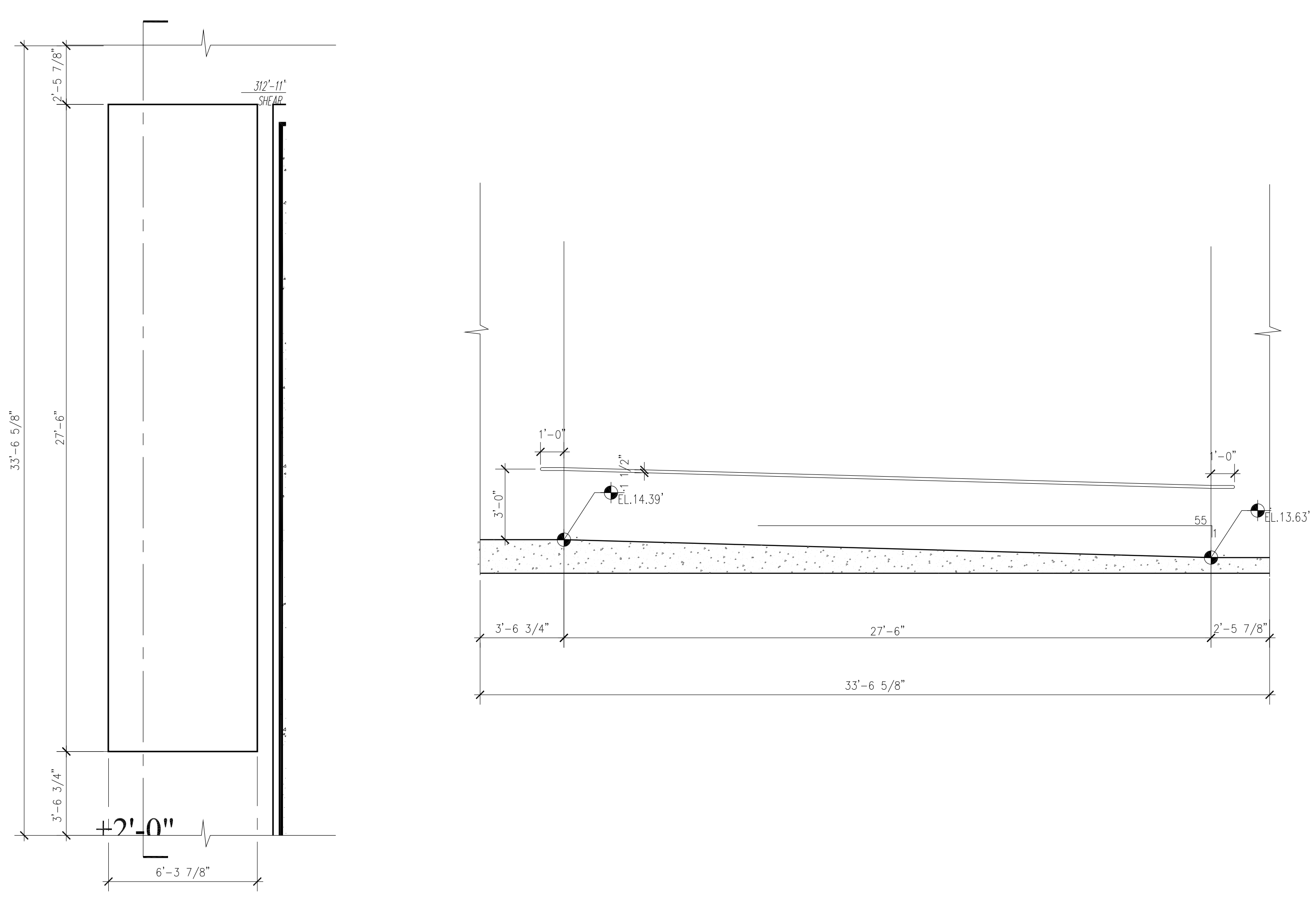
7 STAIR H @ 1ST FLOOR


DN
4'-0"
T.O.S. EL.+9.50'
1ST FLOOR
HGT -9.50' (+2.39)
CELLAR

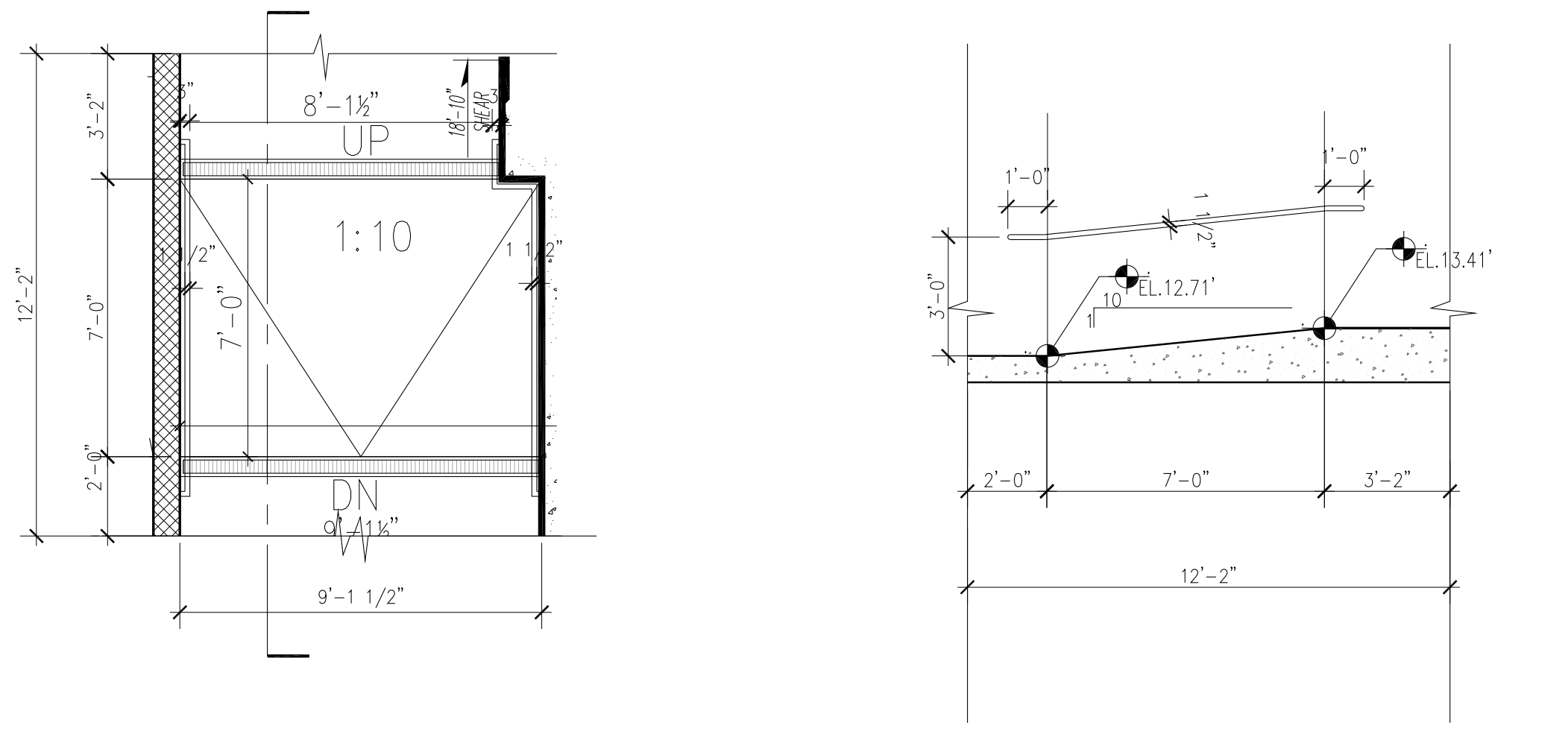
8 STAIR I @ 1ST FLOOR


T.O.S
EL.:+
DN
4'-4 1/4"
T.O.S. EL.+9.86'
1ST FLOOR
HGT -9.50' (+2.39)
CELLAR

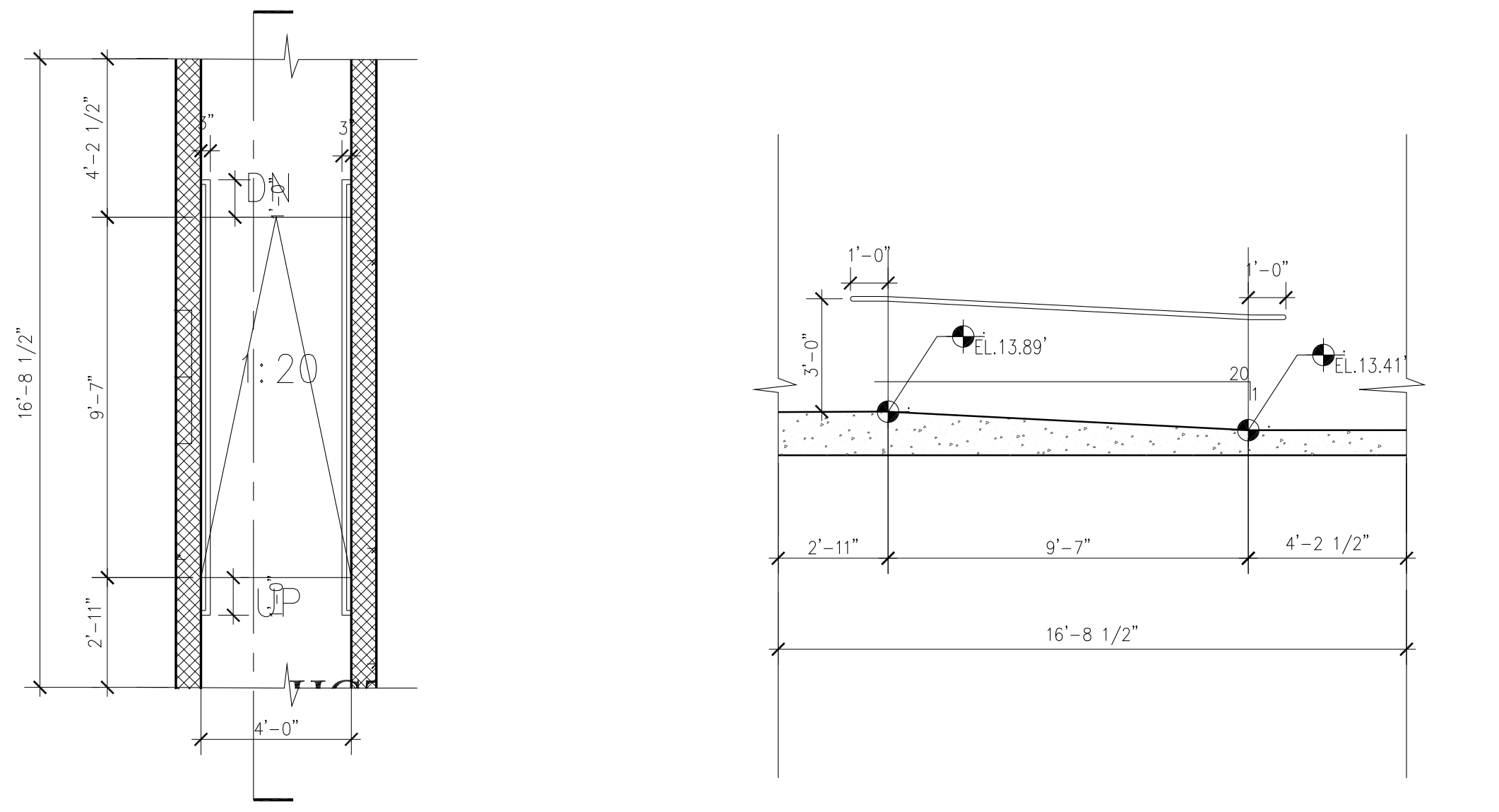
9 STAIR K @ 1ST FLOOR


+2'-0"
6'-3 7/8"
EL.14.39'
EL.13.63'
27'-6"
33'-6 5/8"

10 RAMP A @ 1ST FLOOR

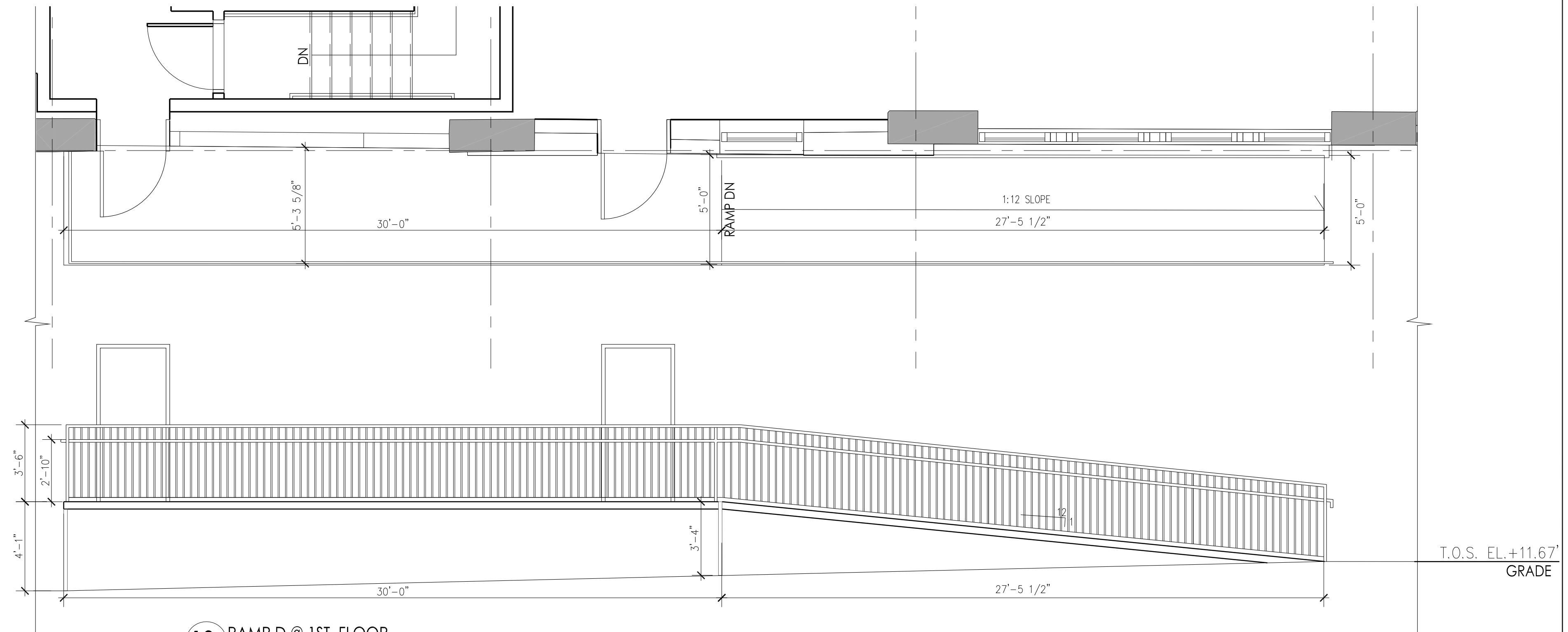

UP
1:10
DN
9'-1 1/2"
EL.12.71'
EL.13.41'
12'-2"

11 RAMP B @ 1ST FLOOR

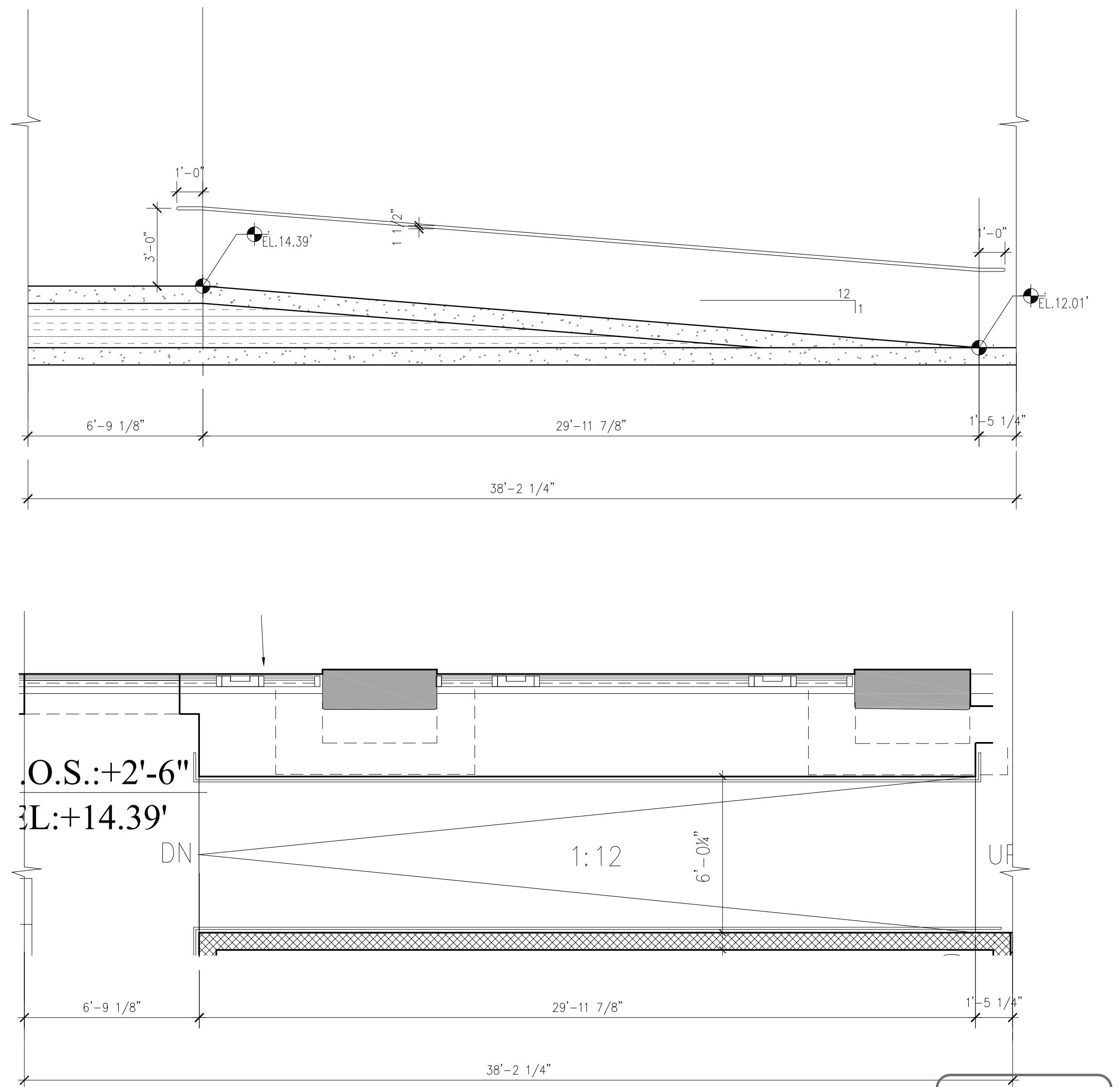

DN
1:20
UP
EL.13.89'
EL.13.41'
9'-7"
16'-8 1/2"

12 RAMP C @ 1ST FLOOR

T.O.S. EL.+14.39'
FIRST FLOOR


DN
1:12 SLOPE
RAMP DN
30'-0"
27'-5 1/2"
T.O.S. EL.+11.67'
GRADE

13 RAMP D @ 1ST FLOOR


EL.14.39'
EL.12.01'
6'-9 1/8"
29'-11 7/8"
1'-5 1/4"
38'-2 1/4"
T.O.S.:+2'-6"
EL.:+14.39'
DN
1:12
UP

14 RAMP E @ 1ST FLOOR

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
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SLCE*Architects*
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440 Park Ave South, 7th Floor
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FAX : (212) 213-3191

ELEVATOR CONSULTANT:
Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
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FAX : (973) 994-2539

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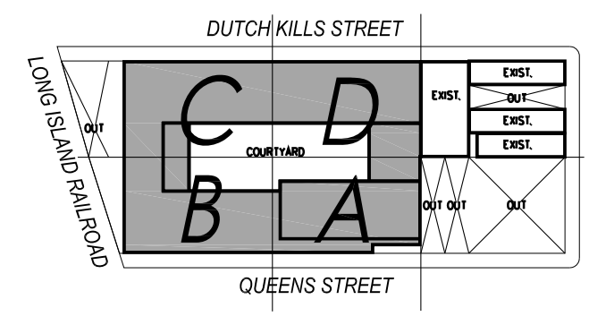
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'

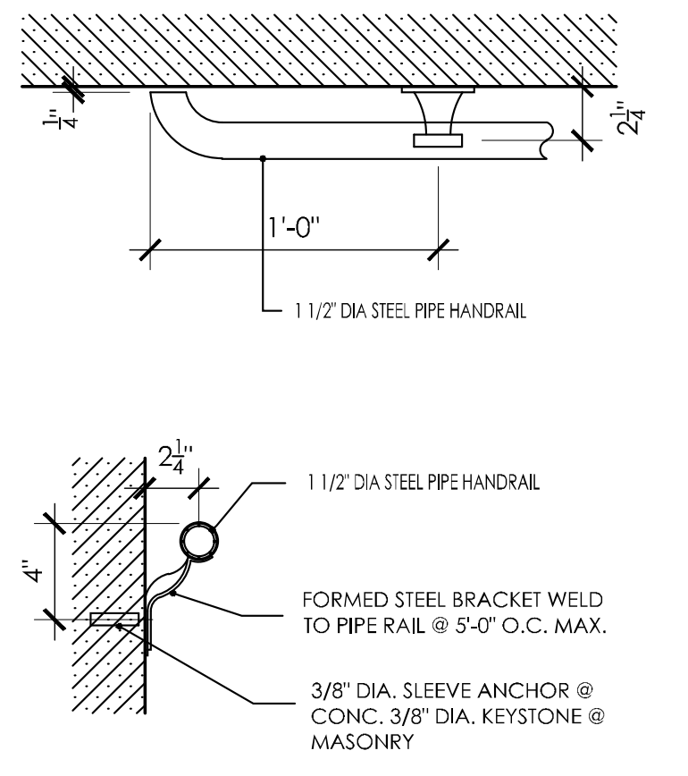

DUTCH KILLS STREET
LONG ISLAND RAILROAD
C
D
B
A
COURTYARD
OUT
EXST.
QUEENS STREET
JACKSON AVENUE

DRAWING TITLE:

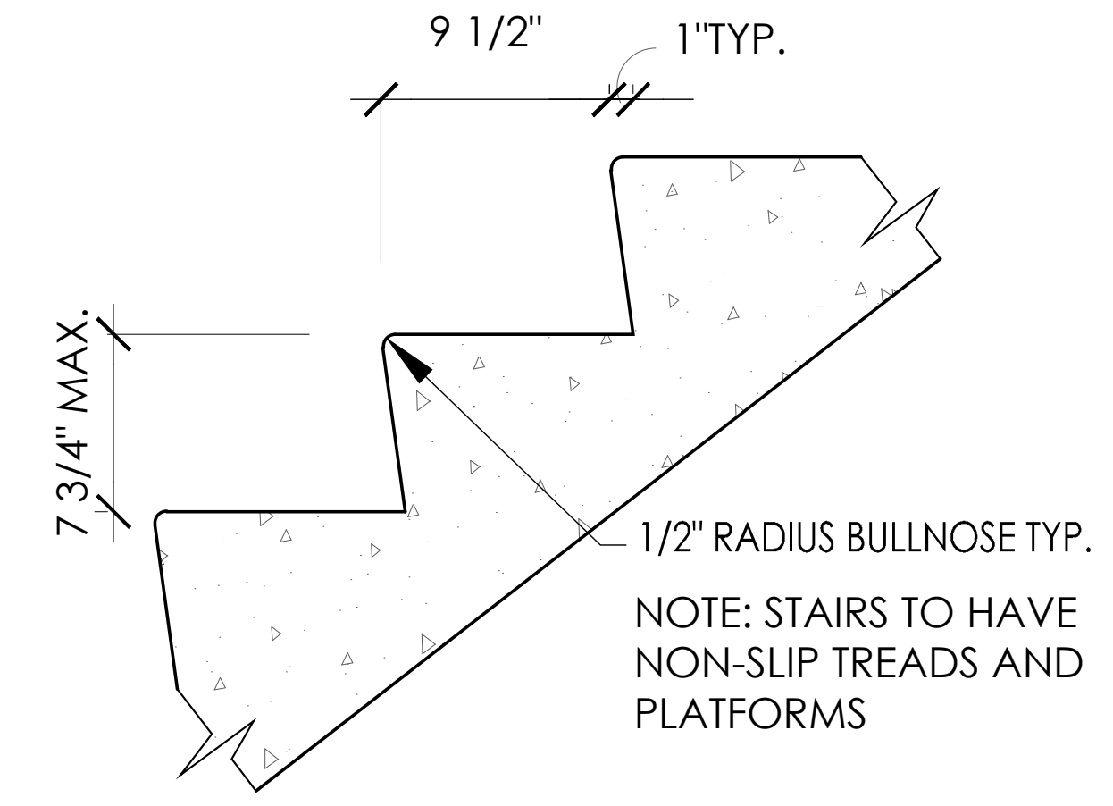
STAIR AND RAMP PLAN AND SECTION

SEAL & SIGNATURE:

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-355.00


1/4"
2 1/4"
1'-0"
1 1/2" DIA STEEL PIPE HANDRAIL
2 1/4"
4"
1 1/2" DIA STEEL PIPE HANDRAIL
FORMED STEEL BRACKET WELD TO PIPE RAIL @ 5'-0" O.C. MAX.
3/8" DIA. SLEEVE ANCHOR @ CONC. 3/8" DIA. KEYSTONE @ MASONRY

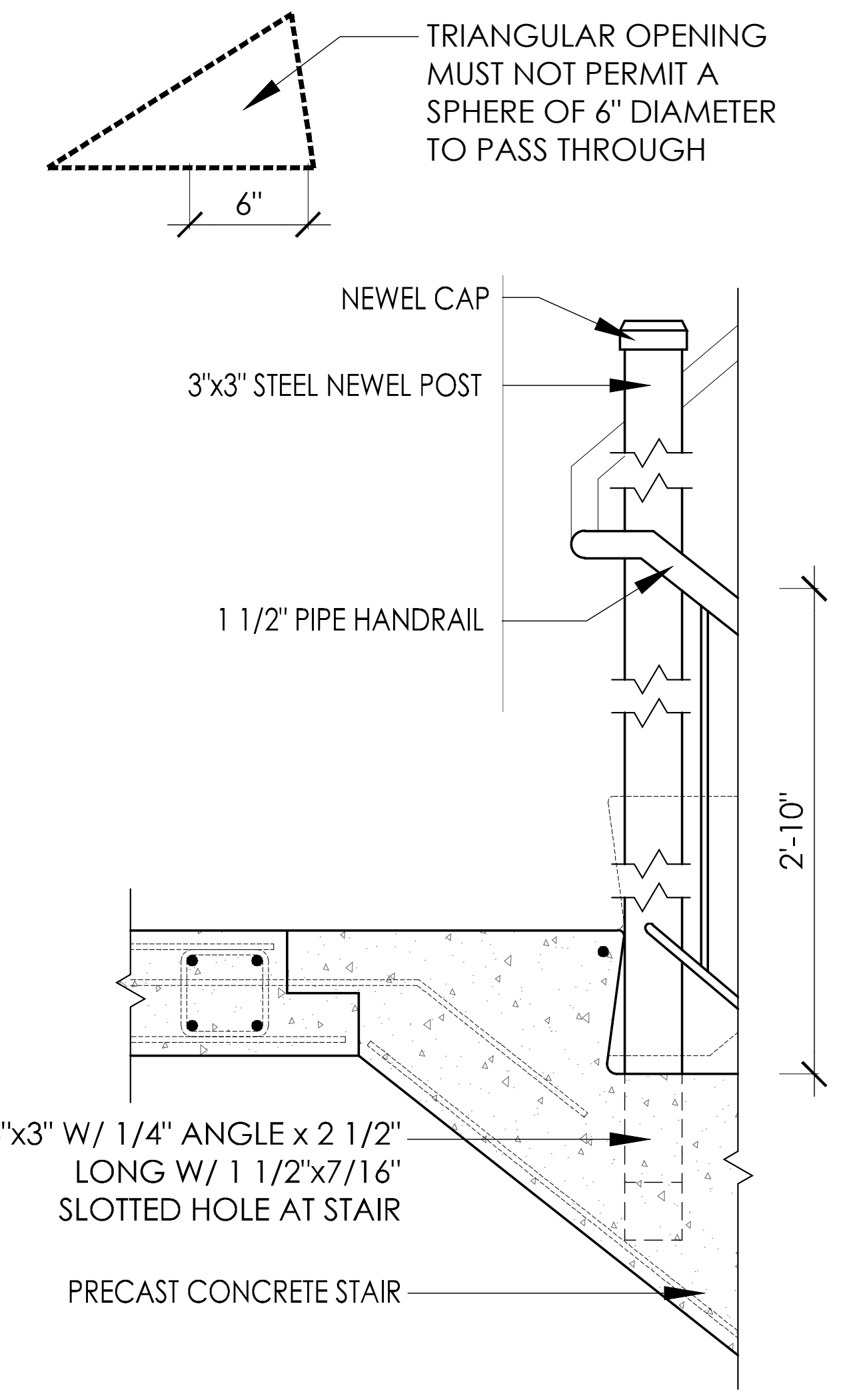
C HANDRAIL DETAIL @ MASONRY WALL
SCALE: 1-1/2" = 1'-0'


9 1/2"
1"TYP.
7 3/4" MAX.
1/2" RADIUS BULLNOSE TYP.
NOTE: STAIRS TO HAVE NON-SLIP TREADS AND PLATFORMS

B STAIR NOSING DETAIL, TYP.
SCALE: 1-1/2" = 1'-0'

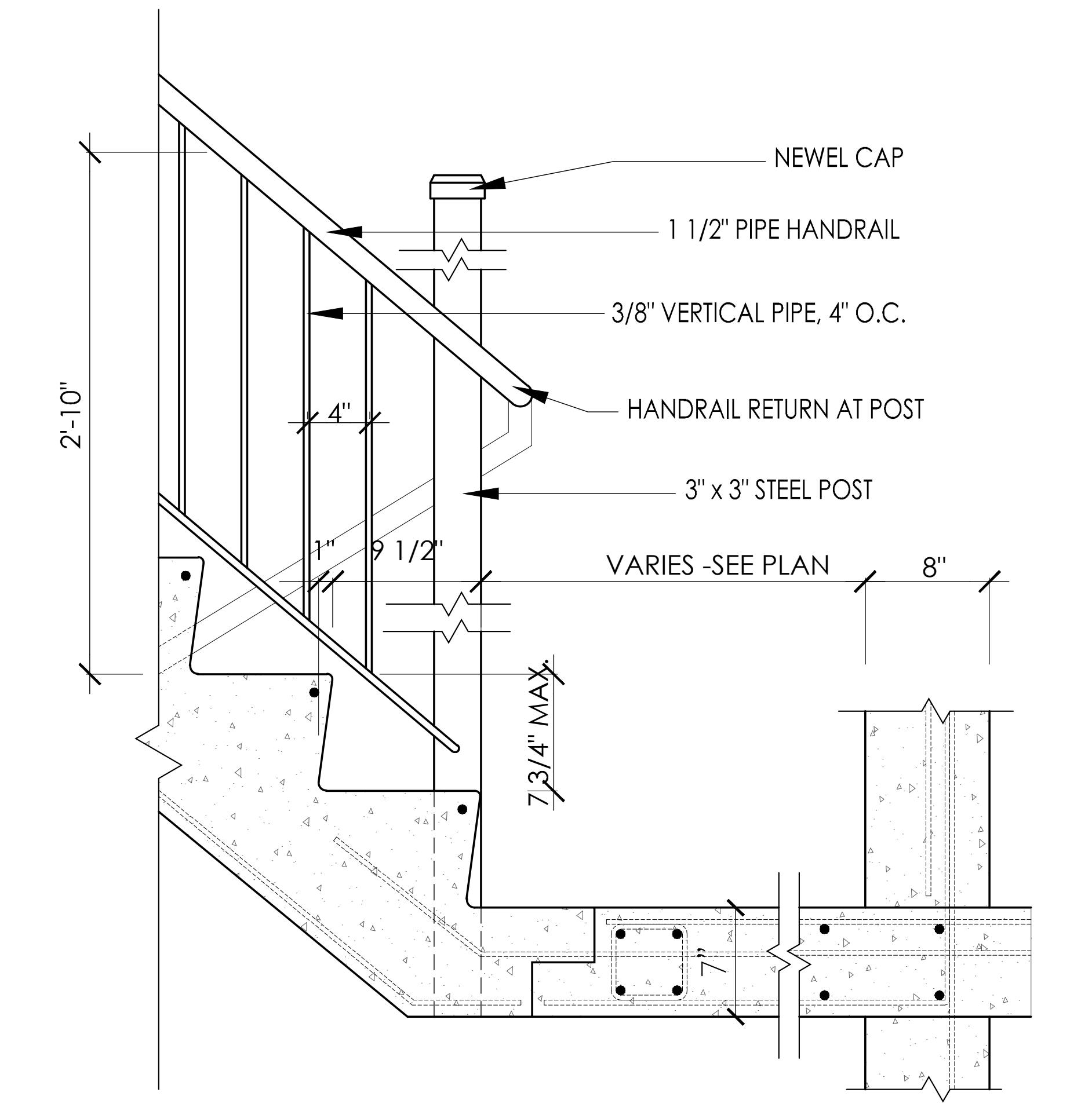
DETAIL @ LANDING

6 A-450
SCALE: 1 1/2" = 1'-0"


TRIANGULAR OPENING MUST NOT PERMIT A SPHERE OF 6" DIAMETER TO PASS THROUGH
6"
NEWEL CAP
3"x3" STEEL NEWEL POST
1 1/2" PIPE HANDRAIL
2'-10"
3"x3" W/ 1/4" ANGLE x 2 1/2" LONG W/ 1 1/2"x7/16" SLOTTED HOLE AT STAIR
PRECAST CONCRETE STAIR

DETAIL @ INTERM. LANDING

5 A-450
SCALE: 1 1/2" = 1'-0"


NEWEL CAP
1 1/2" PIPE HANDRAIL
3/8" VERTICAL PIPE, 4" O.C.
HANDRAIL RETURN AT POST
3" x 3" STEEL POST
2'-10"
4"
1"
9 1/2"
VARIES -SEE PLAN
8"
7 3/4" MAX.
7"

D TYPICAL RAIL DETAIL
SCALE: 1 1/2" = 1'-0'

DETAIL @ INTERM. LANDING

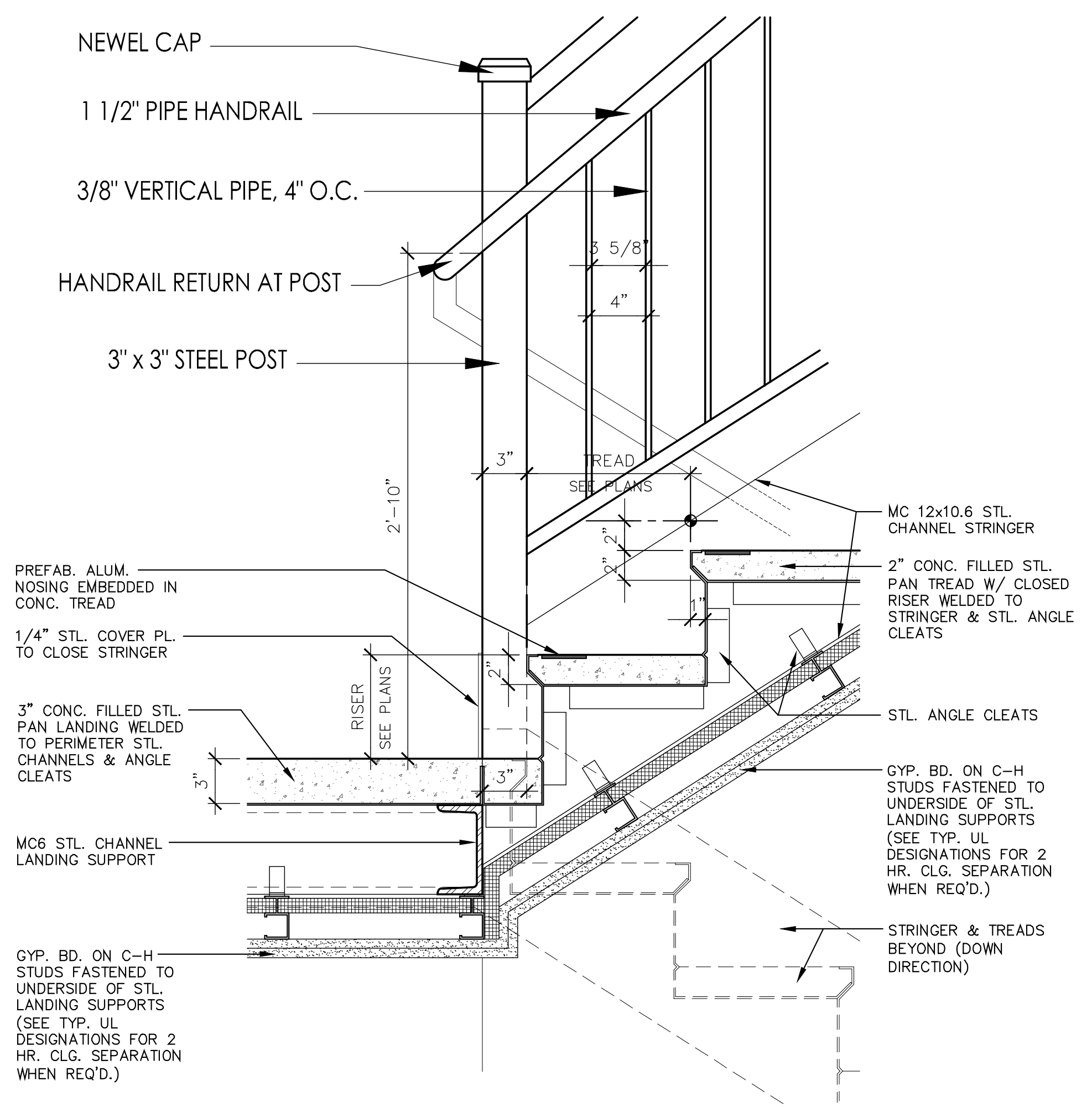
5 A-450
SCALE: 1 1/2" = 1'-0"

SHOP DWG. NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS, MATERIAL & FINISH SAMPLES OF NEW RAILINGS, BRACKETS, TREADS, INSERTS & TRIM. ALL SHOP DRAWINGS, MATERIAL & FINISH SAMPLES TO BE SUBMITTED FOR REVIEW & APPROVAL BY ARCHITECT PRIOR TO ORDER, FABRICATION AND/OR INSTALLATION.
2. ALL PAINTED SURFACES TO RECEIVE (3) THREE COATS (TYPICAL) U.O.N.
3. ALL RAILINGS, FITTINGS, ETC. ARE TO MEET ALL REQUIRED HORIZONTAL LOADS AS REQ'D. BY THE NEW YORK CITY BLDG. CODE & OTHER GOVERNING CODES.
4. STAIR & RAILING CONTRACTORS SHALL FULLY INSPECT ALL FIELD CONDITIONS FOR COMPLETE SCOPE OF WORK & FIELD VERIFY ALL CONDITIONS, HEIGHTS, ETC. ANY DISCREPANCIES FOUND WITH THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SUBMISSION.

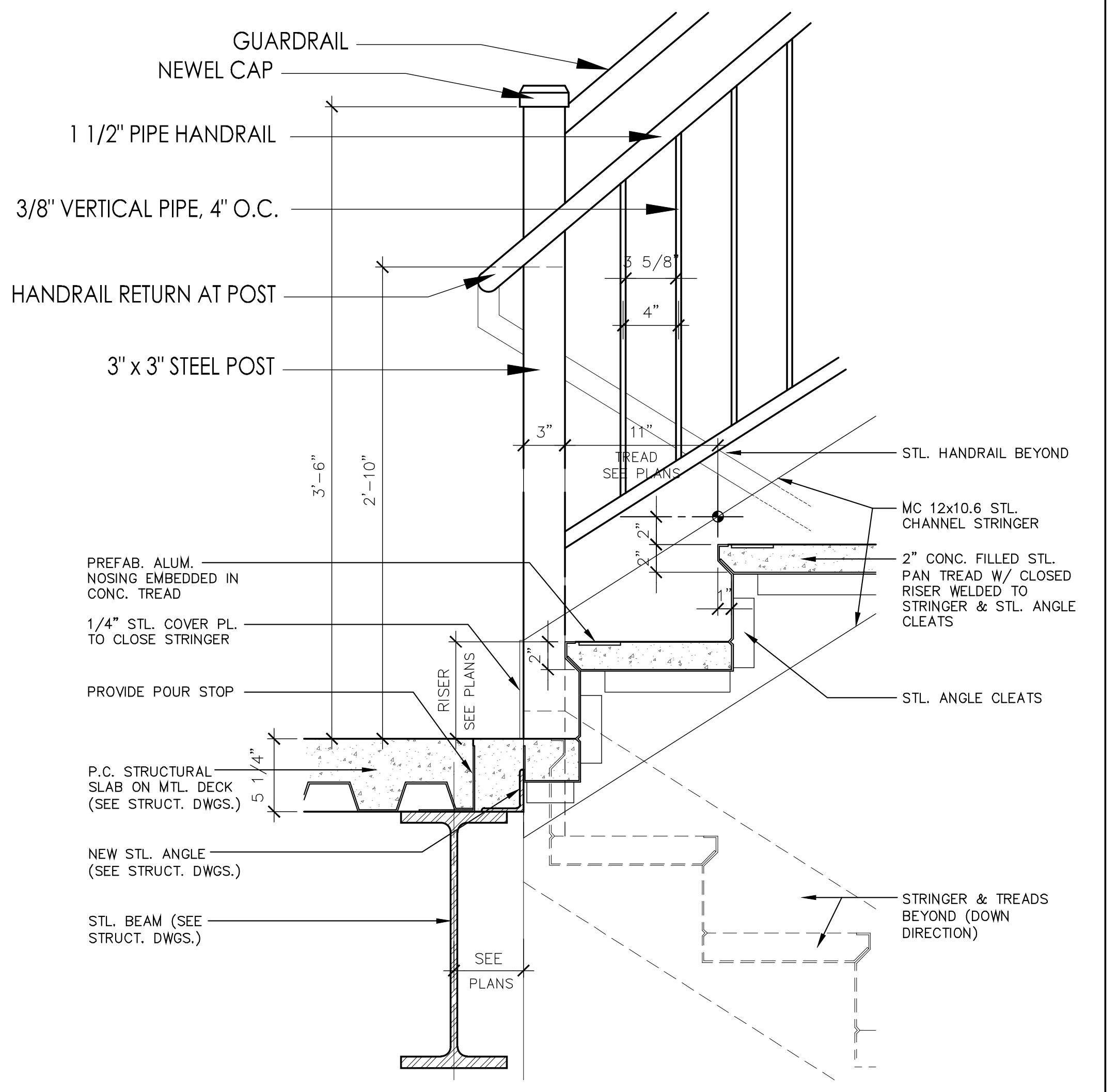
COORDINATION NOTES

1 A-450
SCALE: N.T.S.


NEWEL CAP
1 1/2" PIPE HANDRAIL
3/8" VERTICAL PIPE, 4" O.C.
HANDRAIL RETURN AT POST
3" x 3" STEEL POST
3 5/8"
4"
3"
TREAD
SEE PLANS
2'-10"
2"
2"
1"
2"
RISER
SEE PLANS
3"
3"
MC 12x10.6 STL. CHANNEL STRINGER
2" CONC. FILLED STL. PAN TREAD W/ CLOSED RISER WELDED TO STRINGER & STL. ANGLE CLEATS
STL. ANGLE CLEATS
PREFAB. ALUM. NOSING EMBEDDED IN CONC. TREAD
1/4" STL. COVER PL. TO CLOSE STRINGER
3" CONC. FILLED STL. PAN LANDING WELDED TO PERIMETER STL. CHANNELS & ANGLE CLEATS
MC6 STL. CHANNEL LANDING SUPPORT
GYP. BD. ON C-H STUDS FASTENED TO UNDERSIDE OF STL. LANDING SUPPORTS (SEE TYP. UL DESIGNATIONS FOR 2 HR. CLG. SEPARATION WHEN REQ'D.)
GYP. BD. ON C-H STUDS FASTENED TO UNDERSIDE OF STL. LANDING SUPPORTS (SEE TYP. UL DESIGNATIONS FOR 2 HR. CLG. SEPARATION WHEN REQ'D.)
STRINGER & TREADS BEYOND (DOWN DIRECTION)

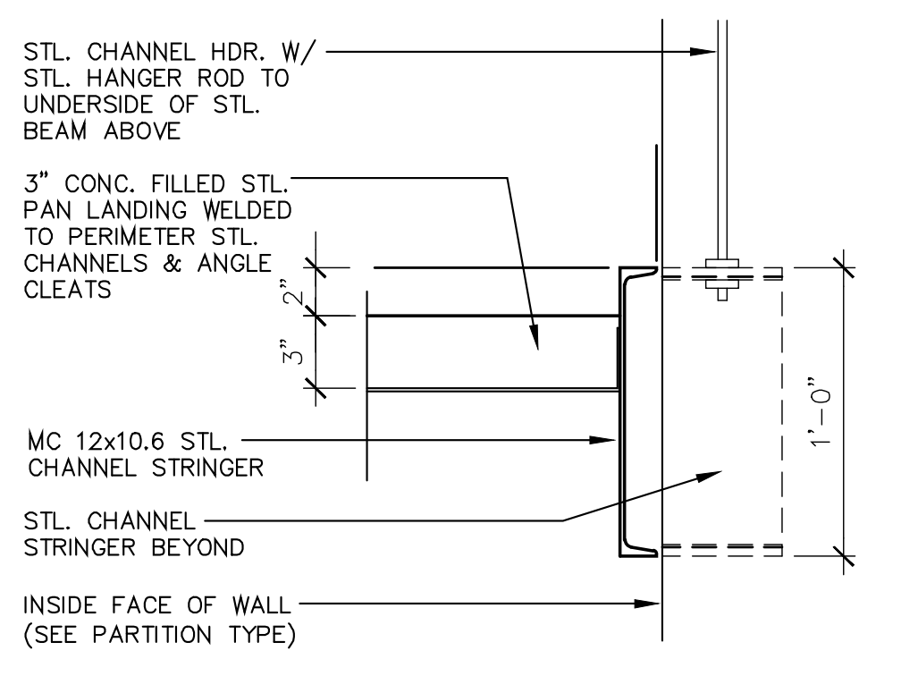
DETAIL @ INTERM. LANDING

5 A-450
SCALE: 1 1/2" = 1'-0"


GUARDRAIL
NEWEL CAP
1 1/2" PIPE HANDRAIL
3/8" VERTICAL PIPE, 4" O.C.
HANDRAIL RETURN AT POST
3" x 3" STEEL POST
3 5/8"
4"
3"
11"
TREAD
SEE PLANS
3'-6"
2'-10"
2"
2"
1"
2"
RISER
SEE PLANS
5 1/4"
SEE
PLANS
STL. HANDRAIL BEYOND
MC 12x10.6 STL. CHANNEL STRINGER
2" CONC. FILLED STL. PAN TREAD W/ CLOSED RISER WELDED TO STRINGER & STL. ANGLE CLEATS
STL. ANGLE CLEATS
PREFAB. ALUM. NOSING EMBEDDED IN CONC. TREAD
1/4" STL. COVER PL. TO CLOSE STRINGER
PROVIDE POUR STOP
P.C. STRUCTURAL SLAB ON MTL. DECK (SEE STRUCT. DWGS.)
NEW STL. ANGLE (SEE STRUCT. DWGS.)
STL. BEAM (SEE STRUCT. DWGS.)
STRINGER & TREADS BEYOND (DOWN DIRECTION)

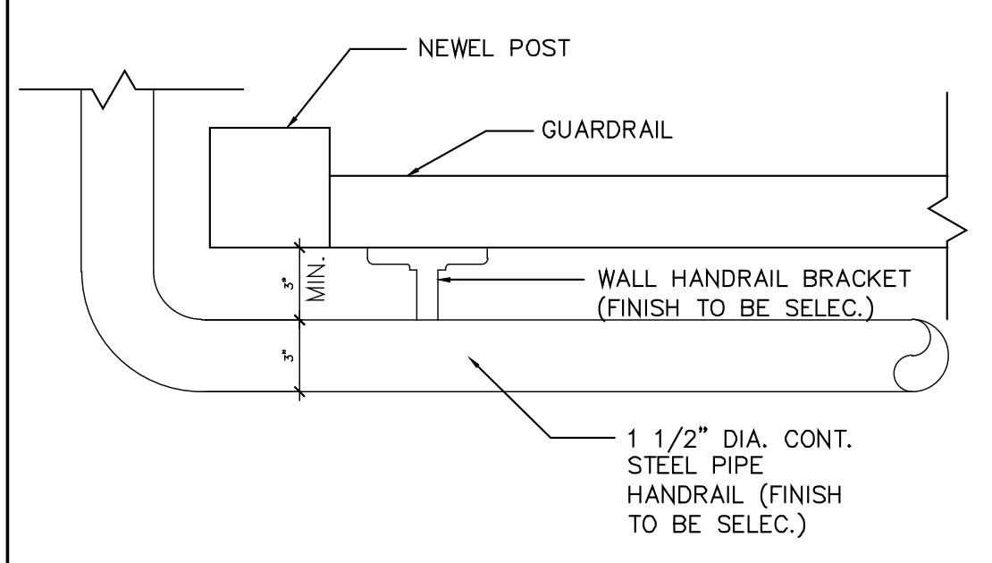
DETAIL @ LANDING

6 A-450
SCALE: 1 1/2" = 1'-0"


STL. CHANNEL HDR. W/ STL. HANGER ROD TO UNDERSIDE OF STL. BEAM ABOVE
3" CONC. FILLED STL. PAN LANDING WELDED TO PERIMETER STL. CHANNELS & ANGLE CLEATS
2"
3"
1'-0"
MC 12x10.6 STL. CHANNEL STRINGER
STL. CHANNEL STRINGER BEYOND
INSIDE FACE OF WALL (SEE PARTITION TYPE)

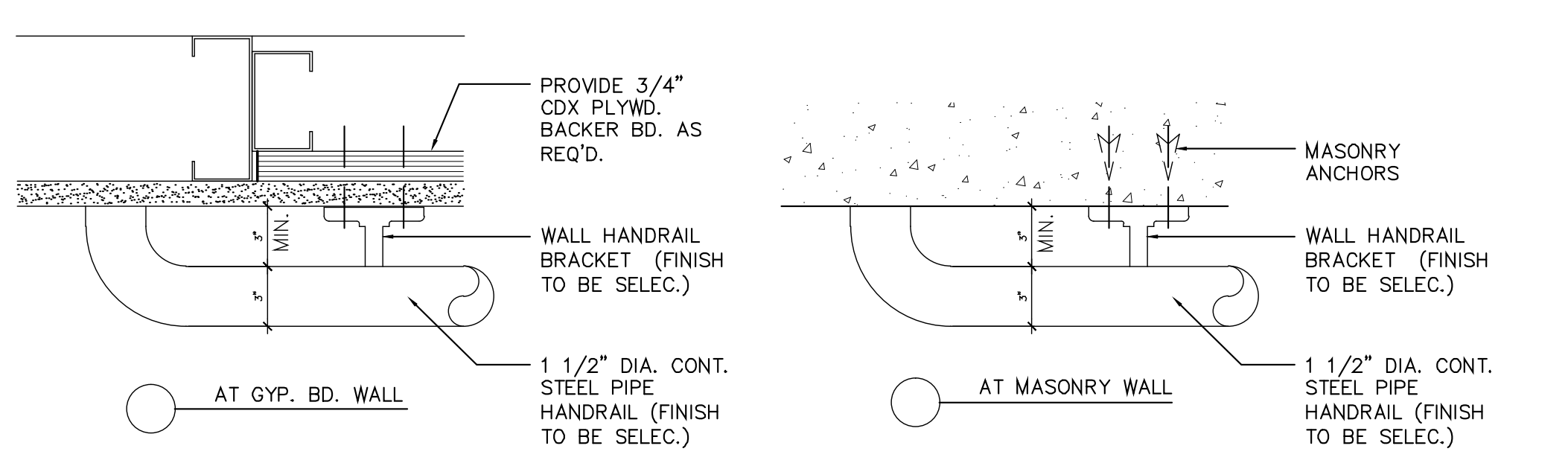
DETAIL @ LANDING

2 A-450
SCALE: 1 1/2" = 1'-0"


NEWEL POST
GUARDRAIL
MIN.
WALL HANDRAIL BRACKET (FINISH TO BE SELEC.)
1 1/2" DIA. CONT. STEEL PIPE HANDRAIL (FINISH TO BE SELEC.)

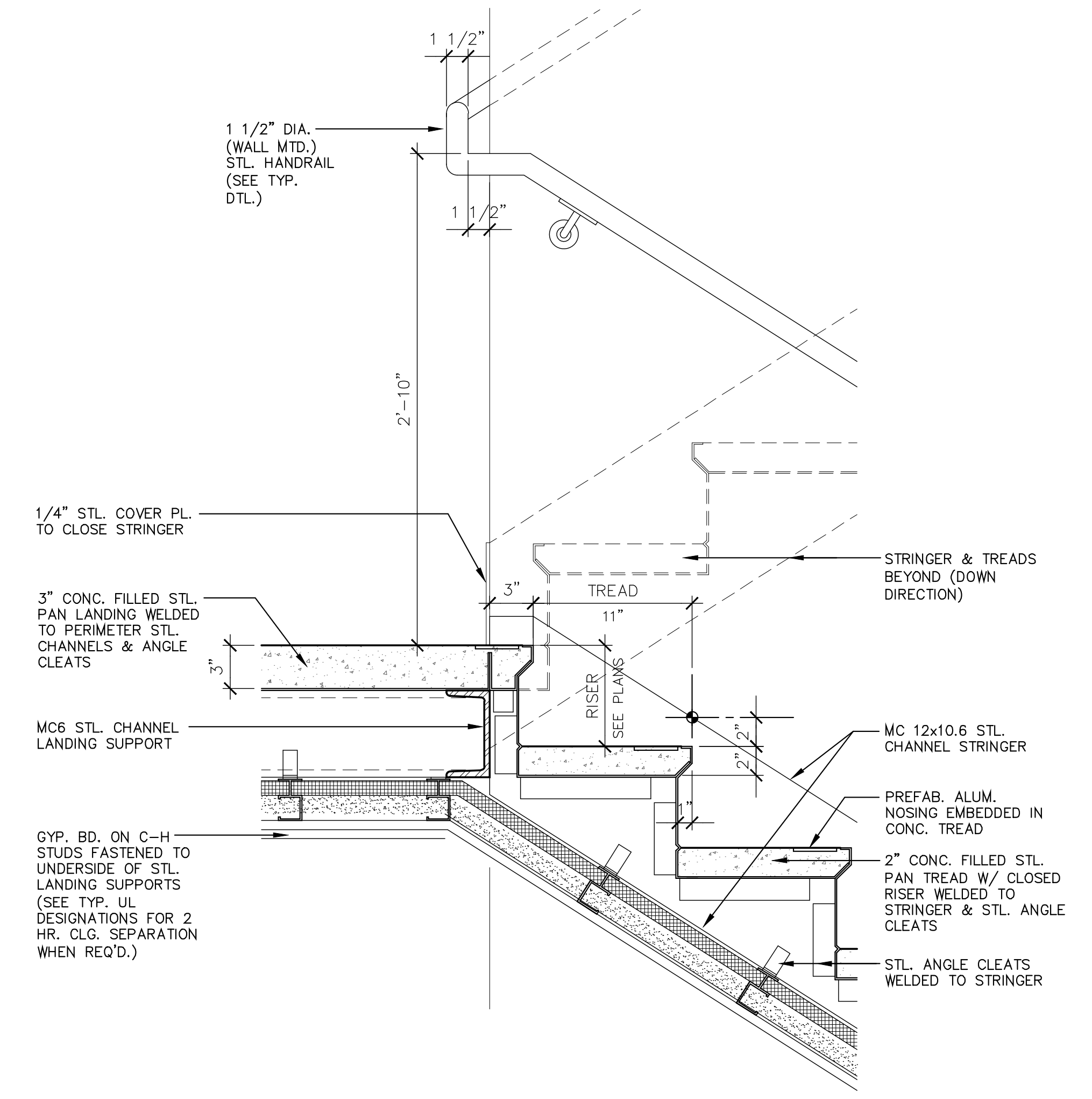
TYP. WALL MTD. HANDRAILS

3 A-450
SCALE: 3" = 1'-0"


PROVIDE 3/4" CDX PLYWD. BACKER BD. AS REQ'D.
MIN.
WALL HANDRAIL BRACKET (FINISH TO BE SELEC.)
1 1/2" DIA. CONT. STEEL PIPE HANDRAIL (FINISH TO BE SELEC.)
AT GYP. BD. WALL
MASONRY ANCHORS
MIN.
WALL HANDRAIL BRACKET (FINISH TO BE SELEC.)
1 1/2" DIA. CONT. STEEL PIPE HANDRAIL (FINISH TO BE SELEC.)
AT MASONRY WALL

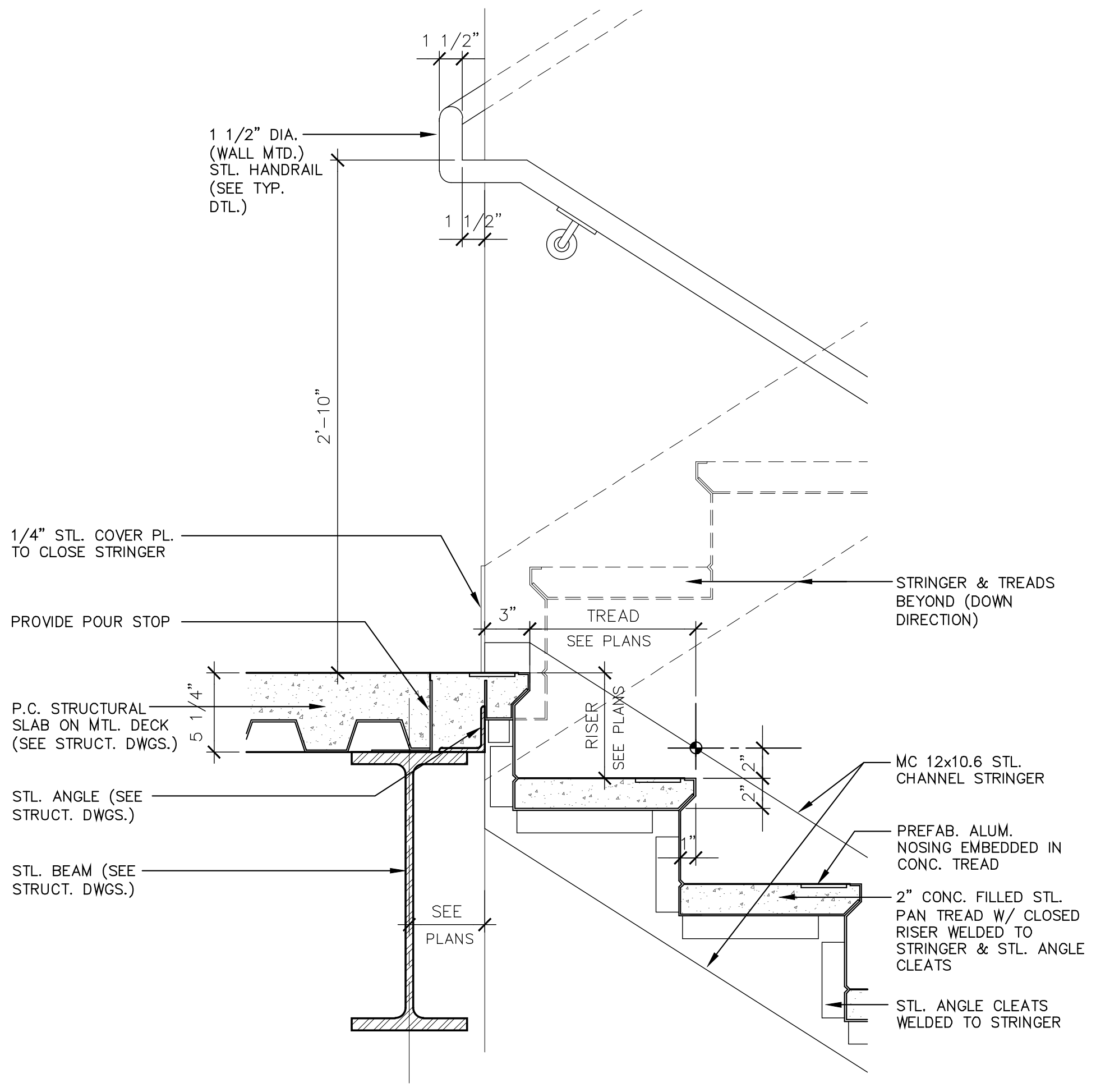
TYP. WALL MTD. HANDRAILS

4 A-450
SCALE: 3" = 1'-0"


1 1/2"
1 1/2" DIA. (WALL MTD.) STL. HANDRAIL (SEE TYP. DTL.)
1 1/2"
2'-10"
1/4" STL. COVER PL. TO CLOSE STRINGER
3" CONC. FILLED STL. PAN LANDING WELDED TO PERIMETER STL. CHANNELS & ANGLE CLEATS
3"
3"
TREAD
11"
RISER
SEE PLANS
2"
2"
1"
MC6 STL. CHANNEL LANDING SUPPORT
GYP. BD. ON C-H STUDS FASTENED TO UNDERSIDE OF STL. LANDING SUPPORTS (SEE TYP. UL DESIGNATIONS FOR 2 HR. CLG. SEPARATION WHEN REQ'D.)
STRINGER & TREADS BEYOND (DOWN DIRECTION)
MC 12x10.6 STL. CHANNEL STRINGER
PREFAB. ALUM. NOSING EMBEDDED IN CONC. TREAD
2" CONC. FILLED STL. PAN TREAD W/ CLOSED RISER WELDED TO STRINGER & STL. ANGLE CLEATS
STL. ANGLE CLEATS WELDED TO STRINGER

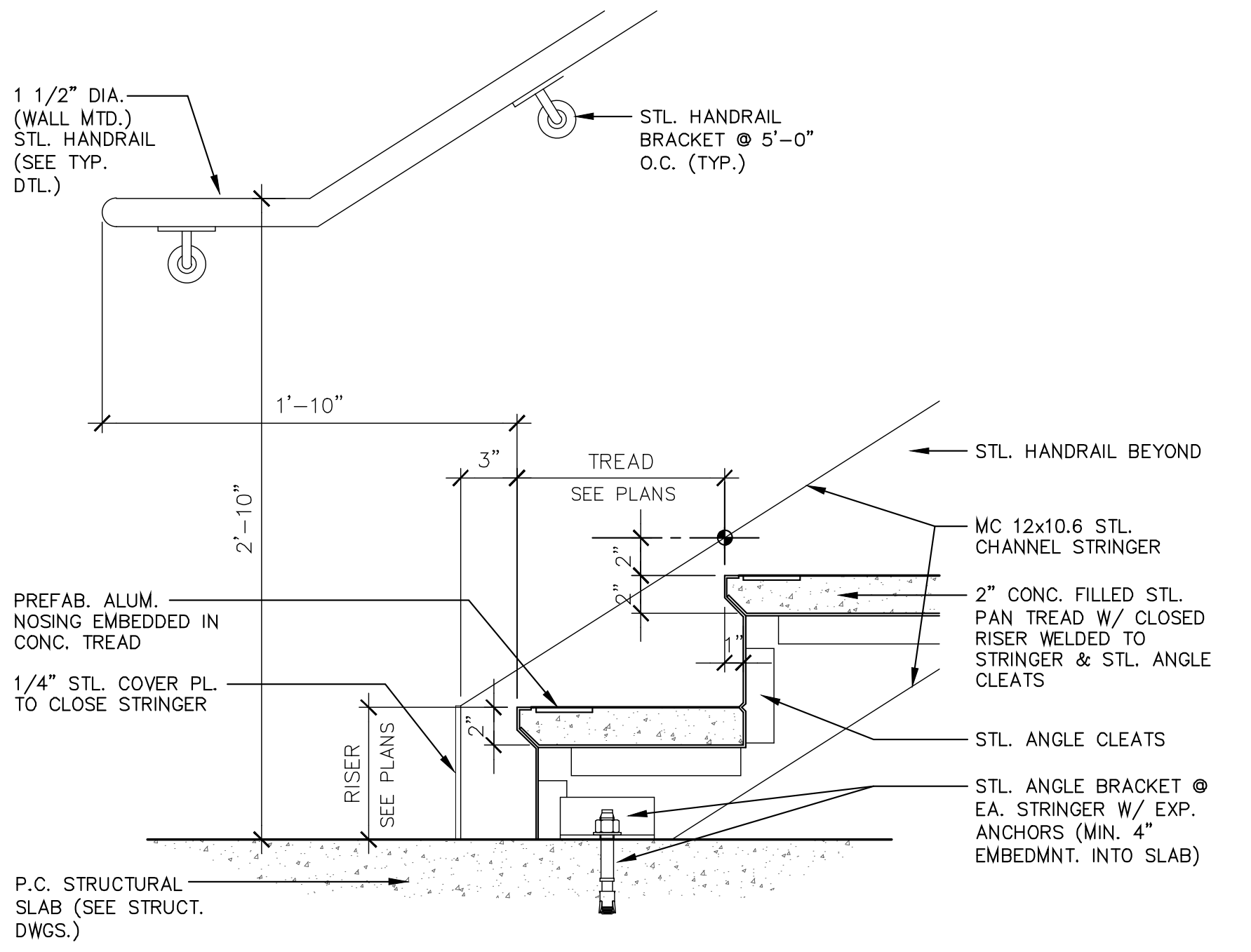
DETAIL @ INTERM. LANDING (SCISSOR STAIRS)

7 A-450
SCALE: 1 1/2" = 1'-0"


1 1/2"
1 1/2" DIA. (WALL MTD.) STL. HANDRAIL (SEE TYP. DTL.)
1 1/2"
2'-10"
1/4" STL. COVER PL. TO CLOSE STRINGER
PROVIDE POUR STOP
P.C. STRUCTURAL SLAB ON MTL. DECK (SEE STRUCT. DWGS.)
5 1/4"
STL. ANGLE (SEE STRUCT. DWGS.)
STL. BEAM (SEE STRUCT. DWGS.)
3"
TREAD
SEE PLANS
RISER
SEE PLANS
2"
2"
1"
SEE
PLANS
STRINGER & TREADS BEYOND (DOWN DIRECTION)
MC 12x10.6 STL. CHANNEL STRINGER
PREFAB. ALUM. NOSING EMBEDDED IN CONC. TREAD
2" CONC. FILLED STL. PAN TREAD W/ CLOSED RISER WELDED TO STRINGER & STL. ANGLE CLEATS
STL. ANGLE CLEATS WELDED TO STRINGER

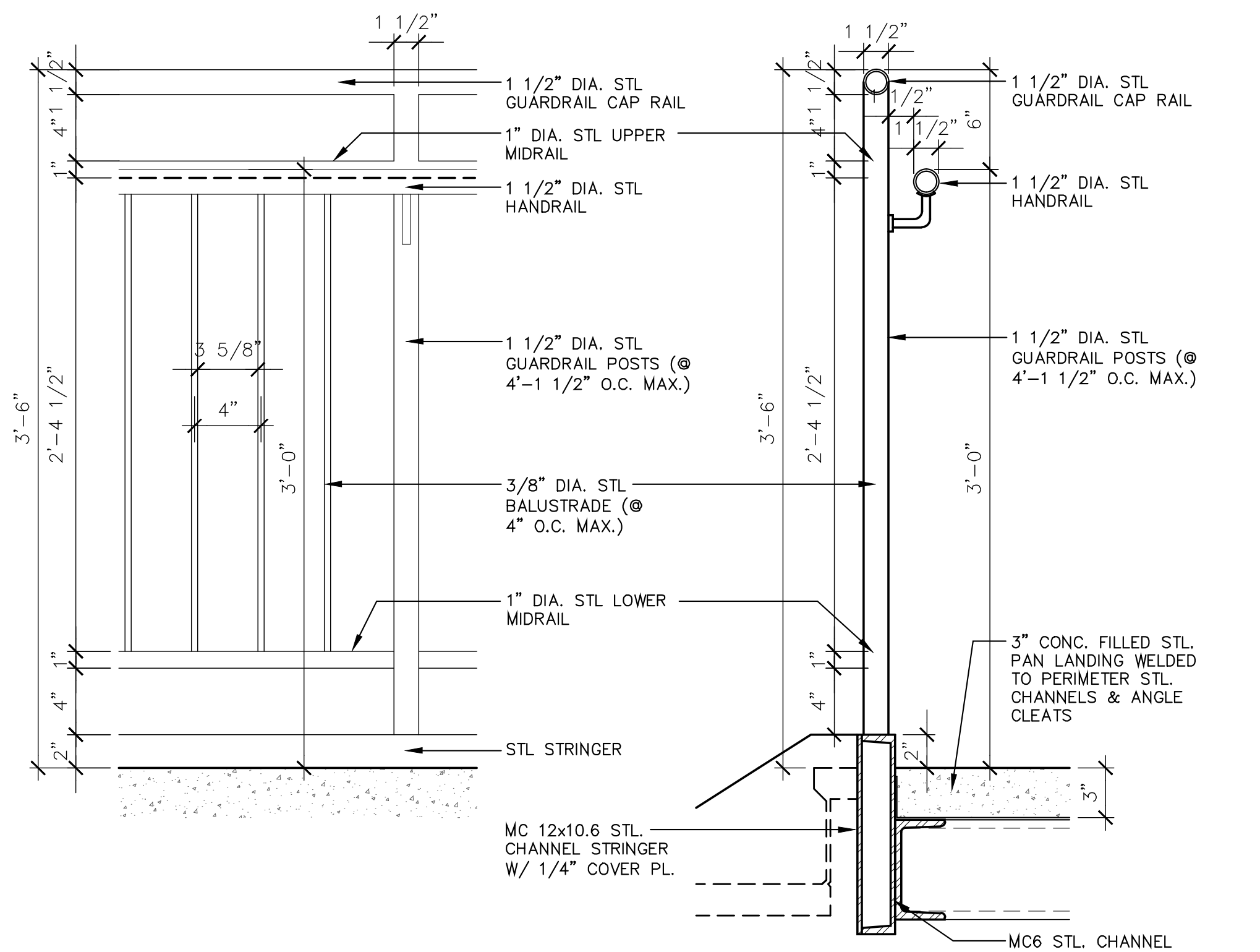
DETAIL @ LANDING

8 A-450
SCALE: 1 1/2" = 1'-0"


1 1/2" DIA. (WALL MTD.) STL. HANDRAIL (SEE TYP. DTL.)
STL. HANDRAIL BRACKET @ 5'-0" O.C. (TYP.)
1'-10"
3"
TREAD
SEE PLANS
2'-10"
2"
2"
1"
2"
RISER
SEE PLANS
PREFAB. ALUM. NOSING EMBEDDED IN CONC. TREAD
1/4" STL. COVER PL. TO CLOSE STRINGER
P.C. STRUCTURAL SLAB (SEE STRUCT. DWGS.)
STL. HANDRAIL BEYOND
MC 12x10.6 STL. CHANNEL STRINGER
2" CONC. FILLED STL. PAN TREAD W/ CLOSED RISER WELDED TO STRINGER & STL. ANGLE CLEATS
STL. ANGLE CLEATS
STL. ANGLE BRACKET @ EA. STRINGER W/ EXP. ANCHORS (MIN. 4" EMBEDMNT. INTO SLAB)

DETAIL @ LANDING

9 A-450
SCALE: 1 1/2" = 1'-0"


1 1/2"
1 1/2" DIA. STL GUARDRAIL CAP RAIL
1" DIA. STL UPPER MIDRAIL
1 1/2" DIA. STL HANDRAIL
1 1/2" DIA. STL GUARDRAIL POSTS (@ 4'-1 1/2" O.C. MAX.)
3/8" DIA. STL BALUSTRADE (@ 4" O.C. MAX.)
1" DIA. STL LOWER MIDRAIL
STL STRINGER
MC 12x10.6 STL. CHANNEL STRINGER W/ 1/4" COVER PL.
3 5/8"
4"
3'-6"
2'-4 1/2"
3'-0"
1 1/2"
4"
1"
1"
4"
2"
1 1/2"
1 1/2" DIA. STL GUARDRAIL CAP RAIL
1/2"
1 1/2"
6"
1 1/2" DIA. STL HANDRAIL
1 1/2" DIA. STL GUARDRAIL POSTS (@ 4'-1 1/2" O.C. MAX.)
3" CONC. FILLED STL. PAN LANDING WELDED TO PERIMETER STL. CHANNELS & ANGLE CLEATS
2"
3"
MC6 STL. CHANNEL LANDING SUPPORT

ELEVATION/ SECTION @ GUARD RAIL

10 A-450
SCALE: 1 1/2" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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ZONING & CODE CONSULTANT

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York, NY 10007
TEL. : (212) 385-1818

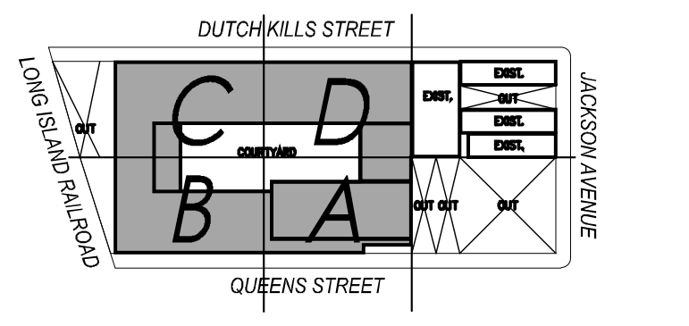
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT OUT
OUT

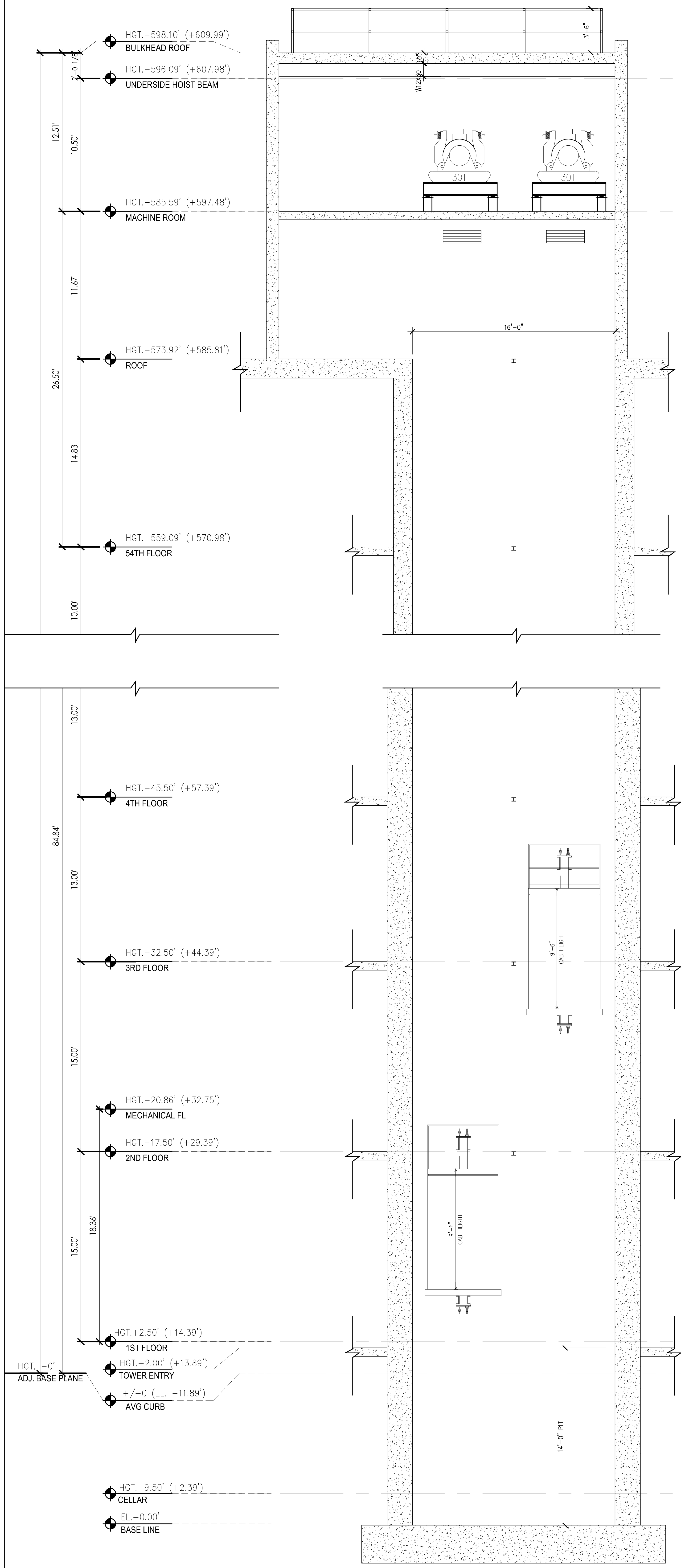
DRAWING TITLE:

STAIR DETAILS

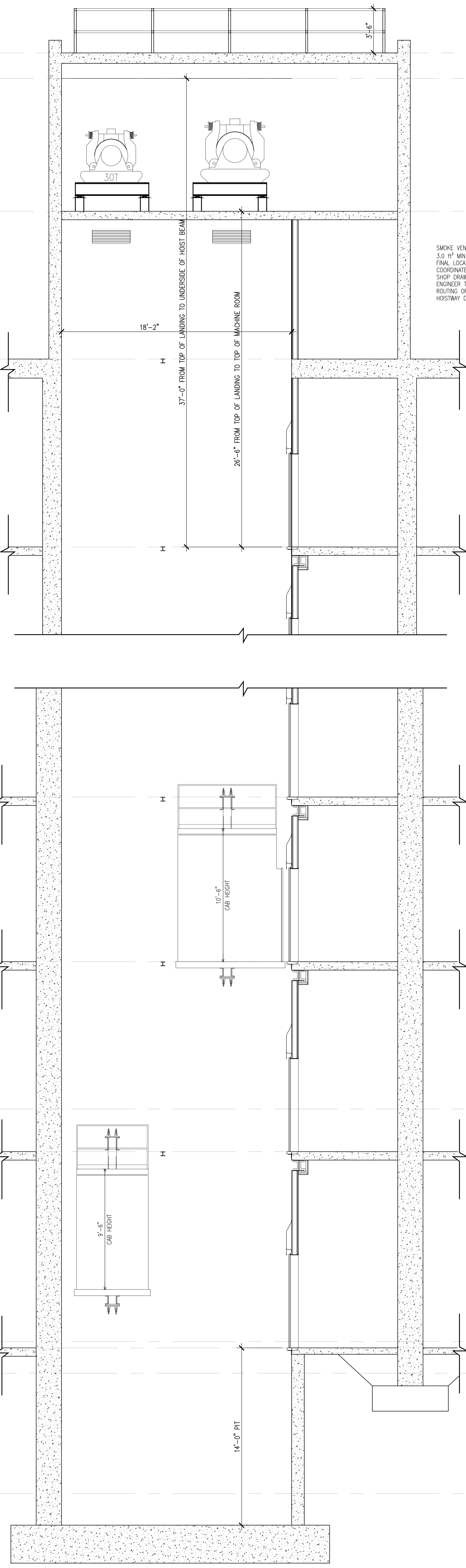
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

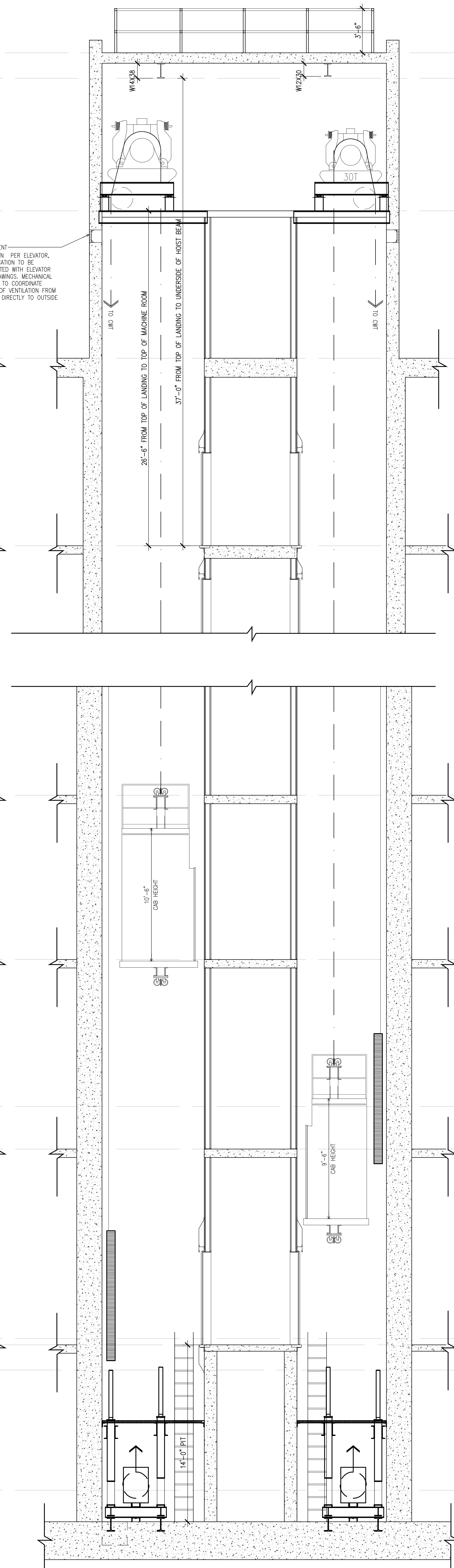
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-356.00
DRAWING : 104 OF 139


HGT.+598.10' (+609.99')
BULKHEAD ROOF
HGT.+596.09' (+607.98')
UNDERSIDE HOIST BEAM
HGT.+585.59' (+597.48')
MACHINE ROOM
HGT.+573.92' (+585.81')
ROOF
HGT.+559.09' (+570.98')
54TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
HGT. +0'
ADJ. BASE PLANE
+/-0 (EL. +11.89')
AVG CURB
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
2'-0 1/8"
12.51'
10.50'
11.67'
26.50'
14.83'
10.00'
13.00'
84.84'
13.00'
15.00'
18.36'
15.00'
16'-0"
30T
9'-6" CAB HEIGHT
14'-0" PIT

4 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"


30T
18'-2"
37'-0" FROM TOP OF LANDING TO UNDERSIDE OF HOIST BEAM
26'-6" FROM TOP OF LANDING TO TOP OF MACHINE ROOM
10'-6" CAB HEIGHT
9'-6" CAB HEIGHT
14'-0" PIT

3 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

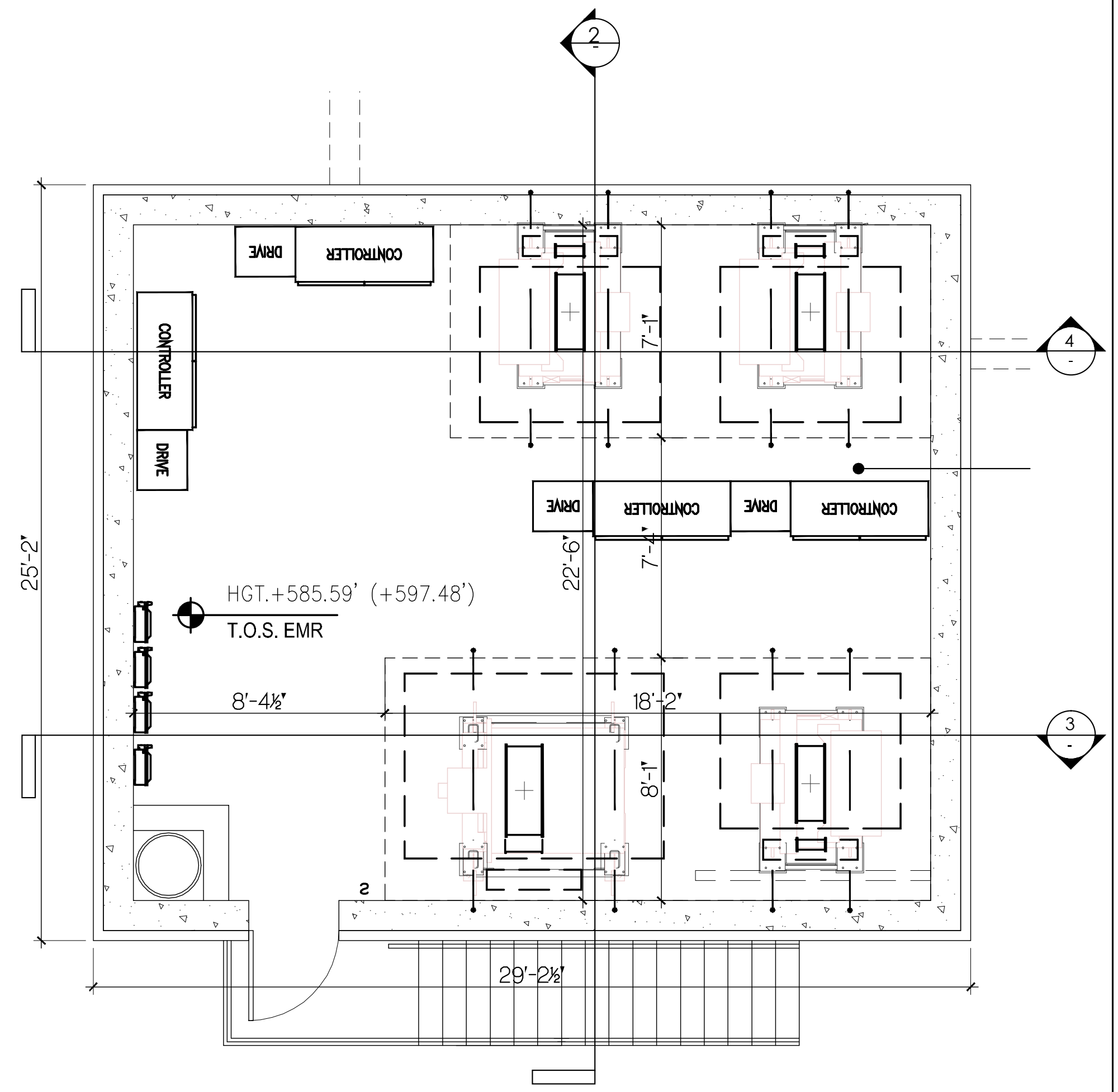

SMOKE VENT
3.0 ft² MIN PER ELEVATOR, FINAL LOCATION TO BE COORDINATED WITH ELEVATOR SHOP DRAWINGS. MECHANICAL ENGINEER TO COORDINATE ROUTING OF VENTILATION FROM HOISTWAY DIRECTLY TO OUTSIDE
TO CWT
26'-6" FROM TOP OF LANDING TO TOP OF MACHINE ROOM
37'-0" FROM TOP OF LANDING TO UNDERSIDE OF HOIST BEAM
10'-6" CAB HEIGHT
9'-6" CAB HEIGHT
14'-0" PIT

2 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

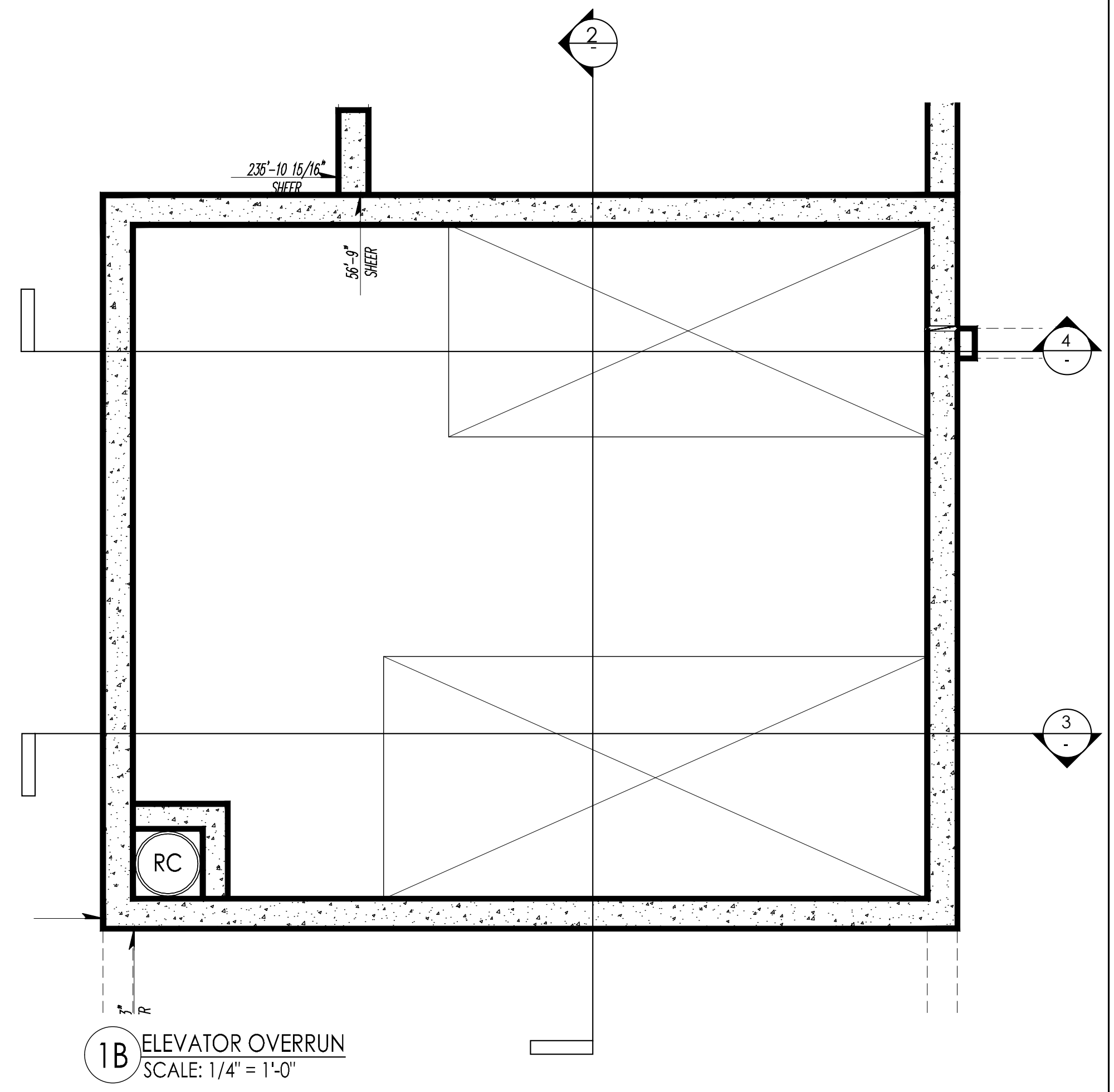
NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

POWER AND VENTILATION / UNIT
POWER BASED ON: 460V 3-PHASE-60 HERTZ

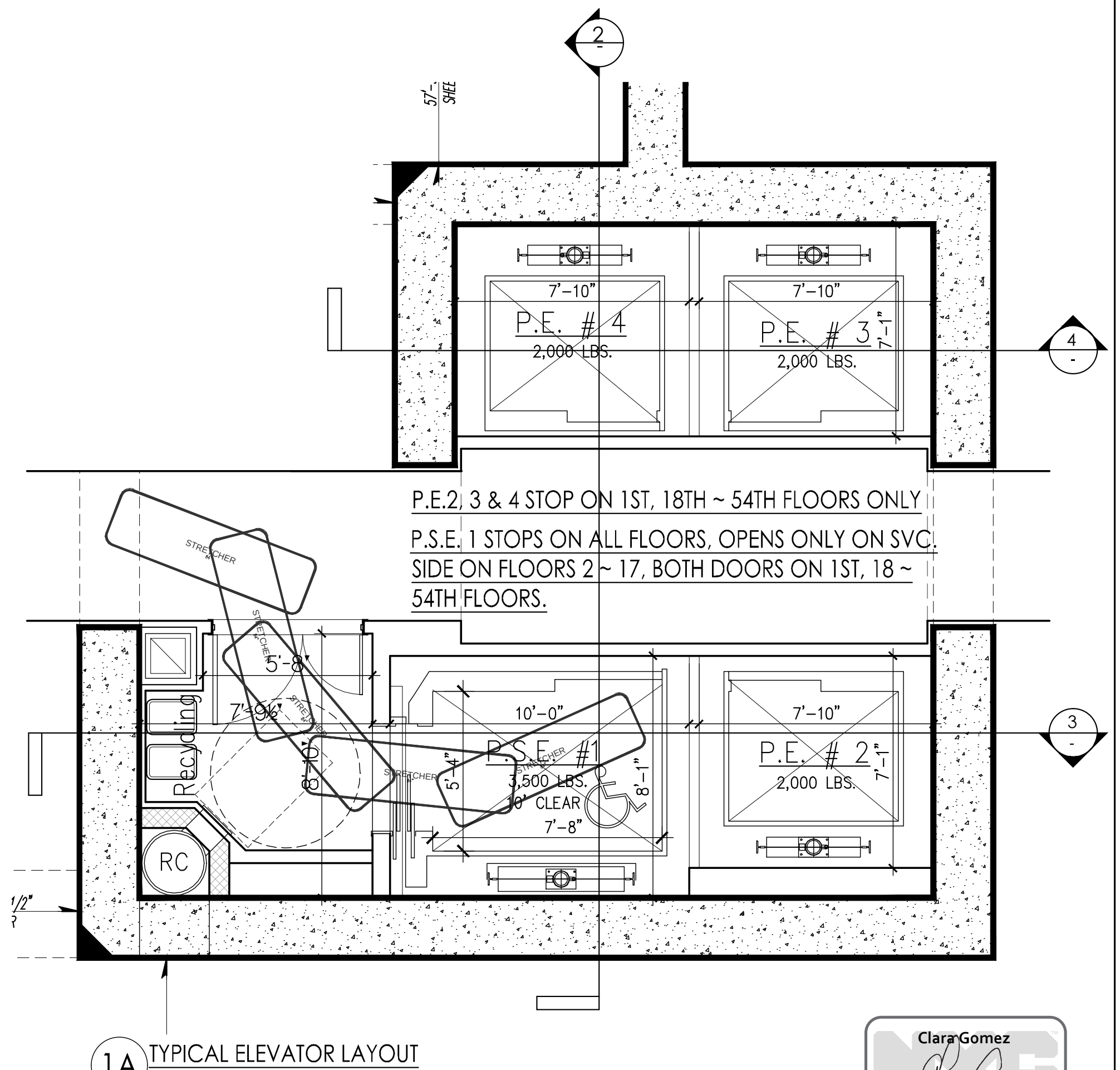
	MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
CE1	90	120	300	38000
PE2	50	67	167	21000


CONTROLLER
DRIVE
HGT.+585.59' (+597.48')
T.O.S. EMR
25'-2"
22'-6"
8'-4½"
18'-2"
29'-2½"
7'-1"
8'-1"

1C ELEVATOR MACHINE ROOM
SCALE: 1/4" = 1'-0"



1B ELEVATOR OVERRUN
SCALE: 1/4" = 1'-0"


P.E. # 4
2,000 LBS.
P.E. # 3
2,000 LBS.
7'-10"
7'-1"
P.E.2, 3 & 4 STOP ON 1ST, 18TH ~ 54TH FLOORS ONLY
P.S.E. 1 STOPS ON ALL FLOORS, OPENS ONLY ON SVC. SIDE ON FLOORS 2 ~ 17, BOTH DOORS ON 1ST, 18 ~ 54TH FLOORS.
STRETCHER
Recycling
5'-8"
7'-9½"
8'-10"
P.S.E. #1
3,500 LBS.
10' CLEAR
10'-0"
7'-8"
5'-4"
8'-1"
P.E. # 2
2,000 LBS.
RC

1A TYPICAL ELEVATOR LAYOUT
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

**43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.**
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

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SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

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47 Wilkens Drive
Dumount, NJ 07628
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FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

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West Seneca, NY 14224
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**MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.**
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TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

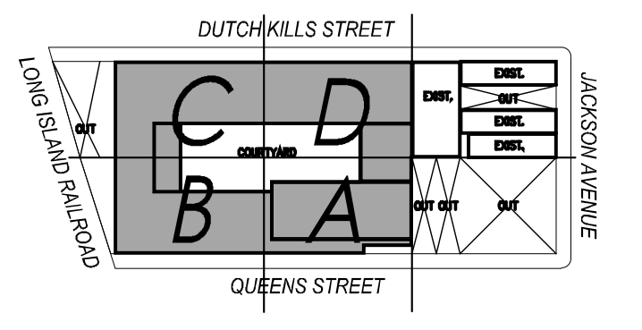
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
CUT
EXIST.

DRAWING TITLE:

ELEVATOR PLANS AND SECTIONS: PSE 1, PE 2-4

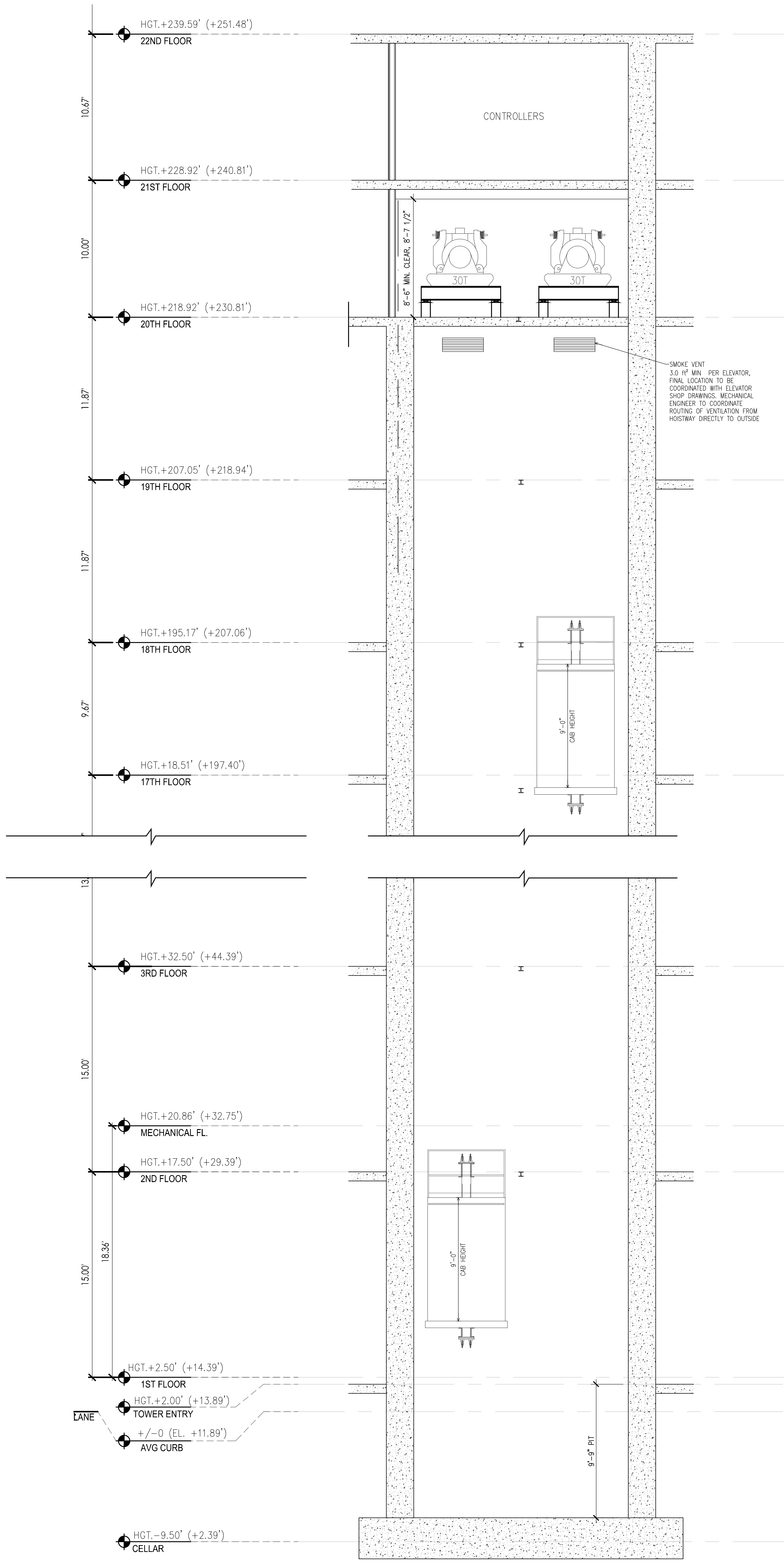
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-360.00
DRAWING : 105 OF 139

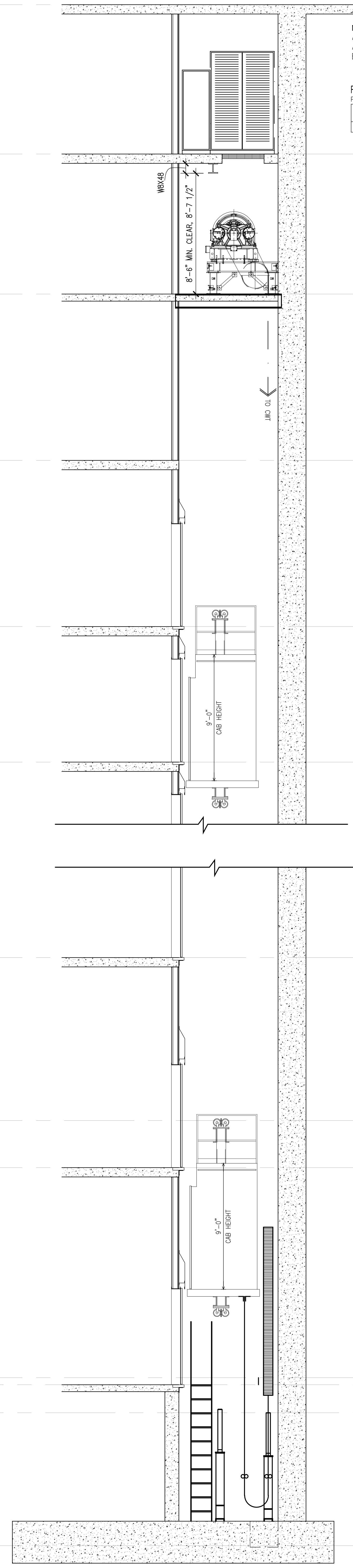
DEPT OF BLDGS 420651823 Job Number

ES866253808 Scan Code


HGT.+239.59' (+251.48')
22ND FLOOR
10.67'
CONTROLLERS
HGT.+228.92' (+240.81')
21ST FLOOR
10.00'
8'-6" MIN. CLEAR, 8'-7 1/2"
30T
30T
HGT.+218.92' (+230.81')
20TH FLOOR
11.87'
HGT.+207.05' (+218.94')
19TH FLOOR
11.87'
HGT.+195.17' (+207.06')
18TH FLOOR
9.67'
9'-0" CAB HEIGHT
HGT.+18.51' (+197.40')
17TH FLOOR
13
HGT.+32.50' (+44.39')
3RD FLOOR
15.00'
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
18.36'
15.00'
9'-0" CAB HEIGHT
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
LANE
+/-0 (EL. +11.89')
AVG CURB
9'-9" PIT
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE

SMOKE VENT
3.0 ft² MIN PER ELEVATOR, FINAL LOCATION TO BE COORDINATED WITH ELEVATOR SHOP DRAWINGS. MECHANICAL ENGINEER TO COORDINATE ROUTING OF VENTILATION FROM HOISTWAY DIRECTLY TO OUTSIDE

3 ELEVATIOR SECTION
SCALE: 1/4" = 1'-0"


W8X48
8'-6" MIN. CLEAR, 8'-7 1/2"
TO CWT
9'-0" CAB HEIGHT
9'-0" CAB HEIGHT

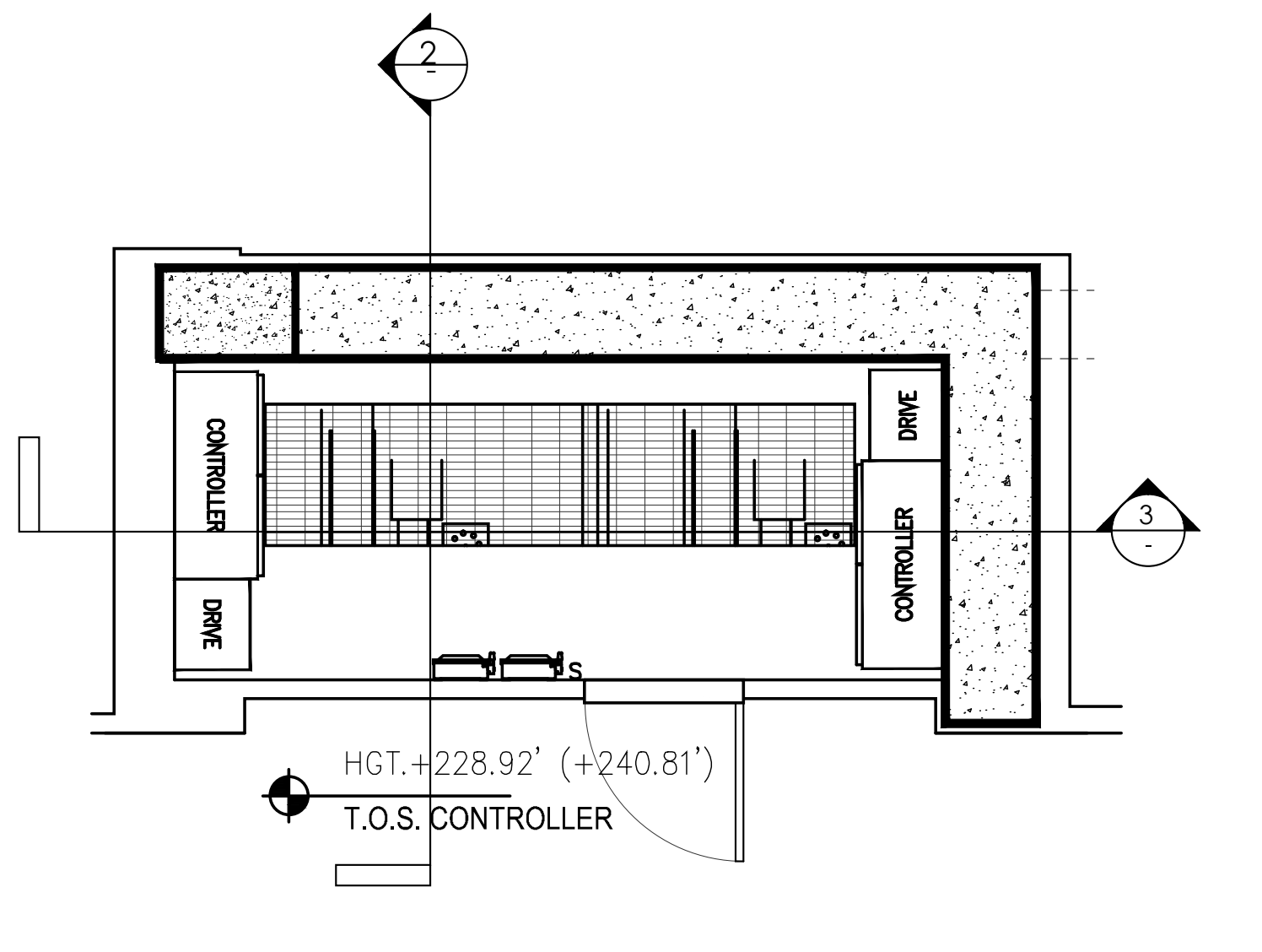
2 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

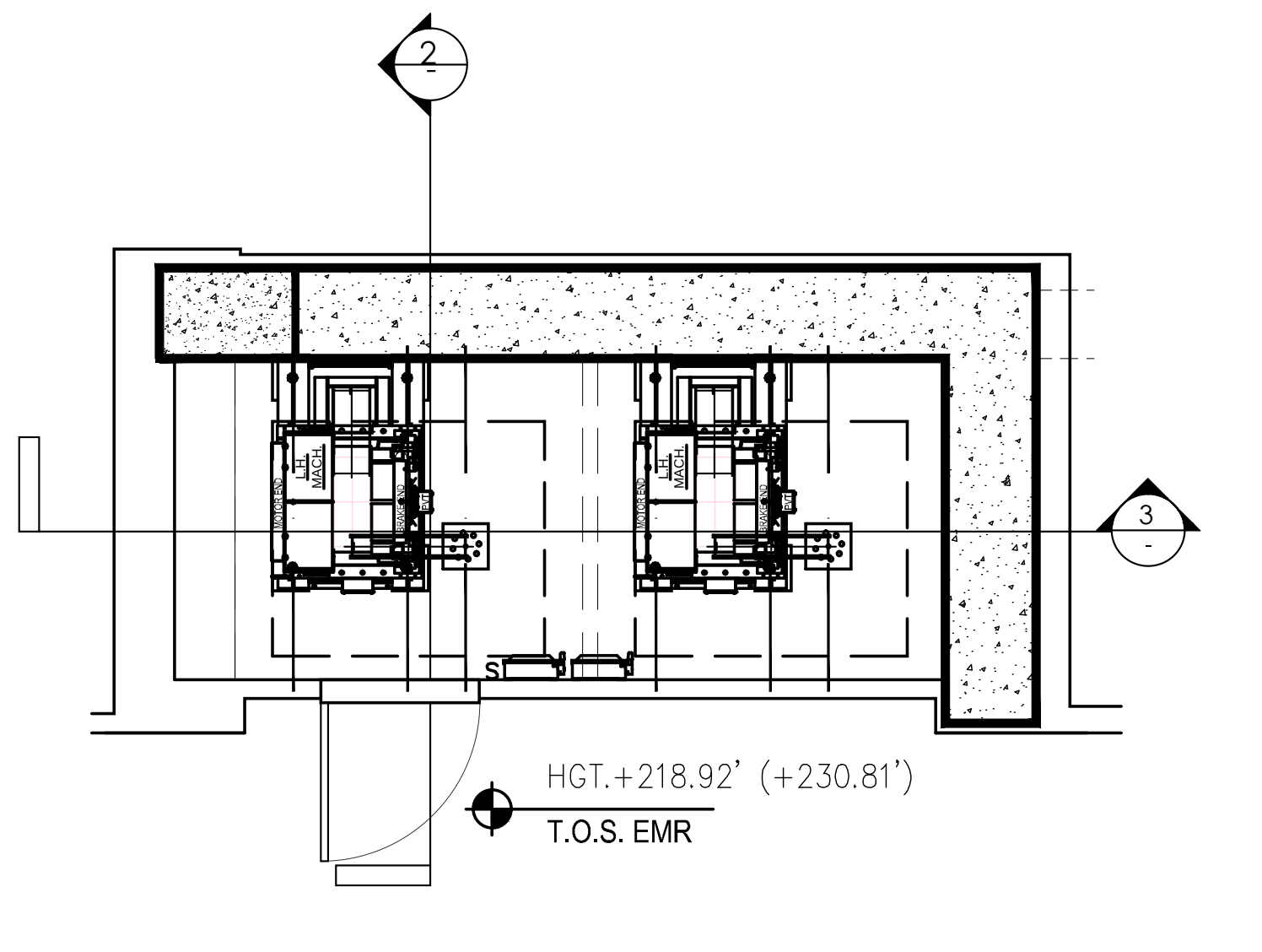
POWER AND VENTILATION / UNIT

POWER BASED ON: 460V 3-PHASE-60 HERTZ

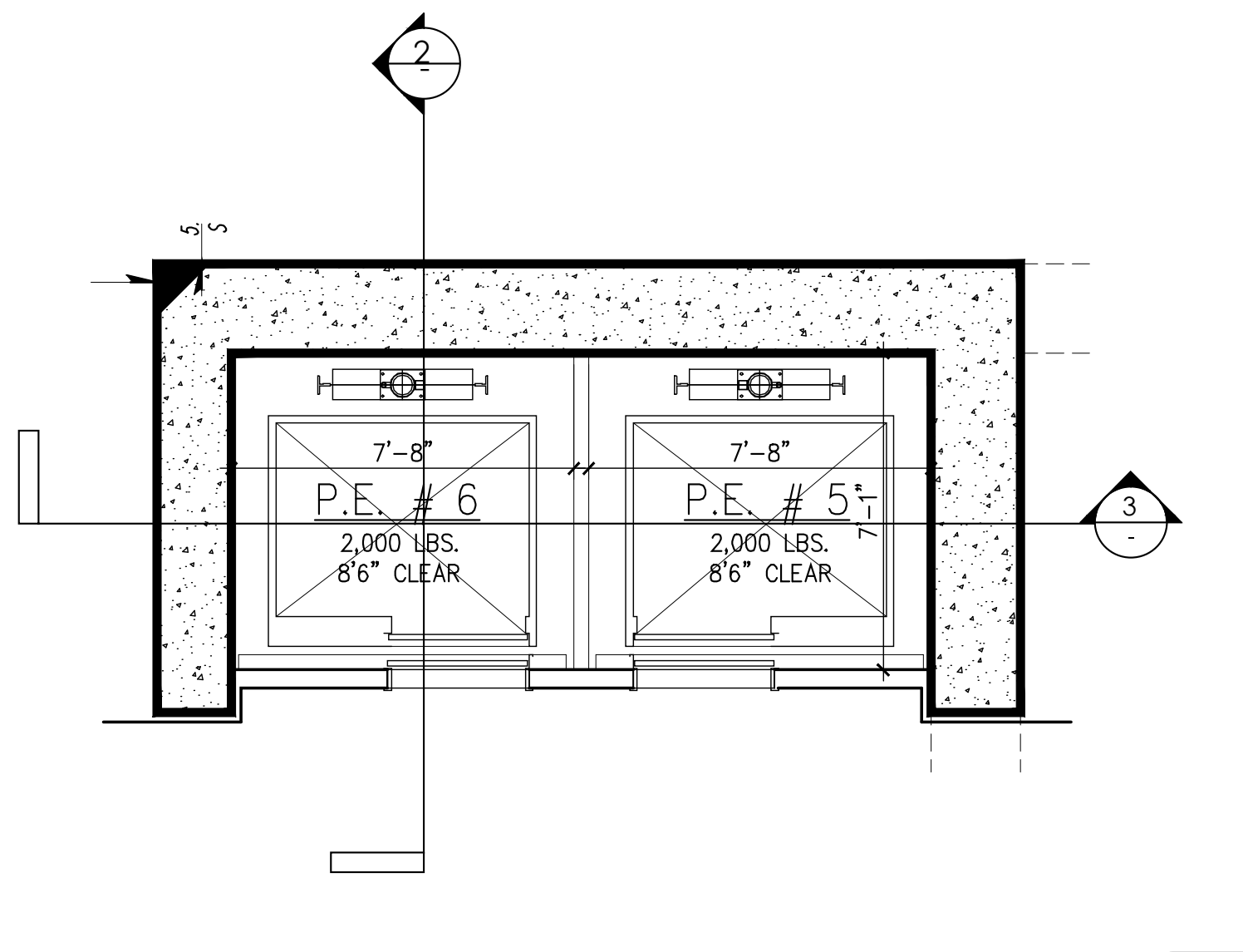
MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
30	40	100	13000


2
3
CONTROLLER
DRIVE
DRIVE
CONTROLLER
S
HGT.+228.92' (+240.81')
T.O.S. CONTROLLER

1C ELEVATOR CONTROL ROOM 21ST FLOOR
SCALE: 1/4" = 1'-0"


2
3
L.H. MACH.
S
HGT.+218.92' (+230.81')
T.O.S. EMR

1B ELEVATOR MACHINE ROOM 20TH FLOOR
SCALE: 1/4" = 1'-0"


2
3
7'-8"
P.E. # 6
2,000 LBS.
8'6" CLEAR
7'-8"
P.E. # 5
2,000 LBS.
8'6" CLEAR
7'-1"

1A TYPICAL ELEVATOR LAYOUT 1ST FL - 18TH FL.
SCALE: 1/4" = 1'-0"

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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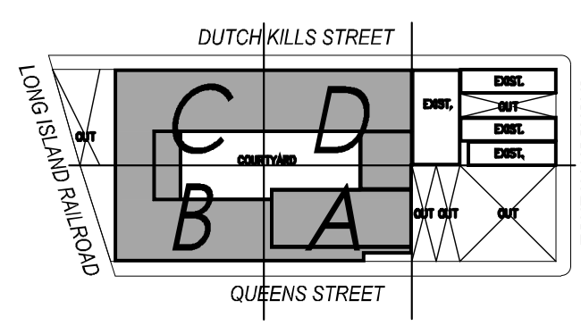
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'

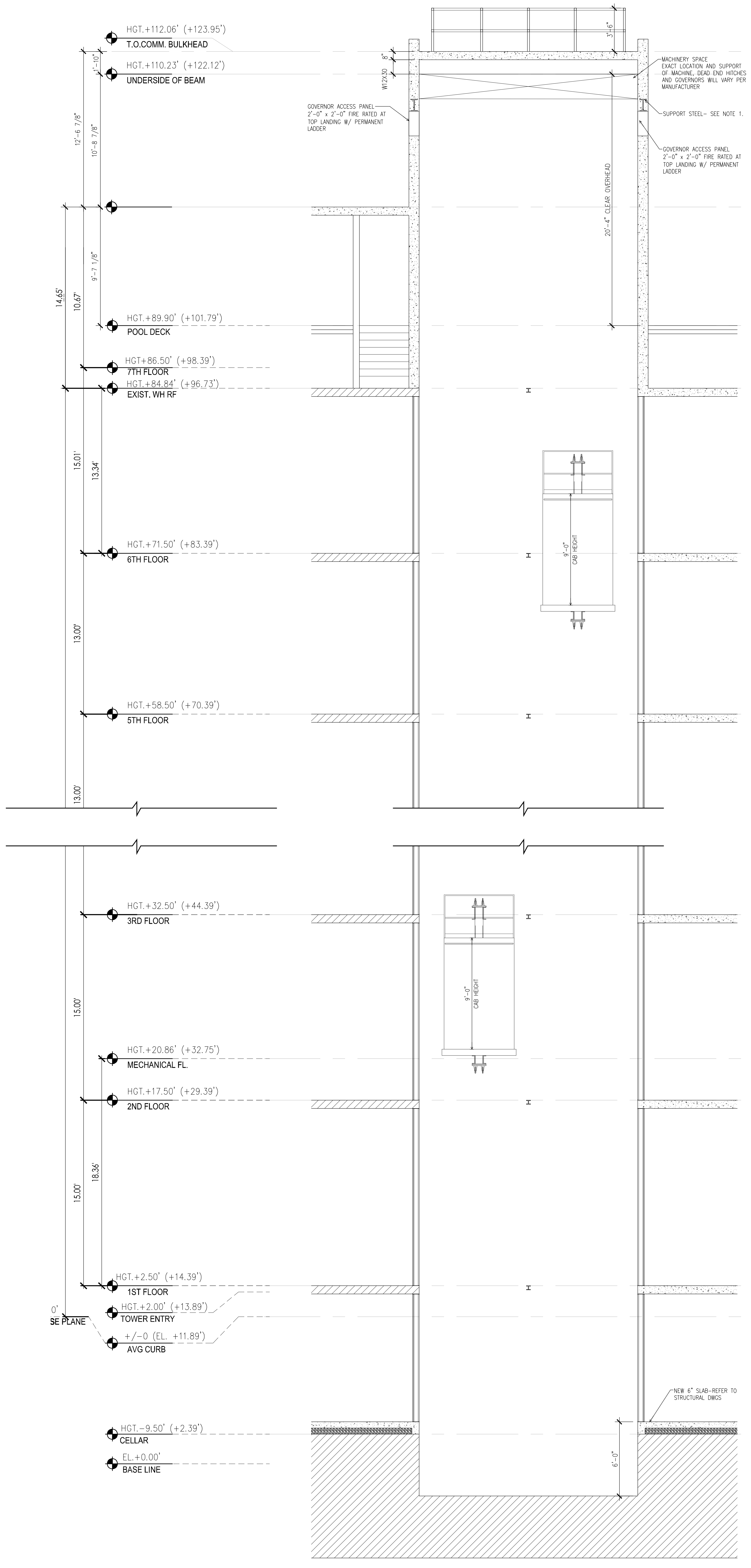

DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST,
OUT
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:
ELEVATOR PLANS AND SECTIONS: PE 5-6

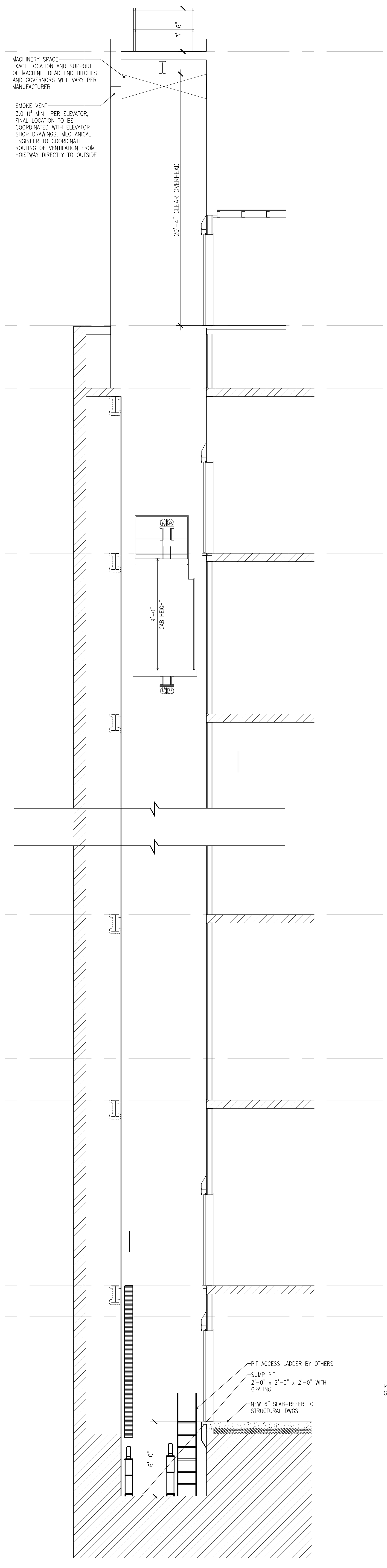
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

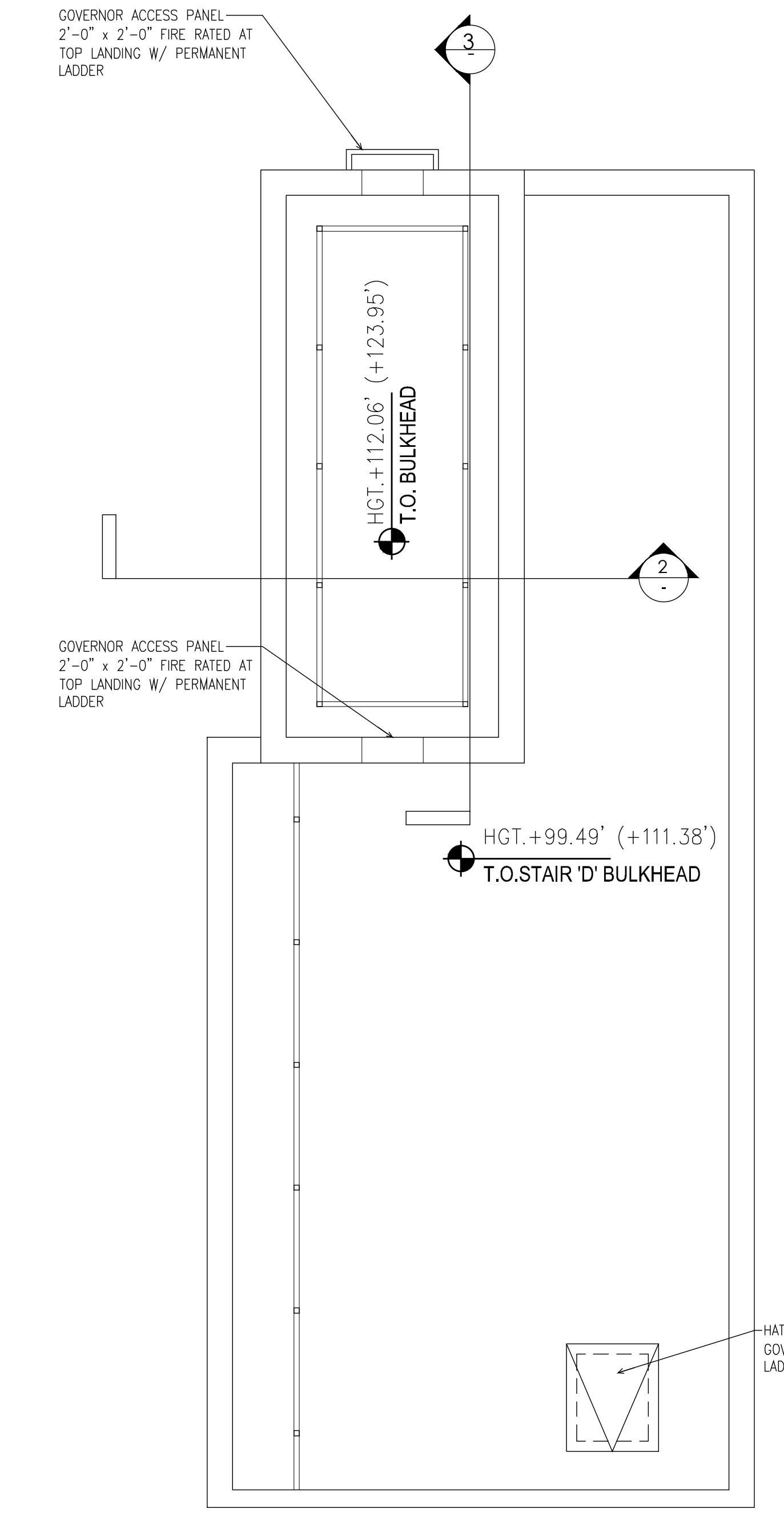
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-361.00
DRAWING : 106 OF 139


HGT.+112.06' (+123.95')
T.O.COMM. BULKHEAD
HGT.+110.23' (+122.12')
UNDERSIDE OF BEAM
HGT.+89.90' (+101.79')
POOL DECK
HGT+86.50' (+98.39')
7TH FLOOR
HGT.+84.84' (+96.73')
EXIST. WH RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
0'
SE PLANE
HGT.-9.50' (+2.39')
CELLAR
EL.+0.00'
BASE LINE
1'-10"
12'-6 7/8"
10'-8 7/8"
9'-7 1/8"
14.65'
10.67'
15.01'
13.34'
13.00'
13.00'
15.00'
15.00'
18.36'
3'-6"
8"
W12X30
MACHINERY SPACE
EXACT LOCATION AND SUPPORT OF MACHINE, DEAD END HITCHES AND GOVERNORS WILL VARY PER MANUFACTURER
GOVERNOR ACCESS PANEL 2'-0" x 2'-0" FIRE RATED AT TOP LANDING W/ PERMANENT LADDER
SUPPORT STEEL- SEE NOTE 1.
GOVERNOR ACCESS PANEL 2'-0" x 2'-0" FIRE RATED AT TOP LANDING W/ PERMANENT LADDER
20'-4" CLEAR OVERHEAD
9'-0" CAB HEIGHT
9'-0" CAB HEIGHT
NEW 6" SLAB-REFER TO STRUCTURAL DWGS
6'-0"

3 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

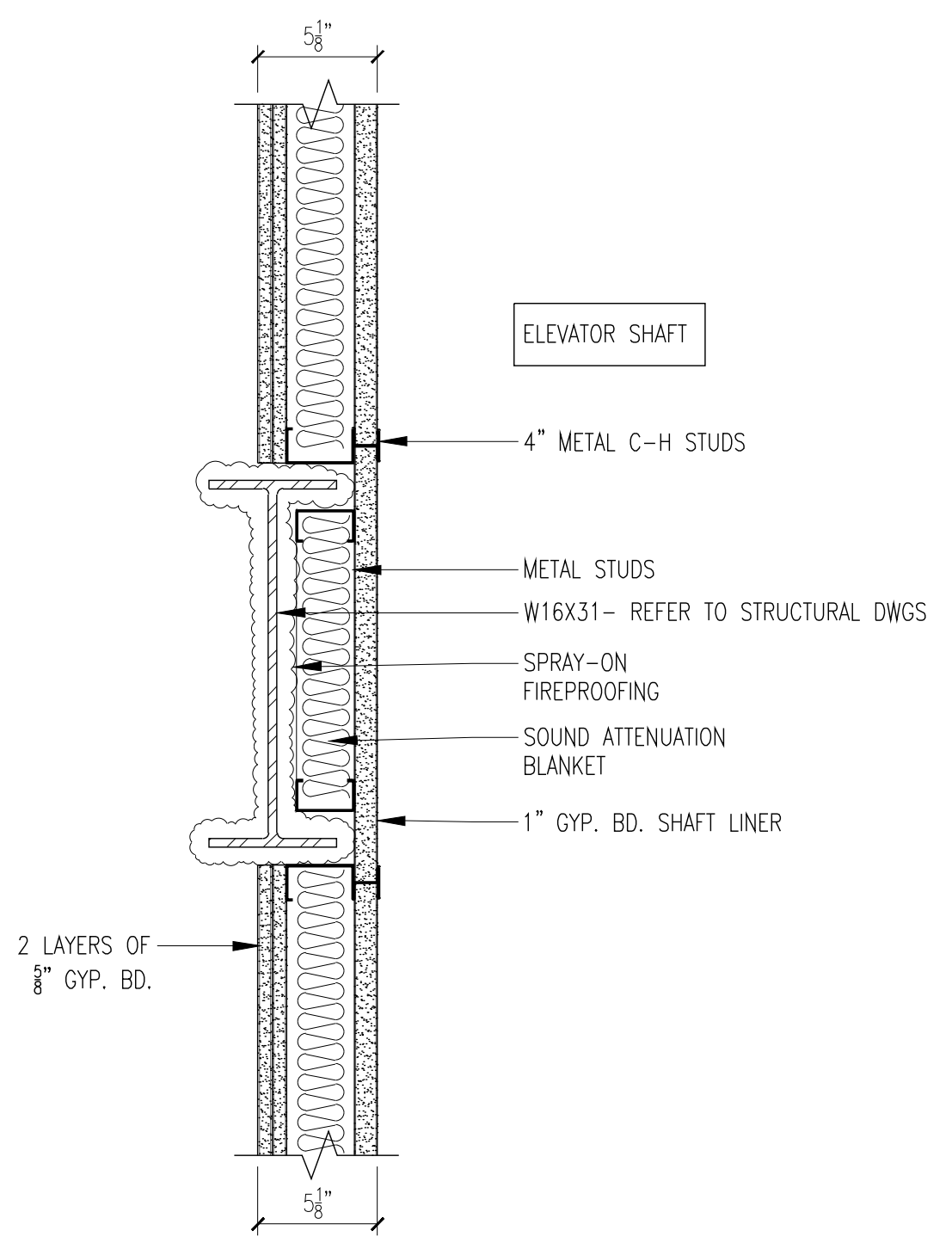

3'-6"
MACHINERY SPACE
EXACT LOCATION AND SUPPORT OF MACHINE, DEAD END HITCHES AND GOVERNORS WILL VARY PER MANUFACTURER
SMOKE VENT
3.0 ft² MIN PER ELEVATOR, FINAL LOCATION TO BE COORDINATED WITH ELEVATOR SHOP DRAWINGS. MECHANICAL ENGINEER TO COORDINATE ROUTING OF VENTILATION FROM HOISTWAY DIRECTLY TO OUTSIDE
20'-4" CLEAR OVERHEAD
9'-0" CAB HEIGHT
PIT ACCESS LADDER BY OTHERS
SUMP PIT
2'-0" x 2'-0" x 2'-0" WITH GRATING
NEW 6" SLAB-REFER TO STRUCTURAL DWGS
6'-0"

2 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"


GOVERNOR ACCESS PANEL 2'-0" x 2'-0" FIRE RATED AT TOP LANDING W/ PERMANENT LADDER
3
HGT.+112.06' (+123.95')
T.O. BULKHEAD
2
GOVERNOR ACCESS PANEL 2'-0" x 2'-0" FIRE RATED AT TOP LANDING W/ PERMANENT LADDER
HGT.+99.49' (+111.38')
T.O.STAIR 'D' BULKHEAD

HATCH FROM BELOW TO ACCES GOVERNOR PANEL W/ PERMANENT LADDER

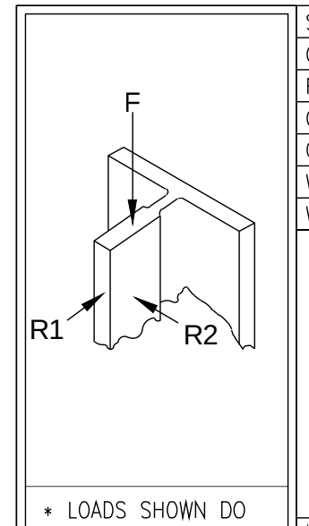
1E BULKHEAD PLAN
SCALE: 1/4" = 1'-0"


5 1/8"
ELEVATOR SHAFT
4" METAL C-H STUDS
METAL STUDS
W16X31- REFER TO STRUCTURAL DWGS
SPRAY-ON FIREPROOFING
SOUND ATTENUATION BLANKET
1" GYP. BD. SHAFT LINER
2 LAYERS OF 5/8" GYP. BD.
5 1/8"

REFER TO STRUCTURAL DRAWINGS FOR DIVIDER BEAM LOCATIONS

PIT AND RAIL LOADS

PE7



SEISMIC				S2
CLASS LOAD RATING				A
RAIL WEIGHT/SIZE				15
CAR BUFFER REACTION			A	* 47.5 K
CWT BUFFER REACTION			B	* 41.5 K
WEIGHT ONE STACK CAR RAIL				1700 #
WEIGHT ONE STACK CWT RAIL				1400 #
RAIL LOADS PER RAIL	NORMAL FORCES	F_{CAR}	C	* 26.4 K
			D	* 13.1 K
		F_{CWT}		11.7 K
		R1		800 #
		R2		200 #
	SAFETY FORCES	F_{CAR}		* 22.5 K
		F_{CWT}		* ---
	SEISMIC FORCES	R1		** 1500 #
		R2		** 800 #
MAX VERT SPAN GUIDE RAIL SUPPORT				14'

* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY

** CAR AND CWT RAILS

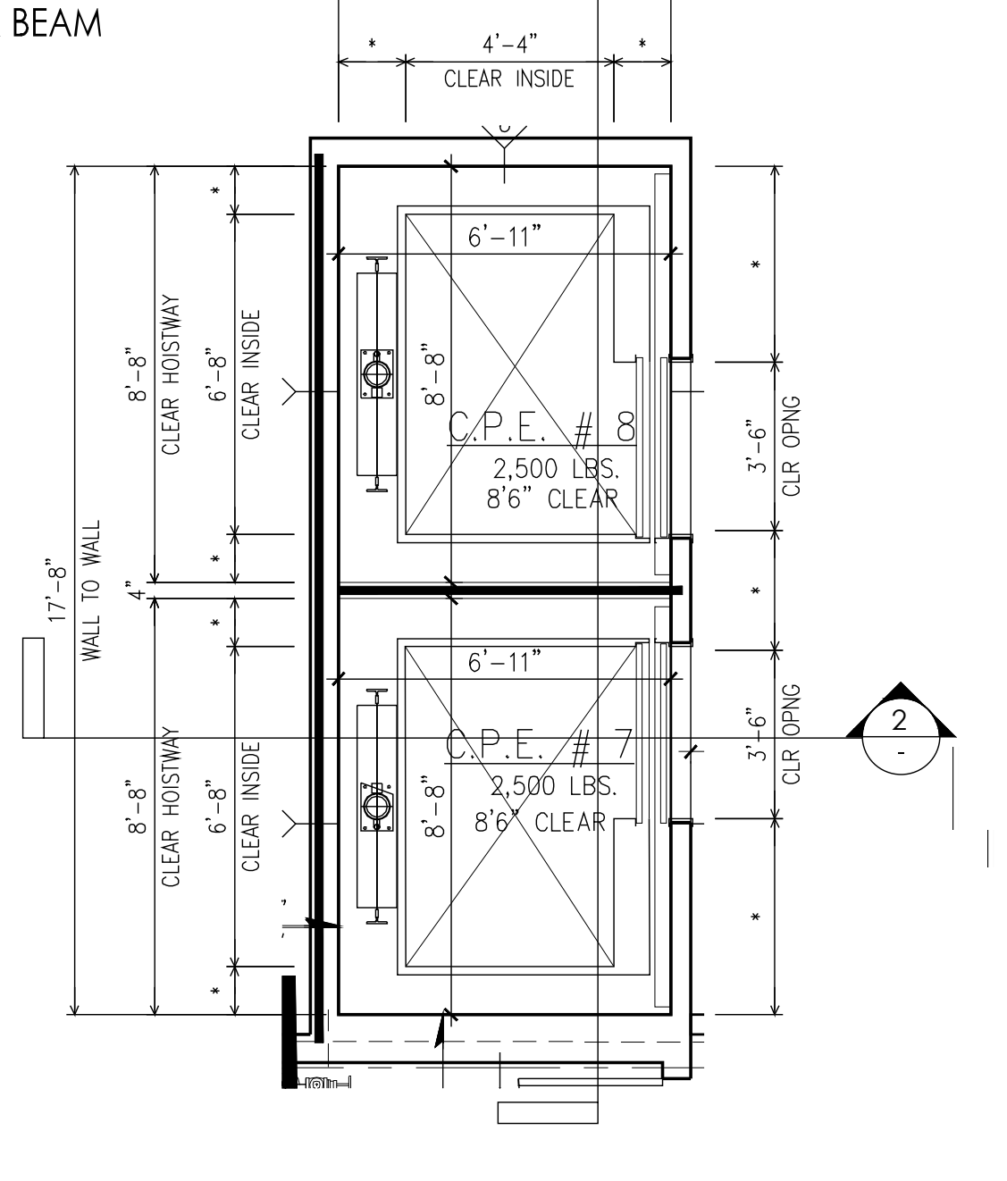
Rail support points shall have a max deflection of
1/8" when acted upon by forces R1 and R2
1/4" when acted upon by seismic forces R1 and R2

NOTES:

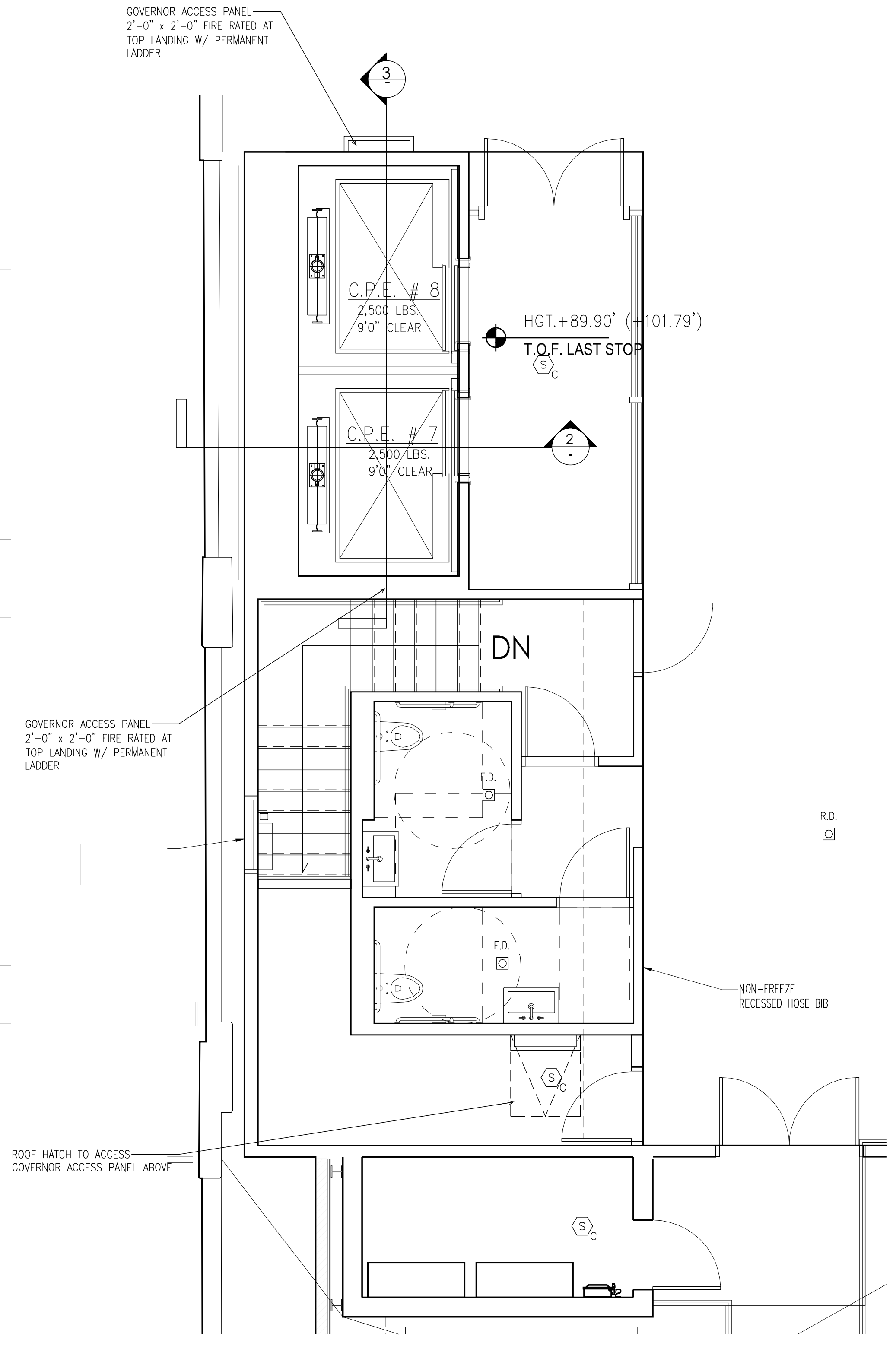
1. WHERE ELEVATOR HOISTING MACHINE IS SUPPORTED FROM AN OVERHEAD BUILDING STRUCTURE, THE TOTAL ELEVATOR LOAD, INCLUDING LIVE LOADS (DOUBLED FOR IMPACT), WILL NOT EXCEED 51.2K (PE7), 51.2K (PE8)
SINCE THE LOCATION OF THE SUPPORT BEAMS AND STRUCTURAL LOAD DISTRIBUTION VARY PER MANUFACTURER, COORDINATE THE SUPPORT REQUIREMENTS WITH THE ELEVATOR SHOP DRAWINGS.
2. WHERE ELEVATOR HOISTING MACHINE IS SUPPORTED FROM CAR AND COUNTERWEIGHT GUIDE RAILS AND LOADS ARE BROUGHT DOWN TO PIT FLOOR, THE TOTAL ELEVATOR LOAD WILL BE AS SHOWN ON THESE DRAWINGS. SINCE THE LOCATION OF THE GUIDE RAILS AND STRUCTURAL LOADS VARIES BY MANUFACTURER, COORDINATE THE SUPPORT REQUIREMENTS WITH THE ELEVATOR SHOP DRAWINGS.
3. THE LOCATION AND LIFTING CAPACITY OF THE HOISTING MACHINE BEAM USED FOR INSTALLATION AND MAINTENANCE OF THE ELEVATOR VARY PER MANUFACTURER. MAXIMUM LIFTING CAPACITY OF A BEAM IS 9000# AND CAN BE CONSIDERED AS A POINT LOAD LOCATED APPROXIMATELY IN THE CENTER OF THE ELEVATOR SHAFT. COORDINATE THE LOCATION AND LIFTING REQUIREMENTS OF THESE STRUCTURAL MEMBERS WITH THE ELEVATOR SHOP DRAWINGS.
4. SEISMIC DESIGN AND/OR COUNTERWEIGHT SAFETIES WILL INCREASE HOISTWAY DIMENSIONS AND PIT DEPTH
5. DIMENSIONS ANNOTATED WITH AN ASTERISK (*) VARY PER MANUFACTURER

POWER AND VENTILATION / UNIT
POWER BASED ON: 460V 3-PHASE-60 HERTZ

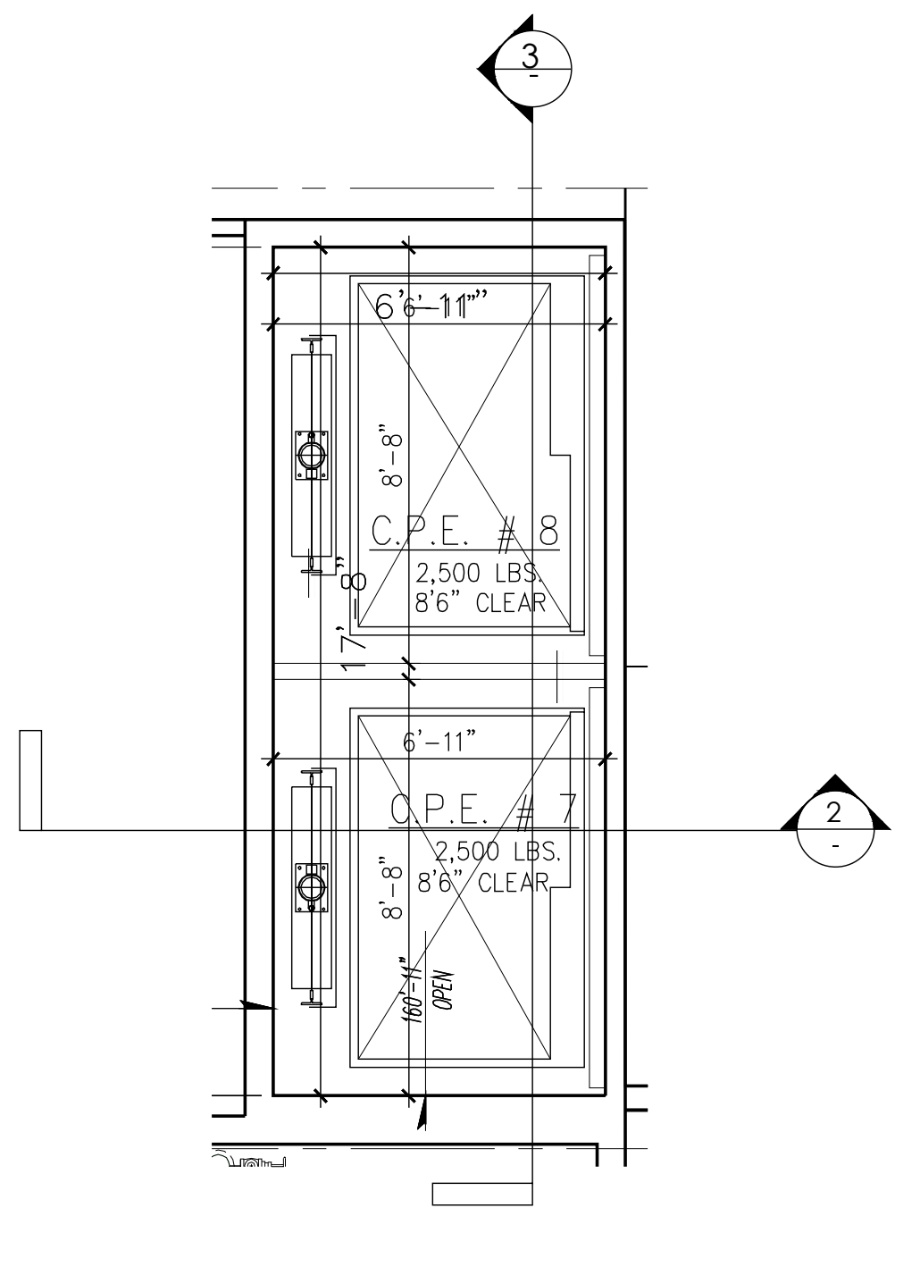
	MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
PE7	20	27	67	9000


6'-11"
WALL TO WALL
4'-4"
CLEAR INSIDE
17'-8"
WALL TO WALL
8'-8"
CLEAR HOISTWAY
6'-8"
CLEAR INSIDE
4"
6'-11"
8'-8"
C.P.E. # 8
2,500 LBS.
8'6" CLEAR
C.P.E. # 7
2,500 LBS.
8'6" CLEAR
3'-6"
CLR OPNG
2
3

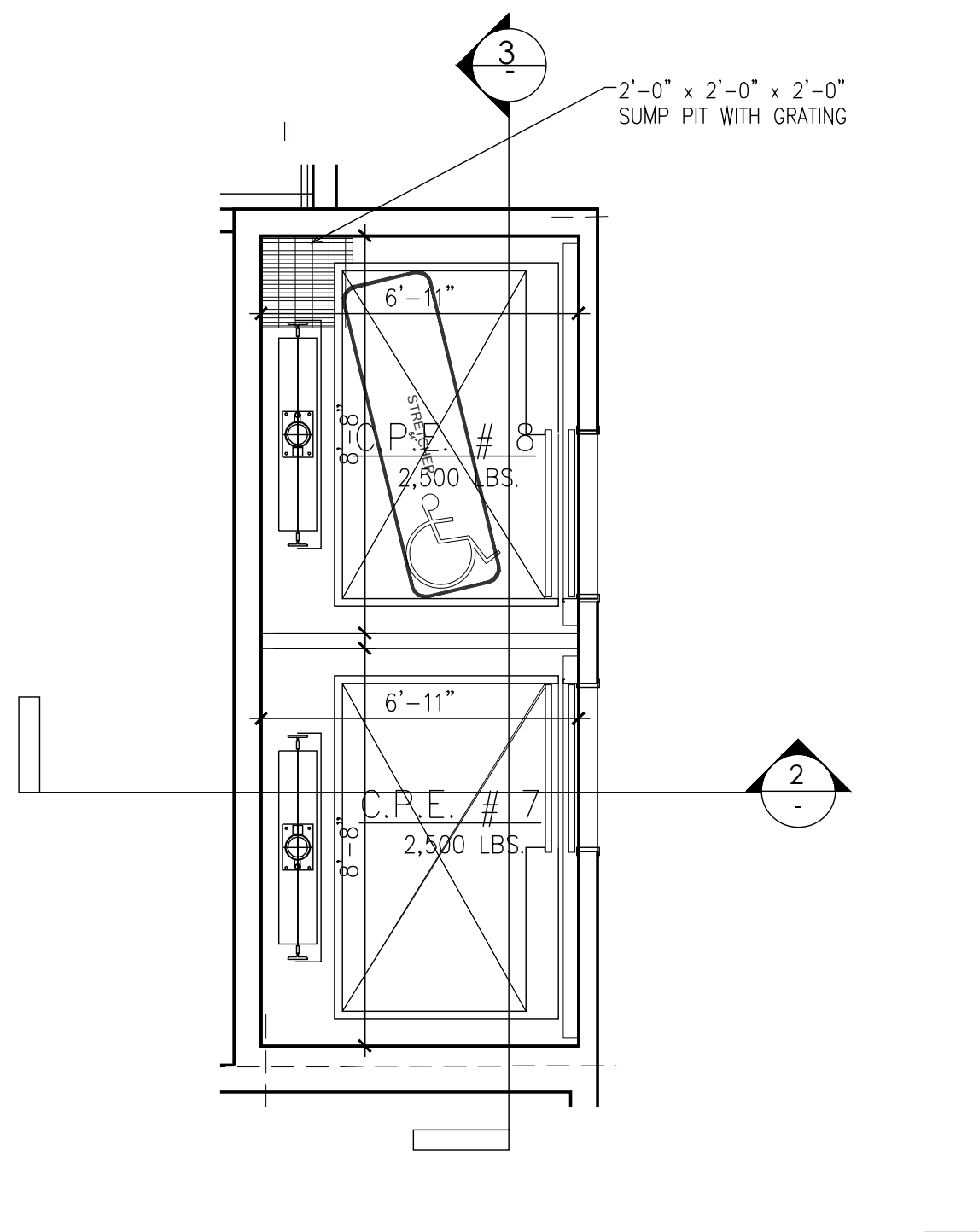
1C ELEVATOR PLAN- 6H FLOOR
SCALE: 1/4" = 1'-0"


GOVERNOR ACCESS PANEL 2'-0" x 2'-0" FIRE RATED AT TOP LANDING W/ PERMANENT LADDER
3
C.P.E. # 8
2,500 LBS.
9'0" CLEAR
C.P.E. # 7
2,500 LBS.
9'0" CLEAR
HGT.+89.90' (+101.79')
T.O.F. LAST STOP
2
DN
GOVERNOR ACCESS PANEL 2'-0" x 2'-0" FIRE RATED AT TOP LANDING W/ PERMANENT LADDER
F.D.
F.D.
R.D.
NON-FREEZE RECESSED HOSE BIB
ROOF HATCH TO ACCESS GOVERNOR ACCESS PANEL ABOVE

1D ELEVATOR AND EMR PLAN- 7TH FLOOR
SCALE: 1/4" = 1'-0"


3
6'-11"
8'-8"
C.P.E. # 8
2,500 LBS.
8'6" CLEAR
C.P.E. # 7
2,500 LBS.
8'6" CLEAR
2

1B ELEVATOR PLAN- 2ND THRU 5TH FLOOR (NO STOP)
SCALE: 1/4" = 1'-0"


3
2'-0" x 2'-0" x 2'-0" SUMP PIT WITH GRATING
6'-11"
8'-8"
C.P.E. # 8
2,500 LBS.
STRETCHER
6'-11"
C.P.E. # 7
2,500 LBS.
2

1A ELEVATOR PLAN- CELLAR AND GROUND FLOOR
SCALE: 1/4" = 1'-0"

NOTE: REFER TO IA SHEETS FOR CAB INTERIOR DETAILS.

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/2[illegible]/2015
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
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AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
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FAX : (212) 213-3191

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Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
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FAX : (973) 994-2539

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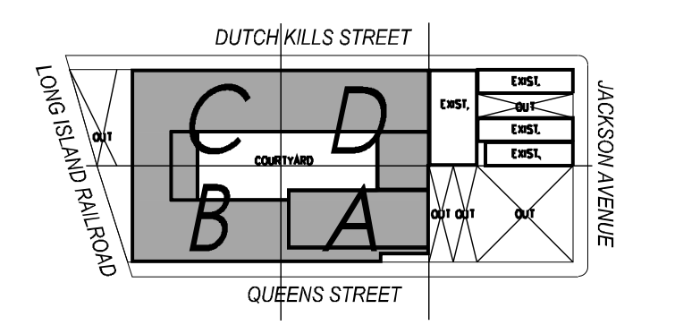
TEL. : (212) 385-1818

LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB- NB RESPONSE TO OBJECTIONS
	03.17.15	DOB- NB RESPONSE TO OBJECTIONS
	02.25.15	DOB- NB RESPONSE TO OBJECTIONS
	02.04.15	DOB- NB RESPONSE TO OBJECTIONS
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'

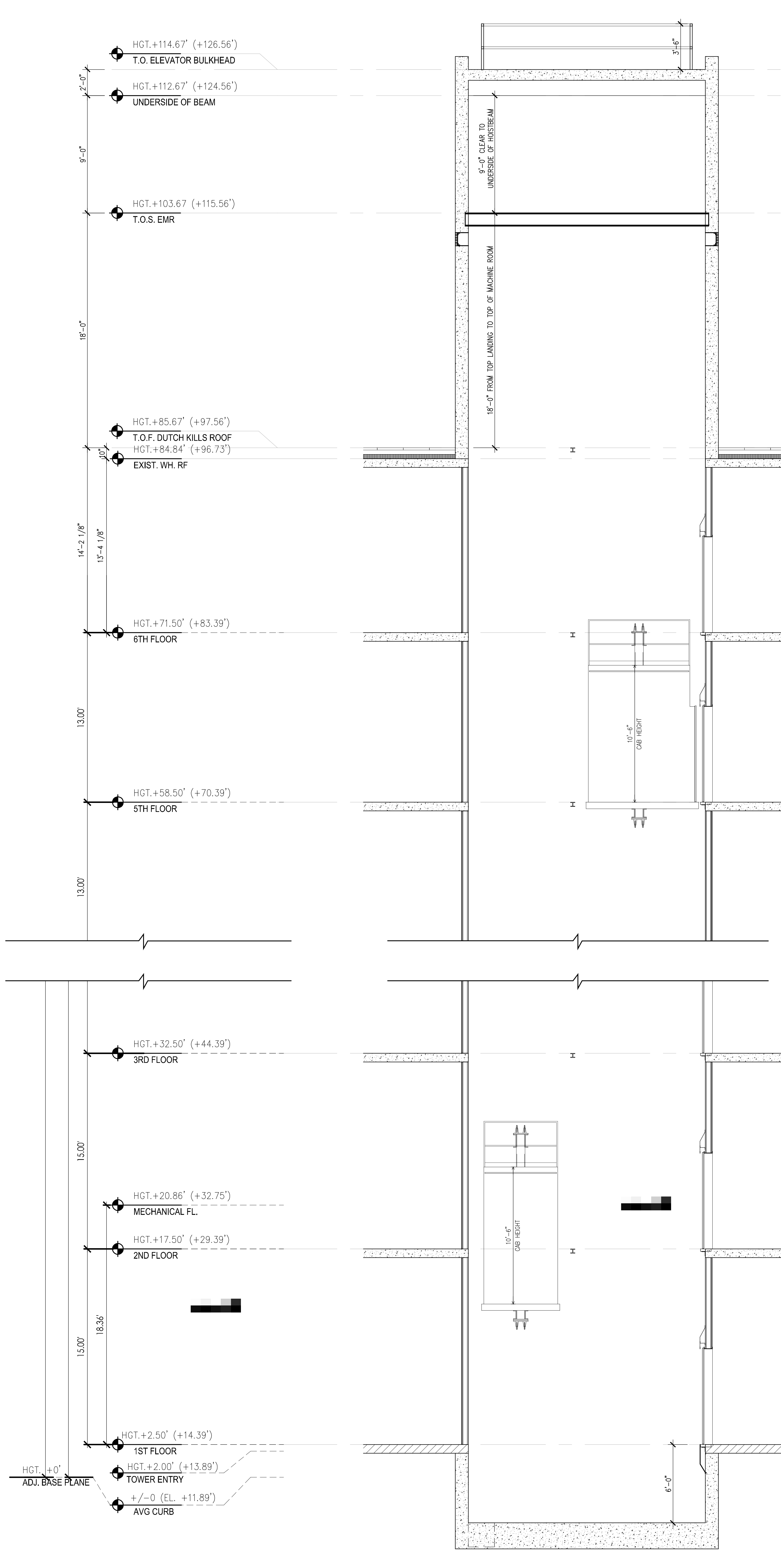

DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

ELEVATOR PLANS AND SECTIONS: PE 7-8

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-362.00
DRAWING : 107 OF 139

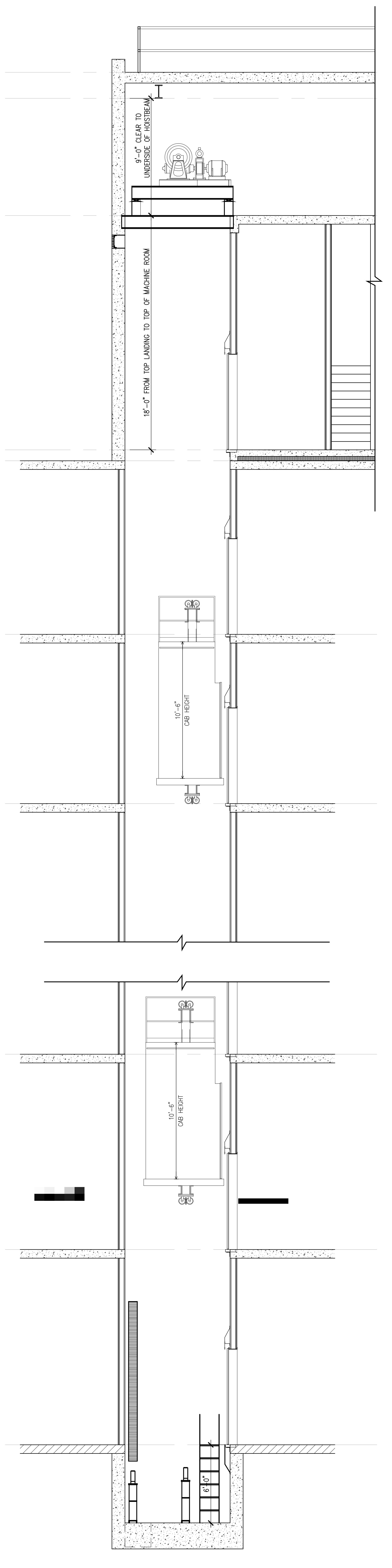

HGT.+114.67' (+126.56')
T.O. ELEVATOR BULKHEAD
HGT.+112.67' (+124.56')
UNDERSIDE OF BEAM
HGT.+103.67 (+115.56')
T.O.S. EMR
HGT.+85.67' (+97.56')
T.O.F. DUTCH KILLS ROOF
HGT.+84.84' (+96.73')
EXIST. WH. RF
HGT.+71.50' (+83.39')
6TH FLOOR
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+32.50' (+44.39')
3RD FLOOR
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
HGT.+2.50' (+14.39')
1ST FLOOR
HGT. +0'
ADJ. BASE PLANE
HGT.+2.00' (+13.89')
TOWER ENTRY
+/-0 (EL. +11.89')
AVG CURB
2'-0"
9'-0"
18'-0"
10"
14'-2 1/8"
13'-4 1/8"
13.00'
13.00'
15.00'
15.00'
18.36'
9'-0" CLEAR TO UNDERSIDE OF HOISTBEAM
18'-0" FROM TOP LANDING TO TOP OF MACHINE ROOM
10'-6" CAB HEIGHT
6'-0"

[redacted]

[redacted]

③ ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

[redacted]


9'-0" CLEAR TO UNDERSIDE OF HOISTBEAM
18'-0" FROM TOP LANDING TO TOP OF MACHINE ROOM
10'-6" CAB HEIGHT
6'-0"

[redacted]

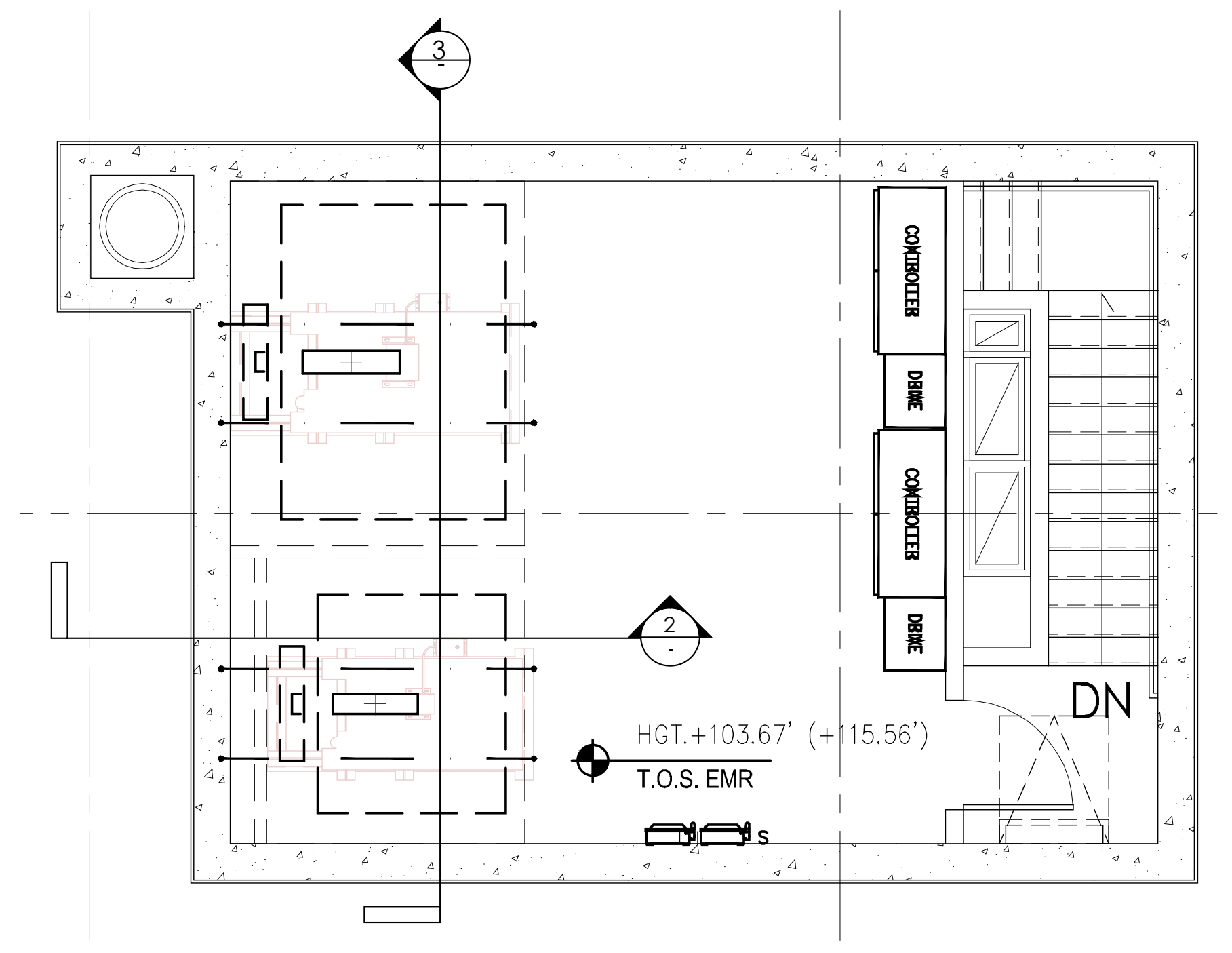
[redacted]

② ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

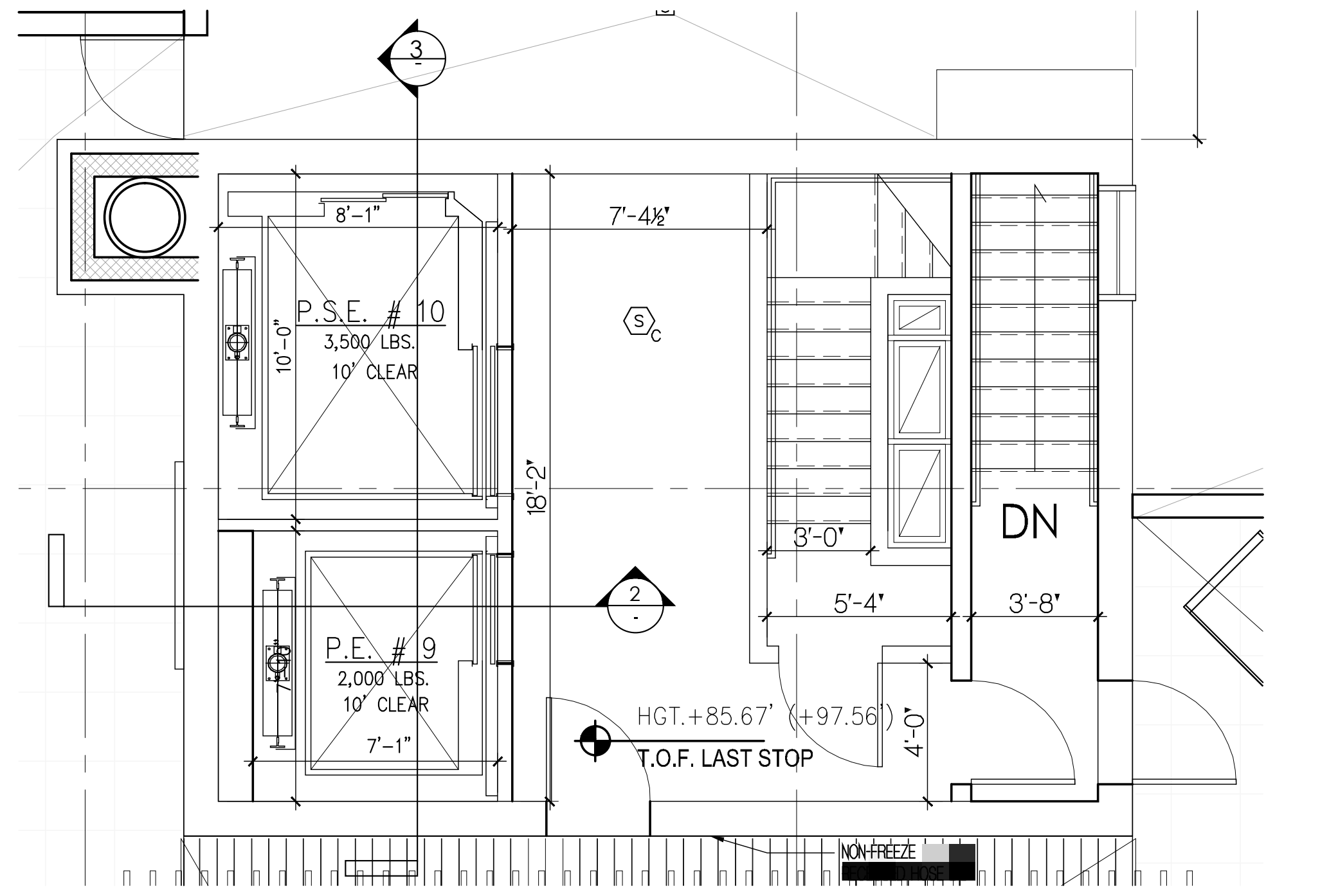
NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

POWER AND VENTILATION / UNIT
POWER BASED ON: 460V 3-PHASE-60 HERTZ

	MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
CE9	40	53	133	17000
PE10	20	27	67	9000

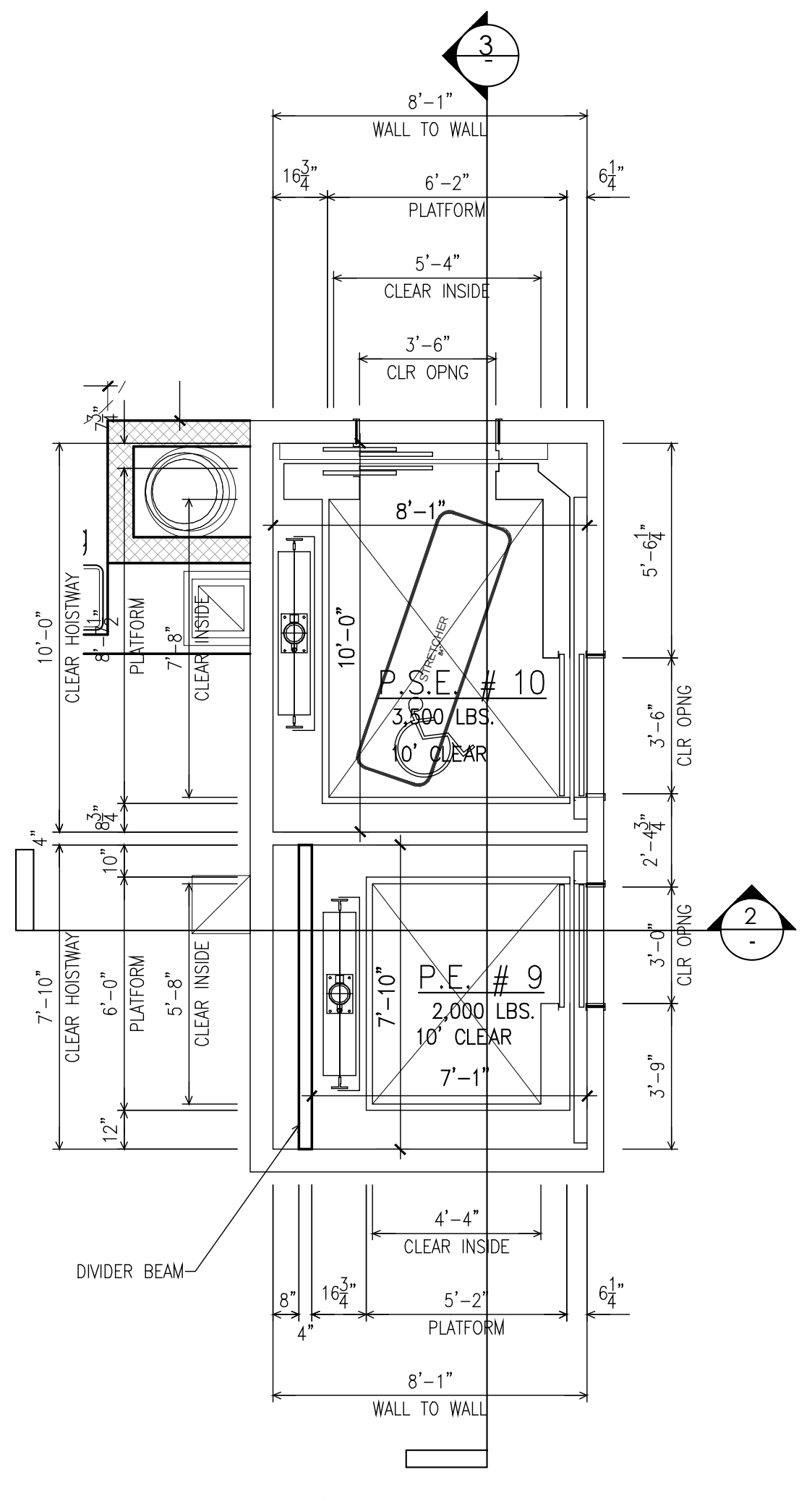

3
2
CONDENSER
DRIVE
CONDENSER
DRIVE
DN
HGT.+103.67' (+115.56')
T.O.S. EMR

1C ELEVATOR MACHINE ROOM PLAN
SCALE: 1/4" = 1'-0"


3
8'-1"
7'-4½"
P.S.E. # 10
3,500 LBS.
10' CLEAR
10'-0"
S C
18'-2"
3'-0"
DN
2
5'-4"
3'-8"
P.E. # 9
2,000 LBS.
10' CLEAR
7'-1"
HGT.+85.67' (+97.56')
T.O.F. LAST STOP
4'-0"
NON-FREEZE

[redacted]

1B ELEVATOR PLAN- 7TH FLOOR
SCALE: 1/4" = 1'-0"


3
8'-1"
WALL TO WALL
16¾"
6'-2"
PLATFORM
6¼"
5'-4"
CLEAR INSIDE
3'-6"
CLR OPNG
7¾"
8'-1"
10'-0"
CLEAR HOISTWAY
8'-1½"
PLATFORM
7'-8"
CLEAR INSIDE
10'-0"
STRETCHER
P.S.E. # 10
3,500 LBS.
10' CLEAR
5'-6¼"
3'-6"
CLR OPNG
8¾"
4"
2'-4¾"
10"
7'-10"
CLEAR HOISTWAY
6'-0"
PLATFORM
5'-8"
CLEAR INSIDE
7'-10"
P.E. # 9
2,000 LBS.
10' CLEAR
7'-1"
3'-0"
CLR OPNG
2
3'-9"
12"
DIVIDER BEAM
4'-4"
CLEAR INSIDE
8"
16¾"
5'-2"
PLATFORM
6¼"
4"
8'-1"
WALL TO WALL

1A ELEVATOR PLAN- GROUND - 6TH FLOOR
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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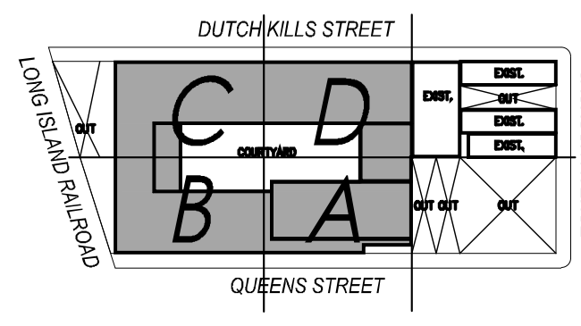
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT
OUT
OUT

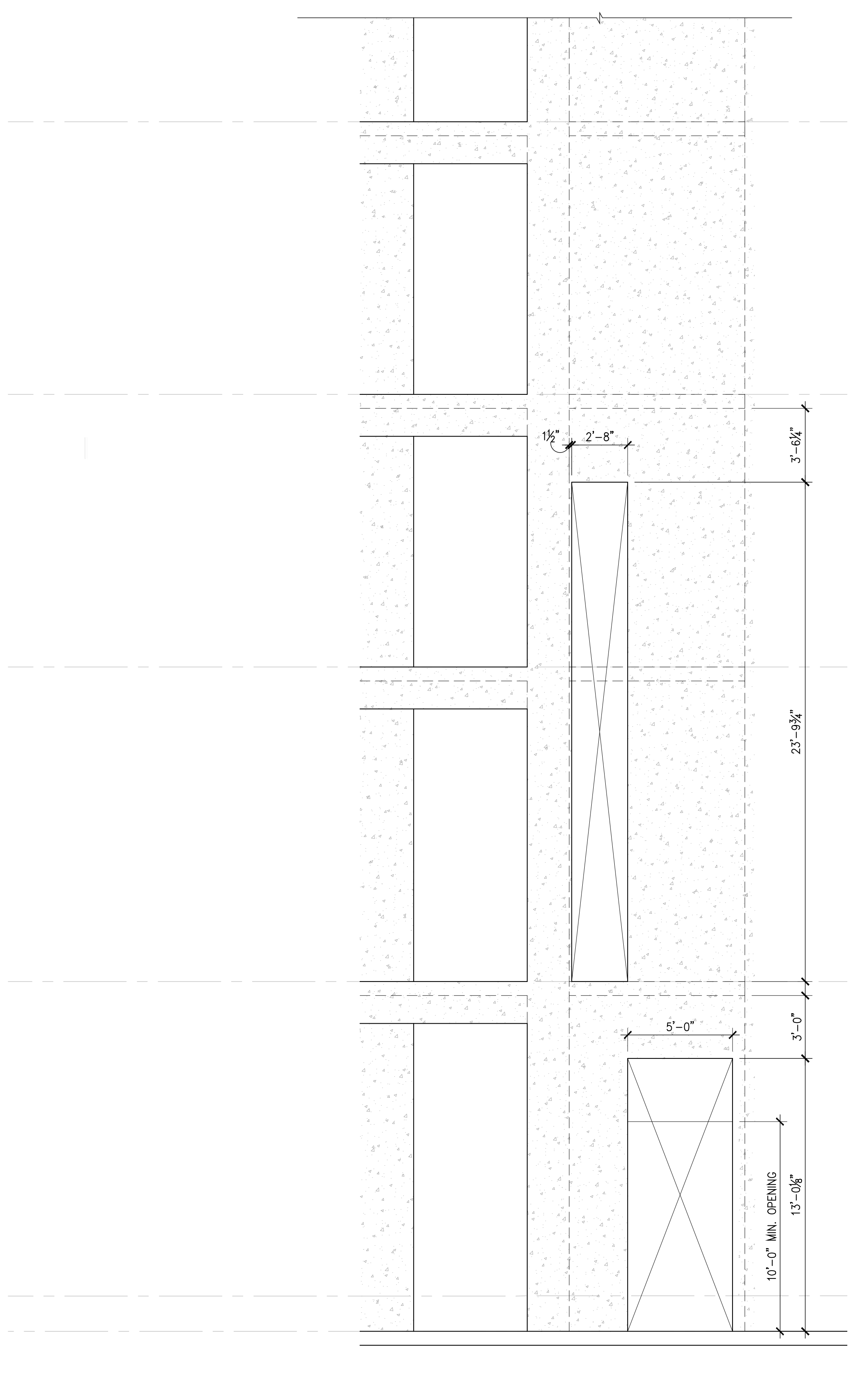
DRAWING TITLE:
ELEVATOR PLANS AND SECTIONS: PE 9 & PSE 10

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-363.00
DRAWING : 108 OF 139

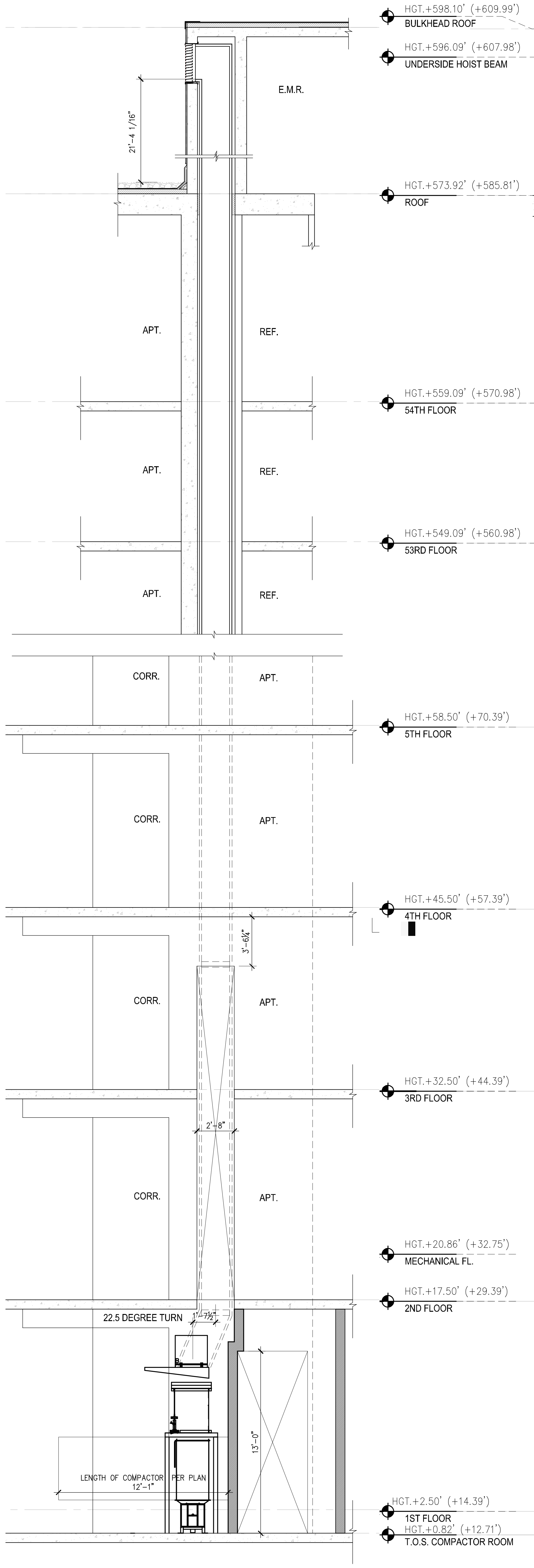
DEPT OF BLDGS 420651823 Job Number

ES887012840 Scan Code



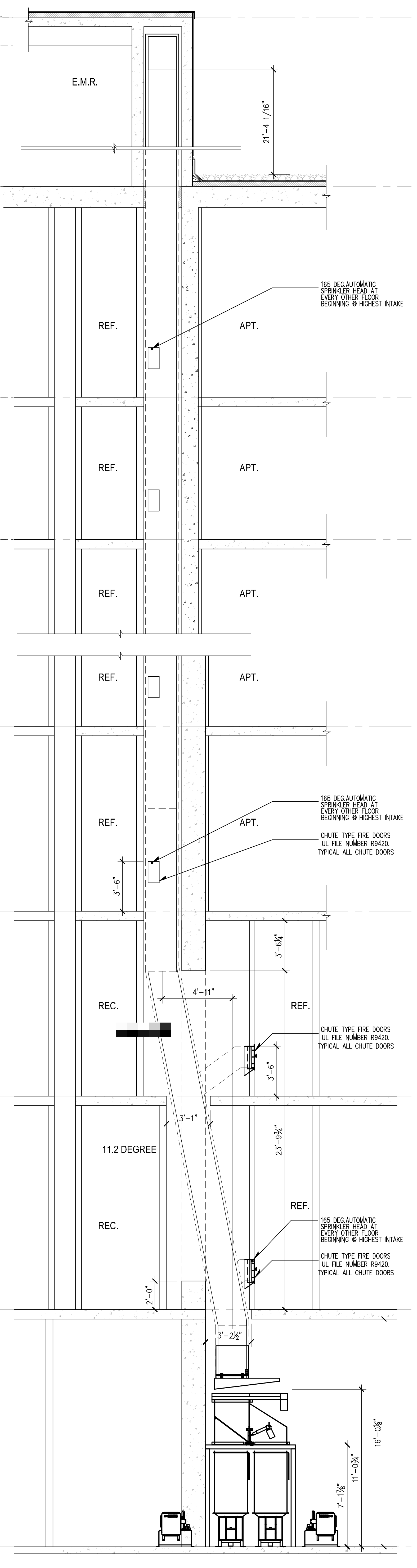
1½"
2'–8"
3'–6¼"
23'–9¾"
5'–0"
3'–0"
10'–0" MIN. OPENING
13'–0¾"

⑥ ELEVATION SHEER WALL B-B
SCALE: 1/4" = 1'-0"



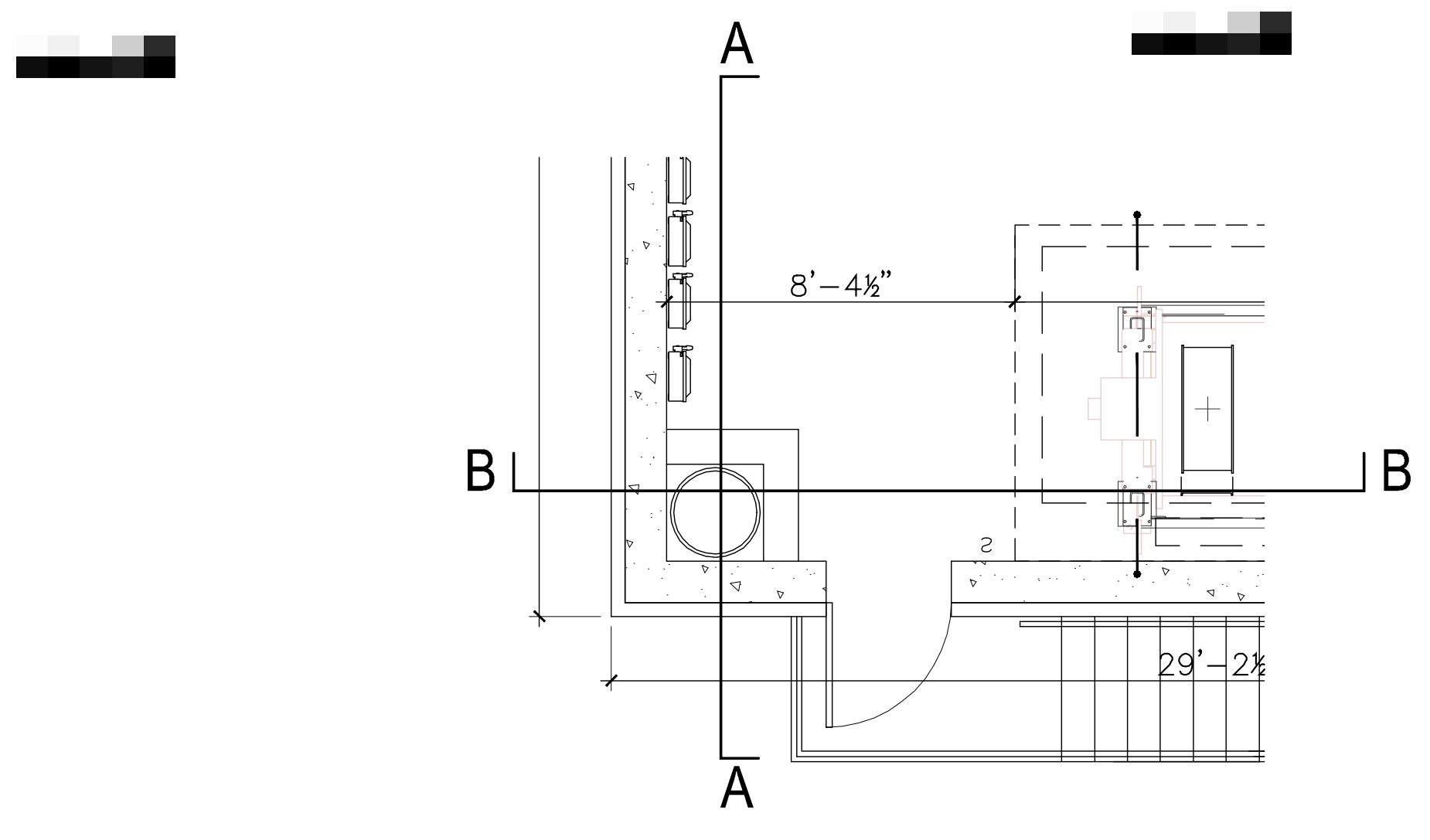
HGT.+598.10' (+609.99')
BULKHEAD ROOF
HGT.+596.09' (+607.98')
UNDERSIDE HOIST BEAM
E.M.R.
21'–4 1/16"
HGT.+573.92' (+585.81')
ROOF
APT.
REF.
HGT.+559.09' (+570.98')
54TH FLOOR
HGT.+549.09' (+560.98')
53RD FLOOR
CORR.
APT.
HGT.+58.50' (+70.39')
5TH FLOOR
HGT.+45.50' (+57.39')
4TH FLOOR
3'–6¼"
HGT.+32.50' (+44.39')
3RD FLOOR
2'–8"
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
22.5 DEGREE TURN
1'–10½"
13'–0"
LENGTH OF COMPACTOR PER PLAN
12'–1"
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+0.82' (+12.71')
T.O.S. COMPACTOR ROOM

⑤ SECTION B-B
SCALE: 1/4" = 1'-0"

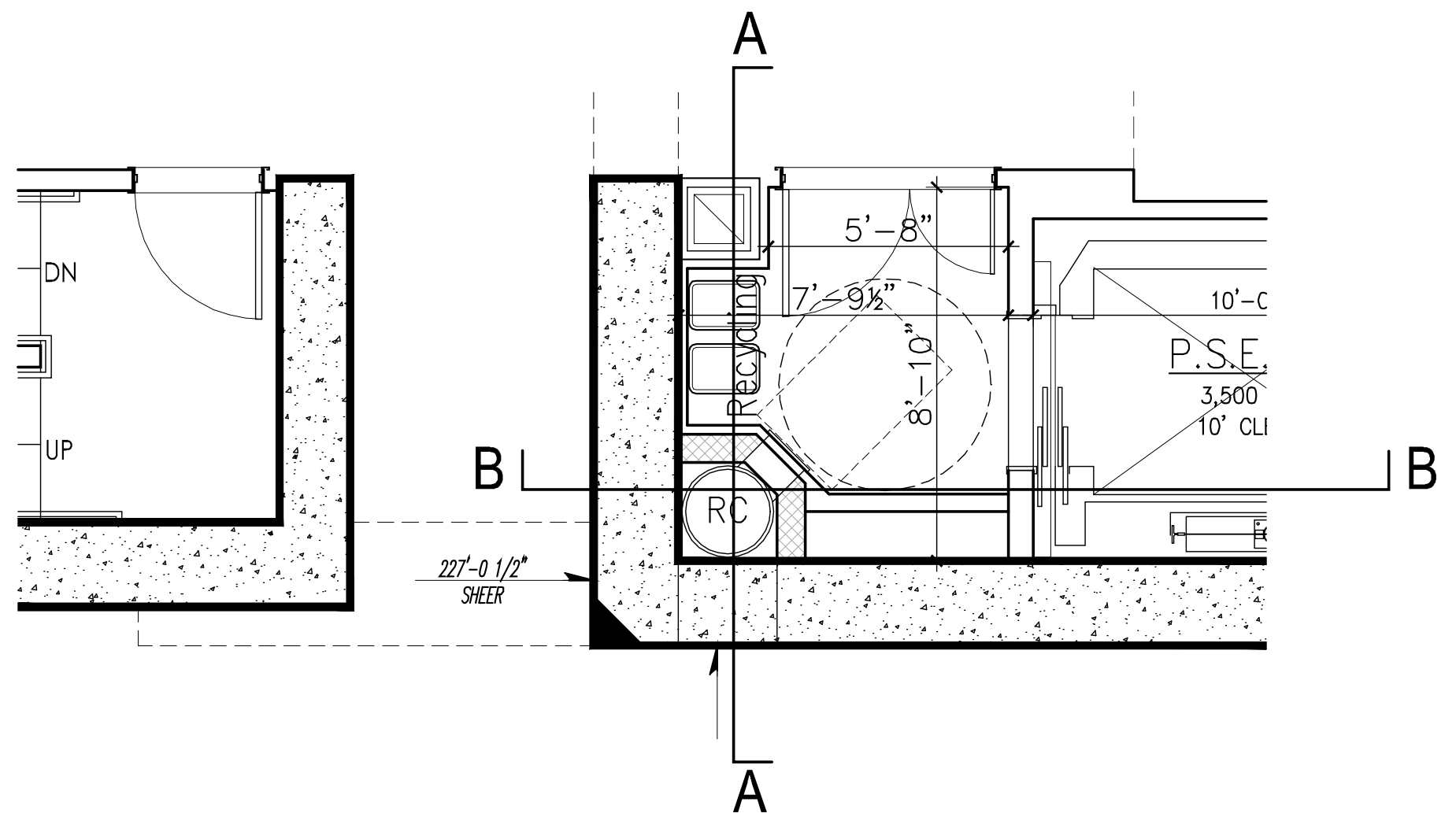


E.M.R.
21'–4 1/16"
165 DEG.AUTOMATIC SPRINKLER HEAD AT EVERY OTHER FLOOR BEGINNING @ HIGHEST INTAKE
REF.
APT.
CHUTE TYPE FIRE DOORS UL FILE NUMBER R9420. TYPICAL ALL CHUTE DOORS
3'–6"
3'–6¼"
4'–11"
REC.
3'–1"
11.2 DEGREE
23'–9¾"
3'–6"
2'–0"
3'–2½"
16'–0¾"
11'–0¾"
7'–1⅝"

④ SECTION A-A
SCALE: 1/4" = 1'-0"

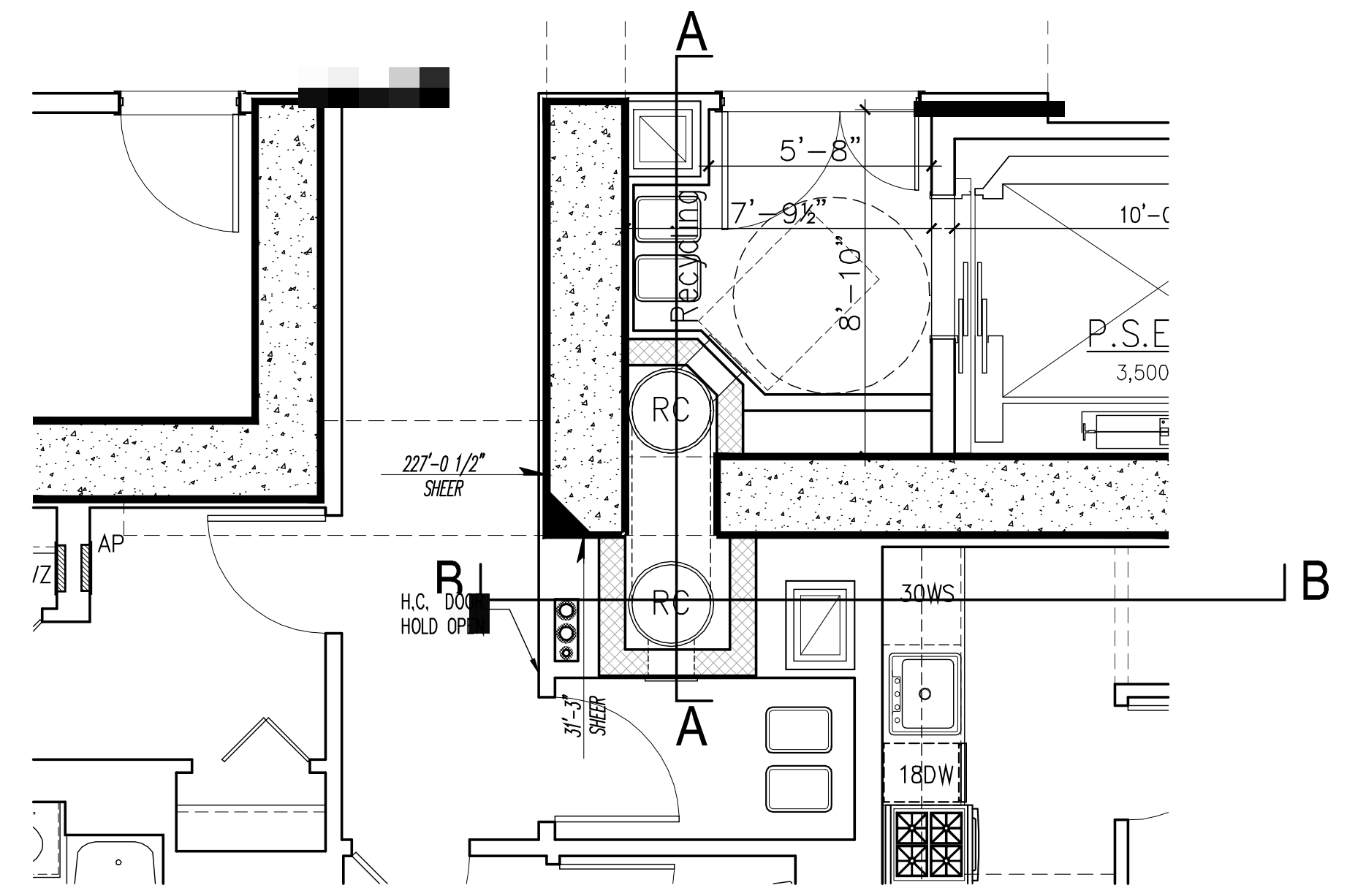


③ EMR FLOOR PLAN @ TRASH CHUTE
SCALE: 1/4" = 1'-0"



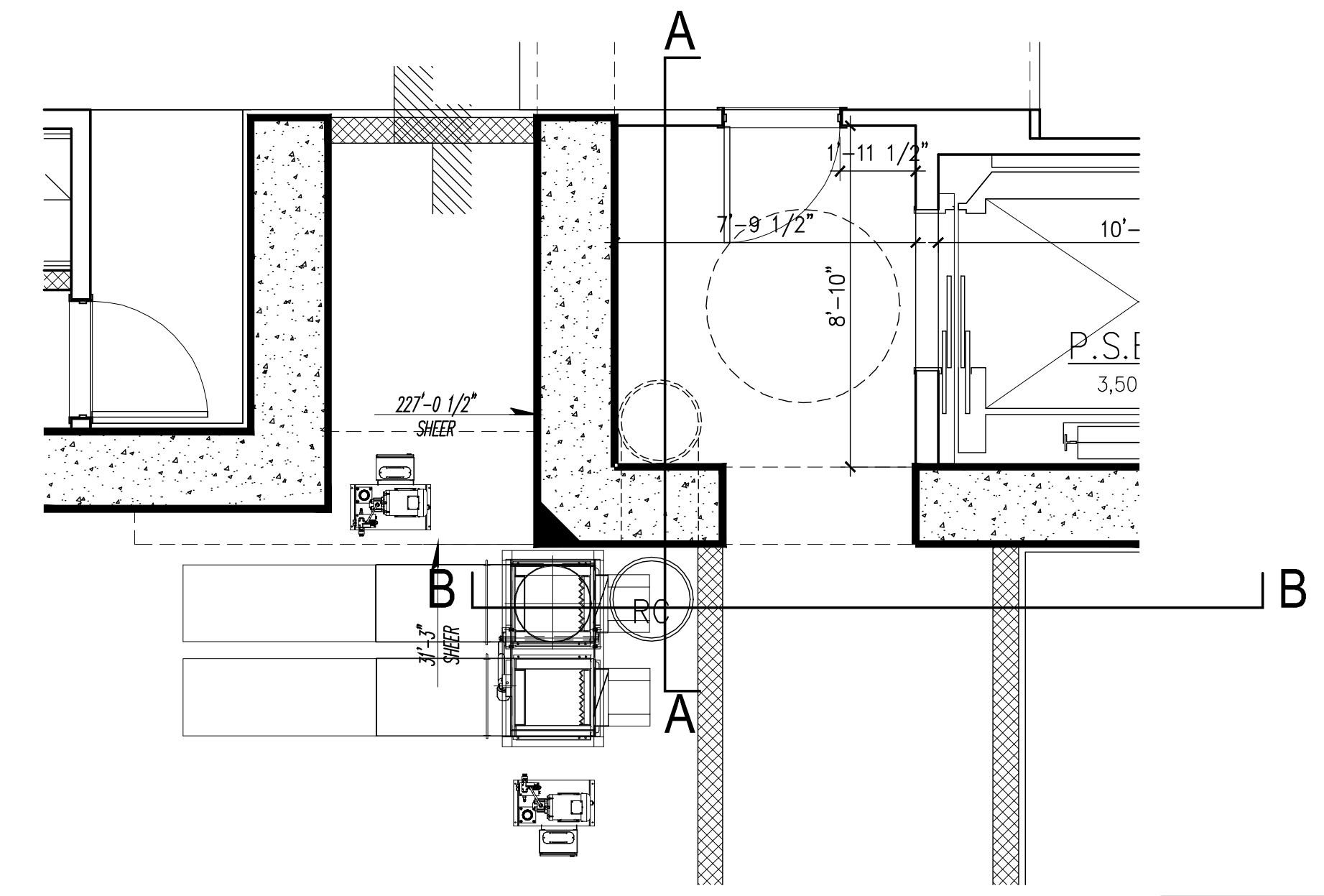
A
B
DN
UP
5'–8"
7'–9½"
8'–10"
RC
P.S.E.
3,500
10' CL
10'–0
22'–8 1/2" SHEER

③ 4TH AND UP FLOOR PLAN @ TRASH CHUTE
SCALE: 1/4" = 1'-0"



A
B
5'–8"
7'–9½"
8'–10"
RC
P.S.E.
3,500
10'–0
22'–8 1/2" SHEER
H.C. HOLD OPEN
DW
18DW

② 2ND & 3RD FLOOR PLAN @ TRASH CHUTE
SCALE: 1/4" = 1'-0"



A
B
11 1/2
7'–9 1/2"
8'–10"
P.S.E.
3,500
10'–0
22'–8 1/2" SHEER

① 1ST FLOOR PLAN @ TRASH CHUTE
SCALE: 1/4" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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EAGLE WAREHOUSE

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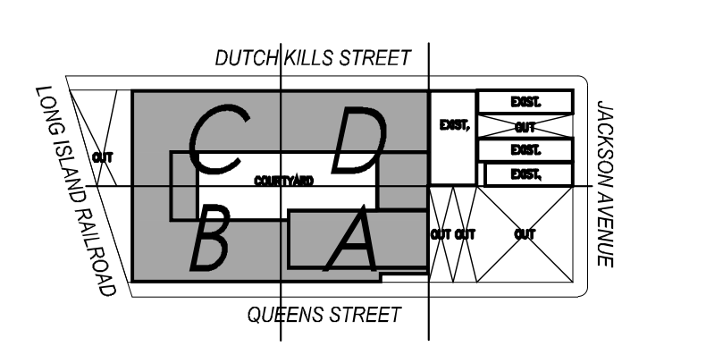
B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'



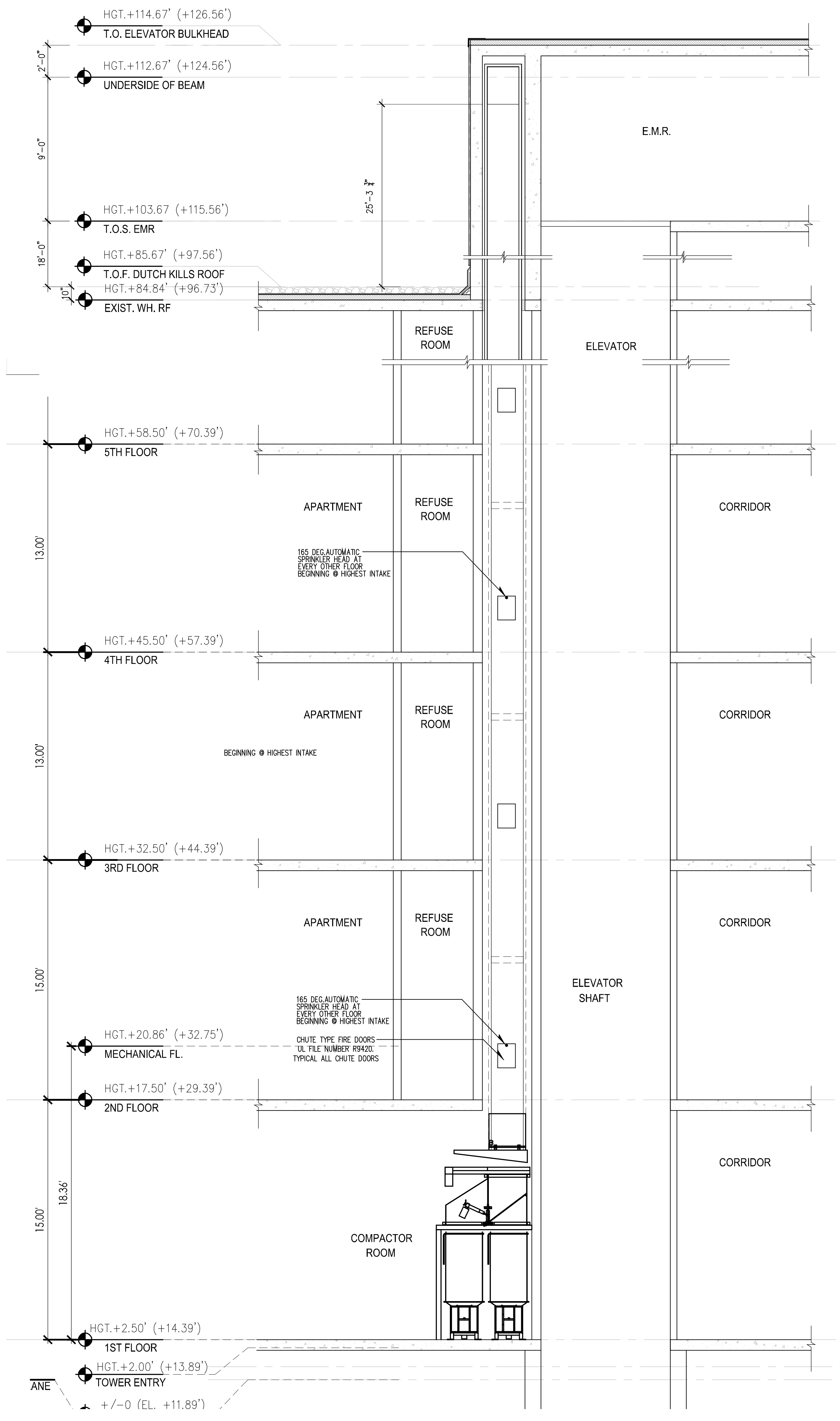
DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:
TRASH CHUTE PLANS
AND SECTIONS

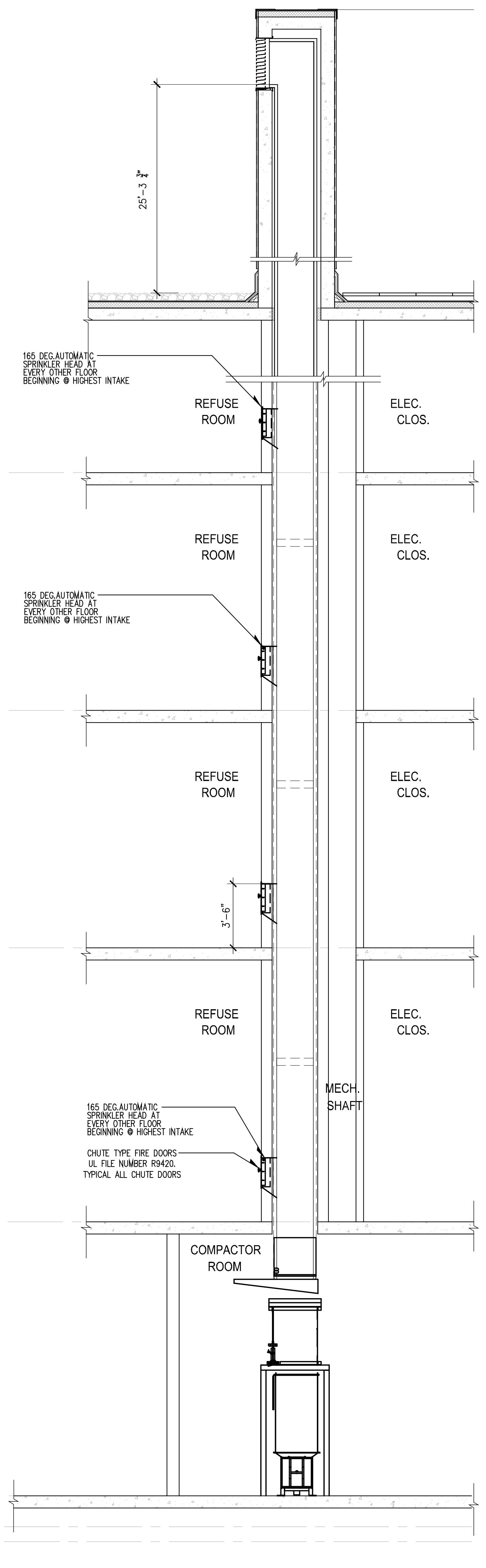
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

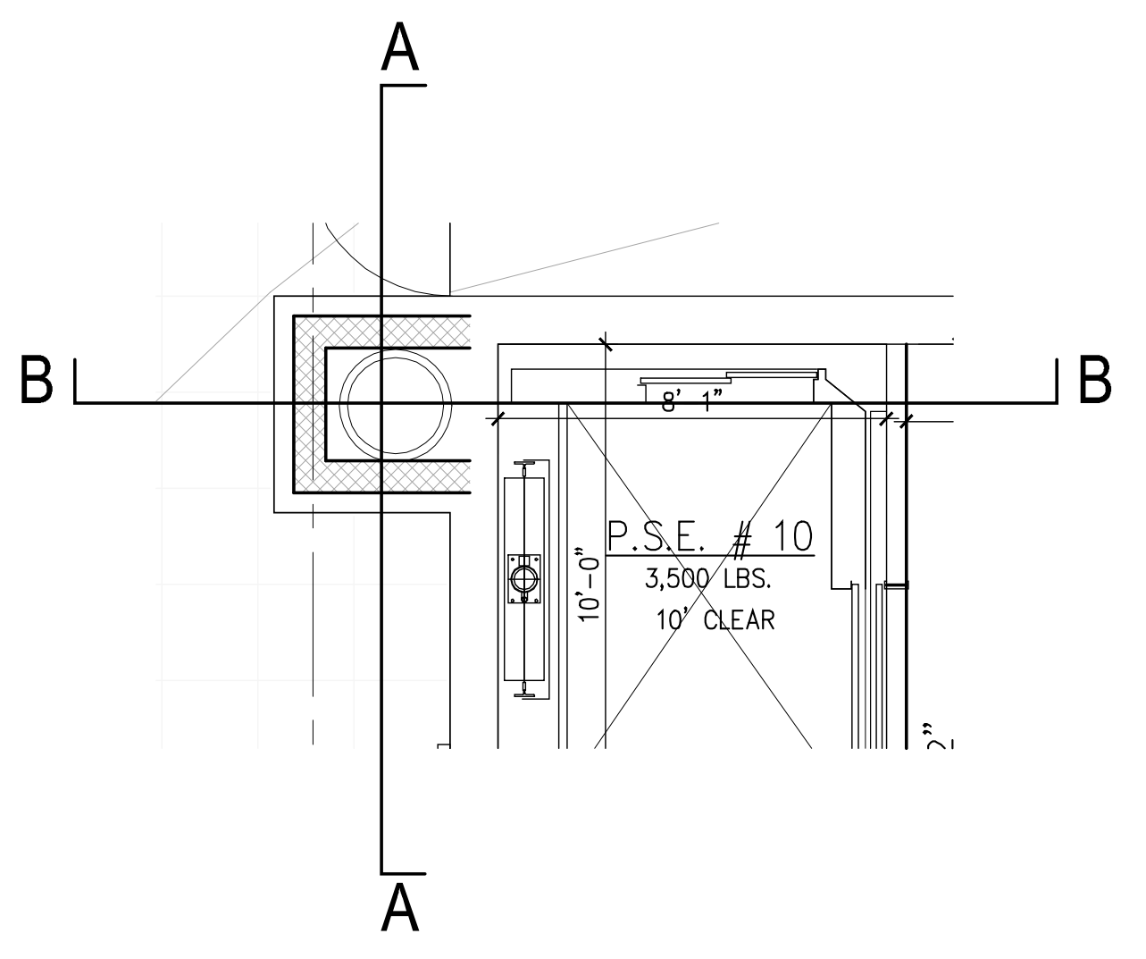
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-365.00
DRAWING : 109 OF 139


HGT.+114.67' (+126.56')
T.O. ELEVATOR BULKHEAD
2'-0"
HGT.+112.67' (+124.56')
UNDERSIDE OF BEAM
9'-0"
25'-3 3/4"
E.M.R.
HGT.+103.67 (+115.56')
T.O.S. EMR
18'-0"
HGT.+85.67' (+97.56')
T.O.F. DUTCH KILLS ROOF
10"
HGT.+84.84' (+96.73')
EXIST. WH. RF
REFUSE ROOM
ELEVATOR
HGT.+58.50' (+70.39')
5TH FLOOR
APARTMENT
REFUSE ROOM
CORRIDOR
13.00'
165 DEG.AUTOMATIC SPRINKLER HEAD AT EVERY OTHER FLOOR BEGINNING @ HIGHEST INTAKE
HGT.+45.50' (+57.39')
4TH FLOOR
APARTMENT
REFUSE ROOM
CORRIDOR
13.00'
BEGINNING @ HIGHEST INTAKE
HGT.+32.50' (+44.39')
3RD FLOOR
APARTMENT
REFUSE ROOM
CORRIDOR
15.00'
ELEVATOR SHAFT
165 DEG.AUTOMATIC SPRINKLER HEAD AT EVERY OTHER FLOOR BEGINNING @ HIGHEST INTAKE
CHUTE TYPE FIRE DOORS UL FILE NUMBER R9420. TYPICAL ALL CHUTE DOORS
HGT.+20.86' (+32.75')
MECHANICAL FL.
HGT.+17.50' (+29.39')
2ND FLOOR
18.36'
15.00'
COMPACTOR ROOM
HGT.+2.50' (+14.39')
1ST FLOOR
HGT.+2.00' (+13.89')
TOWER ENTRY
ANE
+/-0 (EL. +11.89')

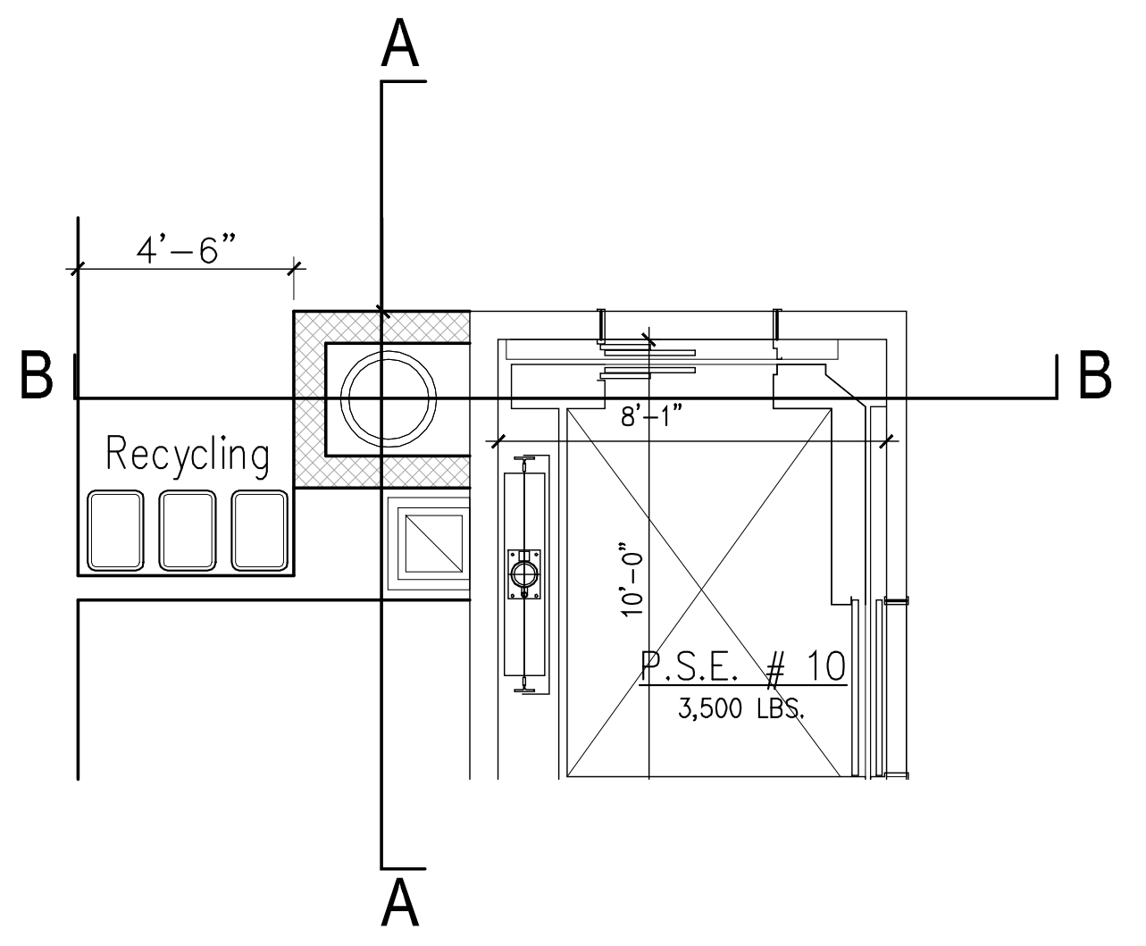
⑤ SECTION B-B
SCALE: 1/4" = 1'-0"


25'-3 3/4"
165 DEG.AUTOMATIC SPRINKLER HEAD AT EVERY OTHER FLOOR BEGINNING @ HIGHEST INTAKE
REFUSE ROOM
ELEC. CLOS.
REFUSE ROOM
ELEC. CLOS.
165 DEG.AUTOMATIC SPRINKLER HEAD AT EVERY OTHER FLOOR BEGINNING @ HIGHEST INTAKE
REFUSE ROOM
ELEC. CLOS.
3'-6"
REFUSE ROOM
ELEC. CLOS.
MECH. SHAFT
165 DEG.AUTOMATIC SPRINKLER HEAD AT EVERY OTHER FLOOR BEGINNING @ HIGHEST INTAKE
CHUTE TYPE FIRE DOORS UL FILE NUMBER R9420. TYPICAL ALL CHUTE DOORS
COMPACTOR ROOM
CORRIDOR

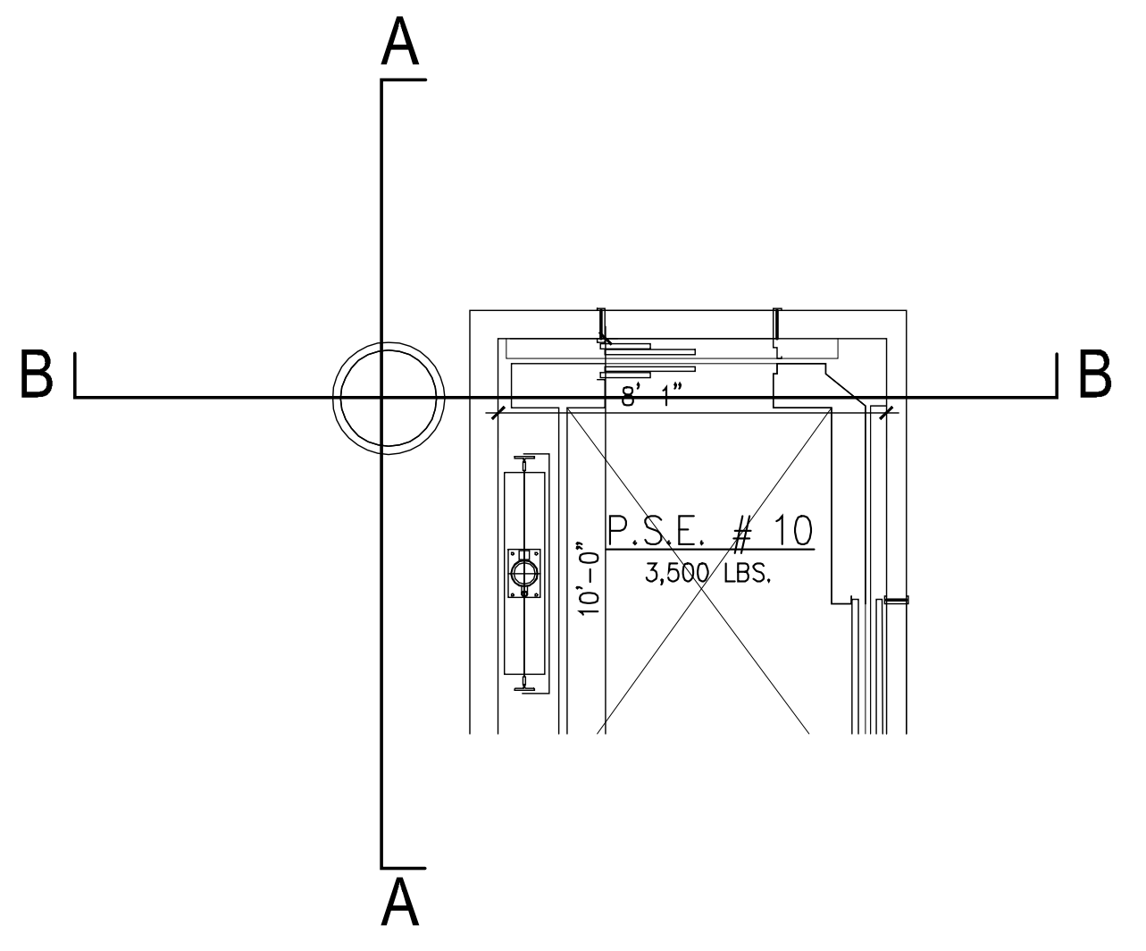
④ SECTION A-A
SCALE: 1/4" = 1'-0"


A
B
B
8' 1"
10'-0"
P.S.E. # 10
3,500 LBS.
10' CLEAR
A

③ EMR FLOOR PLAN @ TRASH CHUTE
SCALE: 1/4" = 1'-0"


A
4'-6"
B
B
Recycling
8'-1"
10'-0"
P.S.E. # 10
3,500 LBS.
A

② 2ND - 6TH FLOOR PLAN @ TRASH CHUTE
SCALE: 1/4" = 1'-0"


A
B
B
8'-1"
10'-0"
P.S.E. # 10
3,500 LBS.
A

① 1ST FLOOR PLAN @ TRASH CHUTE
SCALE: 1/4" = 1'-0"

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

**43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.**
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk

228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins

15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT

RA Consultants, LLC

47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association

33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates

102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE

77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

**MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.**

120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY

134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA

100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

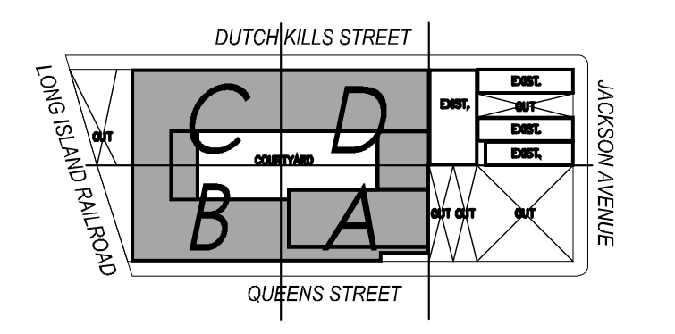
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
C
D
COURTYARD
B
A
EXIST.
OUT
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:

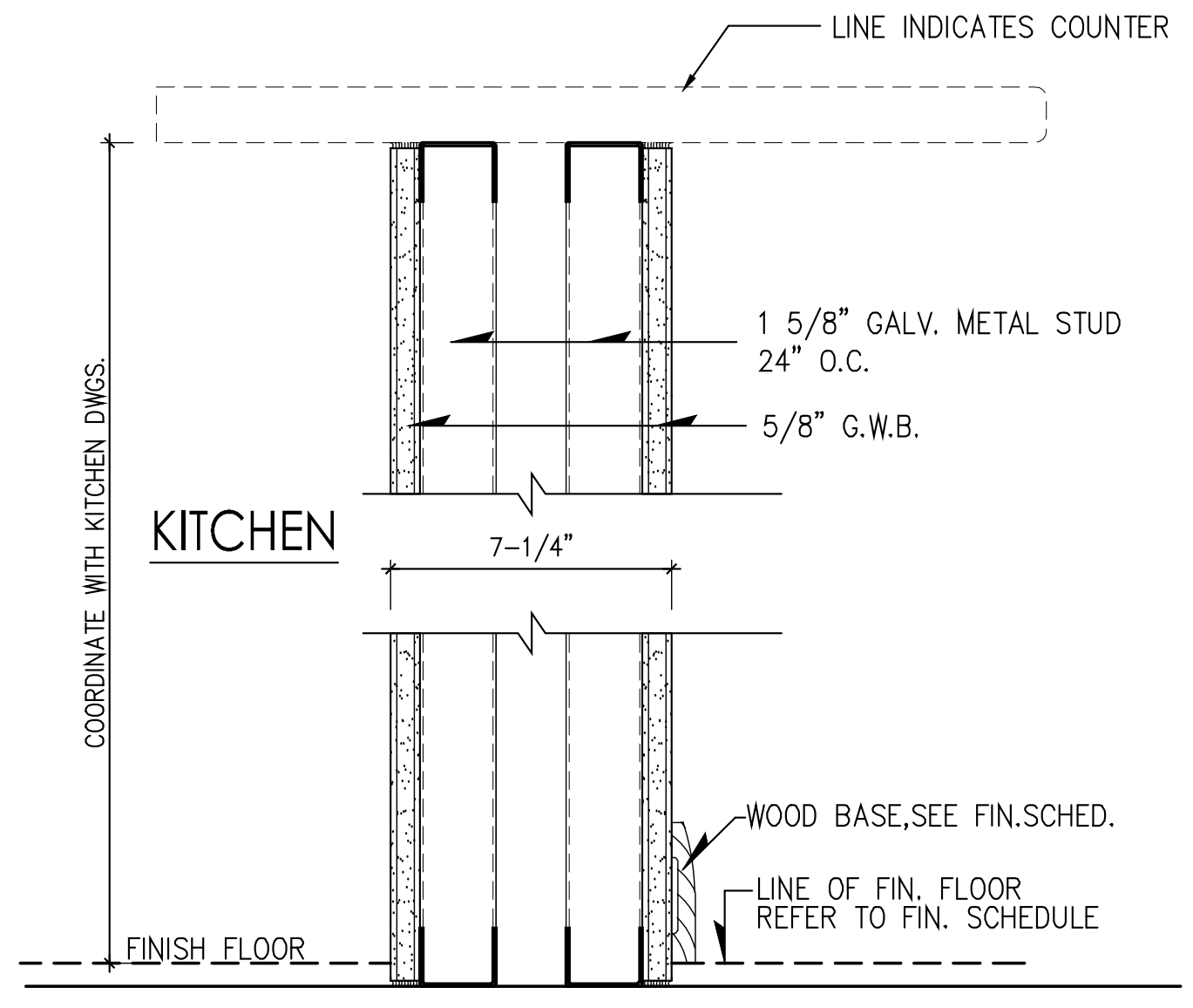
TRASH CHUTE PLANS AND SECTIONS

SEAL & SIGNATURE:

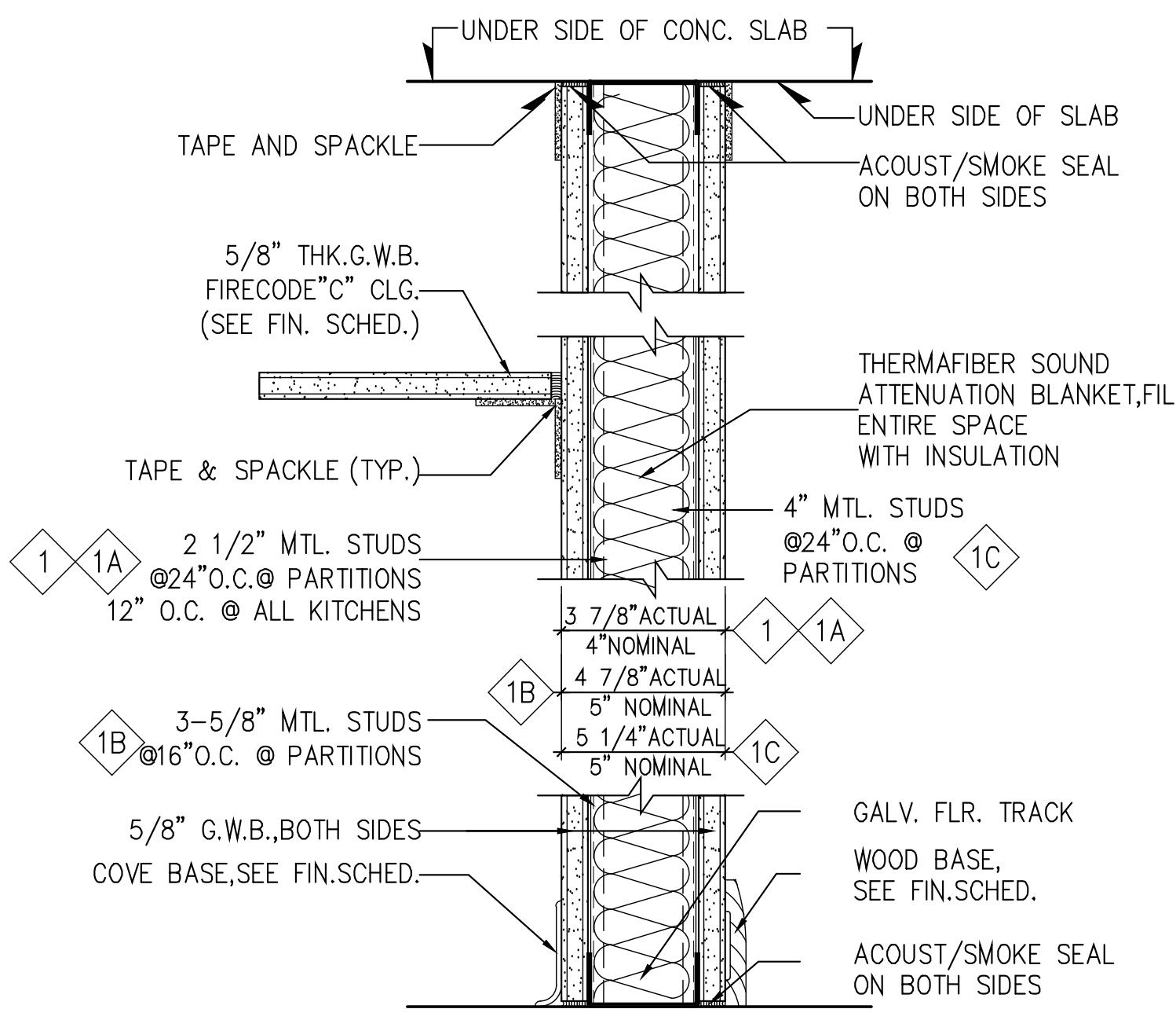
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:

A-366.00


LINE INDICATES COUNTER
1 5/8" GALV. METAL STUD 24" O.C.
5/8" G.W.B.
KITCHEN
7-1/4"
COORDINATE WITH KITCHEN DWGS.
WOOD BASE,SEE FIN.SCHED.
LINE OF FIN. FLOOR REFER TO FIN. SCHEDULE
FINISH FLOOR

10 @ KITCHEN PASS-THRU
NO RATING


UNDER SIDE OF CONC. SLAB
TAPE AND SPACKLE
UNDER SIDE OF SLAB
ACOUST/SMOKE SEAL ON BOTH SIDES
5/8" THK.G.W.B. FIRECODE"C" CLG. (SEE FIN. SCHED.)
THERMAFIBER SOUND ATTENUATION BLANKET,FILL ENTIRE SPACE WITH INSULATION
TAPE & SPACKLE (TYP.)
4" MTL. STUDS @24"O.C. @ PARTITIONS
2 1/2" MTL. STUDS @24"O.C.@ PARTITIONS 12" O.C.@ ALL KITCHENS
3 7/8"ACTUAL
4"NOMINAL
4 7/8"ACTUAL
5" NOMINAL
5 1/4"ACTUAL
5" NOMINAL
3-5/8" MTL. STUDS @16"O.C. @ PARTITIONS
5/8" G.W.B.,BOTH SIDES
COVE BASE,SEE FIN.SCHED.
GALV. FLR. TRACK
WOOD BASE, SEE FIN.SCHED.
ACOUST/SMOKE SEAL ON BOTH SIDES

1 WITHIN APARTMENTS
NO RATING

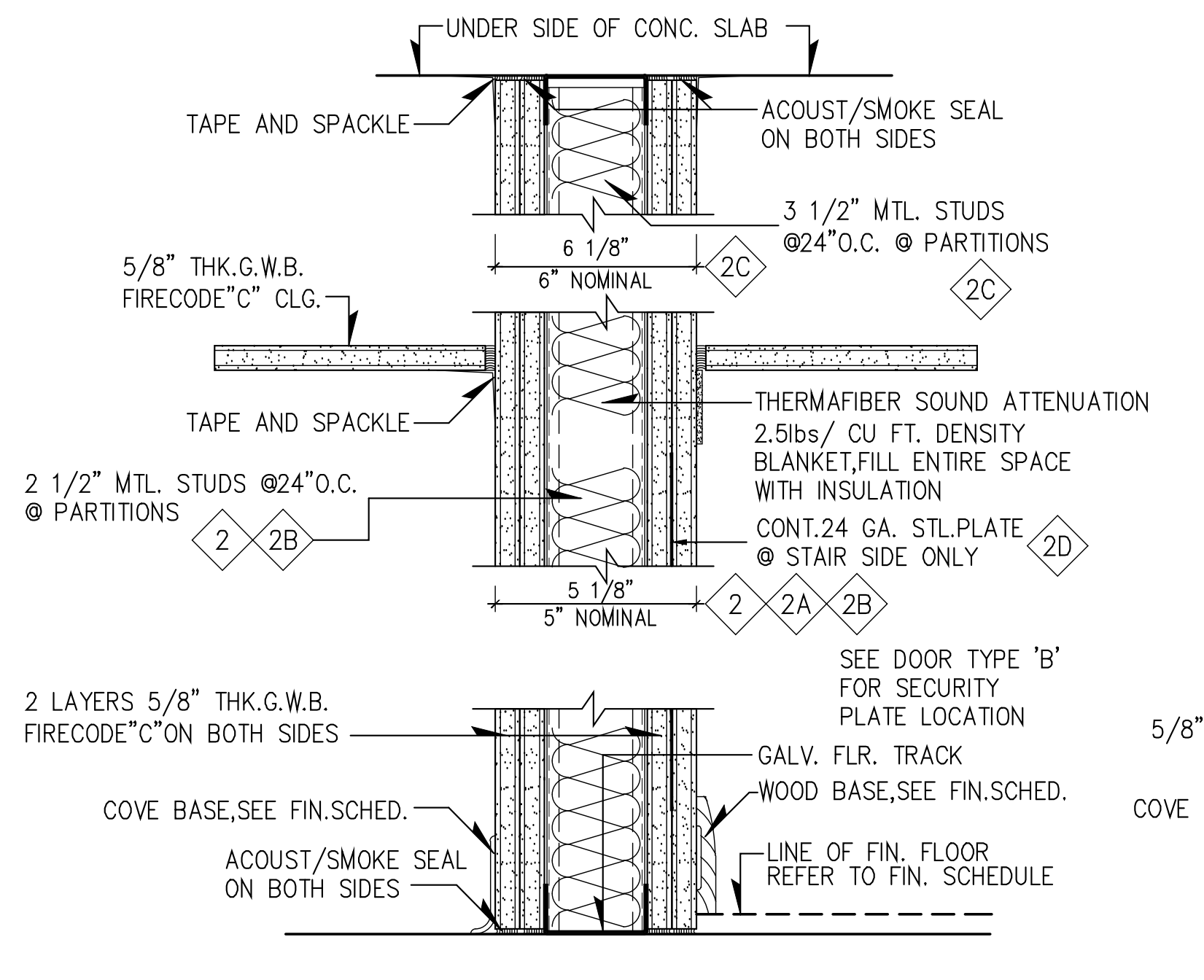
1A W.R. GYP.BD. @ BATHROOMS
BATHROOM SIDE ONLY

1B PARTITION
3 5/8" METAL STUDS

1C NOTE: AT 1ST FLOOR ONLY
22 GA. METAL STUDS

* NOTE :

PROVIDE: 25GA. EQUIVALENT FOR WALL PARTITIONS.
20GA. EQUIVALENT AT KITCHEN PASS THRU AND WALLS WHERE UPPER CABINETS ARE LOCATED.


UNDER SIDE OF CONC. SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
5/8" THK.G.W.B. FIRECODE"C" CLG.
3 1/2" MTL. STUDS @ 24"O.C. @ PARTITIONS
6 1/8" 6" NOMINAL
THERMAFIBER SOUND ATTENUATION 2.5lbs/ CU FT. DENSITY BLANKET,FILL ENTIRE SPACE WITH INSULATION
2 1/2" MTL. STUDS @24"O.C. @ PARTITIONS
CONT.24 GA. STL.PLATE @ STAIR SIDE ONLY
5 1/8" 5" NOMINAL
SEE DOOR TYPE 'B' FOR SECURITY PLATE LOCATION
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
GALV. FLR. TRACK
WOOD BASE,SEE FIN.SCHED.
COVE BASE,SEE FIN.SCHED.
ACOUST/SMOKE SEAL ON BOTH SIDES
LINE OF FIN. FLOOR REFER TO FIN. SCHEDULE

2 BETWEEN APTS,CORR.& STAIRS
2HR.RATG.STC-53.BSA CAL.#542-68M,MEA#111-72M UL#U419

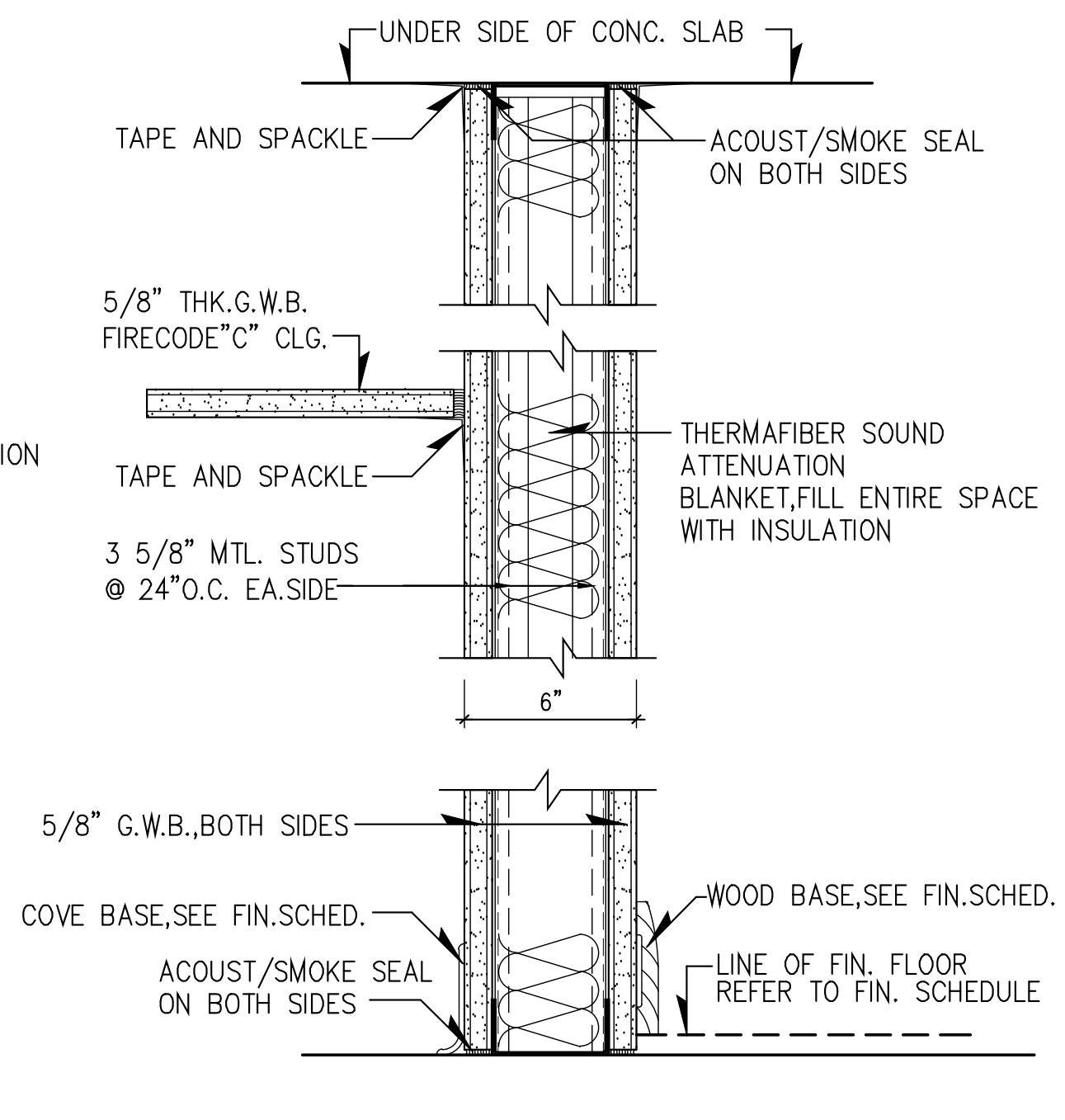
NOTE:
INSIDE LAYER ONLY @ STAIRS AND INSIDE ELECTRICAL CLOSETS AND COMMUNICATION CLOSETS SHALL BE MOLD RESISTANT BOARD

2A W.R. GYP.BD. @ BATHROOMS
BATHROOM SIDE ONLY

2B BETWEEN APARTMENTS
1HR.RATG. ((2) LAYER 5/8" GYP - 2 1/2" METAL STUDS (2) LAYERS 5/8" GYP))

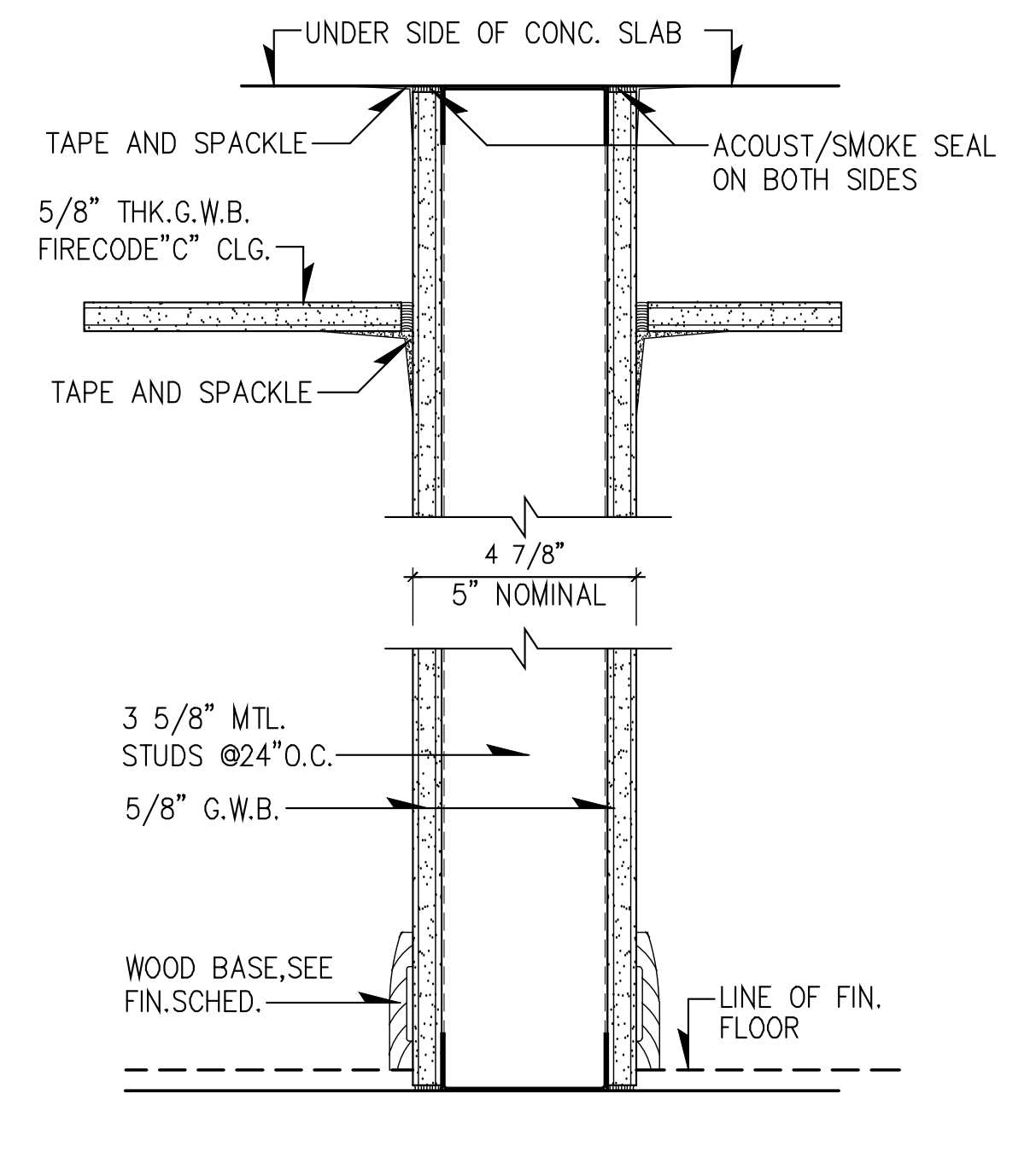
2C WALL BEHIND APT. RANGES
2HR. RATG. (3 5/8" METAL STUDS) *W.R. GYP. BOARD @ BATHROOM SIDE

2D @ STAIRS WITH 6" BEAM
2HR.RATG.STC-53.BSA CAL.#542-68M,MEA#111-72M UL#U419
BETWEEN STAIRS USE 3 1/2" STUD


UNDER SIDE OF CONC. SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
5/8" THK.G.W.B. FIRECODE"C" CLG.
THERMAFIBER SOUND ATTENUATION BLANKET,FILL ENTIRE SPACE WITH INSULATION
3 5/8" MTL. STUDS @ 24"O.C. EA.SIDE
5/8" G.W.B.,BOTH SIDES
COVE BASE,SEE FIN.SCHED.
ACOUST/SMOKE SEAL ON BOTH SIDES
WOOD BASE,SEE FIN.SCHED.
LINE OF FIN. FLOOR REFER TO FIN. SCHEDULE

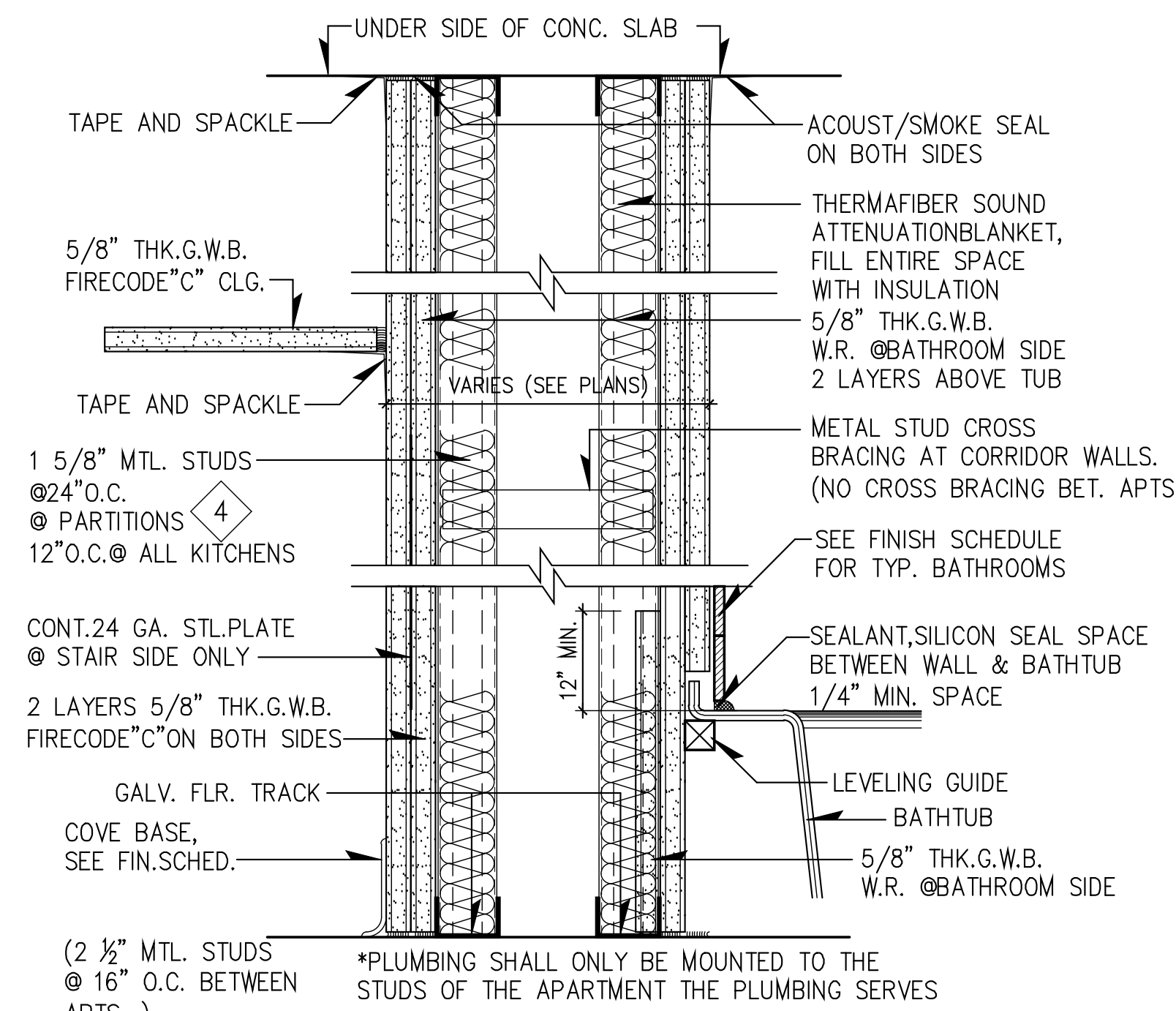
3 WITHIN APARTMENTS
@ ELEC.PANEL BD.WALL
& @ NID BOX WALL

NOTE:
W.R. GYP.BD. @ BATHROOMS
BATHROOM SIDE ONLY


UNDER SIDE OF CONC. SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
5/8" THK.G.W.B. FIRECODE"C" CLG.
4 7/8" 5" NOMINAL
3 5/8" MTL. STUDS @24"O.C.
5/8" G.W.B.
6"
WOOD BASE,SEE FIN.SCHED.
LINE OF FIN. FLOOR

3A WITHIN APARTMENTS
@ C.J. & VZ PANEL BD.WALL

NOTE:
W.R. GYP.BD. @ BATHROOMS
BATHROOM SIDE ONLY


UNDER SIDE OF CONC. SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
THERMAFIBER SOUND ATTENUATIONBLANKET, FILL ENTIRE SPACE WITH INSULATION
5/8" THK.G.W.B. FIRECODE"C" CLG.
5/8" THK.G.W.B. W.R. @BATHROOM SIDE 2 LAYERS ABOVE TUB
VARIES (SEE PLANS)
1 5/8" MTL. STUDS @24"O.C. @ PARTITIONS 12"O.C.@ ALL KITCHENS
METAL STUD CROSS BRACING AT CORRIDOR WALLS. (NO CROSS BRACING BET. APTS.)
SEE FINISH SCHEDULE FOR TYP. BATHROOMS
CONT.24 GA. STL.PLATE @ STAIR SIDE ONLY
12" MIN.
SEALANT,SILICON SEAL SPACE BETWEEN WALL & BATHTUB 1/4" MIN. SPACE
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
LEVELING GUIDE
BATHTUB
GALV. FLR. TRACK
COVE BASE, SEE FIN.SCHED.
5/8" THK.G.W.B. W.R. @BATHROOM SIDE

(2 ½" MTL. STUDS @ 16" O.C. BETWEEN APTS.)

*PLUMBING SHALL ONLY BE MOUNTED TO THE STUDS OF THE APARTMENT THE PLUMBING SERVES

4 BATHROOMS & KITCHENS PIPE CHASE @ PUBLIC CORR. & BETWEEN APTS.
2 HR. FIRE RATING STC:50
BSA CAL #176-70-SM MEA #111-72M UL#U420

4 BATHROOMS & KITCHENS PIPE CHASE @ PUBLIC CORR. & BETWEEN APTS.
2 HR. FIRE RATING STC:50
BSA CAL #176-70-SM MEA #111-72M UL#U420

NOTE: NO CROSS BRACING

* NOTE :

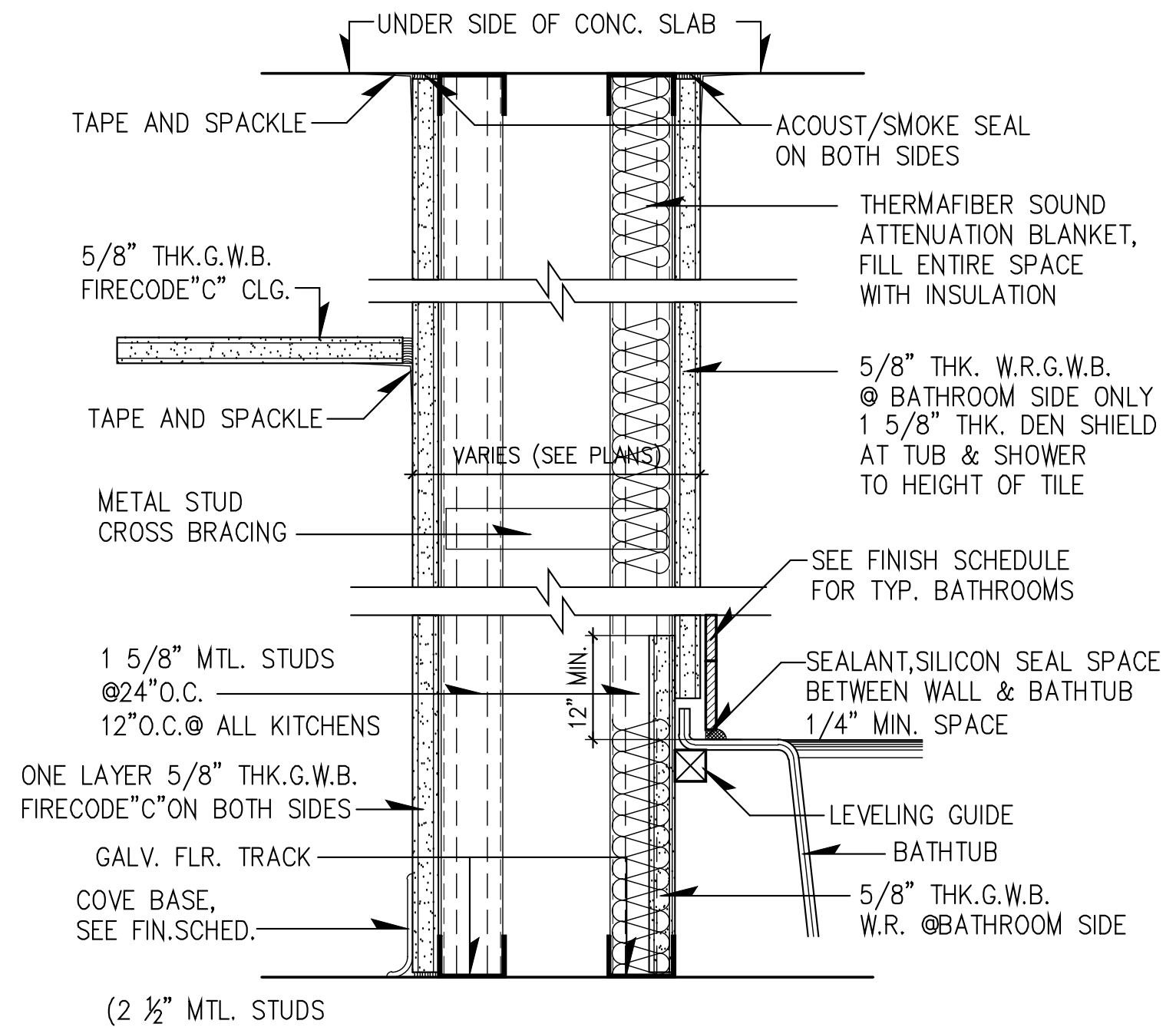
TYPE 2 AND 2D AT STAIR ENCLOSURES PER 1RCNY AND BC 1014-01, THE INTERIOR FACE GYP. BOARD IS TO BE IMPACT RESISTANT, LISTED BY AN APPROVED AGENCY TO ASTM 1629-06, IMPACT CLASSIFICATION LEVEL 2 AND THE BASE LAYER SHALL BE A MIN. ⅝" GYP. BOARD.

STUDS TO BE 3 ½" MIN. COLD FORMED STEEL FRAMING AT LEAST 20 GAUGE. VERTICALS ARE TO BE SPACED 24" O.C. MAX.

RUNNERS SHALL BE SECURELY ATTACHED TO THE FLOOR AND CEILING TO STRUCTURAL ELEMENT MEMBERS.

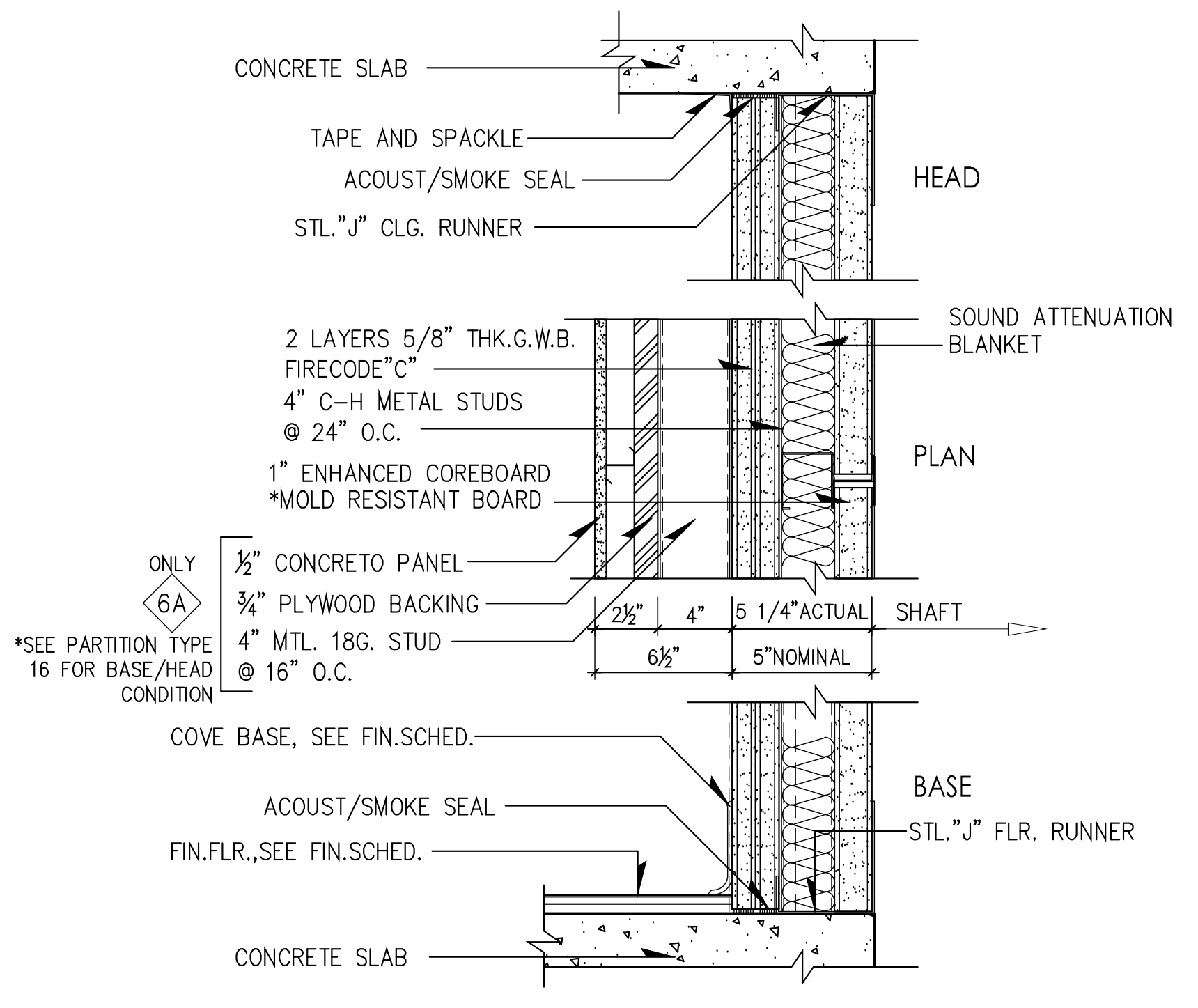
WALL BOARDS SHALL BE ATTACHED W/ NO. 8 SELF-DRILLING BUGLE-HEAD SCREWS 12" O.C. MAX. W/ A MIN. DEPTH OF ⅝" PENETRATION INTO THE WALL CAVITY.

JOINTS BETWEEN ADJOINING SHEETS OF WALL BD. SHALL BE STAGGERED FROM BASE LAYER W/ FACE PANEL LAYER


UNDER SIDE OF CONC. SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
THERMAFIBER SOUND ATTENUATION BLANKET, FILL ENTIRE SPACE WITH INSULATION
5/8" THK.G.W.B. FIRECODE"C" CLG.
5/8" THK. W.R.G.W.B. @ BATHROOM SIDE ONLY 5/8" THK. DEN SHIELD AT TUB & SHOWER TO HEIGHT OF TILE
TAPE AND SPACKLE
VARIES (SEE PLANS)
METAL STUD CROSS BRACING
SEE FINISH SCHEDULE FOR TYP. BATHROOMS
1 5/8" MTL. STUDS @24"O.C. 12"O.C.@ ALL KITCHENS
12" MIN.
SEALANT,SILICON SEAL SPACE BETWEEN WALL & BATHTUB 1/4" MIN. SPACE
ONE LAYER 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
LEVELING GUIDE
BATHTUB
GALV. FLR. TRACK
COVE BASE, SEE FIN.SCHED.
5/8" THK.G.W.B. W.R. @BATHROOM SIDE

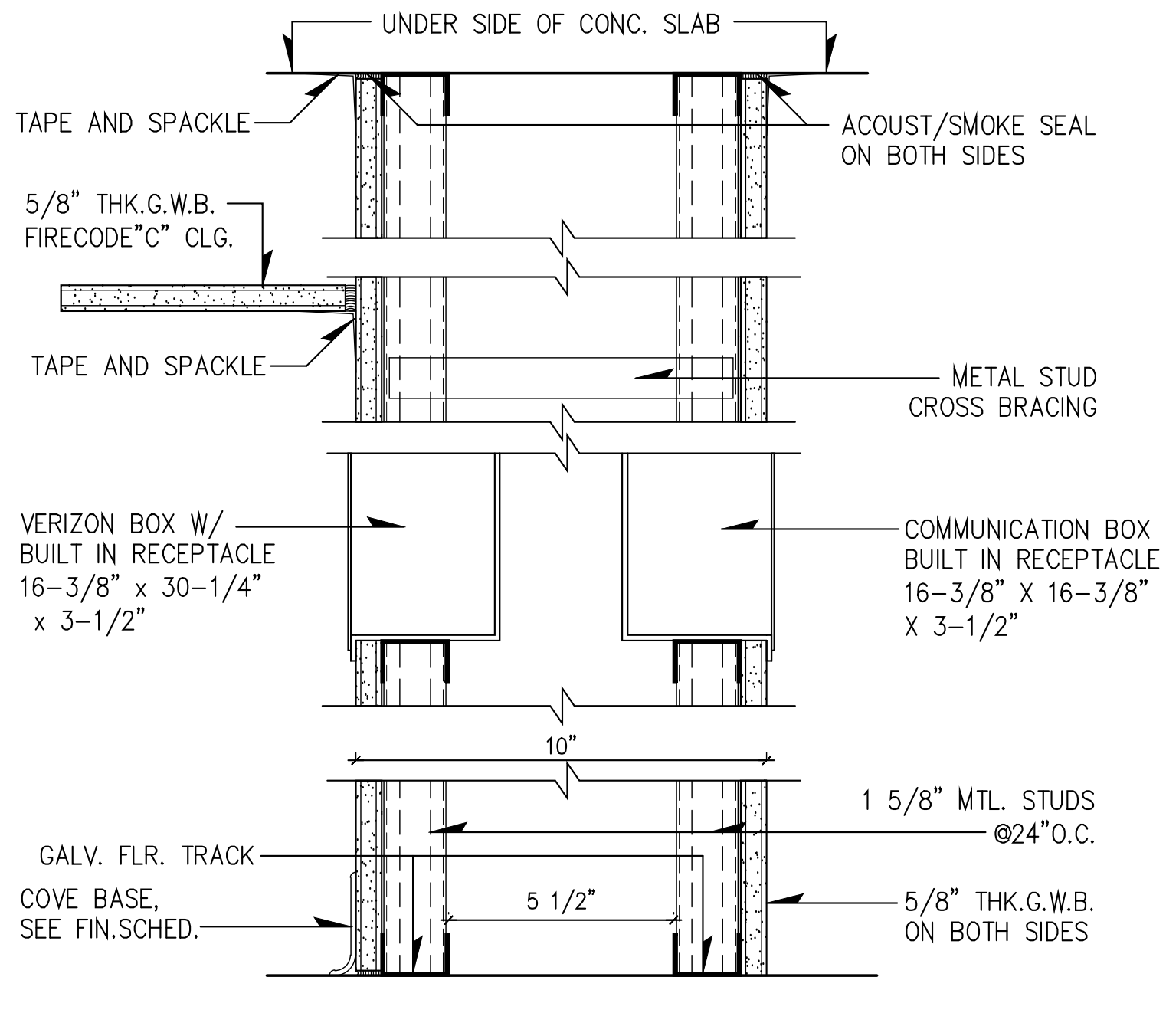
(2 ½" MTL. STUDS @ 16" O.C. BETWEEN APTS.)

5 BATHROOMS & KITCHENS PIPE CHASE WITHIN APARTMENTS

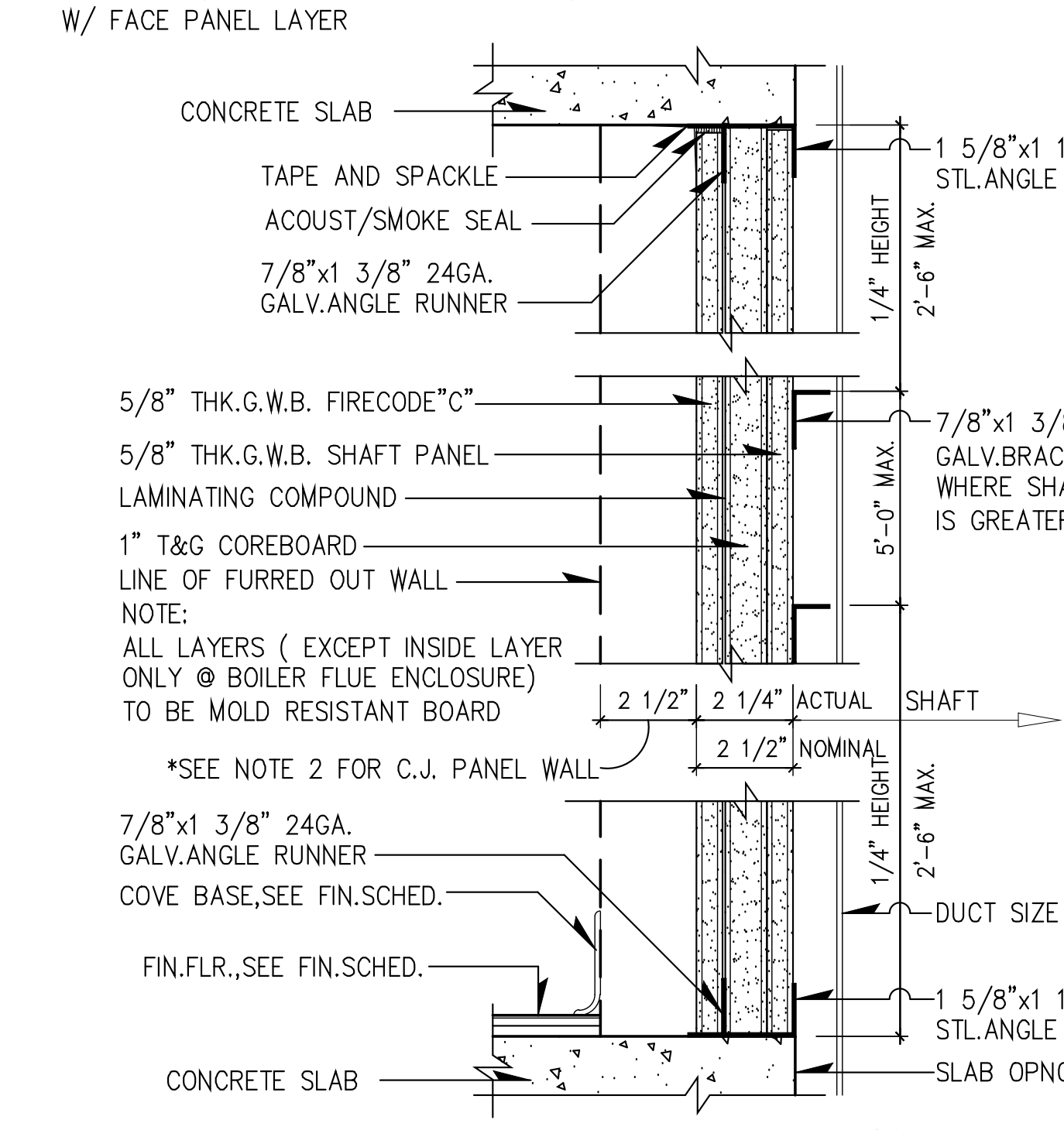

CONCRETE SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL
STL."J" CLG. RUNNER
HEAD
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"
4" C-H METAL STUDS @ 24" O.C.
SOUND ATTENUATION BLANKET
1" ENHANCED COREBOARD *MOLD RESISTANT BOARD
PLAN
ONLY 6A
½" CONCRETO PANEL
¾" PLYWOOD BACKING
4" MTL. 18G. STUD @ 16" O.C.
*SEE PARTITION TYPE 16 FOR BASE/HEAD CONDITION
2½" 4" 5 1/4"ACTUAL
6½" 5"NOMINAL
SHAFT
COVE BASE, SEE FIN.SCHED.
ACOUST/SMOKE SEAL
FIN.FLR.,SEE FIN.SCHED.
BASE
STL."J" FLR. RUNNER
CONCRETE SLAB

6 ELEVATOR SHAFT WALL
2 HR. FIRE RATING
BSA CAL #354-76-SM

6A ELEVATOR SHAFT WALL W/ CONCRETO PANEL
2 HR. FIRE RATING
BSA CAL #354-76-SM UL#U438/U467
NOTE: INSIDE LAYER ONLY SHALL BE MOLD RESISTANT BOARD

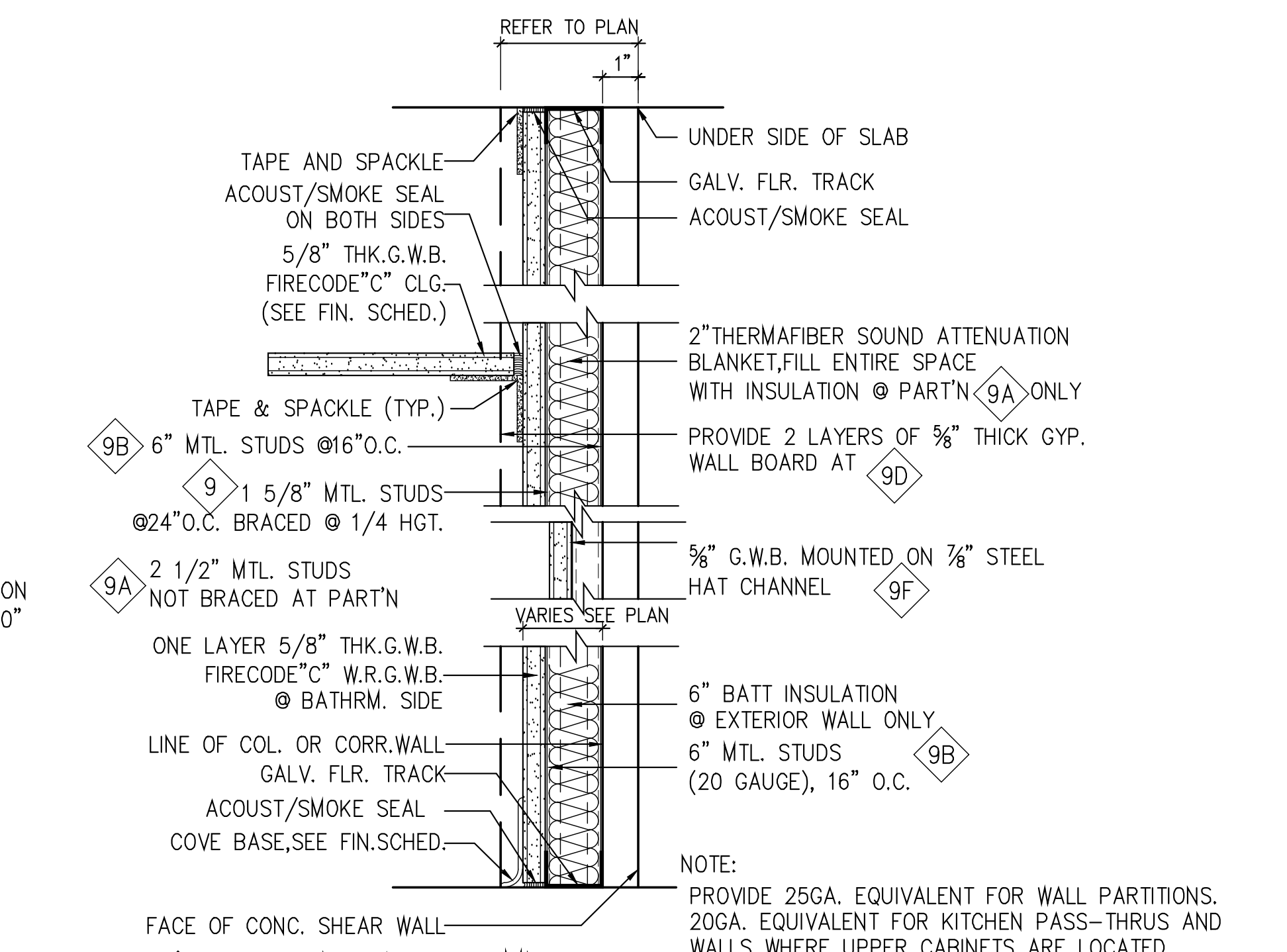

UNDER SIDE OF CONC. SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
5/8" THK.G.W.B. FIRECODE"C" CLG.
TAPE AND SPACKLE
METAL STUD CROSS BRACING
VERIZON BOX W/ BUILT IN RECEPTACLE 16-3/8" x 30-1/4" x 3-1/2"
COMMUNICATION BOX W/O BUILT IN RECEPTACLE 16-3/8" x 16-3/8" x 3-1/2"
10"
1 5/8" MTL. STUDS @24"O.C.
GALV. FLR. TRACK
COVE BASE, SEE FIN.SCHED.
5 1/2"
5/8" THK.G.W.B. ON BOTH SIDES

7 ABUTTING PANELS WITHIN APARTMENTS
COMMUNICATION & VERIZON BOXES


CONCRETE SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL
7/8"x1 3/8" 24GA. GALV.ANGLE RUNNER
1 5/8"x1 1/4" STL.ANGLE RUNNER
1/4" HEIGHT 2'-6" MAX.
5/8" THK.G.W.B. FIRECODE"C"
5/8" THK.G.W.B. SHAFT PANEL
LAMINATING COMPOUND
1" T&G COREBOARD
LINE OF FURRED OUT WALL
7/8"x1 3/8" 24GA. GALV.BRAC'G ANGLES WHERE SHAFT DIMENSION IS GREATER THAN 2'-0"
5'-0" MAX.
NOTE: ALL LAYERS (EXCEPT INSIDE LAYER ONLY @ BOILER FLUE ENCLOSURE) TO BE MOLD RESISTANT BOARD
2 1/2" 2 1/4" ACTUAL
2 1/2" NOMINAL
SHAFT
*SEE NOTE 2 FOR C.J. PANEL WALL
7/8"x1 3/8" 24GA. GALV.ANGLE RUNNER
COVE BASE,SEE FIN.SCHED.
DUCT SIZE
FIN.FLR.,SEE FIN.SCHED.
1 5/8"x1 1/4" STL.ANGLE RUNNER
CONCRETE SLAB
SLAB OPNG.

8 VENT SHAFT @ KITCHEN,BATHROOM, BOILER FLUE & CORRIDOR
2 HR. FIRE RATING
BSA CAL #898-47 -SM UL#U505

NOTE:
1. PROVIDE INSULATION AT THE DRYWALL PORTION OF BOILER FLUE ENCLOSURE.
2. AT C.J. PANEL LOCATION, PROVIDE 3 5/8" GLAV. METAL STUD.
3. AT APARTMENT PANEL PROVIDE 4" STUD.


REFER TO PLAN
1"
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
UNDER SIDE OF SLAB
GALV. FLR. TRACK
ACOUST/SMOKE SEAL
5/8" THK.G.W.B. FIRECODE"C" CLG. (SEE FIN. SCHED.)
2"THERMAFIBER SOUND ATTENUATION BLANKET,FILL ENTIRE SPACE WITH INSULATION @ PART'N 9A ONLY
TAPE & SPACKLE (TYP.)
9B 6" MTL. STUDS @16"O.C.
PROVIDE 2 LAYERS OF ⅝" THICK GYP. WALL BOARD AT 9D
9 1 5/8" MTL. STUDS @24"O.C. BRACED @ 1/4 HGT.
⅞" G.W.B. MOUNTED ON ⅞" STEEL HAT CHANNEL
9A 2 1/2" MTL. STUDS NOT BRACED AT PART'N
VARIES SEE PLAN
ONE LAYER 5/8" THK.G.W.B. FIRECODE"C" W.R.G.W.B. @ BATHRM. SIDE
6" BATT INSULATION @ EXTERIOR WALL ONLY
6" MTL. STUDS (20 GAUGE), 16" O.C. 9B
LINE OF COL. OR CORR.WALL
GALV. FLR. TRACK
ACOUST/SMOKE SEAL
COVE BASE,SEE FIN.SCHED.
FACE OF CONC. SHEAR WALL

NOTE:
PROVIDE 25GA. EQUIVALENT FOR WALL PARTITIONS.
20GA. EQUIVALENT FOR KITCHEN PASS-THRUS AND WALLS WHERE UPPER CABINETS ARE LOCATED.

9 FURRING AT COLUMNS
NO INSULATION REQ'D - NO RATING

9A FURRING AT STAIRS & ELEVATOR SHEAR WALLS **
(ADD THERMAFIBER SOUND ATTENUATION BLANKET BEHIND ELEVATOR, TRASH CHUTE AND DEMISING WALLS ONLY)

9B 6 1/2" FURRING
(ADD 6" BATT INSULATION AT EXTERIOR WALL & STAIRS ONLY)

9C FURRING AT EXTERIOR WALL
2" INSULATION REQ'D

9D 2HR. FIRE RATED FURRING
2" INSULATION REQ'D

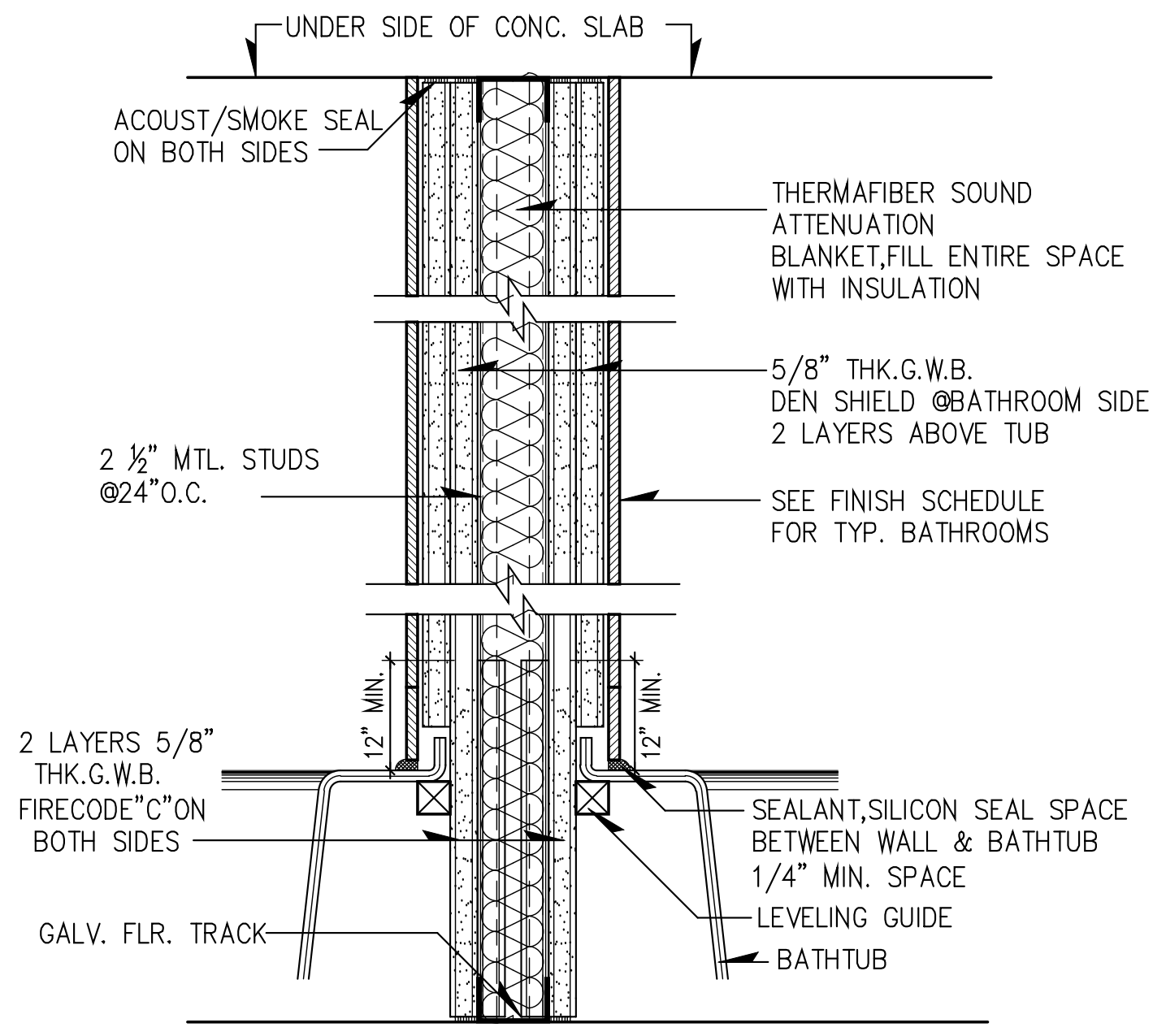
9E 2 1/2" FURRING AT SERVICE HALL
(WITH INSULATION)

9F 1 1/2" FURRING
NO INSULATION REQ'D - NO RATING

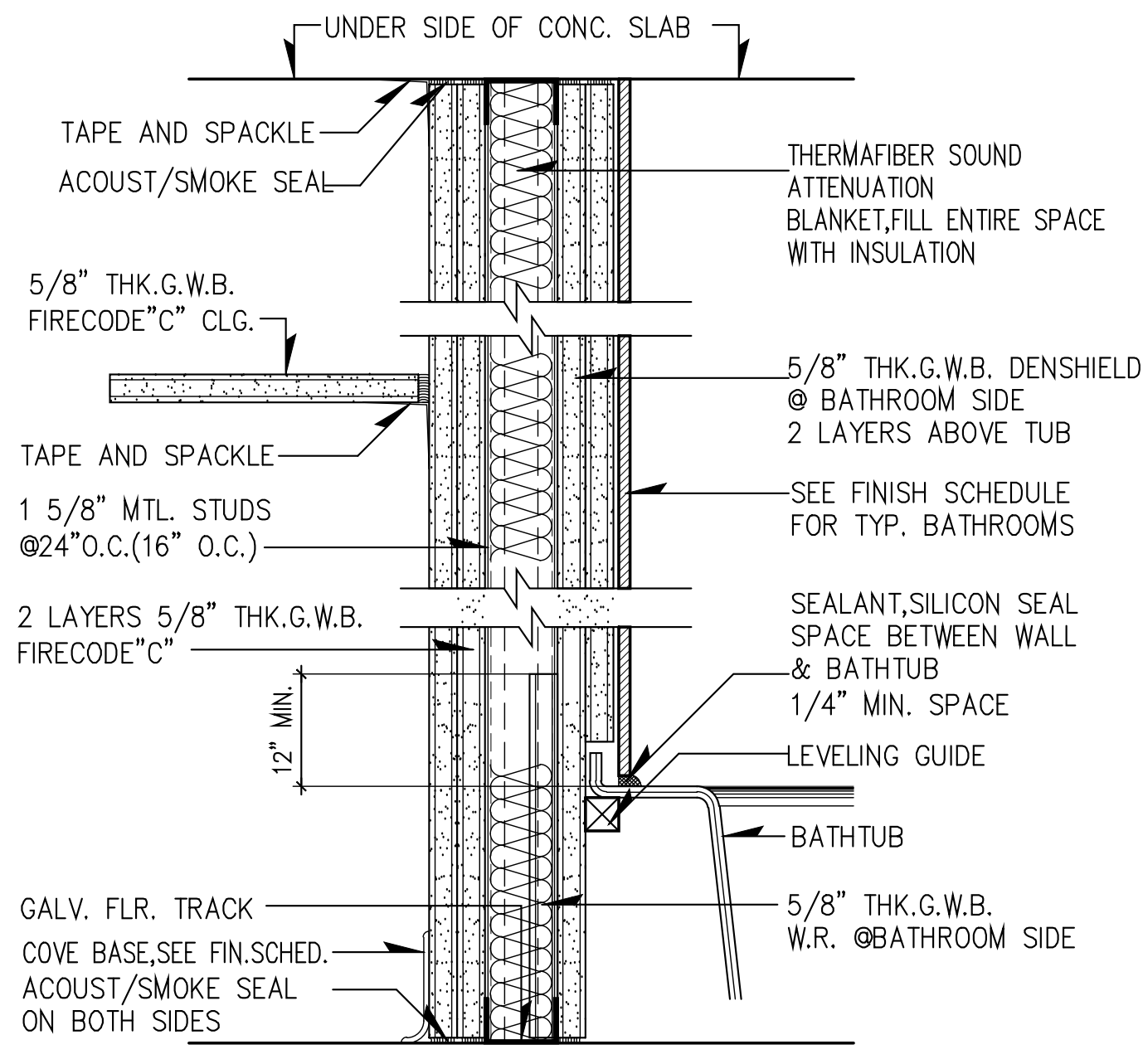
** NOTE: PARTITION TYPE '9A' AND '9D' ARE NOT BRACED TO ELEVATOR CONCRETE SHEAR WALL.

** 2-LAYERS OF ⅝" GYPSUM BOARD

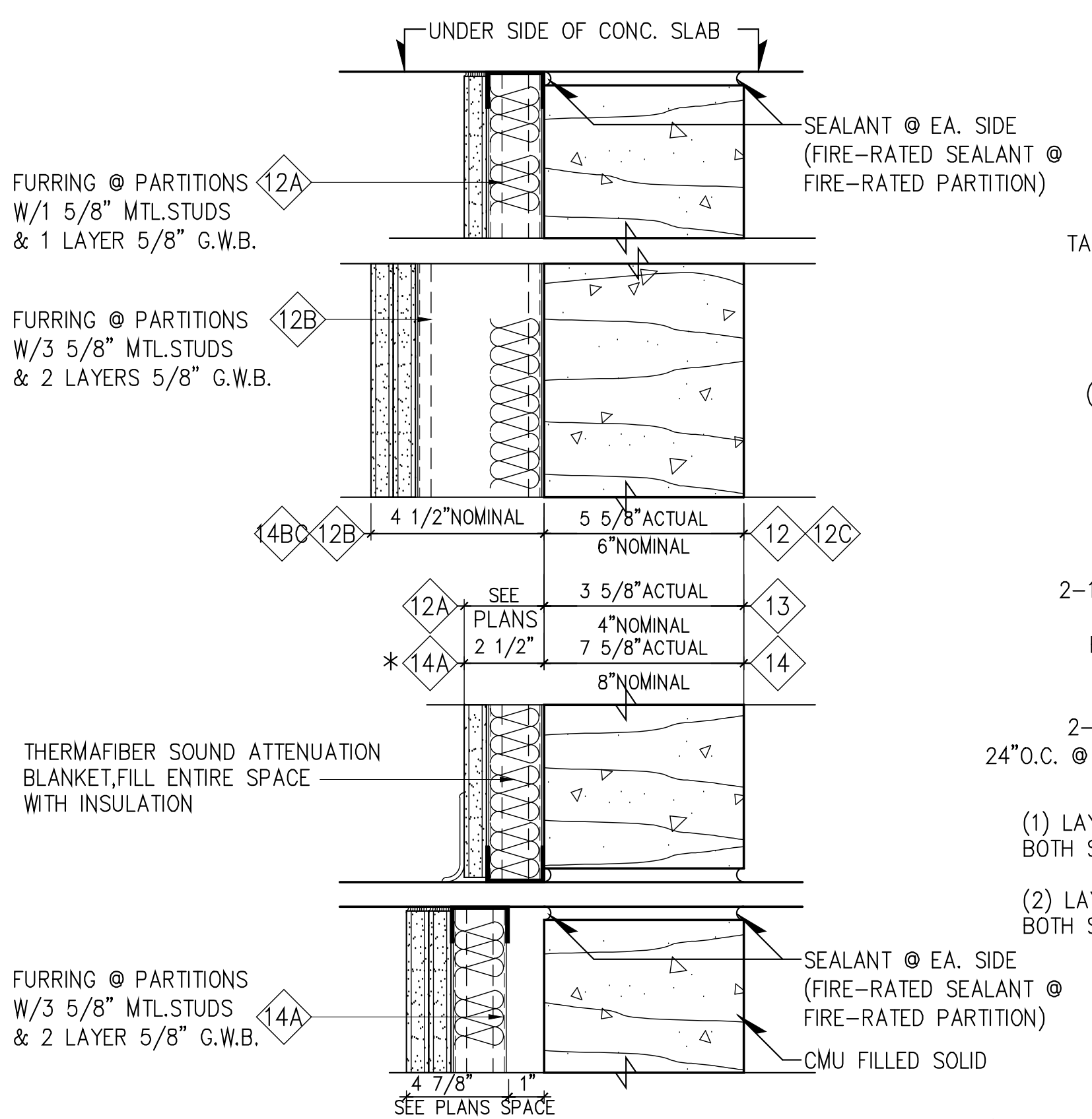
***PROVIDE 4" FURRING AT NID BOX/ELECTRICAL PANEL WALL


UNDER SIDE OF CONC. SLAB
ACOUST/SMOKE SEAL ON BOTH SIDES
THERMAFIBER SOUND ATTENUATION BLANKET,FILL ENTIRE SPACE WITH INSULATION
5/8" THK.G.W.B. DEN SHIELD @BATHROOM SIDE 2 LAYERS ABOVE TUB
2 ½" MTL. STUDS @24"O.C.
SEE FINISH SCHEDULE FOR TYP. BATHROOMS
12" MIN.
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
SEALANT,SILICON SEAL SPACE BETWEEN WALL & BATHTUB 1/4" MIN. SPACE
LEVELING GUIDE
BATHTUB
GALV. FLR. TRACK

10 BATHROOMS BETWEEN APARTMENTS
1 HR. FIRE RATING
BSA CAL #35-66SM-MEA #111-72M UL# U419


UNDER SIDE OF CONC. SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL
THERMAFIBER SOUND ATTENUATION BLANKET,FILL ENTIRE SPACE WITH INSULATION
5/8" THK.G.W.B. FIRECODE"C" CLG.
5/8" THK.G.W.B. DENSHIELD @ BATHROOM SIDE 2 LAYERS ABOVE TUB
TAPE AND SPACKLE
SEE FINISH SCHEDULE FOR TYP. BATHROOMS
1 5/8" MTL. STUDS @24"O.C.(16" O.C.)
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"
12" MIN.
SEALANT,SILICON SEAL SPACE BETWEEN WALL & BATHTUB 1/4" MIN. SPACE
LEVELING GUIDE
BATHTUB
GALV. FLR. TRACK
COVE BASE,SEE FIN.SCHED.
ACOUST/SMOKE SEAL ON BOTH SIDES
5/8" THK.G.W.B. W.R. @BATHROOM SIDE

11 BATHROOM AT CORRIDORS & APARTMENTS
2 HR. FIRE RATING STC:53
BSA CAL #542-68M-MEA #111-72M UL# U419


UNDER SIDE OF CONC. SLAB
SEALANT @ EA. SIDE (FIRE-RATED SEALANT @ FIRE-RATED PARTITION)
FURRING @ PARTITIONS W/1 5/8" MTL.STUDS & 1 LAYER 5/8" G.W.B. 12A
FURRING @ PARTITIONS W/3 5/8" MTL.STUDS & 2 LAYERS 5/8" G.W.B. 12B
14B 12B 4 1/2"NOMINAL
5 5/8"ACTUAL 6"NOMINAL 12 12C
12A SEE PLANS 2 1/2"
3 5/8"ACTUAL 4"NOMINAL 13
*14A 7 5/8"ACTUAL 8"NOMINAL 14
THERMAFIBER SOUND ATTENUATION BLANKET,FILL ENTIRE SPACE WITH INSULATION
FURRING @ PARTITIONS W/3 5/8" MTL.STUDS & 2 LAYER 5/8" G.W.B. 14A
SEALANT @ EA. SIDE (FIRE-RATED SEALANT @ FIRE-RATED PARTITION)
CMU FILLED SOLID
4 7/8" SEE PLANS
1" SPACE

12 CONCRETE BLOCK-6"
2 HR. FIRE RATING (FILL IN 100% SOLID)
BSA CAL #638-41-SM UL#U914

12A CONCRETE BLOCK-6"
2 HR. FIRE RATING (WITH 2 1/2" FURRING)
BSA CAL #638-41-SM UL#U914

12B CONCRETE BLOCK-6"
2 HR. FIRE RATING (WITH 5" FURRING)
BSA CAL #638-41-SM UL#U914

12C CONCRETE BLOCK-6" *
3 HR. FIRE RATING (FILL IN 100% SOLID)*
BSA CAL #638-41-SM UL#U914

12D CONCRETE BLOCK-6"
2 HR. FIRE RATING (2 1/2" FURRING ON BOTH SIDES)
BSA CAL #638-41-SM UL#U914

13 CONCRETE BLOCK-4"
2 HR. FIRE RATING
BSA CAL #638-41-SM UL#U914

14 CONCRETE BLOCK-8"
2 HR. FIRE RATING
BSA CAL #638-41-SM UL#U914

14A CONCRETE BLOCK-8" *
2 HR. FIRE RATING (WITH 2 1/2" FURRING)
BSA CAL #638-41-SM UL#U914

14B CONCRETE BLOCK-8" *
2 HR. FIRE RATING (WITH 4 1/2" FURRING)
BSA CAL #638-41-SM UL#U914

14C CONCRETE BLOCK-8" *
3 HR. FIRE RATING (70% SOLID CMU)
BSA CAL #638-41-SM UL#U914

14D CONCRETE BLOCK-8"
2 HR. FIRE RATING (WITH 2 1/2" FURRING ON BOTH SIDES)
BSA CAL #638-41-SM UL#U914 (PROVIDE WR. GYP. @ BATHROOM SIDE)

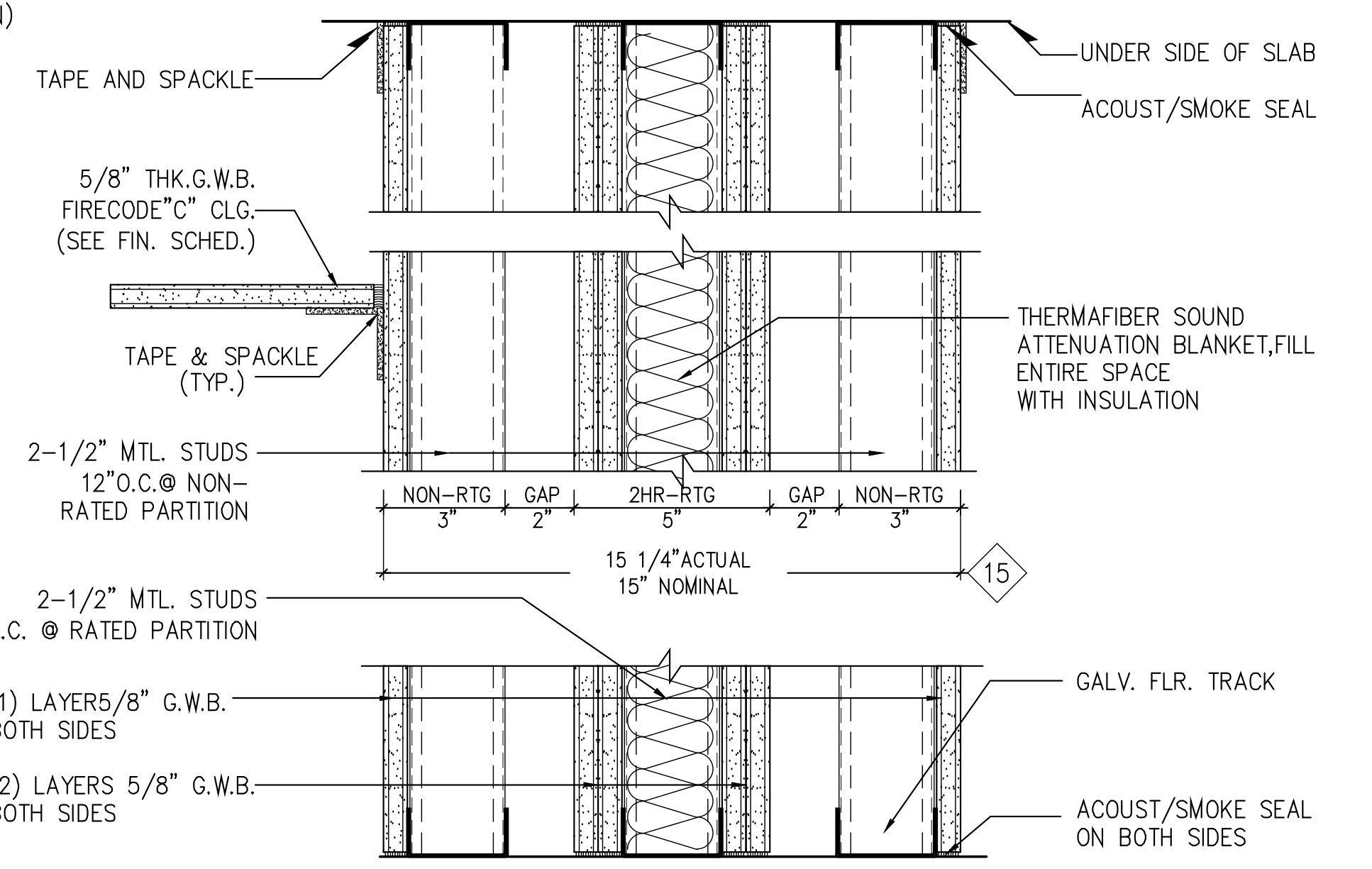
14E CONCRETE BLOCK-8"
2 HR. FIRE RATING (FILLED SOLID)
BSA CAL #638-41-SM UL#U914 (PROVIDE WR. GYP. @ BATHROOM SIDE)

* NOTE :
PROVIDE MOLD RESISTANT WALL BOARDS @ LAUNDRY ROOM.

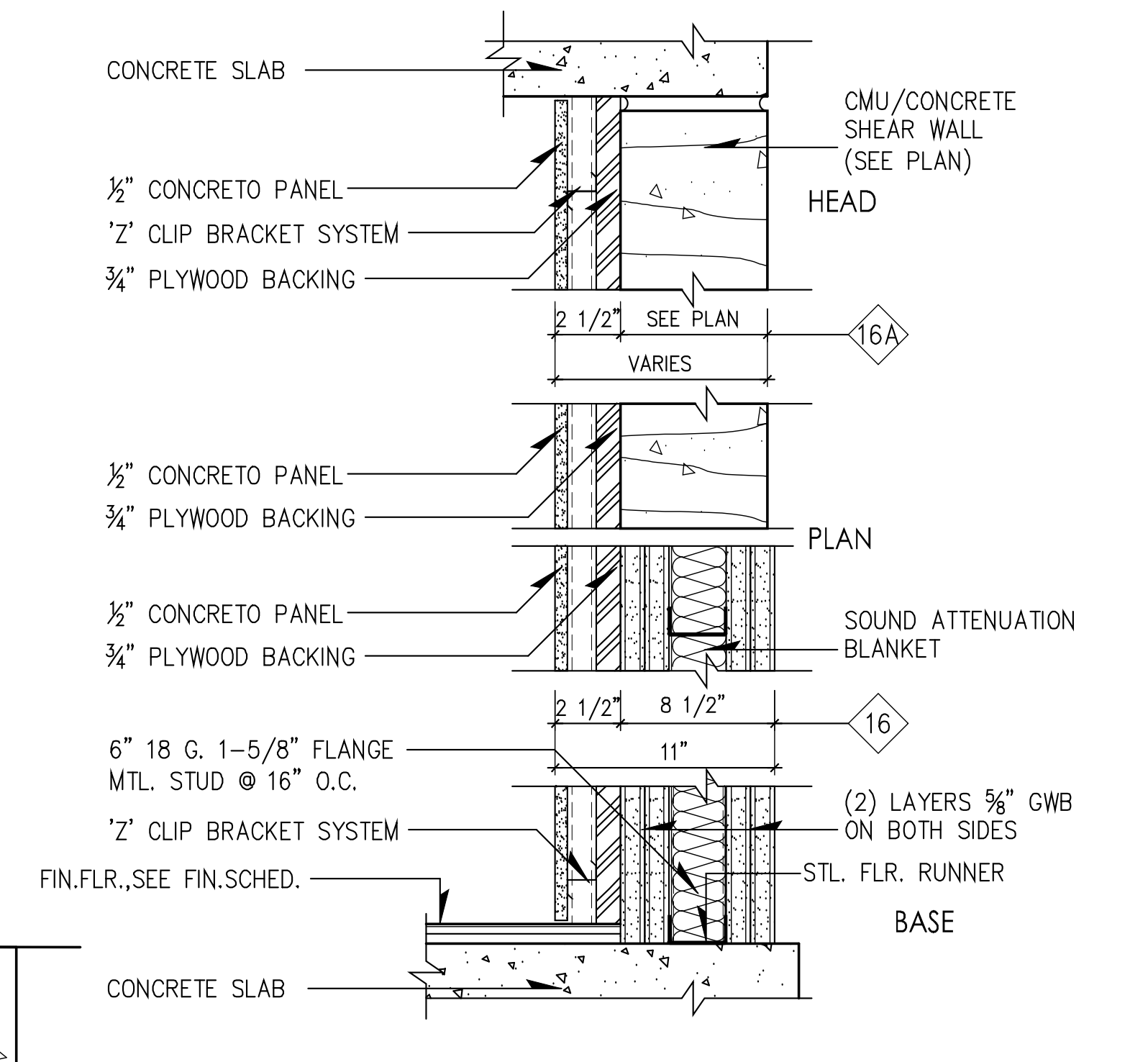
PROVIDE ONE LAYER 5/8" W.R.G.W.B. @ BATHROOM SIDE

PROVIDE 4" FURRING AT NID BOX WALL

* NOTE :
PROVIDE MOLD RESISTANT WALL BOARDS @ LAUNDRY ROOM.

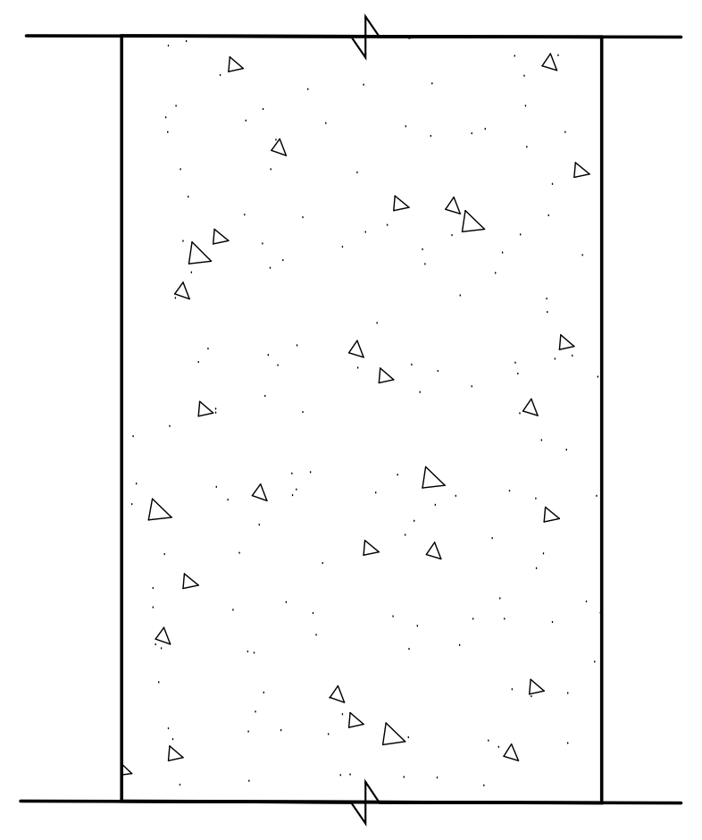

UNDER SIDE OF SLAB
ACOUST/SMOKE SEAL
TAPE AND SPACKLE
5/8" THK.G.W.B. FIRECODE"C" CLG. (SEE FIN. SCHED.)
TAPE & SPACKLE (TYP.)
THERMAFIBER SOUND ATTENUATION BLANKET,FILL ENTIRE SPACE WITH INSULATION
2-1/2" MTL. STUDS 12"O.C.@ NON-RATED PARTITION
NON-RTG GAP 2HR-RTG GAP NON-RTG
5" 1" 5" 1" 5"
15 1/4"ACTUAL 15" NOMINAL
2-1/2" MTL. STUDS 24"O.C. @ RATED PARTITION
(1) LAYERS/8" G.W.B. BOTH SIDES
(2) LAYERS 5/8" G.W.B. BOTH SIDES
GALV. FLR. TRACK
ACOUST/SMOKE SEAL ON BOTH SIDES

15 BETWEEN KITCHENS
5" NON-RATED, 5" 2 HR. RATING, 5" NON-RATED UL#U419

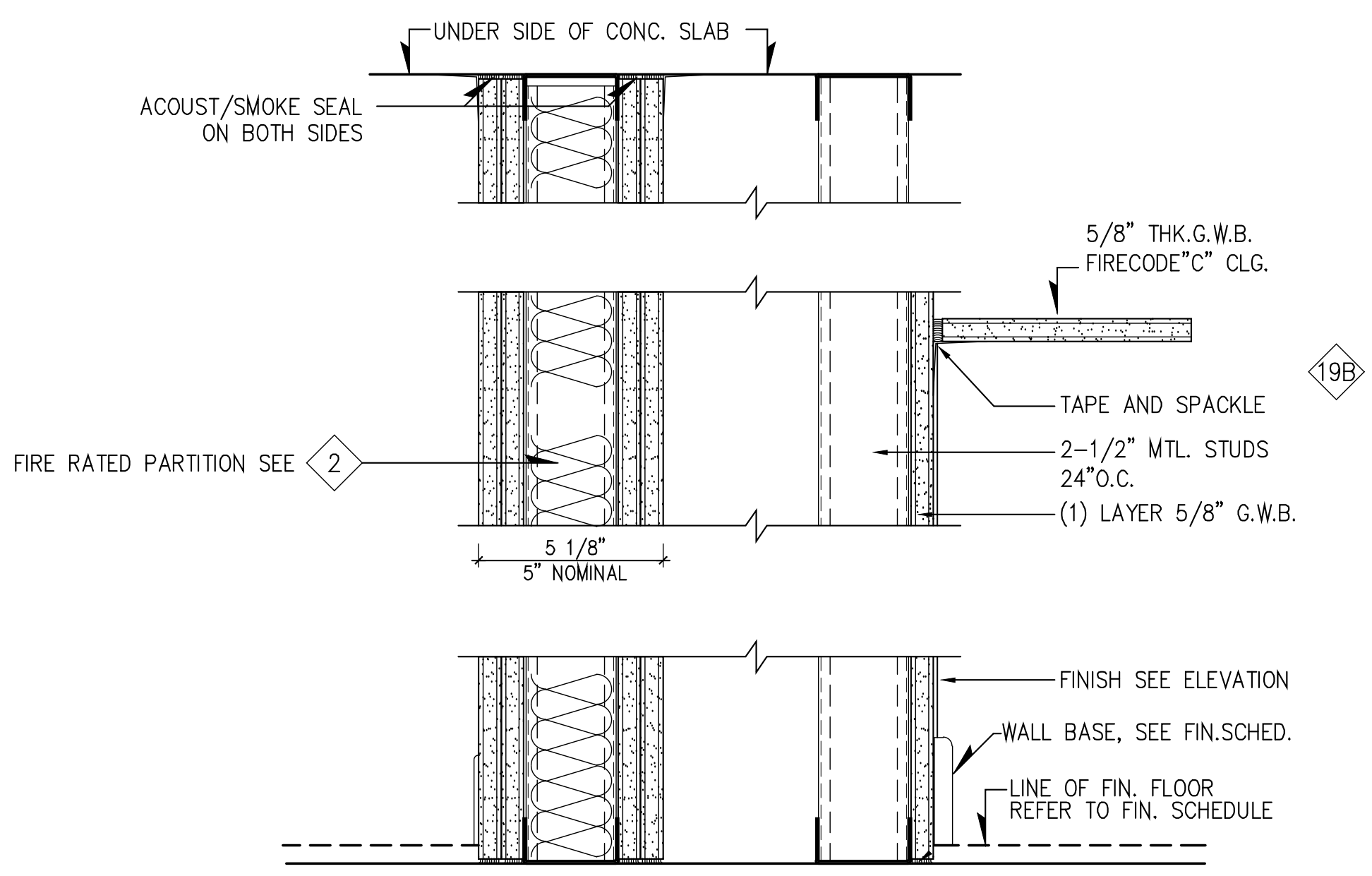

CONCRETE SLAB
CMU/CONCRETE SHEAR WALL (SEE PLAN)
HEAD
½" CONCRETO PANEL
'Z' CLIP BRACKET SYSTEM
¾" PLYWOOD BACKING
2 1/2" SEE PLAN
VARIES
16A
½" CONCRETO PANEL
¾" PLYWOOD BACKING
PLAN
½" CONCRETO PANEL
¾" PLYWOOD BACKING
SOUND ATTENUATION BLANKET
2 1/2" 8 1/2"
11"
6" 18 G. 1-5/8" FLANGE MTL. STUD @ 16" O.C.
'Z' CLIP BRACKET SYSTEM
(2) LAYERS ⅝" GWB ON BOTH SIDES
FIN.FLR.,SEE FIN.SCHED.
STL. FLR. RUNNER
BASE
CONCRETE SLAB

16 CONCRETO WALL PANEL ON STUD WALL
2 HR. FIRE RATING

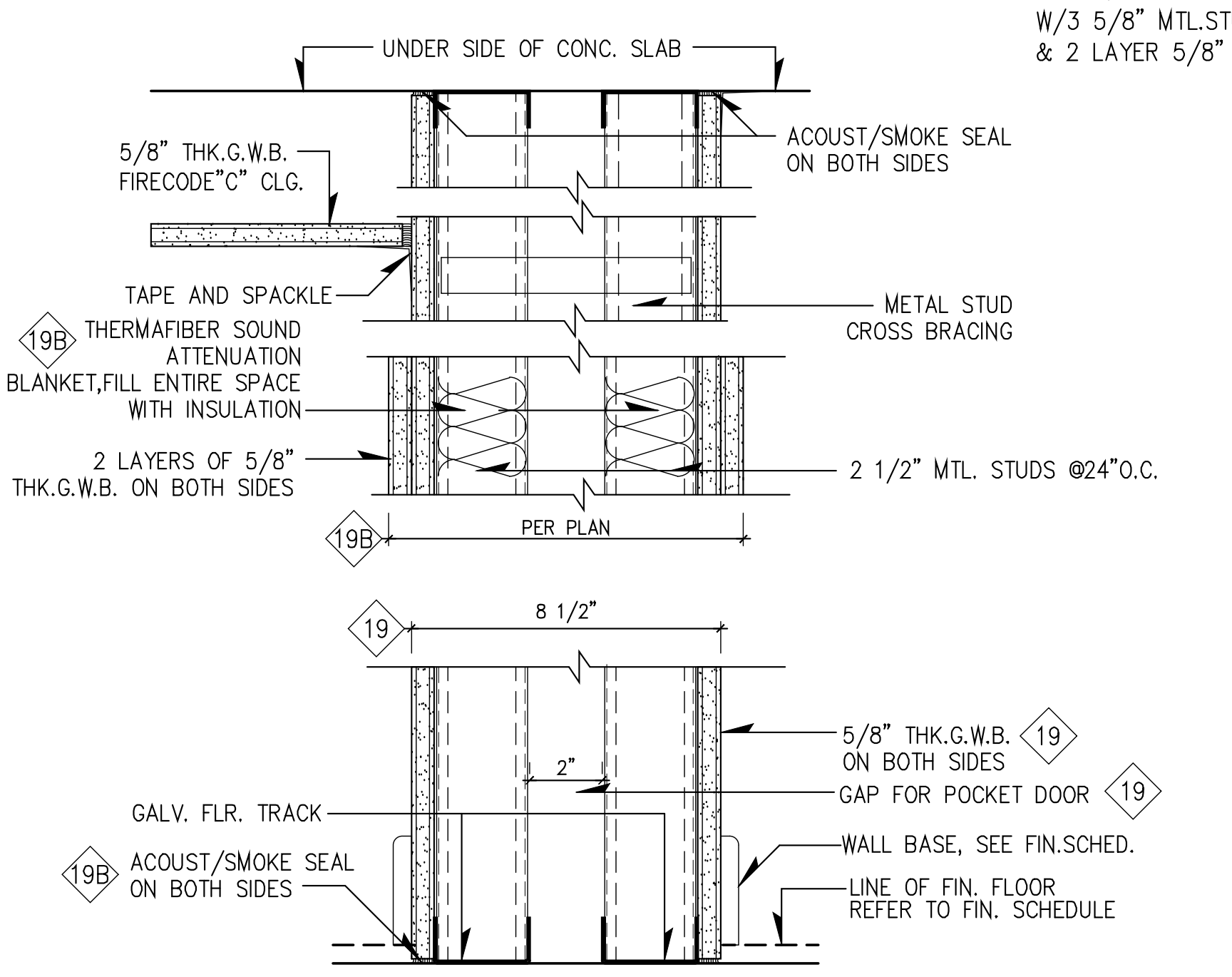
16A CONRETO WALL PANEL ON MASONRY WALL
2 HR. FIRE RATING



17 10" CONCRET WALL @ BULKHEAD


UNDER SIDE OF CONC. SLAB
ACOUST/SMOKE SEAL ON BOTH SIDES
5/8" THK.G.W.B. FIRECODE"C" CLG.
TAPE AND SPACKLE
FIRE RATED PARTITION SEE 2
2-1/2" MTL. STUDS 24"O.C.
(1) LAYER 5/8" G.W.B.
5 1/8" 5" NOMINAL
FINISH SEE ELEVATION
WALL BASE, SEE FIN.SCHED.
LINE OF FIN. FLOOR REFER TO FIN. SCHEDULE

18 BETWEEN APT & LOUNGE
2HR.RATG.STC-53.BSA CAL.#542-68M,MEA#111-72M


UNDER SIDE OF CONC. SLAB
5/8" THK.G.W.B. FIRECODE"C" CLG.
ACOUST/SMOKE SEAL ON BOTH SIDES
TAPE AND SPACKLE
METAL STUD CROSS BRACING
19B THERMAFIBER SOUND ATTENUATION BLANKET,FILL ENTIRE SPACE WITH INSULATION
19B 2 LAYERS OF 5/8" THK.G.W.B. ON BOTH SIDES
2 1/2" MTL. STUDS @24"O.C.
19B PER PLAN
19 8 1/2"
5/8" THK.G.W.B. ON BOTH SIDES 19
2"
GAP FOR POCKET DOOR 19
GALV. FLR. TRACK
WALL BASE, SEE FIN.SCHED.
19B ACOUST/SMOKE SEAL ON BOTH SIDES
LINE OF FIN. FLOOR REFER TO FIN. SCHEDULE

19 DEEP WALL @ MULTIPURPOSE RM
NOT RATED, ACCOMODATING POCKET DOOR

19B DEEP WALL BETWEEN YOGA AND LIBRARY
2 HR. FIRE RATING STC:50
BSA CAL #176-70-SM MEA #111-72M

NOTES :

1. PROVIDE 20 GAUGE METAL GROUNDS ON METAL STUDS AT ALL PARTITIONS TO RECEIVE KITCHEN AND BATHROOM CABINETS, HANDRAILS, GRAB BARS, MOLDINGS ETC.
2. SEE MECHANICAL DRAWINGS FOR EXTENT OF HORIZONTAL FIRE RATED ENCLOSURES.

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:
AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:
Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

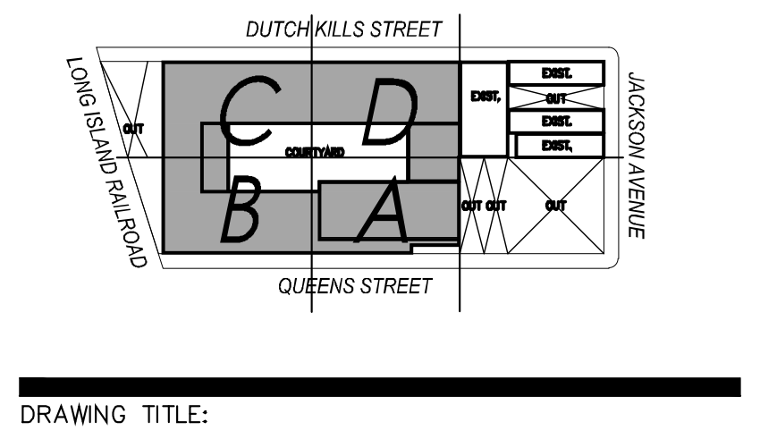
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
CUT
EXIST.

DRAWING TITLE:

PARTITION SCHEDULE

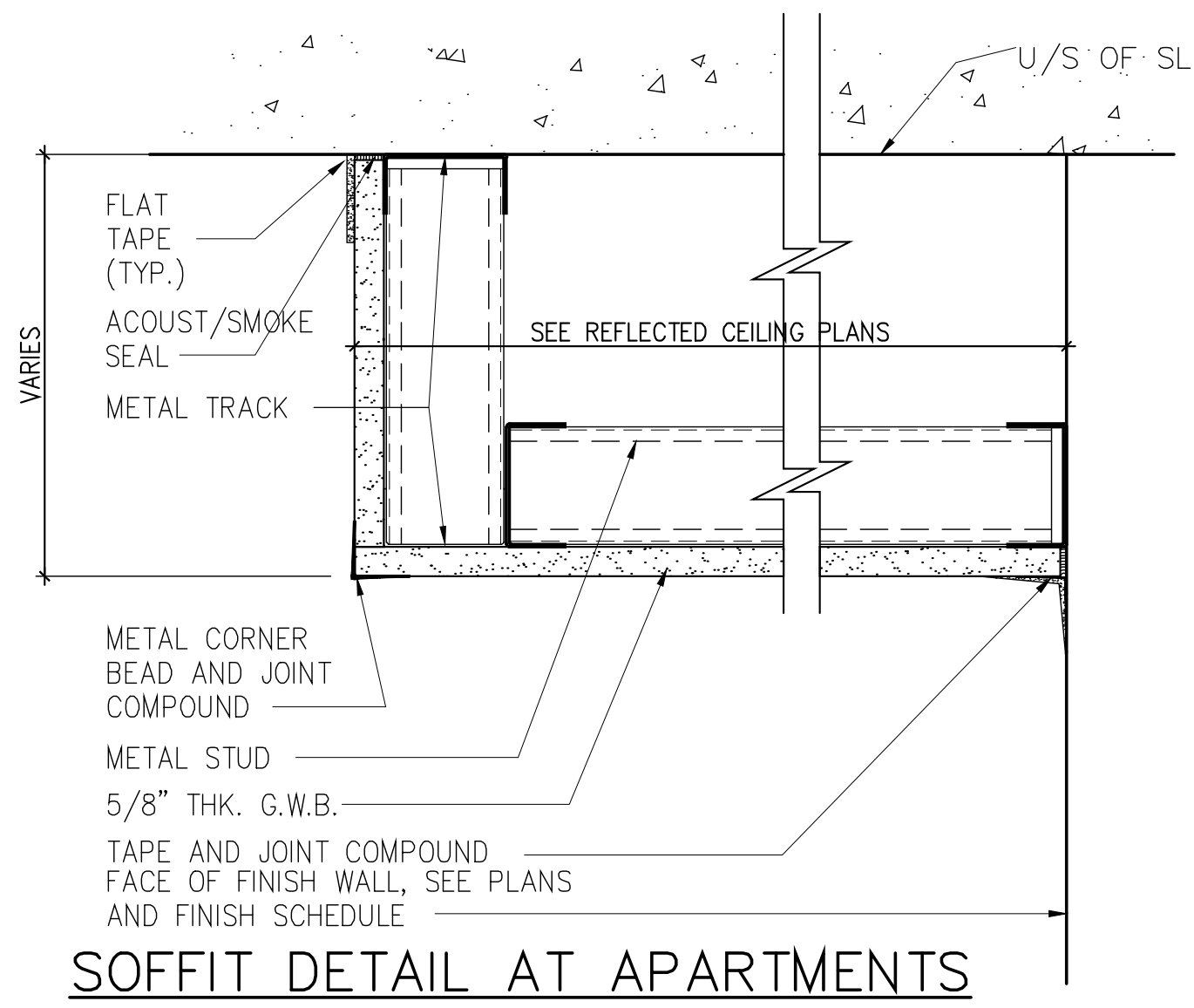
SEAL & SIGNATURE:

No. 022227

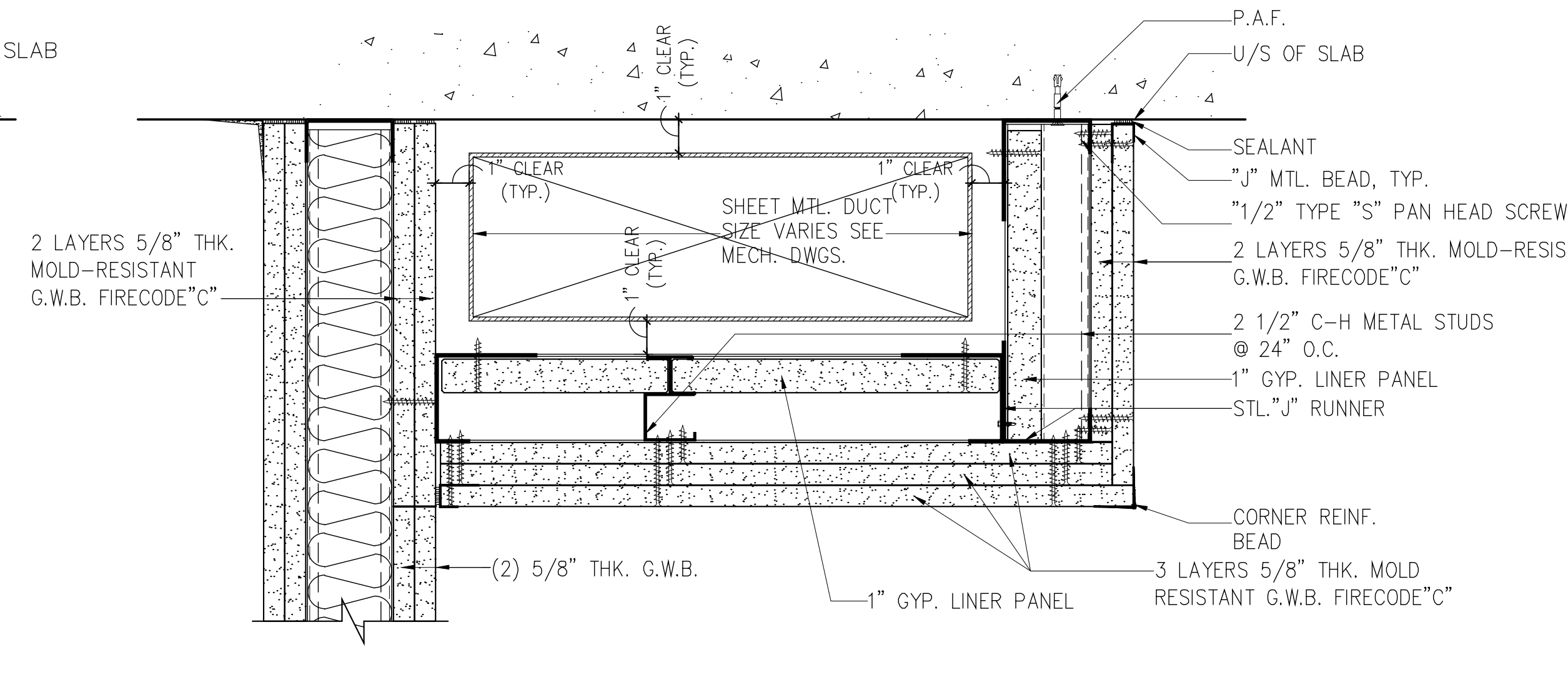
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-400.00

DRAWING : 111 OF 139

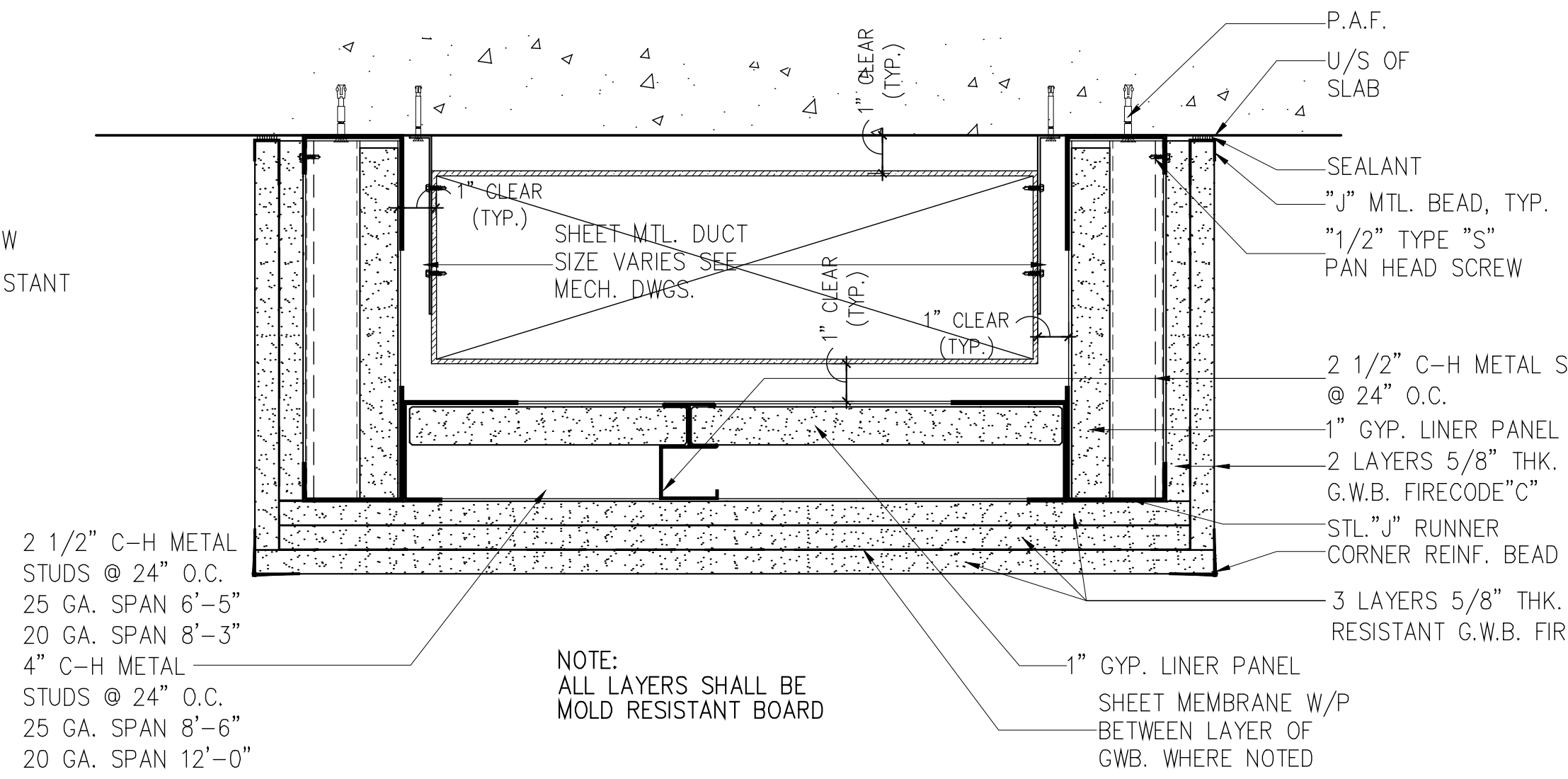
CEILING DETAILS


U/S OF SLAB
FLAT TAPE (TYP.)
ACOUST/SMOKE SEAL
METAL TRACK
VARIES
SEE REFLECTED CEILING PLANS
METAL CORNER BEAD AND JOINT COMPOUND
METAL STUD
5/8" THK. G.W.B.
TAPE AND JOINT COMPOUND
FACE OF FINISH WALL, SEE PLANS AND FINISH SCHEDULE

SOFFIT DETAIL AT APARTMENTS AND CORRIDOR
SCALE: 3"=1'-0"

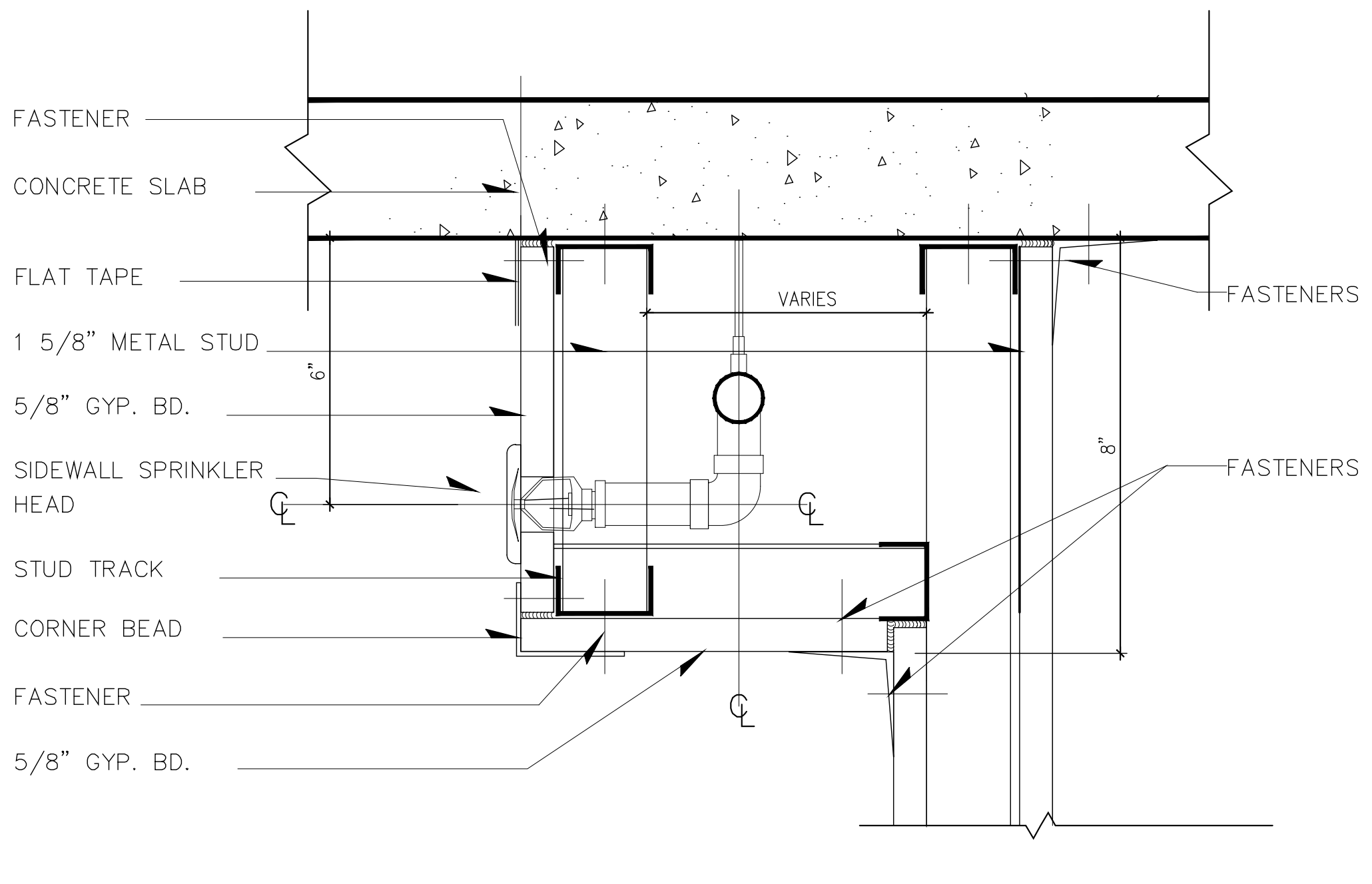

P.A.F.
U/S OF SLAB
1" CLEAR (TYP.)
SHEET MTL. DUCT SIZE VARIES SEE MECH. DWGS.
2 LAYERS 5/8" THK. MOLD-RESISTANT G.W.B. FIRECODE"C"
SEALANT
"J" MTL. BEAD, TYP.
"1/2" TYPE "S" PAN HEAD SCREW
2 LAYERS 5/8" THK. MOLD-RESISTANT G.W.B. FIRECODE"C"
2 1/2" C-H METAL STUDS @ 24" O.C.
1" GYP. LINER PANEL
STL."J" RUNNER
CORNER REINF. BEAD
(2) 5/8" THK. G.W.B.
1" GYP. LINER PANEL
3 LAYERS 5/8" THK. MOLD RESISTANT G.W.B. FIRECODE"C"

SECTION AT HORIZONTAL DUCT FIRE PROTECTION
2 HR. FIRE RATING SCALE: 3" = 1'-0"
BSA CAL. #277-83-SM

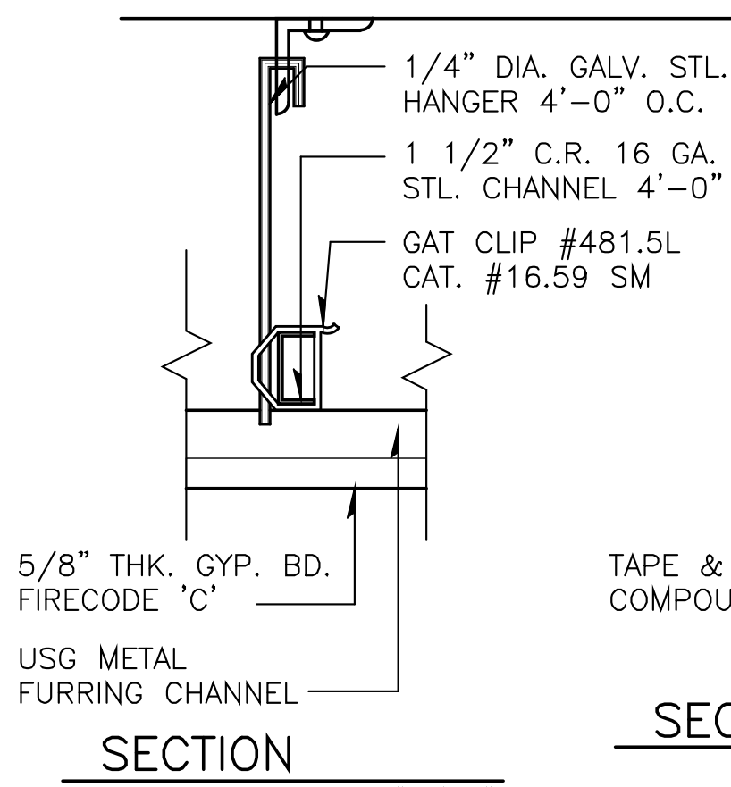

P.A.F.
U/S OF SLAB
SEALANT
"J" MTL. BEAD, TYP.
"1/2" TYPE "S" PAN HEAD SCREW
1" CLEAR (TYP.)
SHEET MTL. DUCT SIZE VARIES SEE MECH. DWGS.
2 1/2" C-H METAL STUDS @ 24" O.C.
1" GYP. LINER PANEL
2 LAYERS 5/8" THK. MOLD-RESISTANT G.W.B. FIRECODE"C"
STL."J" RUNNER
CORNER REINF. BEAD
3 LAYERS 5/8" THK. MOLD RESISTANT G.W.B. FIRECODE"C"
2 1/2" C-H METAL STUDS @ 24" O.C. 25 GA. SPAN 6'-5" 20 GA. SPAN 8'-3"
4" C-H METAL STUDS @ 24" O.C. 25 GA. SPAN 8'-6" 20 GA. SPAN 12'-0"
1" GYP. LINER PANEL
SHEET MEMBRANE W/P BETWEEN LAYER OF GWB. WHERE NOTED

NOTE:
ALL LAYERS SHALL BE MOLD RESISTANT BOARD

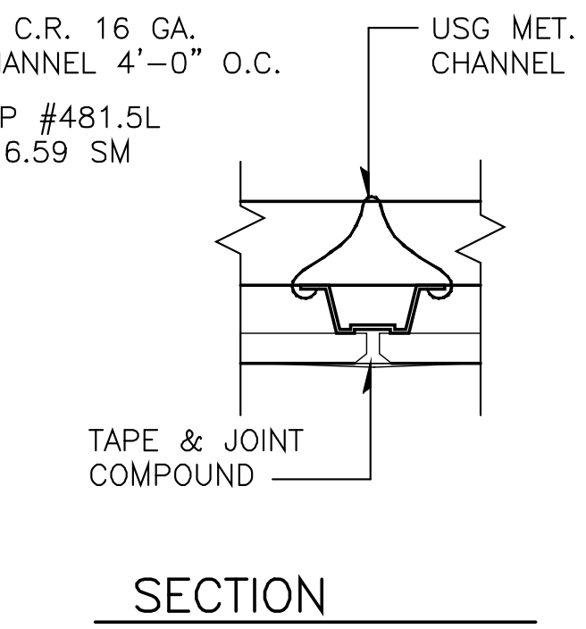
SECTION AT HORIZONTAL DUCT FIRE PROTECTION
2 HR. FIRE RATING SCALE: 3"=1'-0"
BSA CAL. #277-83-SM


FASTENER
CONCRETE SLAB
FLAT TAPE
1 5/8" METAL STUD
5/8" GYP. BD.
SIDEWALL SPRINKLER HEAD
STUD TRACK
CORNER BEAD
FASTENER
5/8" GYP. BD.
VARIES
FASTENERS
FASTENERS
℄

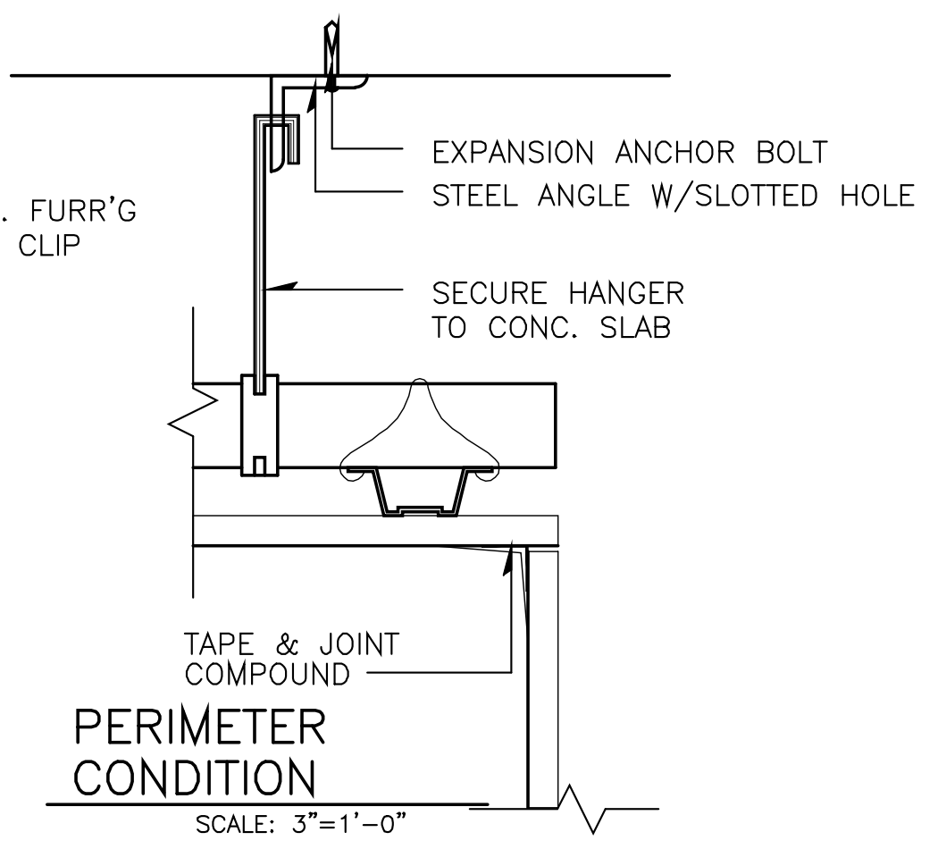
SOFFIT DETAIL AT APARTMENTS AT CORRIDORS WITH SIDEWALL SPRINKLER HEAD
SCALE: 3"=1'-0"


1/4" DIA. GALV. STL. HANGER 4'-0" O.C.
1 1/2" C.R. 16 GA. STL. CHANNEL 4'-0" O.C.
GAT CLIP #481.5L CAT. #16.59 SM
5/8" THK. GYP. BD. FIRECODE 'C'
USG METAL FURRING CHANNEL

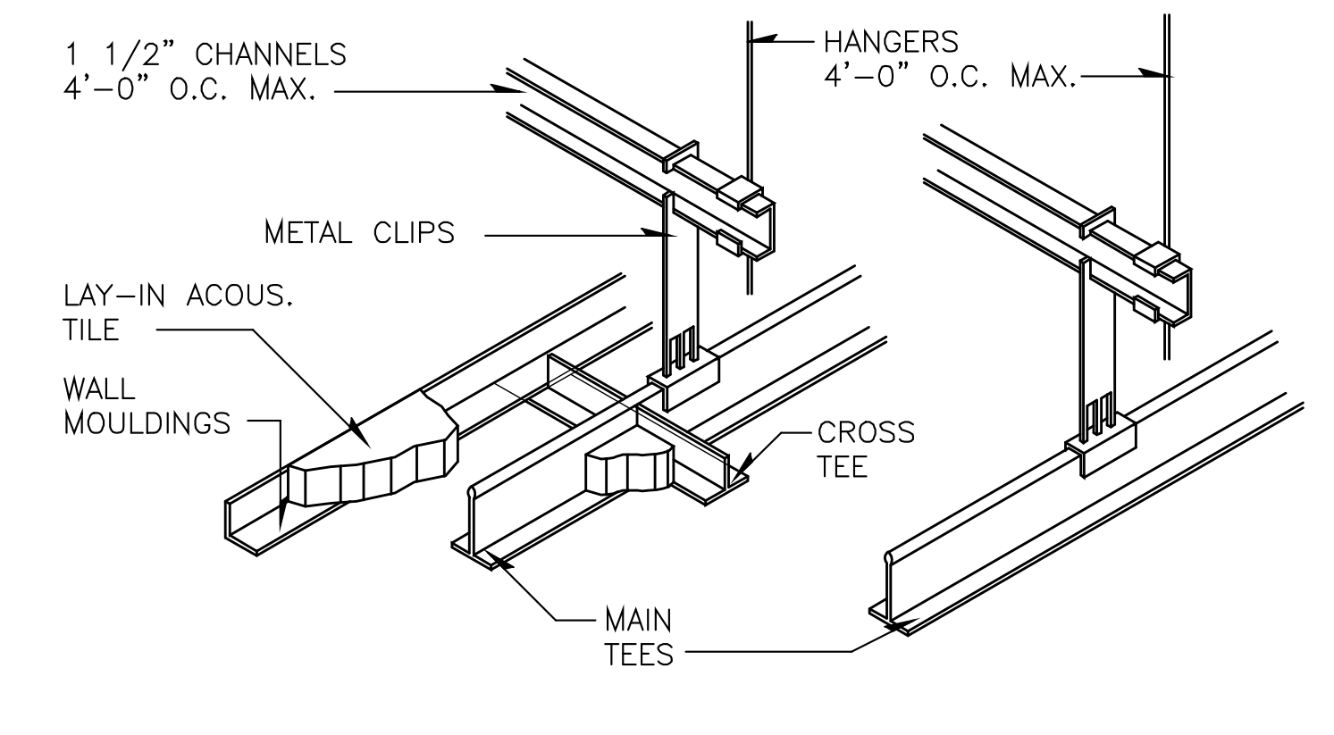
SECTION
SCALE: 3"=1'-0"


USG MET. FURR'G CHANNEL CLIP
TAPE & JOINT COMPOUND

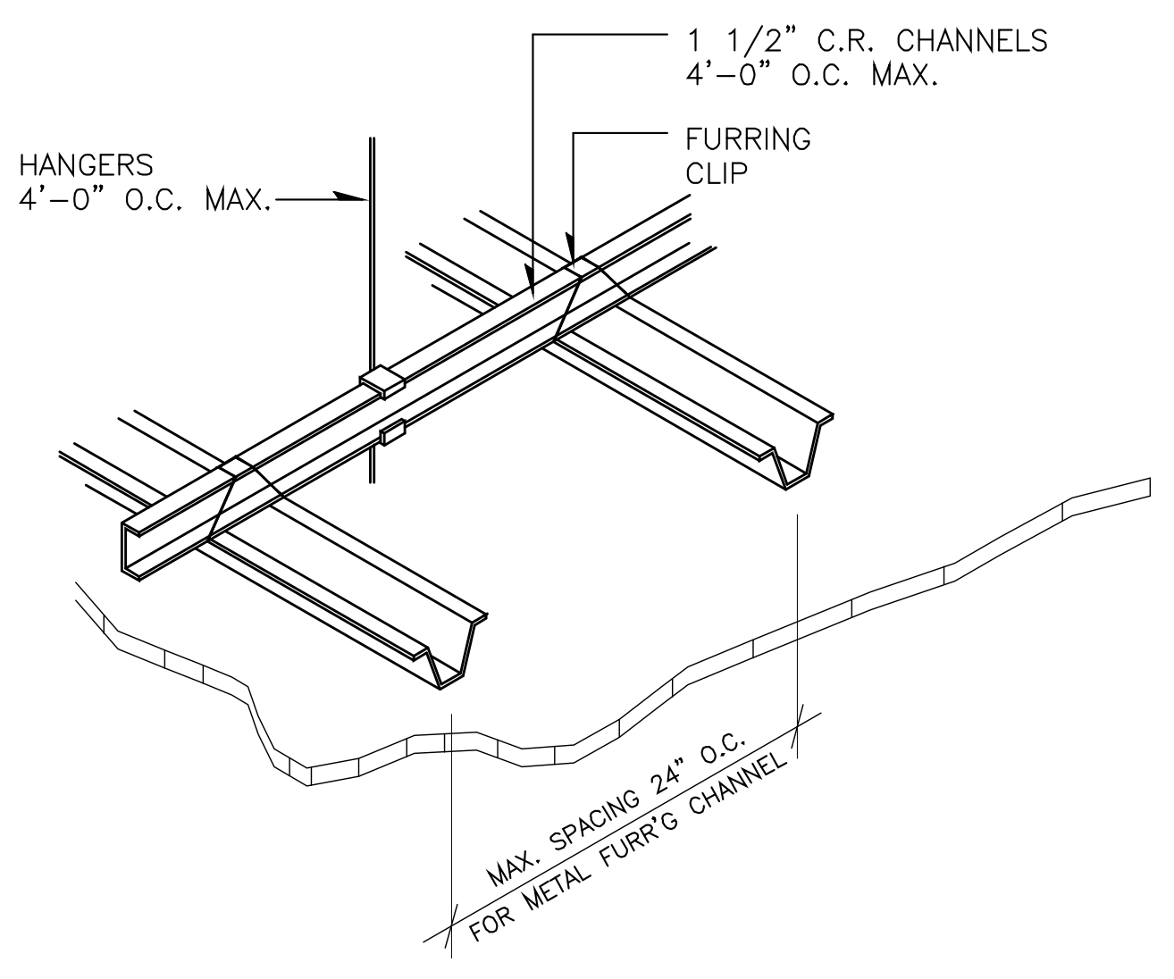
SECTION
SCALE: 3"=1'-0"


EXPANSION ANCHOR BOLT
STEEL ANGLE W/SLOTTED HOLE
SECURE HANGER TO CONC. SLAB
TAPE & JOINT COMPOUND

PERIMETER CONDITION
SCALE: 3"=1'-0"


1 1/2" CHANNELS 4'-0" O.C. MAX.
HANGERS 4'-0" O.C. MAX.
METAL CLIPS
LAY-IN ACOUS. TILE
WALL MOULDINGS
CROSS TEE
MAIN TEES

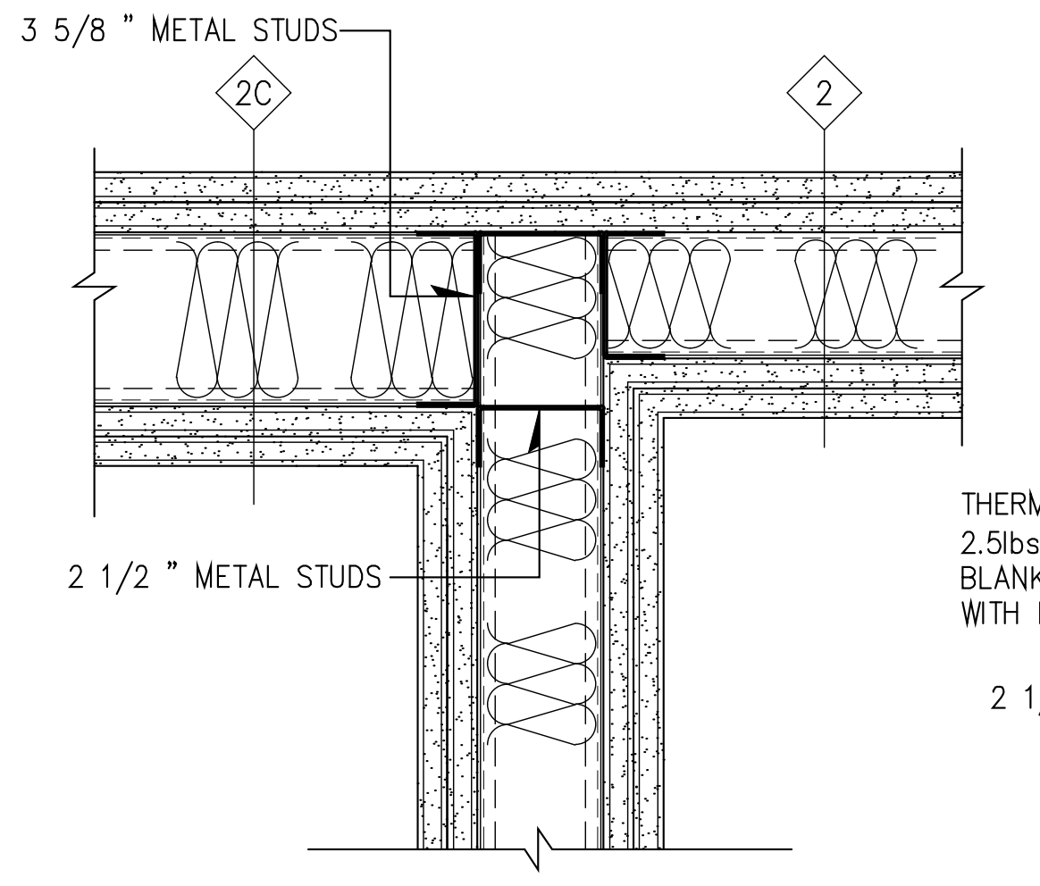
TYP. LAY-IN ACOUST/SMOKSEAL TILE CLG. DET. N.T.S.
SEE FINISH SCHEDULE


1 1/2" C.R. CHANNELS 4'-0" O.C. MAX.
HANGERS 4'-0" O.C. MAX.
FURRING CLIP
MAX. SPACING 24" O.C. FOR METAL FURR'G CHANNEL

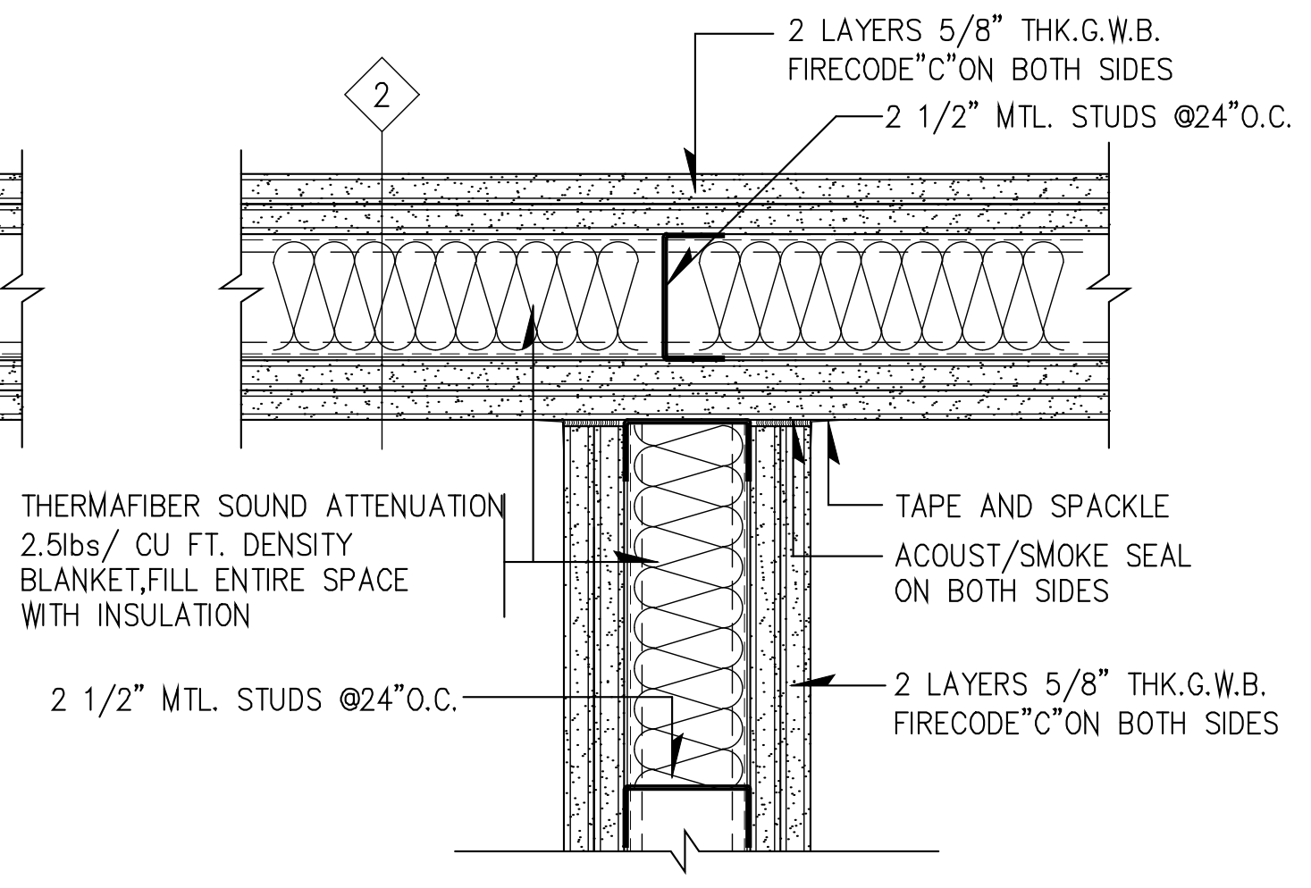
GYPSUM WALLBOARD HUNG CLG.DETAILS
N.T.S.

HUNG CEILING DETAIL

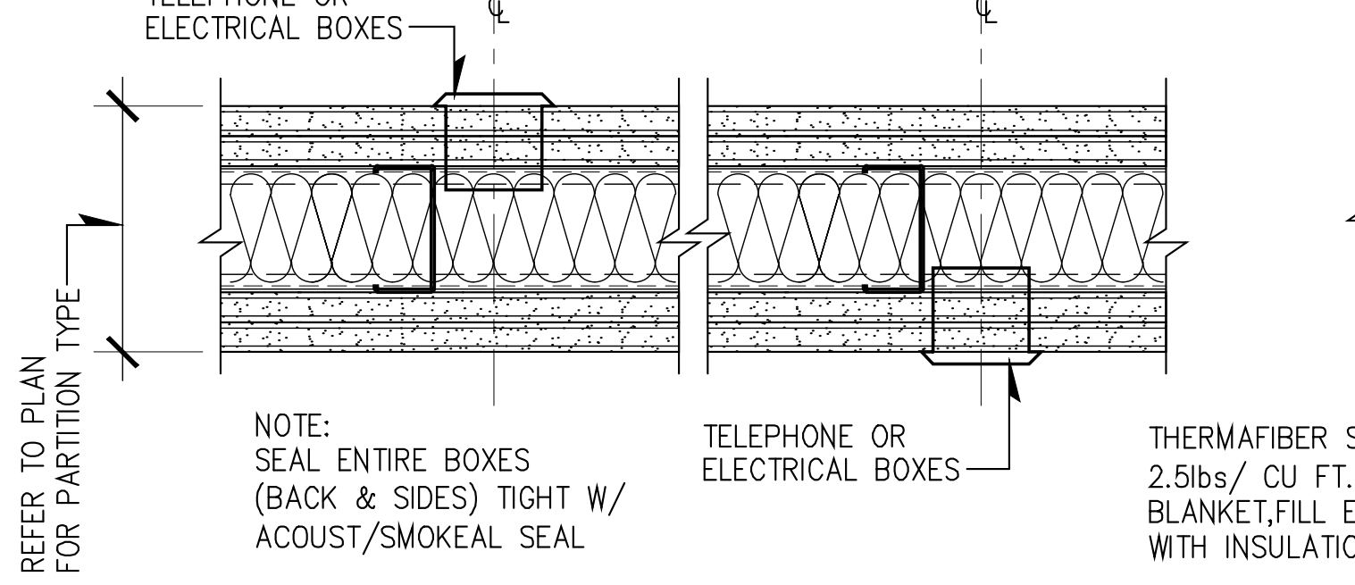
PARTITION PLAN DETAILS


3 5/8" METAL STUDS
2C
2
2 1/2" METAL STUDS

A TYP. DETAIL @ 2 1/2"-3 5/8" STUD WALL TRANSITIONS

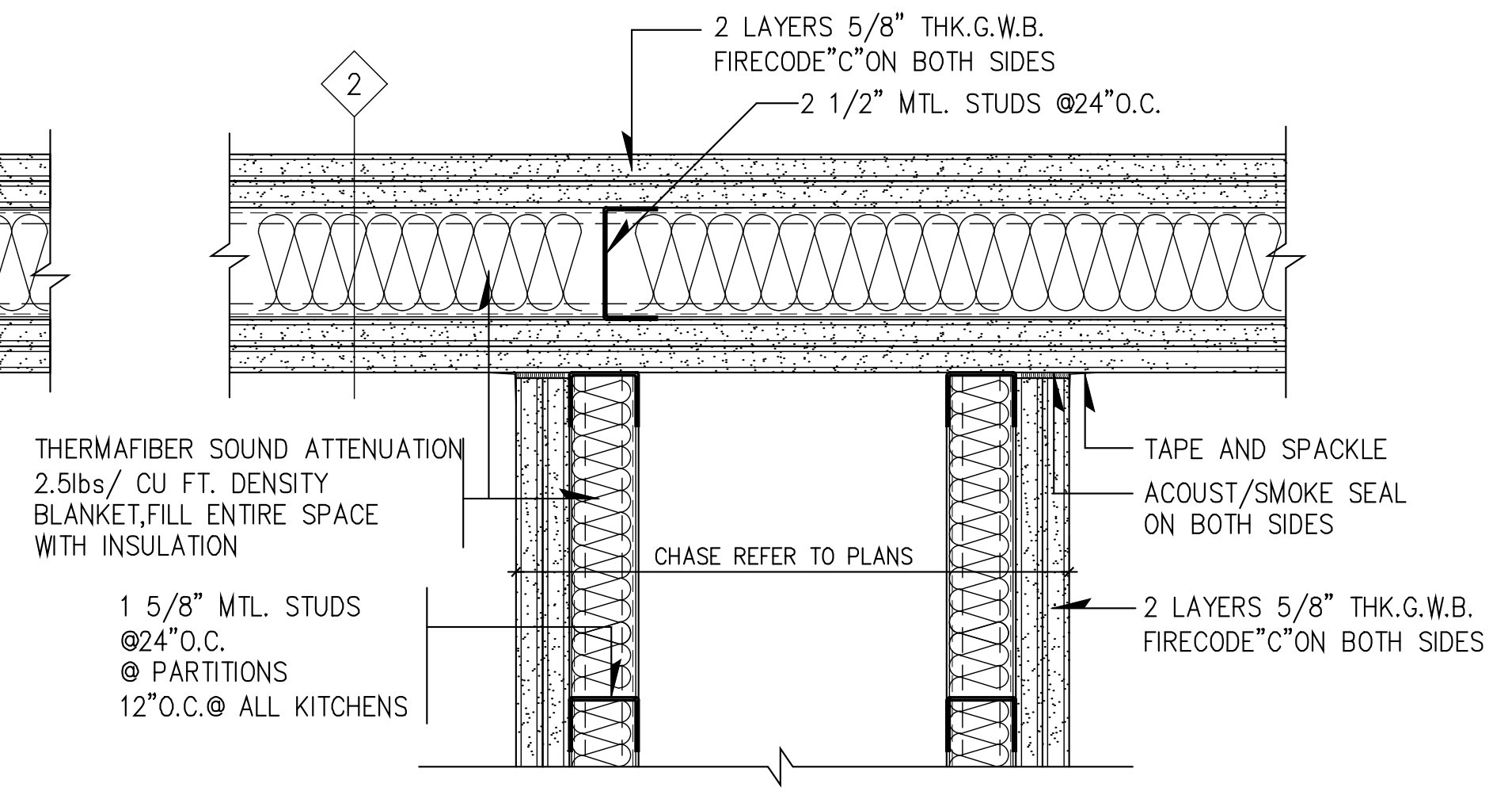

2
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
2 1/2" MTL. STUDS @24"O.C.
THERMAFIBER SOUND ATTENUATION 2.5lbs/ CU FT. DENSITY BLANKET,FILL ENTIRE SPACE WITH INSULATION
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
2 1/2" MTL. STUDS @24"O.C.
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES

B TYP. DETAIL @2HR. "T" INTERSECTION

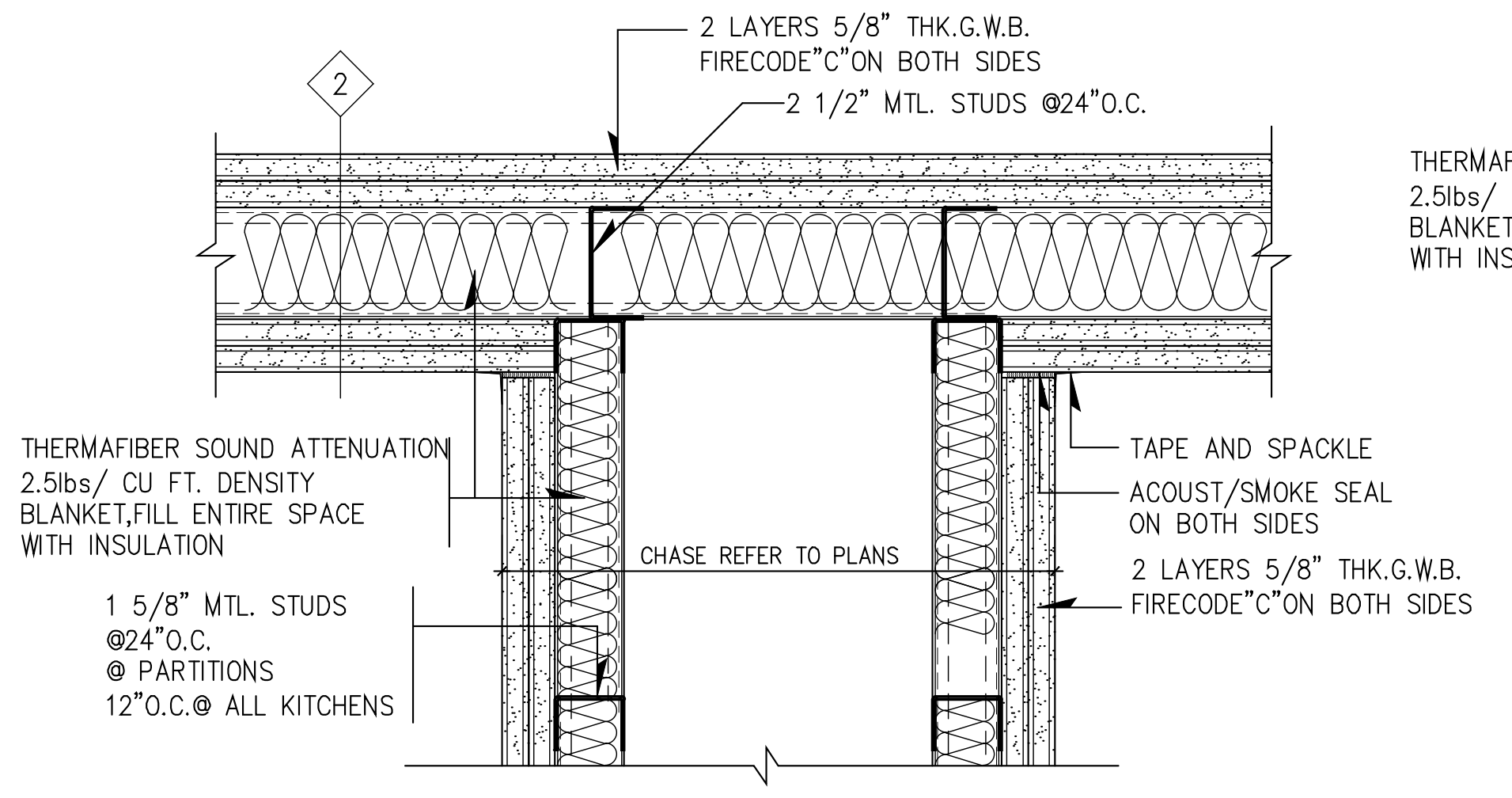

2'-0" MIN.
TELEPHONE OR ELECTRICAL BOXES
℄
REFER TO PLAN FOR PARTITION TYPE
TELEPHONE OR ELECTRICAL BOXES

NOTE:
SEAL ENTIRE BOXES (BACK & SIDES) TIGHT W/ ACOUST/SMOKEAL SEAL

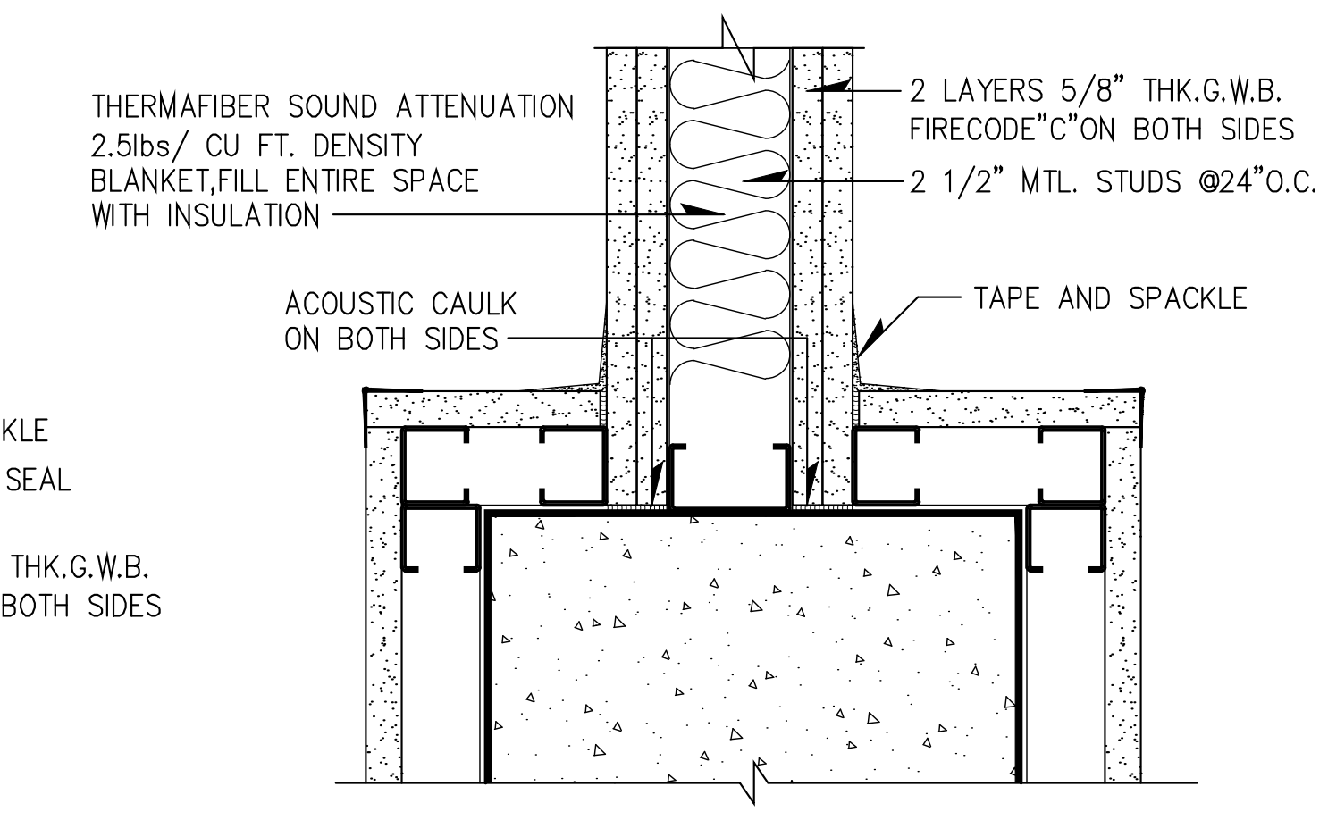
C PLAN DETAIL OF ADJACENT ELECTRICAL BOXES


2
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
2 1/2" MTL. STUDS @24"O.C.
THERMAFIBER SOUND ATTENUATION 2.5lbs/ CU FT. DENSITY BLANKET,FILL ENTIRE SPACE WITH INSULATION
1 5/8" MTL. STUDS @24"O.C. @ PARTITIONS 12"O.C.@ ALL KITCHENS
CHASE REFER TO PLANS
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES

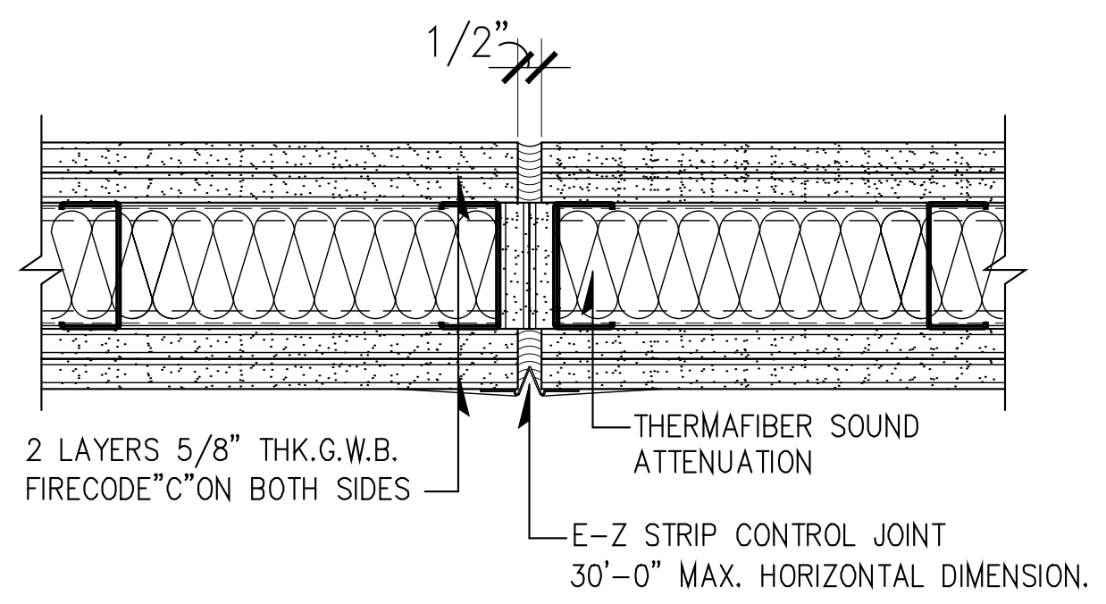
D TYP. INTERSECTION DETAIL @2HR RATED CHASE TO CORRIDOR WALL


2
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
2 1/2" MTL. STUDS @24"O.C.
THERMAFIBER SOUND ATTENUATION 2.5lbs/ CU FT. DENSITY BLANKET,FILL ENTIRE SPACE WITH INSULATION
1 5/8" MTL. STUDS @24"O.C. @ PARTITIONS 12"O.C.@ ALL KITCHENS
CHASE REFER TO PLANS
TAPE AND SPACKLE
ACOUST/SMOKE SEAL ON BOTH SIDES
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES

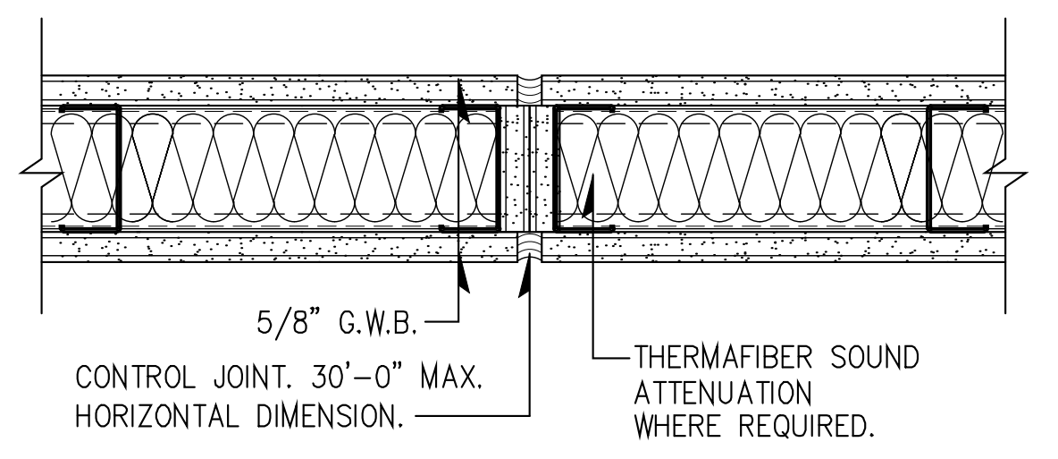
E ALTERNATE DETAIL @2HR RATED CHASE TO CORRIDOR WALL


THERMAFIBER SOUND ATTENUATION 2.5lbs/ CU FT. DENSITY BLANKET,FILL ENTIRE SPACE WITH INSULATION
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
2 1/2" MTL. STUDS @24"O.C.
ACOUSTIC CAULK ON BOTH SIDES
TAPE AND SPACKLE

F DEMISING PARTITION AT EXTERIOR WALL/ COLUMN


1/2"
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
THERMAFIBER SOUND ATTENUATION
E-Z STRIP CONTROL JOINT 30'-0" MAX. HORIZONTAL DIMENSION.

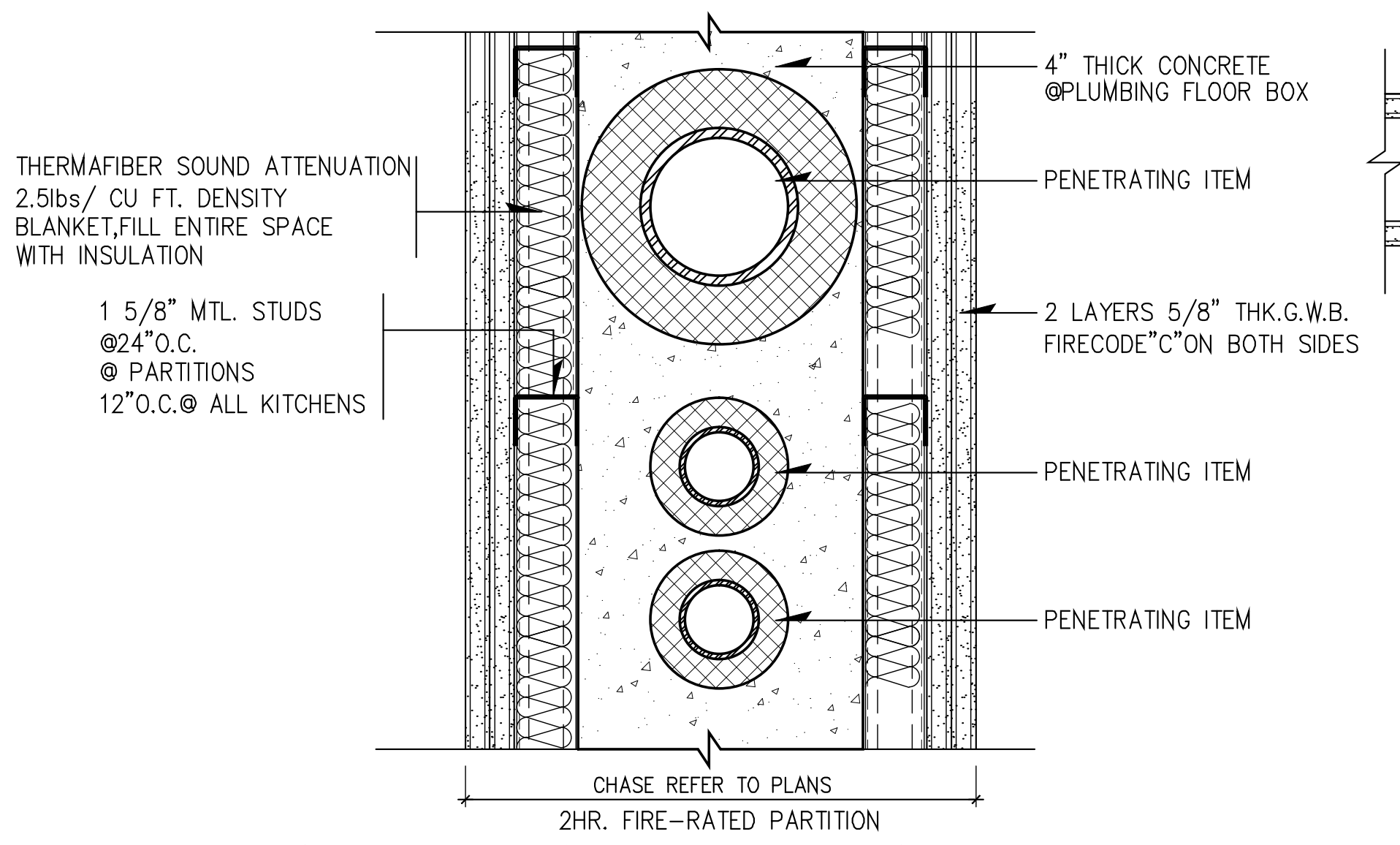
G PLAN DETAIL OF CONTROL JOINT @ 2HR FIRE-RATED WALL


5/8" G.W.B.
CONTROL JOINT. 30'-0" MAX. HORIZONTAL DIMENSION.
THERMAFIBER SOUND ATTENUATION WHERE REQUIRED.

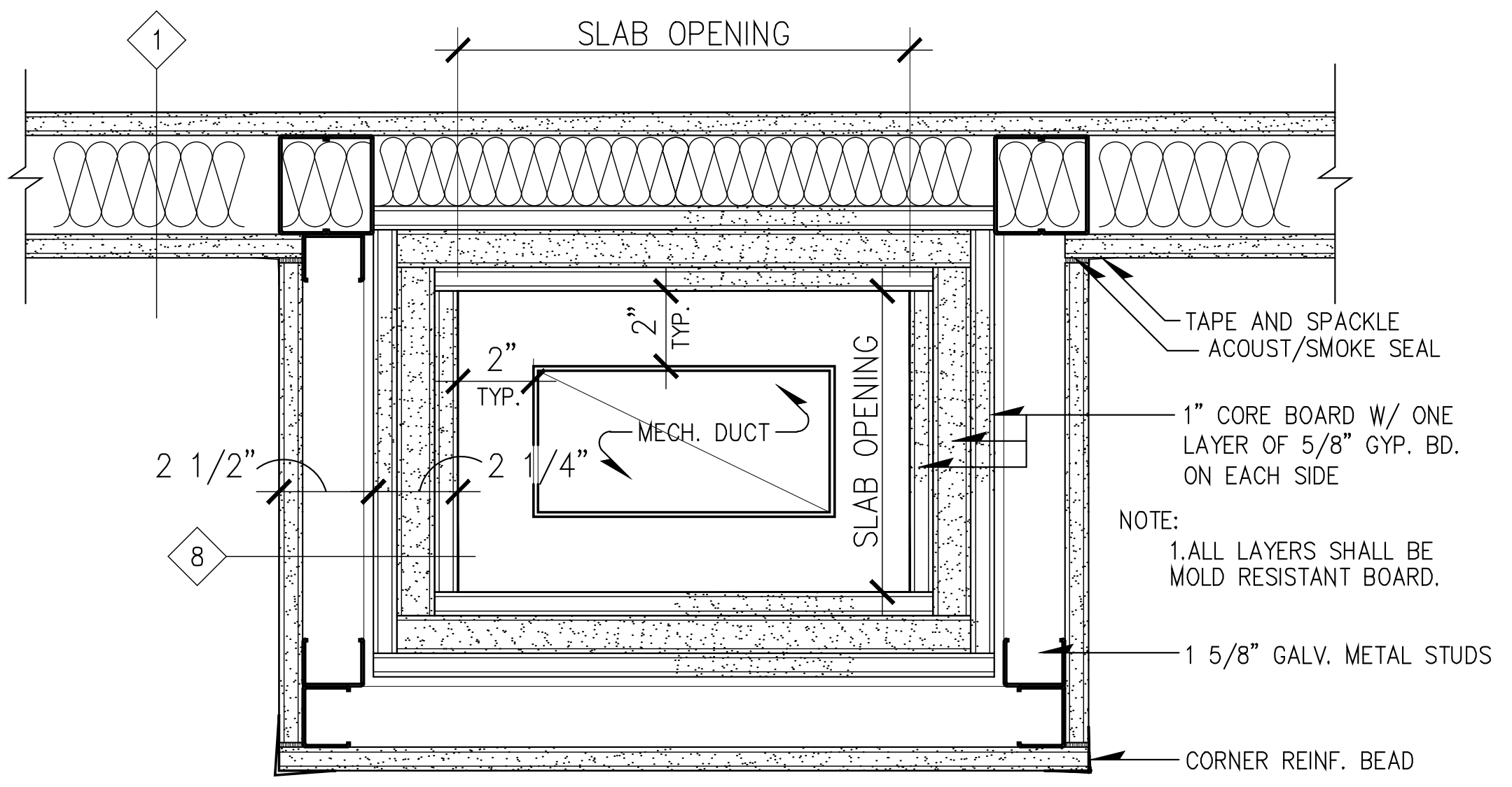
H PLAN DETAIL OF CONTROL JOINT @ NON FIRE-RATED WALL

NOTES :

1. PROVIDE 20 GAUGE METAL GROUNDS ON METAL STUDS AT ALL PARTITIONS TO RECEIVE KITCHEN AND BATHROOM CABINETS, HANDRAILS, GRAB BARS, MOLDINGS ETC.
2. SEE MECHANICAL DRAWINGS FOR EXTENT OF HORIZONTAL FIRE RATED ENCLOSURES.

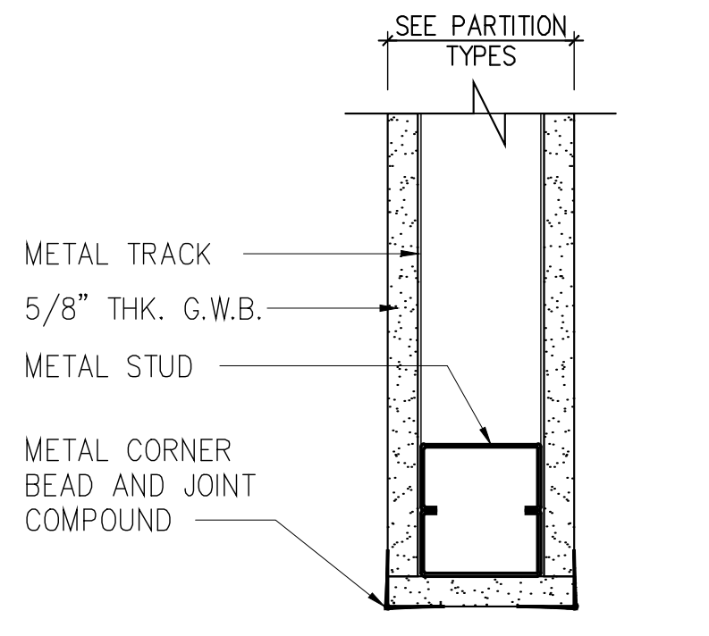

4" THICK CONCRETE @PLUMBING FLOOR BOX
THERMAFIBER SOUND ATTENUATION 2.5lbs/ CU FT. DENSITY BLANKET,FILL ENTIRE SPACE WITH INSULATION
PENETRATING ITEM
1 5/8" MTL. STUDS @24"O.C. @ PARTITIONS 12"O.C.@ ALL KITCHENS
2 LAYERS 5/8" THK.G.W.B. FIRECODE"C"ON BOTH SIDES
PENETRATING ITEM
PENETRATING ITEM
CHASE REFER TO PLANS
2HR. FIRE-RATED PARTITION

I PLAN DETAIL OF PENETRATION THRU CONCRETE SLAB @PLUMBING FLOOR BOX WITHIN A 2HR FIRE-RATED CHASE WALL
NOTE: FIRE-SAFE NOT REQUIRED AT PENETRATION

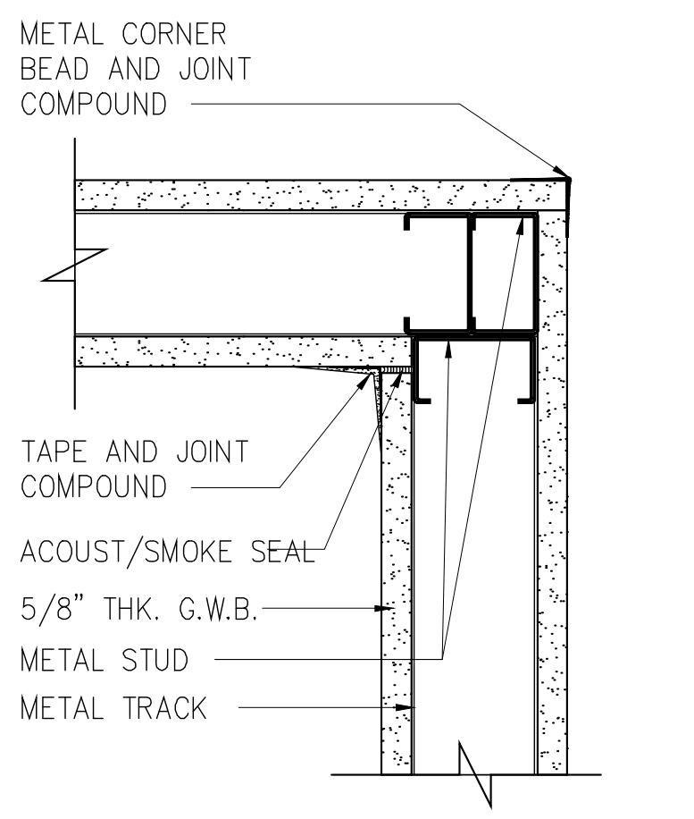

1
SLAB OPENING
2" TYP.
2" TYP.
MECH. DUCT
SLAB OPENING
2 1/2"
2 1/4"
8
TAPE AND SPACKLE
ACOUST/SMOKE SEAL
1" CORE BOARD W/ ONE LAYER OF 5/8" GYP. BD. ON EACH SIDE
1 5/8" GALV. METAL STUDS
CORNER REINF. BEAD

NOTE:
1.ALL LAYERS SHALL BE MOLD RESISTANT BOARD.

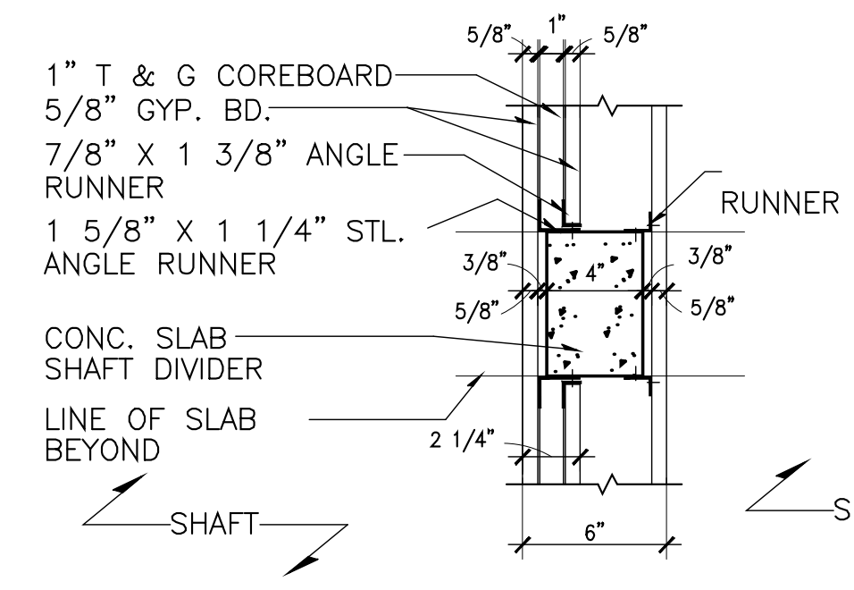
J PLAN DETAIL OF 2HR. RATED MECH. SHAFT ENCLOSURE


SEE PARTITION TYPES
METAL TRACK
5/8" THK. G.W.B.
METAL STUD
METAL CORNER BEAD AND JOINT COMPOUND

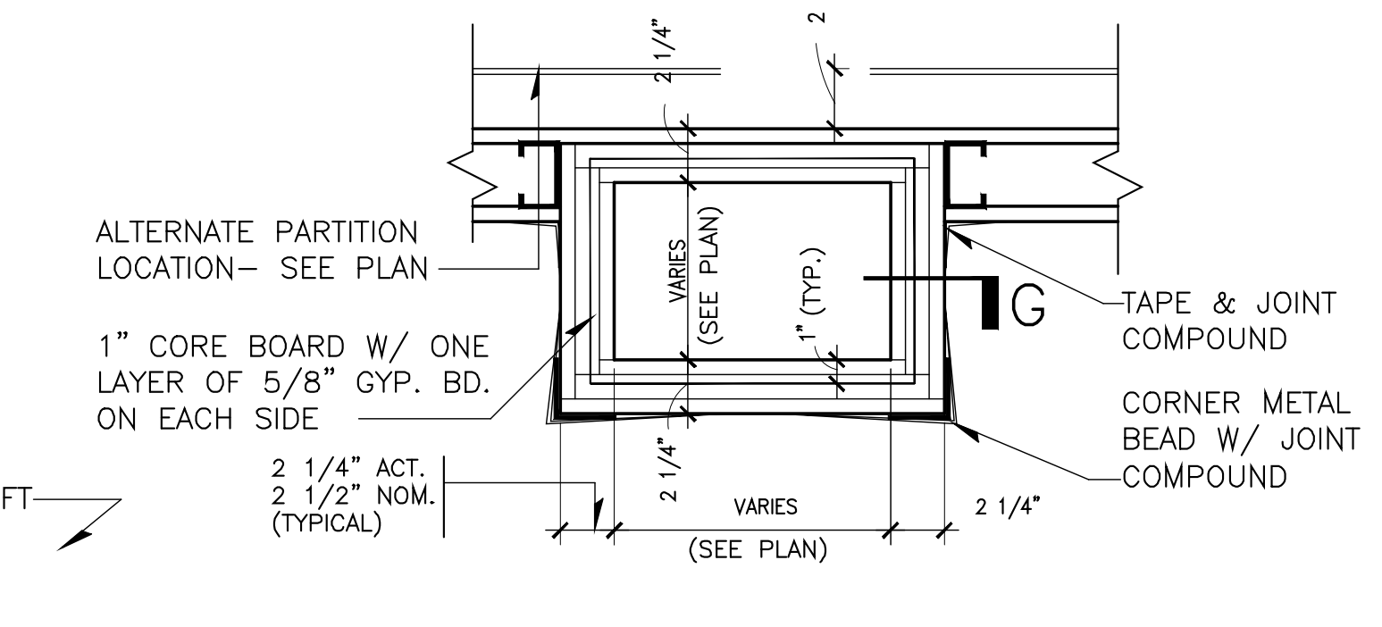
PARTITION END DETAIL
CORNER REINFORCING SCALE: 3"=1'-0"


METAL CORNER BEAD AND JOINT COMPOUND
TAPE AND JOINT COMPOUND
ACOUST/SMOKE SEAL
5/8" THK. G.W.B.
METAL STUD
METAL TRACK

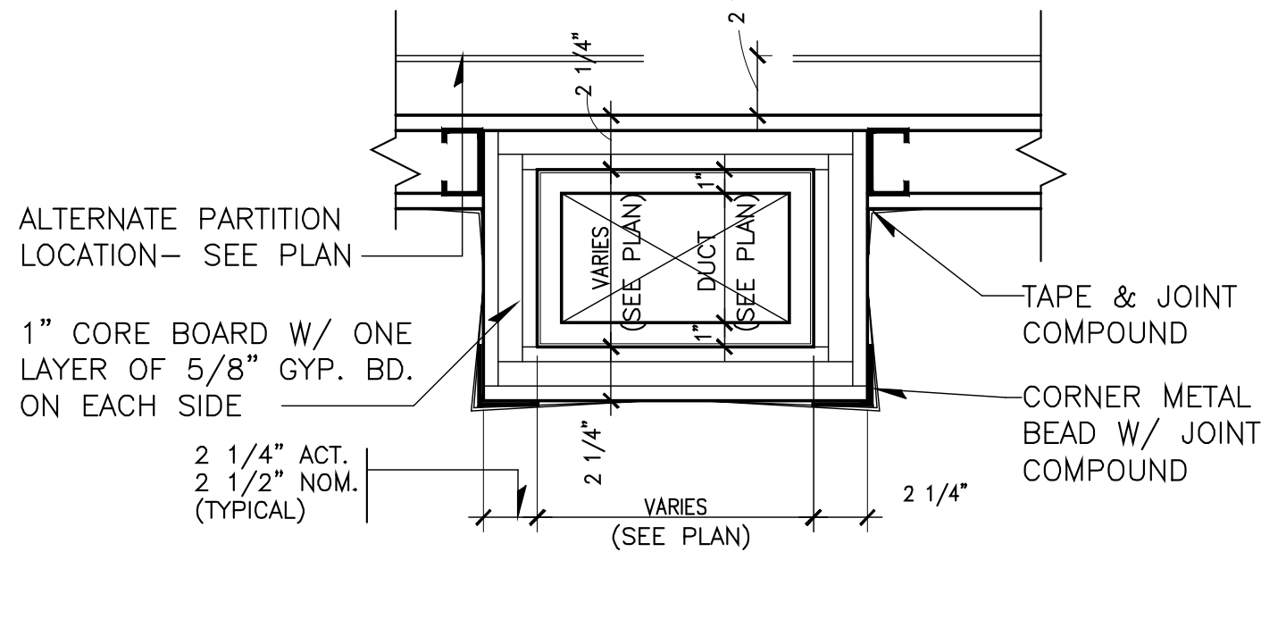
PARTITION CORNER DETAIL
SCALE: 3"=1'-0"


5/8"
1"
5/8"
1" T & G COREBOARD
5/8" GYP. BD.
7/8" X 1 3/8" ANGLE RUNNER
1 5/8" X 1 1/4" STL. ANGLE RUNNER
RUNNER
3/8"
4"
5/8"
CONC. SLAB SHAFT DIVIDER
LINE OF SLAB BEYOND
2 1/4"
6"
SHAFT
SHAFT

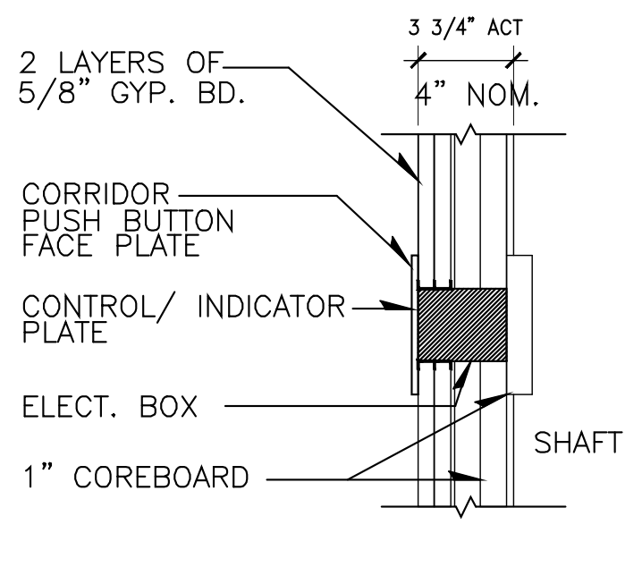
DETAIL @ BACK TO BACK T.V. SHAFTS
SCALE: 1 1/2"= 1'-0"


2 1/4"
2 1/2"
ALTERNATE PARTITION LOCATION- SEE PLAN
VARIES (SEE PLAN)
1" (TYP.)
G
1" CORE BOARD W/ ONE LAYER OF 5/8" GYP. BD. ON EACH SIDE
TAPE & JOINT COMPOUND
CORNER METAL BEAD W/ JOINT COMPOUND
2 1/4" ACT. 2 1/2" NOM. (TYPICAL)
VARIES (SEE PLAN)
2 1/4"

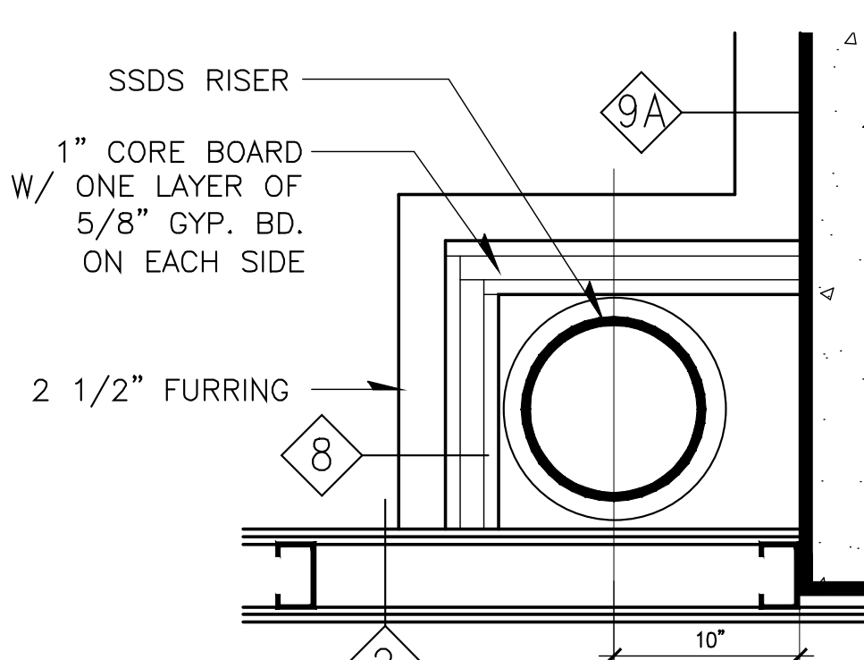
SHAFT WALL- NO LINER
SCALE: 1 1/2"= 1'-0"


2 1/4"
2 1/2"
ALTERNATE PARTITION LOCATION- SEE PLAN
VARIES (SEE PLAN)
DUCT
1"
1" CORE BOARD W/ ONE LAYER OF 5/8" GYP. BD. ON EACH SIDE
TAPE & JOINT COMPOUND
CORNER METAL BEAD W/ JOINT COMPOUND
2 1/4" ACT. 2 1/2" NOM. (TYPICAL)
VARIES (SEE PLAN)
2 1/4"

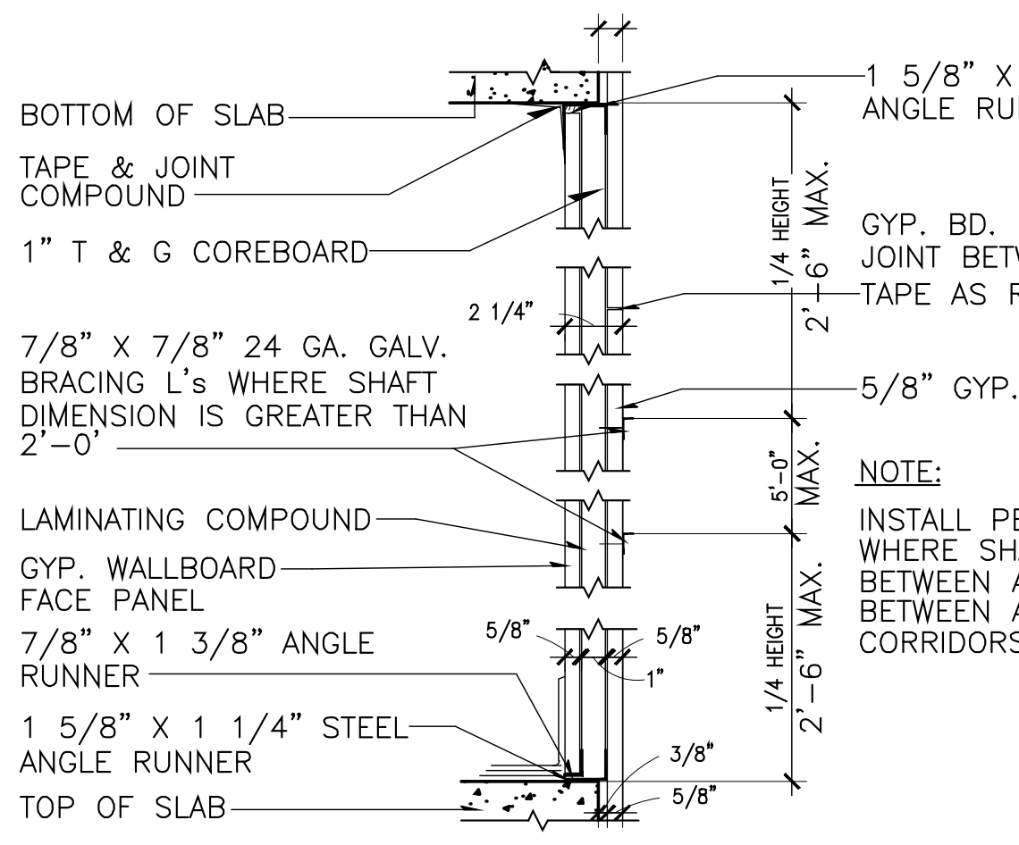
SHAFT WALL- METAL LINER
SCALE: 1 1/2"= 1'-0"


3 3/4" ACT
4" NOM.
2 LAYERS OF 5/8" GYP. BD.
CORRIDOR PUSH BUTTON FACE PLATE
CONTROL/ INDICATOR PLATE
ELECT. BOX
1" COREBOARD
SHAFT

TYP. ELEVATOR CONTROL/ INDICATOR BOX DETAIL
SCALE 1 1/2" = 1'


SSDS RISER
9A
1" CORE BOARD W/ ONE LAYER OF 5/8" GYP. BD. ON EACH SIDE
2 1/2" FURRING
8
10"
2
2 HR.

SSDS RISER DETAIL
SCALE: 1 1/2"= 1'-0"


1"
BOTTOM OF SLAB
1 5/8" X 1 1/4" STL. ANGLE RUNNER
TAPE & JOINT COMPOUND
1" T & G COREBOARD
GYP. BD. HORIZONTAL JOINT BETWEEN SLABS
TAPE AS REQ'D
2 1/4"
1/4 HEIGHT 2'-6" MAX.
7/8" X 7/8" 24 GA. GALV. BRACING L's WHERE SHAFT DIMENSION IS GREATER THAN 2'-0'
5/8" GYP. BD. SHAFT PANEL
5'-0" MAX.
LAMINATING COMPOUND
GYP. WALLBOARD FACE PANEL
7/8" X 1 3/8" ANGLE RUNNER
5/8"
1"
3/8"
1 5/8" X 1 1/4" STEEL ANGLE RUNNER
TOP OF SLAB
1/4 HEIGHT 2'-6" MAX.

NOTE:
INSTALL PERIMETER CAULKING WHERE SHAFT WALL OCCURS BETWEEN APARTMENTS AND BETWEEN APARTMENTS & CORRIDORS.

DETAIL @ T.V. SHAFT WALL
SCALE: 1 1/2"= 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE
BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER
Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

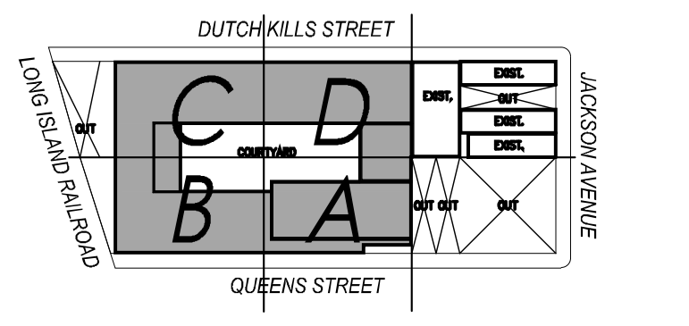
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'

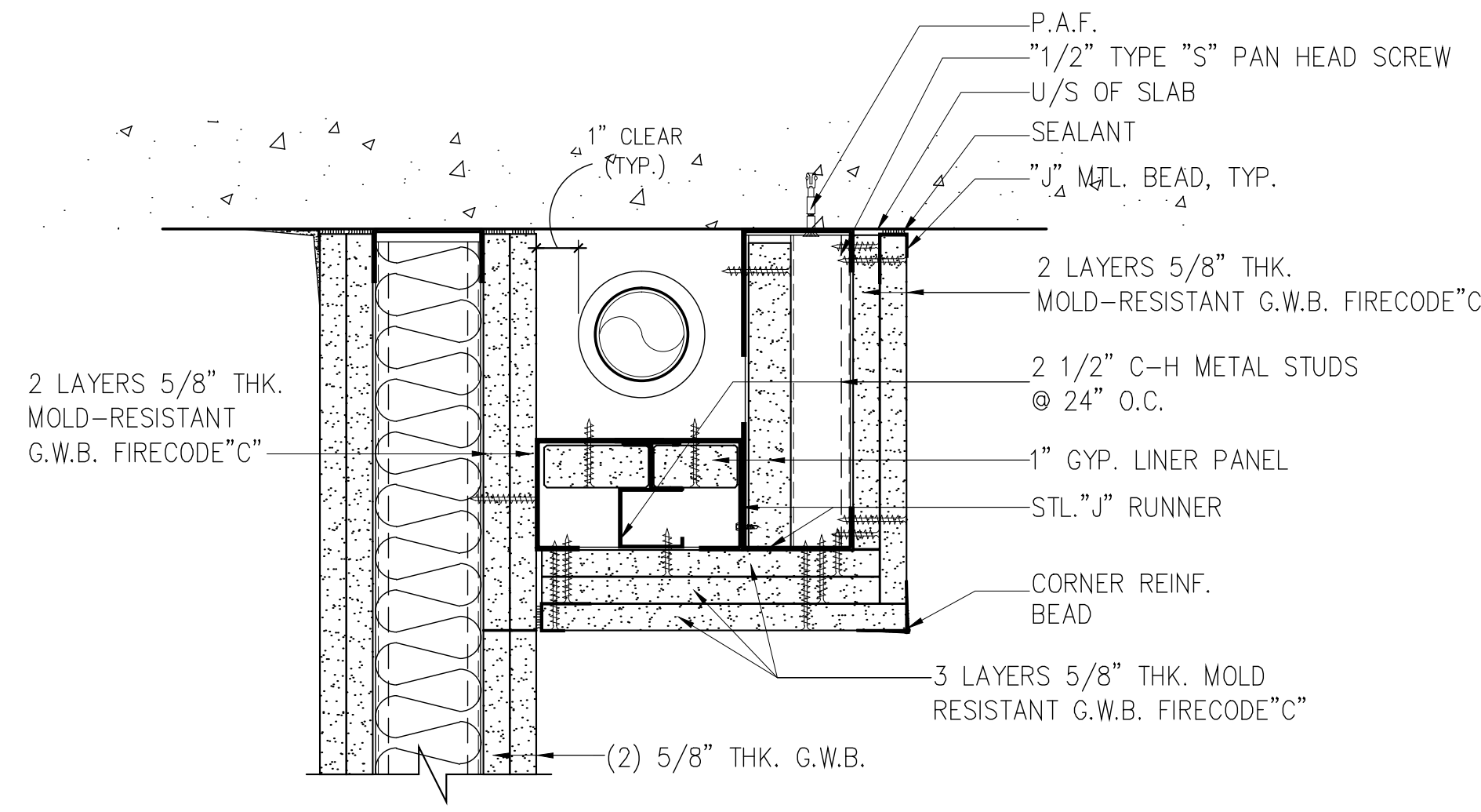

DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:
PARTITION DETAILS

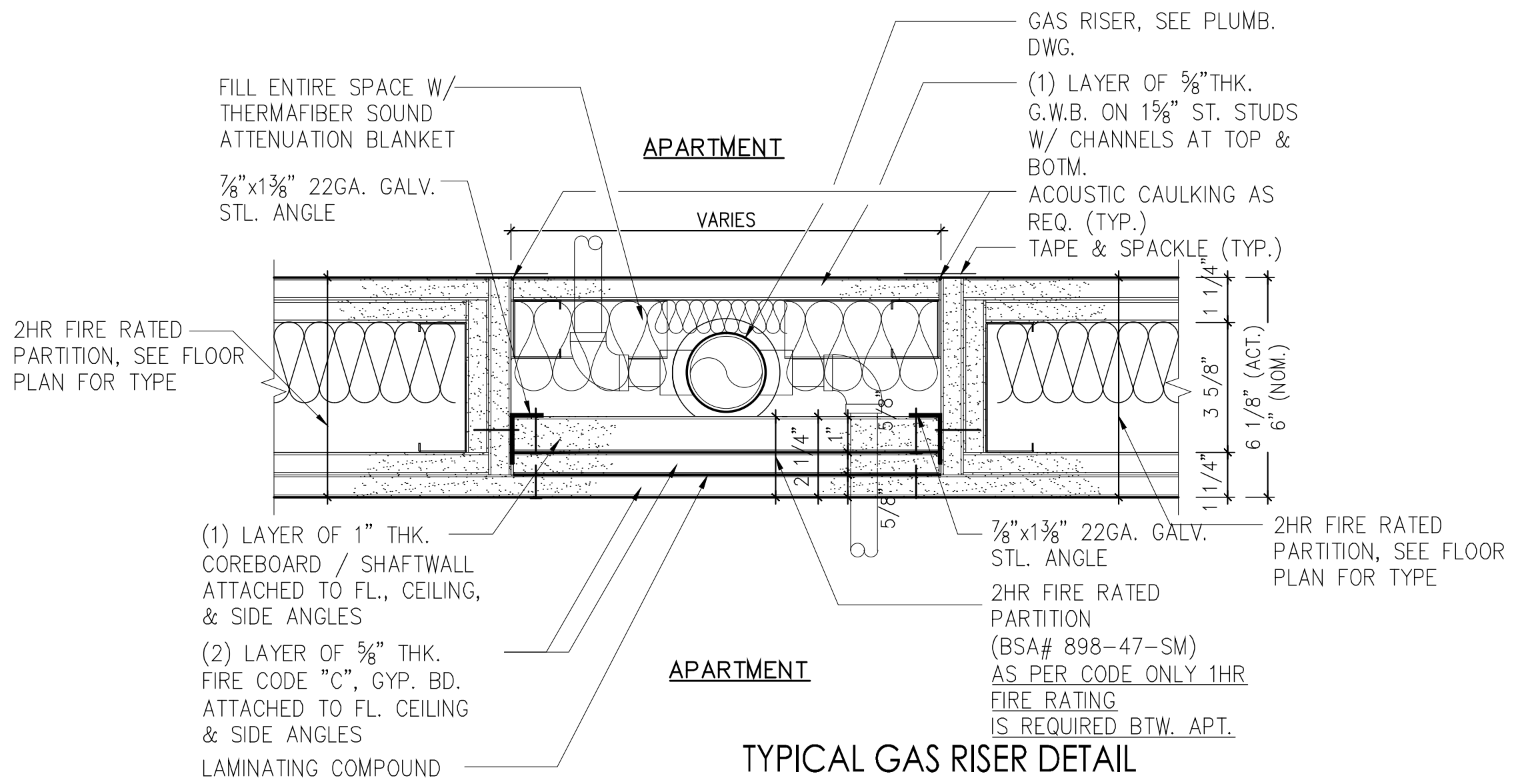
SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-401.00
DRAWING : 112 OF 139

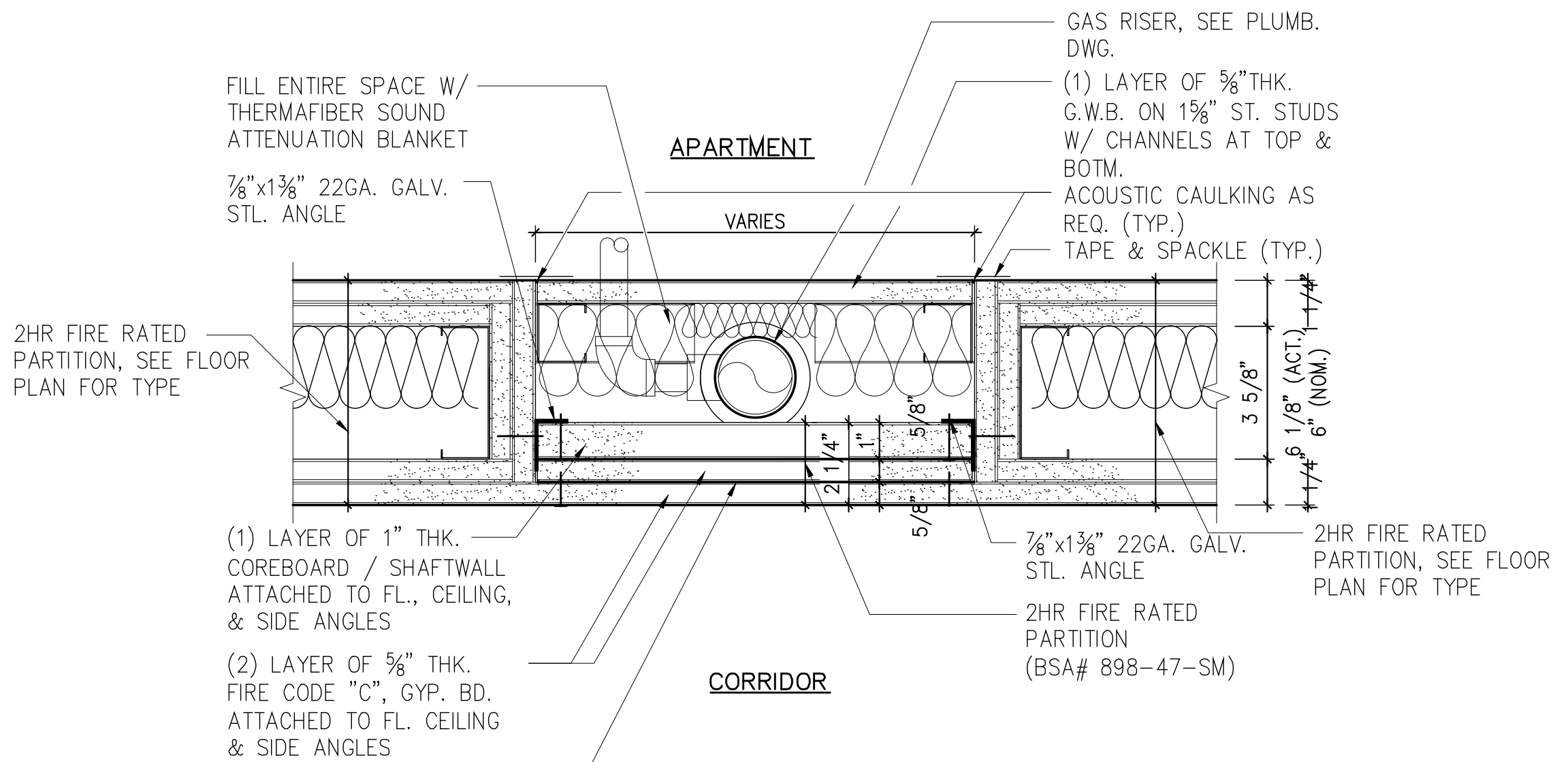
GAS PIPE RISER DETAILS


P.A.F.
"1/2" TYPE "S" PAN HEAD SCREW
U/S OF SLAB
SEALANT
"J" MTL. BEAD, TYP.
1" CLEAR (TYP.)
2 LAYERS 5/8" THK. MOLD-RESISTANT G.W.B. FIRECODE"C"
2 1/2" C-H METAL STUDS @ 24" O.C.
1" GYP. LINER PANEL
STL."J" RUNNER
CORNER REINF. BEAD
3 LAYERS 5/8" THK. MOLD RESISTANT G.W.B. FIRECODE"C"
2 LAYERS 5/8" THK. MOLD-RESISTANT G.W.B. FIRECODE"C"
(2) 5/8" THK. G.W.B.

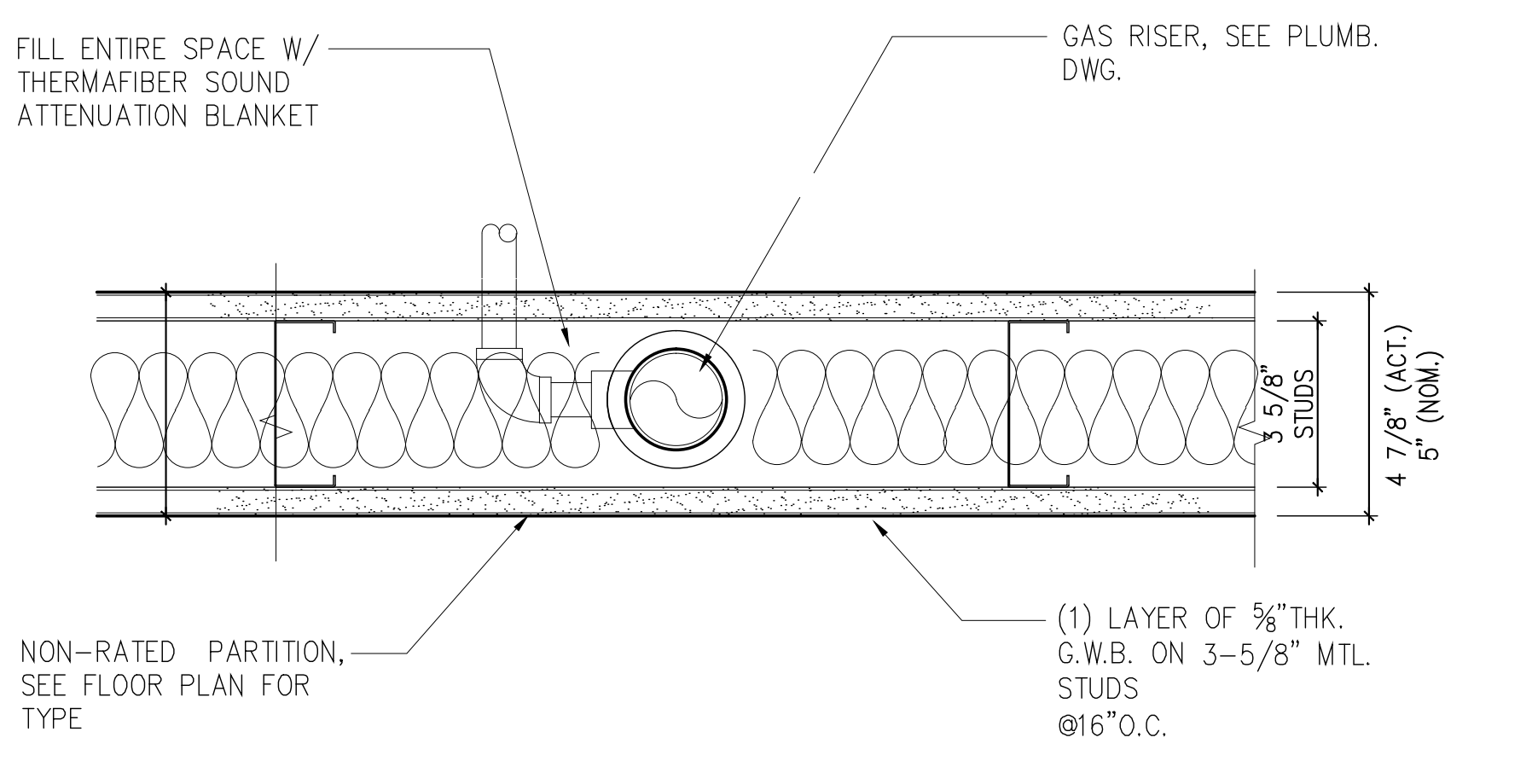
1 FOR GAS RISER FOR GAS RISER
2 HR. FIRE RATING: BSA CAL. #277-83-SM
SCALE: 3" = 1'-0"


FILL ENTIRE SPACE W/ THERMAFIBER SOUND ATTENUATION BLANKET
⅞"x1⅜" 22GA. GALV. STL. ANGLE
APARTMENT
VARIES
GAS RISER, SEE PLUMB. DWG.
(1) LAYER OF ⅝"THK. G.W.B. ON 1⅝" ST. STUDS W/ CHANNELS AT TOP & BOTM.
ACOUSTIC CAULKING AS REQ. (TYP.)
TAPE & SPACKLE (TYP.)
2HR FIRE RATED PARTITION, SEE FLOOR PLAN FOR TYPE
1 1/4"
3 5/8"
6 1/8" (ACT.)
6" (NOM.)
2 1/4"
1"
5/8"
(1) LAYER OF 1" THK. COREBOARD / SHAFTWALL ATTACHED TO FL., CEILING, & SIDE ANGLES
(2) LAYER OF ⅝" THK. FIRE CODE "C", GYP. BD. ATTACHED TO FL. CEILING & SIDE ANGLES
LAMINATING COMPOUND BETWEEN BOARDS (TYP.)
⅞"x1⅜" 22GA. GALV. STL. ANGLE
2HR FIRE RATED PARTITION (BSA# 898-47-SM)
AS PER CODE ONLY 1HR FIRE RATING IS REQUIRED BTW. APT.
2HR FIRE RATED PARTITION, SEE FLOOR PLAN FOR TYPE
APARTMENT

2 TYPICAL GAS RISER DETAIL
AT FIRE RATED PARTITION W/ (2) VALVES
SCALE: 3" = 1'-0"

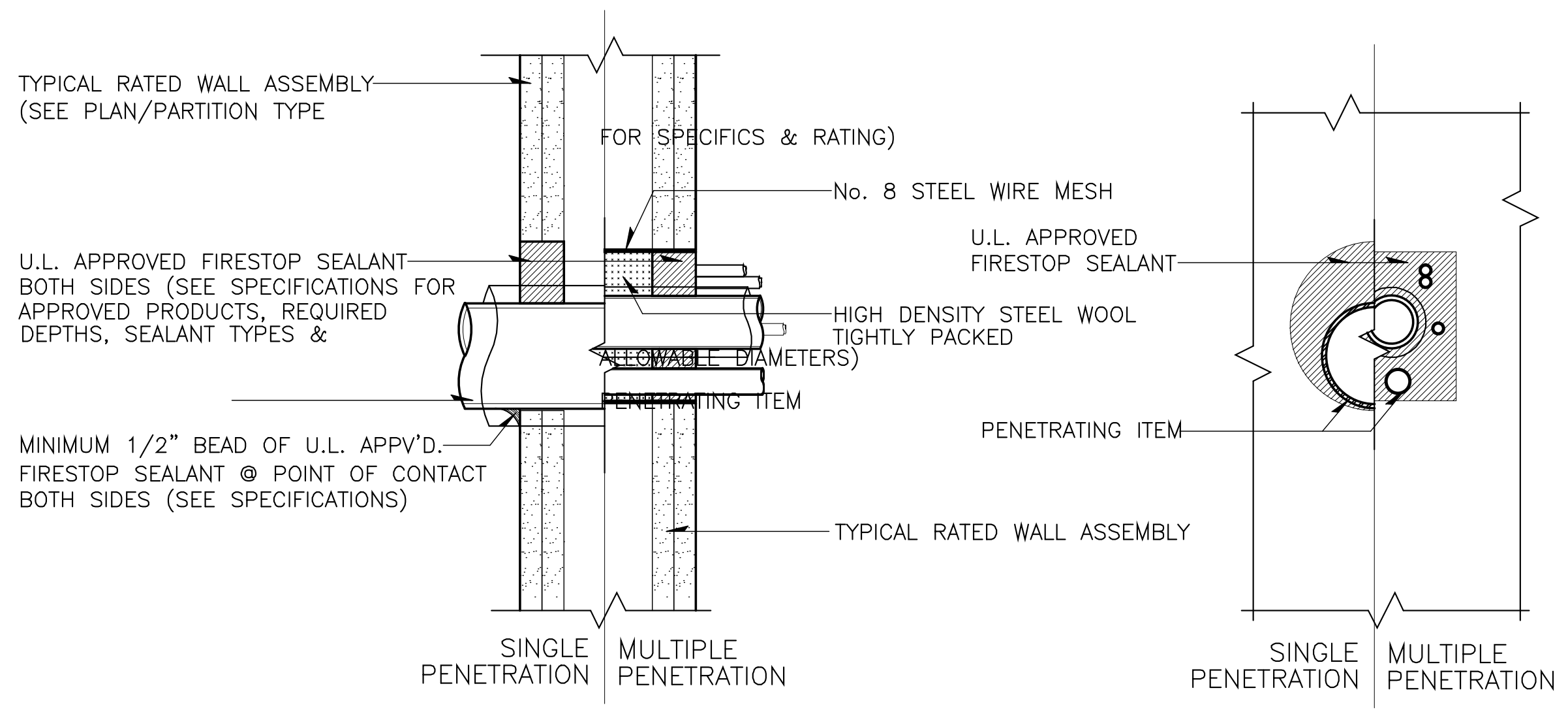

FILL ENTIRE SPACE W/ THERMAFIBER SOUND ATTENUATION BLANKET
⅞"x1⅜" 22GA. GALV. STL. ANGLE
APARTMENT
VARIES
GAS RISER, SEE PLUMB. DWG.
(1) LAYER OF ⅝"THK. G.W.B. ON 1⅝" ST. STUDS W/ CHANNELS AT TOP & BOTM.
ACOUSTIC CAULKING AS REQ. (TYP.)
TAPE & SPACKLE (TYP.)
2HR FIRE RATED PARTITION, SEE FLOOR PLAN FOR TYPE
1 1/4"
3 5/8"
6 1/8" (ACT.)
6" (NOM.)
2 1/4"
1"
5/8"
(1) LAYER OF 1" THK. COREBOARD / SHAFTWALL ATTACHED TO FL., CEILING, & SIDE ANGLES
(2) LAYER OF ⅝" THK. FIRE CODE "C", GYP. BD. ATTACHED TO FL. CEILING & SIDE ANGLES
LAMINATING COMPOUND BETWEEN BOARDS (TYP.)
⅞"x1⅜" 22GA. GALV. STL. ANGLE
2HR FIRE RATED PARTITION (BSA# 898-47-SM)
2HR FIRE RATED PARTITION, SEE FLOOR PLAN FOR TYPE
CORRIDOR

3 TYPICAL GAS RISER DETAIL
AT FIRE RATED PARTITION
SCALE: 3" = 1'-0"


FILL ENTIRE SPACE W/ THERMAFIBER SOUND ATTENUATION BLANKET
GAS RISER, SEE PLUMB. DWG.
3 5/8" STUDS
4 7/8" (ACT.)
5" (NOM.)
NON-RATED PARTITION, SEE FLOOR PLAN FOR TYPE
(1) LAYER OF ⅝"THK. G.W.B. ON 3-5/8" MTL. STUDS @16"O.C.

AS PER CODE, WALL WITHIN AN APT. ARE NOT REQUIRED TO BE FIRE RATED.

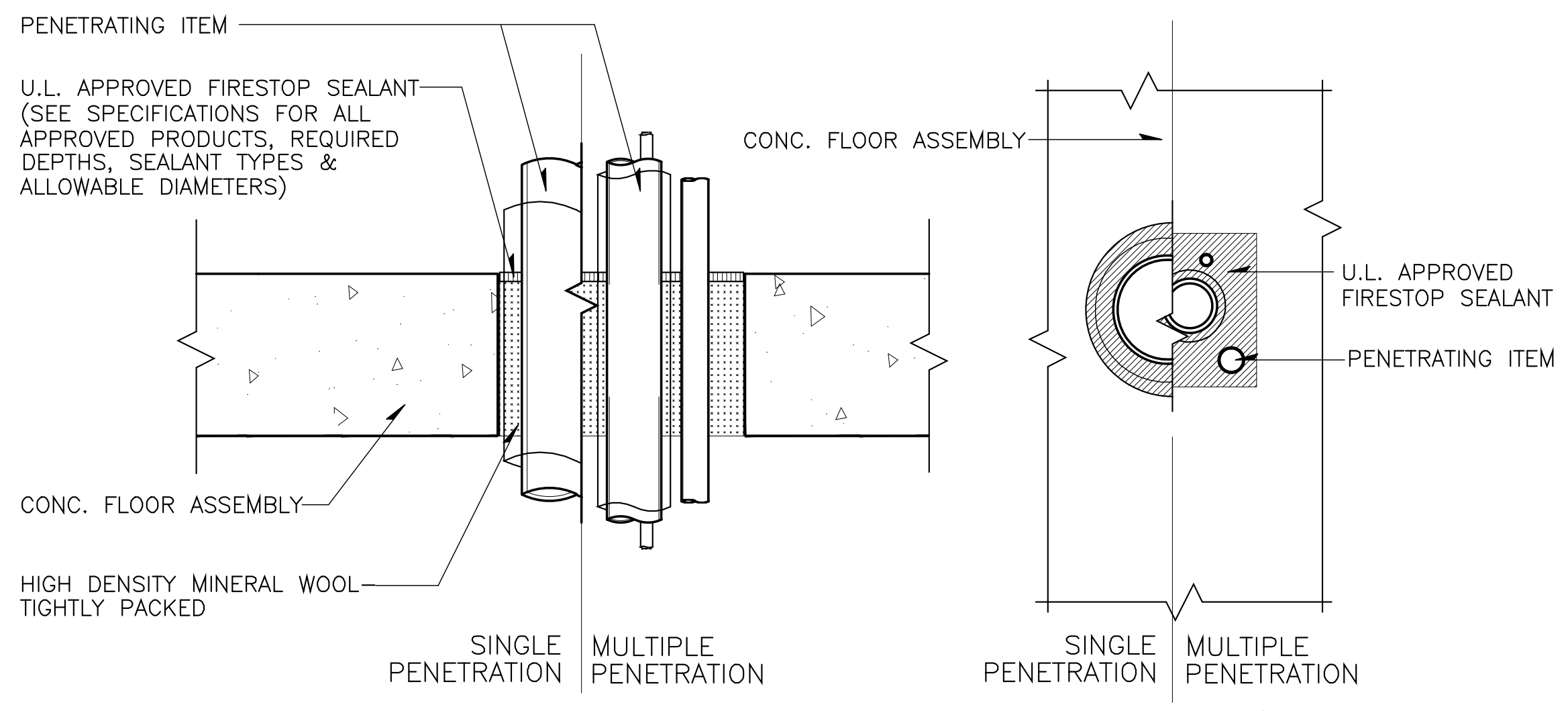
4 TYPICAL GAS RISER DETAIL
AT NON-RATED PARTITION WITHIN AN APT.
SCALE: 3" = 1'-0"


TYPICAL RATED WALL ASSEMBLY (SEE PLAN/PARTITION TYPE FOR SPECIFICS & RATING)
No. 8 STEEL WIRE MESH
U.L. APPROVED FIRESTOP SEALANT BOTH SIDES (SEE SPECIFICATIONS FOR APPROVED PRODUCTS, REQUIRED DEPTHS, SEALANT TYPES & ALLOWABLE DIAMETERS)
HIGH DENSITY STEEL WOOL TIGHTLY PACKED
PENETRATING ITEM
MINIMUM 1/2" BEAD OF U.L. APPV'D. FIRESTOP SEALANT @ POINT OF CONTACT BOTH SIDES (SEE SPECIFICATIONS)
TYPICAL RATED WALL ASSEMBLY
SINGLE PENETRATION
MULTIPLE PENETRATION
U.L. APPROVED FIRESTOP SEALANT
PENETRATING ITEM
SINGLE PENETRATION
MULTIPLE PENETRATION

SECTION FRONT VIEW

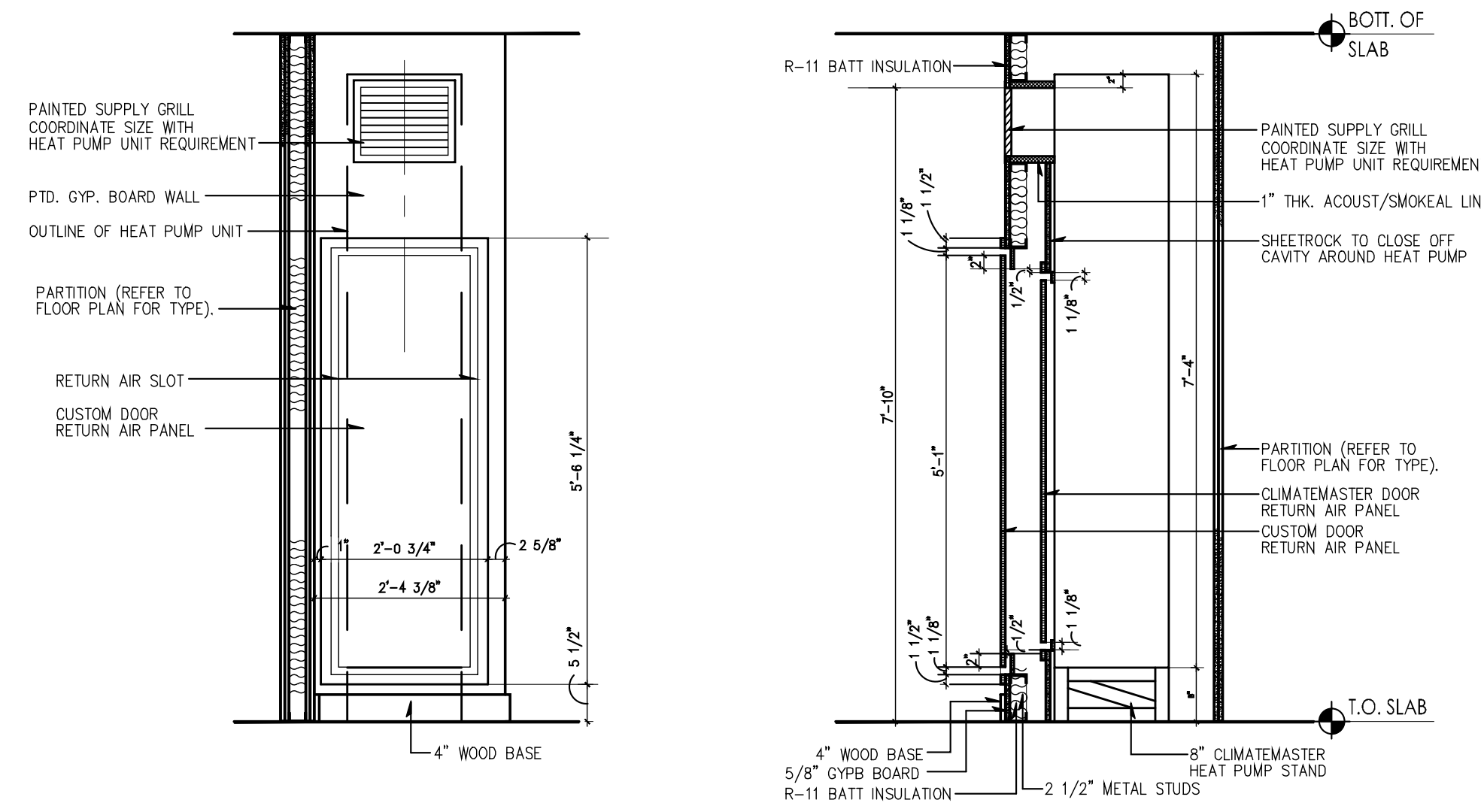
TYPICAL FIRESTOPING @ THROUGH WALL PENETRATIONS
N.T.S.

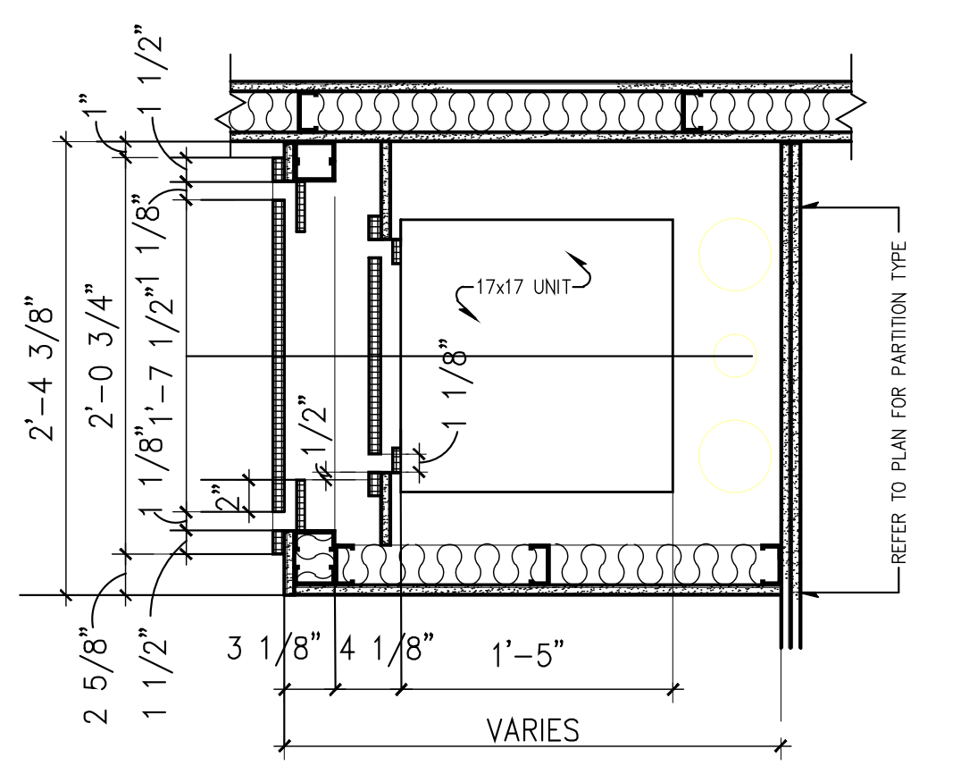
NOTE: TYPICAL @ ALL THROUGH WALL PENETRATIONS
IN ALL RATED PARTITIONS


PENETRATING ITEM
U.L. APPROVED FIRESTOP SEALANT (SEE SPECIFICATIONS FOR ALL APPROVED PRODUCTS, REQUIRED DEPTHS, SEALANT TYPES & ALLOWABLE DIAMETERS)
CONC. FLOOR ASSEMBLY
HIGH DENSITY MINERAL WOOL TIGHTLY PACKED
SINGLE PENETRATION
MULTIPLE PENETRATION
CONC. FLOOR ASSEMBLY
U.L. APPROVED FIRESTOP SEALANT
PENETRATING ITEM
SINGLE PENETRATION
MULTIPLE PENETRATION

SECTION PLAN VIEW

TYPICAL FIRESTOPING @ THROUGH FLOOR PENETRATIONS
NOTE: TYPICAL @ ALL THROUGH FLOOR PENETRATIONS
N.T.S.


PAINTED SUPPLY GRILL COORDINATE SIZE WITH HEAT PUMP UNIT REQUIREMENT
PTD. GYP. BOARD WALL
OUTLINE OF HEAT PUMP UNIT
PARTITION (REFER TO FLOOR PLAN FOR TYPE).
RETURN AIR SLOT
CUSTOM DOOR RETURN AIR PANEL
5'-6 1/4"
1"
2'-0 3/4"
2 5/8"
2'-4 3/8"
5 1/2"
4" WOOD BASE
BOTT. OF SLAB
R-11 BATT INSULATION
PAINTED SUPPLY GRILL COORDINATE SIZE WITH HEAT PUMP UNIT REQUIREMENT
1" THK. ACOUST/SMOKEAL LINING
SHEETROCK TO CLOSE OFF CAVITY AROUND HEAT PUMP
7'-10"
7'-4"
5'-1"
1 1/8"
1 1/2"
2"
1/2"
PARTITION (REFER TO FLOOR PLAN FOR TYPE).
CLIMATEMASTER DOOR RETURN AIR PANEL
CUSTOM DOOR RETURN AIR PANEL
T.O. SLAB
4" WOOD BASE
5/8" GYPB BOARD
R-11 BATT INSULATION
2 1/2" METAL STUDS
8" CLIMATEMASTER HEAT PUMP STAND


1 1/2"
1"
1 1/8"
2'-4 3/8"
2'-0 3/4"
1'-7 1/2"
1 1/8"
2"
1/2"
17x17 UNIT
1 1/8"
REFER TO PLAN FOR PARTITION TYPE
2 5/8"
1 1/2"
3 1/8"
4 1/8"
1'-5"
VARIES

VERTICAL HEAT PUMP PLAN

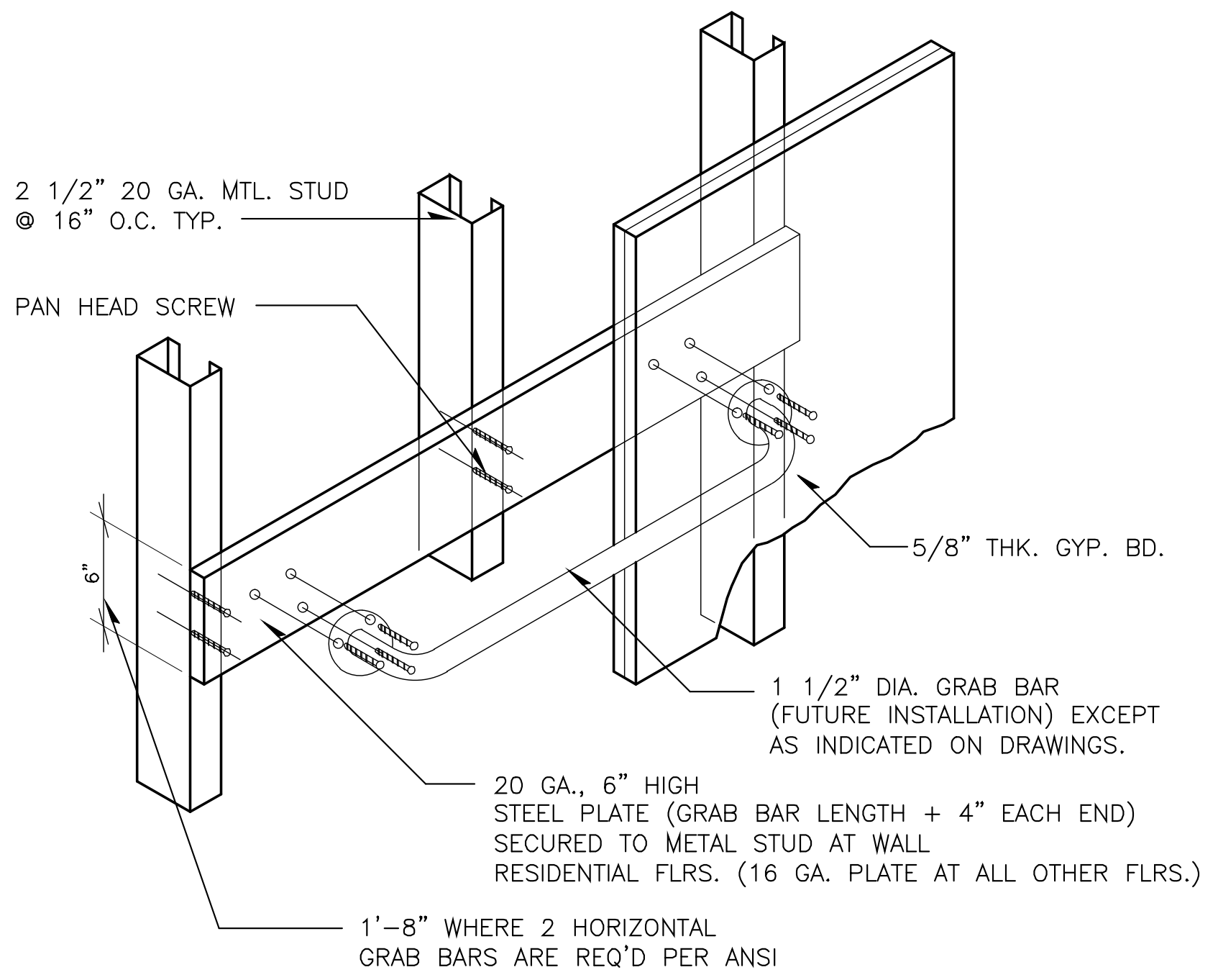
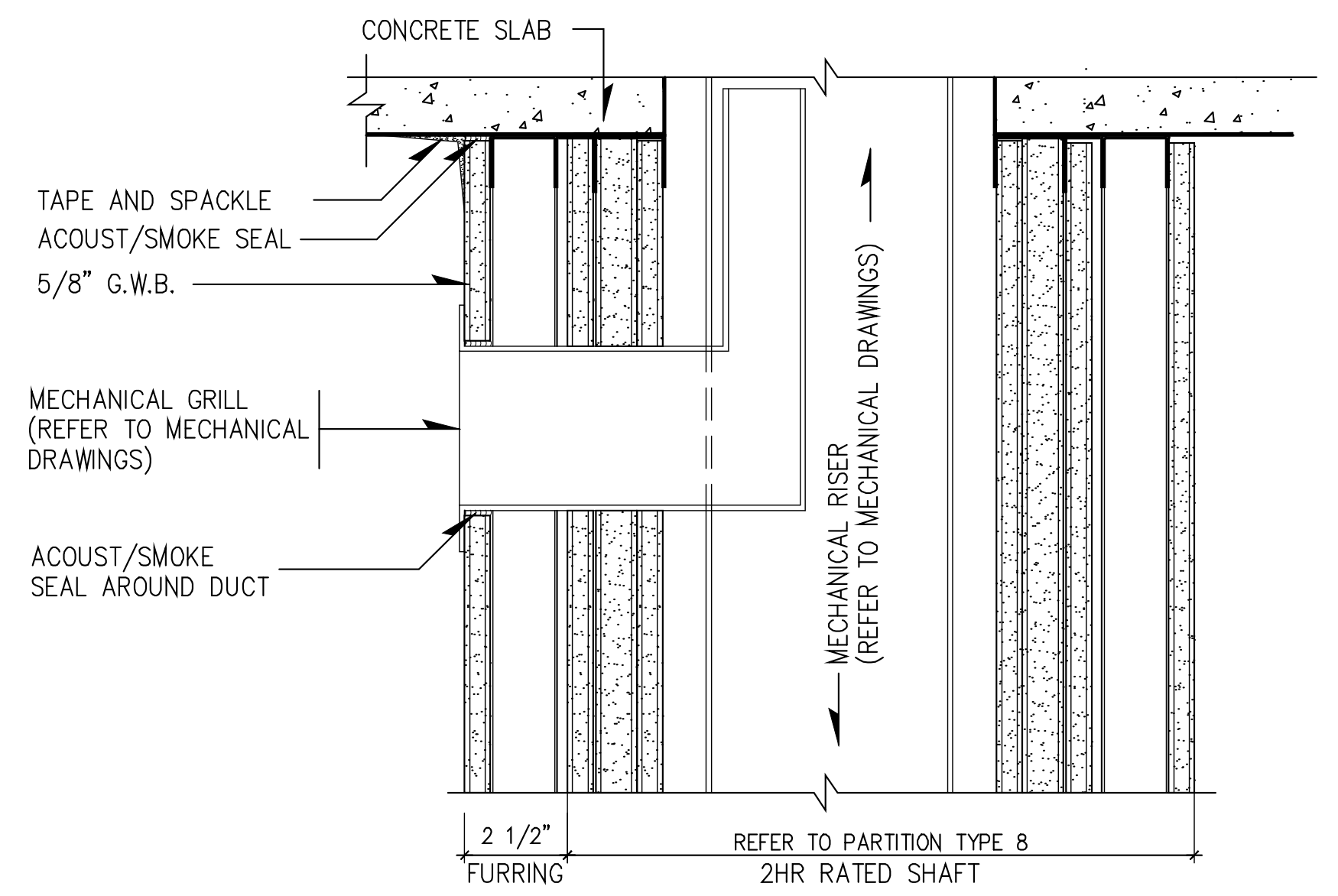

2 1/2" 20 GA. MTL. STUD @ 16" O.C. TYP.
PAN HEAD SCREW
6"
5/8" THK. GYP. BD.
1 1/2" DIA. GRAB BAR (FUTURE INSTALLATION) EXCEPT AS INDICATED ON DRAWINGS.
20 GA., 6" HIGH STEEL PLATE (GRAB BAR LENGTH + 4" EACH END) SECURED TO METAL STUD AT WALL RESIDENTIAL FLRS. (16 GA. PLATE AT ALL OTHER FLRS.)
1'-8" WHERE 2 HORIZONTAL GRAB BARS ARE REQ'D PER ANSI

PLATE DETAIL FOR FUTURE & ACTUAL GRAB
BAR INSTALLATION AT METAL STUD WALL
SEE BATHROOM ELEV. FOR LOCATION
N.T.S.


CONCRETE SLAB
TAPE AND SPACKLE
ACOUST/SMOKE SEAL
5/8" G.W.B.
MECHANICAL GRILL (REFER TO MECHANICAL DRAWINGS)
ACOUST/SMOKE SEAL AROUND DUCT
MECHANICAL RISER (REFER TO MECHANICAL DRAWINGS)
2 1/2" FURRING
REFER TO PARTITION TYPE 8
2HR RATED SHAFT

TYPICAL SEAL @VENT SHAFT COLLAR

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

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MATHEWS NIELSEN
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EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
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New York, NY 10001
TEL. : (212) 414 9623
FAX :

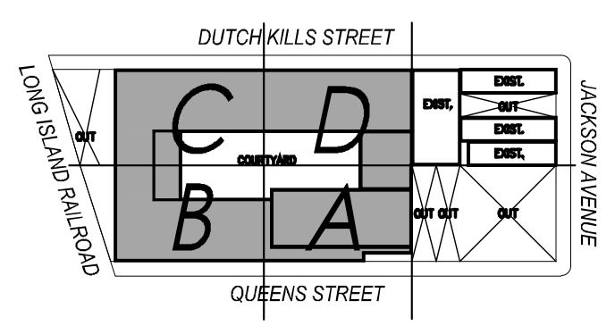
ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
CUT
EXIST.

DRAWING TITLE:

PARTITION SCHEDULE

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.: A-409.00
DRAWING : 113 OF 139

DOOR SCHEDULE

FLOOR	DOOR NO.	LOCATION	WIDTH	HT.	THICK	MAT.	TYPE	JAMB/ HEAD	SADDLE	FPSC	HDWR	FINISH	HEAD	JAMB	REMARKS
CELLAR	C-01	EGRESS INTERIOR/ VEST.	3’-0”	8’-0”	1 3/4”	H.M.	A	7A	S-7	1 1/2 HR.					
	C-08	MECHANICAL ROOM	3’-0”	8’-0”	1 3/4”	H.M.	A	7A	S-7	1 1/2 HR.					
	C-13	GAS ROOM	3’-0”	8’-0”	1 3/4”	H.M.	A	7A	S-7	3 HR.					
FIRST FLOOR	1-01	EGRESS INTERIOR/STAIRS/RAMPS	3’-0”	8’-0”	1 3/4”	H.M.	A	7A	S-1	1 1/2 HR.					
	1-01A	EGRESS INTERIOR	3’-0”	8’-0”	1 3/4”	H.M.	A	7A	S-1	1 1/2 HR.					
	1-01B	SCISSOR STAIR	3’-0”	6’-8”	1 3/4”	H.M.	A	13	S-1	1 1/2 HR.					
	1-02A	EGRESS EXTERIOR	3’-0”	8’-6”	1 3/4”	H.M.	A	–	S-3	1 1/2 HR.					
	1-03A	APARTMENT ENTRY	3’-0”	8’-0”	1 3/4”	H.M.	B	3	S-1	1 1/2 HR.					
	1-05A	ELECTRICAL CLOSET	5’-0”	8’-0”	1 3/4”	H.M.	E	2	S-1	1 1/2 HR.					DOUBLE DOORS
	1-06	STORAGE	3’-0”	8’-0”	1 3/4”	H.M.	C	7A	S-7	1 1/2 HR.					
	1-07	BOILER & MECHANICAL ROOM	6’-0”	8’-0”	1 3/4”	H.M.	E	7A	S-7	1 1/2 HR.					DOUBLE DOORS
	1-08	FIRE PUMP/GAS/WATER ROOM	3’-0”	8’-0”	1 3/4”	H.M.	A	1A	S-2	1 1/2 HR.					
	1-09	VALET	3’-0”	8’-0”	1 3/4”	H.M.	A	2	S-7	1 1/2 HR.					
	1-10	LIGHT CLOSET	6’-0”	8’-0”	1 3/4”	H.M.	E	8A	S-7	1 1/2 HR.					DOUBLE DOORS
	1-11	PET/BIKE ROOM/DETENTION TANK	3’-0”	8’-0”	1 3/4”	H.M.	A	7A	S-7	1 1/2 HR.					
	1-12	COMPACTOR ROOM	6’-0”	8’-0”	1 3/4”	H.M.		7A	–	1 1/2 HR.					ROLL-UP DOOR
	1-13	COMPACTOR ROOM	3’-0”	8’-0”	1 3/4”	H.M.	A	7A	S-7	1 1/2 HR.					
	1-14	PACKAGE ROOM	3’-0”	8’-0”	1 3/4”	H.M.	A	1A	S-7	1 1/2 HR.					
	1-14A	PIVOT DOOR RECEPTION 02 CL				SOLID CORE	*D					WD-2	2H/IA901	2J/IA901	
	1-15	ELECTRICAL ROOM	3’-0”	8’-0”	1 3/4”	H.M.	A	7A	S-7	1 1/2 HR.					
	1-16	EXTERIOR DOOR PAIR	6’-0”	8’-6”	1 3/4”	H.M.	A	–	S-7	1 1/2 HR.					DOUBLE DOORS
	1-S1	COURTYARD STOREFRONT	3’-0”	9’-0”	1 3/4”	SS	A	–	S-3	–					STOREFRONT, ADA HOLD OPEN
	1-S2	VESTIBULE TO LIBRARY	3’-0”	9’-0”	1 3/4”	T1	A	16	–	–					STOREFRONT, ADA HOLD OPEN
	1-S3	LOBBY TO VESTIBULE	3’-6”	9’-0”	1 3/4”	T1	A	16	–	–					STOREFRONT, ADA HOLD OPEN
	1-S4	MAIN LOBBY ENTRY	3’-6”	9’-0”	1 3/4”	T1	T2	16	–	–					STOREFRONT, ADA HOLD OPEN
	1-S5	REVOLVING DOOR	8’-0”	9’-0”	1 3/4”	SS	–	–	–	–					COLLAPSIBLE
	1-S6	LEASING OFFICE	3’-0”	9’-0”	1 3/4”	SS	A	1A	S-1	–					STOREFRONT
	1-26	CORRIDOR FIRE DOOR PAIR	3’0”/2’4”	9’-0”	1 3/4”	H.M.	A	1A	S-7	1 1/2 HR.					MAGNETIC HOLD OPEN
	1-26A	DOUBLE FIRE DOOR CORRIDOR 25	2’-0”& 3’-0”	9’-0”		H.M.	*L			1 1/2 HR.		PTD	1H/IA901	1J/IA901	
	1-26B	DOUBLE FIRE DOOR CORRIDOR 04	2’-0”& 3’-0”	8’-0”		H.M.	*L			1 1/2 HR.		PTD	1H/IA901	1J/IA901	
	1-29	WASHER AND DRYER DOOR	2’-4”	7’-0”	1 3/4”	WD	D6	1	S-2	–					DOUBLE DOOR
	1-30	CLOSET DOOR 5’-0”	5’-0”	7’-0”	1 3/4”	WD	D4	1	S-7	–					4 PANEL BI-FOLD
	1-32	WIC SLIDING DOOR	3’-0”	7’-0”	1 3/4”	WD	D	1	–	–					OPENING WIDTH 34” CLEAR
	1-33	BATHROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	S-1	–					
	1-35	BEDROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	–	–					
	1-37	WIC CLOSET SINGLE DOOR	2’-11”	7’-0”	1 3/4”	WD	D	1	–	–					
	1-40	CLOSET DOOR 2’-8”	2’-8”	7’-0”	1 3/4”	WD	D	1	–	–					BI-FOLD DOOR
	1-43A	HINGED DOOR LEASING PRIVATE OFFICE	3’-0”	8’-0”		WD FRAME GLASS	*F3					WALNUT FRAME WD-2 WITH 3/8”	5H/IA901	5J/IA901	
	1-43B	HINGED DOOR LEASING PRIVATE OFFICE	3’-0”	8’-0”		WD FRAME GLASS	*F3					LOW IRON CLEAR GLASS LITE GL-2	5H/IA901	5J/IA901	
	1-43C	HINGED DOOR LEASING BATHROOM	3’-0”	8’-0”		SOLID CORE	*A					PT-8	5H/IA901	5J/IA901	
	1-43D	HINGED DOOR LEASING CONFERENCE	3’-0”	9’-0”		GLASS	*M1					GL-2	4/IA901		
	1-S7	PRIVATE TERRACE	3’-0”	9’-0”	1 3/4”	ALUM.	F1	16	S-3	–		GL-2	4/IA901		TERRACE THUMB TURN KEY
	S-6	LEASING OFFICE	3’-0”	9’-0”		GLASS	*M					MTL-E2			
	1-E1	ELEVATOR DOOR CORRIDOR 04				H.M.						MTL-E2			
	1-E2	ELEVATOR DOOR CORRIDOR 04				H.M.						MTL-E2			
	1-E3	ELEVATOR DOOR CORRIDOR 04				H.M.						MTL-E2			
	1-E4	ELEVATOR DOOR CORRIDOR 04				H.M.						MTL-E2			
	1-E5	ELEVATOR DOOR CORRIDOR 04				H.M.						MTL-E2			
	1-E6	ELEVATOR DOOR CORRIDOR 04				H.M.						PT-5A			
	1-E9	ELEVATOR DOOR CORRIDOR 04				H.M.									
	1-E10	ELEVATOR DOOR CORRIDOR 04				H.M.						PT-5A			
SECOND FLOOR	2-01A	EGRESS INTERIOR	3’-0”	8’-0”	1 3/4”	H.M.	E	2	S-1	1 1/2 HR.					
	2-01B	SCISSOR STAIR	3’-0”	6’-8”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	2-03	APARTMENT ENTRY	3’-0”	8’-0”	1 3/4”	H.M.	B	3	S-1	1 1/2 HR.					
	2-03A	APARTMENT ENTRY	3’-0”	8’-0”	1 3/4”	H.M.	B	3	S-1	1 1/2 HR.					
	2-04A	REFUSE ROOM (QUEENS ST)	2’0”/3’0”	8’-0”	1 3/4”	H.M.	C	3	S-1	1 1/2 HR.					
	2-04E	REFUSE ROOM	3’-0”	8’-0”	1 3/4”	H.M.	C	3	S-1	1 1/2 HR.					WITH ADA HOLD OPEN
	2-05A	ELECTRICAL CLOSET	5’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					DOUBLE DOORS
	2-06	STORAGE	3’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	2-08	ELECTRICAL/TELEPHONE	3’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	2-17	SUPER’S SHOP/OFFICE	3’-0”	8’-0”	1 3/4”	H.M.	C	2	S-1	1 1/2 HR.					
	2-18	LAUNDRY	3’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	2-19	STAFF LOCKERS	3’-0”	8’-0”	1 3/4”	H.M.	C	7A	S-1	1 1/2 HR.					
	2-20	MECHANICAL (SINGLE DOOR)	3’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	2-21	LARGE MECHANICAL ROOM	4’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	2-28	CLOSET DOOR 2’-0”	2’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	2-29	WASHER AND DRYER DOOR	2’-4”	7’-0”	1 3/4”	WD	D6	1	S-2	–					DOUBLE DOOR
	2-30	CLOSET DOOR 5’-0”	5’-0”	7’-0”	1 3/4”	WD	D4	1	–	–					4 PANEL BI-FOLD
	2-31	CLOSET DOOR 3’-0”	3’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	2-32	WIC SLIDING DOOR	3’-0”	7’-0”	1 3/4”	WD	D	1	–	–					OPENING WIDTH 34” CLEAR
	2-33	BATHROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	S-1	–					
	2-34	CLOSET DOOR 4’-0”	4’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	2-35	BEDROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	–	–					
	2-36	SLIDING DOOR	6’-11”	7’-0”	1 3/4”	WD	C	7A	–	–					OPENING WIDTH 6’-6” CLEAR
	2-37	WIC CLOSET SINGLE DOOR	2’-11”	7’-0”	1 3/4”	WD	D	1	–	–					
	2-38	LINEN CLOSET DOOR 1’-0”	1’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	2-39	LINEN CLOSET DOOR 1’-4”	1’-4”	7’-0”	1 3/4”	WD	D	1	–	–					
	2-40	CLOSET DOOR 2’-8”	2’-8”	7’-0”	1 3/4”	WD	D	1	–	–					BI-FOLD DOOR
	2-47	REFUSE ROOM	3’-0”	8’-0”	1 3/4”	H.M.	C	3	S-1	1 1/2 HR.					
TYPICAL THIRD THROUGH SIXTH FLOORS	W-01A	EGRESS INTERIOR	3’-0”	8’-0”	1 3/4”	H.M.	E	2	S-1	1 1/2 HR.					
	6A-01B	SCISSOR STAIR	3’-0”	6’-8”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	W-03	APARTMENT ENTRY	3’-0”	8’-0”	1 3/4”	H.M.	B	3	S-1	1 1/2 HR.					
	W-03A	APARTMENT ENTRY	3’-0”	8’-0”	1 3/4”	H.M.	B	3	S-1	1 1/2 HR.					
	W-04A	REFUSE ROOM (QUEENS ST)	2’0”/3’0”	8’-0”	1 3/4”	H.M.	C	3	S-1	1 1/2 HR.					
	3-04E	REFUSE ROOM (3RD FL)	3’-0”	8’-0”	1 3/4”	H.M.	C	3	S-1	1 1/2 HR.					WITH ADA HOLD OPEN
	W-05A	ELECTRICAL CLOSET	5’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					DOUBLE DOORS
	W-06	STORAGE	3’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	2-08	ELECTRICAL/TELEPHONE	3’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	W-17	JANITOR	3’-0”	8’-0”	1 3/4”	H.M.	C	2	S-1	1 1/2 HR.					
	W-20	MECHANICAL (SINGLE DOOR)	3’-0”	8’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	W-22	TENANT AMENITIES	3’-0”	8’-0”	1 3/4”	H.M.	C	2	S-1	1 1/2 HR.					
	W-27	YOGA/ SPIN ROOM	3’-0”	8’-0”	1 3/4”	H.M.	C	2	S-7	–					
	W-28	CLOSET DOOR 2’-0”	2’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	W-29	WASHER AND DRYER DOOR	2’-4”	7’-0”	1 3/4”	WD	D6	3	S-2	–					DOUBLE DOORS
	W-30	CLOSET DOOR 5’-0”	5’-0”	7’-0”	1 3/4”	WD	D4	1	–	–					4 PANEL BI-FOLD
	W-31	CLOSET DOOR 3’-0”	3’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	W-32	WIC SLIDING DOOR	3’-0”	7’-0”	1 3/4”	WD	D	1	–	–					OPENING WIDTH 34” CLEAR
	W-33	BATHROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	S-1	–					
	W-34	CLOSET DOOR 4’-0”	4’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	W-35	BEDROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	–	–					
	W-36	SLIDING DOOR	6’-11”	7’-0”	1 3/4”	WD	C	7A	–	–					OPENING WIDTH 6’-6” CLEAR
	W-37	WIC CLOSET SINGLE DOOR	2’-11”	7’-0”	1 3/4”	WD	D	1	–	–					
	W-38	LINEN CLOSET DOOR 1’-0”	1’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	W-39	LINEN CLOSET DOOR 1’-4”	1’-4”	7’-0”	1 3/4”	WD	D	1	–	–					
	W-40	CLOSET DOOR 2’-8”	2’-8”	7’-0”	1 3/4”	WD	D	1	–	–					BI-FOLD DOOR
	W-41	CLOSET DOOR 6’-0”	6’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	3-47	REFUSE ROOM	3’-0”	8’-0”	1 3/4”	H.M.	C	3	S-1	1 1/2 HR.					

DOOR SCHEDULE

	DOOR							JAMB/							
	3-22A	HINGED DOOR GYM 1	3’-0”	8’-6”		METAL FRAME GLASS	*A3			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	3-22B	HINGED DOOR GYM 1	3’-0”	8’-6”		METAL FRAME GLASS	*A3			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	3-22C	HINGED DOOR W.C.	3’-0”	8’-0”		SOLID CORE	*A					PTD	5H/IA901	5J/IA901	
	3-22D	HINGED DOOR W.C.	3’-0”	8’-0”		SOLID CORE	*A					PTD	5H/IA901	5J/IA901	
	4-22A	HINGED DOOR GYM 2 ENTRY	3’-0”	8’-0”		HM W/V.P.	*F1			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	4-22B	HINGED DOOR GYM 2 ENTRY	3’-0”	8’-0”		HM W/V.P.	*F1			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	4-22C	HINGED DOOR LIBRARY	3’-0”	8’-0”		HM W/V.P.	*A3			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	4-22D	HINGED DOOR SPIN ROOM 44	3’-0”	8’-0”		SOLID CORE	*A					PTD	5H/IA901	5J/IA901	
	4-22E	HINGED DOOR YOGA ROOM 42	3’-0”	8’-0”		SOLID CORE	*A					PTD	5H/IA901	5J/IA901	
	4-27	HINGED DOOR KIDS ROOM 35	3’-0”	8’-0”		HM W/V.P.	*A3			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	5-20A	HINGED DOOR MULTI-PURPOSE 53	3’-0”	8’-0”		H.M.	*A			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	5-20B	HINGED DOOR MULTI-PURPOSE 53	3’-0”	8’-0”		H.M.	*A			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	5-20C	HINGED DOOR ENTERTAINMENT 51	3’-0”	8’-0”		H.M.	*A			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	5-20D	HINGED DOOR ENTERTAINMENT 51	3’-0”	8’-0”		H.M.	*A			1 1/2 HR.		PTD	6H/IA901	6H/IA901	
	5-20E	HINGED DOOR W.C.	3’-0”	8’-0”		SOLID CORE	*A					PTD	5H/IA901	5J/IA901	
	5-20F	HINGED DOOR W.C.	3’-0”	8’-0”		SOLID CORE	*A					PTD	5H/IA901	5J/IA901	
	5-20G	DOUBLE SLIDING DOOR MULTI-PURPOSE 53	4’-6”	9’-0”		SOLID CORE	*K					PTD	7H/IA901	7J/IA901	
	5-20H	SINGLE SLIDING DOOR MULTI-PURPOSE 53	3’-0”	8’-0”		SOLID CORE	*I					WD-2	8H/IA901		
SEVENTH FLOOR	7-01	EGRESS INTERIOR	3’-0”	7’-6”	1 3/4”	H.M.	E	2	S-1	1 1/2 HR.					
	7-02	EGRESS EXTERIOR	3’-0”	7’-0”	1 3/4”	H.M.	A	13	S-3	1 1/2 HR.					WEATHERSTRIP
	7-03	APARTMENT ENTRY	3’-0”	7’-6”	1 3/4”	H.M.	B	3	S-1	1 1/2 HR.					
	7-04	REFUSE ROOM	2’0”/3’0”	7’-6”	1 3/4”	H.M.	C	3	S-1	1 1/2 HR.					
	7-05	ELECTRICAL CLOSET	5’-0”	7’-6”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					DOUBLE DOORS
	7-06	STORAGE	3’-0”	7’-0”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	7-24	DBL DOOR FROM ELEV. VEST.	3’-0”	7’-0”	1 3/4”	H.M.	T1	16	S-3	1 1/2 HR.					
	7-29	WASHER AND DRYER DOOR	2’-4”	7’-0”	1 3/4”	WD	A	D6	S-1	–					DOUBLE DOORS
	7-30	CLOSET DOOR 5’-0”	5’-0”	7’-0”	1 3/4”	WD	D4	1	–	–					4 PANEL BI-FOLD
	7-31	CLOSET DOOR 3’-0”	3’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	7-33	BATHROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	S-1	–					
	7-34	CLOSET DOOR 4’-0”	4’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	7-35	BEDROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	–	–					
	7-37	WIC CLOSET SINGLE DOOR	2’-11”	7’-0”	1 3/4”	WD	D	1	–	–					
	7-38	LINEN CLOSET DOOR 1’-0”	1’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	7-40	CLOSET DOOR 2’-8”	2’-8”	7’-0”	1 3/4”	WD	D	1	–	–					BI-FOLD DOOR
	7-42	CLOSET DOOR 3’-6”	3’-6”	7’-0”	1 3/4”	WD	D	1	–	–					
	7-44	POOL CLUB WC	3’-0”	7’-0”	1 3/4”	H.M.	A	2	S-7	–					WEATHERSTRIP
	7-45	POOL CLUB STORAGE	3’-0”	7’-0”	1 3/4”	H.M.	C	8A	S-3	–					WEATHERSTRIP, LOUVERED DOOR
	7-46	STAIRS TO E.M.R.	3’-0”	7’-0”	1 3/4”	H.M.	C	8A	S-3	–					
	7-48	MECHANICAL SCREEN	6’-0”	7’-0”	1 3/4”	H.M.			–	–					DOUBLE DOORS
	7-S8	PRIVATE TERRACE	3’-0”	7’-0”	1 3/4”	SAFETY GLASS	F1	16	S-3	–					TERRACE THUMB TURN KEY
	7-S10	EGRESS DOOR	3’-0”	7’-0”	1 3/4”	ALUM.	A	1A	S-3	–					PANIC BAR
TYPICAL 8TH THROUGH 54TH FLOORS	T-01	EGRESS INTERIOR	3’-0”	7’-6”	1 3/4”	H.M.	E	2	S-1	1 1/2 HR.					
	T-03	APARTMENT ENTRY	3’-0”	7’-6”	1 3/4”	H.M.	B	3	S-1	1 1/2 HR.					
	T-04	REFUSE ROOM	2’0”/3’0”	7’-6”	1 3/4”	H.M.	C	3	S-1	1 1/2 HR.					
	T-05	ELECTRICAL CLOSET	5’-0”	7’-6”	1 3/4”	H.M.	E	2	S-1	1 1/2 HR.					DOUBLE DOORS
	T-06	STORAGE	3’-0”	7’-6”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	T-25	FIRE RESERVE TANK ROOM	3’-0”	7’-6”	1 3/4”	H.M.	A	2	S-1	1 1/2 HR.					
	T-29	WASHER AND DRYER DOOR	2’-4”	7’-0”	1 3/4”	WD	A	D6	S-1	–					DOUBLE DOORS
	T-30	CLOSET DOOR 5’-0”	5’-0”	7’-0”	1 3/4”	WD	D4	1	–	–					4 PANEL BI-FOLD
	T-31	CLOSET DOOR 3’-0”	3’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	T-33	BATHROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	S-1	–					
	T-34	CLOSET DOOR 4’-0”	4’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	T-35	BEDROOM DOOR	2’-11”	7’-0”	1 3/4”	WD	A1	1	–	–					
	T-37	WIC CLOSET SINGLE DOOR	2’-11”	7’-0”	1 3/4”	WD	D	1	–	–					
	T-38	LINEN CLOSET DOOR 1’-0”	1’-0”	7’-0”	1 3/4”	WD	D	1	–	–					
	T-39	LINEN CLOSET DOOR 1’-4”	1’-4”	7’-0”	1 3/4”	WD	D	1	–	–					
	T-40	CLOSET DOOR 2’-8”	2’-8”	7’-0”	1 3/4”	WD	D	1	–	–					BI-FOLD DOOR
	T-42	CLOSET DOOR 3’-6”	3’-6”	7’-0”	1 3/4”	WD	D	1	–	–					
	9-S9	PRIVATE TERRACE	3’-0”	7’-0”	1 3/4”	SAFETY GLASS	F1	16	S-3	–					TERRACE THUMB TURN KEY
55TH FLOOR	55-02	EGRESS EXTERIOR	3’-0”	7’-0”	1 3/4”	H.M.	A	9B	S-3	1 1/2 HR.					WEATHERSTRIP
	55-28	FIRE PUMP/ ELEC/DOM HW	3’-0”	7’-0”	1 3/4”	H.M.	A	13	S-3	1 1/2 HR.					WEATHERSTRIP

* REFER TO IA-900 FOR DOOR TYPE.

DOOR NOTES

1. ALL DOORS TO HAVE A $\frac{3}{4}$” UNDERCUT, UNLESS OTHERWISE NOTED.
2. ALL FIRE DOORS AT ALL LEVELS TO BE "TOTAL DOOR", OR APPROVED EQUAL WITH CONCEALED SYNCHRONIZED CLOSERS, MAGNETIC DOOR RELEASE AND FLUSH PANIC HARDWARE, UNLESS OTHERWISE NOTED.

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
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C/O Rockrose Development Corp.
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FAX : (212) 757-1875

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1359 BROADWAY
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FAX.: (212) 979-8387

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228 East 45th Street
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FAX : (212) 944-5597

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440 Park Ave South, 7th Floor
New York, New York 10016
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FAX : (212) 213-3191

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FAX : (973) 994-2539

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FAX : (716) 828-9108

CIVIL ENGINEER
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INTERIOR ARCHITECT
SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT
MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT
CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

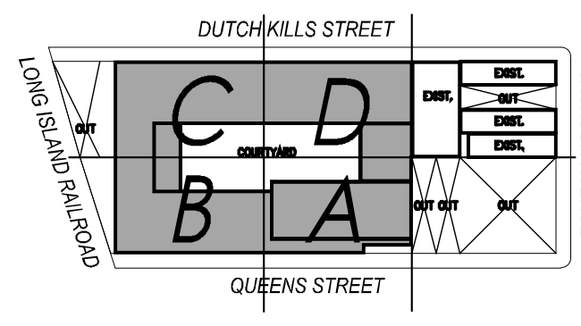
LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	01.15.15	DOB- NB RESPONSE TO OBJECTIONS
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1” = 200’



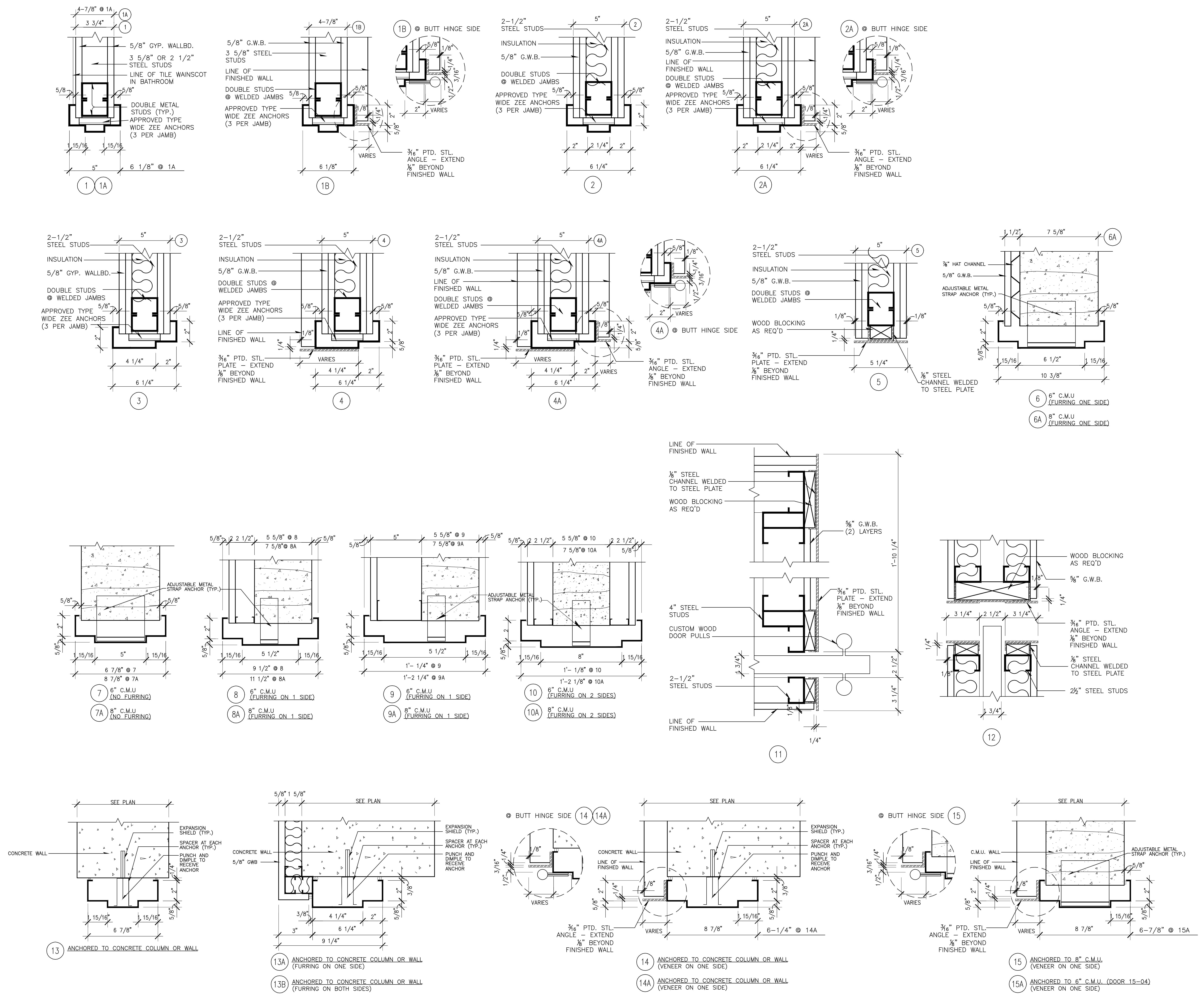
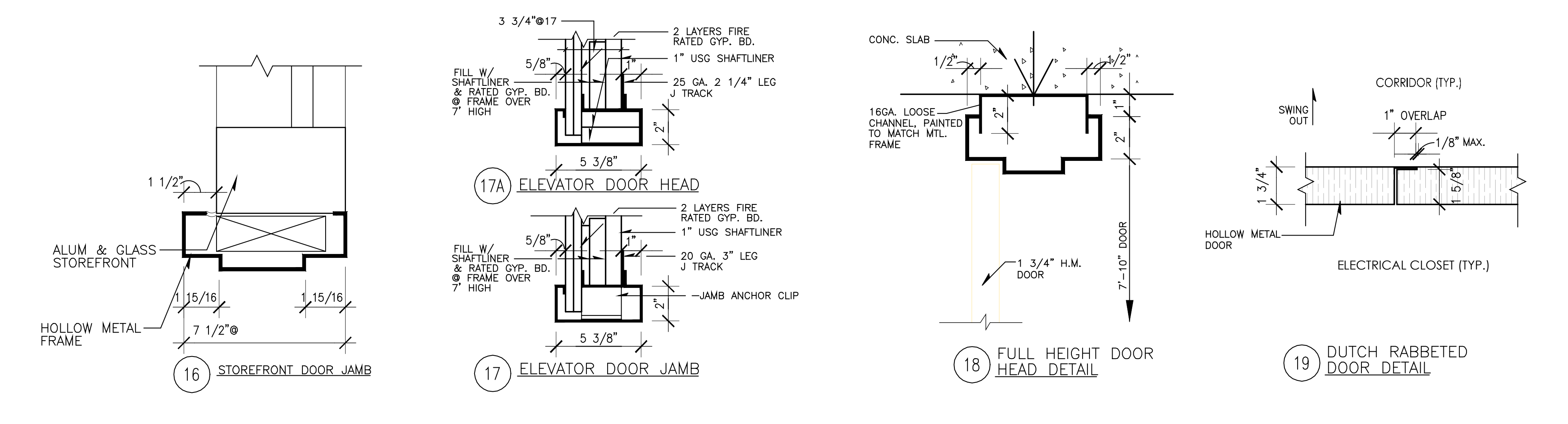
DRAWING TITLE:

DOOR SCHEDULE

SEAL & SIGNATURE:

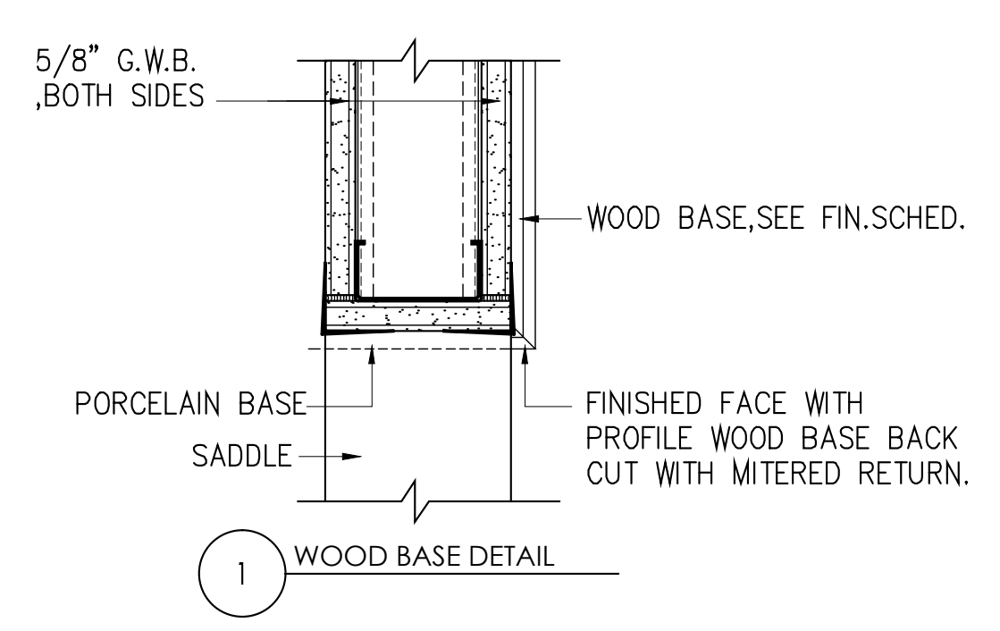
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK’D BY:
DWG. No.:
A-410.00
DRAWING : 114 OF 139



4-7/8" @ 1A
3 3/4"
5/8" GYP. WALLBD.
3 5/8" OR 2 1/2" STEEL STUDS
LINE OF TILE WAINSCOT IN BATHROOM
DOUBLE METAL STUDS (TYP.)
APPROVED TYPE WIDE ZEE ANCHORS (3 PER JAMB)
1 15/16
5"
6 1/8" @ 1A
1 1A
5/8" G.W.B.
3 5/8" STEEL STUDS
LINE OF FINISHED WALL
DOUBLE STUDS @ WELDED JAMBS
VARIES
3/16" PTD. STL. ANGLE - EXTEND 1/8" BEYOND FINISHED WALL
6 1/8"
1B
1B @ BUTT HINGE SIDE
2-1/2" STEEL STUDS
INSULATION
2 1/4"
6 1/4"
2
2A
2A @ BUTT HINGE SIDE
5/8" GYP. WALLBD.
4 1/4"
3
3/16" PTD. STL. PLATE - EXTEND 1/8" BEYOND FINISHED WALL
4
4A
4A @ BUTT HINGE SIDE
WOOD BLOCKING AS REQ'D
1/8" STEEL CHANNEL WELDED TO STEEL PLATE
5 1/4"
5
7/8" HAT CHANNEL
ADJUSTABLE METAL STRAP ANCHOR (TYP.)
1 1/2"
7 5/8"
6 1/2"
10 3/8"
6 6" C.M.U (FURRING ONE SIDE)
6A 8" C.M.U (FURRING ONE SIDE)
6 7/8" @ 7
8 7/8" @ 7A
7 6" C.M.U (NO FURRING)
7A 8" C.M.U (NO FURRING)
5 5/8" @ 8
7 5/8" @ 8A
9 1/2" @ 8
11 1/2" @ 8A
8 6" C.M.U (FURRING ON 1 SIDE)
8A 8" C.M.U (FURRING ON 1 SIDE)
5 5/8" @ 9
7 5/8" @ 9A
1'- 1/4" @ 9
1'-2 1/4" @ 9A
9 6" C.M.U (FURRING ON 1 SIDE)
9A 8" C.M.U (FURRING ON 1 SIDE)
5 5/8" @ 10
7 5/8" @ 10A
1'- 1/8" @ 10
1'-2 1/8" @ 10A
10 6" C.M.U (FURRING ON 2 SIDES)
10A 8" C.M.U (FURRING ON 2 SIDES)
5/8" G.W.B. (2) LAYERS
4" STEEL STUDS
CUSTOM WOOD DOOR PULLS
1'-10 1/4"
11
5/8" G.W.B.
2 1/2" STEEL STUDS
12
SEE PLAN
CONCRETE WALL
EXPANSION SHIELD (TYP.)
SPACER AT EACH ANCHOR (TYP.)
PUNCH AND DIMPLE TO RECEIVE ANCHOR
6 7/8"
13 ANCHORED TO CONCRETE COLUMN OR WALL
5/8" GWB
9 1/4"
13A ANCHORED TO CONCRETE COLUMN OR WALL (FURRING ON ONE SIDE)
13B ANCHORED TO CONCRETE COLUMN OR WALL (FURRING ON BOTH SIDES)
@ BUTT HINGE SIDE 14 14A
8 7/8"
6-1/4" @ 14A
14 ANCHORED TO CONCRETE COLUMN OR WALL (VENEER ON ONE SIDE)
14A ANCHORED TO CONCRETE COLUMN OR WALL (VENEER ON ONE SIDE)
@ BUTT HINGE SIDE 15
C.M.U. WALL
6-7/8" @ 15A
15 ANCHORED TO 8" C.M.U. (VENEER ON ONE SIDE)
15A ANCHORED TO 6" C.M.U. (DOOR 15-04) (VENEER ON ONE SIDE)
ALUM & GLASS STOREFRONT
HOLLOW METAL FRAME
7 1/2"@
16 STOREFRONT DOOR JAMB
3 3/4"@17
2 LAYERS FIRE RATED GYP. BD.
1" USG SHAFTLINER
25 GA. 2 1/4" LEG J TRACK
FILL W/ SHAFTLINER & RATED GYP. BD. @ FRAME OVER 7' HIGH
5 3/8"
17A ELEVATOR DOOR HEAD
20 GA. 3" LEG J TRACK
JAMB ANCHOR CLIP
17 ELEVATOR DOOR JAMB
CONC. SLAB
16GA. LOOSE CHANNEL, PAINTED TO MATCH MTL. FRAME
1 3/4" H.M. DOOR
7'-10" DOOR
18 FULL HEIGHT DOOR HEAD DETAIL
CORRIDOR (TYP.)
SWING OUT
1" OVERLAP
1/8" MAX.
HOLLOW METAL DOOR
ELECTRICAL CLOSET (TYP.)
19 DUTCH RABBETED DOOR DETAIL

JAMB TYPES

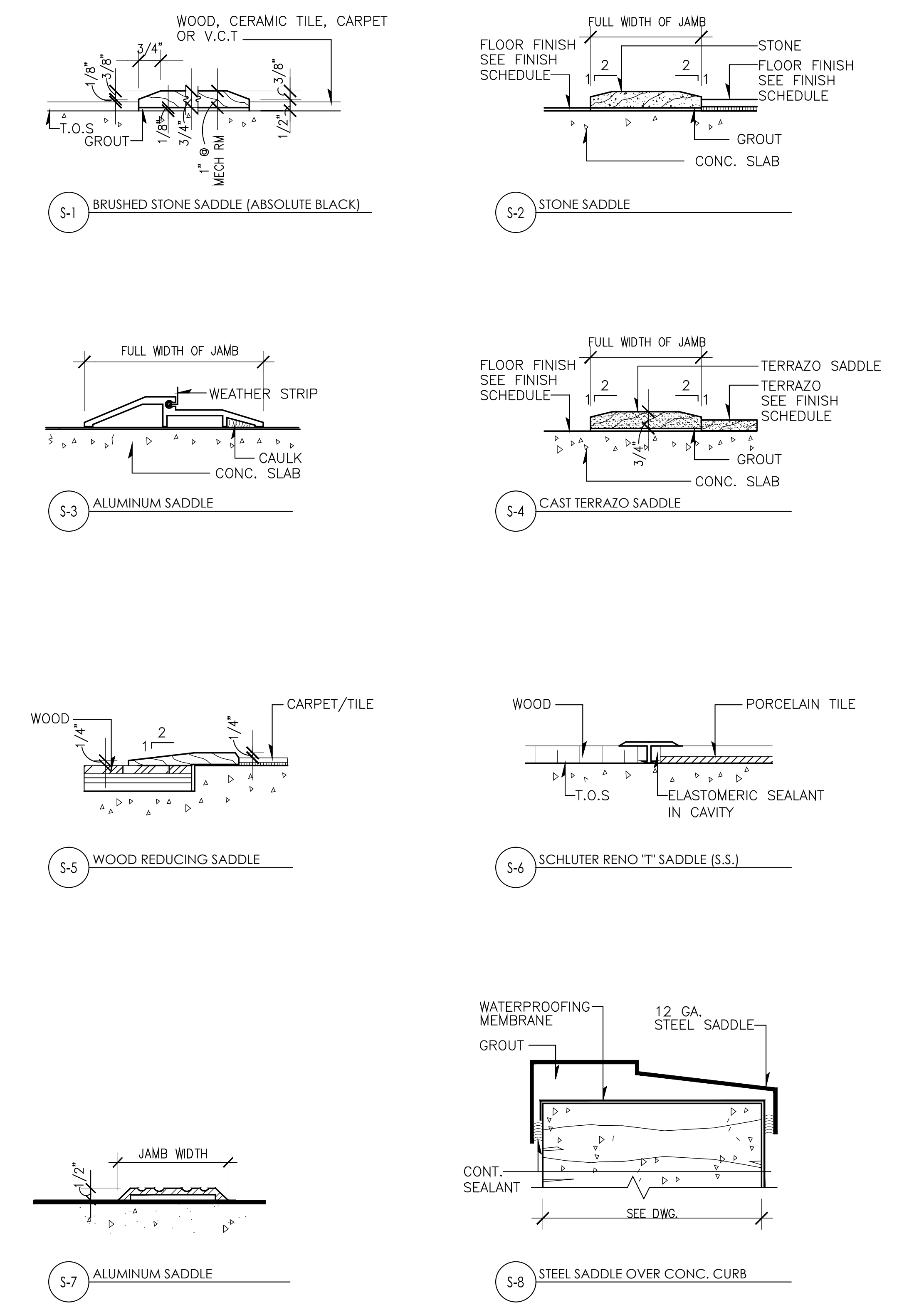
SCALE:3"=1'-0"


5/8" G.W.B. ,BOTH SIDES
WOOD BASE,SEE FIN.SCHED.
PORCELAIN BASE
SADDLE
FINISHED FACE WITH PROFILE WOOD BASE BACK CUT WITH MITERED RETURN.

1 WOOD BASE DETAIL

WOOD BASE PLAN DETAIL

SCALE:3"=1'-0"


WOOD, CERAMIC TILE, CARPET OR V.C.T
T.O.S
GROUT
1" @ MECH RM
FULL WIDTH OF JAMB
FLOOR FINISH SEE FINISH SCHEDULE
STONE
CONC. SLAB
WEATHER STRIP
CAULK
TERRAZO SADDLE
TERRAZO SEE FINISH SCHEDULE
WOOD
CARPET/TILE
PORCELAIN TILE
ELASTOMERIC SEALANT IN CAVITY
WATERPROOFING MEMBRANE
12 GA. STEEL SADDLE
CONT. SEALANT
SEE DWG.
JAMB WIDTH

S-1 BRUSHED STONE SADDLE (ABSOLUTE BLACK)

S-2 STONE SADDLE

S-3 ALUMINUM SADDLE

S-4 CAST TERRAZO SADDLE

S-5 WOOD REDUCING SADDLE

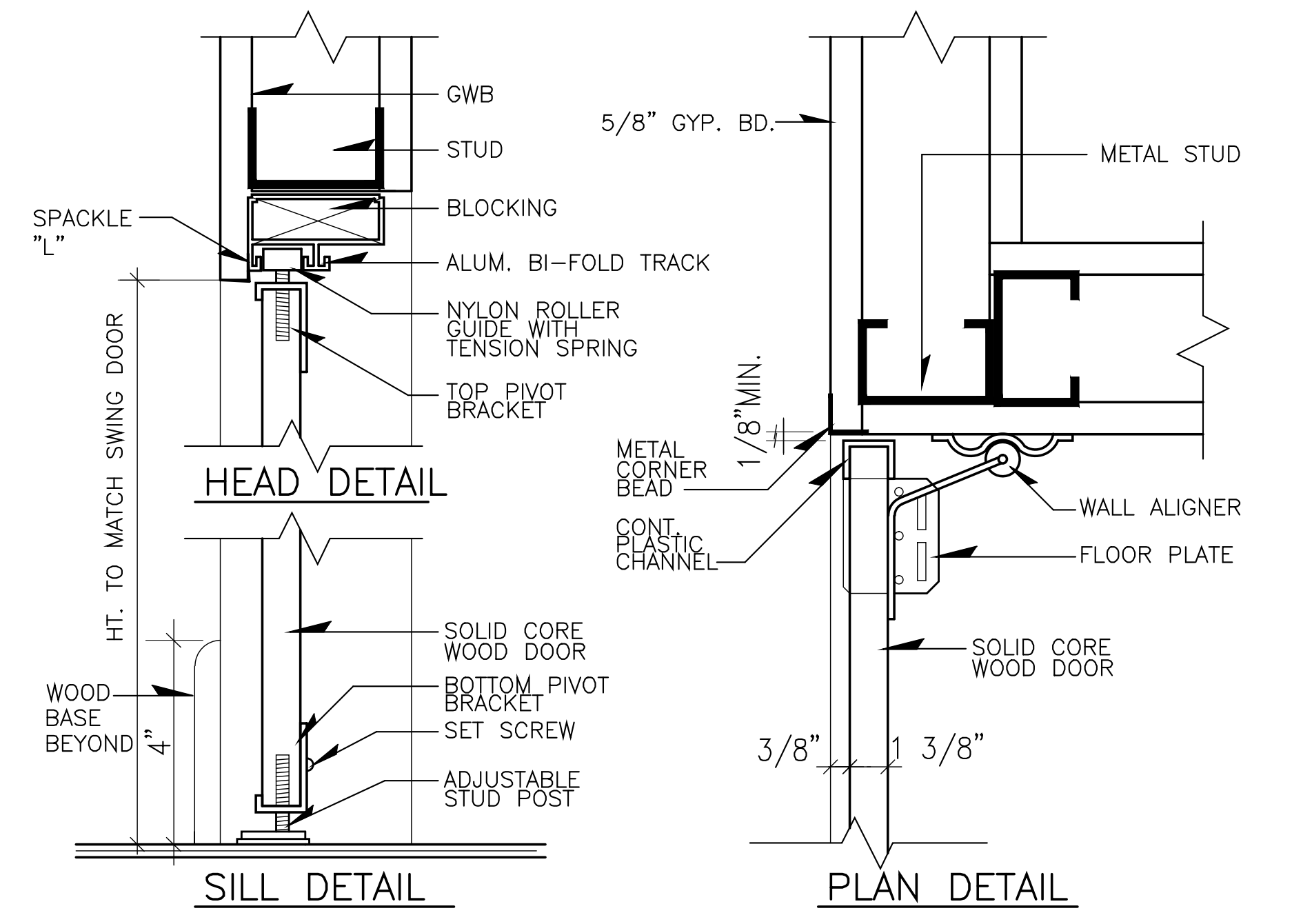
S-6 SCHLUTER RENO "T" SADDLE (S.S.)

S-7 ALUMINUM SADDLE

S-8 STEEL SADDLE OVER CONC. CURB

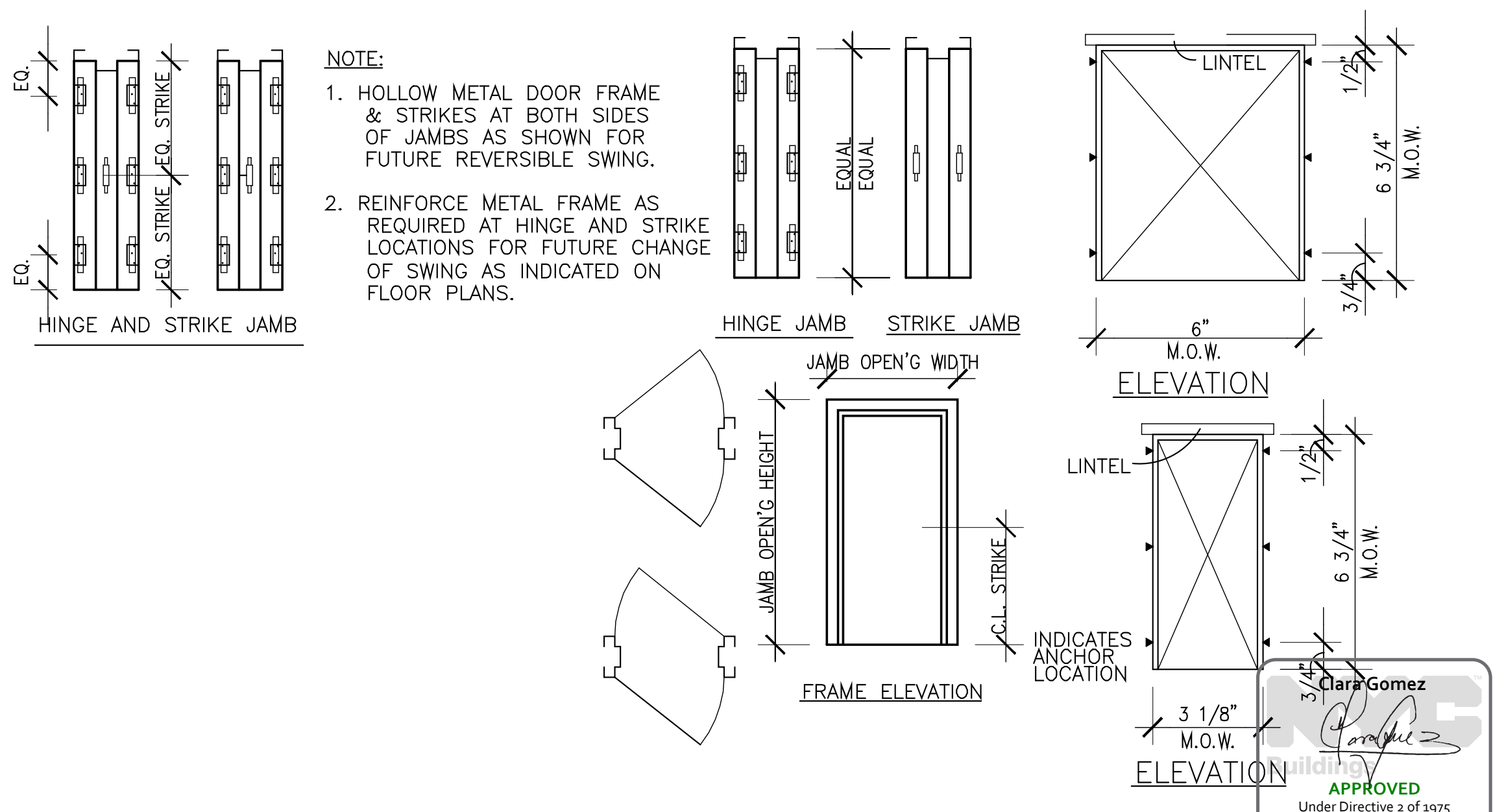
SADDLE TYPES

SCALE:3"=1'-0"


GWB
STUD
BLOCKING
SPACKLE "L"
ALUM. BI-FOLD TRACK
NYLON ROLLER GUIDE WITH TENSION SPRING
TOP PIVOT BRACKET
HEAD DETAIL
HT. TO MATCH SWING DOOR
SOLID CORE WOOD DOOR
WOOD BASE BEYOND
4"
BOTTOM PIVOT BRACKET
SET SCREW
ADJUSTABLE STUD POST
SILL DETAIL
5/8" GYP. BD.
METAL STUD
1/8"MIN.
METAL CORNER BEAD
CONT. PLASTIC CHANNEL
WALL ALIGNER
FLOOR PLATE
3/8"
1 3/8"
PLAN DETAIL

BI-FOLD DOOR DETAILS

SCALE: N.T.S.


EQ.
EQ. STRIKE
HINGE AND STRIKE JAMB
EQUAL
HINGE JAMB
STRIKE JAMB
LINTEL
1/2"
6 3/4" M.O.W.
3/4"
6" M.O.W.
ELEVATION
JAMB OPEN'G WIDTH
JAMB OPEN'G HEIGHT
C.L. STRIKE
FRAME ELEVATION
INDICATES ANCHOR LOCATION
3 1/8" M.O.W.
ELEVATION

NOTE:

1. HOLLOW METAL DOOR FRAME & STRIKES AT BOTH SIDES OF JAMBS AS SHOWN FOR FUTURE REVERSIBLE SWING.
2. REINFORCE METAL FRAME AS REQUIRED AT HINGE AND STRIKE LOCATIONS FOR FUTURE CHANGE OF SWING AS INDICATED ON FLOOR PLANS.

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

FRAME DETAILS AT MASONRY OPENING

SCALE: N.T.S.

PROJECT:

EAGLE WAREHOUSE

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York, NY 10007
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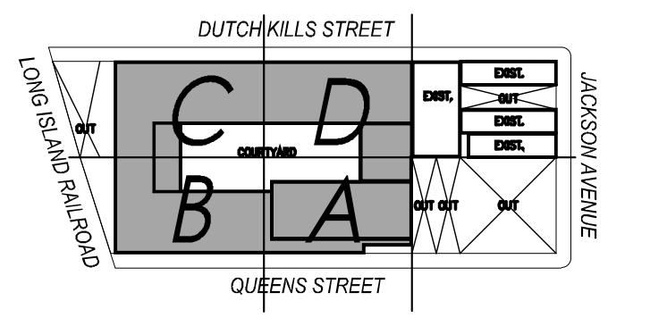
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

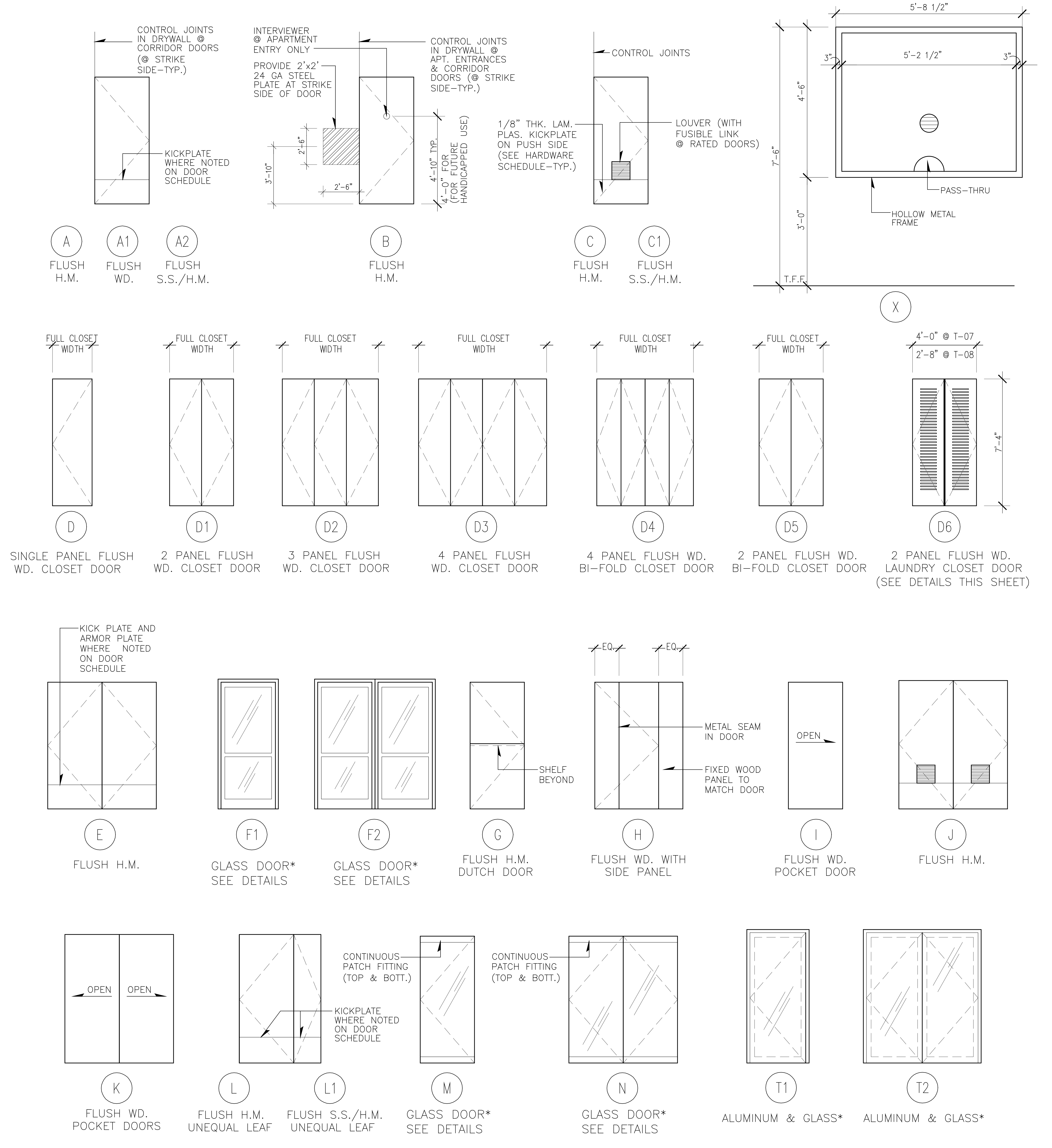
DOOR DETAILS

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-411.00

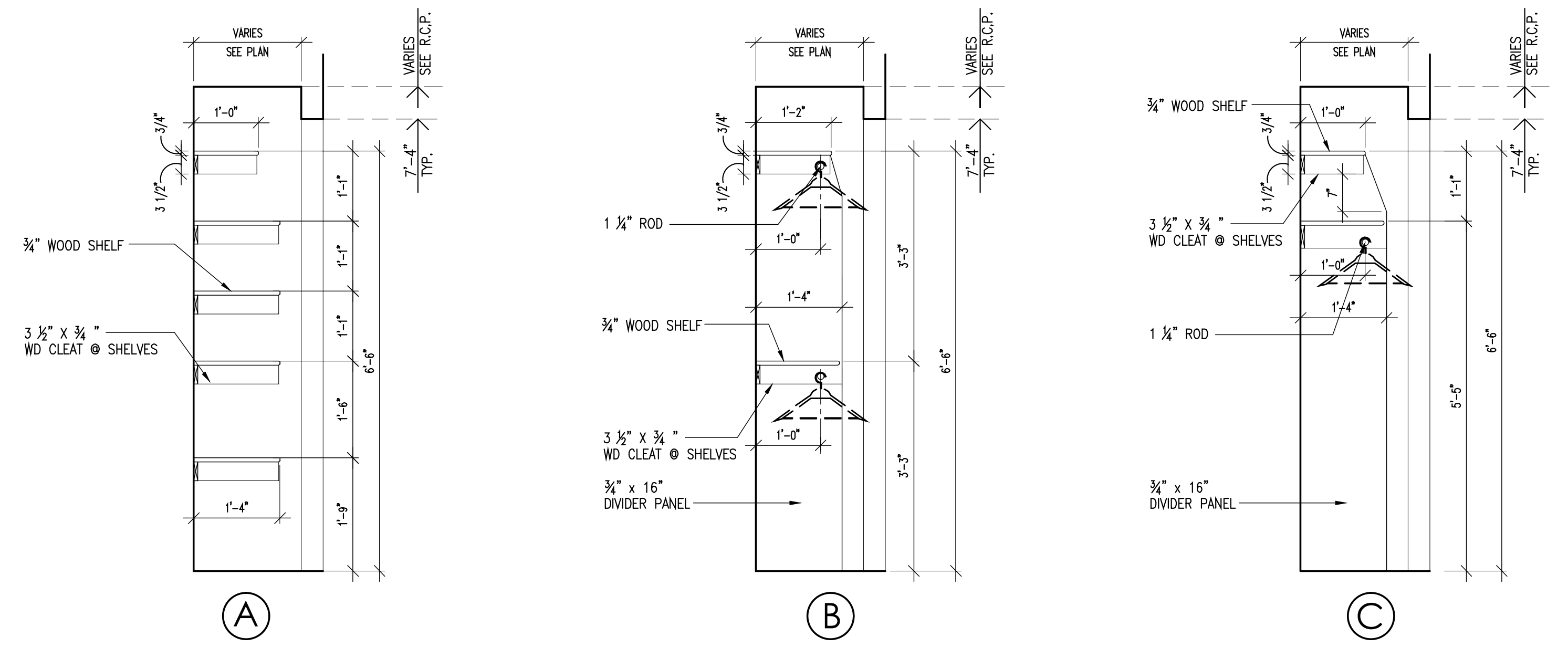
DRAWING : 115 OF 139


CONTROL JOINTS IN DRYWALL @ CORRIDOR DOORS (@ STRIKE SIDE-TYP.)
KICKPLATE WHERE NOTED ON DOOR SCHEDULE
A FLUSH H.M.
A1 FLUSH WD.
A2 FLUSH S.S./H.M.
INTERVIEWER @ APARTMENT ENTRY ONLY
PROVIDE 2'x2' 24 GA STEEL PLATE AT STRIKE SIDE OF DOOR
CONTROL JOINTS IN DRYWALL @ APT. ENTRANCES & CORRIDOR DOORS (@ STRIKE SIDE-TYP.)
2'-6"
3'-10"
2'-6"
4'-10" TYP.
4'-0" FOR FUTURE (FOR FUTURE HANDICAPPED USE)
B FLUSH H.M.
CONTROL JOINTS
1/8" THK. LAM. PLAS. KICKPLATE ON PUSH SIDE (SEE HARDWARE SCHEDULE-TYP.)
LOUVER (WITH FUSIBLE LINK @ RATED DOORS)
C FLUSH H.M.
C1 FLUSH S.S./H.M.
5'-8 1/2"
5'-2 1/2"
3"
3"
4'-6"
7'-6"
3'-0"
T.F.F.
PASS-THRU
HOLLOW METAL FRAME
X
FULL CLOSET WIDTH
D SINGLE PANEL FLUSH WD. CLOSET DOOR
D1 2 PANEL FLUSH WD. CLOSET DOOR
D2 3 PANEL FLUSH WD. CLOSET DOOR
D3 4 PANEL FLUSH WD. CLOSET DOOR
D4 4 PANEL FLUSH WD. BI-FOLD CLOSET DOOR
D5 2 PANEL FLUSH WD. BI-FOLD CLOSET DOOR
4'-0" @ T-07
2'-8" @ T-08
7'-4"
D6 2 PANEL FLUSH WD. LAUNDRY CLOSET DOOR (SEE DETAILS THIS SHEET)
KICK PLATE AND ARMOR PLATE WHERE NOTED ON DOOR SCHEDULE
E FLUSH H.M.
F1 GLASS DOOR* SEE DETAILS
F2 GLASS DOOR* SEE DETAILS
SHELF BEYOND
G FLUSH H.M. DUTCH DOOR
EQ.
EQ.
METAL SEAM IN DOOR
FIXED WOOD PANEL TO MATCH DOOR
H FLUSH WD. WITH SIDE PANEL
OPEN
I FLUSH WD. POCKET DOOR
J FLUSH H.M.
OPEN
OPEN
K FLUSH WD. POCKET DOORS
KICKPLATE WHERE NOTED ON DOOR SCHEDULE
L FLUSH H.M. UNEQUAL LEAF
L1 FLUSH S.S./H.M. UNEQUAL LEAF
CONTINUOUS PATCH FITTING (TOP & BOTT.)
M GLASS DOOR* SEE DETAILS
CONTINUOUS PATCH FITTING (TOP & BOTT.)
N GLASS DOOR* SEE DETAILS
T1 ALUMINUM & GLASS*
T2 ALUMINUM & GLASS*

*GLASS DOORS TO COMPLY WITH ANSI-404.2.9

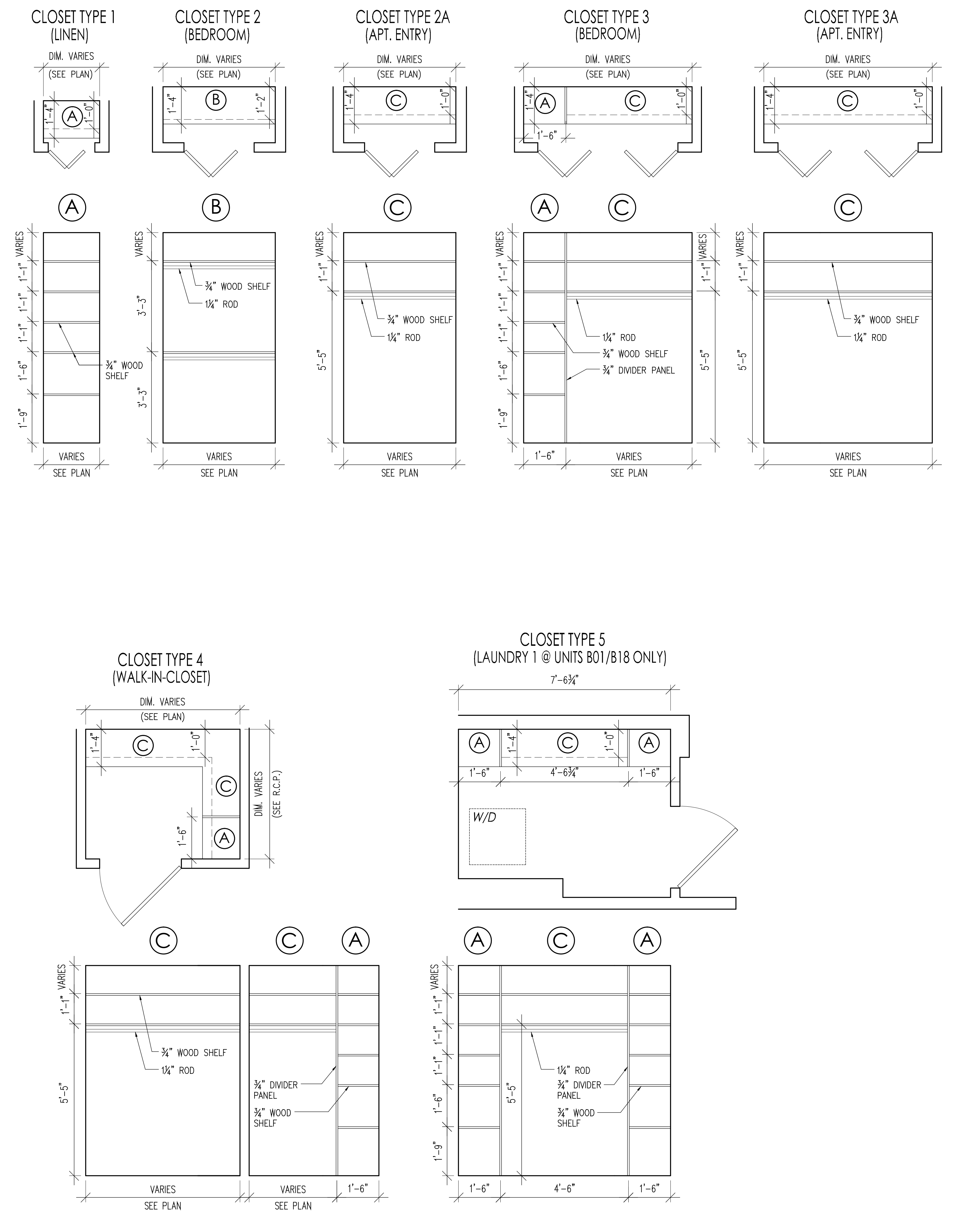
DOOR TYPES

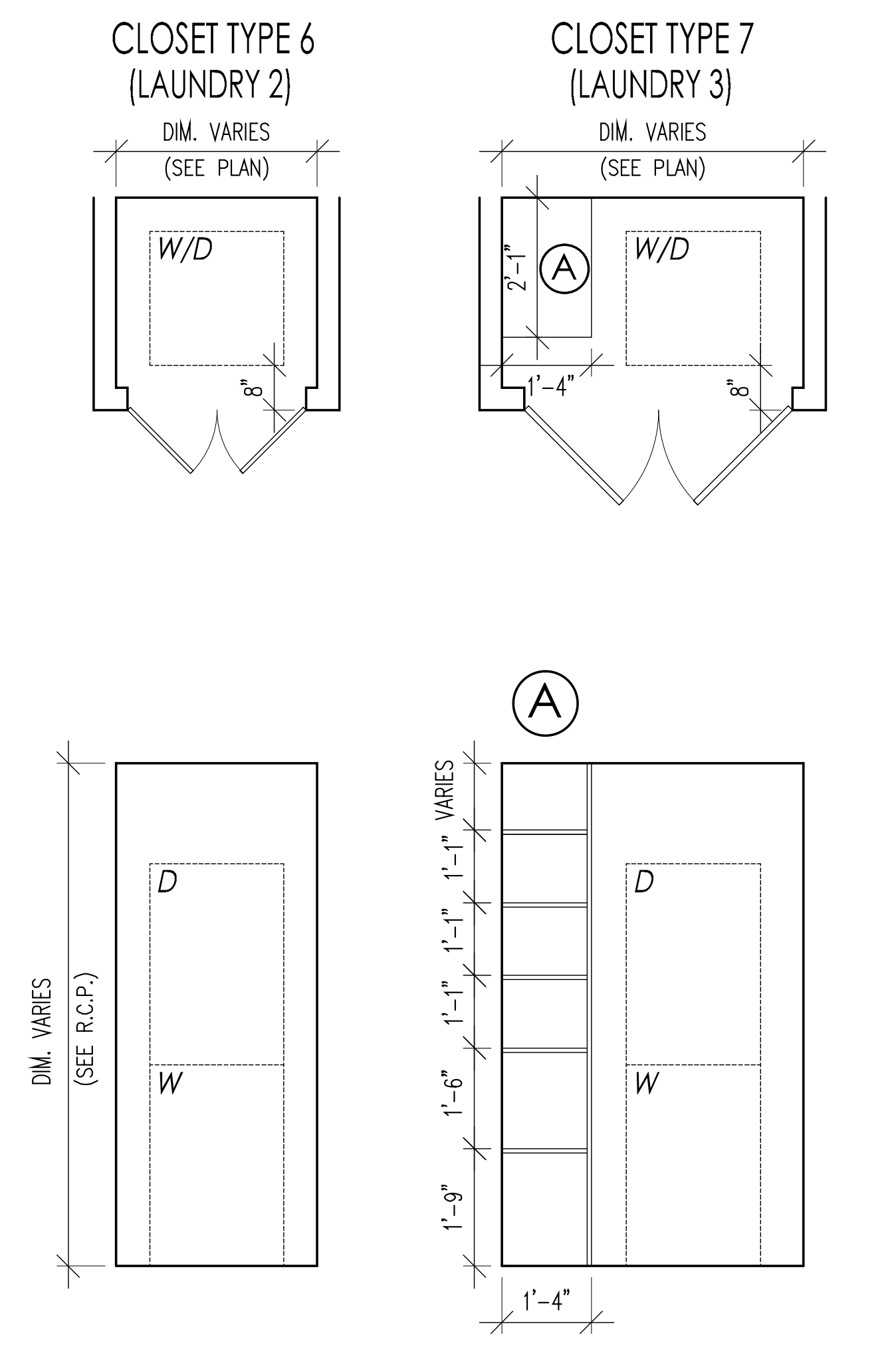
SCALE: NOT TO SCALE


VARIES
SEE PLAN
VARIES SEE R.C.P.
¾" WOOD SHELF
3 ½" x ¾" WD CLEAT @ SHELVES
1'-4"
A
1 ¾" ROD
¾" WOOD SHELF
3 ½" x ¾" WD CLEAT @ SHELVES
¾" x 16" DIVIDER PANEL
B
¾" WOOD SHELF
3 ½" x ¾" WD CLEAT @ SHELVES
1 ¾" ROD
¾" x 16" DIVIDER PANEL
C

CLOSET SECTIONS

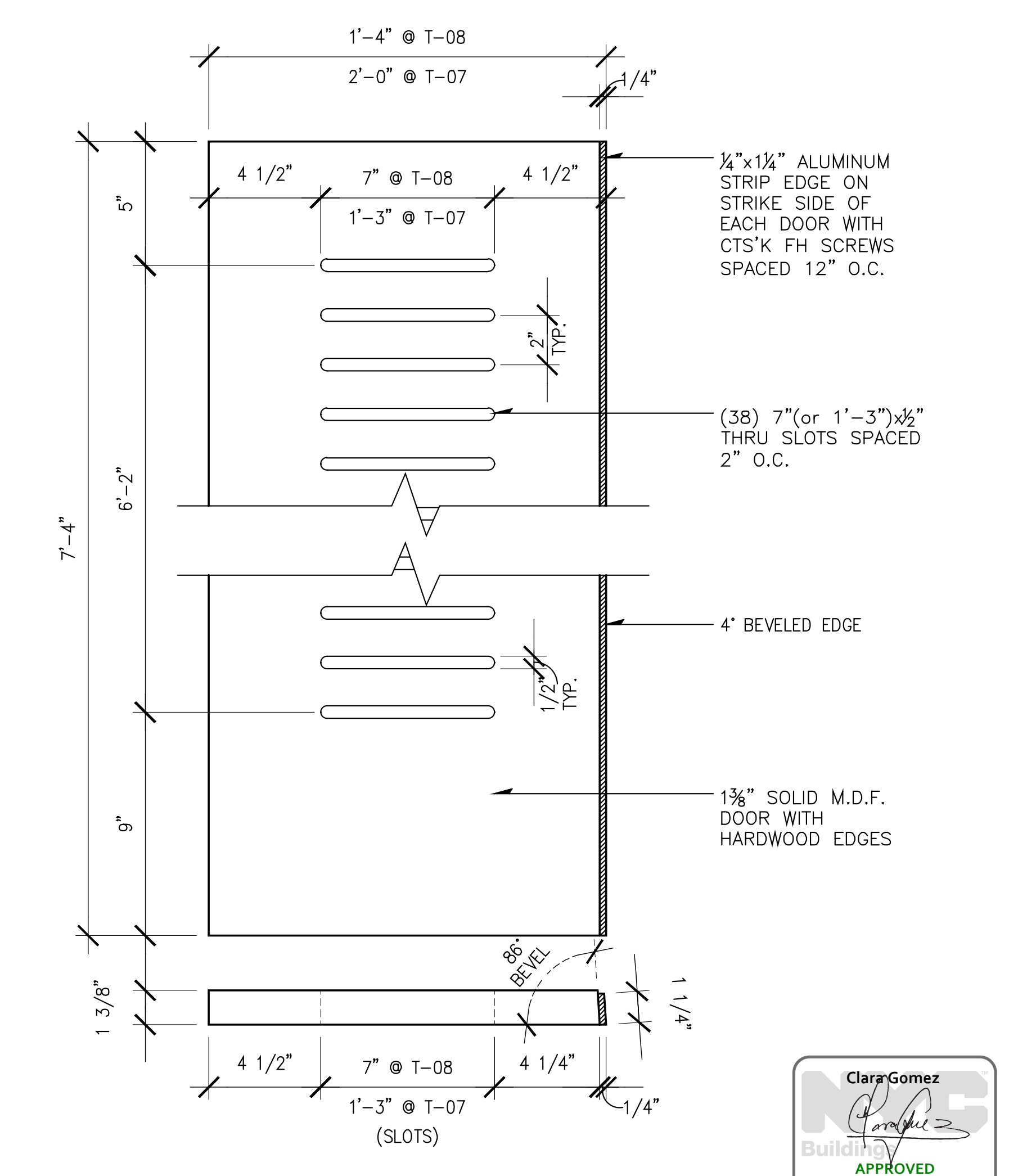
SCALE: NOT TO SCALE


CLOSET TYPE 1 (LINEN)
CLOSET TYPE 2 (BEDROOM)
CLOSET TYPE 2A (APT. ENTRY)
CLOSET TYPE 3 (BEDROOM)
CLOSET TYPE 3A (APT. ENTRY)
DIM. VARIES
(SEE PLAN)
A
B
C
¾" WOOD SHELF
1¼" ROD
¾" DIVIDER PANEL
VARIES
SEE PLAN
1'-6"
5'-5"
CLOSET TYPE 4 (WALK-IN-CLOSET)
DIM. VARIES (SEE R.C.P.)
CLOSET TYPE 5 (LAUNDRY 1 @ UNITS B01/B18 ONLY)
7'-6¾"
4'-6¾"
4'-6"
W/D


CLOSET TYPE 6 (LAUNDRY 2)
CLOSET TYPE 7 (LAUNDRY 3)
DIM. VARIES
(SEE PLAN)
W/D
DIM. VARIES (SEE R.C.P.)
A
D
W
1'-4"

CLOSET TYPES

SCALE: NOT TO SCALE


1'-4" @ T-08
2'-0" @ T-07
1/4"
4 1/2"
7" @ T-08
1'-3" @ T-07
4 1/2"
⅜"x1¼" ALUMINUM STRIP EDGE ON STRIKE SIDE OF EACH DOOR WITH CTS'K FH SCREWS SPACED 12" O.C.
(38) 7"(or 1'-3")x½" THRU SLOTS SPACED 2" O.C.
4" BEVELED EDGE
1⅜" SOLID M.D.F. DOOR WITH HARDWOOD EDGES
7'-4"
6'-2"
5"
9"
1 3/8"
1 1/4"
4 1/2"
7" @ T-08
1'-3" @ T-07
4 1/4"
(SLOTS)

LAUNDRY DOOR DETAILS

SCALE: NOT TO SCALE

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
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FAX : (212) 757-1875

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FAX.: (212) 979-8387

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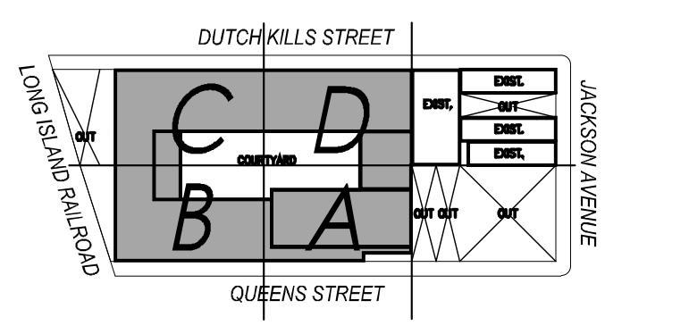
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:
DOOR ELEVATIONS
AND CLOSETS

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-412.00
DRAWING : 116 OF 139

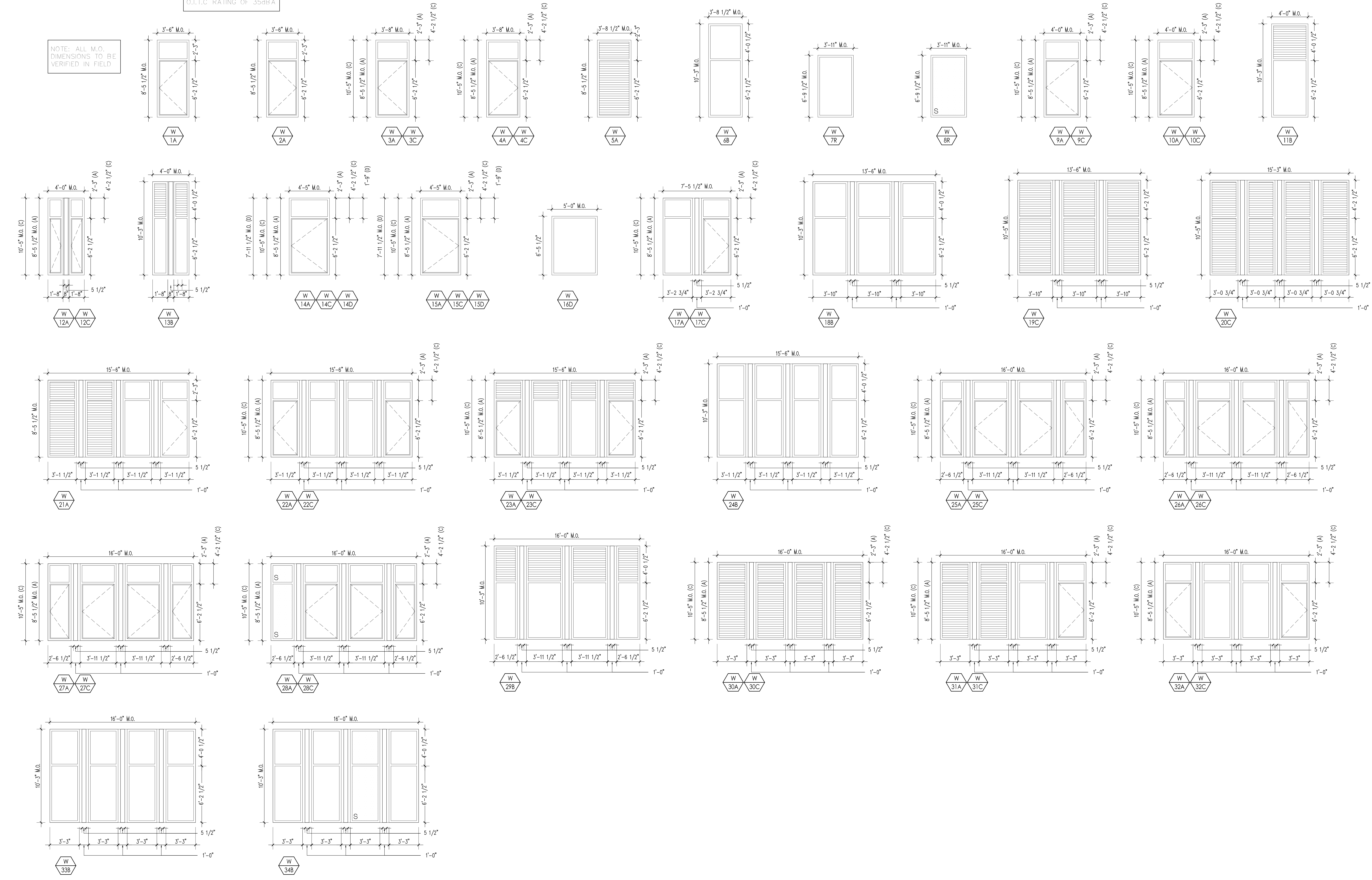
DEPT OF BLDGS 420651823 Job Number

ES907059183 Scan Code

① WAREHOUSE WINDOWS
SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOW WALL ASSEMBLIES TO MEET O.I.T.C RATING OF 35dBA

NOTE: ALL M.O. DIMENSIONS TO BE VERIFIED IN FIELD



3'-6" M.O.
8'-5 1/2" M.O.
2'-3"
6'-2 1/2"
W 1A
W 2A
3'-8" M.O.
W 3A
W 3C
W 4A
W 4C
3'-8 1/2" M.O.
W 5A
3'-8 1/2" M.O.
10'-3" M.O.
4'-0 1/2"
W 6B
3'-11" M.O.
6'-9 1/2" M.O.
W 7R
W 8R
S
4'-0" M.O.
W 9A
W 9C
W 10A
W 10C
W 11B
10'-5" M.O. (C)
8'-5 1/2" M.O. (A)
2'-3" (A)
4'-2 1/2" (C)
W 12A
W 12C
W 13B
4'-5" M.O.
7'-11 1/2" M.O. (D)
1'-9" (D)
W 14A
W 14C
W 14D
W 15A
W 15C
W 15D
5'-0" M.O.
6'-5 1/2"
W 16D
7'-5 1/2" M.O.
3'-2 3/4"
W 17A
W 17C
13'-6" M.O.
3'-10"
5 1/2"
1'-0"
W 18B
W 19C
15'-3" M.O.
3'-0 3/4"
W 20C
15'-6" M.O.
3'-1 1/2"
W 21A
W 22A
W 22C
W 23A
W 23C
W 24B
16'-0" M.O.
2'-6 1/2"
3'-11 1/2"
W 25A
W 25C
W 26A
W 26C
W 27A
W 27C
W 28A
W 28C
W 29B
3'-3"
W 30A
W 30C
W 31A
W 31C
W 32A
W 32C
W 33B
W 34B

PROJECT:

EAGLE WAREHOUSE

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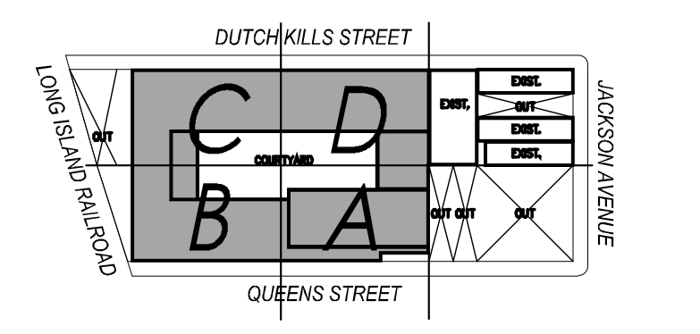
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
CUT
EXIST.

DRAWING TITLE:

WINDOW SCHEDULE No. 1
PUNCH WINDOWS

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

A-421.00

DRAWING : 117 OF 139

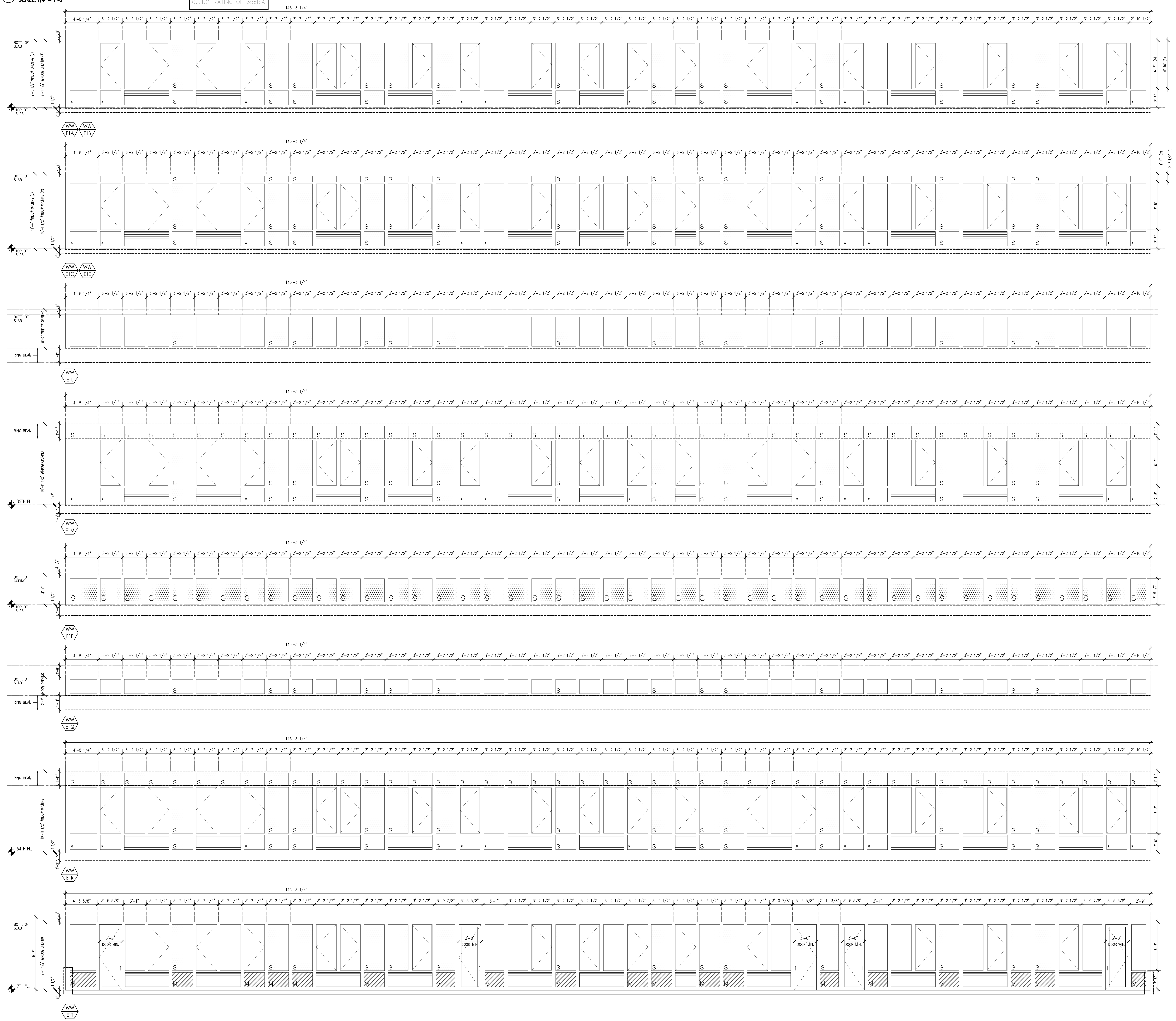
Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

ES001694838 Scan Code

EAST ELEVATION WINDOW WALLS

SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOW WALL ASSEMBLIES TO MEET O.I.T.C RATING OF 35dBA



145'-3 1/4"
4'-5 1/4"
3'-2 1/2"
2'-10 1/2"
BOTT. OF SLAB
TOP OF SLAB
9'-5 1/2" WINDOW OPENING (B)
9'-1 1/2" WINDOW OPENING (A)
11'-4" WINDOW OPENING (E)
10'-1 1/2" WINDOW OPENING (C)
RING BEAM
35TH FL.
BOTT. OF COPING
54TH FL.
9TH FL.
10'-11 1/2" WINDOW OPENING
S
M
3'-0" DOOR MIN.
WW E1A
WW E1B
WW E1C
WW E1E
WW E1L
WW E1M
WW E1P
WW E1Q
WW E1R
WW E1T

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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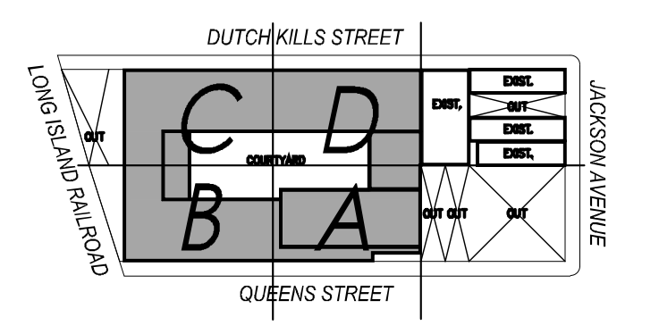
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



DUTCH KILLS STREET
QUEENS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

WINDOW SCHEDULE No.2
WINDOW WALL
EAST ELEVATION

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-422.00
DRAWING : 118 OF 139

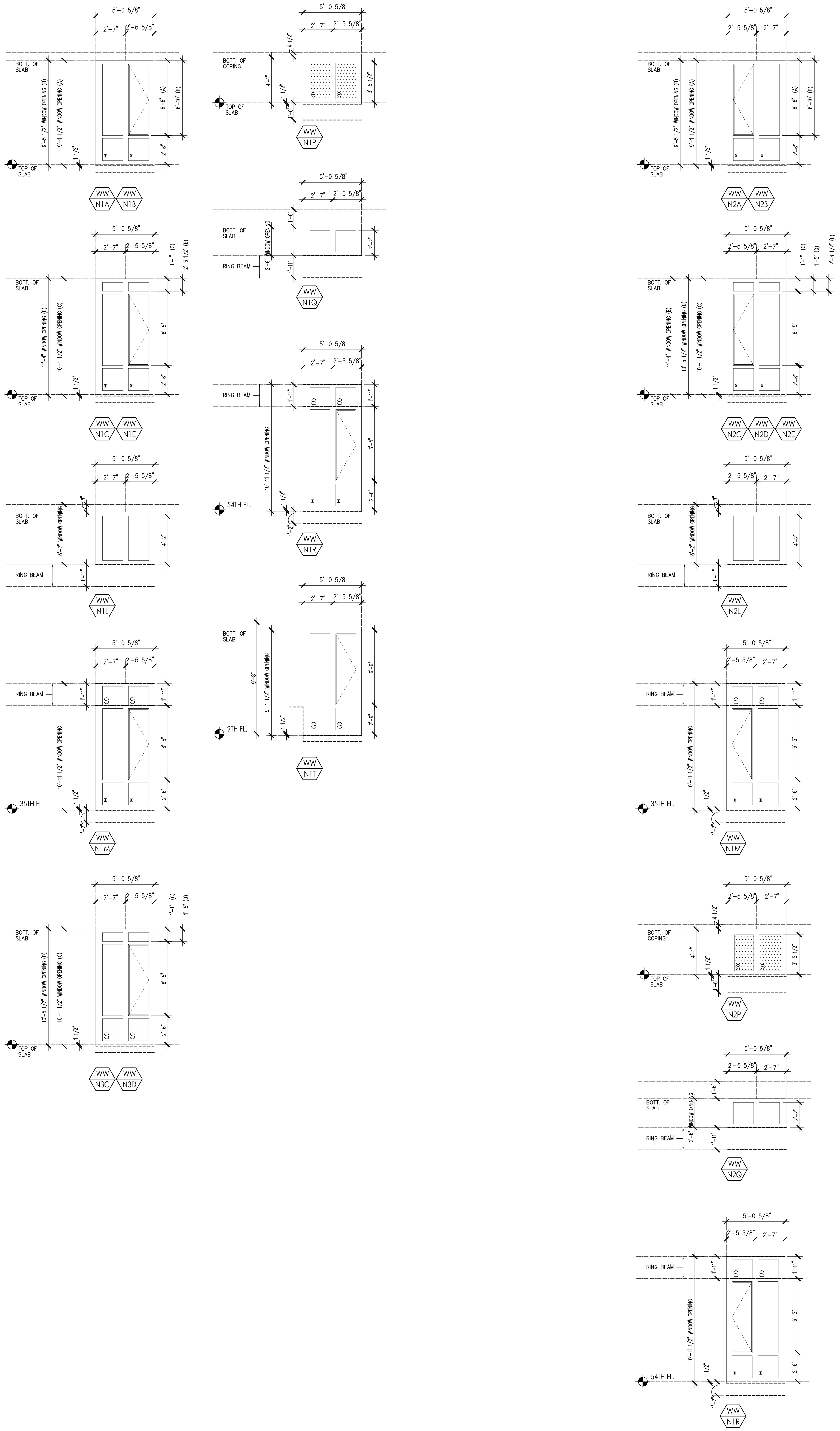
DEPT OF BLDGS 420651823 Job Number

ES920704955 Scan Code

① NORTH ELEVATION WINDOW WALLS

SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOW WALL ASSEMBLIES TO MEET O.I.T.C RATING OF 35dBA



5'-0 5/8"
2'-7"
2'-5 5/8"
BOTT. OF SLAB
TOP OF SLAB
BOTT. OF COPING
RING BEAM
9'-5 1/2" WINDOW OPENING (B)
9'-1 1/2" WINDOW OPENING (A)
11'-4" WINDOW OPENING (E)
10'-5 1/2" WINDOW OPENING (D)
10'-1 1/2" WINDOW OPENING (C)
10'-11 1/2" WINDOW OPENING
5'-2" WINDOW OPENING
2'-6" WINDOW OPENING
9'-1 1/2" WINDOW OPENING
6'-4" (A)
6'-10" (B)
6'-5"
2'-4"
1 1/2"
4 1/2"
4'-1"
3'-5 1/2"
1'-1" (C)
1'-5" (D)
2'-3 1/2" (E)
1'-11"
4'-2"
2'-2"
1'-6"
1'-8"
9'-8"
S
54TH FL.
35TH FL.
9TH FL.
WW N1A
WW N1B
WW N1C
WW N1E
WW N1L
WW N1M
WW N3C
WW N3D
WW N1P
WW N1Q
WW N1R
WW N1T
WW N2A
WW N2B
WW N2C
WW N2D
WW N2E
WW N2L
WW N1M
WW N2P
WW N2Q
WW N1R

PROJECT:

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FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

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Dumount, NJ 07628
TEL. : (201) 374-1794
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ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
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New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

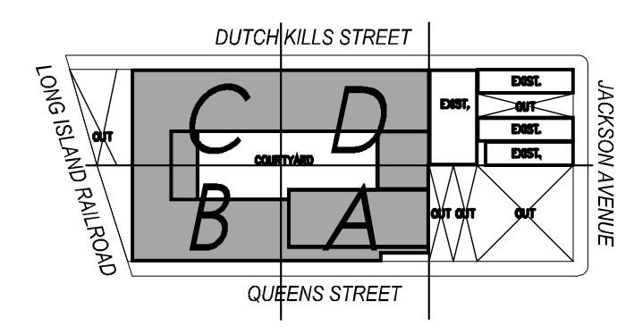
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

WINDOW SCHEDULE No.3
WINDOW WALL
NORTH ELEVATION

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-423.00

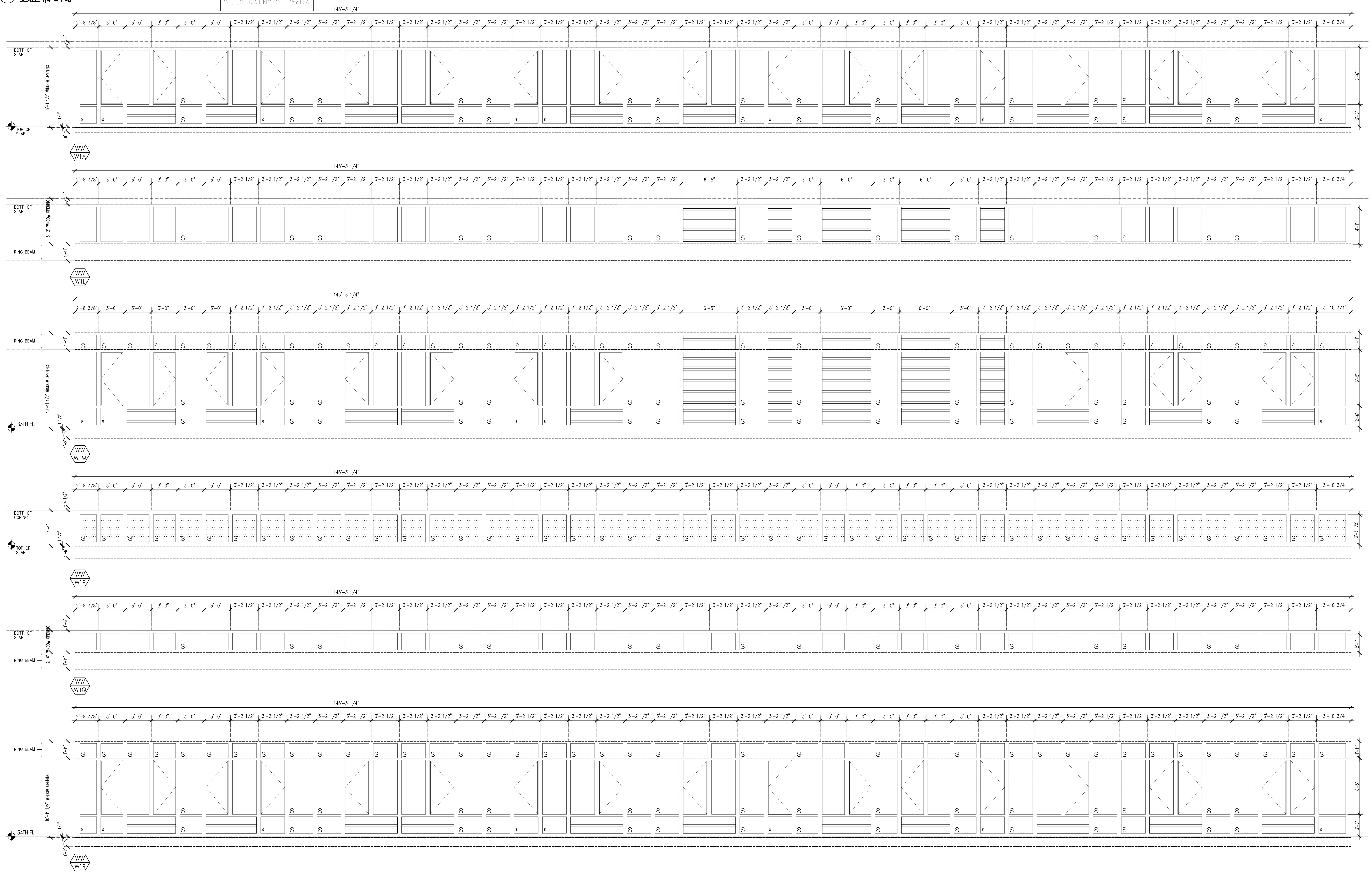
DRAWING : 119 OF 139

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

DEPT OF BLDGS 420651823 Job Number
ES311379224 Scan Code

1 WEST ELEVATION WINDOW WALLS
SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOW WALL
ASSEMBLIES TO MEET
O.I.T.C RATING OF 35dBA


145'-3 1/4"
2'-8 3/8"
3'-0"
3'-2 1/2"
6'-5"
6'-0"
3'-10 3/4"
BOTT. OF SLAB
TOP OF SLAB
9'-1 1/2" WINDOW OPENING
8"
1 1/2"
S
WW W1A
BOTT. OF SLAB
5'-2" WINDOW OPENING
RING BEAM
1'-11"
WW W1L
RING BEAM
1'-11"
10'-11 1/2" WINDOW OPENING
35TH FL.
1'-2"
WW W1M
BOTT. OF COPING
4 1/2"
4'-1"
TOP OF SLAB
1'-6"
WW W1P
BOTT. OF SLAB
2'-6" WINDOW OPENING
RING BEAM
1'-6"
1'-11"
WW W1Q
RING BEAM
1'-11"
10'-11 1/2" WINDOW OPENING
54TH FL.
1'-2"
WW W1R

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

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TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
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York, NY 10007
TEL. : (212) 385-1818

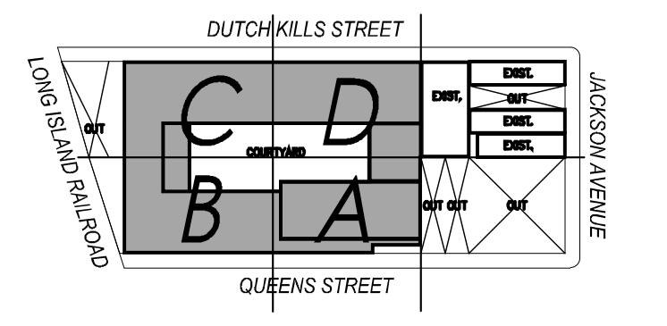
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

WINDOW SCHEDULE No.4
WINDOW WALL
WEST ELEVATION

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

SEAL &
SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:
A-424.00
DRAWING : 120 OF 139

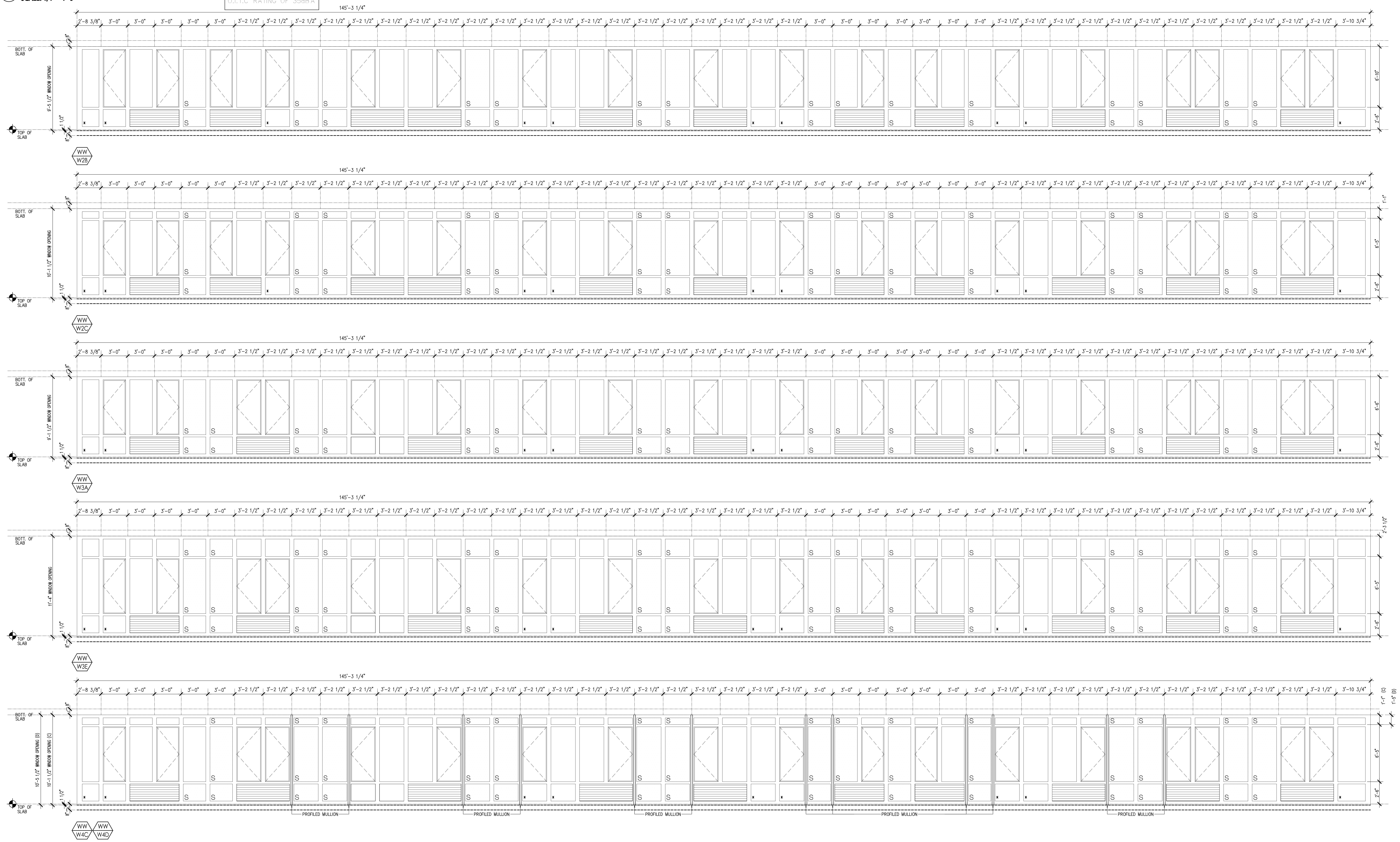
DEPT OF BLDGS 420651823 Job Number

ES399962453 Scan Code

WEST ELEVATION WINDOW WALLS

① SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOW WALL ASSEMBLIES TO MEET O.I.T.C RATING OF 35dBA


145'-3 1/4"
BOTT. OF SLAB
TOP OF SLAB
9'-5 1/2" WINDOW OPENING
10'-1 1/2" WINDOW OPENING
11'-4" WINDOW OPENING
10'-5 1/2" WINDOW OPENING (D)
10'-1 1/2" WINDOW OPENING (C)
S
WW W2B
WW W2C
WW W3A
WW W3E
WW W4C
WW W4D
PROFILED MULLION

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

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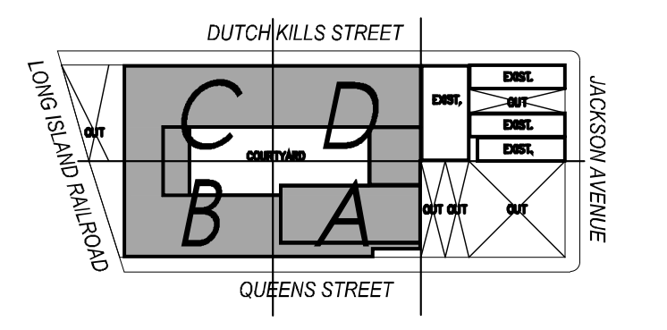
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

WINDOW SCHEDULE No.5
WINDOW WALL
WEST ELEVATION

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No:

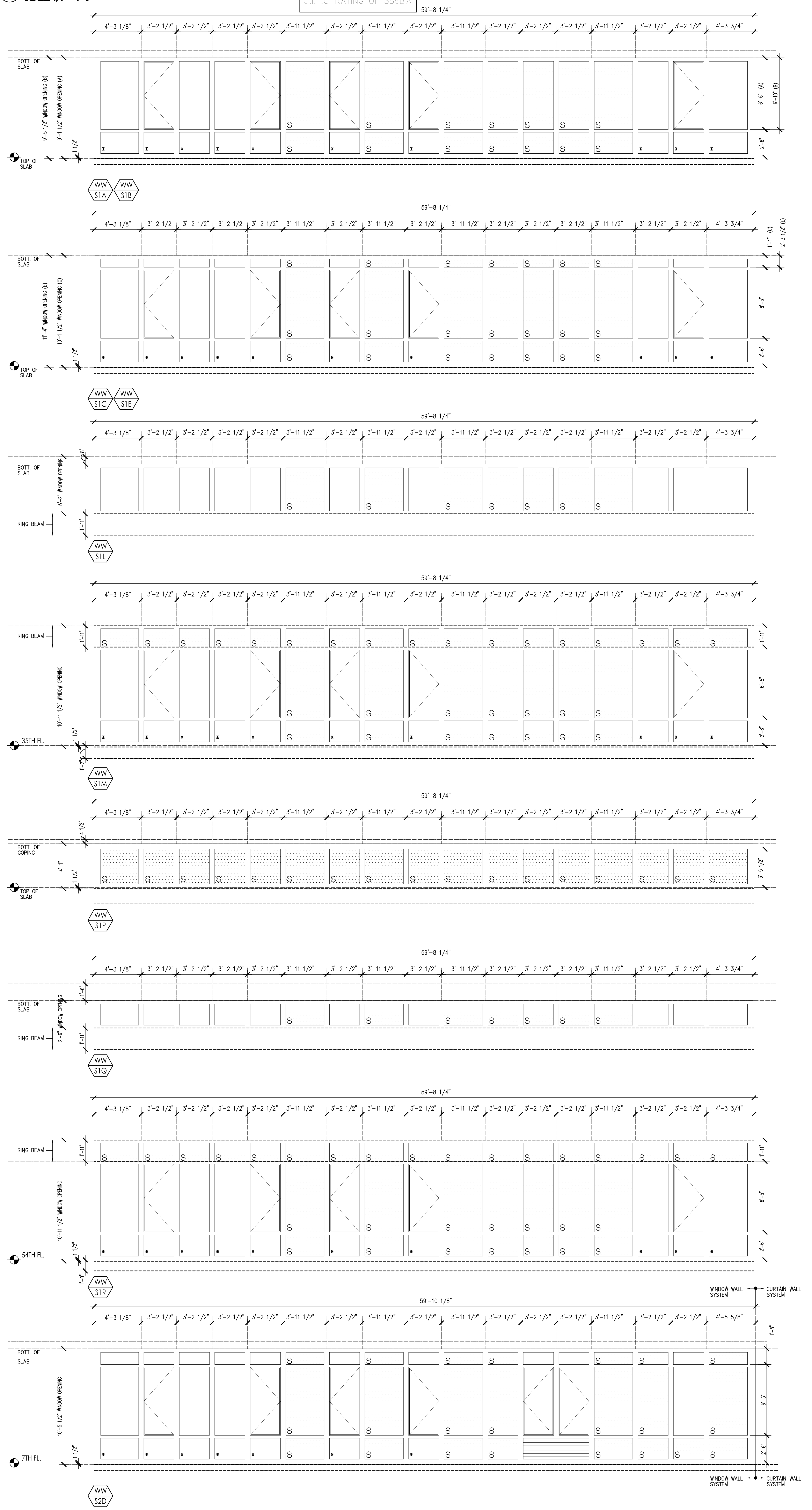
A-425.00

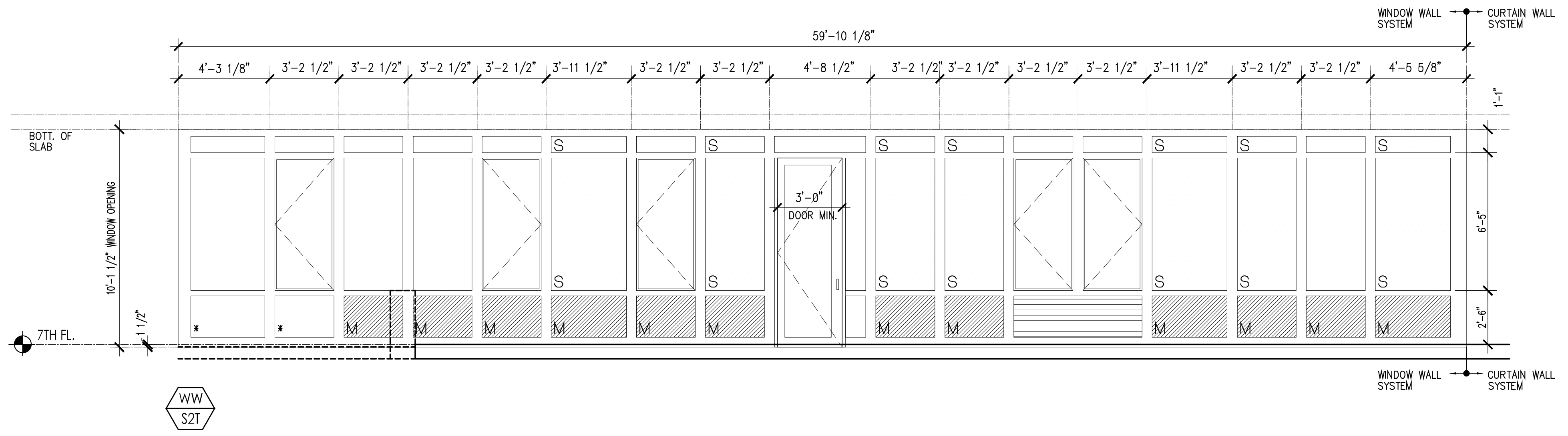
DRAWING : 121 OF 139

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

1 SOUTH ELEVATION WINDOW WALLS
SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOW WALL ASSEMBLIES TO MEET O.I.T.C RATING OF 35dBA


59'-8 1/4"
4'-3 1/8"
3'-2 1/2"
3'-11 1/2"
4'-3 3/4"
BOTT. OF SLAB
TOP OF SLAB
9'-5 1/2" WINDOW OPENING (B)
9'-1 1/2" WINDOW OPENING (A)
1 1/2"
6'-6" (A)
6'-10" (B)
2'-6"
S
WW S1A
WW S1B
11'-4" WINDOW OPENING (E)
10'-1 1/2" WINDOW OPENING (C)
1'-1" (C)
2'-3 1/2" (E)
6'-5"
WW S1C
WW S1E
RING BEAM
5'-2" WINDOW OPENING
WW S1L
10'-11 1/2" WINDOW OPENING
1'-11"
35TH FL.
WW S1M
BOTT. OF COPING
4'-1"
3'-5 1/2"
WW S1P
WW S1Q
54TH FL.
WW S1R
WINDOW WALL SYSTEM
CURTAIN WALL SYSTEM
59'-10 1/8"
4'-5 5/8"
10'-5 1/2" WINDOW OPENING
7TH FL.
WW S2D


WINDOW WALL SYSTEM
CURTAIN WALL SYSTEM
59'-10 1/8"
4'-3 1/8"
3'-2 1/2"
3'-11 1/2"
4'-8 1/2"
4'-5 5/8"
BOTT. OF SLAB
10'-1 1/2" WINDOW OPENING
1 1/2"
7TH FL.
3'-0" DOOR MIN.
1'-1"
6'-5"
2'-6"
S
M
WW S2T

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

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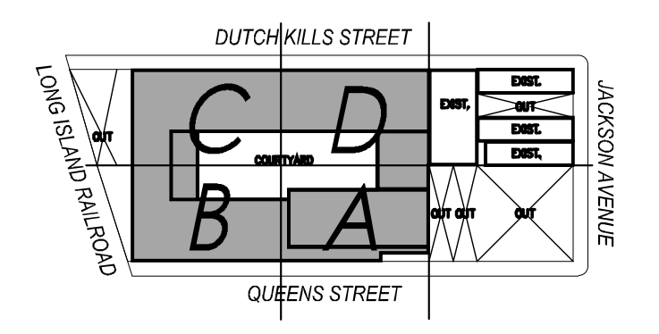
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

WINDOW SCHEDULE No.6
WINDOW WALL
SOUTH ELEVATION

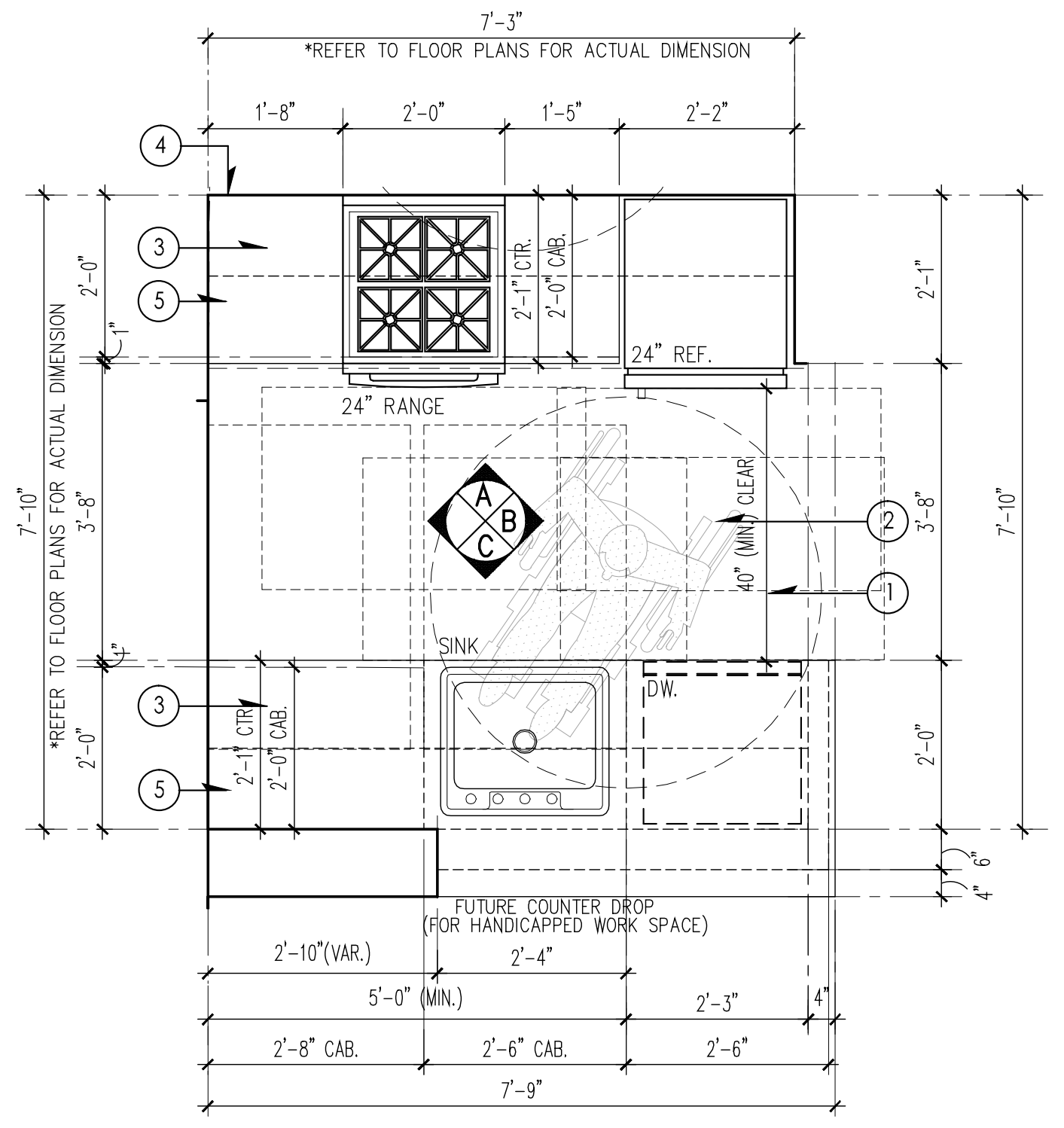
SEAL & SIGNATURE:

No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-426.00

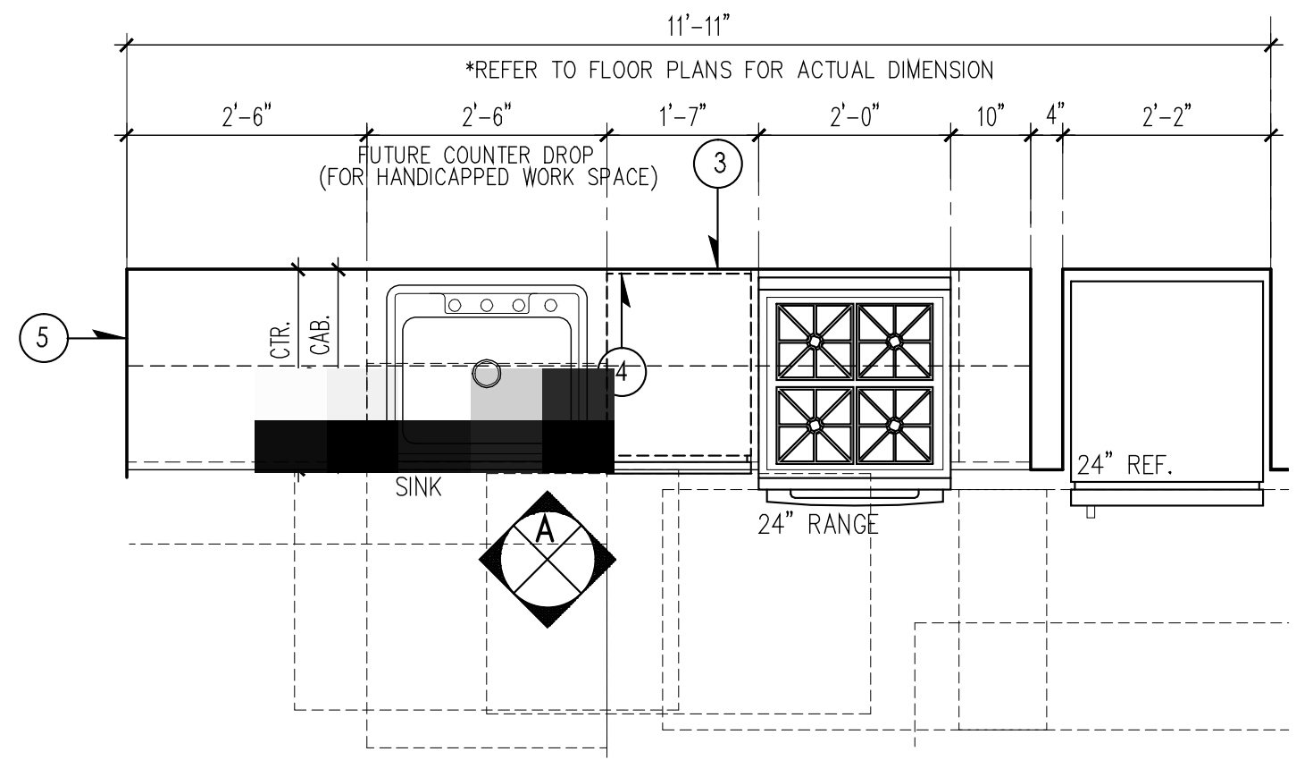
DRAWING : 122 OF 139

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub


7'-3"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
24" RANGE
24" REF.
SINK
DW.
40" (MIN.) CLEAR
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
2'-10"(VAR.)
5'-0" (MIN.)
2'-8" CAB.
2'-6" CAB.
2'-6"
7'-9"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION

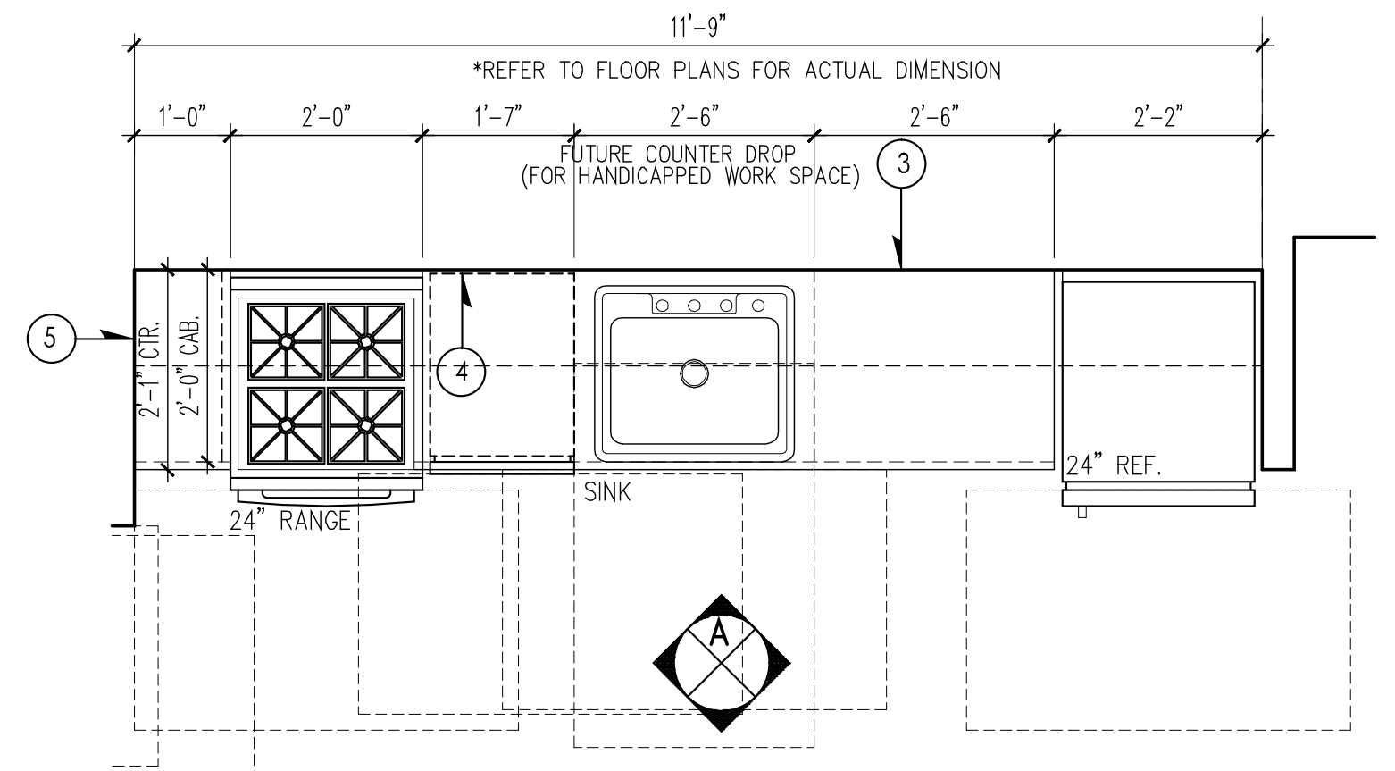
KITCHEN- TYPE 1

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-1	2ND FLOOR	18, 19, 20	
	3RD FLOOR	18, 19, 20	
	4TH-6TH FLOORS	18, 19, 20	


11'-11"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
SINK
24" RANGE
24" REF.

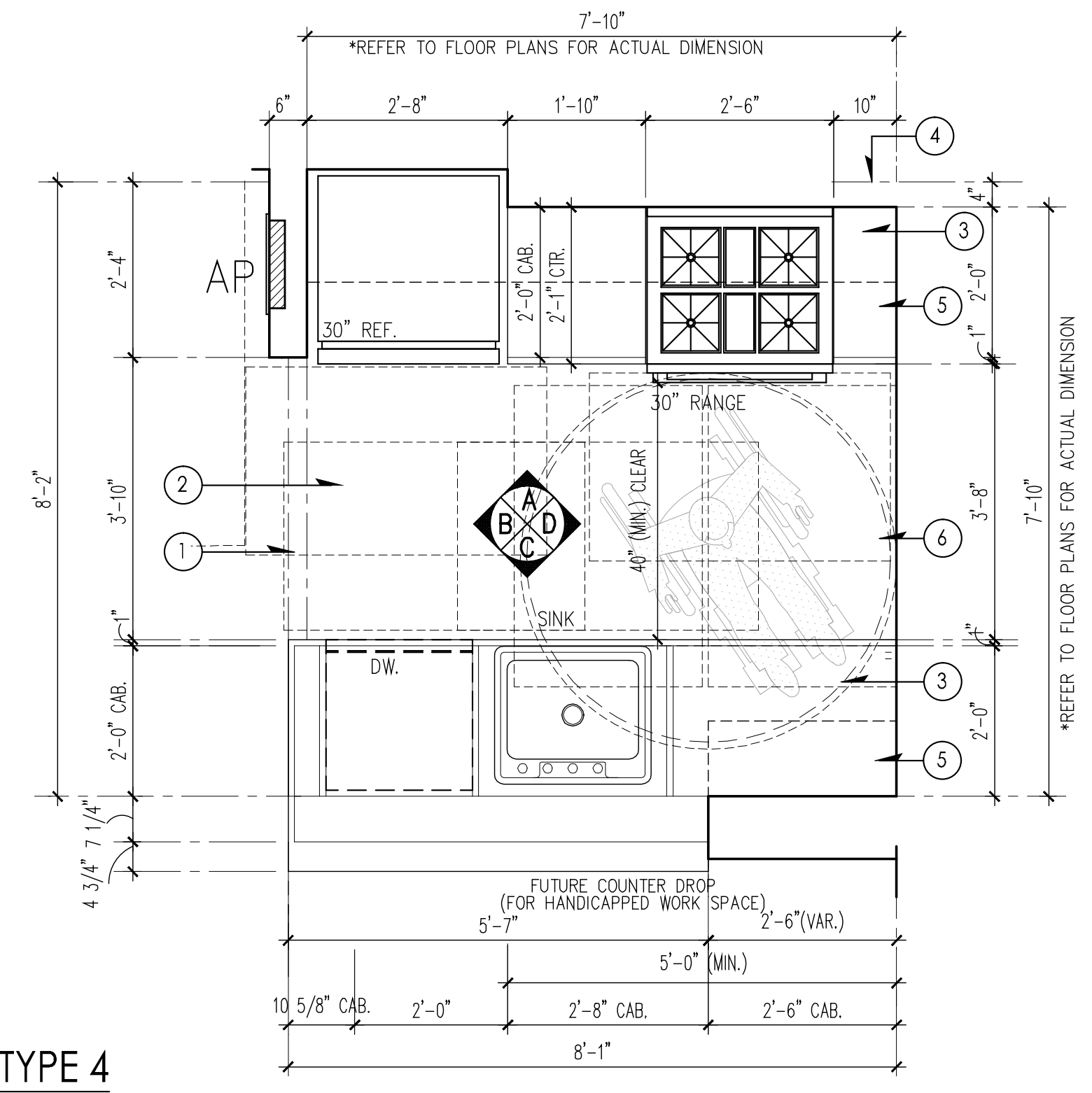
KITCHEN- TYPE 2

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-2	2ND FLOOR	03, 04, 17, 23, 23, 24, 37, 38, 41, 42,	
		E, D, A, H, G	
	3RD FLOOR	03, 04, 17, 23, 23, 24, 37, 38, 41, 42,	
		J, H, A, M	
	4TH-6TH FLOORS	03, 04, 17, 23, 23, 24, 37, 38, 41, 42,	
		J, H, A, M	


11'-9"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
24" RANGE
SINK
24" REF.

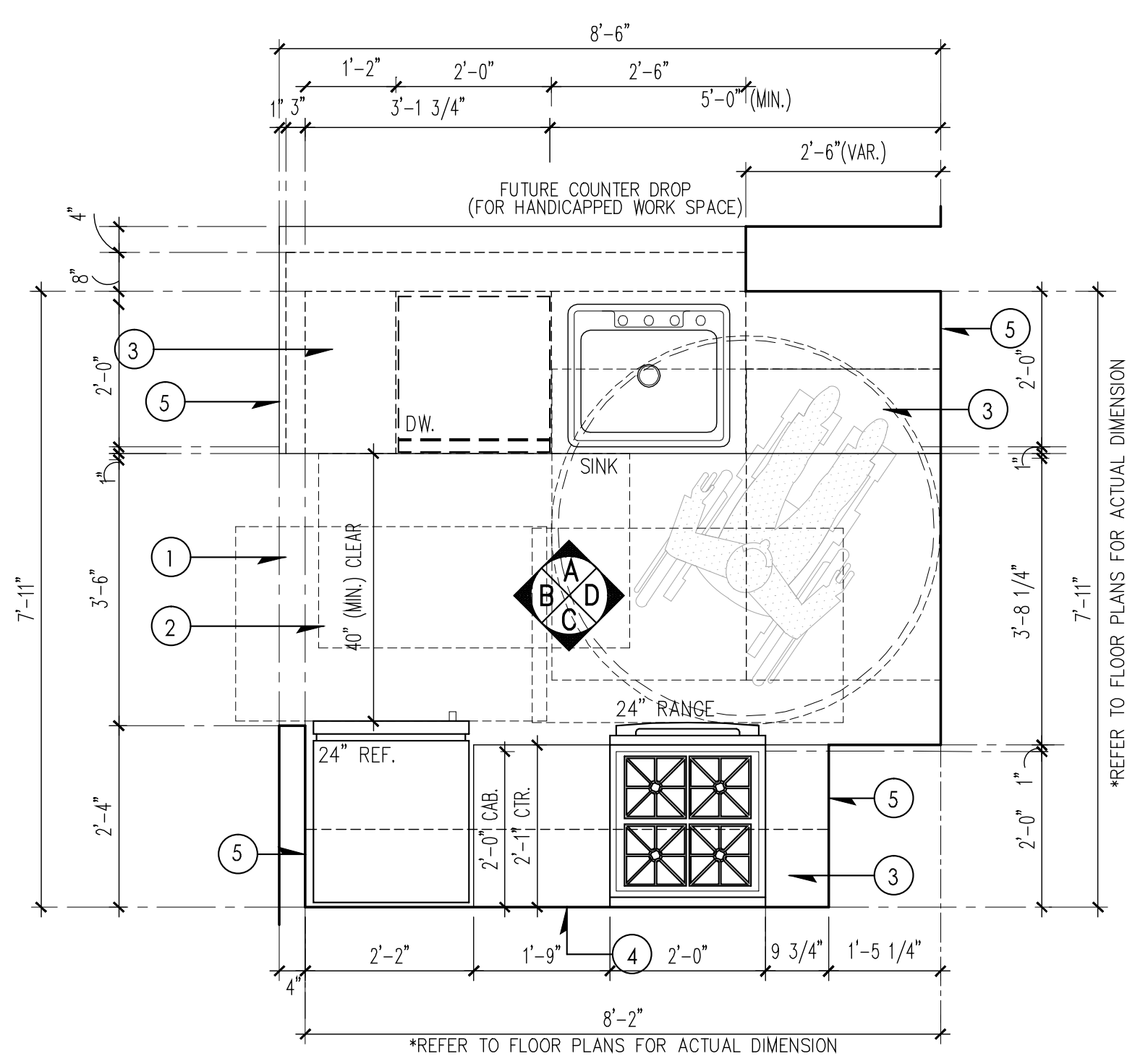
KITCHEN- TYPE 3

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-3	1ST FLOOR	12, 13, 14, 15, 16	
	2ND FLOOR	06, 07, 09, 10, 11, 12, 12, 13, 14, 15, 16, 27, 28, 29, 30, 31, 32, 33, 34	
		K	
	3RD FLOOR	06, 07, 09, 10, 11, 12, 12, 13, 14, 15, 16, 25, 27, 28, 29, 30, 31, 32, 33, 34	
		G, F, C, P, L	
	4TH-6TH FLOORS	06, 07, 09, 10, 11, 12, 12, 13, 14, 15, 16, 25, 27, 28, 29, 30, 31, 32, 33, 34	
		G, F, C, P, L, A	
	7TH-8TH FLOORS	J, K, G, F, C, A, N	
	9TH FLOOR	H, F, E, B	
	10TH-19TH FLOORS	H, F, E, B	
	20TH-21ST FLOORS	E, B	
	22ND-34TH FLOORS	G, B	
	35TH FLOOR	B	
	36TH-45TH FLOORS	G, B	
	46TH-54TH FLOORS	G, B	


7'-10"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
AP
30" REF.
30" RANGE
SINK
DW.
40" (MIN.) CLEAR
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
5'-7"
2'-6"(VAR.)
5'-0" (MIN.)
10 5/8" CAB.
2'-0"
2'-8" CAB.
2'-6" CAB.
8'-1"

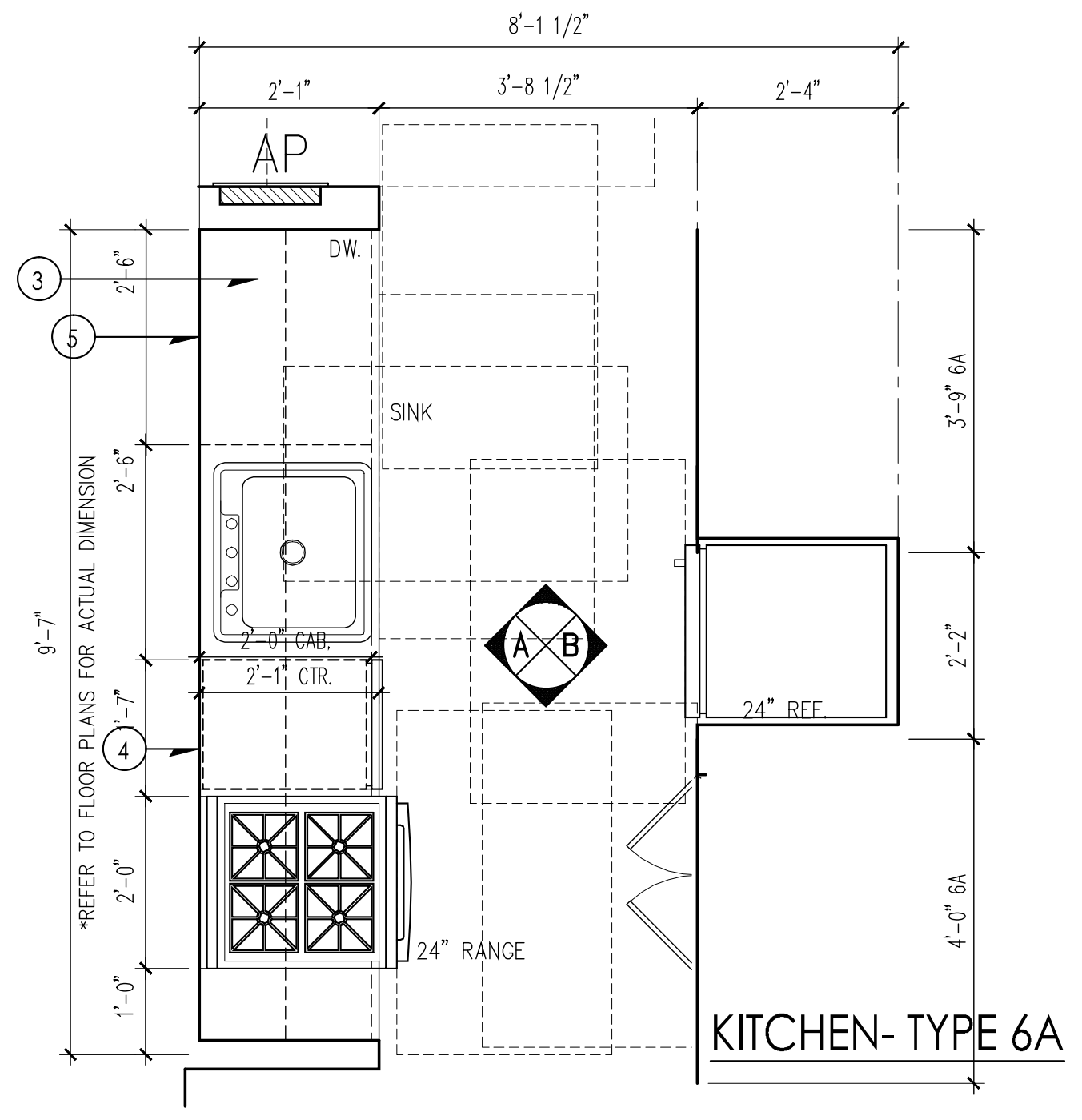
KITCHEN- TYPE 4

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-4	1ST FLOOR	117,111	
	2ND FLOOR	08, 225	
	3RD FLOOR	08	
	4TH-6TH FLOORS	08	

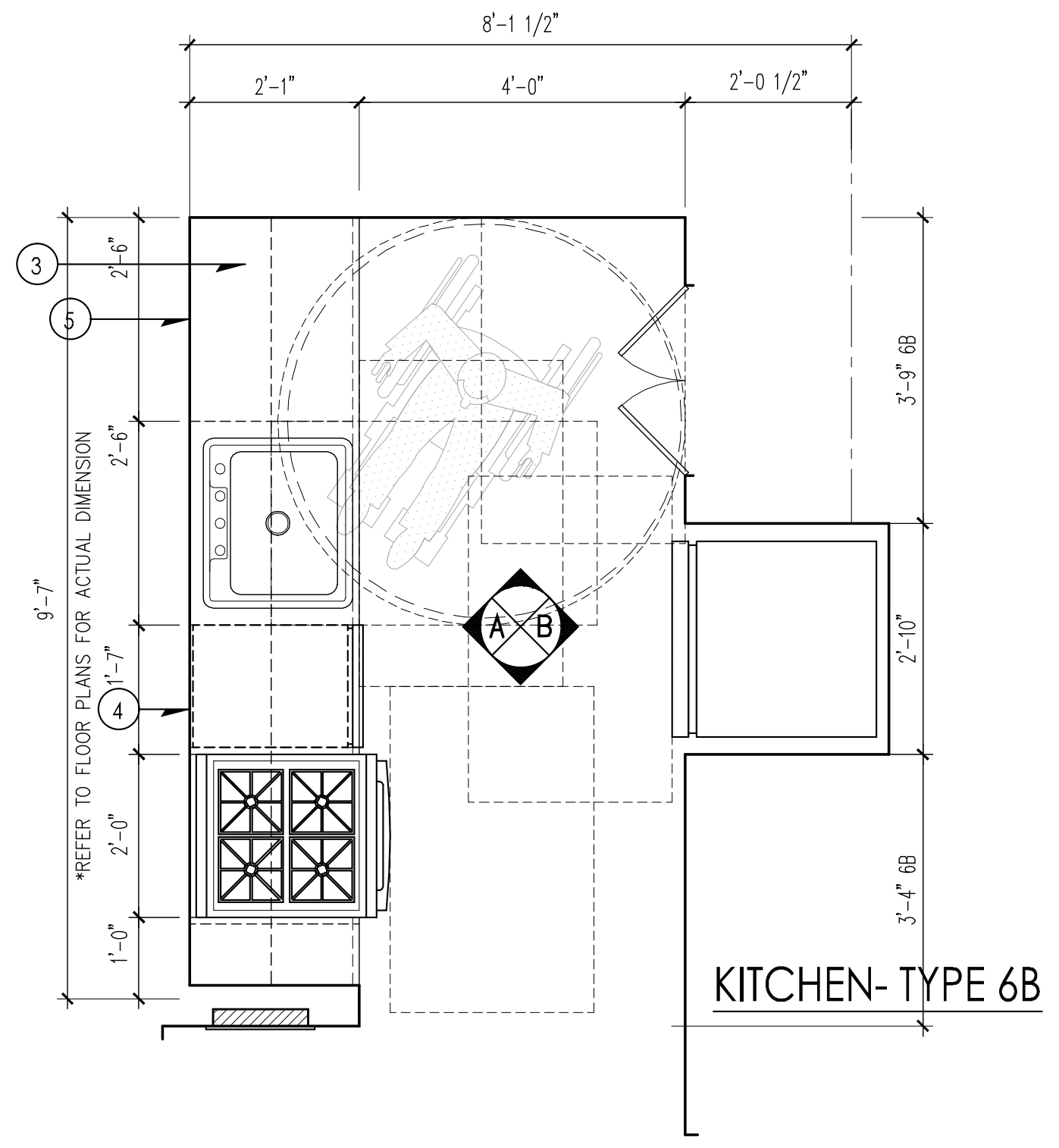

8'-6"
5'-0" (MIN.)
2'-6"(VAR.)
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
SINK
DW.
40" (MIN.) CLEAR
24" REF.
24" RANGE
8'-2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION

KITCHEN- TYPE 5

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-5	2ND FLOOR	05	
	3RD FLOOR	05, 26	
	4TH-6TH FLOORS	05, 26	


8'-1 1/2"
2'-1"
3'-8 1/2"
2'-4"
AP
DW.
SINK
24" REF.
24" RANGE
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION

KITCHEN- TYPE 6A


8'-1 1/2"
2'-1"
4'-0"
2'-0 1/2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION

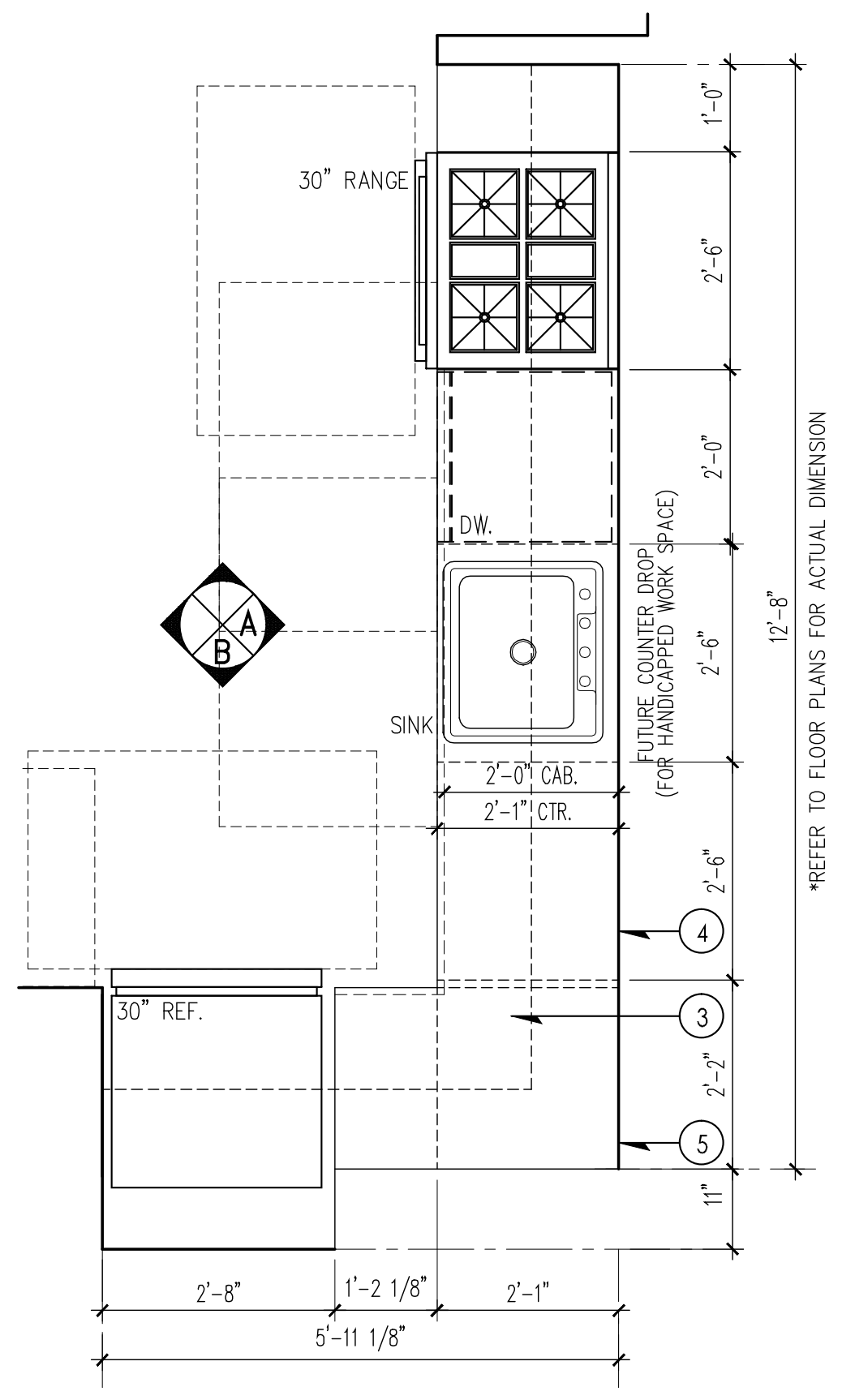
KITCHEN- TYPE 6B

KITCHEN- TYPE 6A

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-6A	2ND FLOOR	02, 35, 36, 39, 40	
	3RD FLOOR	02, 35, 36, 39, 40	
	4TH-6TH FLOORS	02, 35, 36, 39, 40	

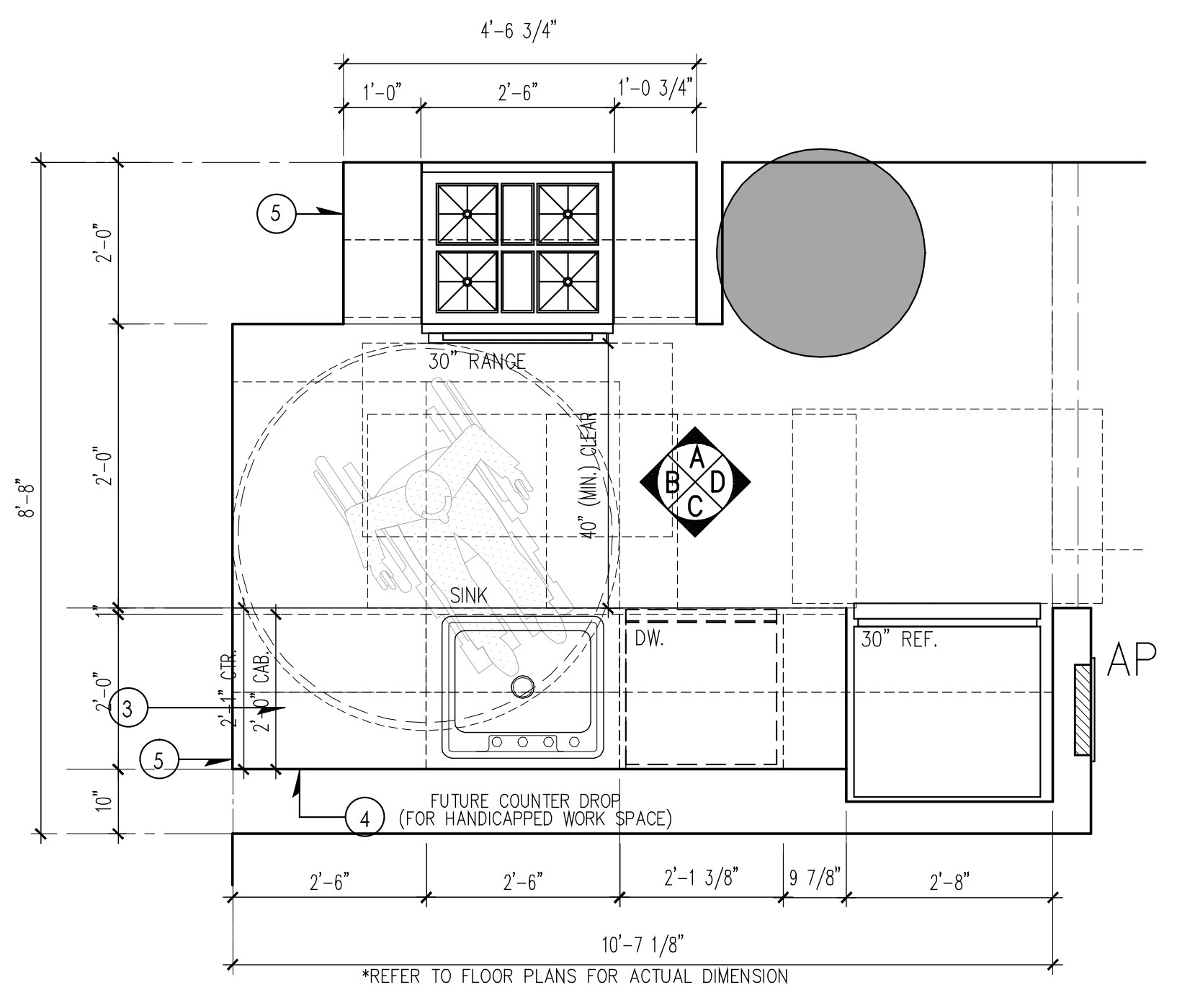
KITCHEN- TYPE 6B

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-6B	2ND FLOOR	22	
	3RD FLOOR	22	
	4TH-6TH FLOORS	22	


30" RANGE
DW.
SINK
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
30" REF.
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
5'-11 1/8"

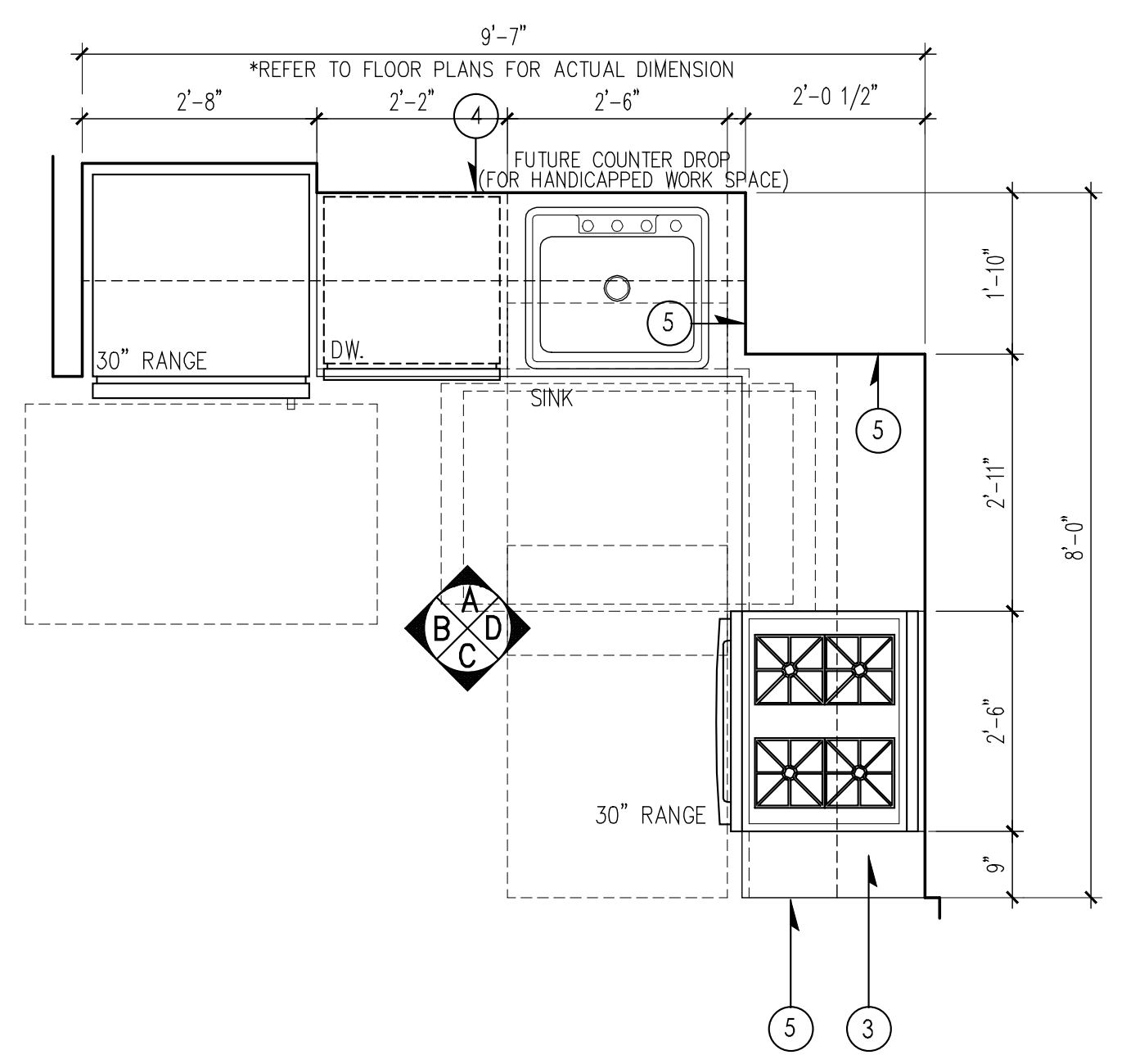
KITCHEN- TYPE 7

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-7	2ND FLOOR	1	
	3RD FLOOR	1	
	4TH-6TH FLOORS	1	


4'-6 3/4"
30" RANGE
40" (MIN.) CLEAR
SINK
DW.
30" REF.
AP
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
10'-7 1/8"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION

KITCHEN- TYPE 8

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-8	2ND FLOOR	21	
	3RD FLOOR	21	
	4TH-6TH FLOORS	21	


9'-1"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
30" RANGE
DW.
SINK
30" RANGE

KITCHEN- TYPE 9

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-9	9TH FLOOR	L	

LEGEND:

① SADDLE-SCHLUTER "RENO T" BRUSHED S.S. "T" SADDLE
② FLOOR TILE: 12"X24"X3/8" PORCELAIN TILE
③ COUNTERTOP: ARE NO HIGHER THAN 36" HIGH 3/4" THICK STONE
④ 4" HIGH STONE BACKSPLASH
⑤ STONE SIDESPLASH
⑥ WOOD FLOOR BASE
⑦ WOOD FLOORING: 3"X5/8" WOOD STRIP FLOORING
⑧ PAINTED GYP. BOARD WALL

NOTES:
1. USE FIRE-RATED EXTERIOR GRADE PLYWOOD UNDER CABINETS.
2. ELECTRICAL "TOE SPACE" HEATERS WITH REMOTE THERMOSTAT IN KITCHENS WITH A WINDOW AND KITCHENS BELOW ROOF.
3. KITCHEN SINK TO BE UNDER MOUNT
4. REFER TO FLOOR PLANS FOR LOCATIONS OF APARTMENT PANELS AND CJ BOXES

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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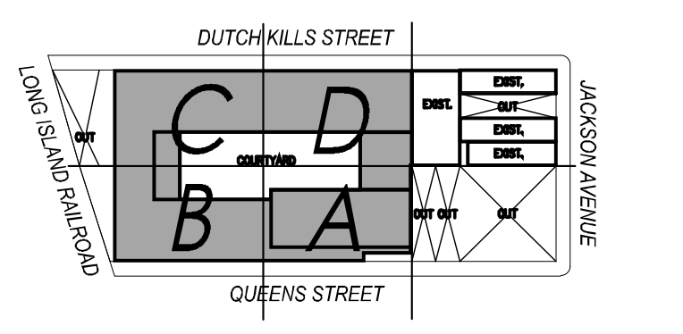
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'

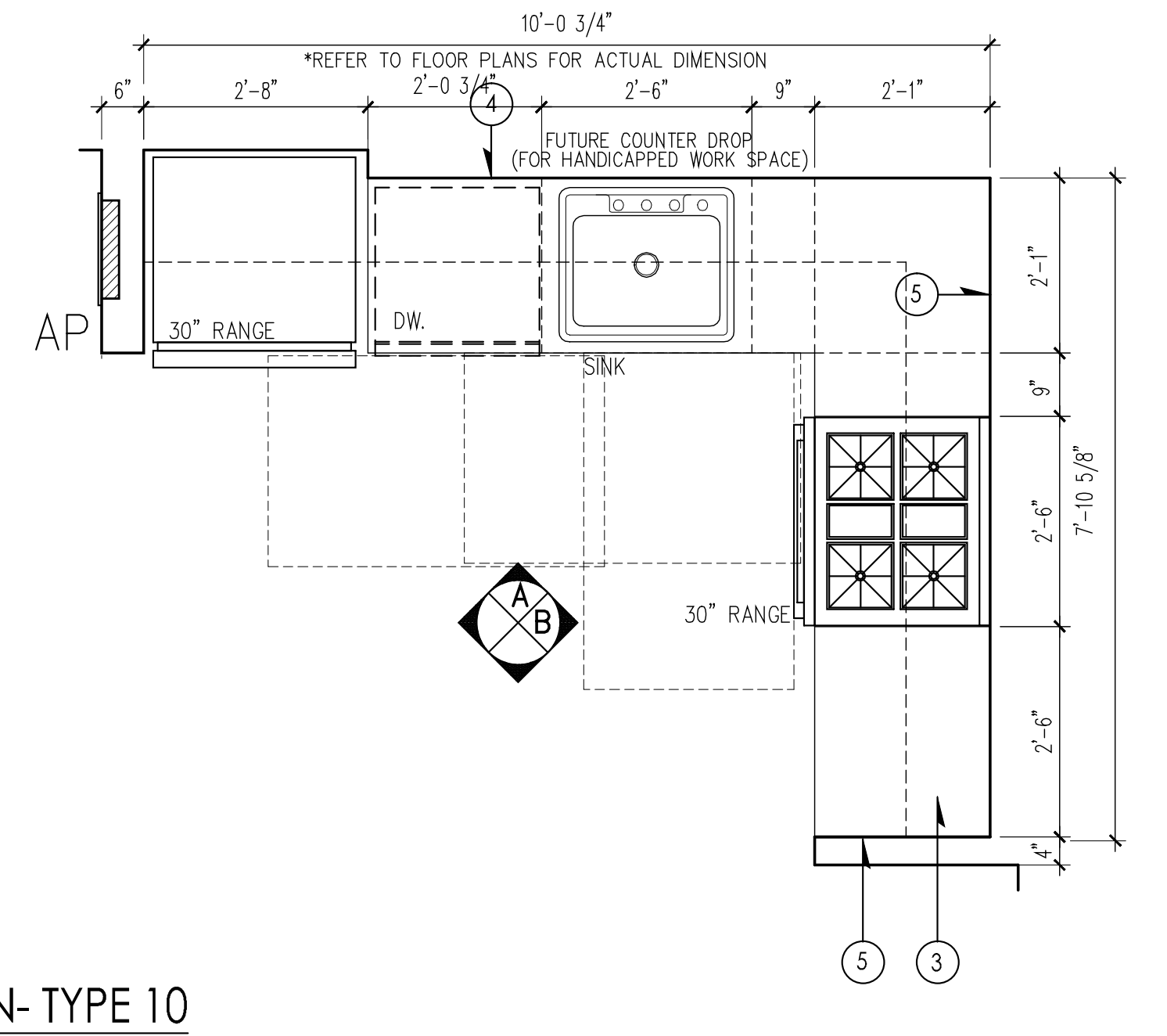

DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

KITCHEN FLOOR PLANS

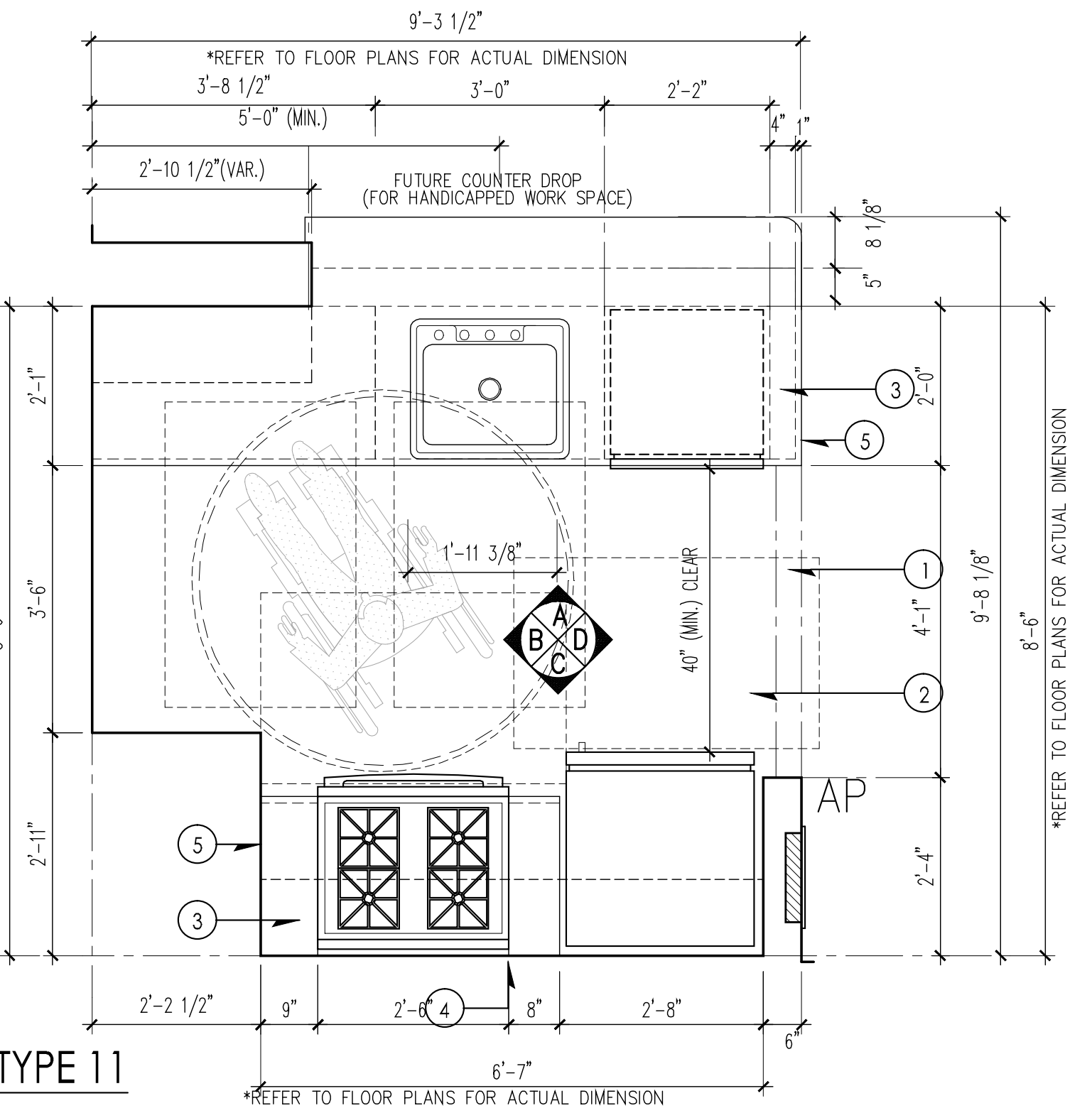
SEAL & SIGNATURE:
REGISTERED ARCHITECT ROBERT LAUDENSCHLAGER STATE OF NEW YORK No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-601.00
DRAWING :	123 OF 139


*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
AP
30" RANGE
DW.
SINK
A
B
3
5

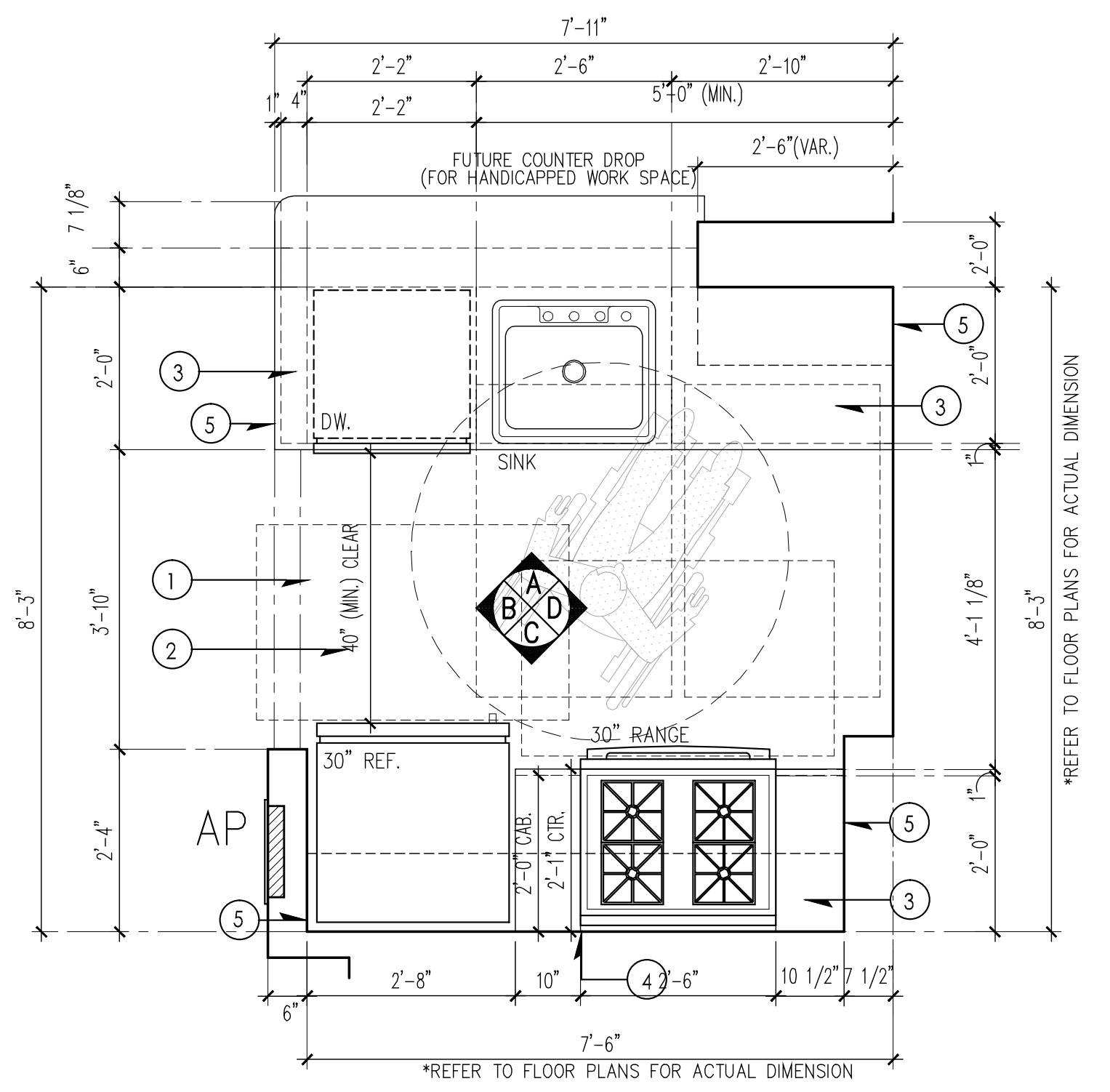
KITCHEN- TYPE 10

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-10	2ND FLOOR	43	
	3RD FLOOR	43	
	4TH-6TH FLOORS	43	


*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
5'-0" (MIN.)
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
40" (MIN.) CLEAR
AP
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
A
B
C
D
1
2
3
4
5

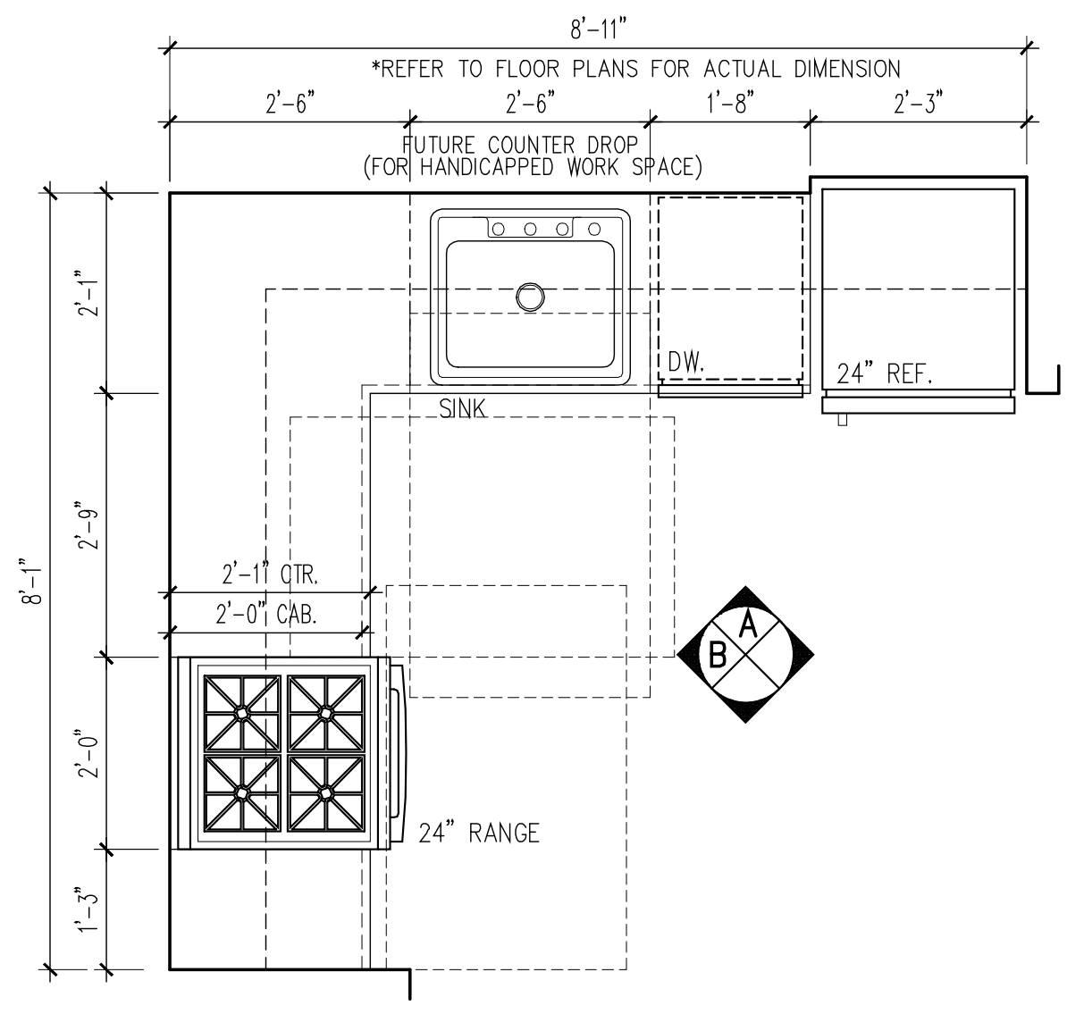
KITCHEN- TYPE 11

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-11	2ND FLOOR	F	
	3RD FLOOR	K	
	4TH-6TH FLOORS	K	
	7TH-8TH FLOORS	K	
	9TH FLOOR	J	
	10TH-19TH FLOORS	J	
	20TH-21ST FLOORS	H	
	22ND-34TH FLOORS	H	
	35TH FLOOR	F	
	36TH-45TH FLOORS	H	
	46TH-54TH FLOORS	H	


5'-0" (MIN.)
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
DW.
SINK
40" (MIN.) CLEAR
30" REF.
30" RANGE
AP
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
A
B
C
D
1
2
3
4
5

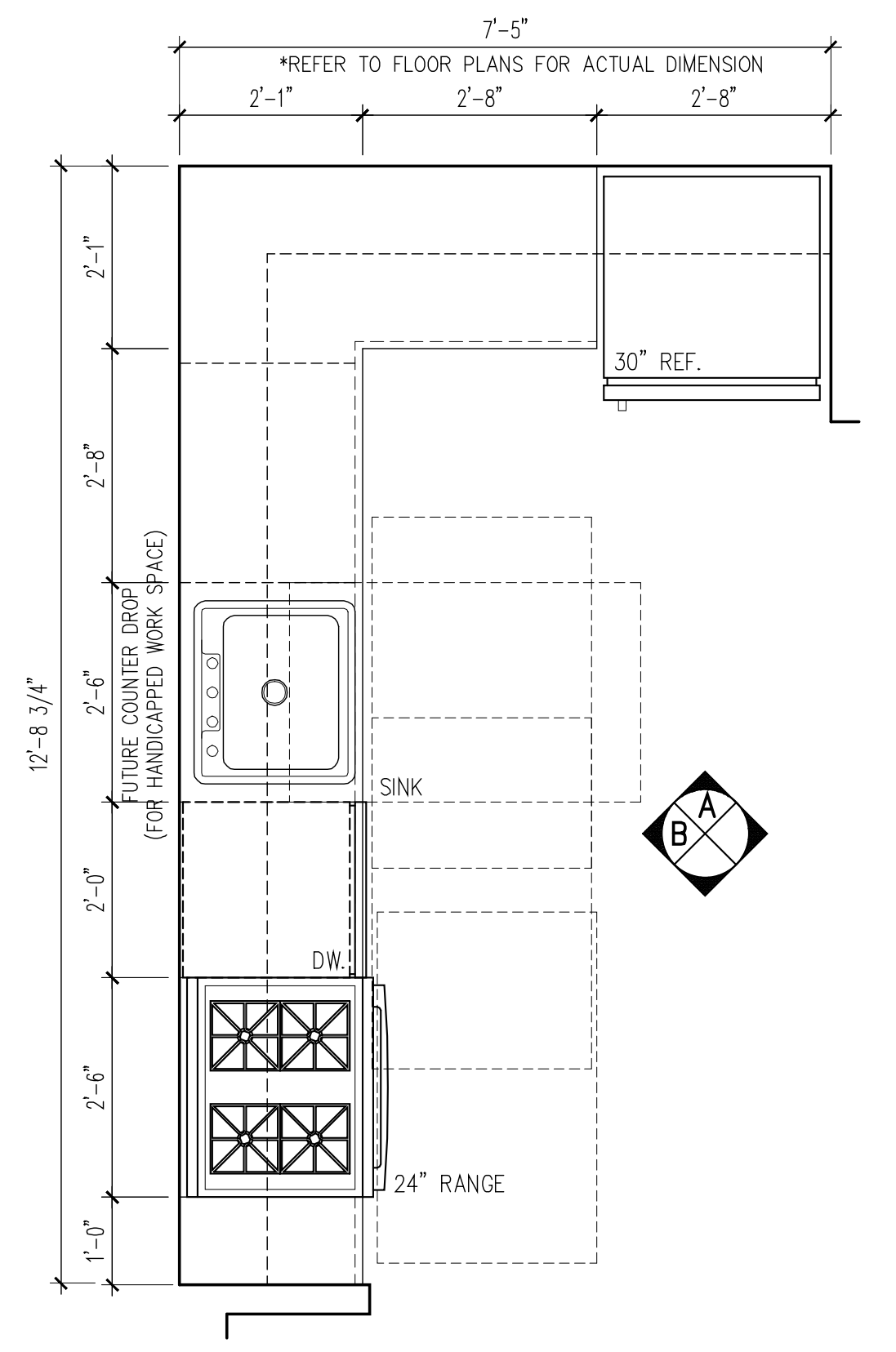
KITCHEN- TYPE 12

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-12	2ND FLOOR	C	


*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
SINK
DW.
24" REF.
24" RANGE
A
B

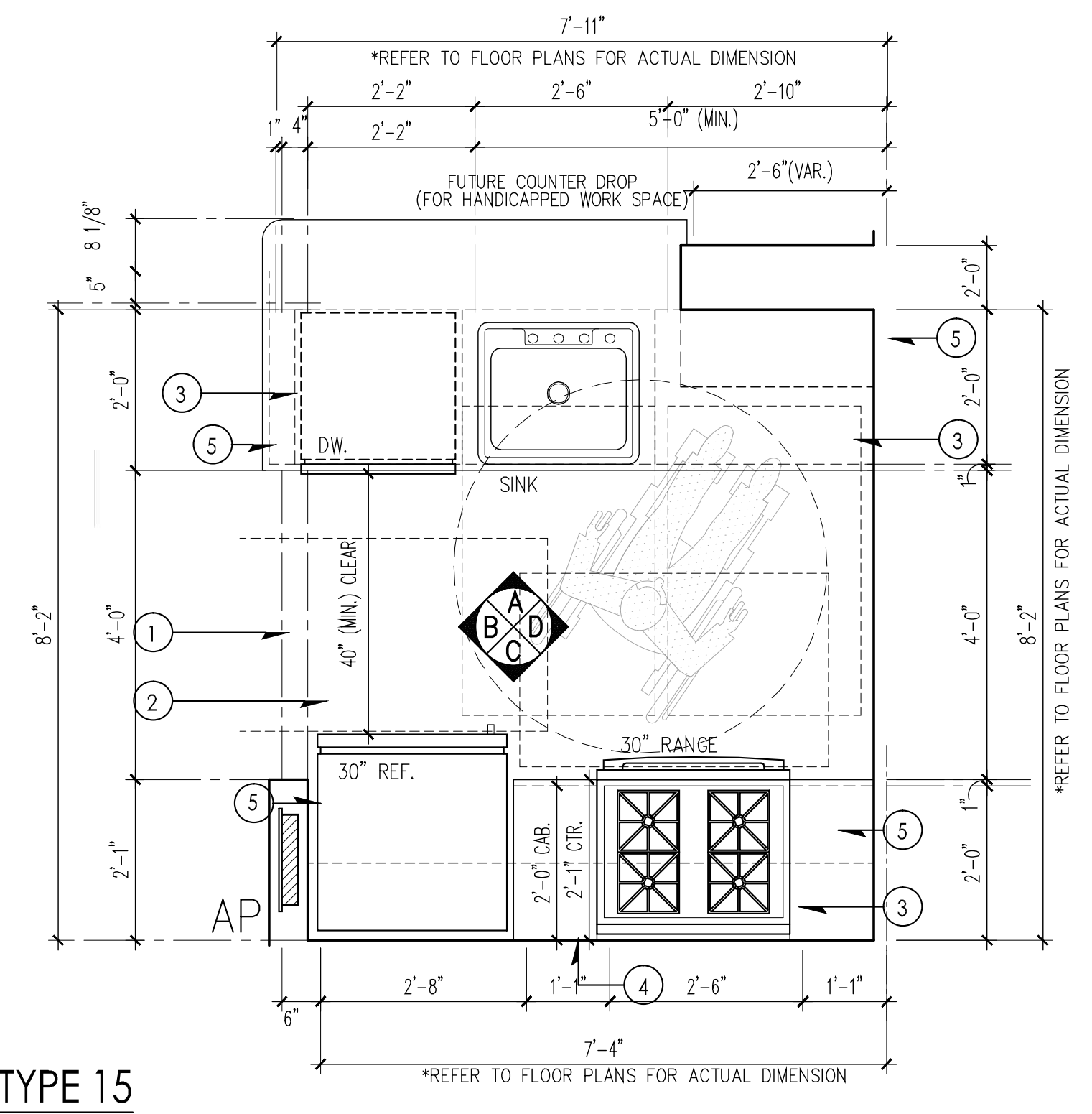
KITCHEN- TYPE 13

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-13	2ND FLOOR	B	
	3RD FLOOR	B	
	4TH-6TH FLOORS	B	
	7TH-8TH FLOORS	B	
	9TH FLOOR	B	


*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
30" REF.
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
SINK
DW.
24" RANGE
A
B

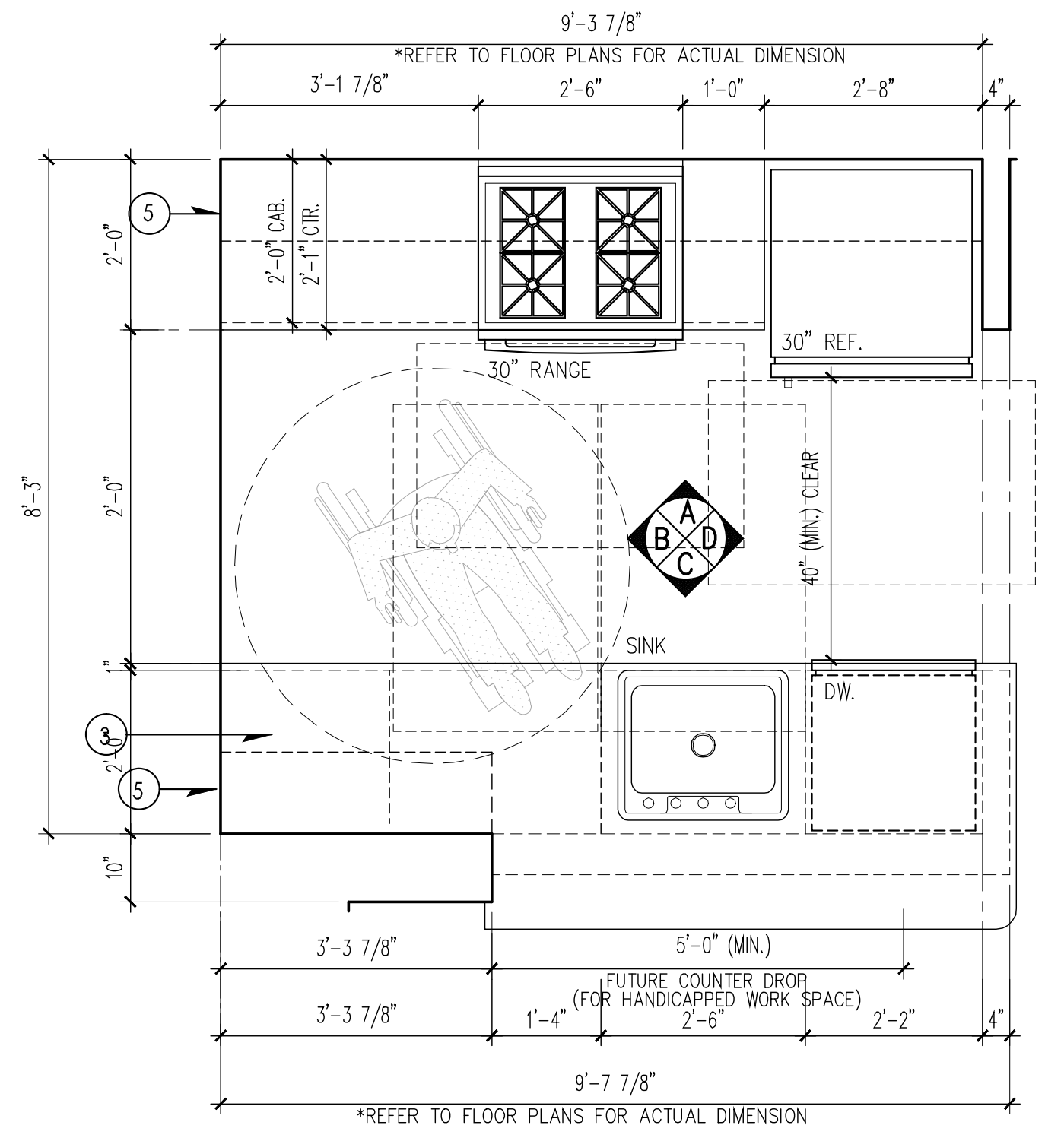
KITCHEN- TYPE 14

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-14	2ND FLOOR	J	
	3RD FLOOR	N	
	4TH-6TH FLOORS	N	
	7TH-8TH FLOORS	N	


*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
5'-0" (MIN.)
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
DW.
SINK
40" (MIN.) CLEAR
30" REF.
30" RANGE
AP
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
A
B
C
D
1
2
3
4
5

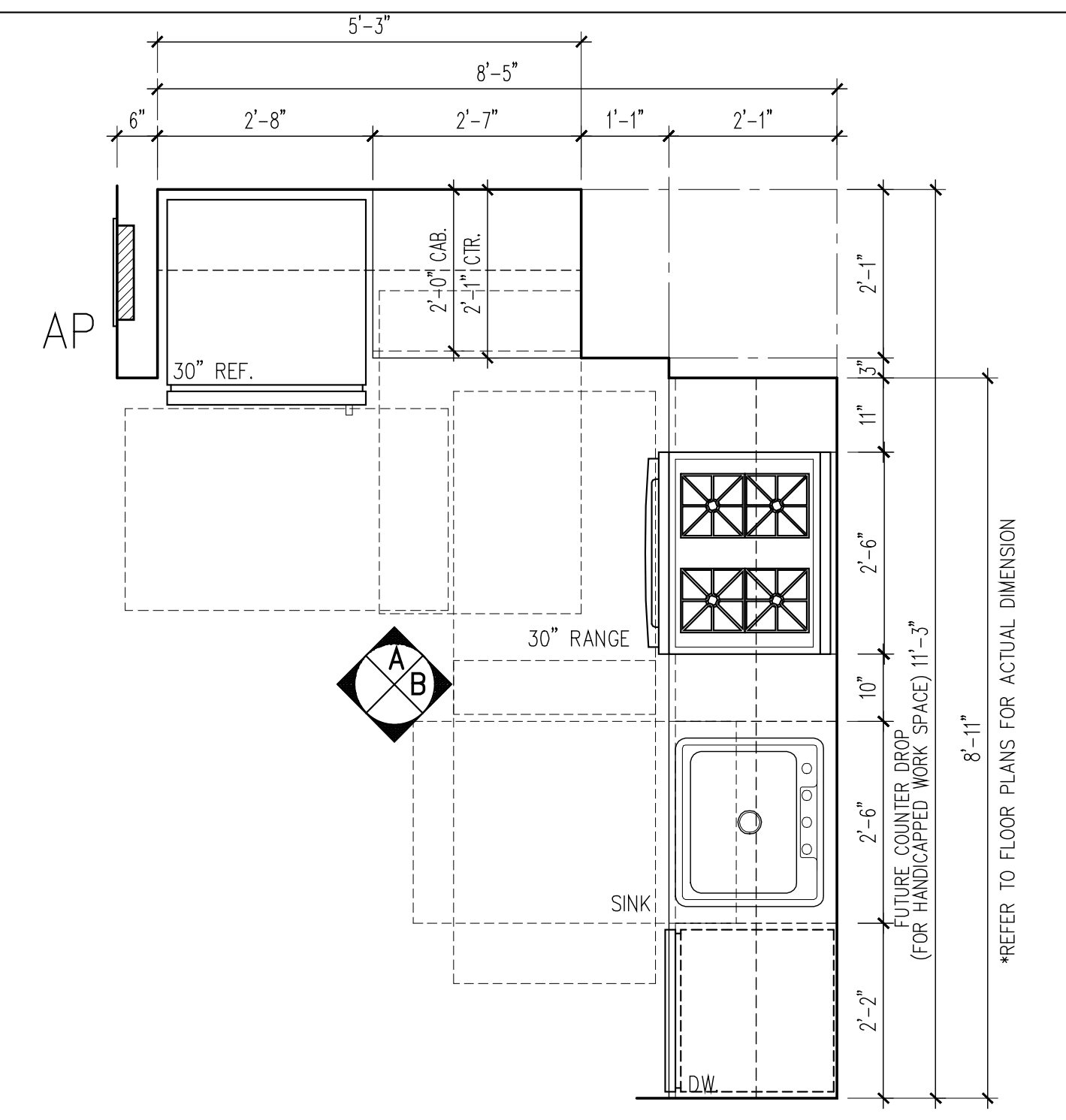
KITCHEN- TYPE 15

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-15	3RD FLOOR	E, D	
	4TH-6TH FLOORS	E, D	
	7TH-8TH FLOORS	E, D	
	9TH FLOOR	C, D	
	10TH-19TH FLOORS	C, D	
	20TH-21ST FLOORS	C, D	
	22ND-34TH FLOORS	C, D	
	35TH FLOOR	C, D	
	36TH-45TH FLOORS	C, D	
	46TH-54TH FLOORS	C, D	


*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
30" RANGE
30" REF.
40" (MIN.) CLEAR
SINK
DW.
5'-0" (MIN.)
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
A
B
C
D
3
5

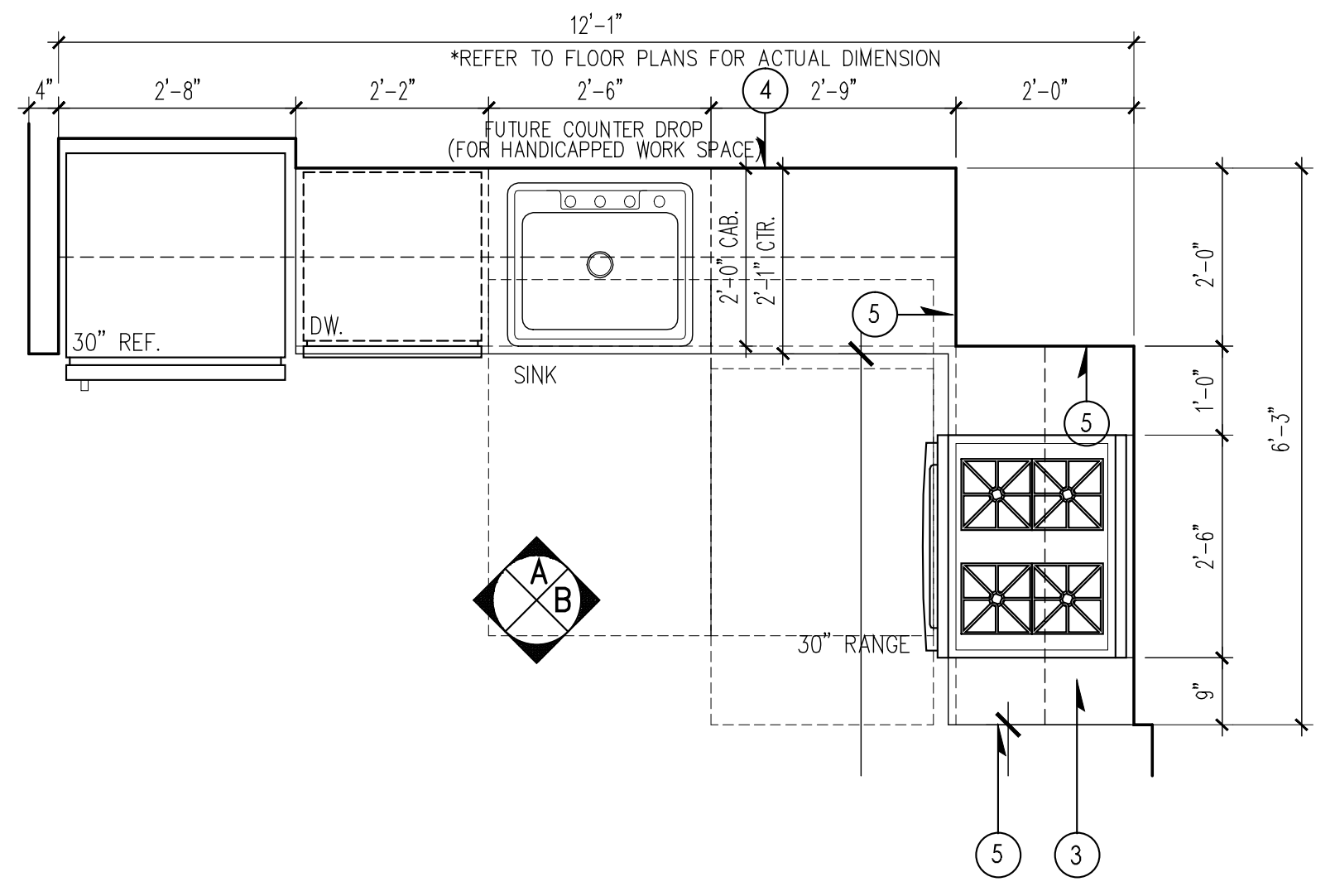
KITCHEN- TYPE 16

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-16	7T-8TH FLOORS	L	


AP
30" REF.
30" RANGE
SINK
DW.
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
A
B

KITCHEN- TYPE 17

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-17	9TH FLOOR	A	
	10TH-19TH FLOORS	A	
	20TH-21ST FLOORS	A	
	22ND-34TH FLOORS	A	
	35TH FLOOR	A	
	36TH-45TH FLOORS	A	
	46TH-54TH FLOORS	A	


*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
30" REF.
DW.
SINK
30" RANGE
A
B
3
4
5

KITCHEN- TYPE 18

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-18	10TH-19TH FLOORS	L	
	20TH-21ST FLOORS	K	
	35TH FLOOR	H	
	36TH-45TH FLOORS	K	
	46TH-54TH FLOORS	K	

LEGEND:

① SADDLE-SCHLUTER "RENO T"
BRUSHED S.S. "T" SADDLE

② FLOOR TILE:
12"X24"X3/8" PORCELAIN TILE

③ COUNTERTOP: ARE NO HIGHER THAN 36" HIGH
3/4" THICK STONE

④ 4" HIGH STONE BACKSPLASH

⑤ STONE SIDESPLASH

⑥ WOOD FLOOR BASE

⑦ WOOD FLOORING:
3"X5/8" WOOD STRIP FLOORING

⑧ PAINTED GYP. BOARD WALL

NOTES:

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2. ELECTRICAL "TOE SPACE" HEATERS WITH REMOTE THERMOSTAT IN KITCHENS WITH A WINDOW AND KITCHENS BELOW ROOF.
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Clara Gomez
APPROVED
Under Directive 2 of 1975
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NYC Development Hub

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B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
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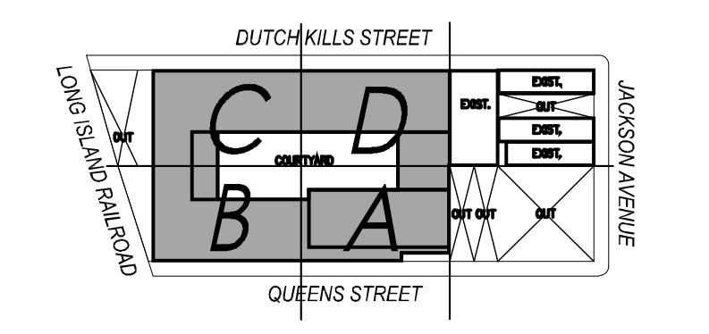
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

KITCHEN FLOOR PLANS

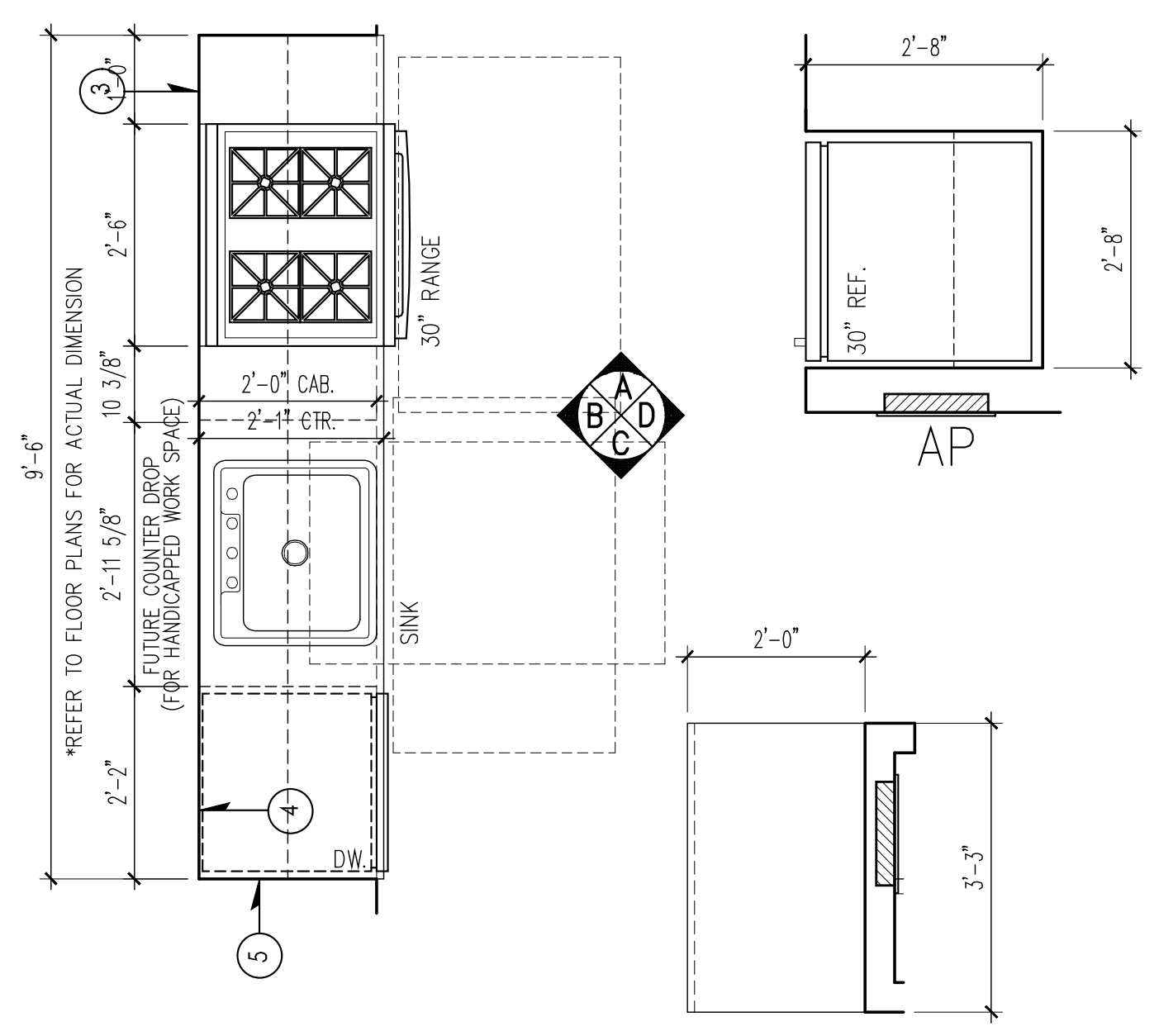
SEAL &
SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-602.00
DRAWING : 124 OF 139

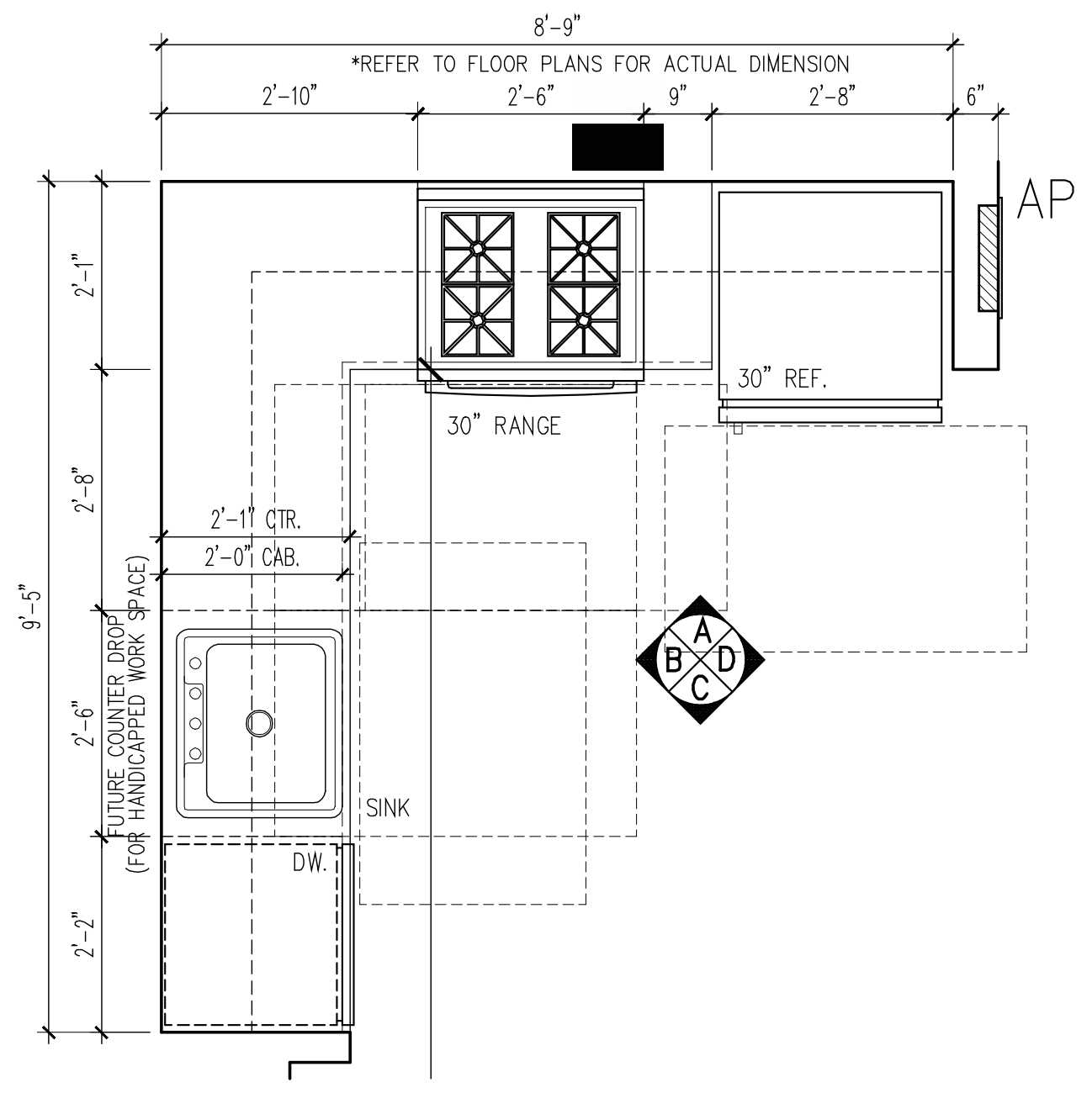
DEPT OF BLDGS 420651823 Job Number

ES640028001 Scan Code


9'-6"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
1'-0"
2'-6"
10 3/8"
2'-11 5/8"
2'-2"
3
30" RANGE
2'-0" CAB.
2'-1" CTR.
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
SINK
4
DW.
5
A
B
C
D
2'-8"
2'-8"
30" REF.
AP
2'-0"
3'-3"

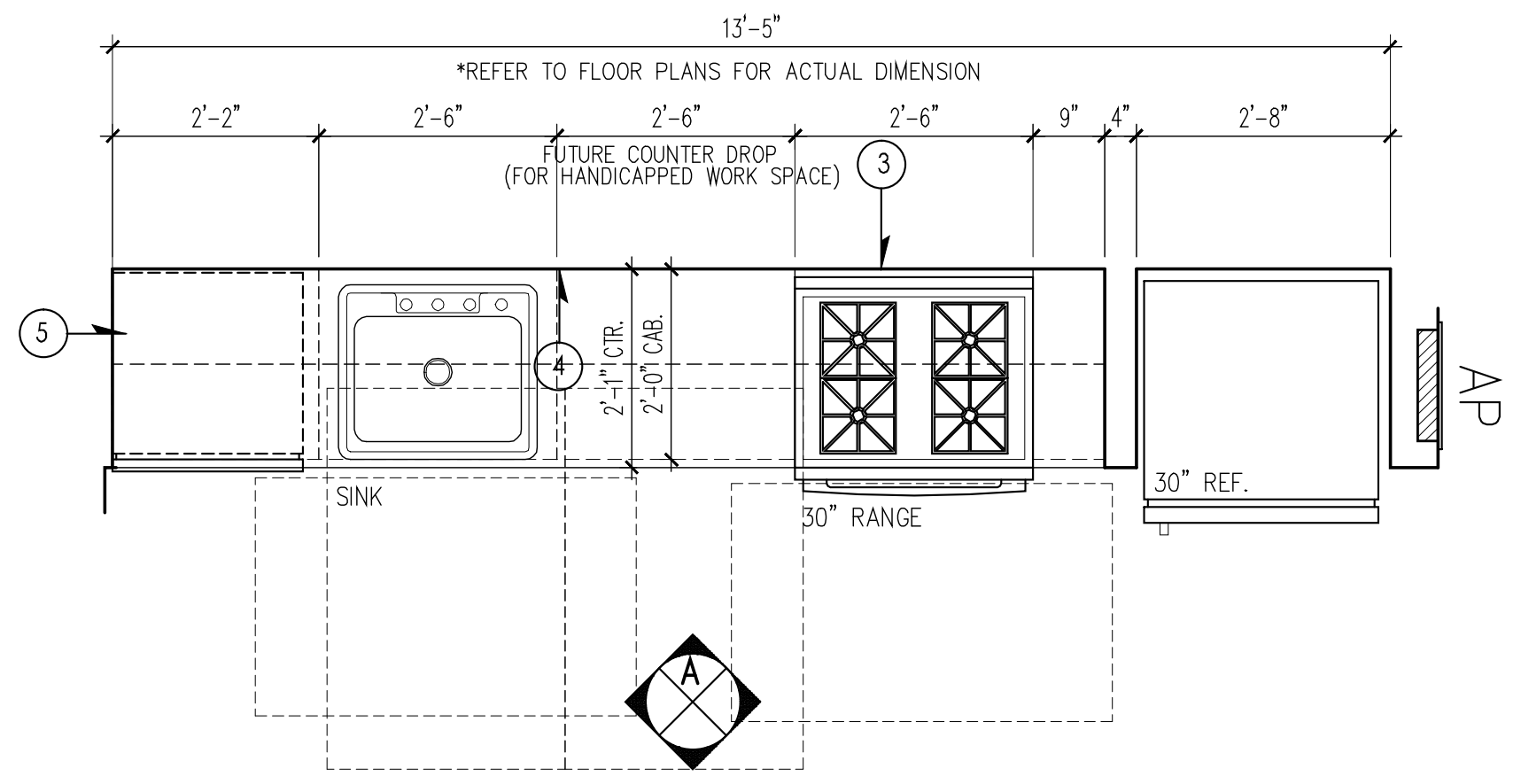
KITCHEN- TYPE 19

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-19	9TH FLOOR	K	


8'-9"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2'-10"
2'-6"
9"
2'-8"
6"
AP
9'-5"
2'-1"
2'-8"
2'-6"
2'-2"
30" RANGE
30" REF.
2'-1" CTR.
2'-0" CAB.
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
SINK
DW.
A
B
C
D

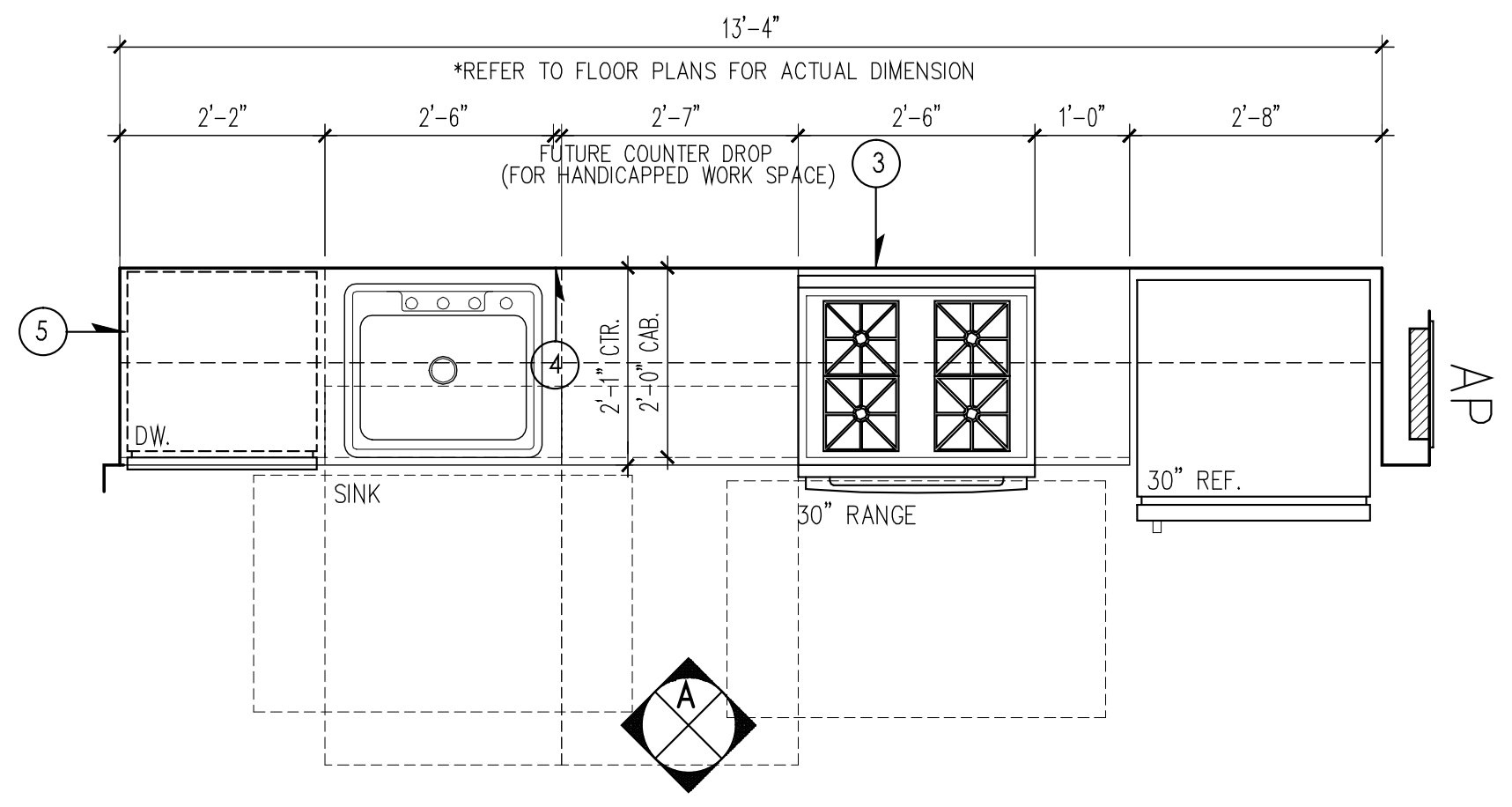
KITCHEN- TYPE 20

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-20	10TH–19TH FLOORS	K	
	20TH–21ST FLOORS	J	
	22ND–34TH FLOORS	J	
	35TH FLOOR	G	
	36TH–45TH FLOORS	J	
	46TH–54TH FLOORS	J	


13'-5"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2'-2"
2'-6"
2'-6"
2'-6"
9"
4"
2'-8"
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
3
5
4
2'-1" CTR.
2'-0" CAB.
SINK
30" RANGE
30" REF.
AP
A

KITCHEN- TYPE 21

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-21	2ND FLOOR	D	
	3RD FLOOR	D	
	4TH–6TH FLOORS	D	


13'-4"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2'-2"
2'-6"
2'-7"
2'-6"
1'-0"
2'-8"
FUTURE COUNTER DROP (FOR HANDICAPPED WORK SPACE)
3
5
4
2'-1" CTR.
2'-0" CAB.
DW.
SINK
30" RANGE
30" REF.
AP
A

KITCHEN- TYPE 22

TYPE	FLOORS	APARTMENTS	REMARKS
TYPE-22	9TH FLOOR	G	
	10TH–19TH FLOORS	G	
	20TH–21ST FLOORS	F	
	22ND–34TH FLOORS	E, F	
	35TH FLOOR	E	
	36TH–45TH FLOORS	E, F	
	46TH–54TH FLOORS	E, F	

LEGEND:

① SADDLE–SCHLUTER "RENO T" BRUSHED S.S. "T" SADDLE
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Clara Gomez
NYC Buildings
APPROVED
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Date: 05/22/2015:
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ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
FAX :

INTERIOR ARCHITECT

SLADE ARCHITECTURE
77 Chambers Street, 5th Floor
New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

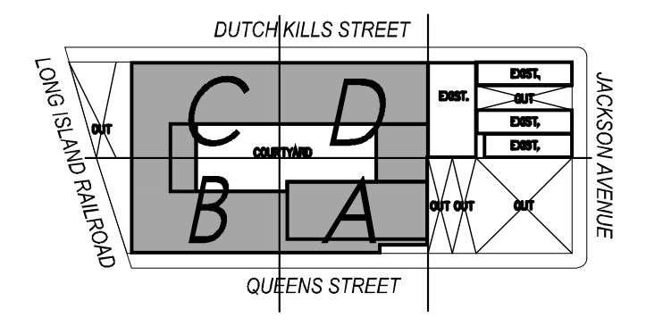
B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT
EXIST.
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

KITCHEN FLOOR PLANS

SEAL & SIGNATURE:

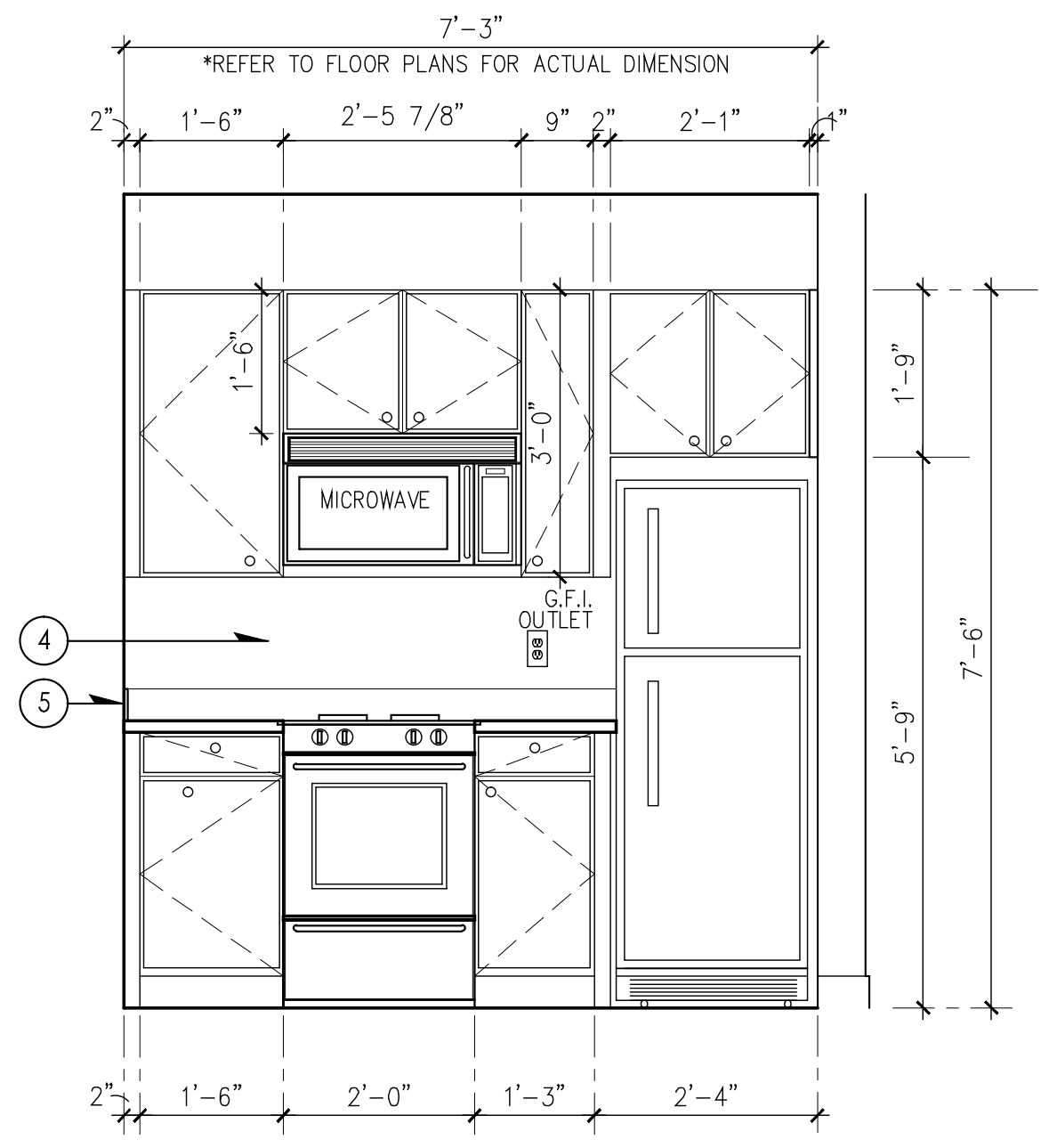
ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-603.00
DRAWING :	125 OF 139

DEPT OF BLDGS 420651823 Job Number

ES740785622 Scan Code

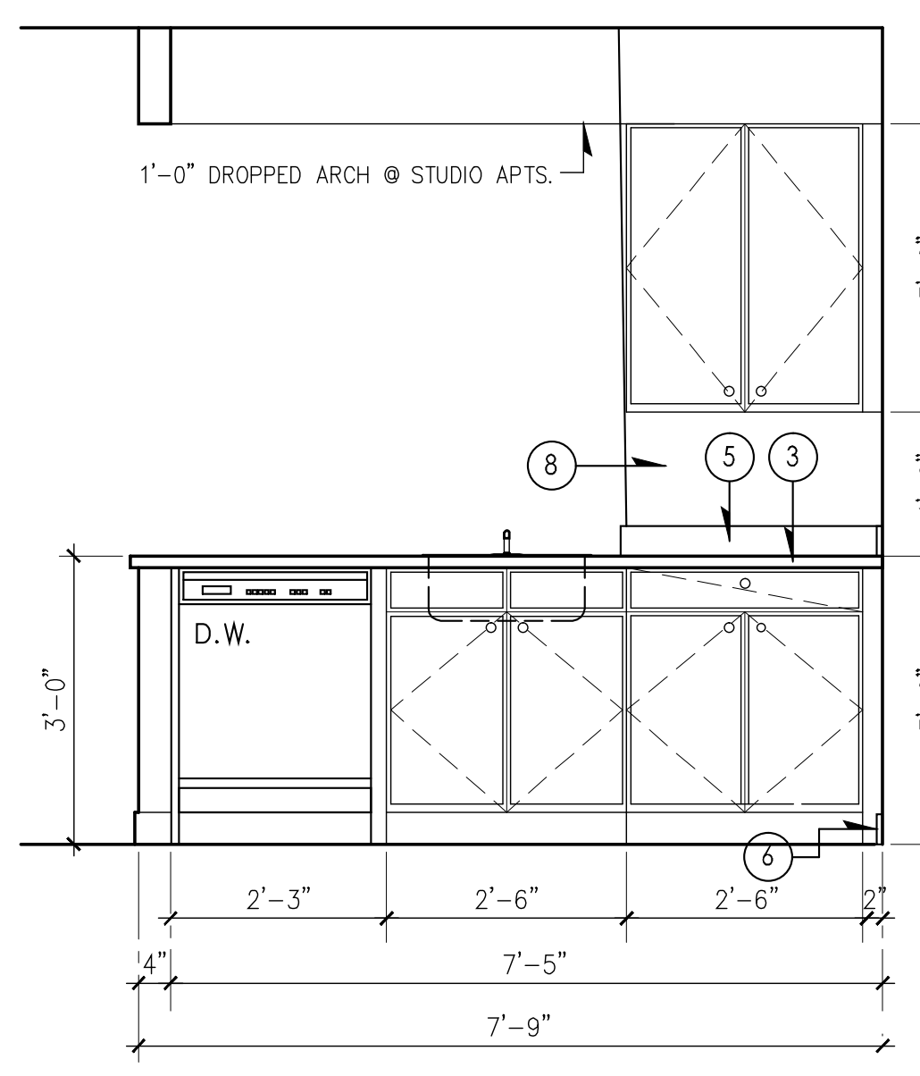
KITCHEN – TYPE 1


7'-3"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2"
1'-6"
2'-5 7/8"
9"
2"
2'-1"
4"
1'-6"
3'-0"
MICROWAVE
G.F.I. OUTLET
4
5
1'-9"
5'-9"
7'-6"
2"
1'-6"
2'-0"
1'-3"
2'-4"

1 KITCHEN ELEVATION A

SCALE: 1/2"=1'-0"

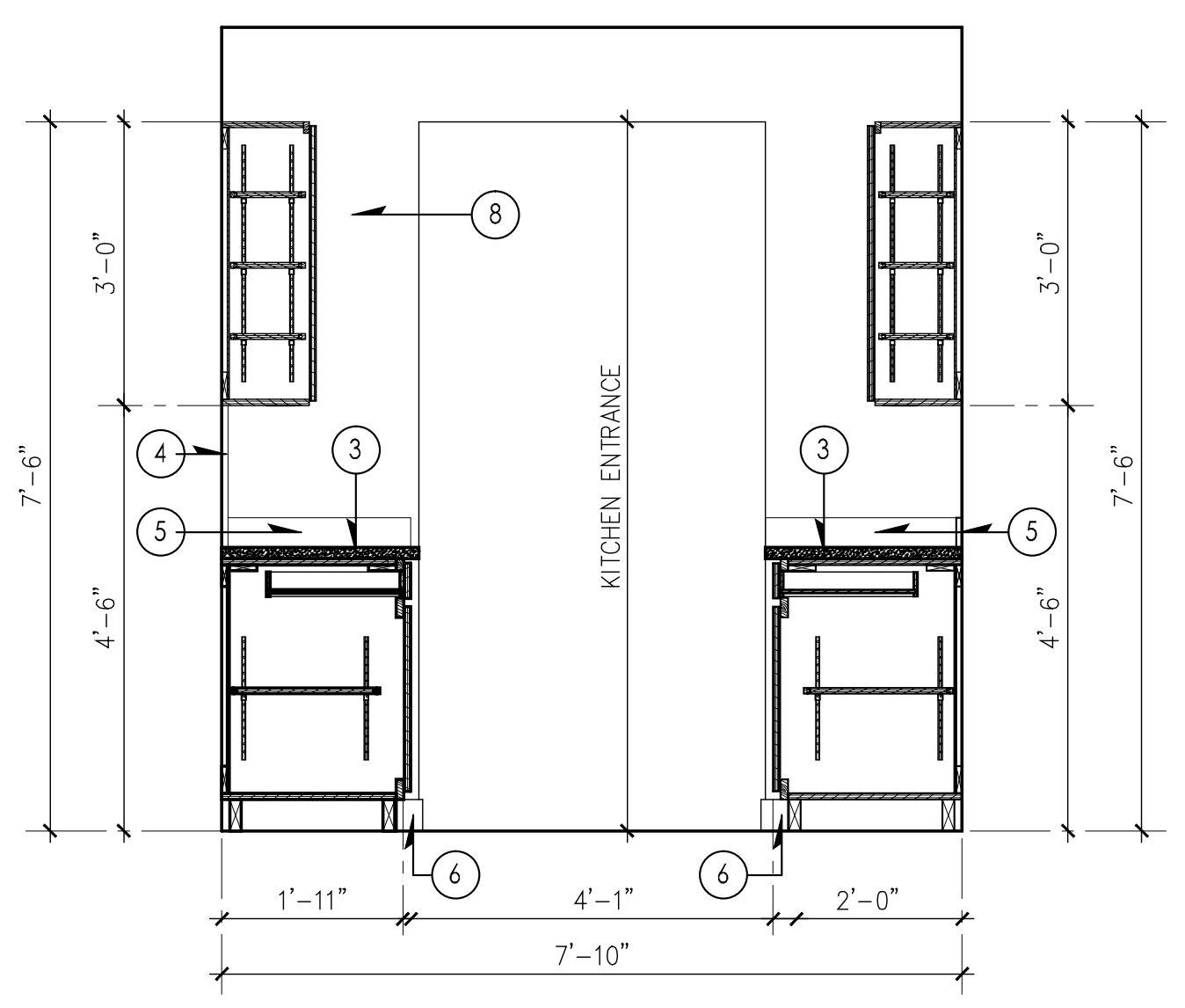
0 1' 2' 4'


1'-0" DROPPED ARCH @ STUDIO APTS.
8
5
3
6
D.W.
3'-0"
1'-6"
3'-0"
7'-6"
3'-0"
2'-3"
2'-6"
2'-6"
2"
4"
7'-5"
7'-9"

2 KITCHEN ELEVATION B

SCALE: 1/2"=1'-0"

0 1' 2' 4'

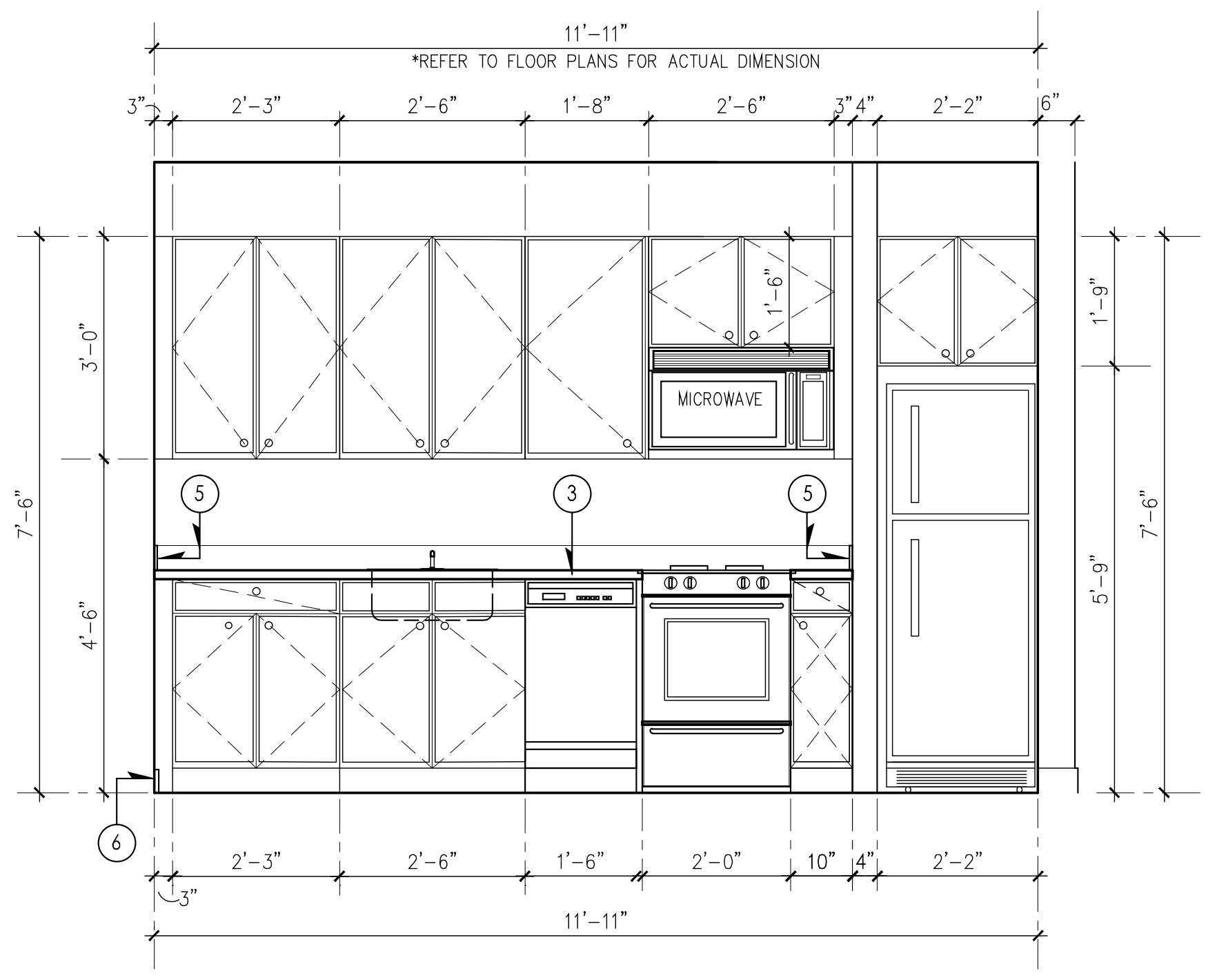

8
4
3
5
3
5
6
6
KITCHEN ENTRANCE
3'-0"
4'-6"
7'-6"
3'-0"
4'-6"
7'-6"
1'-11"
4'-1"
2'-0"
7'-10"

3 KITCHEN ELEVATION C

SCALE: 1/2"=1'-0"

0 1' 2' 4'

KITCHEN – TYPE 2

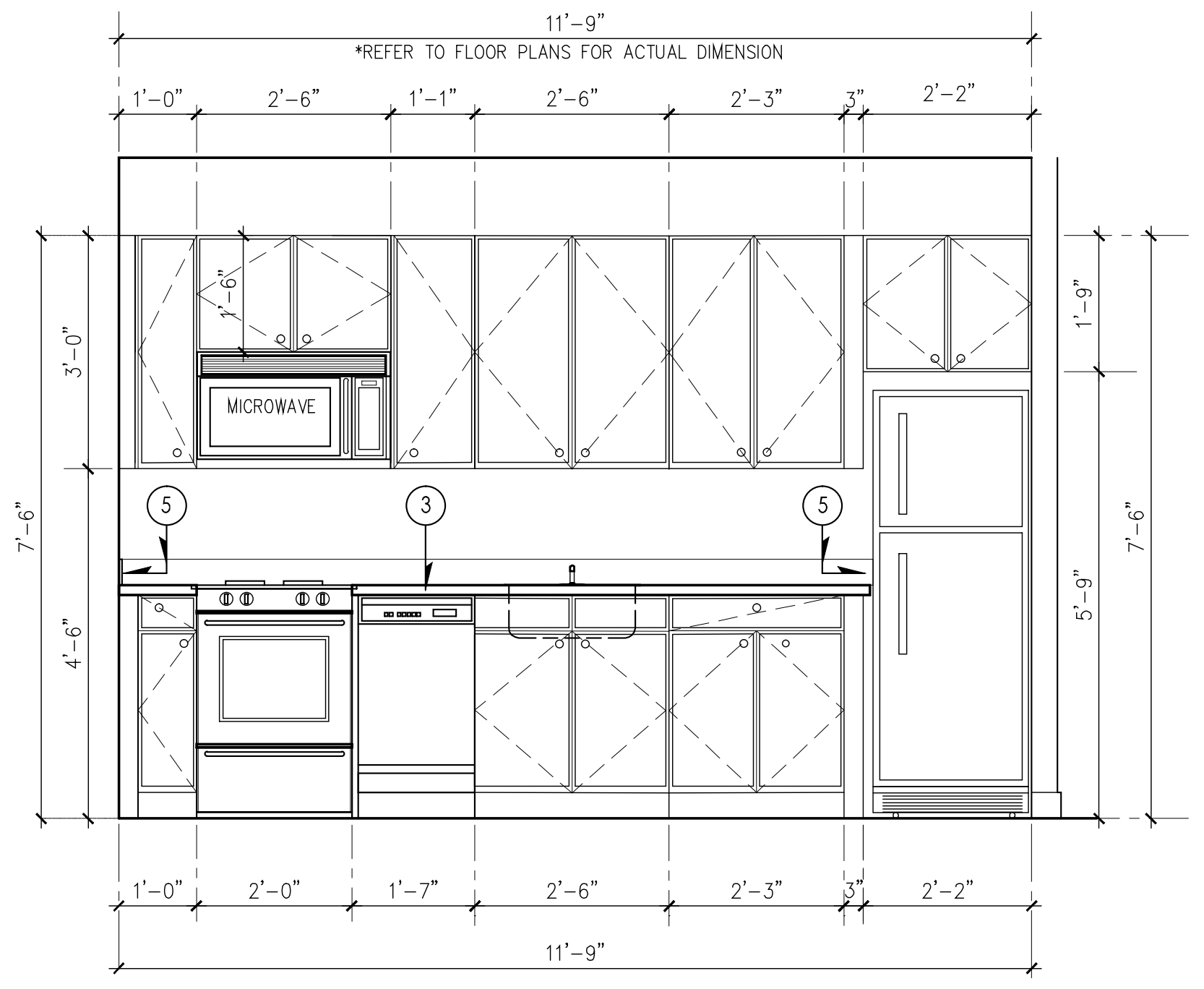

11'-11"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
3"
2'-3"
2'-6"
1'-8"
2'-6"
3"
4"
2'-2"
6"
1'-6"
MICROWAVE
5
3
5
6
3'-0"
4'-6"
7'-6"
1'-9"
5'-9"
7'-6"
2'-3"
2'-6"
1'-6"
2'-0"
10"
4"
2'-2"
3"
11'-11"

4 KITCHEN ELEVATION A

SCALE: 1/2"=1'-0"

0 1' 2' 4'

KITCHEN – TYPE 3

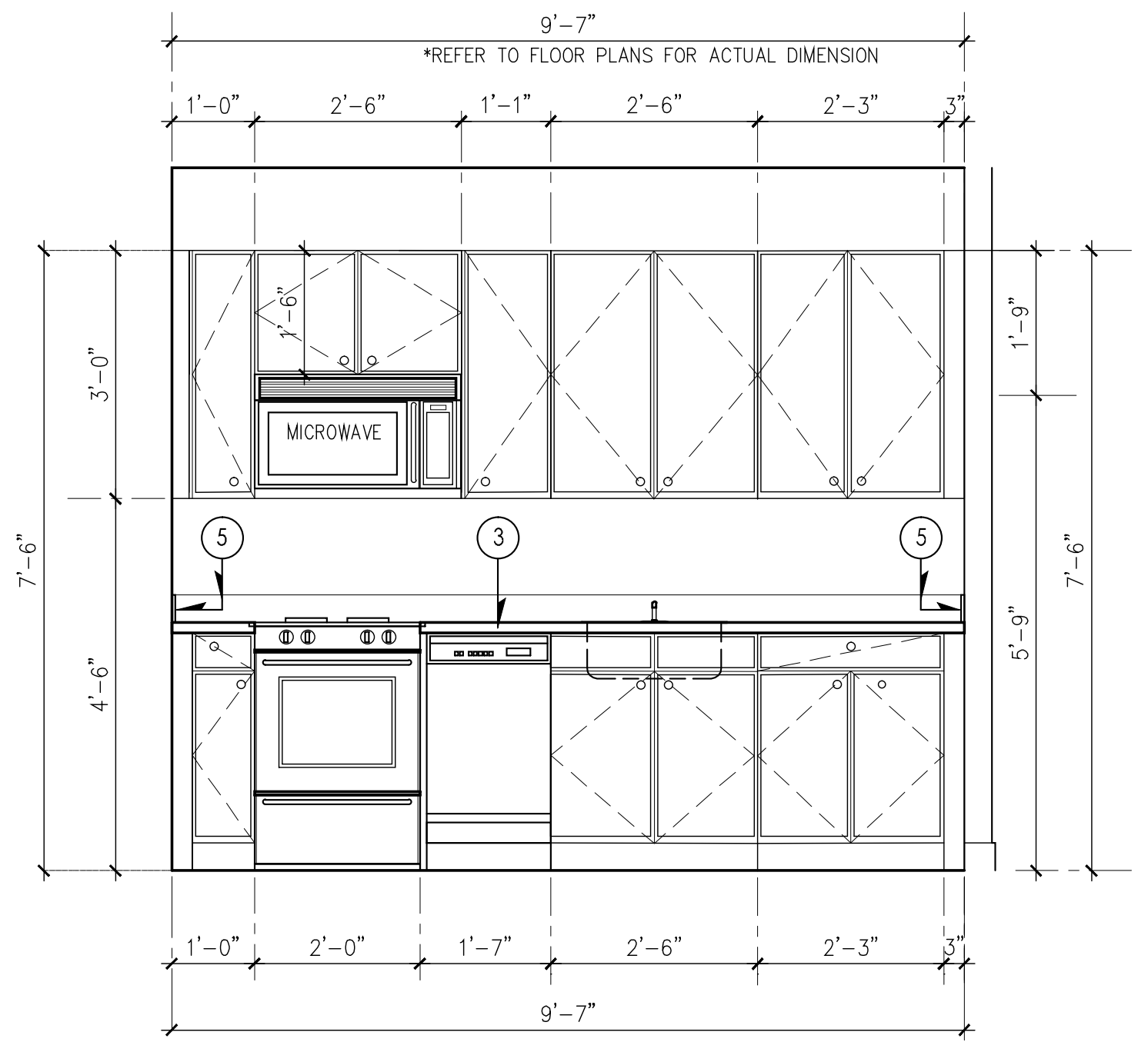

11'-9"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
1'-0"
2'-6"
1'-1"
2'-6"
2'-3"
3"
2'-2"
1'-6"
MICROWAVE
5
3
5
3'-0"
4'-6"
7'-6"
1'-9"
5'-9"
7'-6"
1'-0"
2'-0"
1'-7"
2'-6"
2'-3"
3"
2'-2"
11'-9"

5 KITCHEN ELEVATION A

SCALE: 1/2"=1'-0"

0 1' 2' 4'

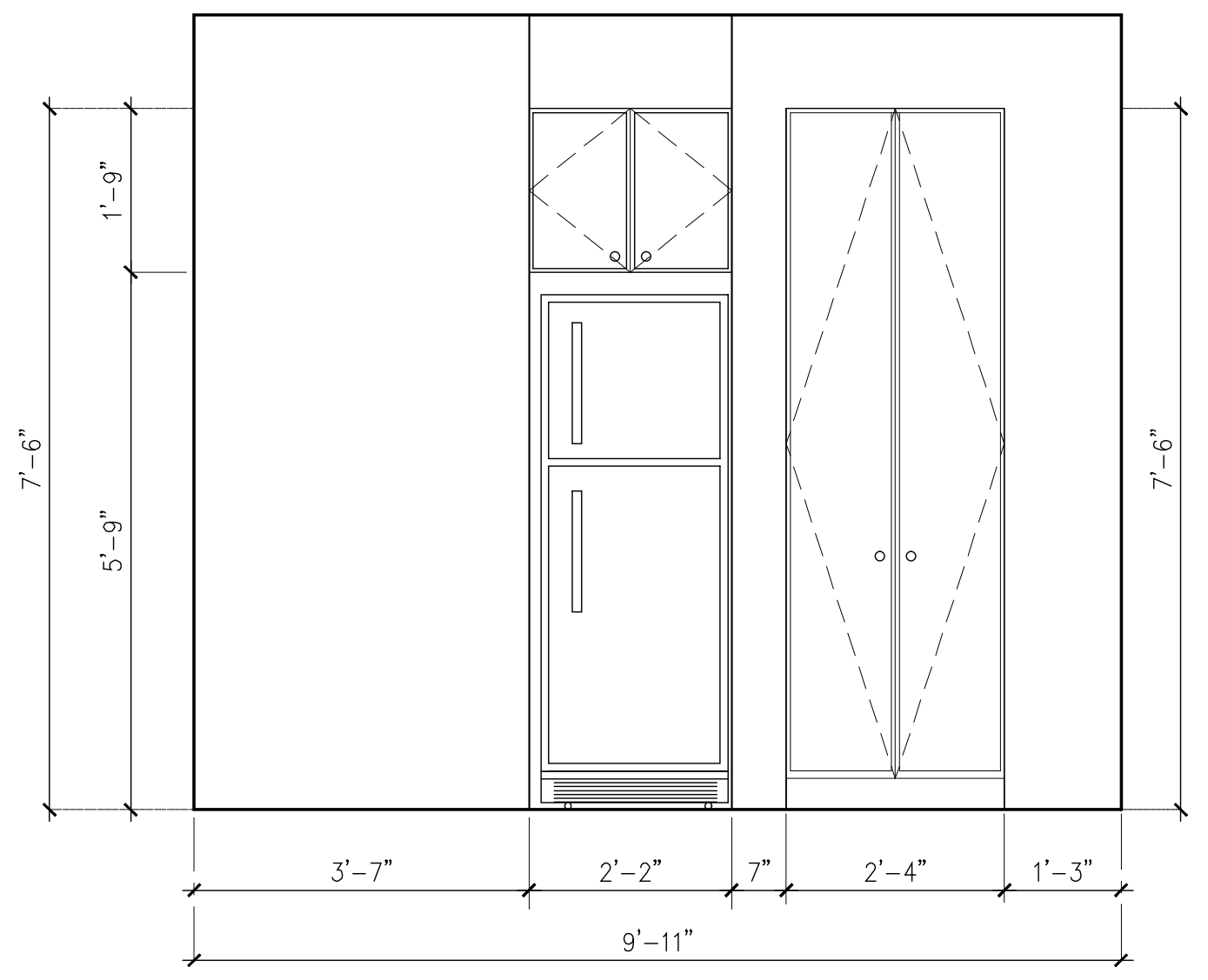
KITCHEN – TYPE 6A


9'-7"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
1'-0"
2'-6"
1'-1"
2'-6"
2'-3"
3"
1'-6"
MICROWAVE
5
3
5
3'-0"
4'-6"
7'-6"
1'-9"
5'-9"
7'-6"
1'-0"
2'-0"
1'-7"
2'-6"
2'-3"
3"
9'-7"

6 KITCHEN ELEVATION A

SCALE: 1/2"=1'-0"

0 1' 2' 4'

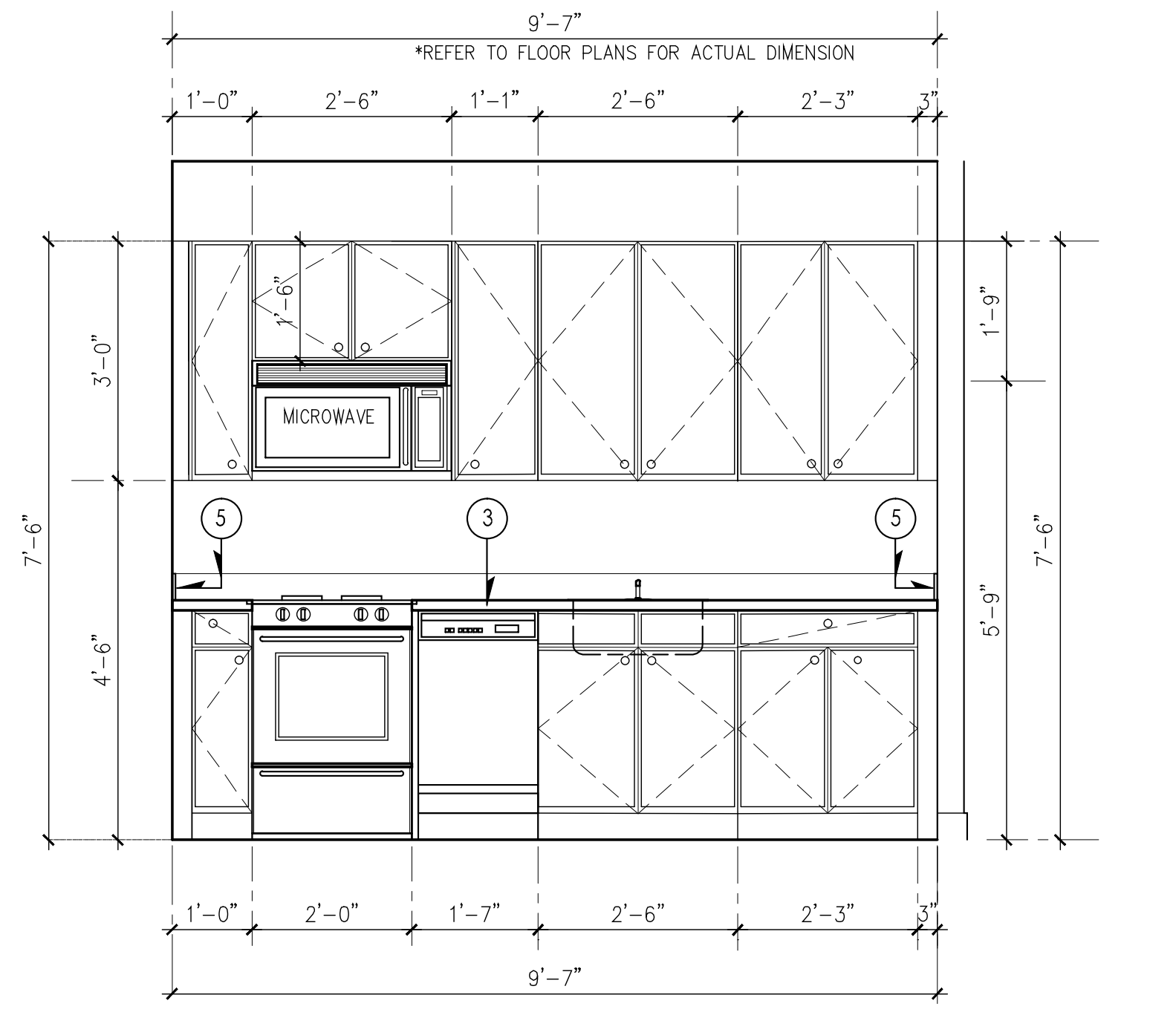

7'-6"
1'-9"
5'-9"
7'-6"
3'-7"
2'-2"
7"
2'-4"
1'-3"
9'-11"

7 KITCHEN ELEVATION B

SCALE: 1/2"=1'-0"

0 1' 2' 4'

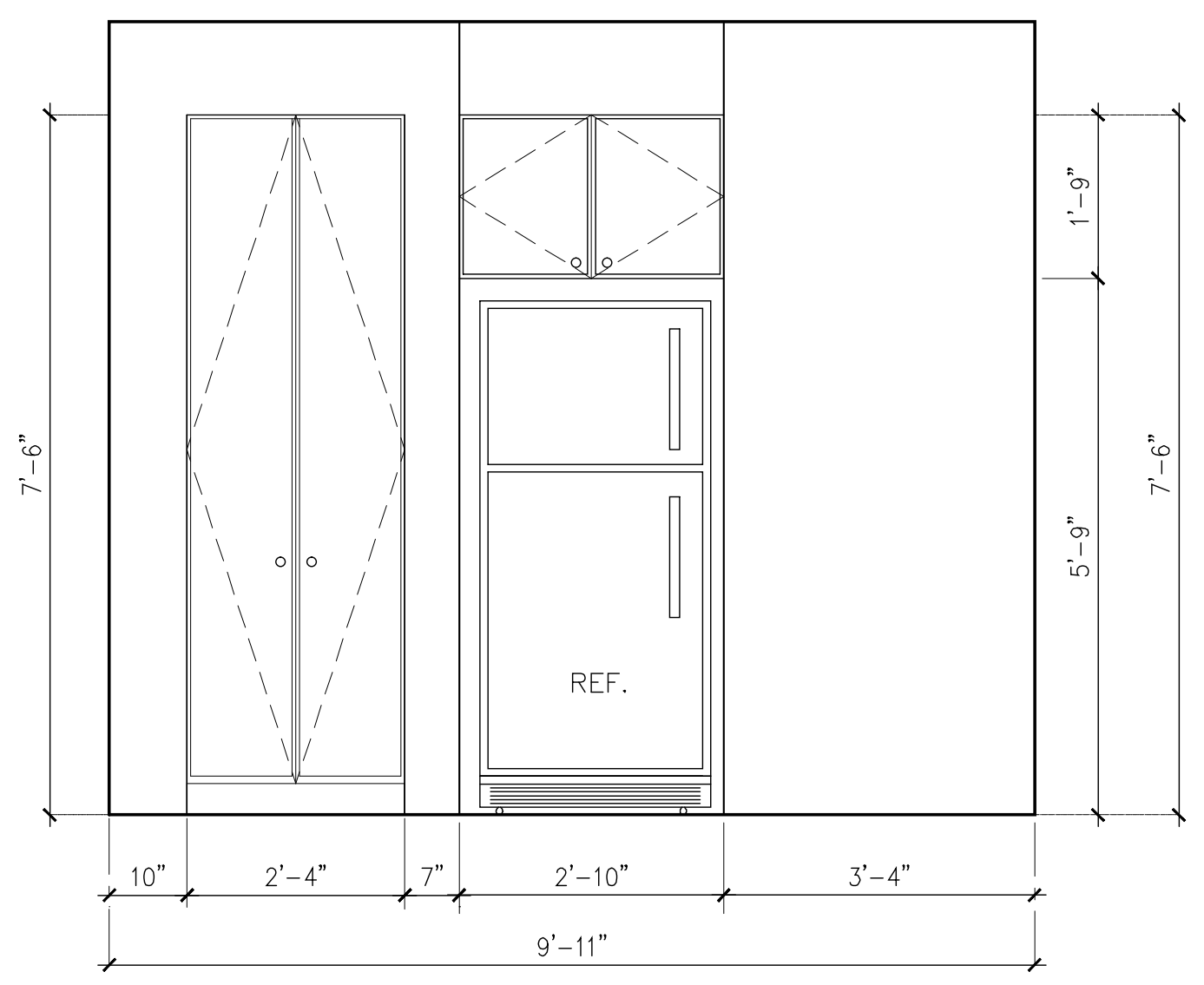
KITCHEN – TYPE 6B


9'-7"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
1'-0"
2'-6"
1'-1"
2'-6"
2'-3"
3"
1'-6"
MICROWAVE
5
3
5
3'-0"
4'-6"
7'-6"
1'-9"
5'-9"
7'-6"
1'-0"
2'-0"
1'-7"
2'-6"
2'-3"
3"
9'-7"

8 KITCHEN ELEVATION A

SCALE: 1/2"=1'-0"

0 1' 2' 4'

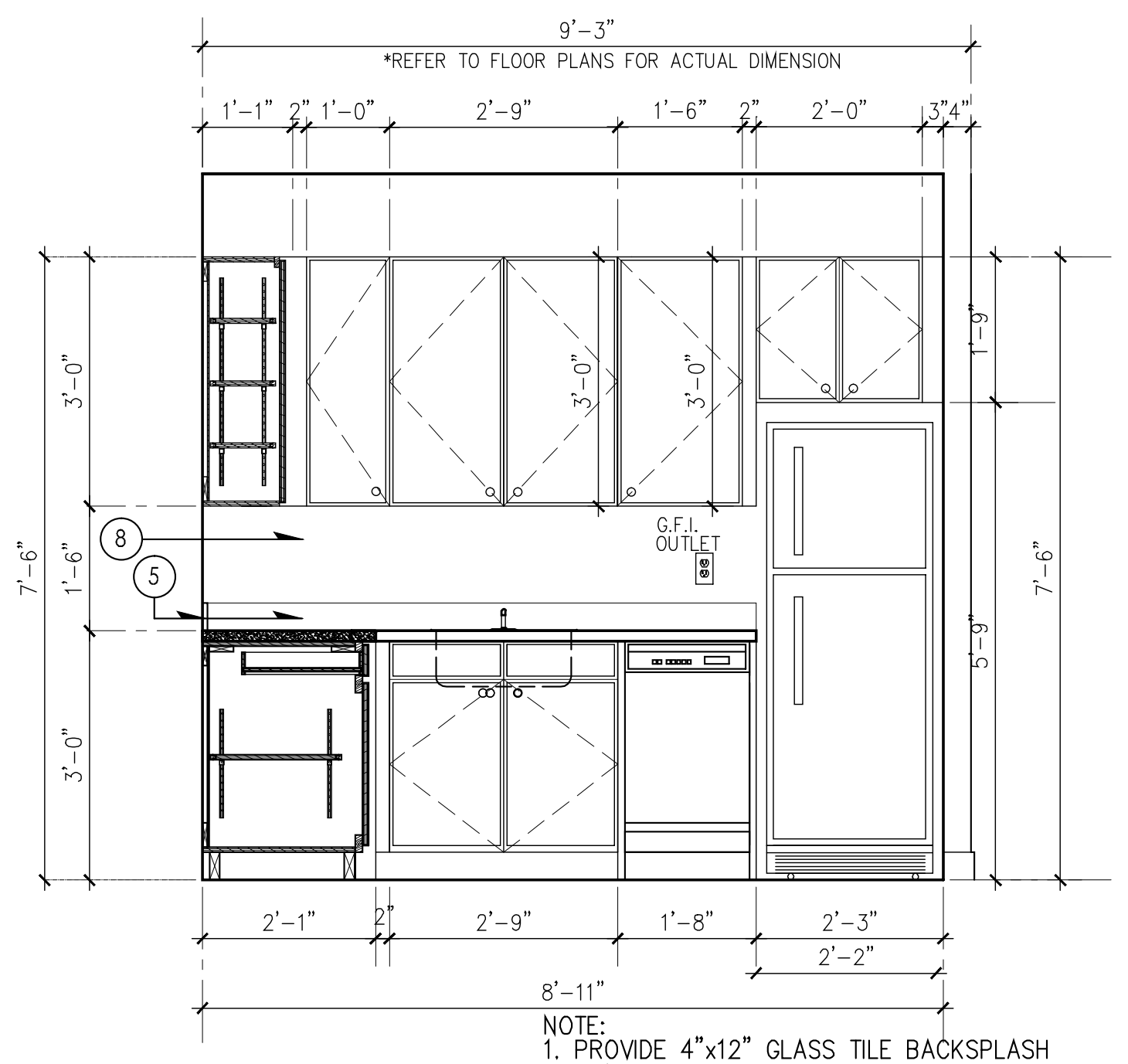

7'-6"
REF.
1'-9"
5'-9"
7'-6"
10"
2'-4"
7"
2'-10"
3'-4"
9'-11"

9 KITCHEN ELEVATION B

SCALE: 1/2"=1'-0"

0 1' 2' 4'

KITCHEN – TYPE 13

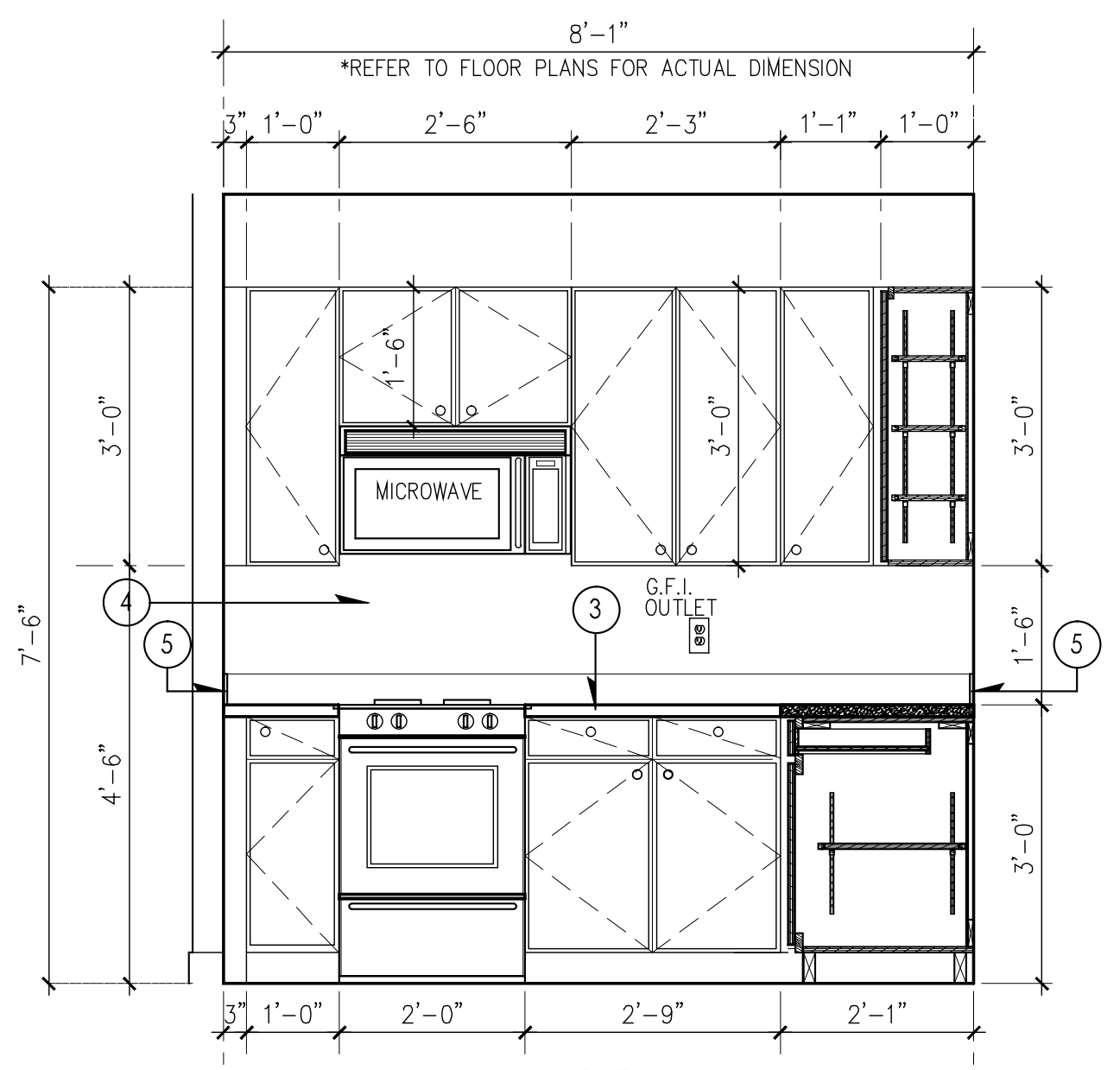

9'-3"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
1'-1"
2"
1'-0"
2'-9"
1'-6"
2"
2'-0"
3"
4"
3'-0"
3'-0"
3'-0"
G.F.I. OUTLET
8
5
7'-6"
1'-6"
3'-0"
1'-9"
5'-9"
7'-6"
2'-1"
2"
2'-9"
1'-8"
2'-3"
2'-2"
8'-11"

NOTE:
1. PROVIDE 4"x12" GLASS TILE BACKSPLASH @ WALL EHERE RANGE IS LOCATED.

10 KITCHEN ELEVATION A

SCALE: 1/2"=1'-0"

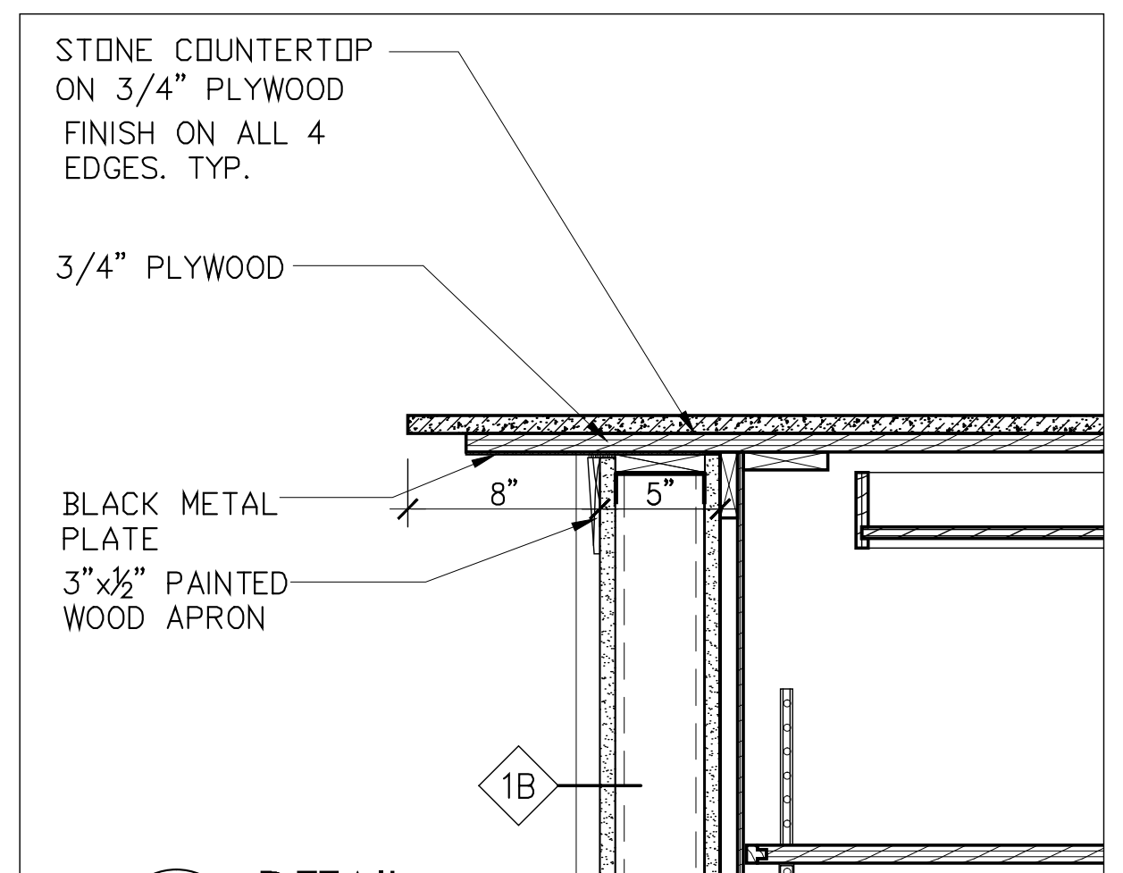
0 1' 2' 4'


8'-1"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
3"
1'-0"
2'-6"
2'-3"
1'-1"
1'-0"
1'-6"
MICROWAVE
3'-0"
3'-0"
G.F.I. OUTLET
4
3
5
5
7'-6"
3'-0"
4'-6"
3'-0"
1'-6"
3'-0"
3"
1'-0"
2'-0"
2'-9"
2'-1"
8'-1"

11 KITCHEN ELEVATION B

SCALE: 1/2"=1'-0"

0 1' 2' 4'


STONE COUNTERTOP ON 3/4" PLYWOOD FINISH ON ALL 4 EDGES. TYP.
3/4" PLYWOOD
BLACK METAL PLATE
3"x½" PAINTED WOOD APRON
8"
5"
1B

A DETAIL

SCALE: 1-1/2"=1'-0"

LEGEND:

1. SADDLE–SCHLUTER "RENO T" BRUSHED S.S. "T" SADDLE
2. FLOOR TILE: 12"X24"X3/8" PORCELAIN TILE
3. COUNTERTOP: ARE NO HIGHER THAN 36" HIGH 3/4" THICK STONE
4. 4" HIGH STONE BACKSPLASH
5. STONE SIDESPLASH
6. FLOOR BASE 4" HIGH SAME AS FLOOR TILE
7. WOOD FLOORING: 3"X5/8" WOOD STRIP FLOORING
8. PAINTED GYP. BOARD WALL

NOTES:
1. USE FIRE–RATED EXTERIOR GRADE PLYWOOD UNDER CABINETS.
2. ELECTRICAL "TOE SPACE" HEATERS WITH REMOTE THERMOSTAT IN KITCHENS WITH A WINDOW AND KITCHENS BELOW ROOF.
3. KITCHEN SINK TO BE UNDER MOUNT
4. REFER TO FLOOR PLANS FOR LOCATIONS OF APARTMENT PANELS AND CJ BOXES

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:
43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:
SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:
I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT
RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
TEL. : (201) 374-1794
FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT
United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
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York, NY 10007
TEL. : (212) 385-1818

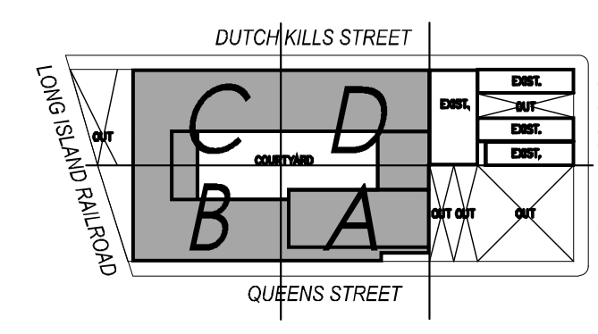
B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT
OUT

DRAWING TITLE:

KITCHEN ELEVATIONS AND DETAILS

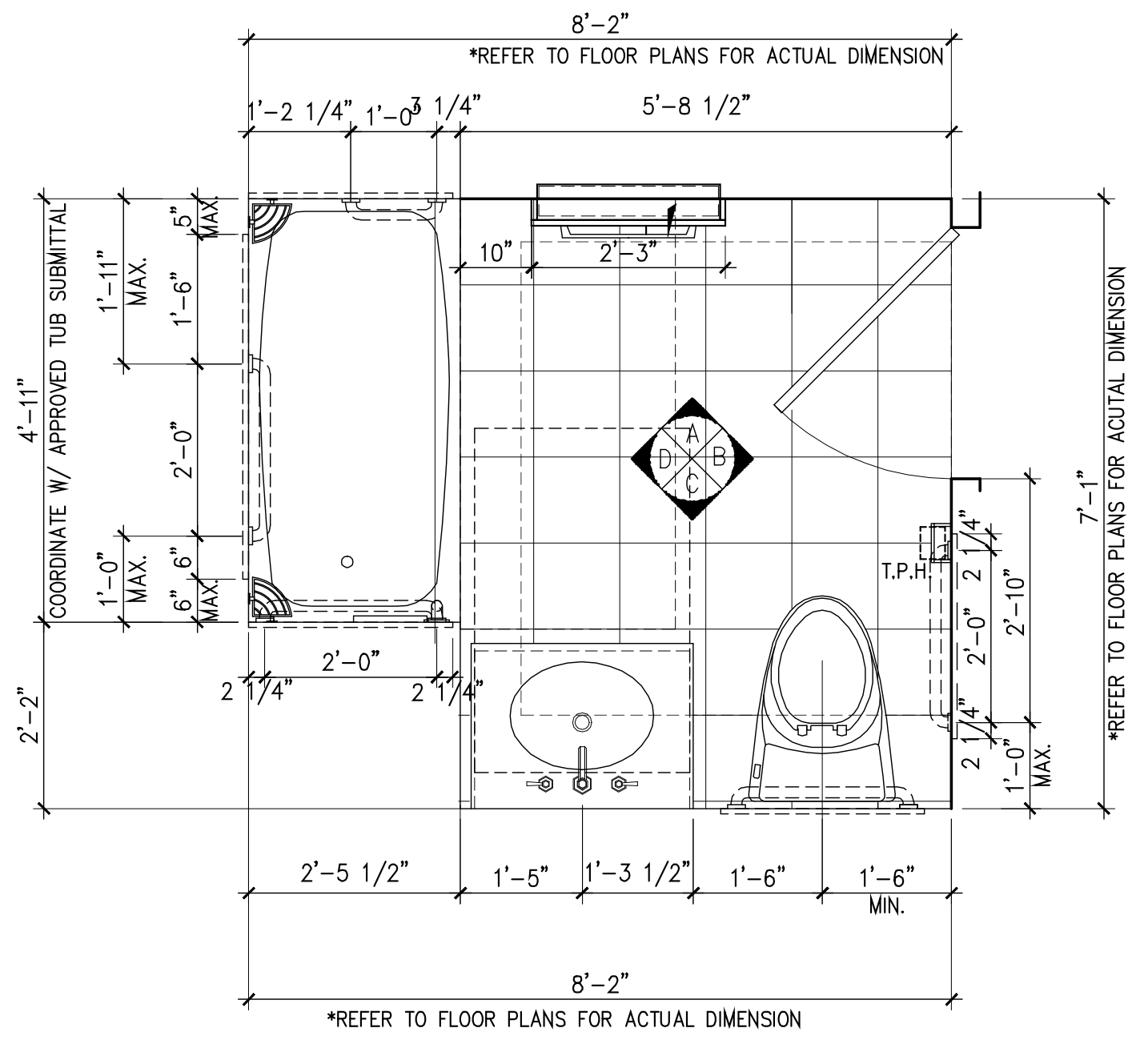
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-604.00

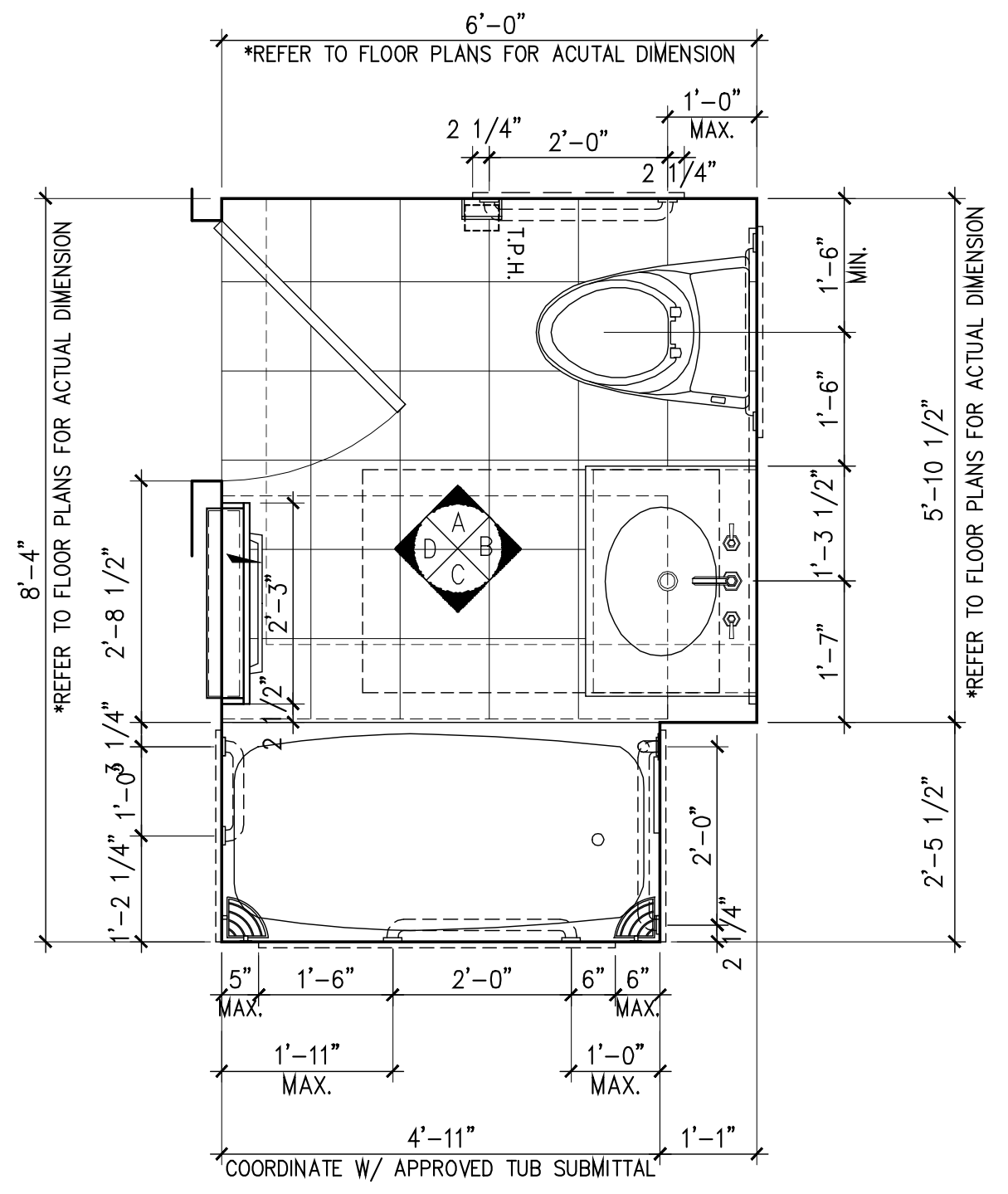
DRAWING : 126 OF 139

DEPT OF BLDGS 420651823 Job Number
ES875554177 Scan Code


8'-2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
1'-2 1/4"
1'-0"
3 1/4"
5'-8 1/2"
10"
2'-3"
1'-11" MAX.
1'-6"
2'-0"
1'-0" MAX.
6"
4'-11"
COORDINATE W/ APPROVED TUB SUBMITTAL
2'-2"
2'-0"
2 1/4"
7'-1"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
T.P.H.
2'-10"
2'-5 1/2"
1'-5"
1'-3 1/2"
1'-6"
1'-6" MIN.
8'-2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION

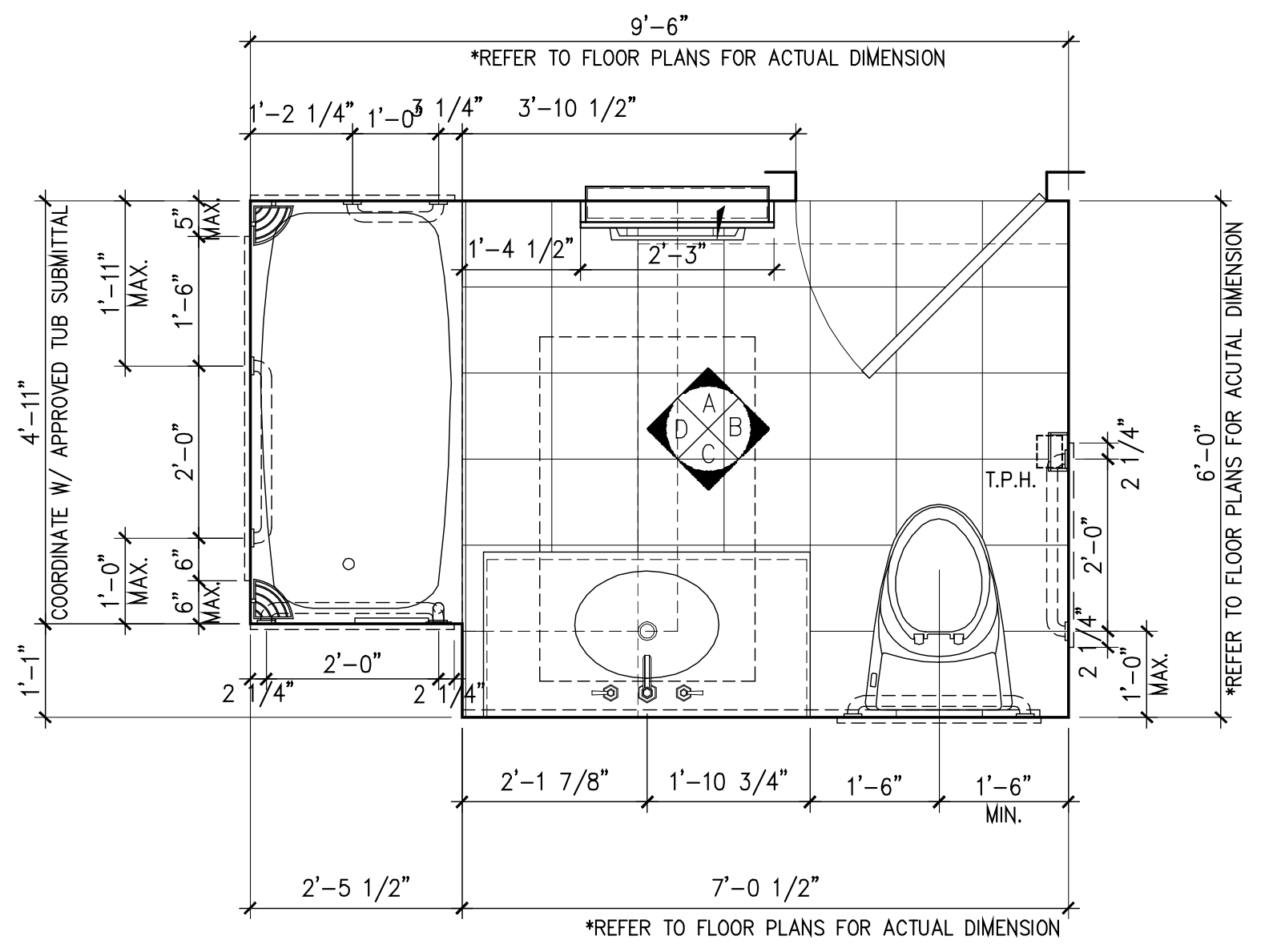
BATHROOM- TYPE 1

TYPE	FLOORS	APARTMENTS
TYPE-1	1ST FLOOR	17, 18
	2ND FLOOR	01, 02, 05, 07, 17, 18, 19, 20, 21, 24, 35, 36, 39, 40
		D, G
	3RD FLOOR	01, 02, 05, 07, 17, 18, 19, 20, 21, 24, 26, 35, 36, 39, 40
		H, L
	4TH–6TH FLOORS	01, 02, 05, 07, 17, 18, 19, 20, 21, 24, 26, 35, 36, 39, 40
		H, L
	7TH–8TH FLOORS	H, L
	9TH FLOOR	G, A, L
	10TH–19TH FLOORS	G, A, L
	20TH–21ST FLOORS	F, A, K
	22ND–34TH FLOORS	H, F, A, K
	35TH FLOOR	F, A, H
	36TH–45TH FLOORS	H, F, A, K
	46TH–54TH FLOORS	H, F, A, K


6'-0"
*REFER TO FLOOR PLANS FOR ACUTAL DIMENSION
2 1/4"
2'-0"
2 1/4"
1'-0" MAX.
T.P.H.
8'-4"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2'-8 1/2"
2'-3"
1'-6" MIN.
1'-6"
1'-3 1/2"
1'-7"
5'-10 1/2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2'-5 1/2"
2'-0"
3 1/4"
1'-2 1/4"
5"
1'-6"
2'-0"
6"
MAX.
1'-11" MAX.
1'-0" MAX.
4'-11"
COORDINATE W/ APPROVED TUB SUBMITTAL
1'-1"

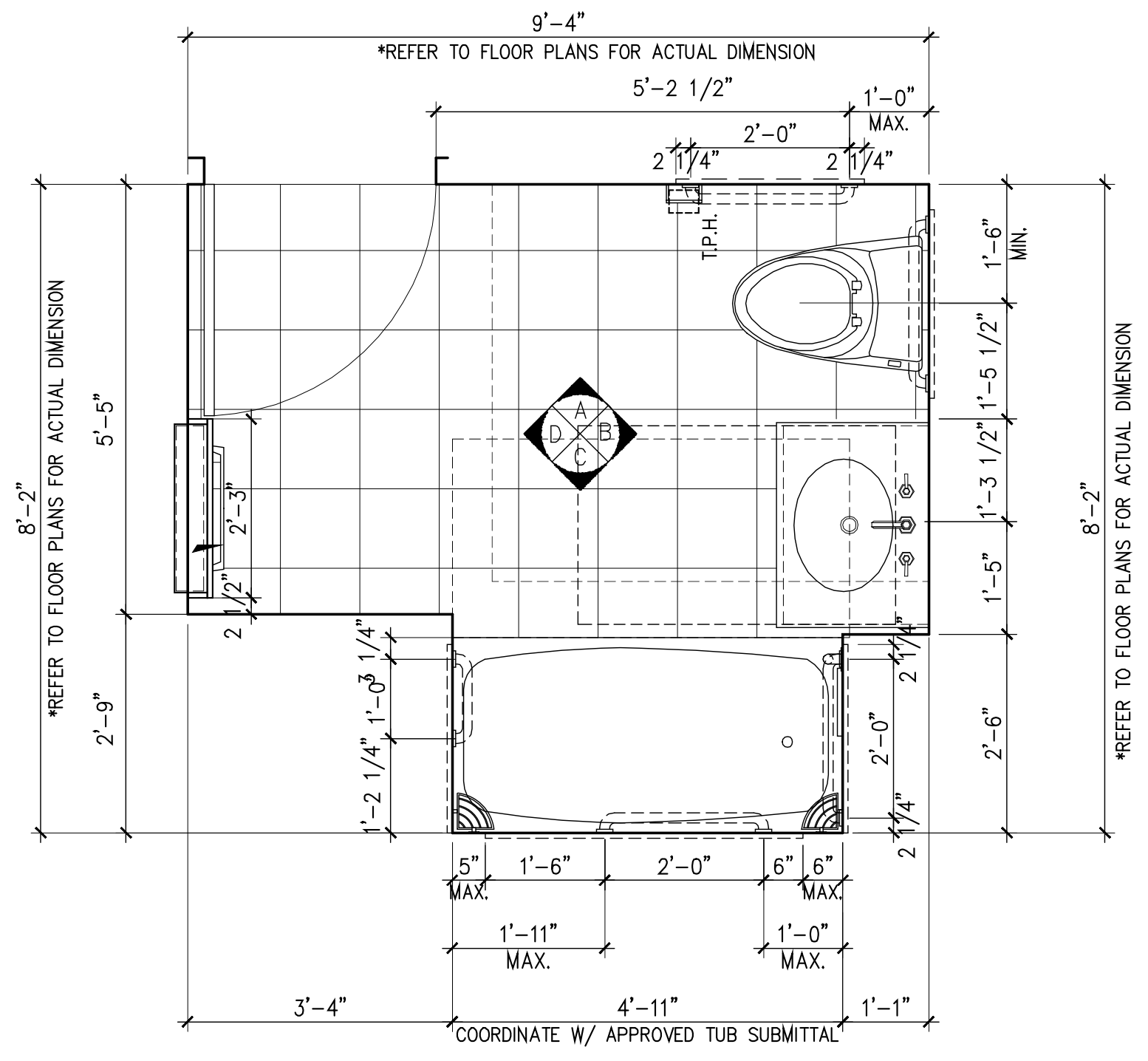
BATHROOM- TYPE 2

TYPE	FLOORS	APARTMENTS
TYPE-2	1ST FLOOR	111, 12, 13, 14, 15, 16
	2ND FLOOR	03, 04, 06, 09, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 225, 27, 28, 29, 30, 31, 32, 33, 34, 37, 38, 41, 42, 43
		F, E, C, B, A, K, J
	3RD FLOOR	03, 04, 06, 09, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 25, 27, 28, 29, 30, 31, 32, 33, 34, 37, 38, 41, 42, 43
		K, J, G, F, E, D, C, B, A, N, P
	4TH–6TH FLOORS	03, 04, 06, 09, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 25, 27, 28, 29, 30, 31, 32, 33, 34, 37, 38, 41, 42, 43
		K, J, G, F, E, D, C, B, A, N, P
	7TH–8TH FLOORS	K, J, G, F, E, D, C, B, A, N, M
	9TH FLOOR	J, H, F, E, D, C, B, K
	10TH–19TH FLOORS	J, H, F, E, D, C, B, K
	20TH–21ST FLOORS	H, G, E, D, C, B, J
	22ND–34TH FLOORS	G, E, D, C, B, J, H
	35TH FLOOR	F, E, D, C, B, G
	36TH–45TH FLOORS	G, E, D, C, B, J
	46TH–54TH FLOORS	G, E, D, C, B, J


9'-6"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
1'-2 1/4"
1'-0"
3 1/4"
3'-10 1/2"
1'-4 1/2"
2'-3"
1'-11" MAX.
1'-6"
2'-0"
1'-0" MAX.
6"
4'-11"
COORDINATE W/ APPROVED TUB SUBMITTAL
1'-1"
2'-0"
2 1/4"
T.P.H.
2'-10"
6'-0"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2'-1 7/8"
1'-10 3/4"
1'-6"
1'-6" MIN.
2'-5 1/2"
7'-0 1/2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION

BATHROOM- TYPE 3

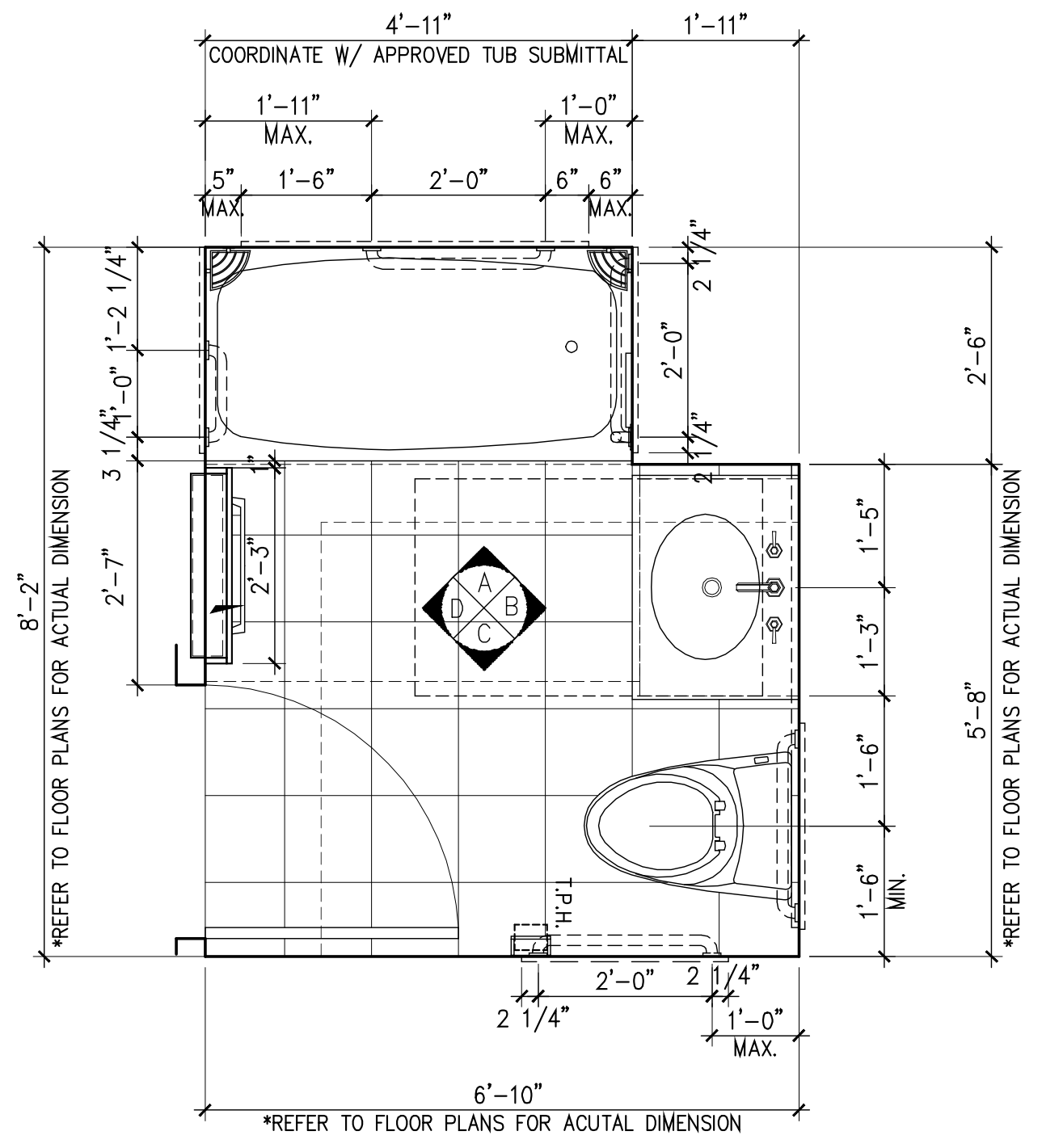
TYPE	FLOORS	APARTMENTS
TYPE-3	2ND FLOOR	08
	3RD FLOOR	08
	4TH–6TH FLOORS	08


9'-4"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
5'-2 1/2"
2'-0"
2 1/4"
1'-0" MAX.
T.P.H.
1'-6" MIN.
5'-5"
8'-2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2'-3"
2'-9"
1'-3 1/2"
1'-5 1/2"
1'-5"
3 1/4"
1'-2 1/4"
2'-0"
2'-6"
8'-2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
5"
1'-6"
2'-0"
6"
MAX.
1'-11" MAX.
1'-0" MAX.
3'-4"
4'-11"
COORDINATE W/ APPROVED TUB SUBMITTAL
1'-1"

BATHROOM- TYPE 4

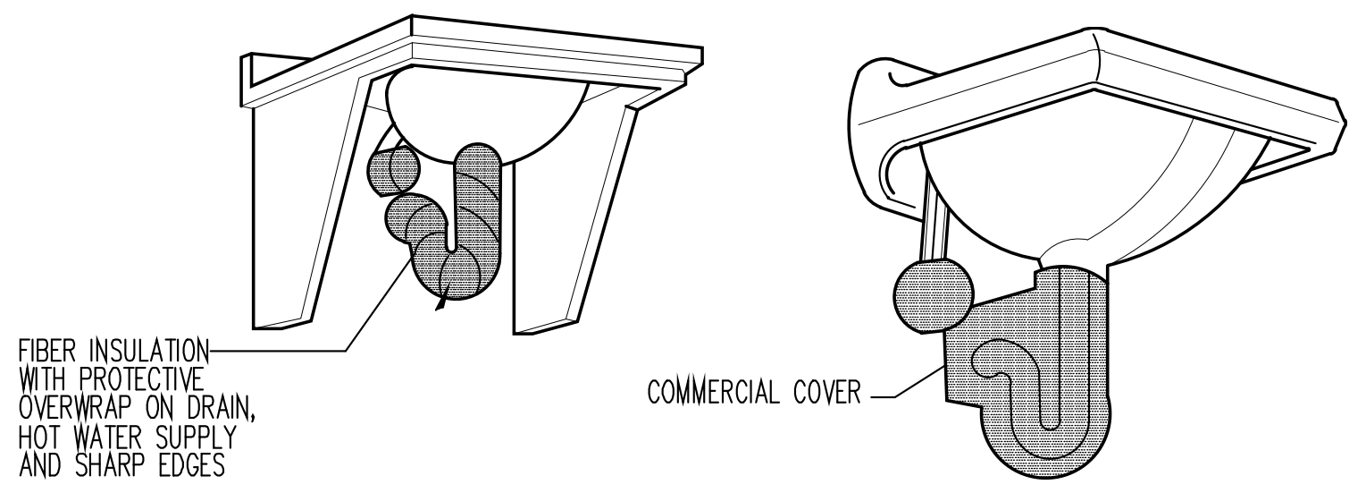
TYPE	FLOORS	APARTMENTS
TYPE-4	22ND–34TH FLOORS	D
	35TH FLOOR	D
	36TH–45TH FLOORS	D
	46TH–54TH FLOORS	D

NOTE: ALL BATHROOMS ARE APPENDIX P TYPE BATHROOM

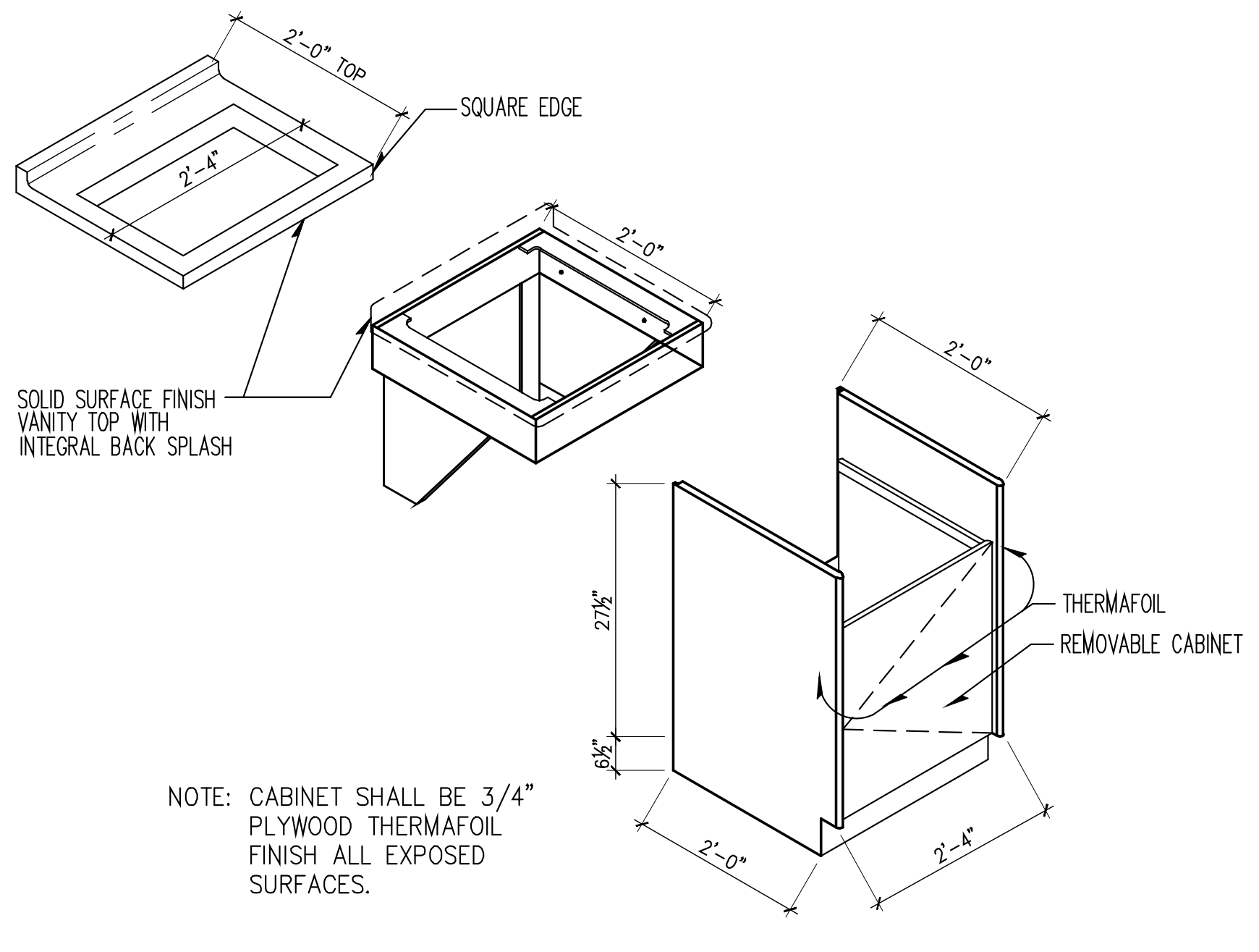

4'-11"
COORDINATE W/ APPROVED TUB SUBMITTAL
1'-11"
1'-11" MAX.
1'-0" MAX.
5"
1'-6"
2'-0"
6"
MAX.
1'-2 1/4"
3 1/4"
2'-0"
2'-6"
8'-2"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
2'-7"
2'-3"
1'-5"
1'-3"
1'-6"
1'-6" MIN.
5'-8"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION
T.P.H.
2 1/4"
2'-0"
2 1/4"
1'-0" MAX.
6'-10"
*REFER TO FLOOR PLANS FOR ACTUAL DIMENSION

BATHROOM- TYPE 5

TYPE	FLOORS	APARTMENTS
TYPE-5	2ND FLOOR	H
	3RD FLOOR	M
	4TH –6TH FLOORS	M

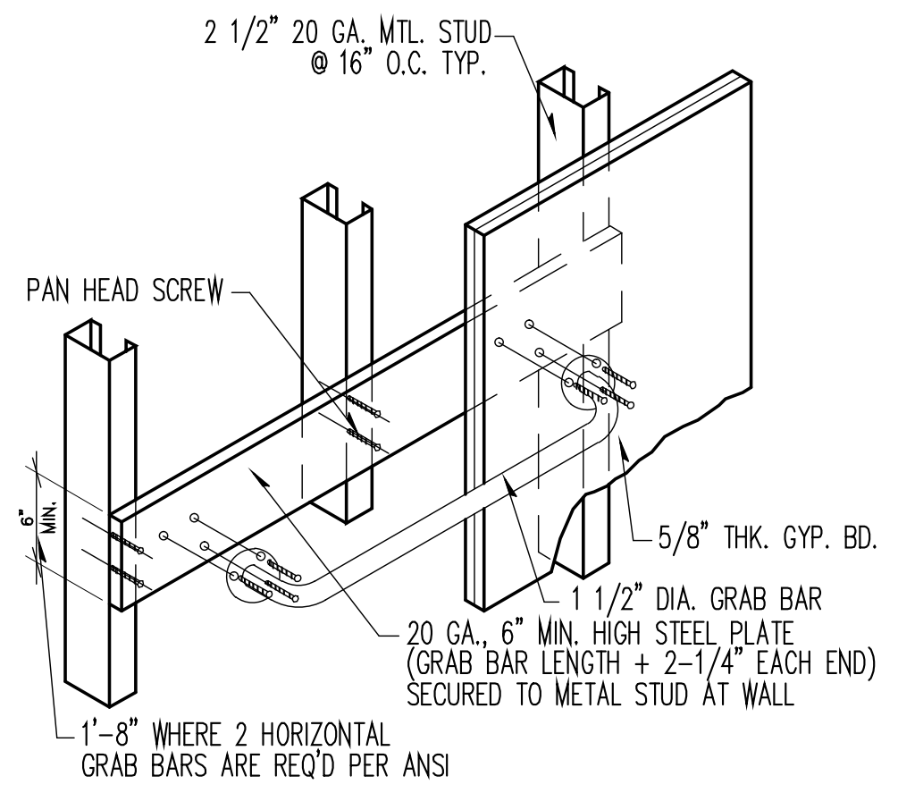

FIBER INSULATION WITH PROTECTIVE OVERWRAP ON DRAIN, HOT WATER SUPPLY AND SHARP EDGES
COMMERCIAL COVER

C SINK PIPE COVER
N.T.S.


2'-0" TOP
SQUARE EDGE
2'-4"
2'-0"
SOLID SURFACE FINISH VANITY TOP WITH INTEGRAL BACK SPLASH
2'-0"
27½"
6½"
THERMAFOIL
REMOVABLE CABINET
2'-0"
2'-4"

NOTE: CABINET SHALL BE 3/4" PLYWOOD THERMAFOIL FINISH ALL EXPOSED SURFACES.

B DROP-IN SINK WITH VANITY & REMOVABLE CABINET
N.T.S.


2 1/2" 20 GA. MTL. STUD @ 16" O.C. TYP.
PAN HEAD SCREW
6" MIN.
5/8" THK. GYP. BD.
1 1/2" DIA. GRAB BAR
20 GA., 6" MIN. HIGH STEEL PLATE (GRAB BAR LENGTH + 2-1/4" EACH END) SECURED TO METAL STUD AT WALL
1'-8" WHERE 2 HORIZONTAL GRAB BARS ARE REQ'D PER ANSI

A PLATE DETAIL FOR GRAB BAR INSTALLATION
SEE BATHROOM ELEV. FOR LOCATION
N.T.S.

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
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FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

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WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
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New York, New York 10036
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FAX : (716) 828-9108

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SLADE ARCHITECTURE
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New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

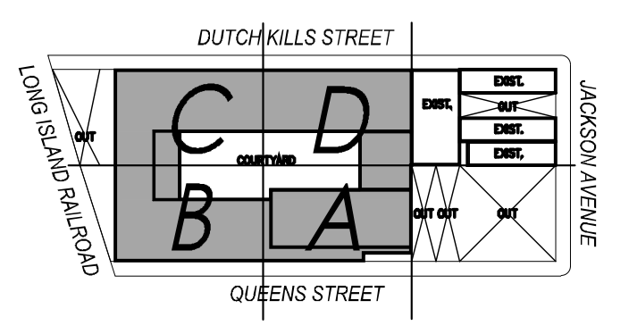
CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT OUT

DRAWING TITLE:

BATHROOMS FLOOR PLAN

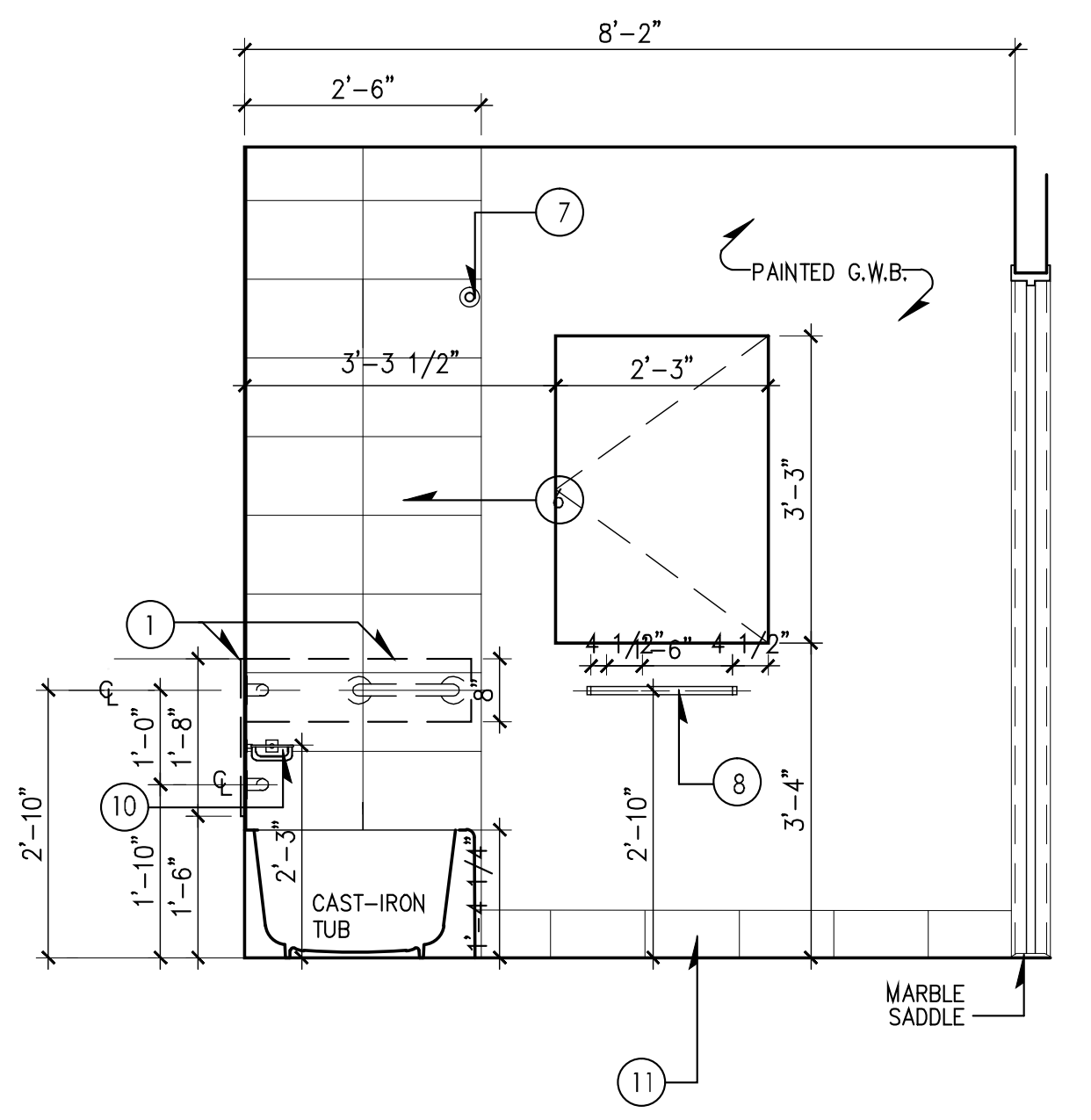
SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013–04
DRAWN BY:
CHECK'D BY:
DWG. No.:
A-605.00
DRAWING : 127 OF 139

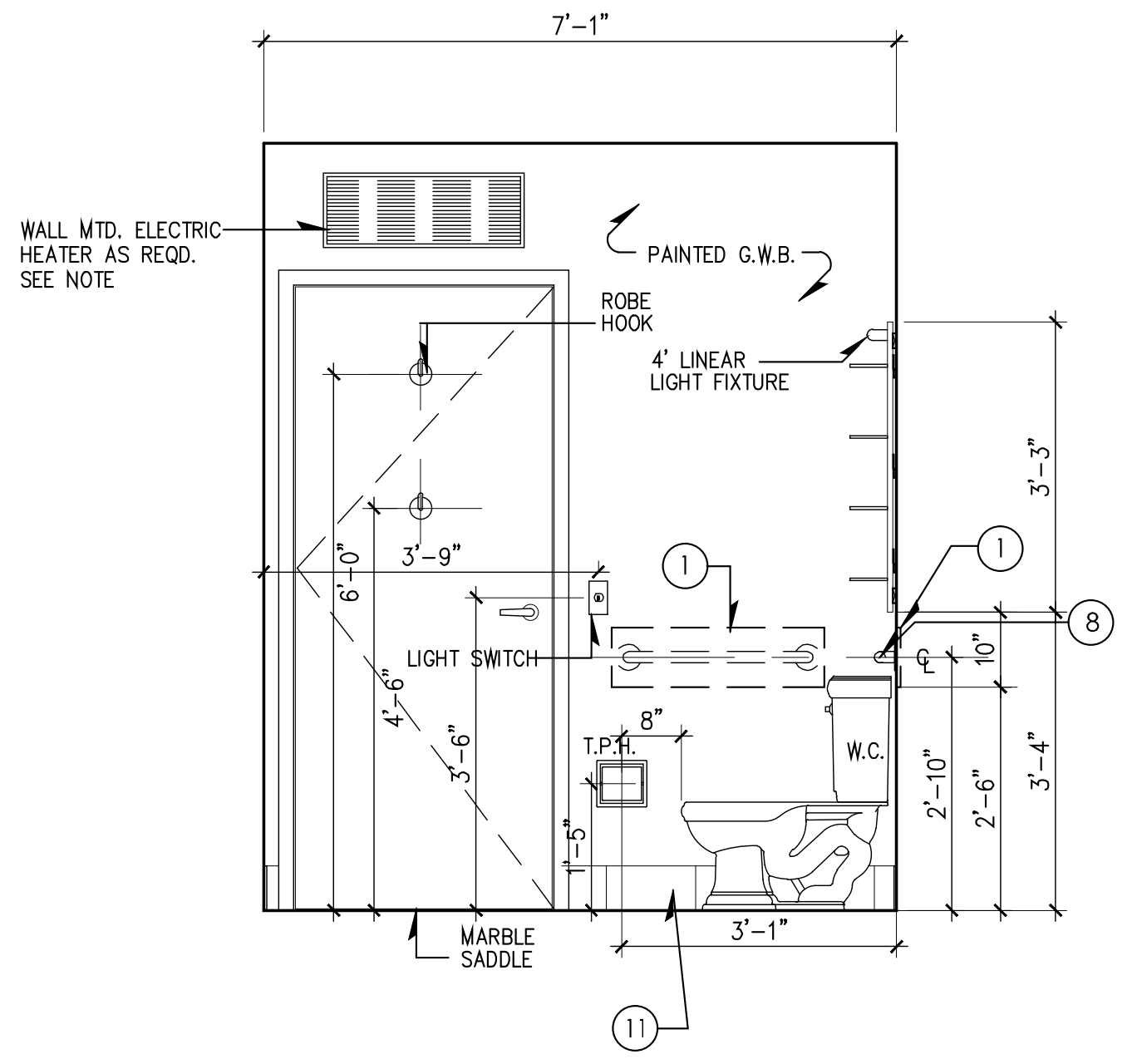
DEPT OF BLDGS 420651823 Job Number

ES585771788 Scan Code

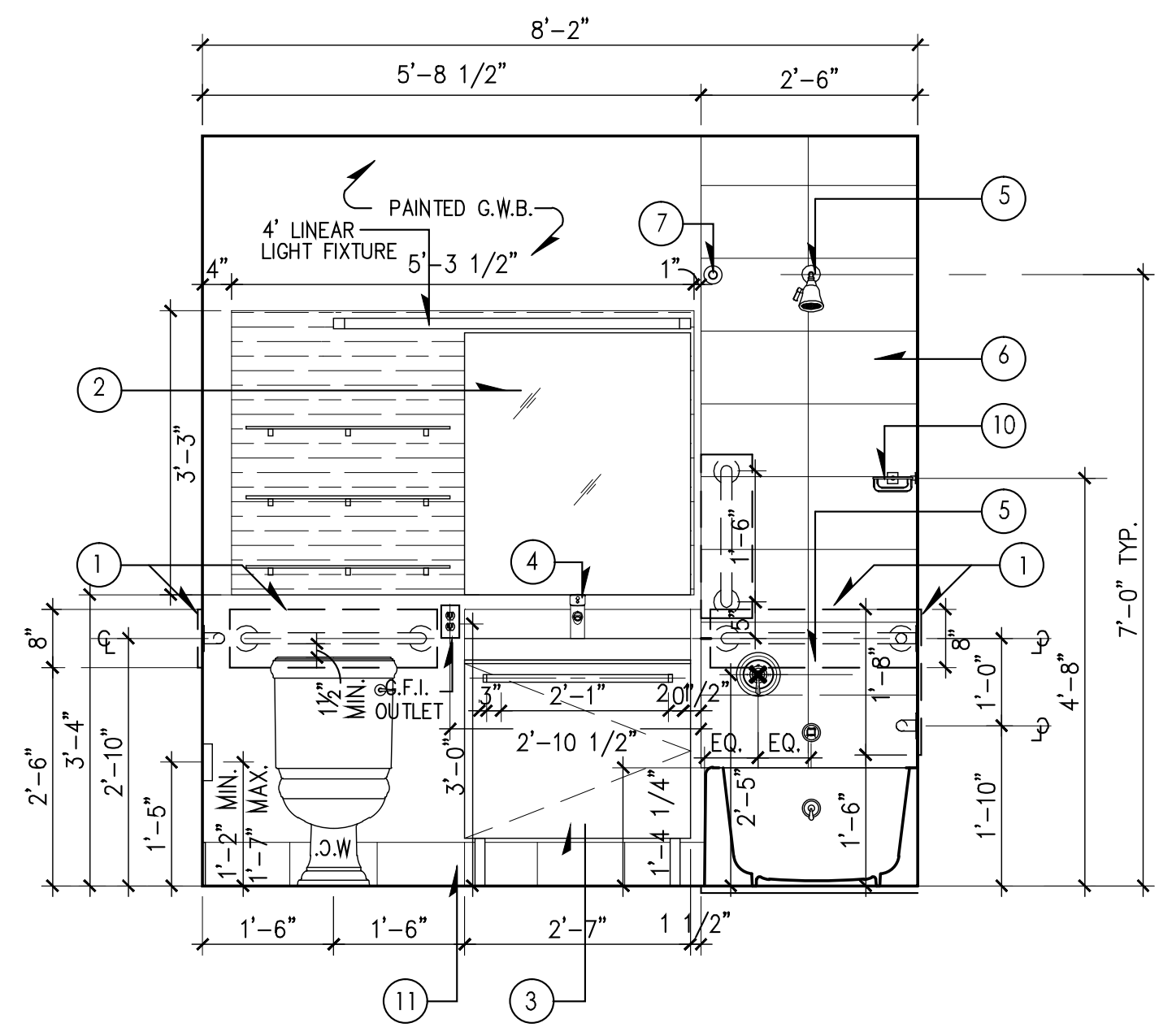
BATHROOM-TYPE 1


8'-2"
2'-6"
PAINTED G.W.B.
2'-3"
3'-3 1/2"
CAST-IRON TUB
MARBLE SADDLE
⑦ ① ⑧ ⑩ ⑪

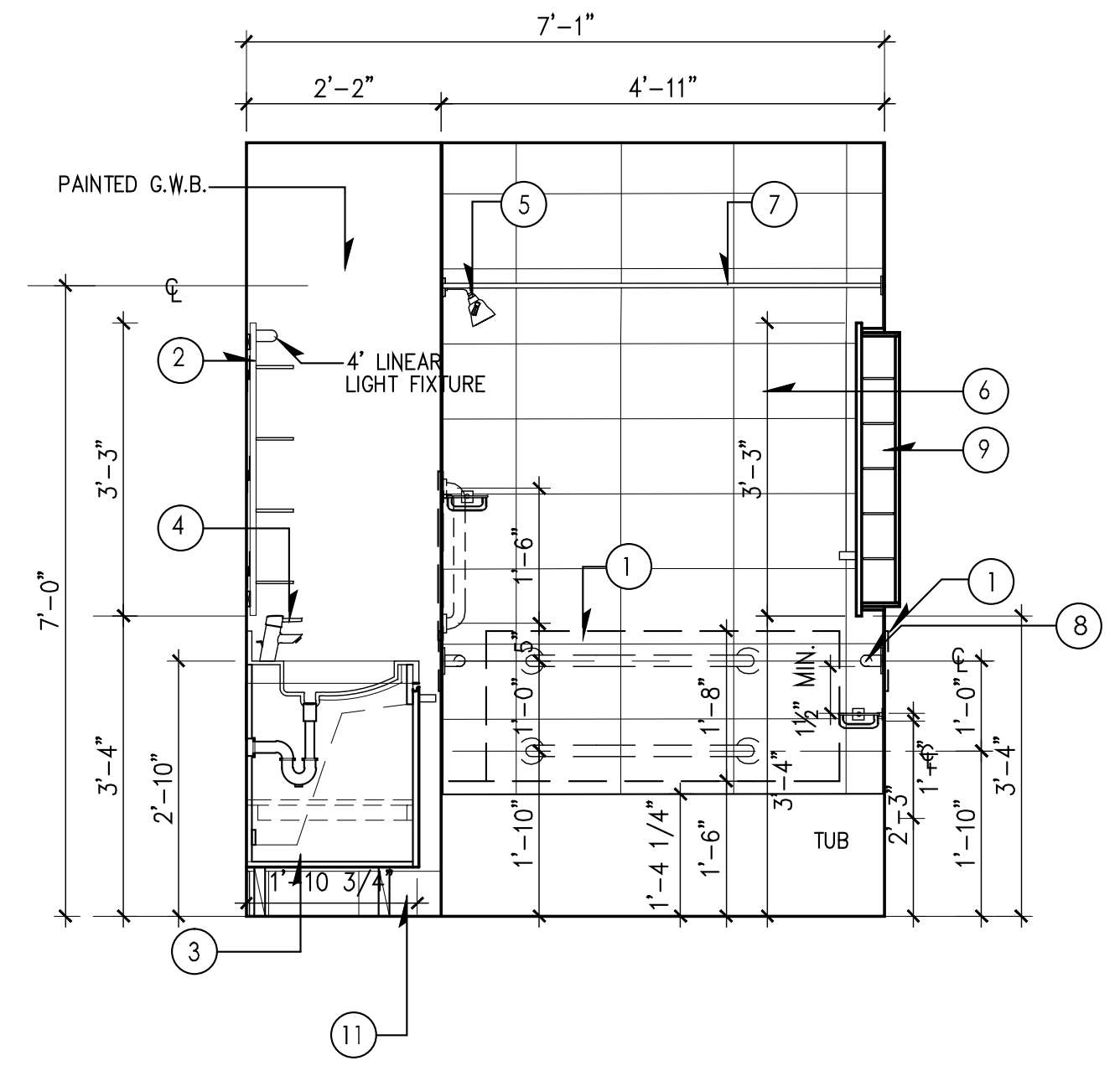
A ELEVATION


7'-1"
WALL MTD. ELECTRIC HEATER AS REQD. SEE NOTE
PAINTED G.W.B.
ROBE HOOK
4" LINEAR LIGHT FIXTURE
3'-9"
LIGHT SWITCH
T.P.H.
W.C.
MARBLE SADDLE
3'-1"
① ⑧ ⑪

B ELEVATION

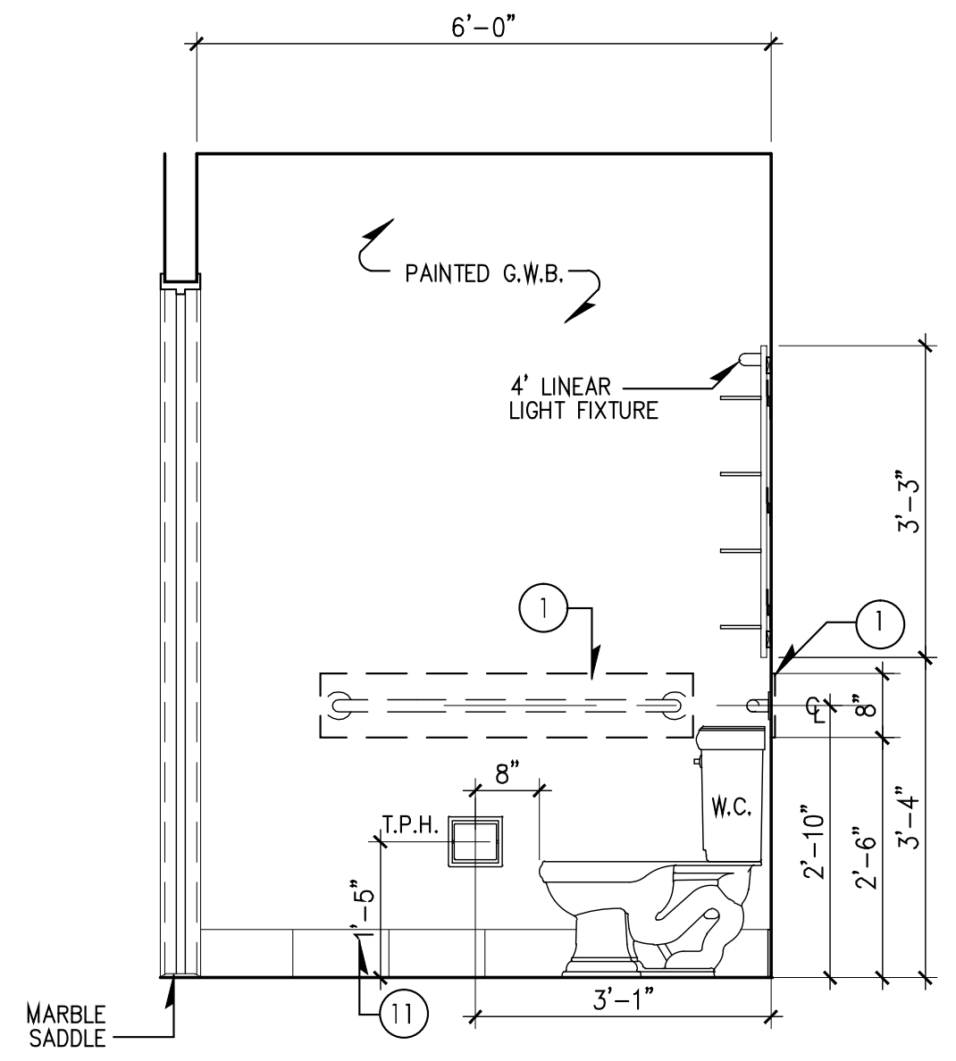

8'-2"
5'-8 1/2"
2'-6"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
5'-3 1/2"
G.F.I. OUTLET
2'-10 1/2"
1'-6"
2'-7"
1 1/2"
7'-0" TYP.
① ② ③ ④ ⑤ ⑥ ⑦ ⑩ ⑪

C ELEVATION

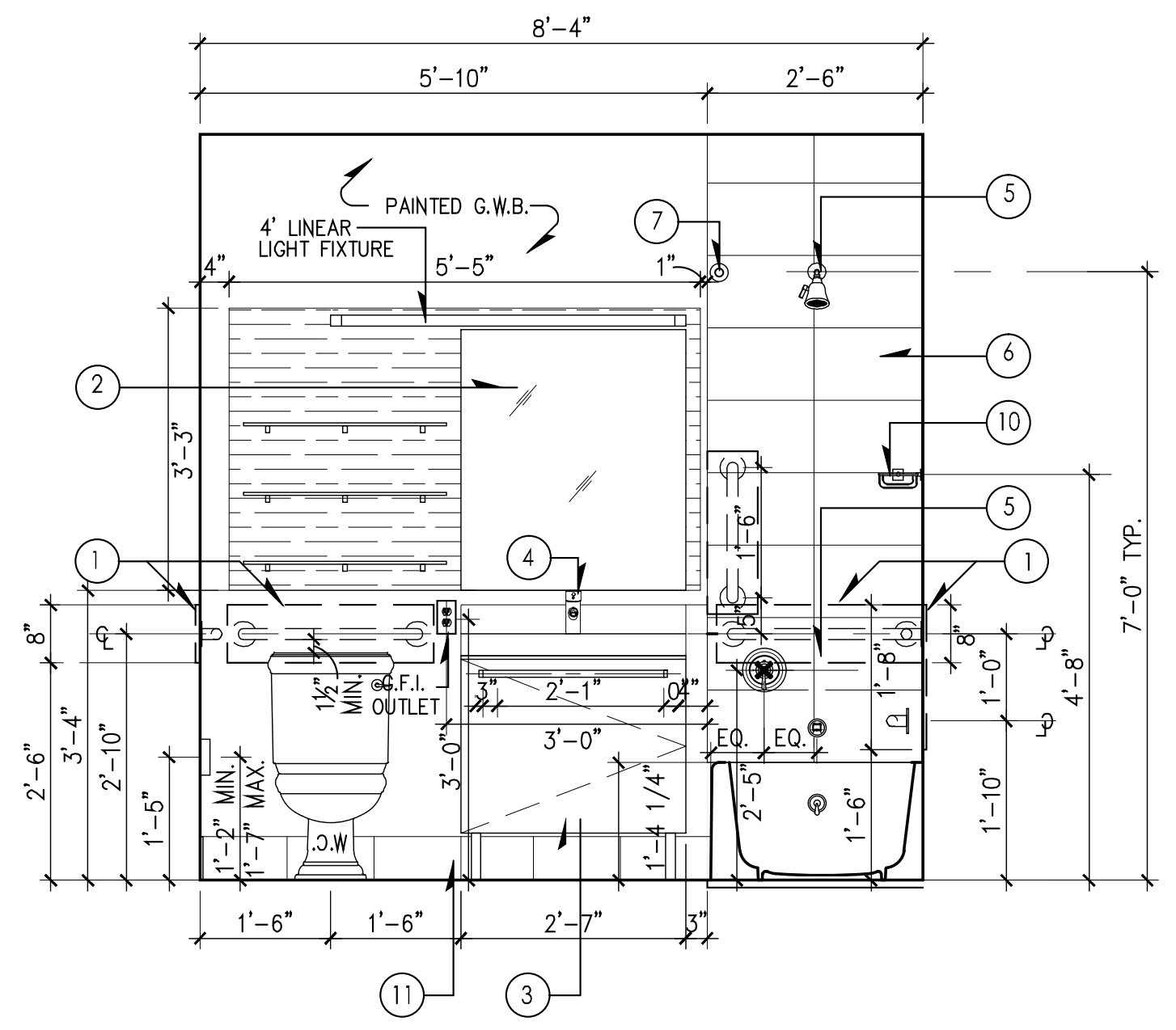

7'-1"
2'-2"
4'-11"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
7'-0"
TUB
1'-10 3/4"
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨

D ELEVATION

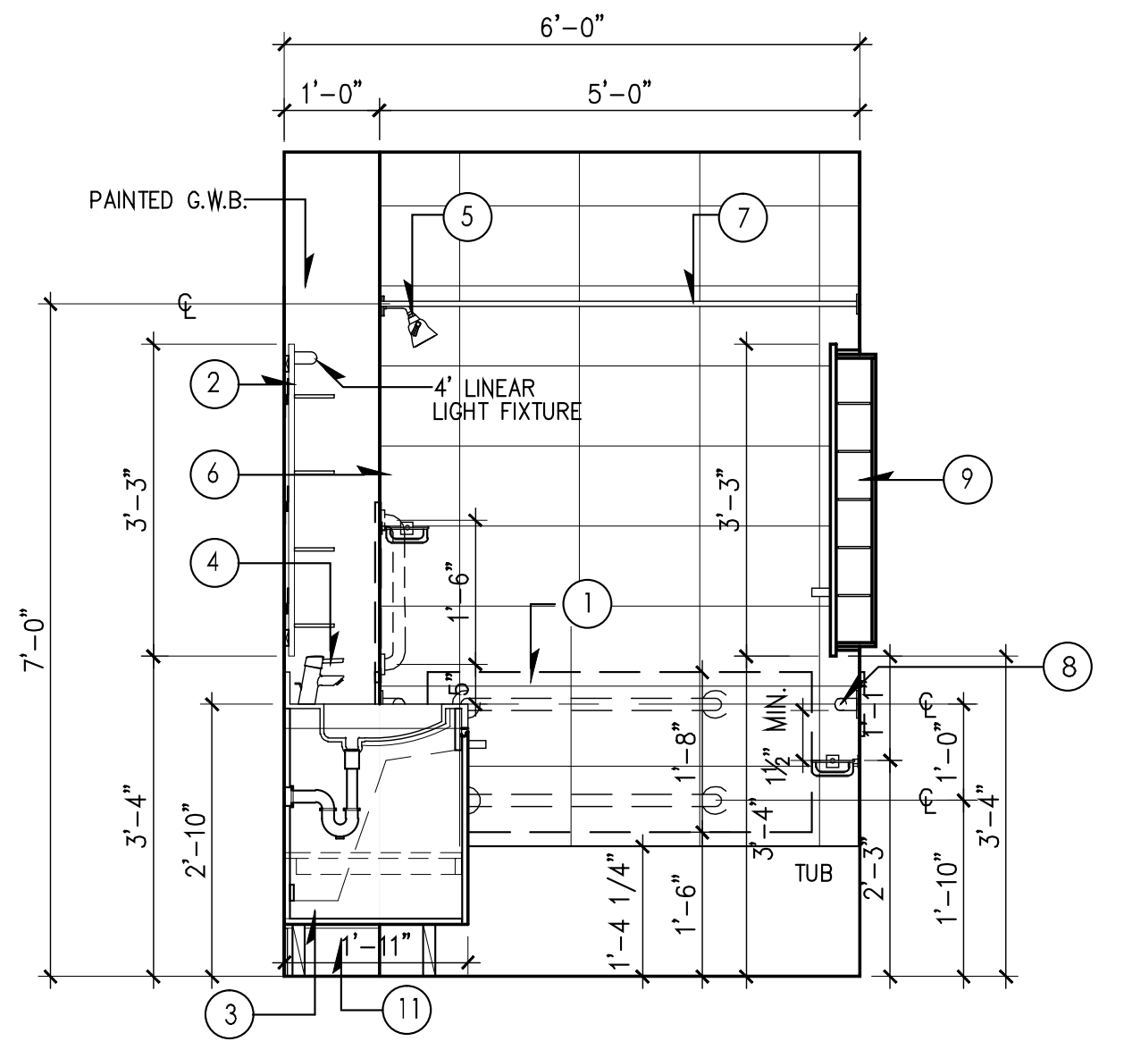
BATHROOM- TYPE 2


6'-0"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
T.P.H.
W.C.
MARBLE SADDLE
3'-1"
① ⑪

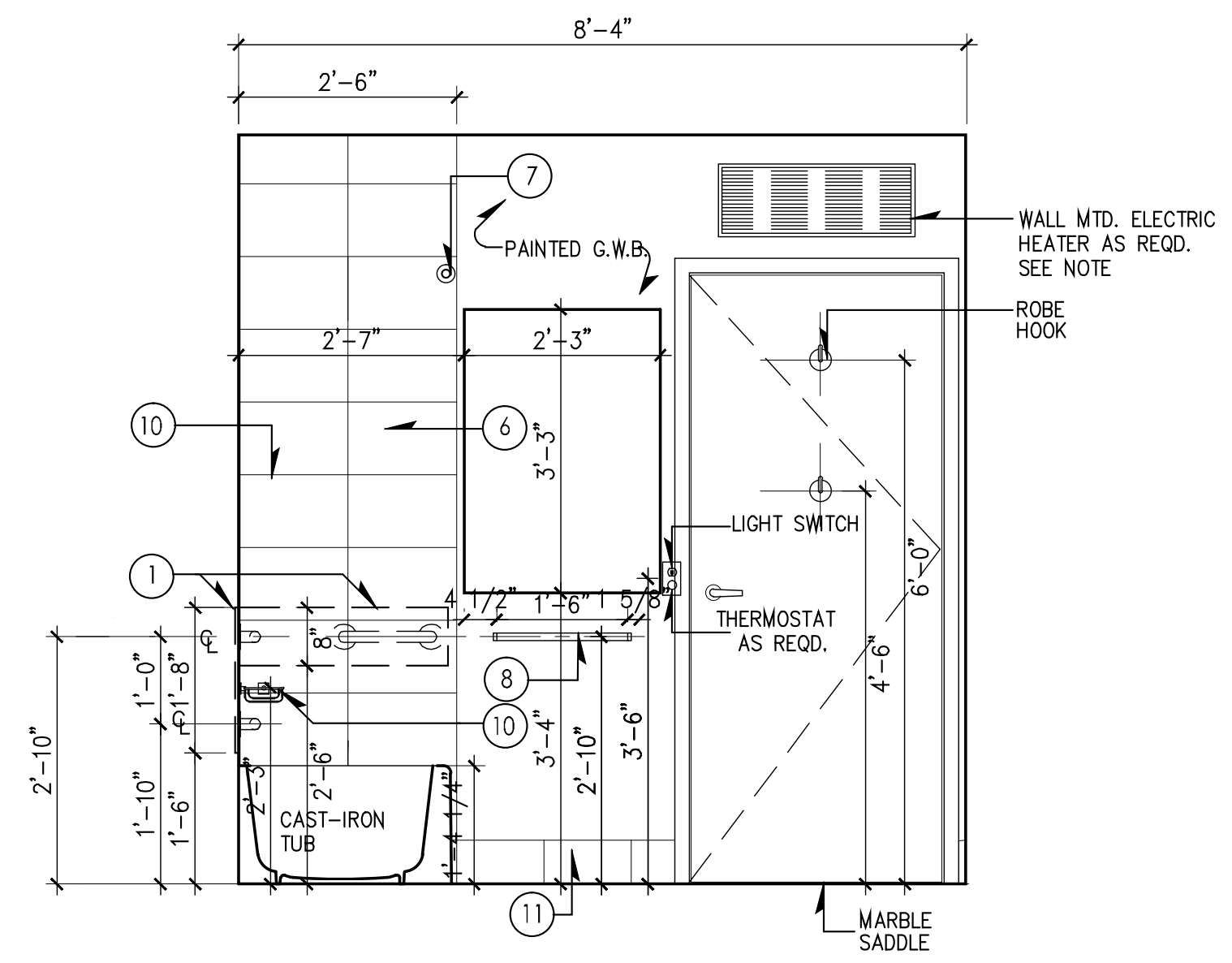
A ELEVATION


8'-4"
5'-10"
2'-6"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
5'-5"
G.F.I. OUTLET
3'-0"
7'-0" TYP.
1'-6"
2'-7"
① ② ③ ④ ⑤ ⑥ ⑦ ⑩ ⑪

B ELEVATION

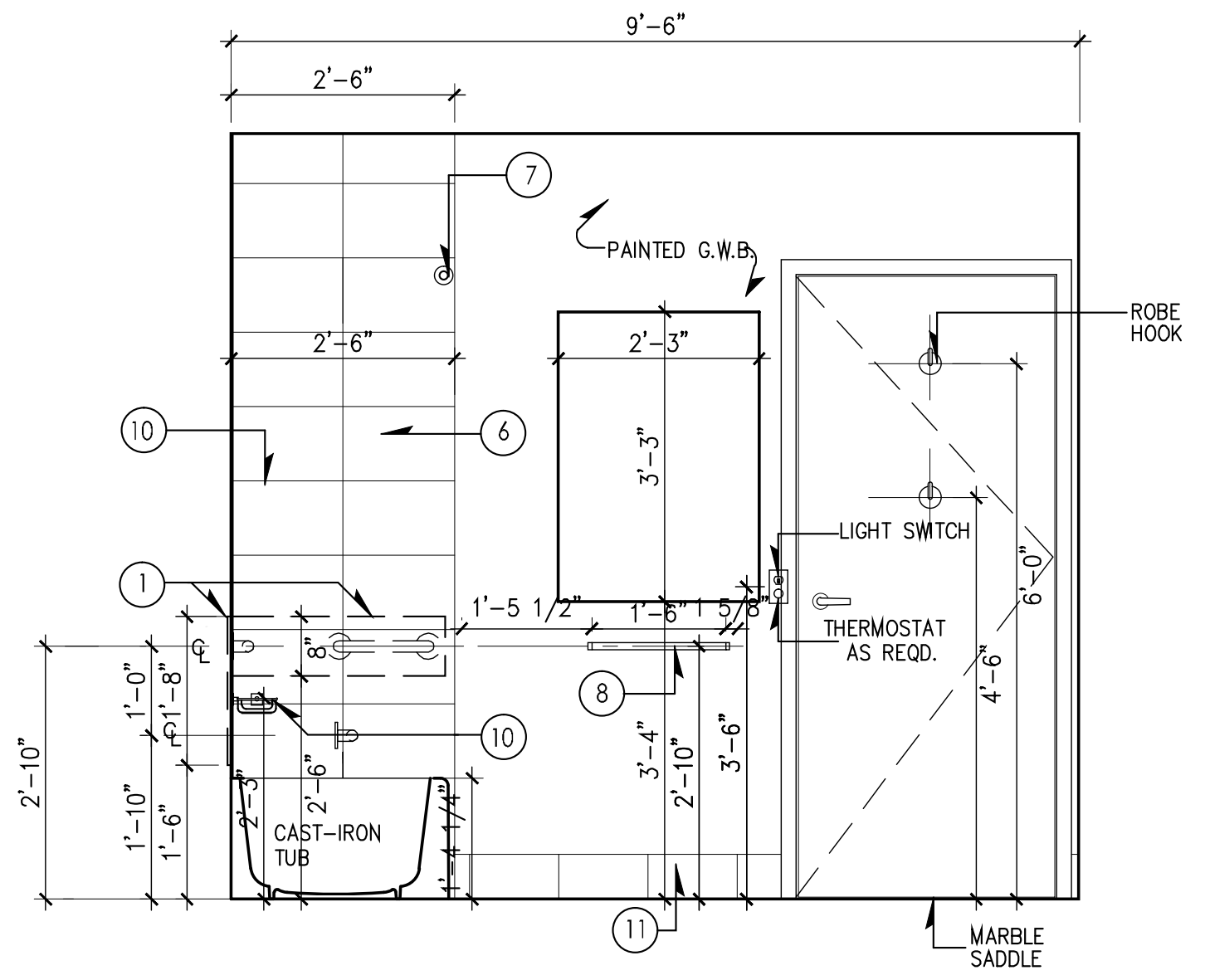

6'-0"
1'-0"
5'-0"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
7'-0"
TUB
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨

C ELEVATION

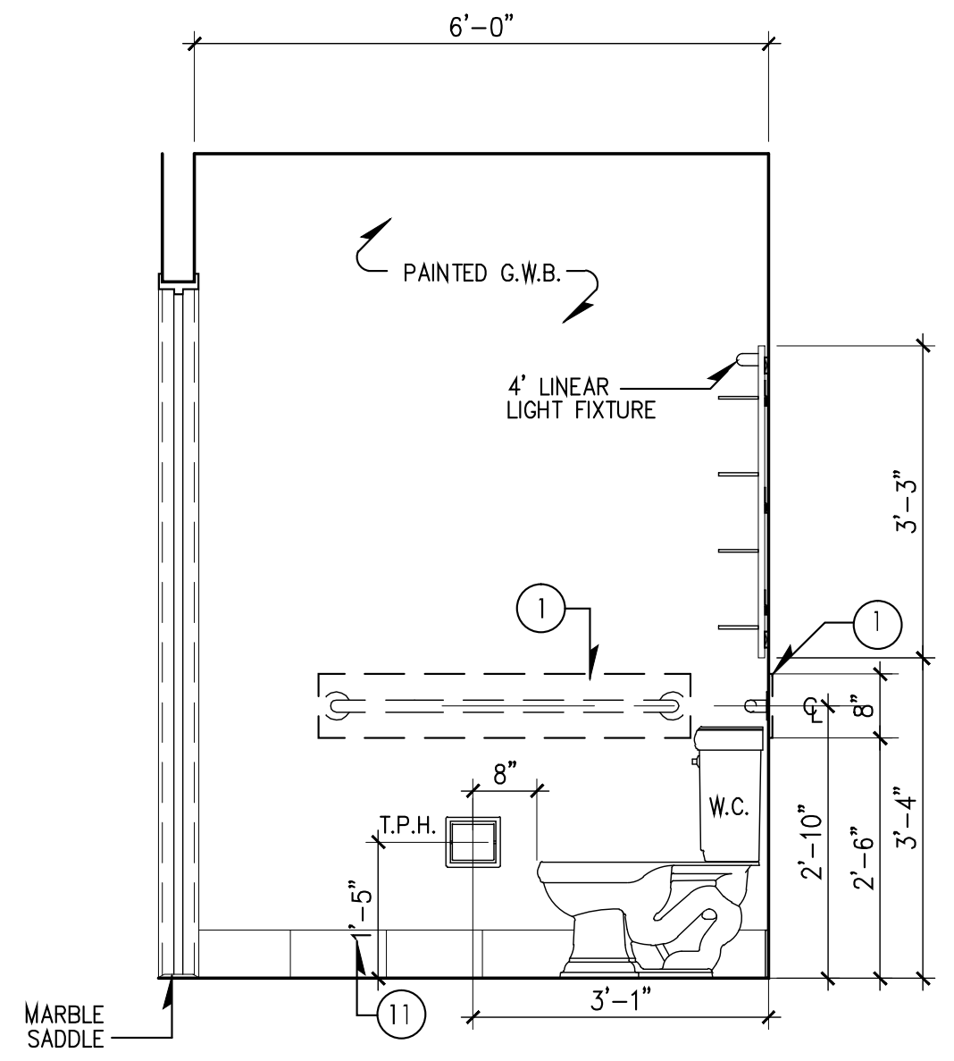

8'-4"
2'-6"
PAINTED G.W.B.
WALL MTD. ELECTRIC HEATER AS REQD. SEE NOTE
ROBE HOOK
LIGHT SWITCH
THERMOSTAT AS REQD.
CAST-IRON TUB
MARBLE SADDLE
2'-7"
2'-3"
① ⑥ ⑦ ⑩ ⑪

D ELEVATION

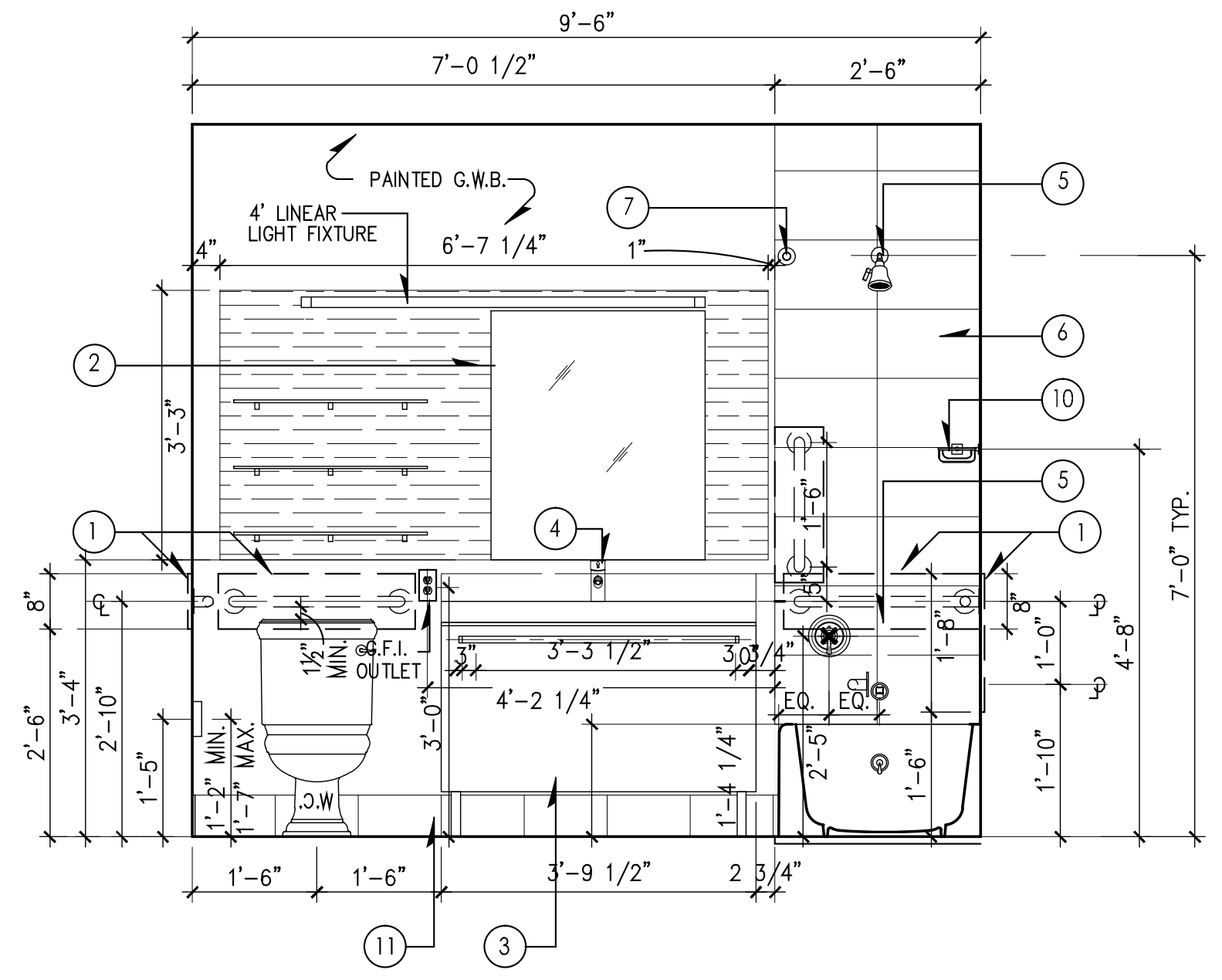
BATHROOM- TYPE 3


9'-6"
2'-6"
PAINTED G.W.B.
ROBE HOOK
2'-3"
LIGHT SWITCH
THERMOSTAT AS REQD.
CAST-IRON TUB
MARBLE SADDLE
① ⑥ ⑦ ⑧ ⑩ ⑪

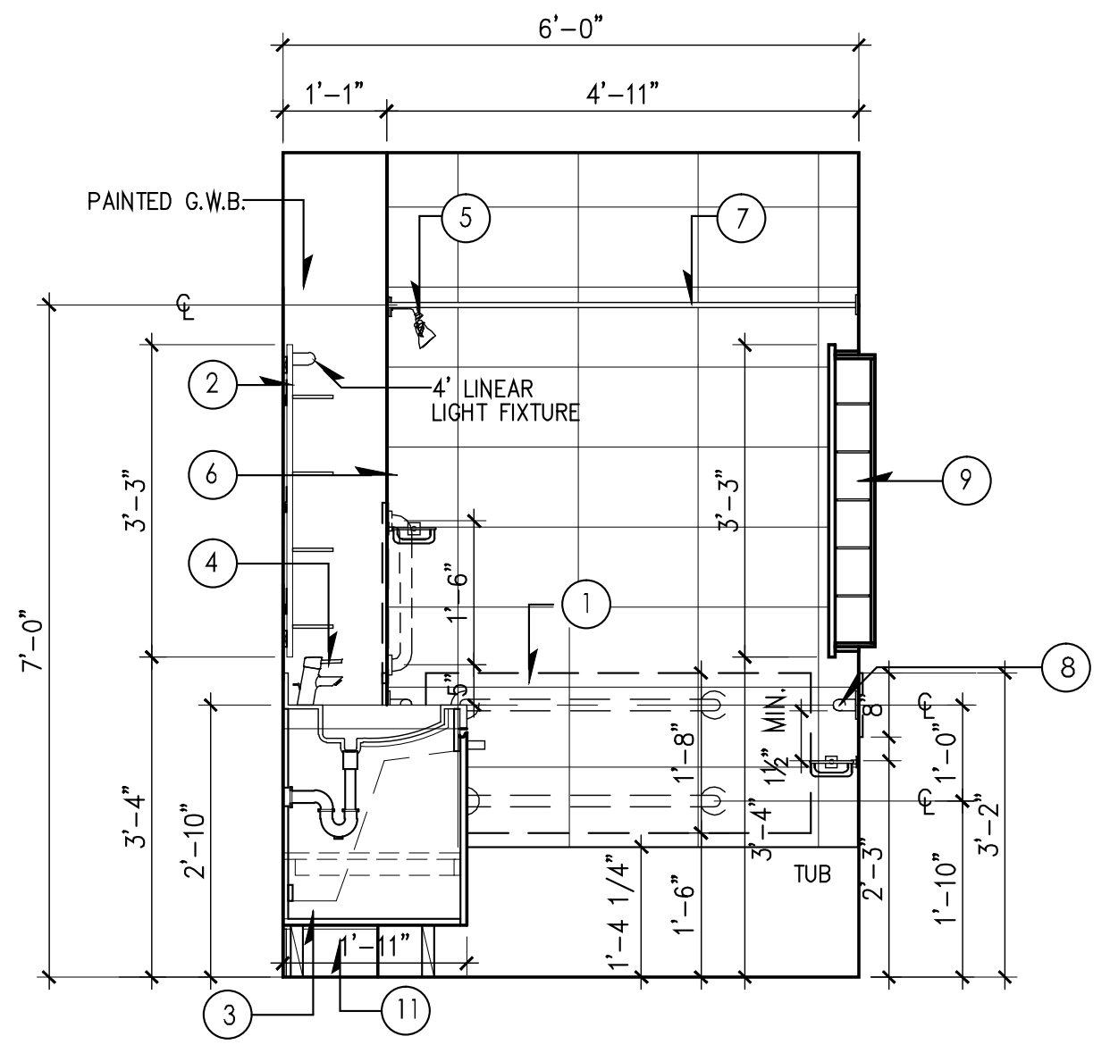
A ELEVATION


6'-0"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
T.P.H.
W.C.
MARBLE SADDLE
3'-1"
① ⑪

B ELEVATION

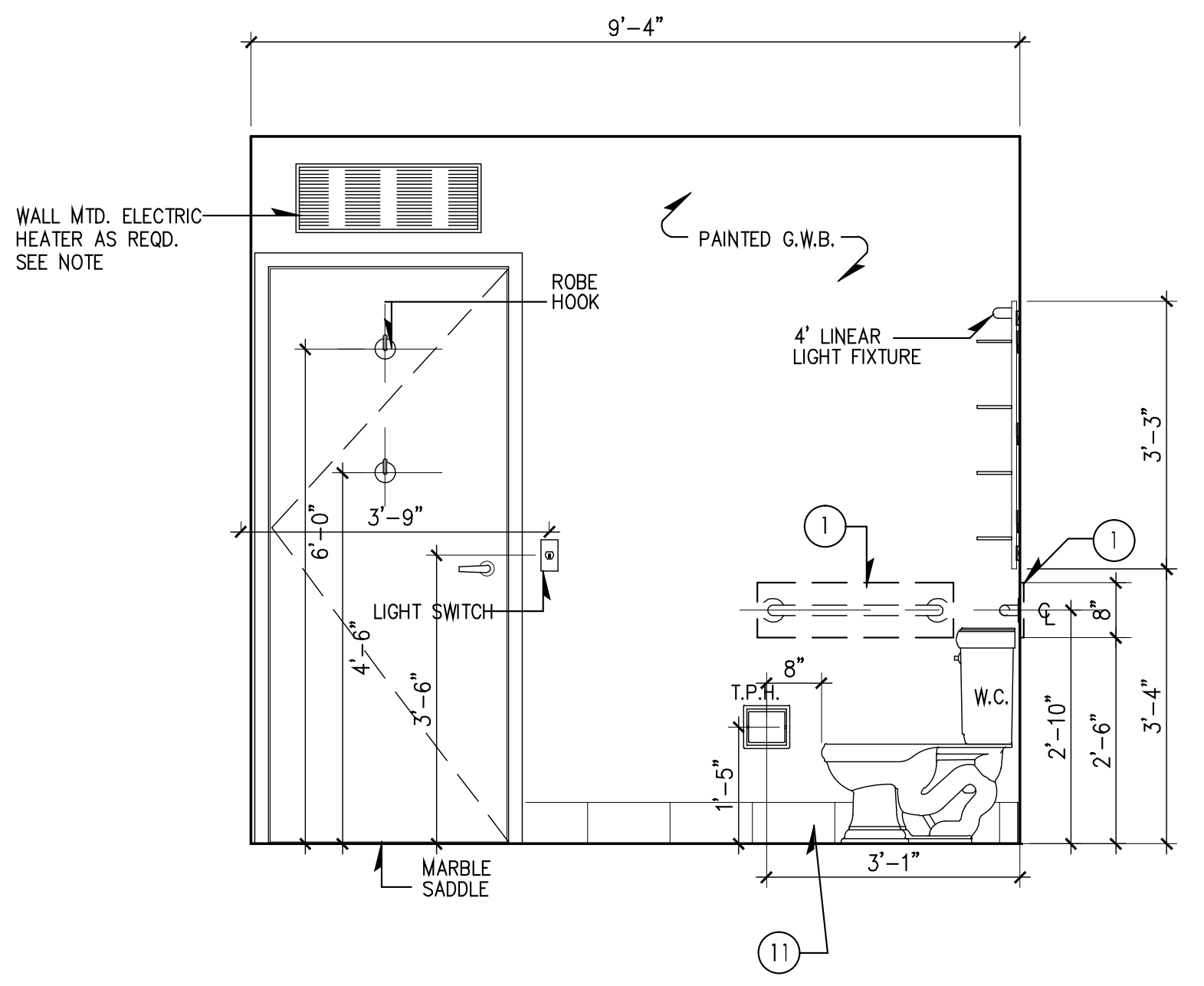

9'-6"
7'-0 1/2"
2'-6"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
6'-7 1/4"
G.F.I. OUTLET
3'-3 1/2"
4'-2 1/4"
3'-9 1/2"
7'-0" TYP.
① ② ③ ④ ⑤ ⑥ ⑦ ⑩ ⑪

C ELEVATION

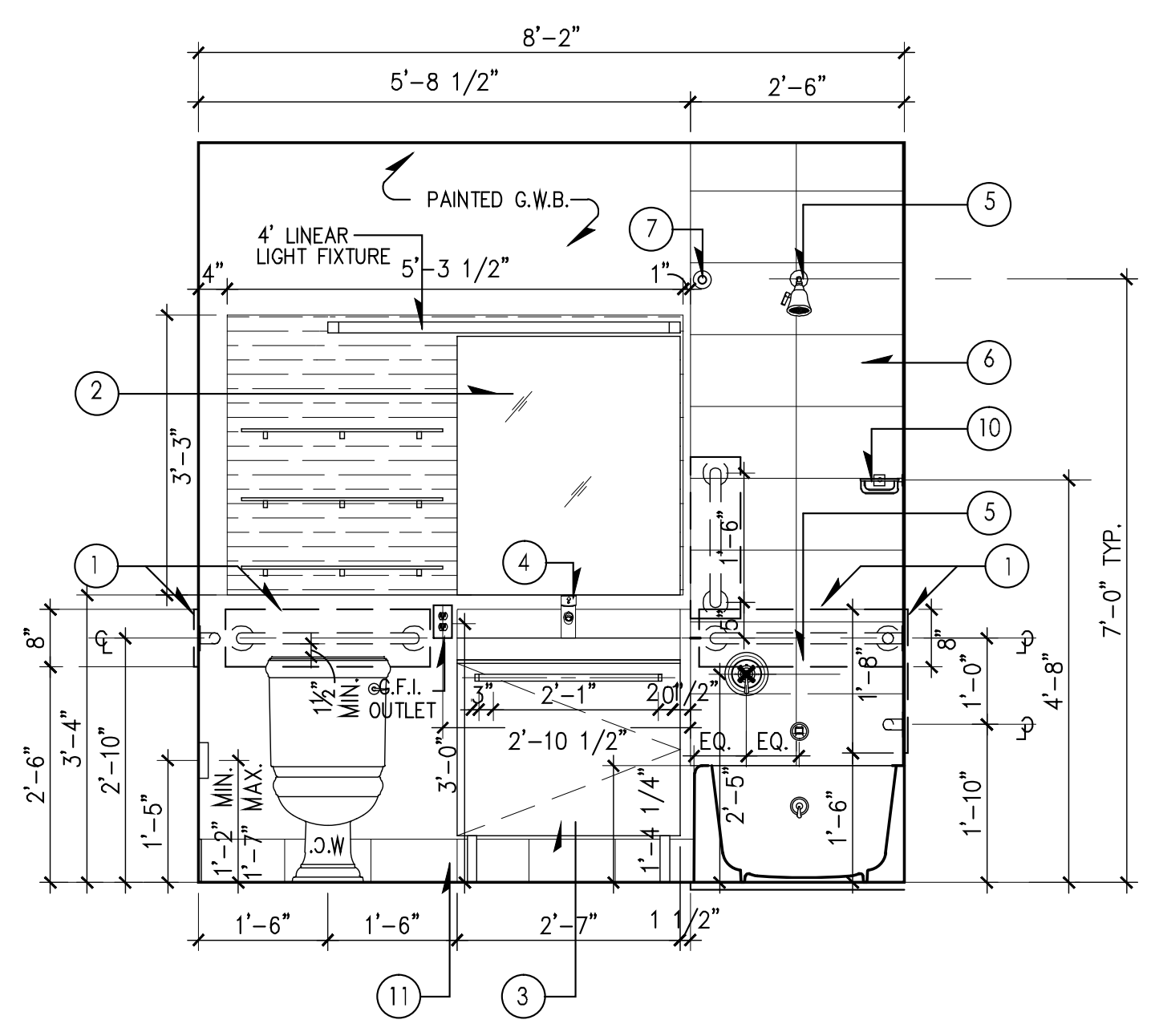

6'-0"
1'-1"
4'-11"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
7'-0"
TUB
① ② ③ ④ ⑥ ⑦ ⑧ ⑨

D ELEVATION

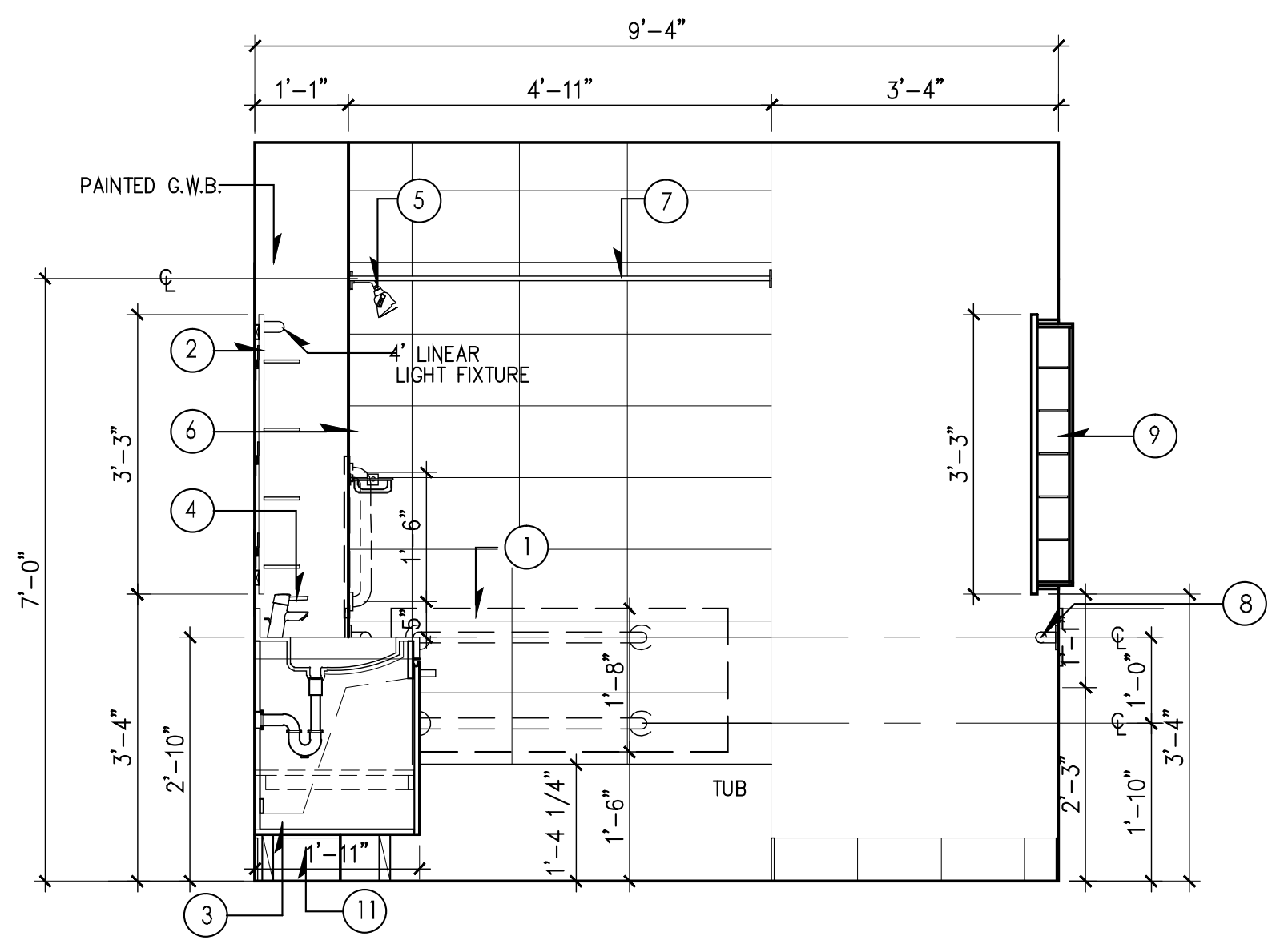
BATHROOM- TYPE 4


9'-4"
WALL MTD. ELECTRIC HEATER AS REQD. SEE NOTE
ROBE HOOK
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
3'-9"
LIGHT SWITCH
T.P.H.
W.C.
MARBLE SADDLE
3'-1"
① ⑪

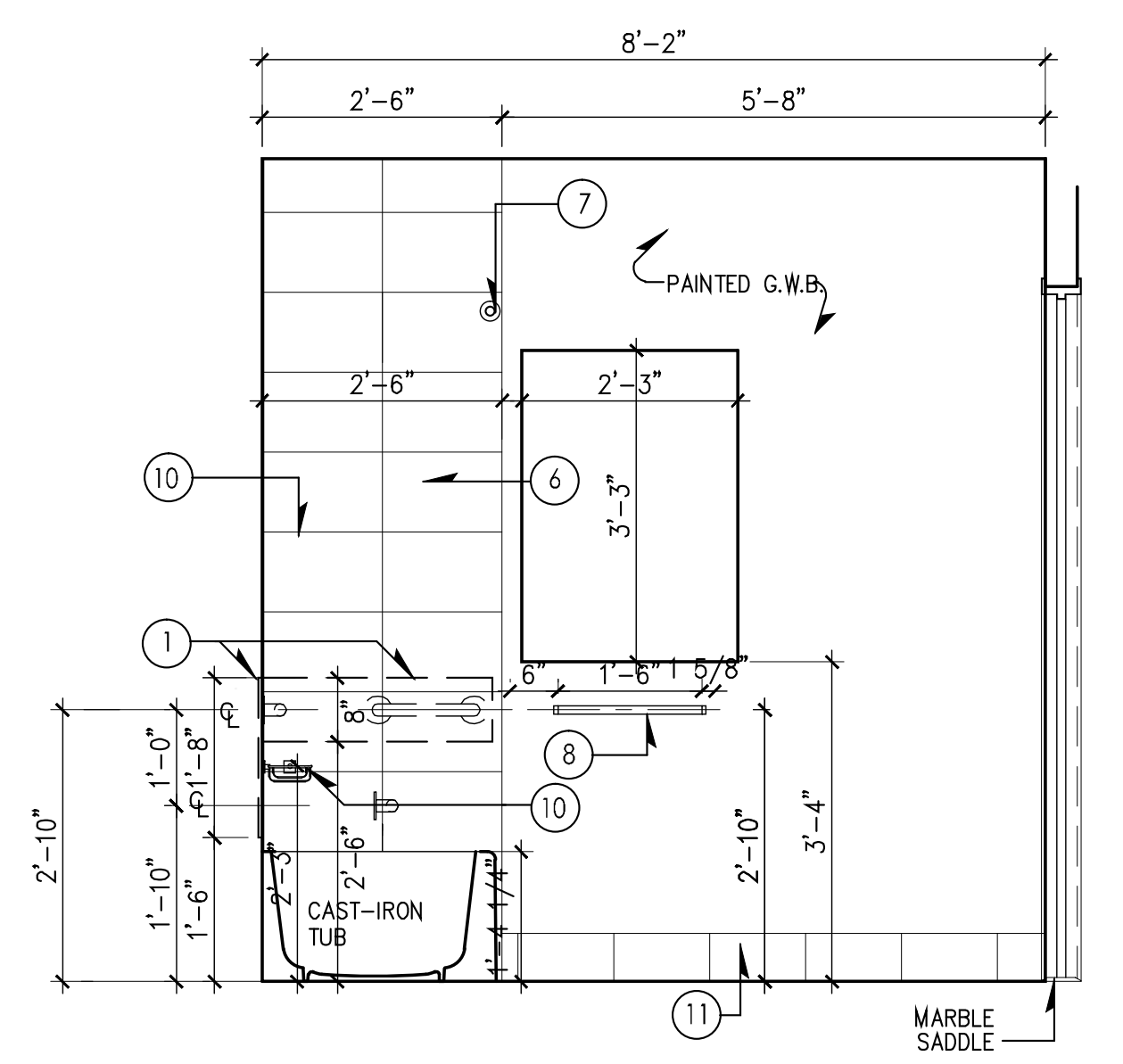
A ELEVATION


8'-2"
5'-8 1/2"
2'-6"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
5'-3 1/2"
G.F.I. OUTLET
2'-10 1/2"
7'-0" TYP.
1'-6"
2'-7"
① ② ③ ④ ⑤ ⑥ ⑦ ⑩ ⑪

B ELEVATION


9'-4"
1'-1"
4'-11"
3'-4"
PAINTED G.W.B.
4" LINEAR LIGHT FIXTURE
7'-0"
TUB
① ② ③ ④ ⑥ ⑦ ⑧ ⑨

C ELEVATION


8'-2"
2'-6"
5'-8"
PAINTED G.W.B.
2'-3"
CAST-IRON TUB
MARBLE SADDLE
① ⑥ ⑦ ⑩

D ELEVATION

LEGEND:

① 20 GA., STEELPLATE (GRAB BAR LENGTH+2-1/4" EACH END FOR FUTURE 1 1/2" DIA. GRAB BAR INSTALLATION

② MIRROR AND SHELVING UNIT

③ 2'-4" WIDE VANITY SINK CABINET

④ POLISHED CHROME FAUCET

⑤ POLISHED CHROME TUB AND SHOWER VALVE ASSEMBLY

⑥ CERAMIC TILE 10"x15" AT BATHTUB SURROUND VERTICAL BOND

⑦ SHOWER CURTAIN ROD

⑧ 18" TOWEL BAR

⑨ SEMI-RECESSED MEDICINE CABINET

⑩ CORNER SOAP DISH

⑪ CERAMIC TILE 6"x12" AT BASEBOARD

NOTE: FOR TOILET EXHAUST GRILLE LOCATIONS REFER TO FLOOR PLAN

BATHROOMS LOCATED ON PERIMETER WALLS TO HAVE WALL-MOUNTED ELECTRIC HEATERS ABOVE DOOR - REFER TO MEP DWGS FOR MORE INFO.

FLOOR AND BASEBOARD TILE JOINTS ARE TO ALIGN

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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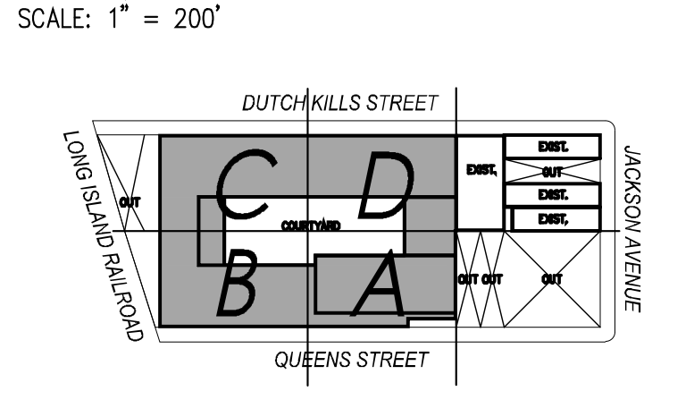
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

BATHROOMS ELEVATIONS

SEAL & SIGNATURE:

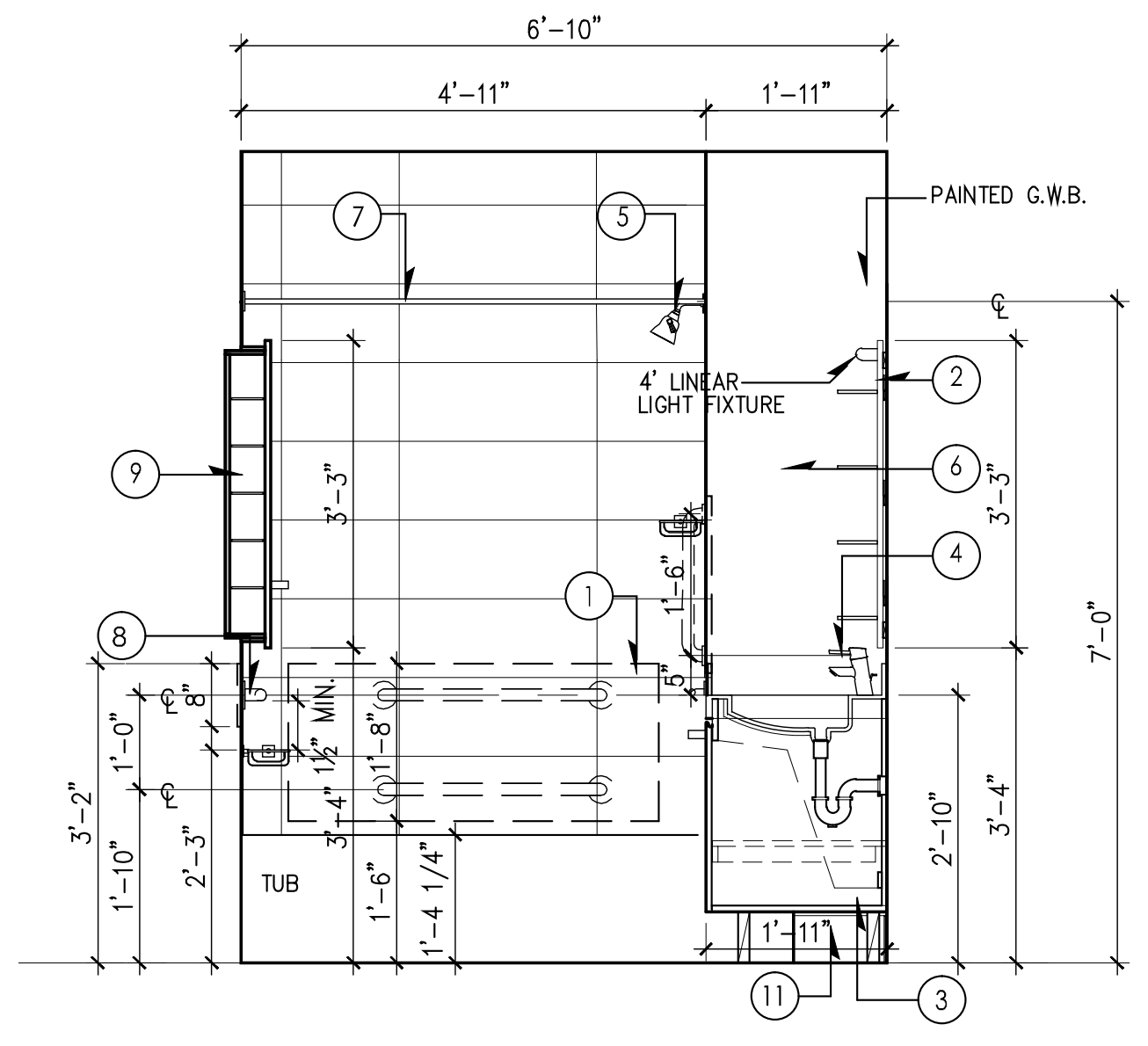
ROBERT LAUDENSCHLAGER No. 022227

DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.: A-606.00
DRAWING : 128 OF 139

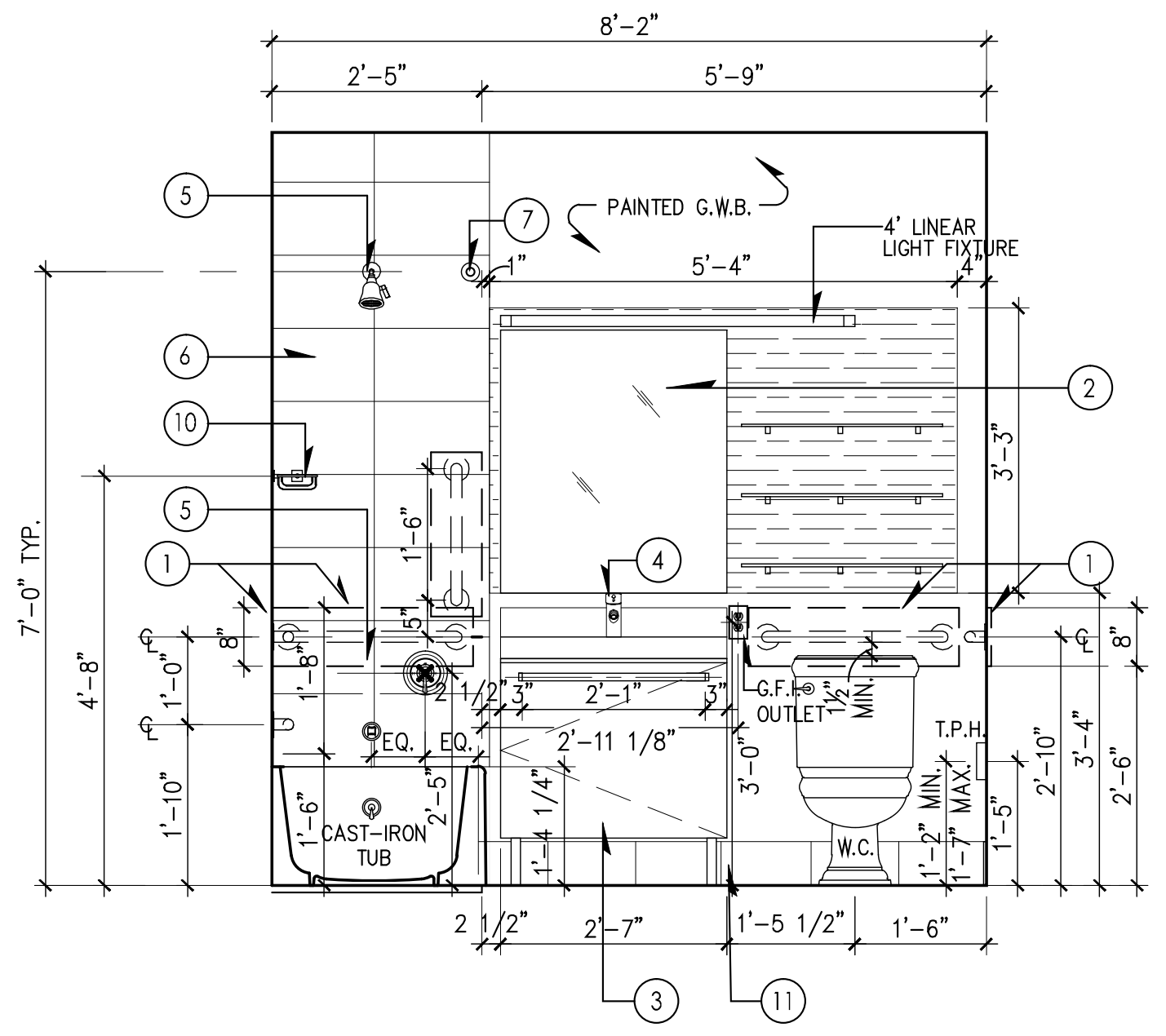
DEPT OF BLDGS 420651823 Job Number

ES988242518 Scan Code

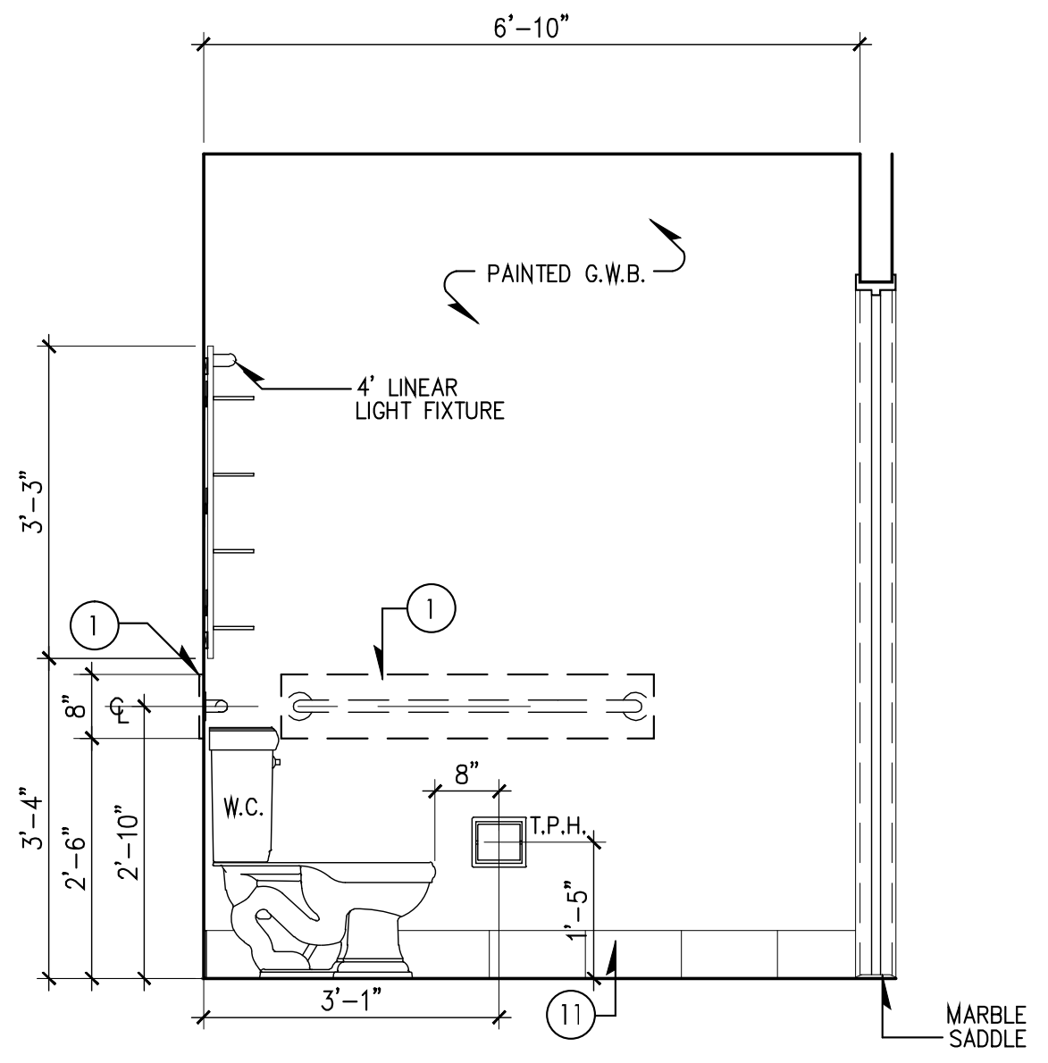
BATHROOM– TYPE 5


6'–10"
4'–11"
1'–11"
PAINTED G.W.B.
4' LINEAR LIGHT FIXTURE
TUB
3'–3"
7'–0"
3'–2"
1'–10"
2'–3"
1'–0"
8"
1'–8"
1 1/2" MIN.
1'–6"
1'–4 1/4"
5"
2'–10"
3'–4"
7
5
2
6
4
1
9
8
11
3

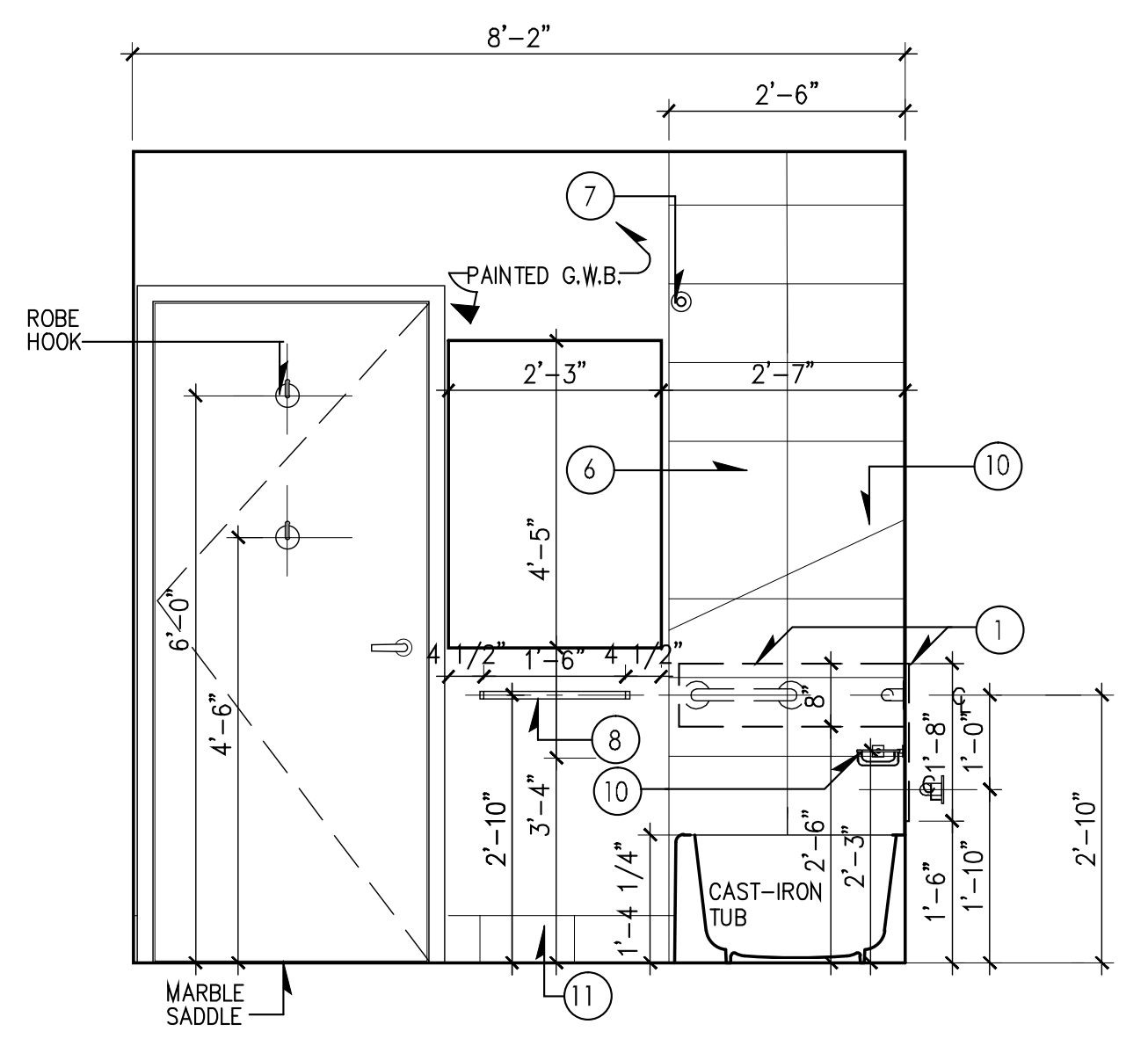
A ELEVATION
SCALE: 1/2"=1'–0"


8'–2"
2'–5"
5'–9"
5'–4"
1"
4"
PAINTED G.W.B.
4' LINEAR LIGHT FIXTURE
7'–0" TYP.
4'–8"
1'–10"
1'–0"
8"
1'–8"
1'–6"
5"
EQ.
EQ.
2'–5"
2 1/2"
3"
2'–1"
3"
2'–11 1/8"
1'–4 1/4"
3'–0"
G.F.I. OUTLET
1 1/2" MIN.
T.P.H.
1'–2" MIN.
1'–7" MAX.
1'–5"
2'–10"
3'–4"
2'–6"
3'–3"
CAST–IRON TUB
W.C.
2 1/2"
2'–7"
1'–5 1/2"
1'–6"
5
7
6
10
5
1
4
2
1
3
11

B ELEVATION
SCALE: 1/2"=1'–0"


6'–10"
PAINTED G.W.B.
4' LINEAR LIGHT FIXTURE
3'–3"
3'–4"
2'–6"
2'–10"
8"
W.C.
8"
T.P.H.
1'–5"
3'–1"
MARBLE SADDLE
1
1
11

C ELEVATION
SCALE: 1/2"=1'–0"


8'–2"
2'–6"
ROBE HOOK
PAINTED G.W.B.
2'–3"
2'–7"
4'–5"
6'–0"
4'–6"
4 1/2"
1'–6"
4 1/2"
2'–10"
3'–4"
1'–4 1/4"
CAST–IRON TUB
2'–6"
2'–3"
8"
1'–8"
1'–0"
1'–6"
1'–10"
2'–10"
MARBLE SADDLE
7
6
10
1
8
10
11

D ELEVATION
SCALE: 1/2"=1'–0"

LEGEND:

① 20 GA., STEELPLATE (GRAB BAR LENGTH+2–1/4" EACH END FOR FUTURE 1 1/2" DIA. GRAB BAR INSTALLATION

② MIRROR AND SHELVING UNIT

③ 2'–4" WIDE VANITY SINK CABINET

④ POLISHED CHROME FAUCET

⑤ POLISHED CHROME TUB AND SHOWER VALVE ASSEMBLY

⑥ CERAMIC TILE 10"x15" AT BATHTUB SURROUND VERTICAL BOND

⑦ SHOWER CURTAIN ROD

⑧ 18" TOWEL BAR

⑨ SEMI–RECESSED MEDICINE CABINET

⑩ CORNER SOAP DISH

⑪ CERAMIC TILE 6"x12" AT BASEBOARD

NOTE: FOR TOILET EXHAUST GRILLE LOCATIONS REFER TO FLOOR PLAN

BATHROOMS LOCATED ON PERIMETER WALLS TO HAVE WALL–MOUNTED ELECTRIC HEATERS ABOVE DOOR – REFER TO MEP DWGS FOR MORE INFO.

FLOOR AND BASEBOARD TILE JOINTS ARE TO ALIGN

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
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ZONING & CODE CONSULTANT

CCA
100 Church Street New
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TEL. : (212) 385-1818

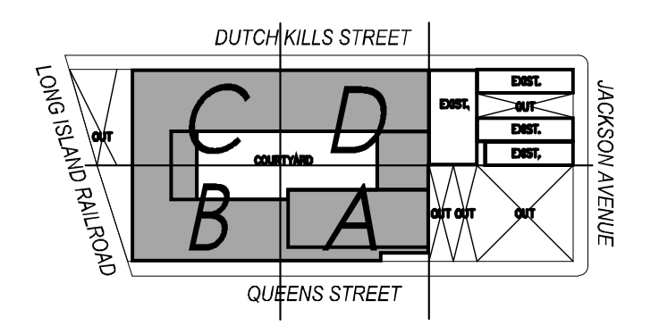
B–SCAN

No:	Date:	Revision:
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT
OUT
OUT

DRAWING TITLE:

BATHROOMS ELEVATIONS

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

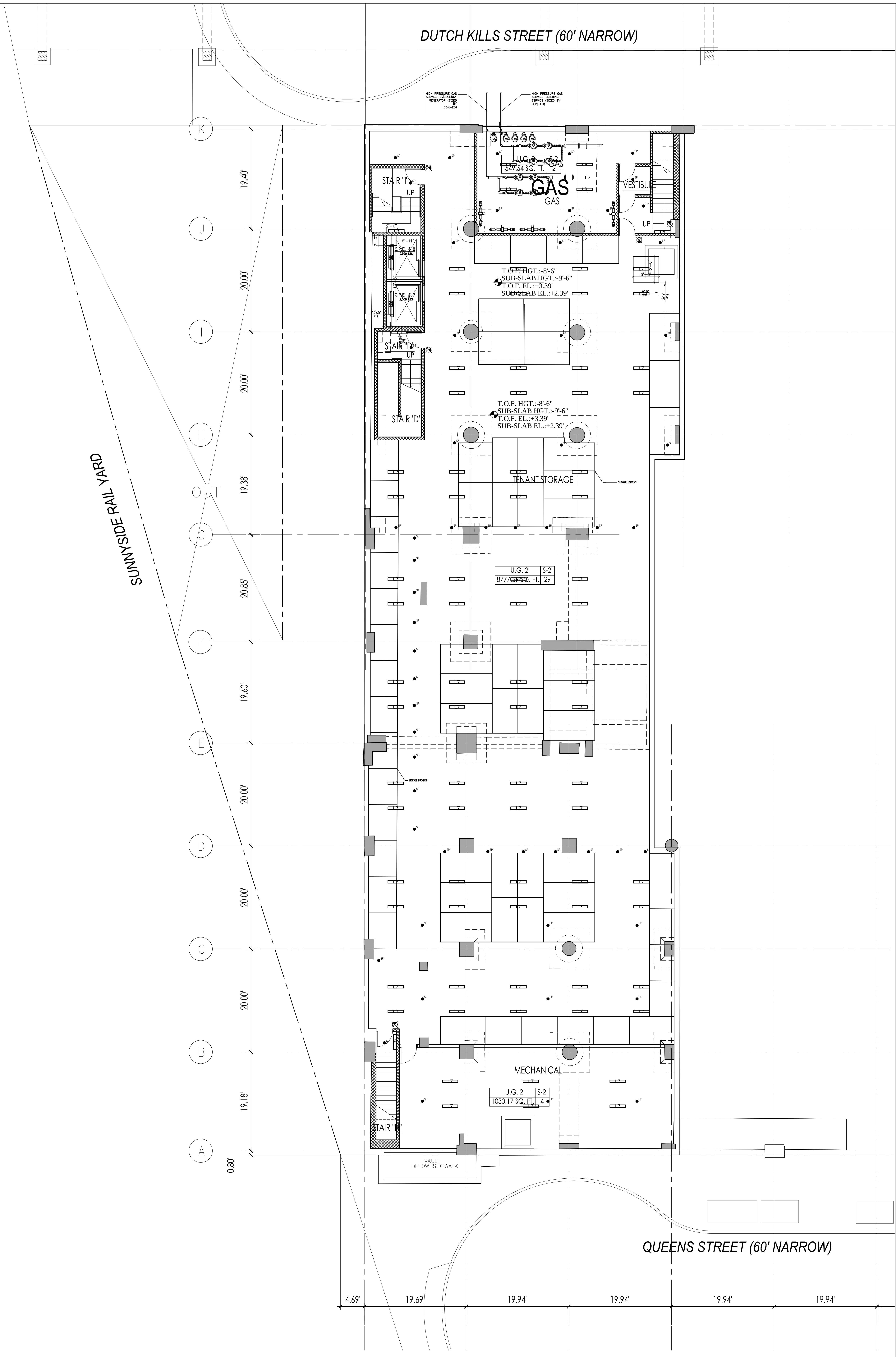
DATE: AUGUST 29, 2014
PROJECT No:
DRAWN BY:
CHECK'D BY:
DWG. No.:

A-607.00

DRAWING : 129 OF 139

DEPT OF BLDGS 420651823 Job Number

ES374878055 Scan Code


DUTCH KILLS STREET (60' NARROW)
HIGH PRESSURE GAS SERVICE–EMERGENCY GENERATOR (SIZED BY CON–ED)
HIGH PRESSURE GAS SERVICE–BUILDING SERVICE (SIZED BY CON–ED)
U.G. 2
549.54 SQ. FT.
E-2
2
GAS
GAS
STAIR "I"
UP
VESTIBULE
UP
T.O.F. HGT.:-8'-6"
SUB-SLAB HGT.:-9'-6"
T.O.F. EL.:+3.39'
SUB-SLAB EL.:+2.39'
STAIR "D"
UP
STAIR "D"
T.O.F. HGT.:-8'-6"
SUB-SLAB HGT.:-9'-6"
T.O.F. EL.:+3.39'
SUB-SLAB EL.:+2.39'
TENANT STORAGE
U.G. 2
S-2
8777.00 SQ. FT.
29
MECHANICAL
U.G. 2
S-2
1030.17 SQ. FT.
4
STAIR "E"
VAULT BELOW SIDEWALK
SUNNYSIDE RAIL YARD
OUT
K
J
I
H
G
F
E
D
C
B
A
19.40'
20.00'
20.00'
19.38'
20.85'
19.60'
20.00'
20.00'
20.00'
19.18'
0.80'
4.69'
19.69'
19.94'
19.94'
19.94'
19.94'
QUEENS STREET (60' NARROW)

① CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

REFLECTED CEILING PLAN LEGEND

SYMBOLS	DESCRIPTION
☐	NO CEILING/KADEX @TOWER
⁙	GWB @ 11'–0" (FLOORS 1–5) GWB @ 9'–0" (6TH FLOOR) GWB @ 8'–6" (FLOORS 7 UP)
⊠	GWB @ 9'–0"(UNLESS OTHERWISE NOTED)
▨	GWB @ 9'–0" (FLOOR 1–6) GWB @ 8'–0" (FLOOR 7 UP)
▨	GWB @ 9'–0" (FLOORS 1–6) OPEN FINISHED ABOVE
▧	GWB @ 11'–0" (FLOORS 1–5) GWB @ 9'–0" (6TH FLOOR) GWB @ 9'–0" ATYPICAL FLOORS (7 UP) NO GWB @ TYPICAL FLOORS (7 UP)
▓	GWB , HEIGHT AS NOTED ON DWG @ AMENITY AND WAREHOUSE CORRIDOR
⁙	GWB @ 10'–0"(UNLESS OTHERWISE NOTED) @ AMENITY

REFLECTED CEILING PLAN LEGEND

SYMBOLS	DESCRIPTION
⊠	GWB @ 7'–10"(UNLESS OTHERWISE NOTED) @ CORRIDORS
⊠	GWB @ 9'–0"(UNLESS OTHERWISE NOTED) @ CORRIDORS
▩	GWB @ 7'–6"(UNLESS OTHERWISE NOTED) @ CORRIDORS
▧	GWB @ 10'–0" (FLOORS 1–6)
⁙	REFER TO IA DRAWINGS FOR CEILING DETAILS/INFORMATIONS
▦	REFER TO IA DRAWINGS FOR CEILING DETAILS/INFORMATIONS

* REFER TO A–711 FOR LIGHTING LEGEND.

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	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
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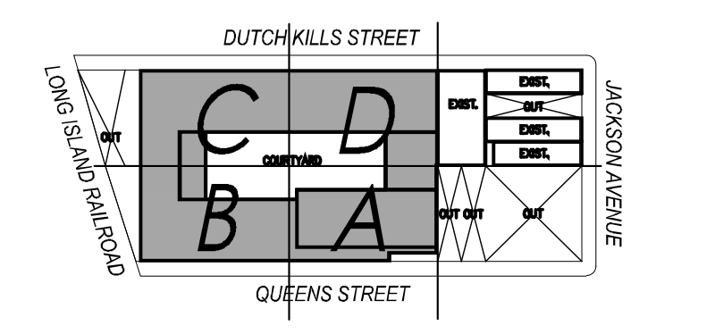
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
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JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

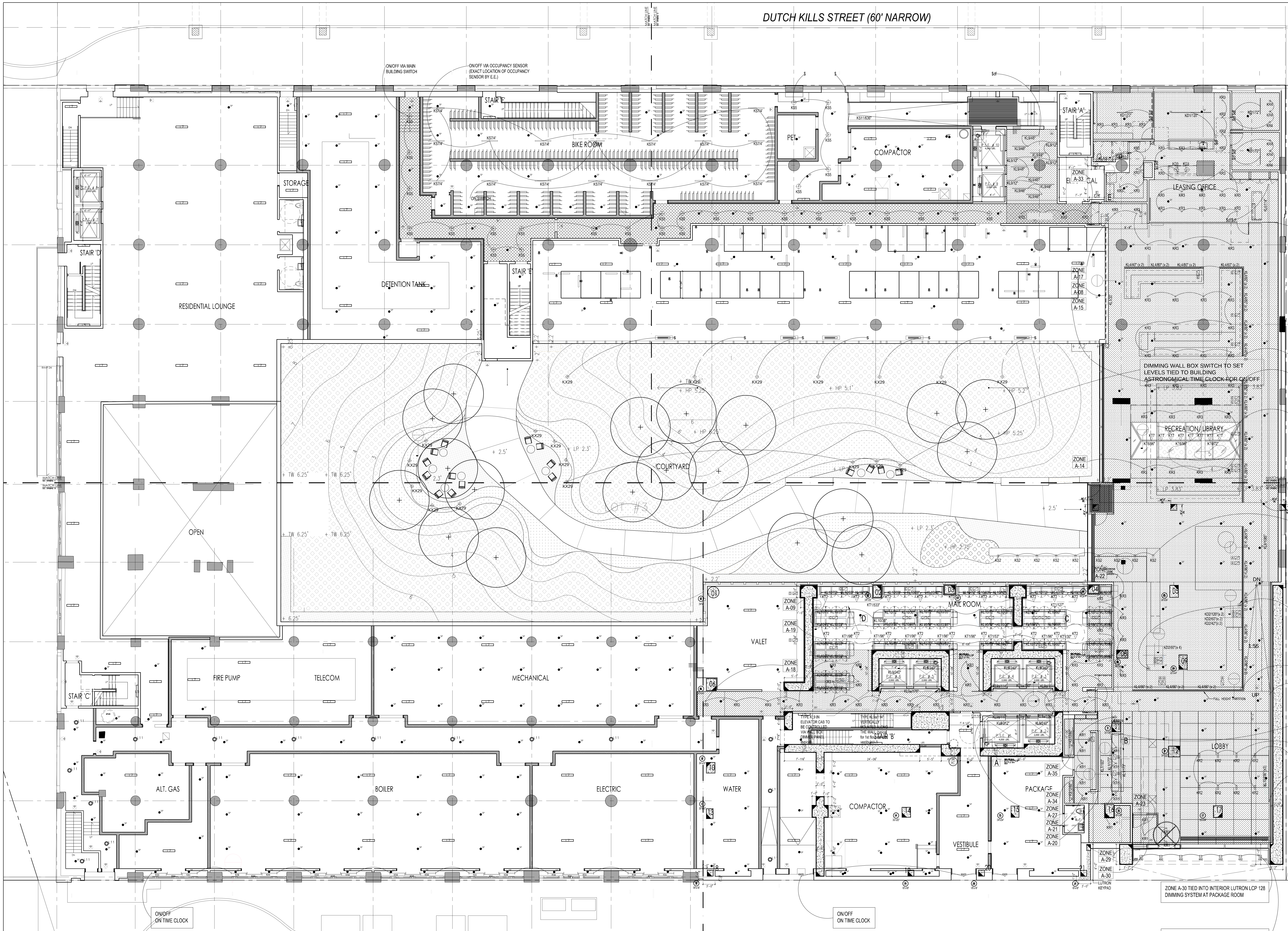
CELLAR FLOOR RCP

SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-700.00
DRAWING :	130 OF 139

DEPT OF BLDGS Job Number
ES294910619 Scan Code


DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
ON/OFF VIA MAIN BUILDING SWITCH
ON/OFF VIA OCCUPANCY SENSOR (EXACT LOCATION OF OCCUPANCY SENSOR BY E.E.)
MATCH LINE SEE DRAWING C
MATCH LINE SEE DRAWING D
STAIR 'E'
BIKE ROOM
PET
COMPACTOR
STAIR 'A'
ELECTRICAL
LEASING OFFICE
STORAGE
STAIR 'D'
RESIDENTIAL LOUNGE
DETENTION TANK
STAIR 'E'
DIMMING WALL BOX SWITCH TO SET LEVELS TIED TO BUILDING ASTRONOMICAL TIME CLOCK FOR ON/OFF
RECREATION/ LIBRARY
COURTYARD
OPEN
FIRE PUMP
TELECOM
MECHANICAL
VALET
MAIL ROOM
STAIR 'C'
ALT. GAS
BOILER
ELECTRIC
WATER
TYPE KL9 IN ELEVATOR CAB TO BE CONTROLLED VIA WALL BOX DIMMER PANEL (typical)
TYPE KL9a/114" VERTICALLY MOUNTED ALONG THE WALL (typical for 1st floor elevator vestibule)
STAIR 'B'
COMPACTOR
VESTIBULE
PACKAGE
LOBBY
LUTRON DIMMABLE RECEPTACLE
LUTRON KEYPAD
ON/OFF ON TIME CLOCK
ON/OFF ON TIME CLOCK
ZONE A-16
ZONE A-17
ZONE A-08
ZONE A-15
ZONE A-07
ZONE A-06
ZONE A-05
ZONE A-14
ZONE A-13
ZONE A-04
ZONE A-22
ZONE A-03
ZONE A-02
ZONE A-12
ZONE A-01
ZONE A-11
ZONE A-10
ZONE A-24
ZONE A-09
ZONE A-19
ZONE A-18
ZONE A-35
ZONE A-34
ZONE A-27
ZONE A-21
ZONE A-20
ZONE A-23
ZONE A-29
ZONE A-30
ZONE A-33

ZONE A-30 TIED INTO INTERIOR LUTRON LCP 128 DIMMING SYSTEM AT PACKAGE ROOM

ZONE A-29 TIED INTO INTERIOR LUTRON LCP 128 DIMMING SYSTEM AT PACKAGE ROOM

REFLECTED CEILING PLAN LEGEND

SYMBOLS	DESCRIPTION
□	NO CEILING/KADEX @TOWER
░	GWB @ 11'–0" (FLOORS 1–5) GWB @ 9'–0" (6TH FLOOR) GWB @ 8'–6" (FLOORS 7 UP)
⊠	GWB @ 9'–0"(UNLESS OTHERWISE NOTED)
▨	GWB @ 9'–0" (FLOOR 1–6) GWB @ 8'–0" (FLOOR 7 UP)
▨	GWB @ 9'–0" (FLOORS 1–6) OPEN FINISHED ABOVE
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SYMBOLS	DESCRIPTION
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▧	GWB @ 10'–0" (FLOORS 1–6)
░	REFER TO IA DRAWINGS FOR CEILING DETAILS/INFORMATIONS
▦	REFER TO IA DRAWINGS FOR CEILING DETAILS/INFORMATIONS
▨	GWB @ 13'–4" (FLOOR 2)

* REFER TO A–711 FOR LIGHTING LEGEND.

① 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Clara Gomez
APPROVED
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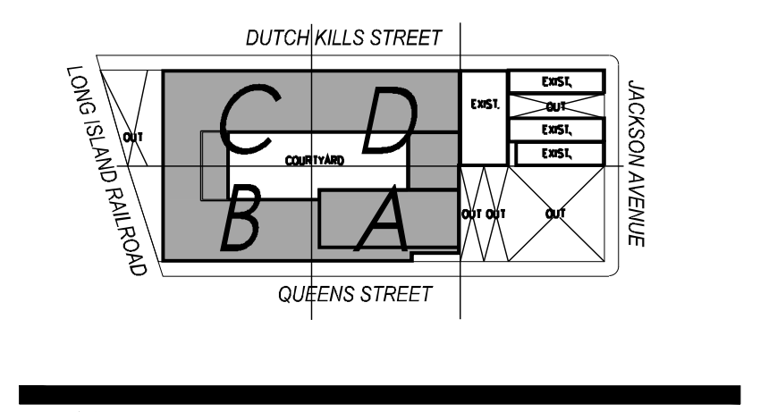
NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'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DRAWING TITLE:

1ST FLOOR RCP

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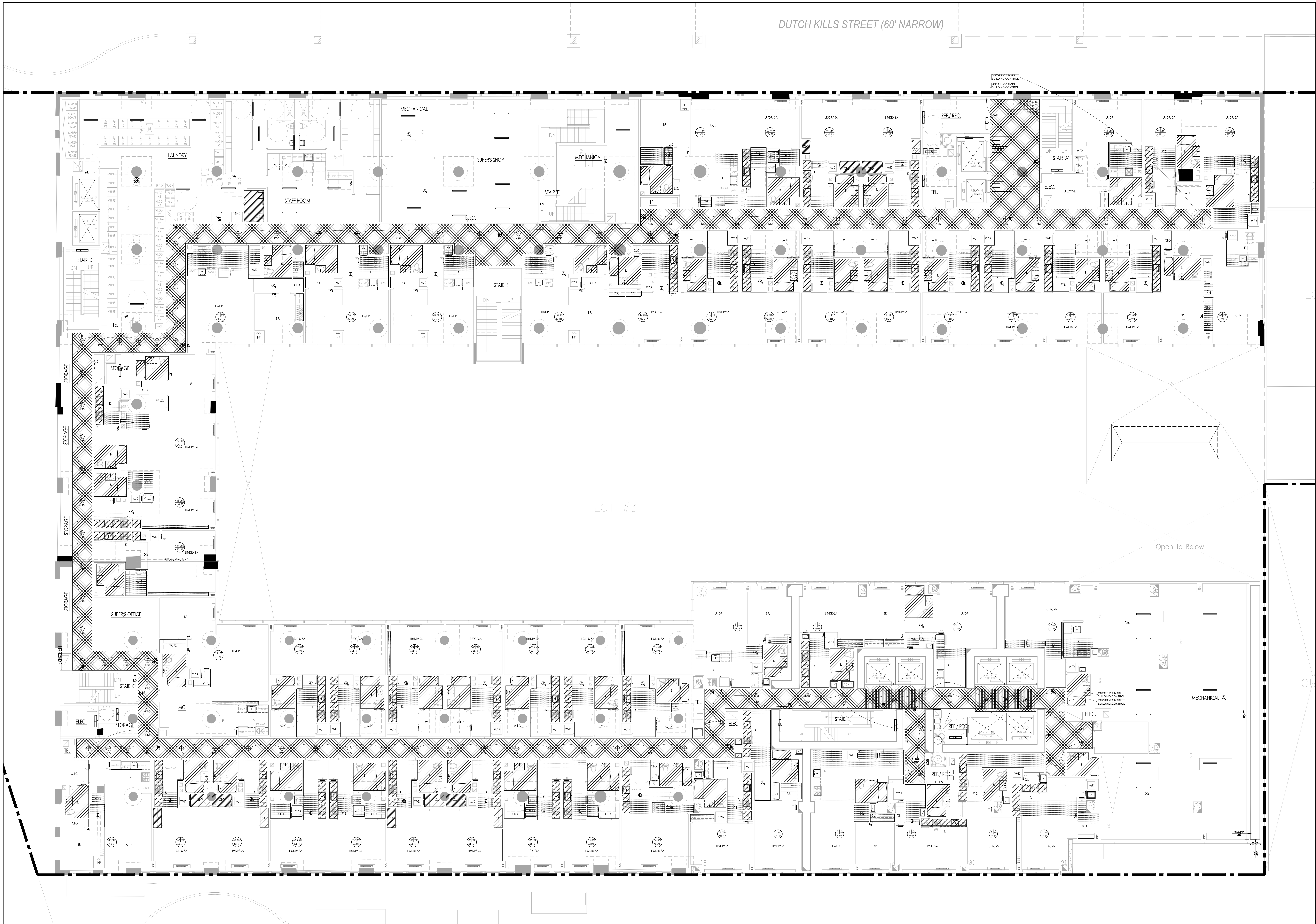
DEPT OF BLDGS 420651823 Job Number

ES541566447 Scan Code


DUTCH KILLS STREET (60' NARROW)
LAUNDRY
MECHANICAL
SUPER'S SHOP
STAFF ROOM
STAIR 'F'
STAIR 'D'
STAIR 'E'
STAIR 'A'
STAIR 'B'
STAIR 'C'
REF / REC.
ELEC.
TEL.
STORAGE
SUPER'S OFFICE
EXPANSION JOINT
LOT #3
Open to Below
MECHANICAL
QUEENS STREET (60' NARROW)

REFLECTED CEILING PLAN LEGEND

- ☐ NO CEILING/KADEX @TOWER
- ⬚ GWB @ 11'-0" (FLOORS 1-6)
  GWB @ 8'-6" (FLOORS 7 UP)
- ⊠ GWB @ 9'-0"(UNLESS OTHERWISE NOTED)
- ▨ GWB @ 9'-0" (FLOOR 1-6)
  GWB @ 8'-0" (FLOOR 7 UP)
- ▨ GWB @ 9'-0" (FLOORS 1-6) OPEN FINISHED ABOVE
- ▨ GWB @ 11'-0" (FLOORS 1-6)
  GWB @ 9'-0" ATYPICAL FLOORS (7 UP)
  NO GWB @ TYPICAL FLOORS (7 UP)
- ⊗ L1 CAN KITCHEN LIGHTS
- ○ L2 CAN FOYER /VESTIBULE LIGHTS
- ▭ L3 STRIP KITCHEN LIGHTS
- ▭ L4 BATHROOM VANITY LIGHTS
- ▭ L5 STAIR LIGHTS
- ○ L6 WALK IN CLOSET LIGHTS

S C WALL-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

S C CEILING-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

① 2ND FLOOR RCP
SCALE: 1/8" = 1'-0"

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NORTH ARROW

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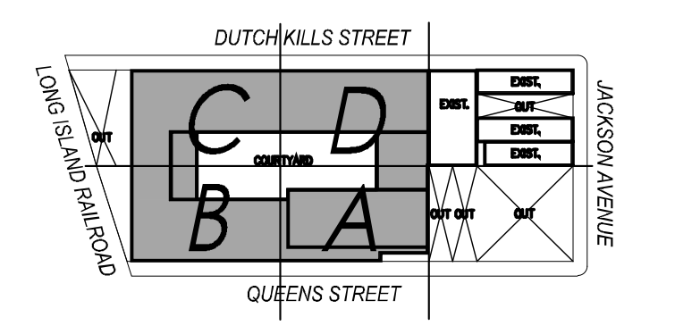
KEY PLAN
SCALE: 1" - 200'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C
D
B
A
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OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

2ND FLOOR RCP

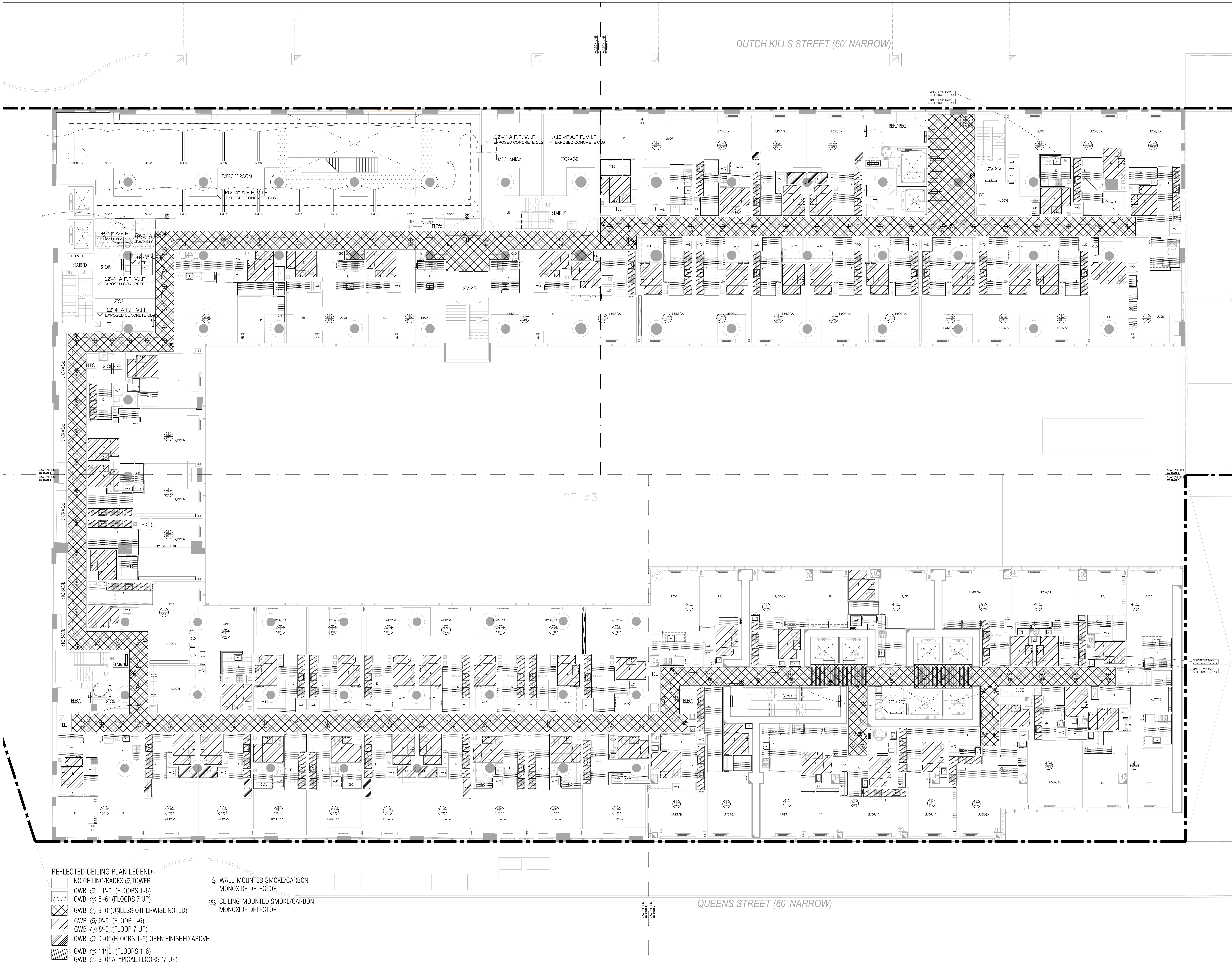
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-702.00
DRAWING : 132 OF 139

DEPT OF BLDGS 420651823 Job Number

ES190327026 Scan Code


DUTCH KILLS STREET (60' NARROW)
QUEENS STREET (60' NARROW)
LOT #3
MATCHLINE
EXERCISE ROOM
MECHANICAL
STORAGE
+12'-4" A.F.F. V.I.F
EXPOSED CONCRETE CLG
+9'-0" A.F.F
GWB CLG
ACT
JAN.
STOR.
TEL.
ELEC.
STAIR 'A'
STAIR 'B'
STAIR 'D'
STAIR 'E'
STAIR 'F'
REF./REC.
ALCOVE
EXPANSION JOINT
LR/DR/SA
BR.
W.I.C.
W/D
CLO.
K.
ON/OFF VIA MAIN BUILDING CONTROL

REFLECTED CEILING PLAN LEGEND

- ☐ NO CEILING/KADEX @TOWER
- ▒ GWB @ 11'-0" (FLOORS 1-6)
  GWB @ 8'-6" (FLOORS 7 UP)
- ▩ GWB @ 9'-0"(UNLESS OTHERWISE NOTED)
- ▨ GWB @ 9'-0" (FLOOR 1-6)
  GWB @ 8'-0" (FLOOR 7 UP)
- ▨ GWB @ 9'-0" (FLOORS 1-6) OPEN FINISHED ABOVE
- ▥ GWB @ 11'-0" (FLOORS 1-6)
  GWB @ 9'-0" ATYPICAL FLOORS (7 UP)
  NO GWB @ TYPICAL FLOORS (7 UP)
- ⊗ L1 CAN KITCHEN LIGHTS
- ○ L2 CAN FOYER /VESTIBULE LIGHTS
- L3 STRIP KITCHEN LIGHTS
- L4 BATHROOM VANITY LIGHTS
- L5 STAIR LIGHTS
- ○ L6 WALK IN CLOSET LIGHTS
- SC WALL-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR
- SC CEILING-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

① 3RD FLOOR RCP
SCALE: 1/8" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
TEL. : (212) 847-3700
FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

WSP Cantor Seinuk
228 East 45th Street
New York, New York 10017
TEL. : (212) 687-9888
FAX : (646) 487-5501

MEP ENGINEER:

I.M. Robbins
15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

GEOTECHNICAL CONSULTANT

RA Consultants, LLC
47 Wilkens Drive
Dumount, NJ 07628
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FAX : (201) 374-1795

ACCESSIBILITY CONSULTANT

United Spinal Association
33 LeoCrest Court
West Seneca, NY 14224
TEL. : (716) 828-9139
FAX : (716) 828-9108

CIVIL ENGINEER

Philip Habib and Associates
102 Madison Avenue
New York, NY 10016
TEL. : (212) 929-5656
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SLADE ARCHITECTURE
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New York, NY 10007
TEL. : (212) 677-6380

LANDSCAPE ARCHITECT

MATHEWS NIELSEN
LANDSCAPE ARCHITECTS, P.C.
120 Broadway Suite 1040
New York, NY 10271
TEL. : (212) 431-3609
FAX : (212) 941 1513

EXTERIOR WALL CONSULTANT

CONSULTING ASSOCIATES OF NY
134 West 29th Street, 12th Floor
New York, NY 10001
TEL. : (212) 414 9623
FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

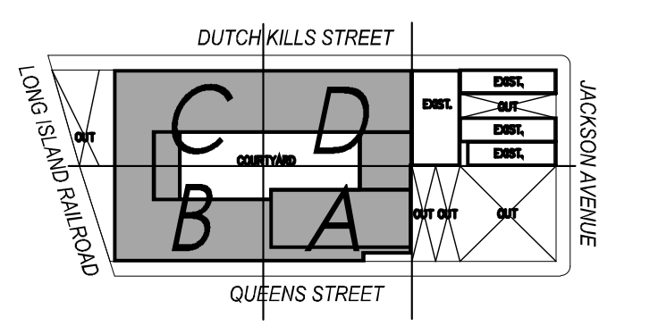
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.
OUT

DRAWING TITLE:

3RD FLOOR RCP

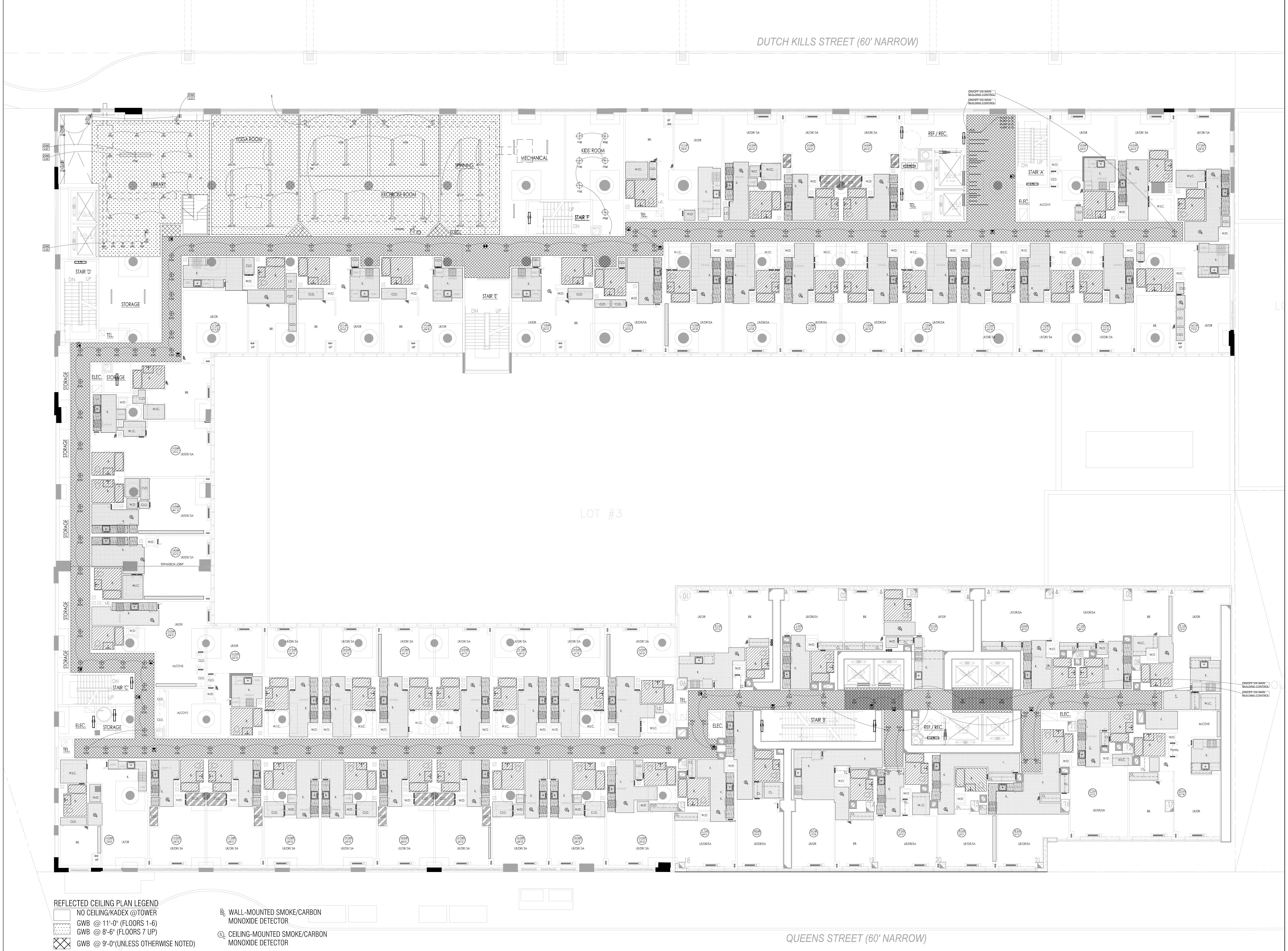
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.:
A-703.00
DRAWING : 133 OF 139

DEPT OF BLDGS 420651823 Job Number

ES401978035 Scan Code


DUTCH KILLS STREET (60' NARROW)
LIBRARY
YOGA ROOM
EXERCISE ROOM
SPINNING
MECHANICAL
KIDS' ROOM
STAIR 'F'
STAIR 'D'
STORAGE
TEL.
STAIR 'E'
REF./REC.
STAIR 'A'
ELEC.
LOT #3
EXPANSION JOINT
ALCOVE
STAIR 'C'
STAIR 'B'
LR/DR
LR/DR/SA
BR.
W.I.C.
CLO.
W/D
K.
ON/OFF VIA MAIN BUILDING CONTROL
QUEENS STREET (60' NARROW)

REFLECTED CEILING PLAN LEGEND

☐	NO CEILING/KADEX @TOWER
▒	GWB @ 11'-0" (FLOORS 1-6) GWB @ 8'-6" (FLOORS 7 UP)
▩	GWB @ 9'-0"(UNLESS OTHERWISE NOTED)
▨	GWB @ 9'-0" (FLOOR 1-6) GWB @ 8'-0" (FLOOR 7 UP)
▨	GWB @ 9'-0" (FLOORS 1-6) OPEN FINISHED ABOVE
▧	GWB @ 11'-0" (FLOORS 1-6) GWB @ 9'-0" ATYPICAL FLOORS (7 UP) NO GWB @ TYPICAL FLOORS (7 UP)
⊗ L1	CAN KITCHEN LIGHTS
○ L2	CAN FOYER /VESTIBULE LIGHTS
L3	STRIP KITCHEN LIGHTS
L4	BATHROOM VANITY LIGHTS
L5	STAIR LIGHTS
○ L6	WALK IN CLOSET LIGHTS
SC	WALL-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR
SC	CEILING-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

① **4TH FLOOR RCP**
SCALE: 1/8" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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CCA
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York, NY 10007
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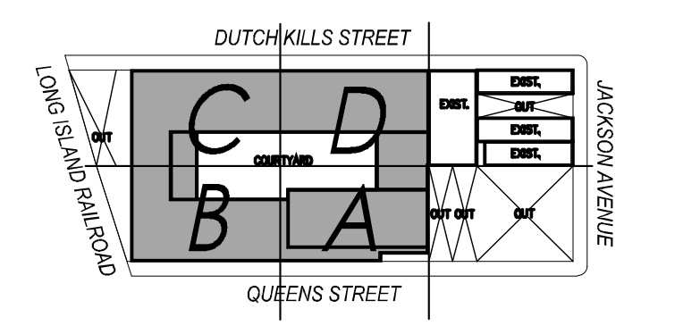
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
C
D
B
A
COURTYARD
OUT
EXIST.
JACKSON AVENUE
QUEENS STREET

DRAWING TITLE:

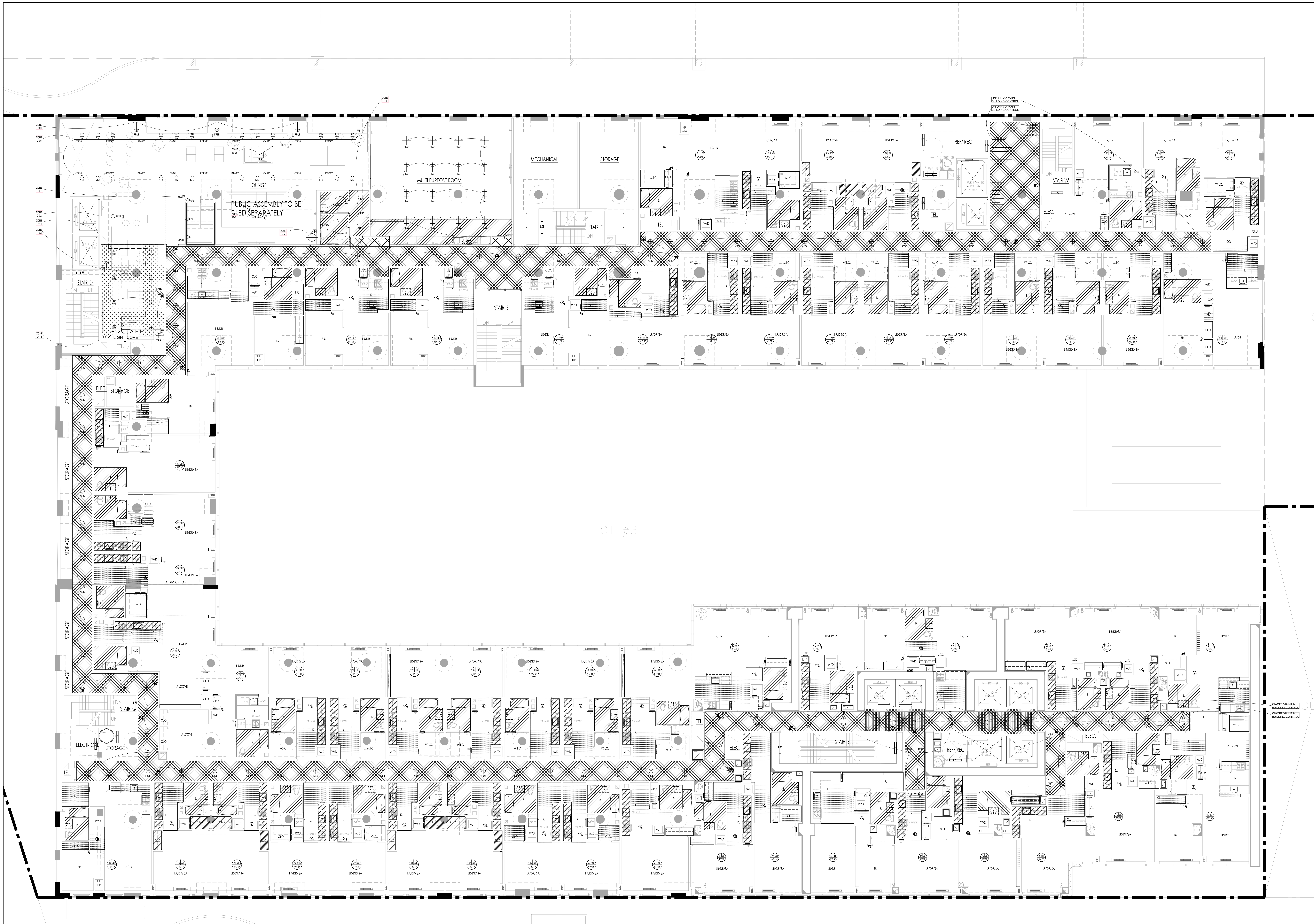
4TH FLOOR RCP

SEAL & SIGNATURE:
No. 022227

DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-704.00
DRAWING :	134 OF 139

DEPT OF BLDGS 420651823 Job Number

ES057045110 Scan Code



LOUNGE
PUBLIC ASSEMBLY TO BE ...ED SEPARATELY
MULTI PURPOSE ROOM
MECHANICAL
STORAGE
STAIR 'F'
REF/ REC
STAIR 'A'
ELEC.
TEL.
STAIR 'D'
12'-0" A.F.F. LIGHT COVE
STAIR 'E'
LOT #3
STAIR 'C'
ELECTRIC
STAIR 'B'
REF/REC
LR/DR
BR.
W.I.C.
LR/DR/ SA
ALCOVE

REFLECTED CEILING PLAN LEGEND

- ☐ NO CEILING/KADEX @TOWER
- ▒ GWB @ 11'-0" (FLOORS 1-6)
  GWB @ 8'-6" (FLOORS 7 UP)
- ▦ GWB @ 9'-0"(UNLESS OTHERWISE NOTED)
- ▨ GWB @ 9'-0" (FLOOR 1-6)
  GWB @ 8'-0" (FLOOR 7 UP)
- ▨ GWB @ 9'-0" (FLOORS 1-6) OPEN FINISHED ABOVE
- ▥ GWB @ 11'-0" (FLOORS 1-6)
  GWB @ 9'-0" ATYPICAL FLOORS (7 UP)
  NO GWB @ TYPICAL FLOORS (7 UP)
- ⊗ L1 CAN KITCHEN LIGHTS
- ○ L2 CAN FOYER /VESTIBULE LIGHTS
- L3 STRIP KITCHEN LIGHTS
- L4 BATHROOM VANITY LIGHTS
- L5 STAIR LIGHTS
- ○ L6 WALK IN CLOSET LIGHTS

- SC WALL-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR
- SC CEILING-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

① 5TH FLOOR RCP
SCALE: 1/8" = 1'-0"

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

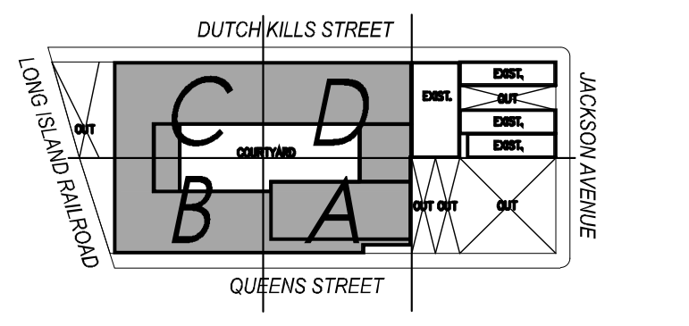
B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" - 200'



DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.

DRAWING TITLE:

5TH FLOOR RCP

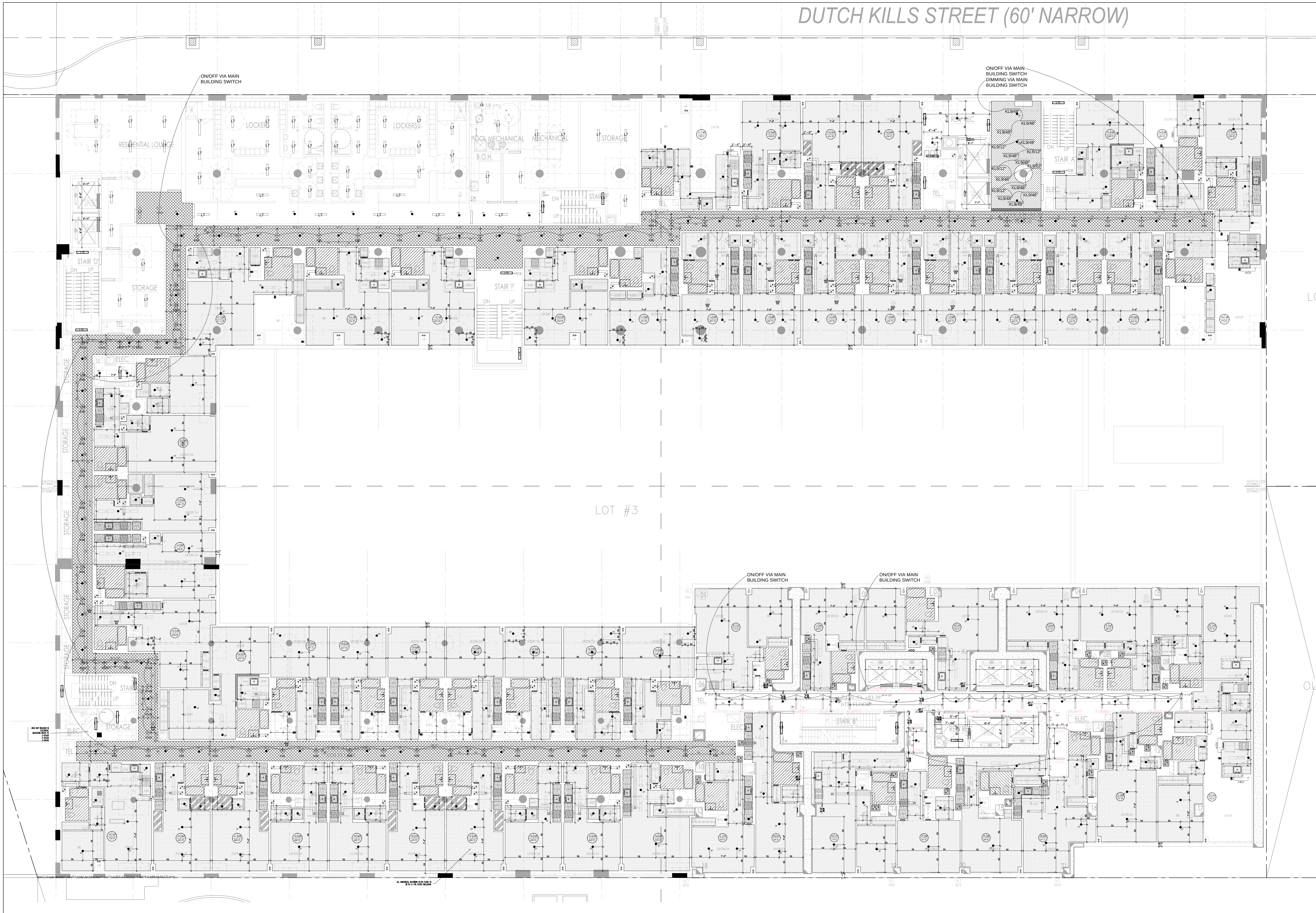
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No.: A-705.00
DRAWING : 135 OF 139

DEPT OF BLDGS 420651823 Job Number

ES072287070 Scan Code


DUTCH KILLS STREET (60' NARROW)
ON/OFF VIA MAIN BUILDING SWITCH
ON/OFF VIA MAIN BUILDING SWITCH DIMMING VIA MAIN BUILDING SWITCH
RESIDENTIAL LOUNGE
LOCKERS
LOCKERS
POOL MECHANICAL
MECHANICAL
STORAGE
B.O.H.
STAIR 'D'
STORAGE
TEL.
STAIR 'F'
STAIR 'A'
ELEC.
TEL.
ELEC.
STORAGE
STORAGE
STORAGE
STORAGE
LOT #3
ON/OFF VIA MAIN BUILDING SWITCH
ON/OFF VIA MAIN BUILDING SWITCH
STAIR 'B'
ELEC.
TEL.
ELEC.
STORAGE
ELEC.
6TH FLOOR
Xref T:\Eagle Warehouse (2013-04)\Architectural\00-CD\X-REF\TAGS\EGL-X-SMOK-CARB-04-06-CD.dwg

REFLECTED CEILING PLAN LEGEND	
SYMBOLS	DESCRIPTION
☐	NO CEILING/KADEX @TOWER
░	GWB @ 11'–0" (FLOORS 1–5) GWB @ 9'–0" (6TH FLOOR) GWB @ 8'–6" (FLOORS 7 UP)
⊠	GWB @ 9'–0"(UNLESS OTHERWISE NOTED)
▨	GWB @ 9'–0" (FLOOR 1–6) GWB @ 8'–0" (FLOOR 7 UP)
▨	GWB @ 9'–0" (FLOORS 1–6) OPEN FINISHED ABOVE
▧	GWB @ 11'–0" (FLOORS 1–5) GWB @ 9'–0" (6TH FLOOR) GWB @ 9'–0" ATYPICAL FLOORS (7 UP) NO GWB @ TYPICAL FLOORS (7 UP)
▩	GWB , HEIGHT AS NOTED ON DWG @ AMENITY AND WAREHOUSE CORRIDOR
▒	GWB @ 10'–0"(UNLESS OTHERWISE NOTED) @ AMENITY

REFLECTED CEILING PLAN LEGEND	
SYMBOLS	DESCRIPTION
⊠	GWB @ 7'–10"(UNLESS OTHERWISE NOTED) @ CORRIDORS
⊠	GWB @ 9'–0"(UNLESS OTHERWISE NOTED) @ CORRIDORS
▩	GWB @ 7'–6"(UNLESS OTHERWISE NOTED) @ CORRIDORS
▧	GWB @ 10'–0" (FLOORS 1–6)
▒	REFER TO IA DRAWINGS FOR CEILING DETAILS/INFORMATIONS
▦	REFER TO IA DRAWINGS FOR CEILING DETAILS/INFORMATIONS

* REFER TO A–711 FOR LIGHTING LEGEND.

1 6TH FLOOR RCP
SCALE: 1/8" = 1'-0"

Clara Gomez
Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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43-22 QUEENS STREET, LONG ISLAND CITY

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FAX : (212) 944-5597

ACOUSTIC CONSULTANT:
AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:
Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

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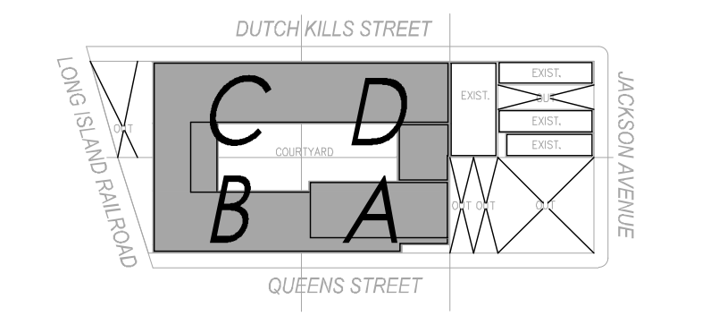
LIGHTING CONSULTANT
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	05.14.15	DOB– NB RESPONSE TO OBJECTIONS
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
EXIST.

DRAWING TITLE:

6TH FLOOR RCP

SEAL & SIGNATURE:
ROBERT LAUDENSCHLAGER
No. 022227

DATE: AUGUST 29, 2014
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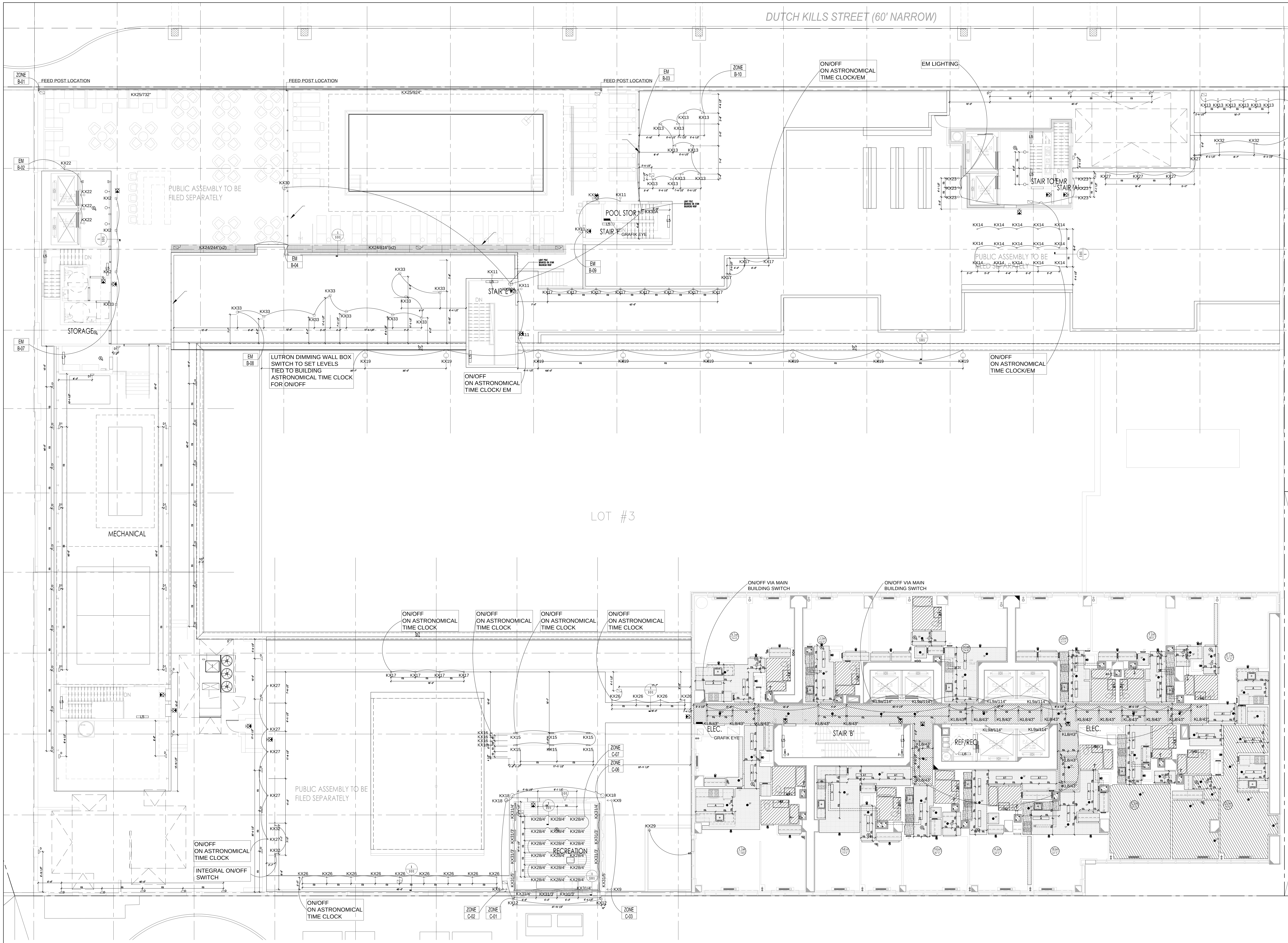
DRAWING : 136 OF 139

DEPT OF BLDGS 420651823 Job Number

ES449775873 Scan Code


DUTCH KILLS STREET (60' NARROW)
ZONE B-01
FEED POST LOCATION
FEED POST LOCATION
FEED POST LOCATION
EM B-02
EM B-03
ZONE B-10
ON/OFF ON ASTRONOMICAL TIME CLOCK/EM
EM LIGHTING
ON/OFF ON ASTRONOMICAL TIME CLOCK
INTEGRAL ON/OFF SWITCH
ON/OFF ON ASTRONOMICAL TIME CLOCK
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
POOL STOR.
STAIR 'F'
GRAFIK EYE
STAIR TO EMR
STAIR 'A'
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
EM B-04
EM B-09
STAIR 'E'
STORAGE
EM B-07
EM B-08
LUTRON DIMMING WALL BOX SWITCH TO SET LEVELS TIED TO BUILDING ASTRONOMICAL TIME CLOCK FOR ON/OFF
ON/OFF ON ASTRONOMICAL TIME CLOCK/ EM
ON/OFF ON ASTRONOMICAL TIME CLOCK/EM
LOT #3
LOT #
MECHANICAL
ON/OFF VIA MAIN BUILDING SWITCH
ON/OFF VIA MAIN BUILDING SWITCH
ON/OFF ON ASTRONOMICAL TIME CLOCK
ON/OFF ON ASTRONOMICAL TIME CLOCK
ON/OFF ON ASTRONOMICAL TIME CLOCK
ON/OFF ON ASTRONOMICAL TIME CLOCK
OUT
ELEC.
GRAFIK EYE
STAIR 'B'
REF/REC
ELEC.
ZONE C-07
ZONE C-06
PUBLIC ASSEMBLY TO BE FILED SEPARATELY
RECREATION
ON/OFF ON ASTRONOMICAL TIME CLOCK
INTEGRAL ON/OFF SWITCH
ON/OFF ON ASTRONOMICAL TIME CLOCK
ZONE C-02
ZONE C-01
ZONE C-03

REFLECTED CEILING PLAN LEGEND

SYMBOLS	DESCRIPTION
☐	NO CEILING/KADEX @TOWER
⁙	GWB @ 11'–0" (FLOORS 1–5) GWB @ 9'–0" (6TH FLOOR) GWB @ 8'–6" (FLOORS 7 UP)
☒	GWB @ 9'–0"(UNLESS OTHERWISE NOTED)
▨	GWB @ 9'–0" (FLOOR 1–6) GWB @ 8'–0" (FLOOR 7 UP)
▨	GWB @ 9'–0" (FLOORS 1–6) OPEN FINISHED ABOVE
▧	GWB @ 11'–0" (FLOORS 1–5) GWB @ 9'–0" (6TH FLOOR) GWB @ 9'–0" ATYPICAL FLOORS (7 UP) NO GWB @ TYPICAL FLOORS (7 UP)
▩	GWB , HEIGHT AS NOTED ON DWG @ AMENITY AND WAREHOUSE CORRIDOR
⁜	GWB @ 10'–0"(UNLESS OTHERWISE NOTED) @ AMENITY

REFLECTED CEILING PLAN LEGEND

SYMBOLS	DESCRIPTION
☒	GWB @ 7'–10"(UNLESS OTHERWISE NOTED) @ CORRIDORS
☒	GWB @ 9'–0"(UNLESS OTHERWISE NOTED) @ CORRIDORS
▩	GWB @ 7'–6"(UNLESS OTHERWISE NOTED) @ CORRIDORS
▧	GWB @ 10'–0" (FLOORS 1–6)
⁜	REFER TO IA DRAWINGS FOR CEILING DETAILS/INFORMATIONS
▦	REFER TO IA DRAWINGS FOR CEILING DETAILS/INFORMATIONS

* REFER TO A–711 FOR LIGHTING LEGEND.

① 7TH FLOOR RCP
SCALE: 1/8" = 1'-0"

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

BLOCK 266 LOT 3, 16, 18, 20 & 21
43-22 QUEENS STREET, LONG ISLAND CITY

OWNER/ APPLICANT:

43-22 Queens Street L.L.C.
C/O Rockrose Development Corp.
666 Fifth Avenue
New York, NY 10103
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FAX : (212) 757-1875

ARCHITECT:

SLCE*Architects*
1359 BROADWAY
NEW YORK, N.Y. 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:

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228 East 45th Street
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FAX : (646) 487-5501

MEP ENGINEER:

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15 West 44th Street, 2nd Floor
New York, New York 10036
TEL. : (212) 944-5566
FAX : (212) 944-5597

ACOUSTIC CONSULTANT:

AKRF, Inc
440 Park Ave South, 7th Floor
New York, New York 10016
TEL. : (212) 696-0670
FAX : (212) 213-3191

ELEVATOR CONSULTANT:

Van Deusen & Associates
5 Regent Street, Suite 524
Livingston, NJ 07039
TEL. : (973) 994-9220
FAX : (973) 994-2539

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Dumount, NJ 07628
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FAX :

ZONING & CODE CONSULTANT

CCA
100 Church Street New
York, NY 10007
TEL. : (212) 385-1818

LIGHTING CONSULTANT

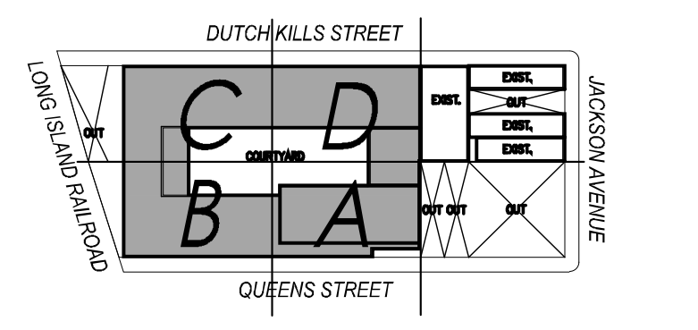
KUGLER NING LIGHTING DESIGN
49 West 38th Street
New York, NY 10018
TEL. : (212) 382-2100

No:	Date:	Revision:
	04.08.15	DOB– NB RESPONSE TO OBJECTIONS
	03.17.15	DOB– NB RESPONSE TO OBJECTIONS
	02.25.15	DOB– NB RESPONSE TO OBJECTIONS
	02.04.15	DOB– NB RESPONSE TO OBJECTIONS
	01.15.15	DOB– NB RESPONSE TO OBJECTIONS
	09.29.14	DOB– NB RESPONSE TO OBJECTIONS
	08.29.14	DOB– NB FILING
	07.01.14	DOB– ZONING
	06.09.14	50% DD

NORTH ARROW

N

KEY PLAN
SCALE: 1" = 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

7TH FLOOR RCP

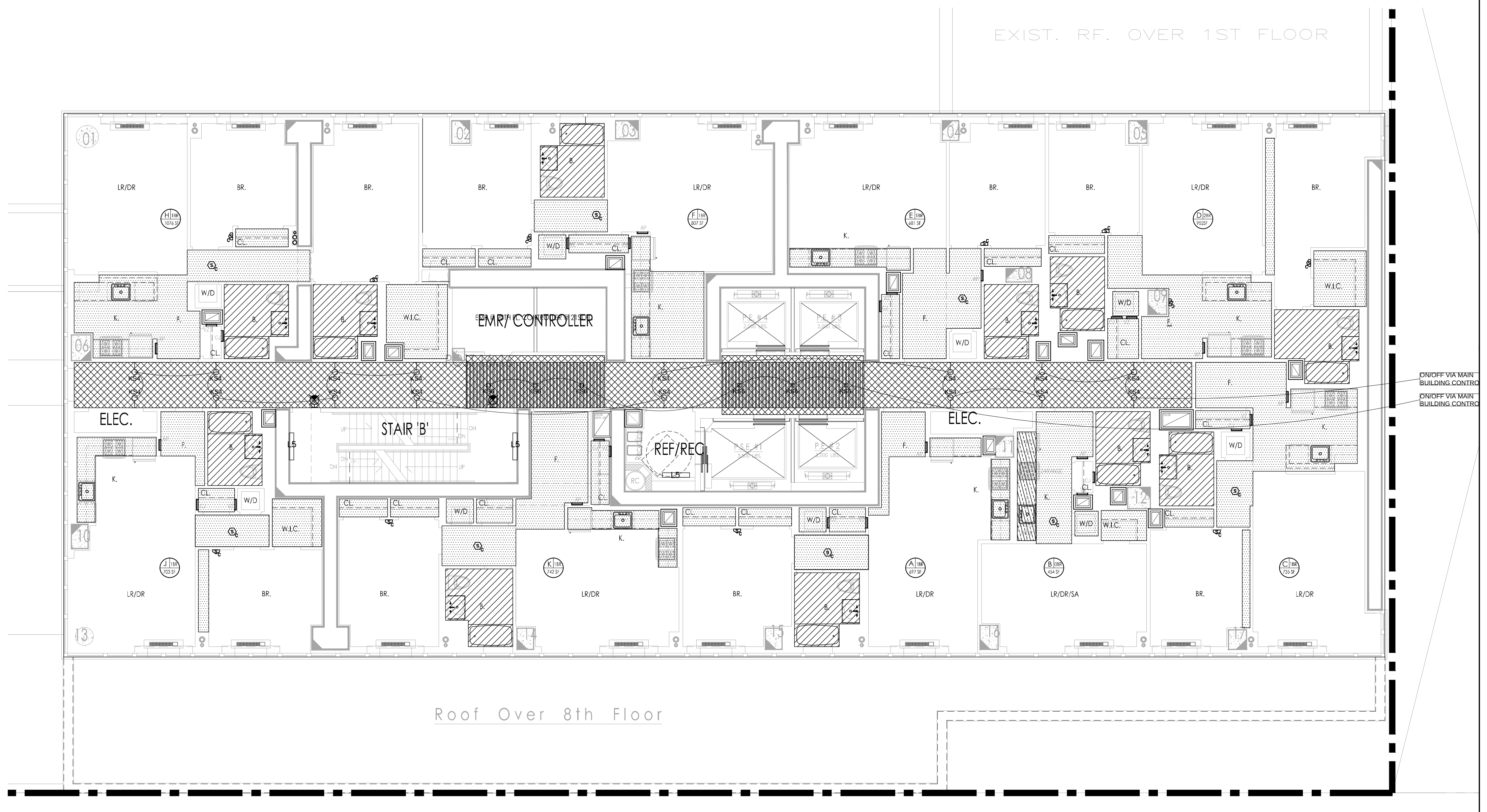
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER No. 022227

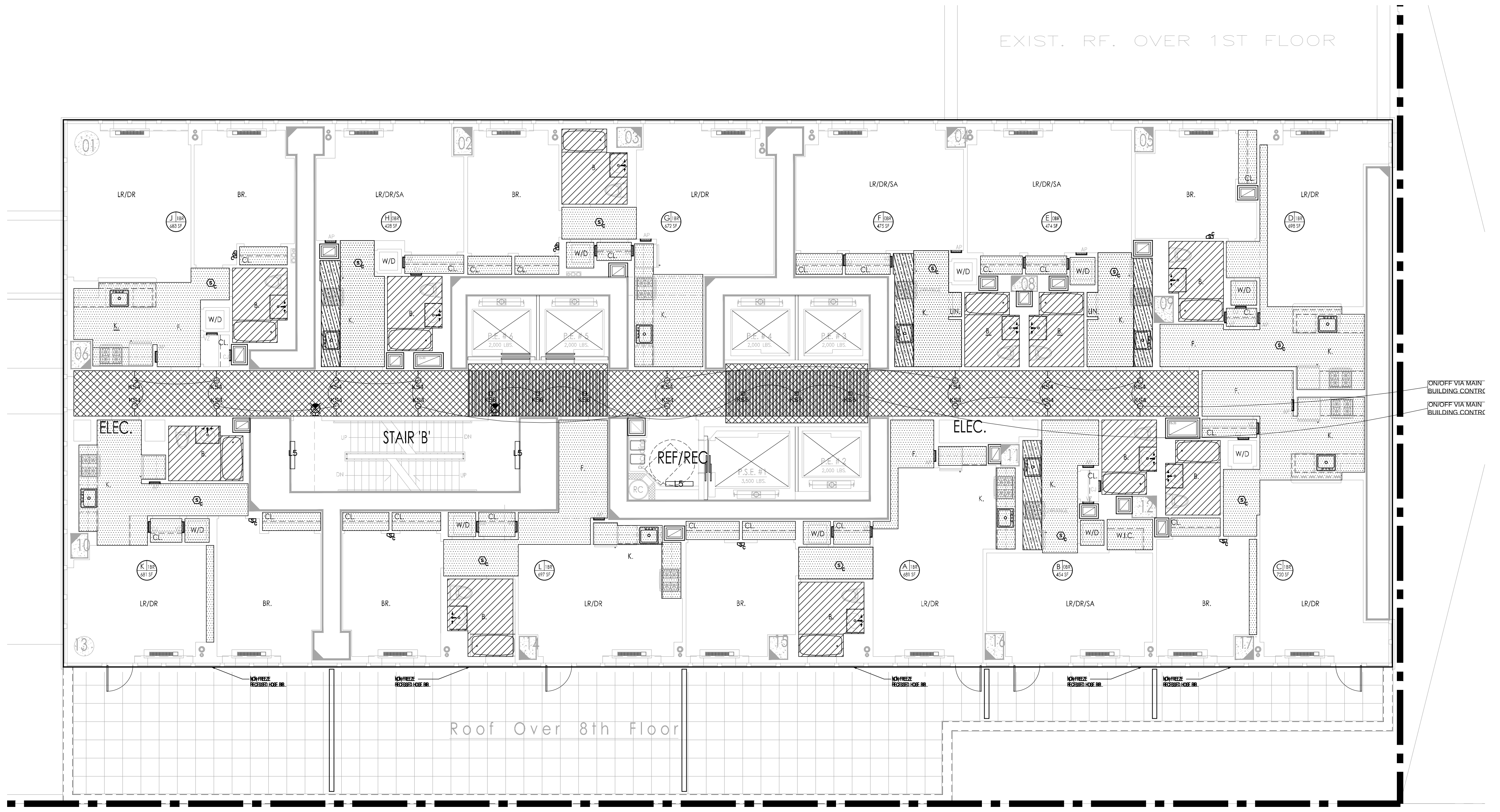
DATE:	AUGUST 29, 2014
PROJECT No:	2013–04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No.:	A-707.00
DRAWING :	137 OF 139

DEPT OF BLDGS 420651823 Job Number

ES981987369 Scan Code


EXIST. RF. OVER 1ST FLOOR
EMR/ CONTROLLER
STAIR 'B'
REF/REC
ELEC.
ELEC.
Roof Over 8th Floor

④ 20TH-21ST FLOOR RCP
SCALE: 1/8" = 1'-0"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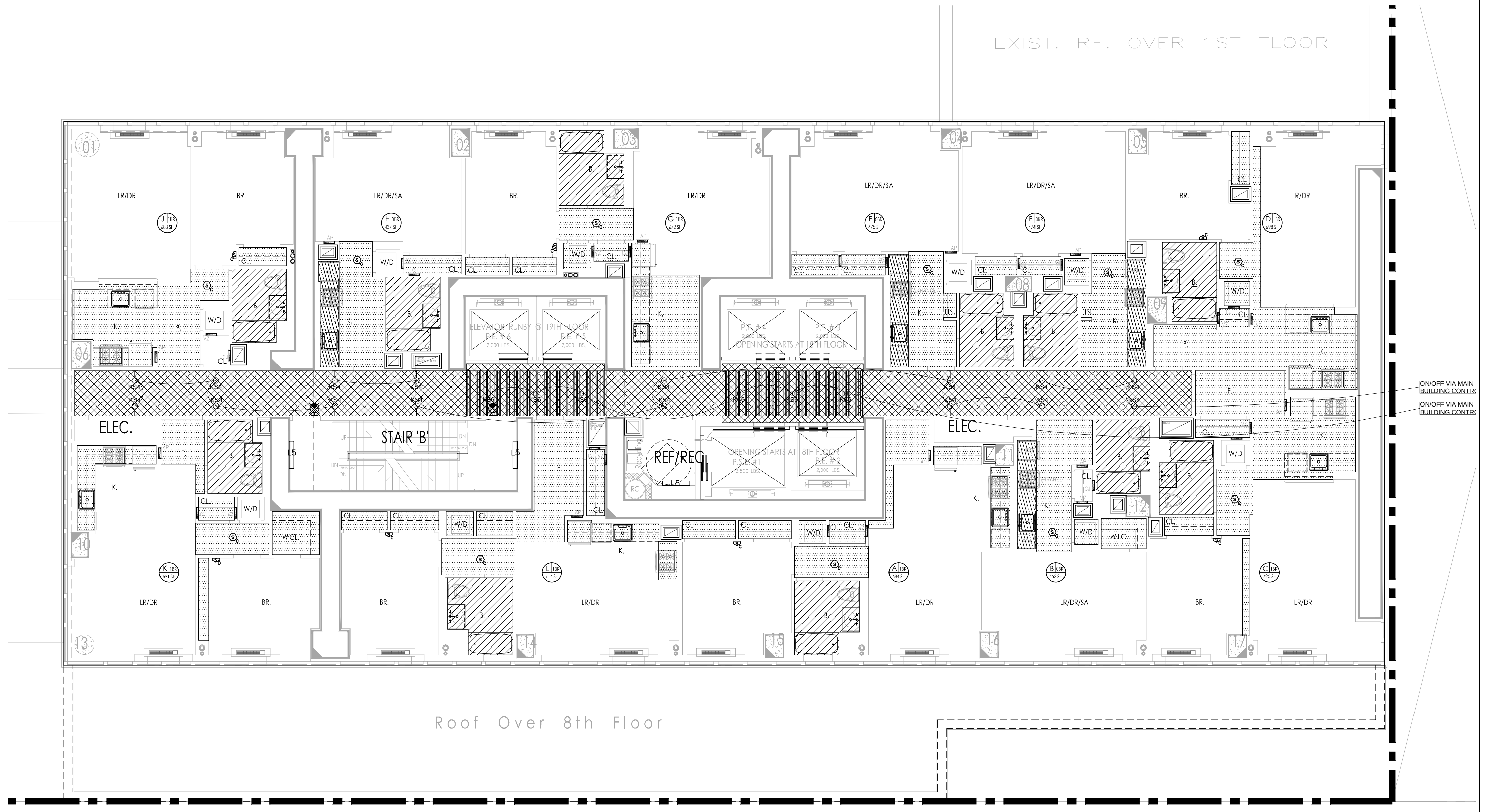
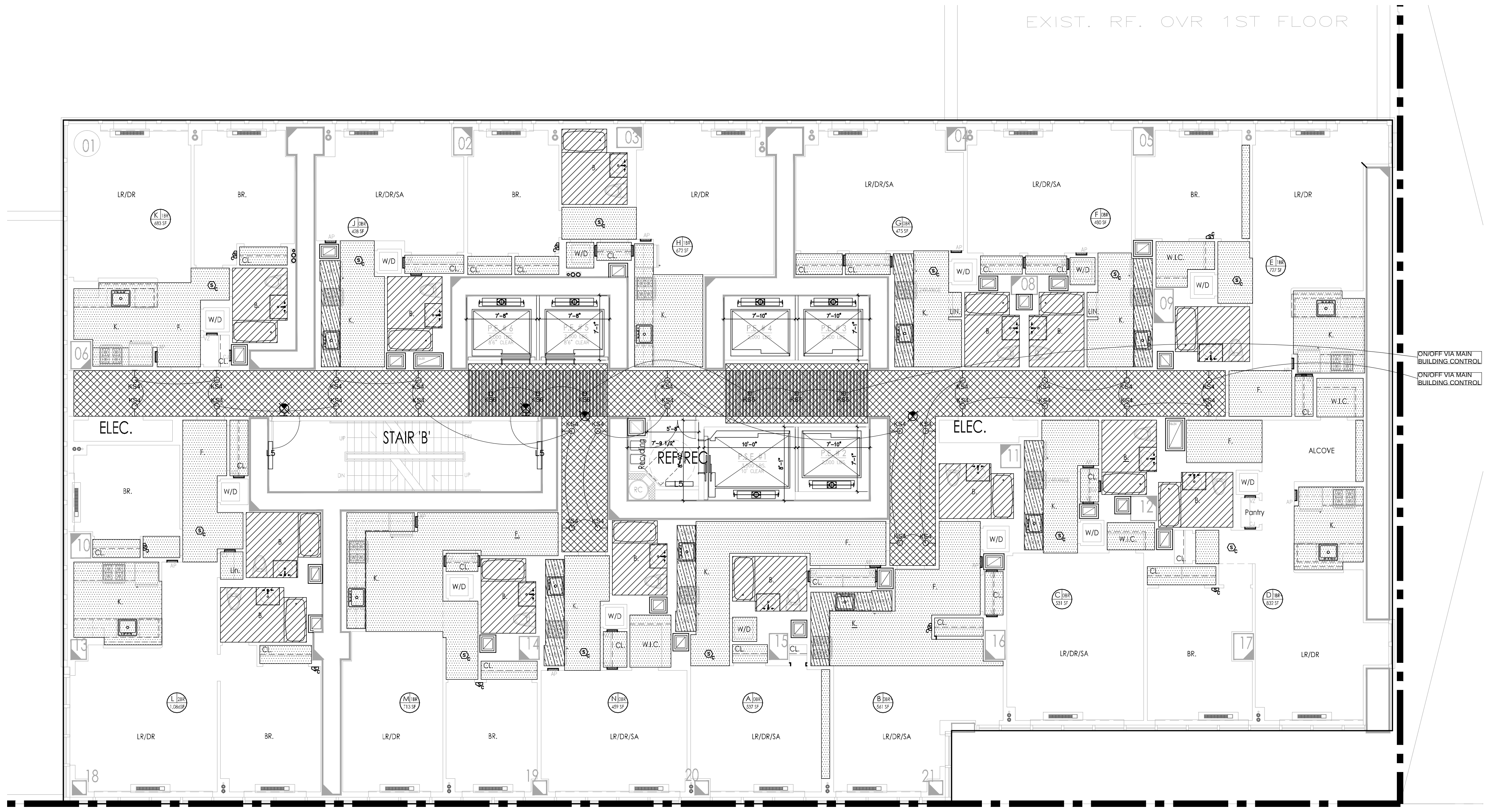
STAIR 'B'
REF/REC
ELEC.
ELEC.
Roof Over 8th Floor

② 9TH FLOOR RCP
SCALE: 1/8" = 1'-0"


EXIST. RF. OVER 1ST FLOOR
STAIR 'B'
REF/REC
ELEC.
ELEC.
Roof Over 8th Floor

③ 10TH-19TH FLOOR RCP
SCALE: 1/8" = 1'-0"


EXIST. RF. OVR 1ST FLOOR
STAIR 'B'
REF/REC
ELEC.
ELEC.
ALCOVE

① 8TH FLOOR RCP
SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

☐	NO CEILING/KADEX @TOWER
⬚	GWB @ 11'-0" (FLOORS 1-6) GWB @ 8'-6" (FLOORS 7 UP)
▩	GWB @ 9'-0"(UNLESS OTHERWISE NOTED)
▨	GWB @ 9'-0" (FLOOR 1-6) GWB @ 8'-0" (FLOOR 7 UP)
▨	GWB @ 9'-0" (FLOORS 1-6) OPEN FINISHED ABOVE
▥	GWB @ 11'-0" (FLOORS 1-6) GWB @ 9'-0" ATYPICAL FLOORS (7 UP) NO GWB @ TYPICAL FLOORS (7 UP)
⊗ L1	CAN KITCHEN LIGHTS
○ L2	CAN FOYER /VESTIBULE LIGHTS
L3	STRIP KITCHEN LIGHTS
L4	BATHROOM VANITY LIGHTS
L5	STAIR LIGHTS
○ L6	WALK IN CLOSET LIGHTS
S C	WALL-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR
S C	CEILING-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

Clara Gomez
NYC Buildings
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

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ZONING & CODE CONSULTANT

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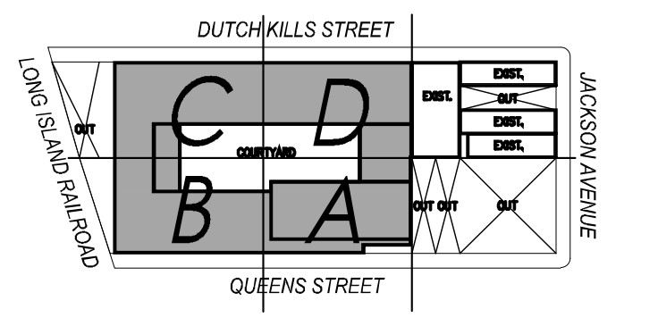
York, NY 10007
TEL. : (212) 385-1818

B-SCAN

No:	Date:	Revision:
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
OUT OUT
OUT

DRAWING TITLE:

8TH-21ST FLOOR RCP

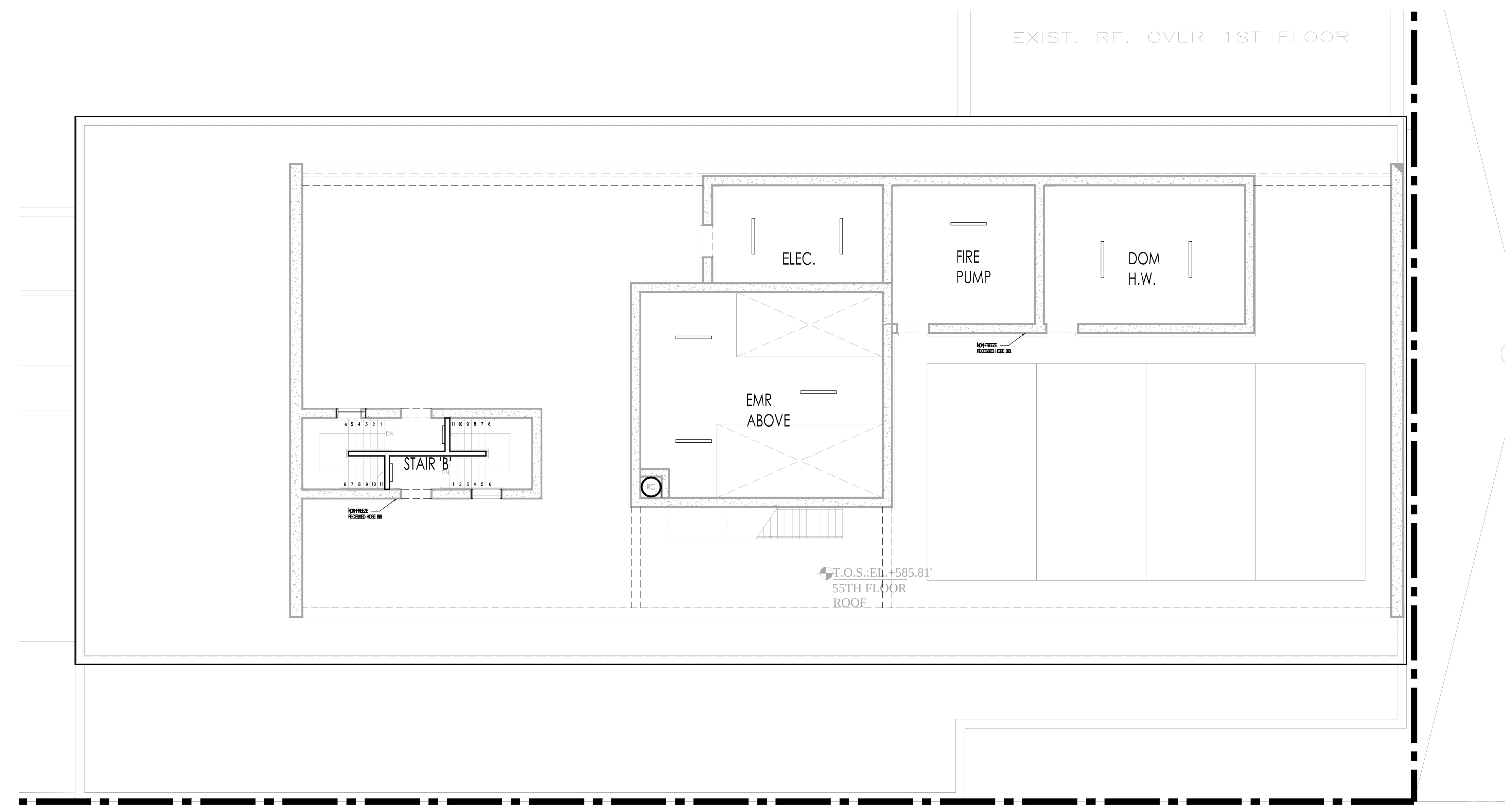
SEAL & SIGNATURE:

ROBERT LAUDENSCHLAGER
No. 022227

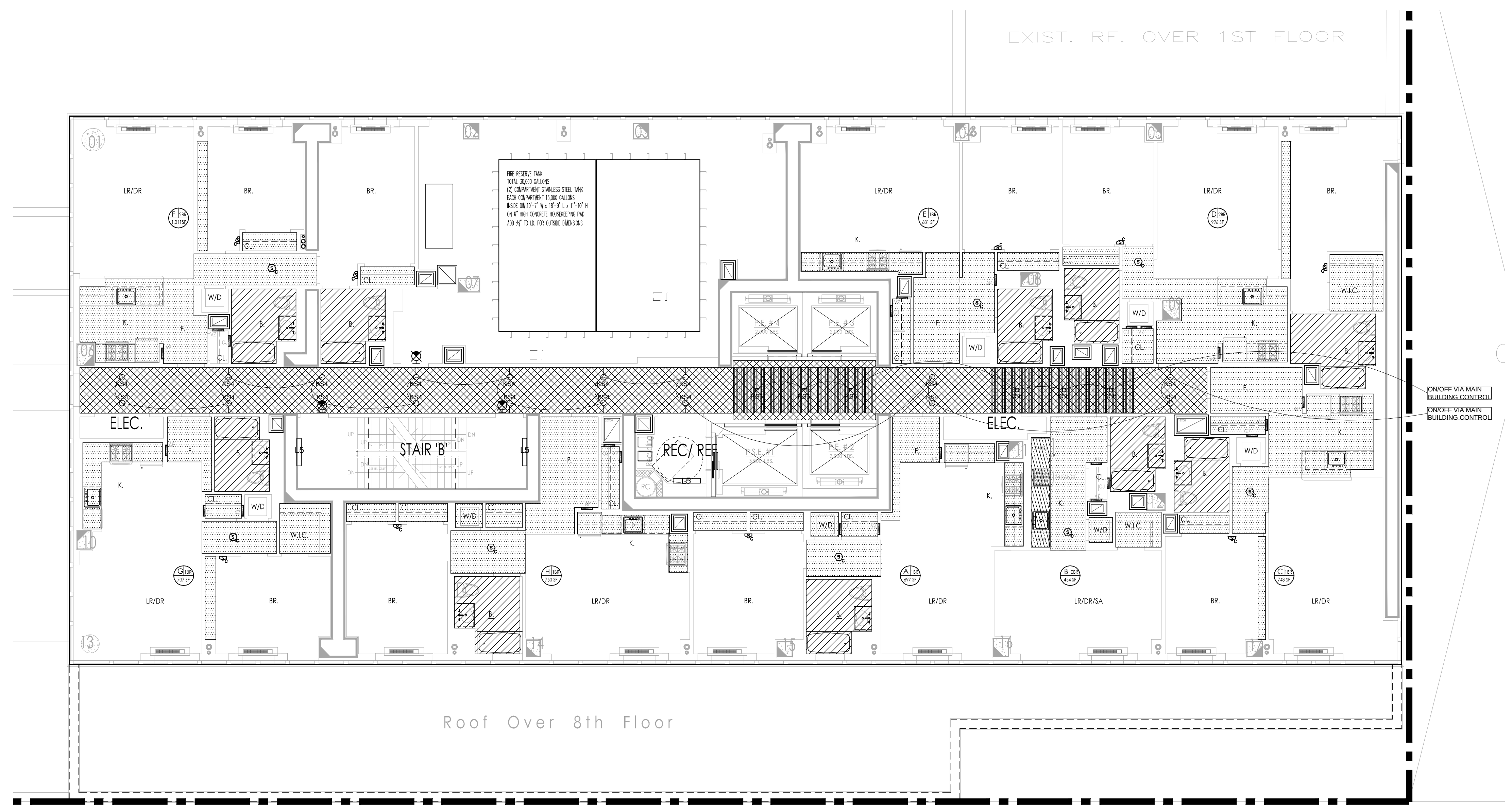
DATE:	AUGUST 29, 2014
PROJECT No:	2013-04
DRAWN BY:	XX
CHECK'D BY:	XX
DWG. No:	A-708.00
DRAWING :	138 OF 139

DEPT OF BLDGS 420651823 Job Number

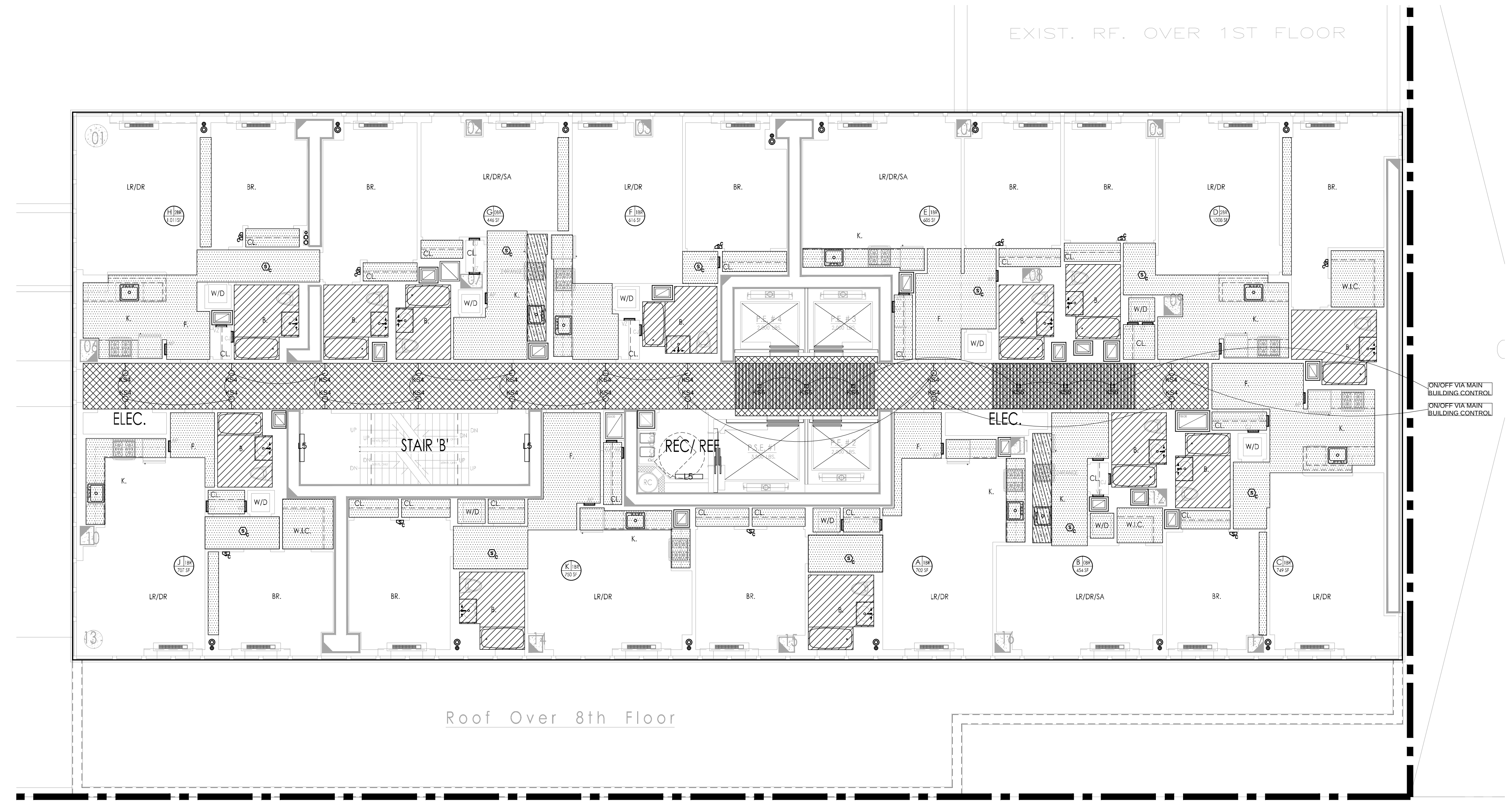
ES274988805 Scan Code


EXIST. RF. OVER 1ST FLOOR
ELEC.
FIRE PUMP
DOM H.W.
EMR ABOVE
STAIR 'B'
T.O.S. EL. +585.81'
55TH FLOOR
ROOF

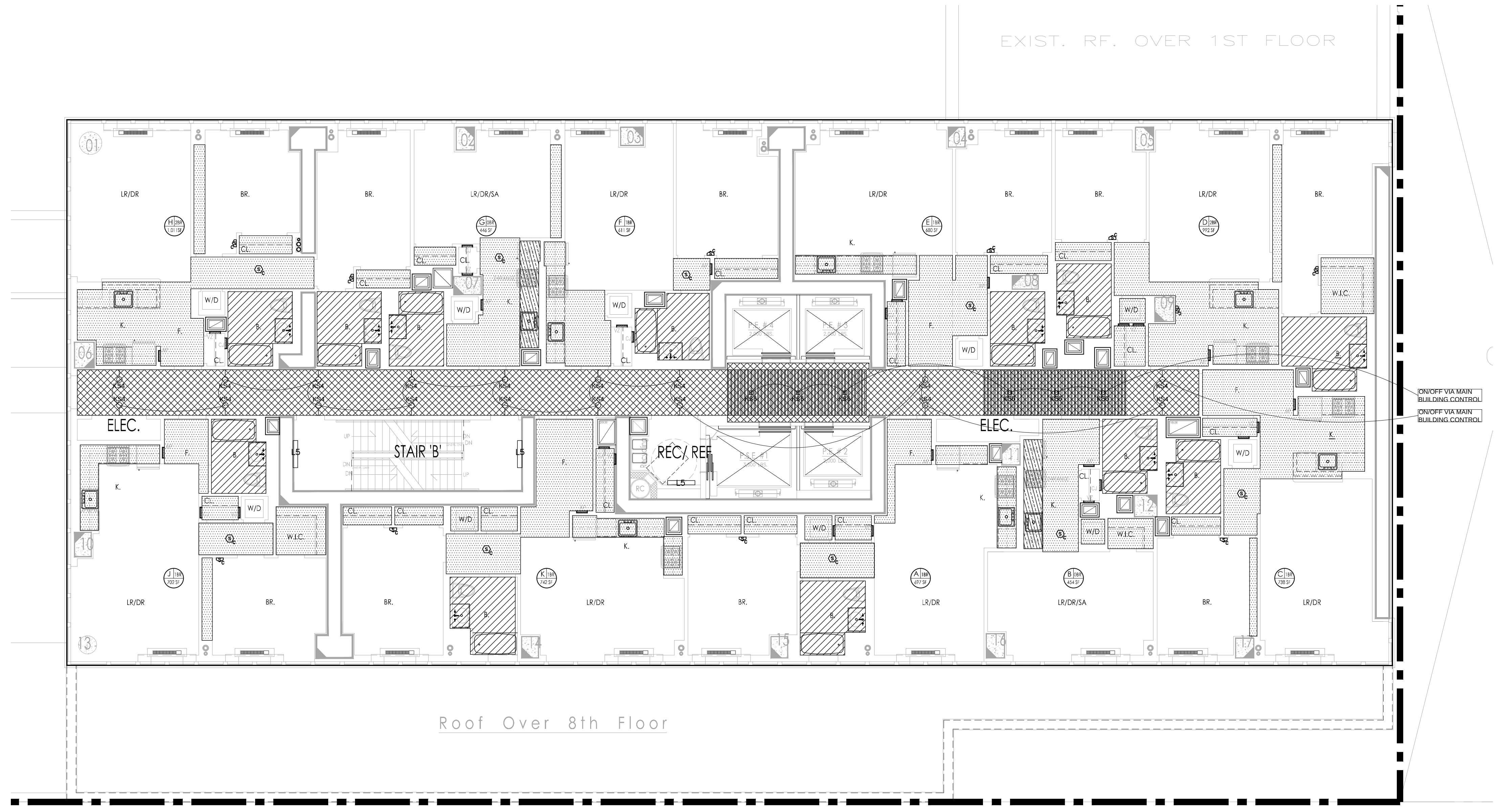
④ ROOF RCP
SCALE: 1/8" = 1'-0"


EXIST. RF. OVER 1ST FLOOR
ELEC.
STAIR 'B'
REC/ REF
ELEC.
ON/OFF VIA MAIN BUILDING CONTROL
ON/OFF VIA MAIN BUILDING CONTROL
Roof Over 8th Floor

② 35TH FLOOR RCP
SCALE: 1/8" = 1'-0"


EXIST. RF. OVER 1ST FLOOR
ELEC.
STAIR 'B'
REC/ REF
ELEC.
ON/OFF VIA MAIN BUILDING CONTROL
ON/OFF VIA MAIN BUILDING CONTROL
Roof Over 8th Floor

③ 36TH-54TH FLOOR RCP
SCALE: 1/8" = 1'-0"


EXIST. RF. OVER 1ST FLOOR
ELEC.
STAIR 'B'
REC/ REF
ELEC.
ON/OFF VIA MAIN BUILDING CONTROL
ON/OFF VIA MAIN BUILDING CONTROL
Roof Over 8th Floor

① 22ND-34TH FLOOR RCP
SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

☐ NO CEILING/KADEX @TOWER
⬚ GWB @ 11'-0" (FLOORS 1-6)
GWB @ 8'-6" (FLOORS 7 UP)
▩ GWB @ 9'-0"(UNLESS OTHERWISE NOTED)
▨ GWB @ 9'-0" (FLOOR 1-6)
GWB @ 8'-0" (FLOOR 7 UP)
▨ GWB @ 9'-0" (FLOORS 1-6) OPEN FINISHED ABOVE
▥ GWB @ 11'-0" (FLOORS 1-6)
GWB @ 9'-0" ATYPICAL FLOORS (7 UP)
NO GWB @ TYPICAL FLOORS (7 UP)
⊗ L1 CAN KITCHEN LIGHTS
○ L2 CAN FOYER /VESTIBULE LIGHTS
▭ L3 STRIP KITCHEN LIGHTS
▭ L4 BATHROOM VANITY LIGHTS
▭ L5 STAIR LIGHTS
○ L6 WALK IN CLOSET LIGHTS

SC WALL-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR
SC CEILING-MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

Clara Gomez
APPROVED
Under Directive 2 of 1975
Date: 05/22/2015:
NYC Development Hub

PROJECT:

EAGLE WAREHOUSE

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B-SCAN

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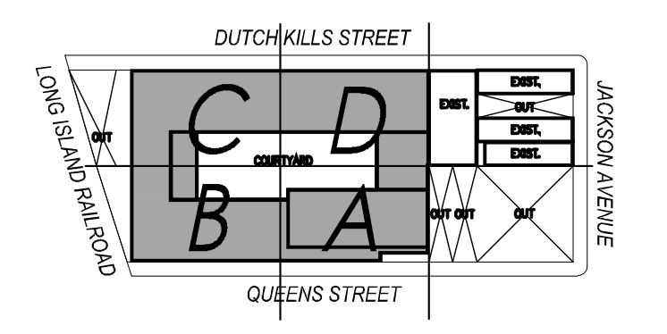
	09.29.14	DOB- NB RESPONSE TO OBJECTIONS
	08.29.14	DOB- NB FILING
	07.01.14	DOB- ZONING
	06.09.14	50% DD

NORTH ARROW
N

KEY PLAN
SCALE: 1" - 200'


DUTCH KILLS STREET
LONG ISLAND RAILROAD
JACKSON AVENUE
QUEENS STREET
C
D
B
A
COURTYARD
OUT
EXIST.
EXIST.
OUT
EXIST.
EXIST.
OUT OUT
OUT

DRAWING TITLE:

22ND-54TH FLOOR RCP

SEAL & SIGNATURE:

REGISTERED ARCHITECT
ROBERT LAUDENSCHLAGER
No. 022227
STATE OF NEW YORK

DATE: AUGUST 29. 2014
PROJECT No: 2013-04
DRAWN BY: XX
CHECK'D BY: XX
DWG. No:
A-709.00
DRAWING : 139 OF 139