PROJECT:
COURT SQUARE

ADDRESS:
23-15 44 DRIVE,
QUEENS, NEW YORK 11101

OWNER:
CITY VIEW TOWER LLC

Architect

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11 Broadway New York, NY 10004
Tel: 212.213.8007 Fax: 212.686.1754

Structural Engineer

Desimone, Consulting Engineers
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MEP Engineer

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Interior Design

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GHWA

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New York, NY 10004
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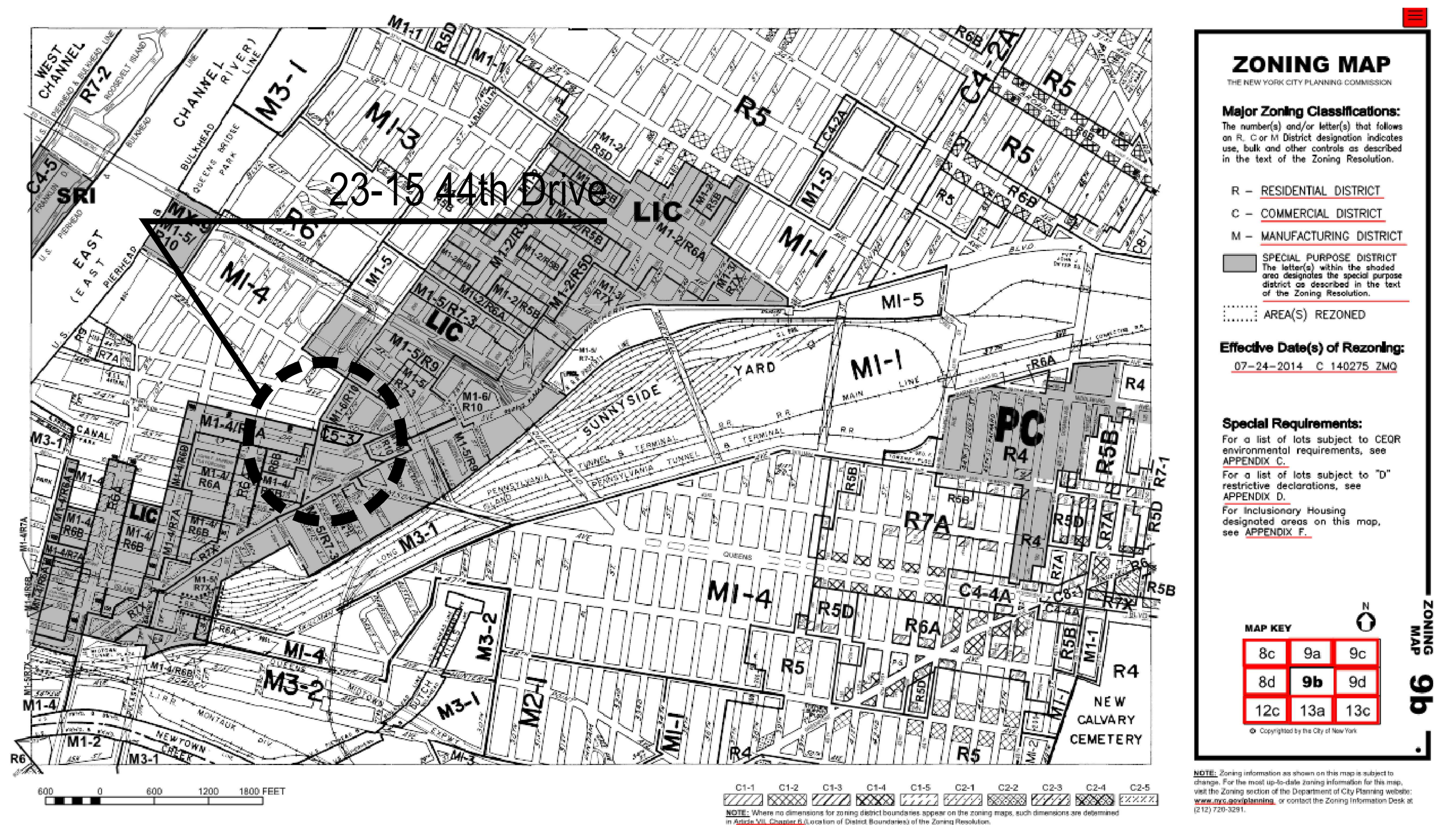
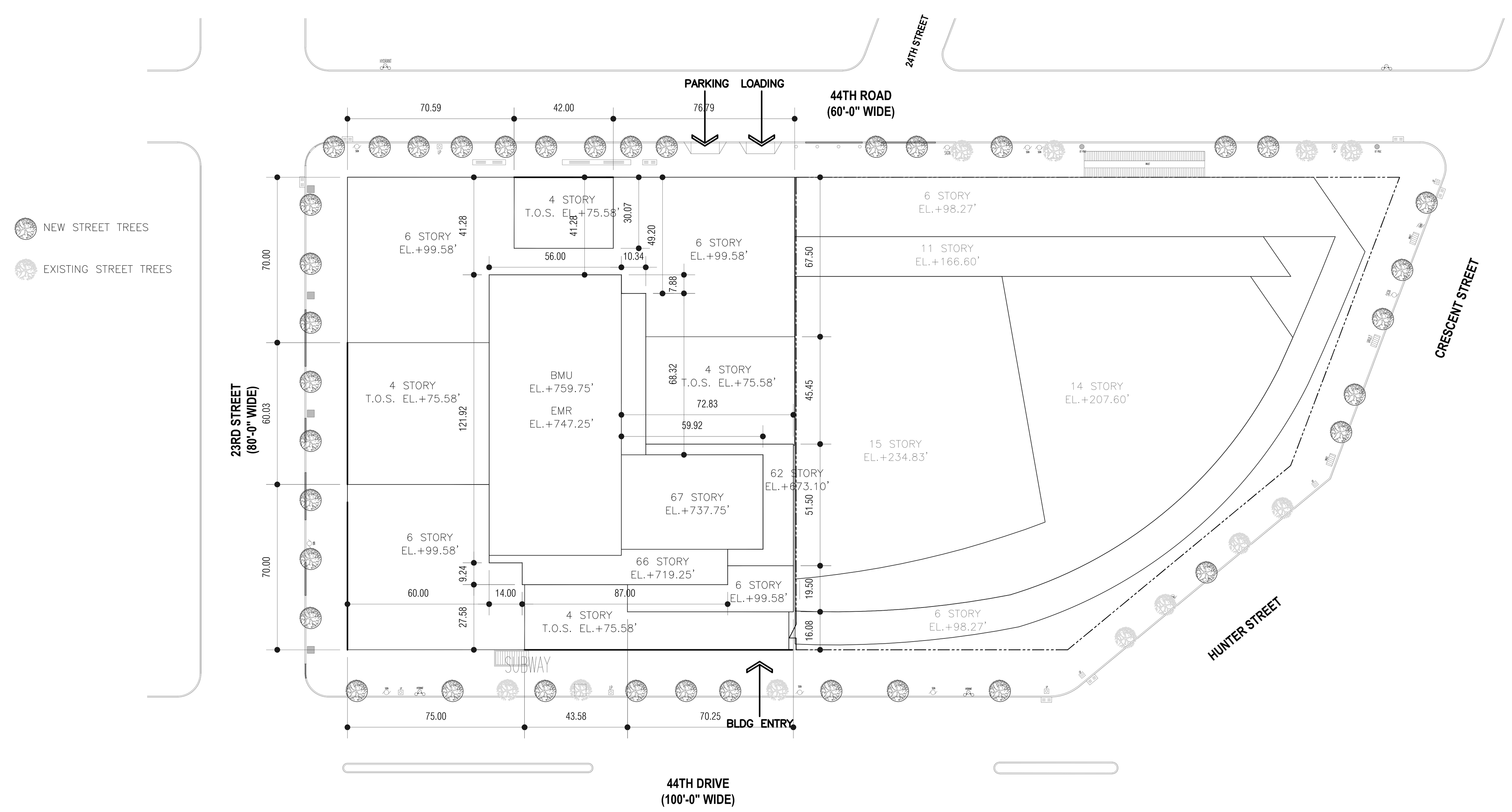
Goldstein, Hill & West Architects, LLP

DEPT OF BLDGS 420655954 Job Number
ES554570945 Scan Code





1 SITE PLAN
1/32" = 1'-0"

Average Base Plane Calculations

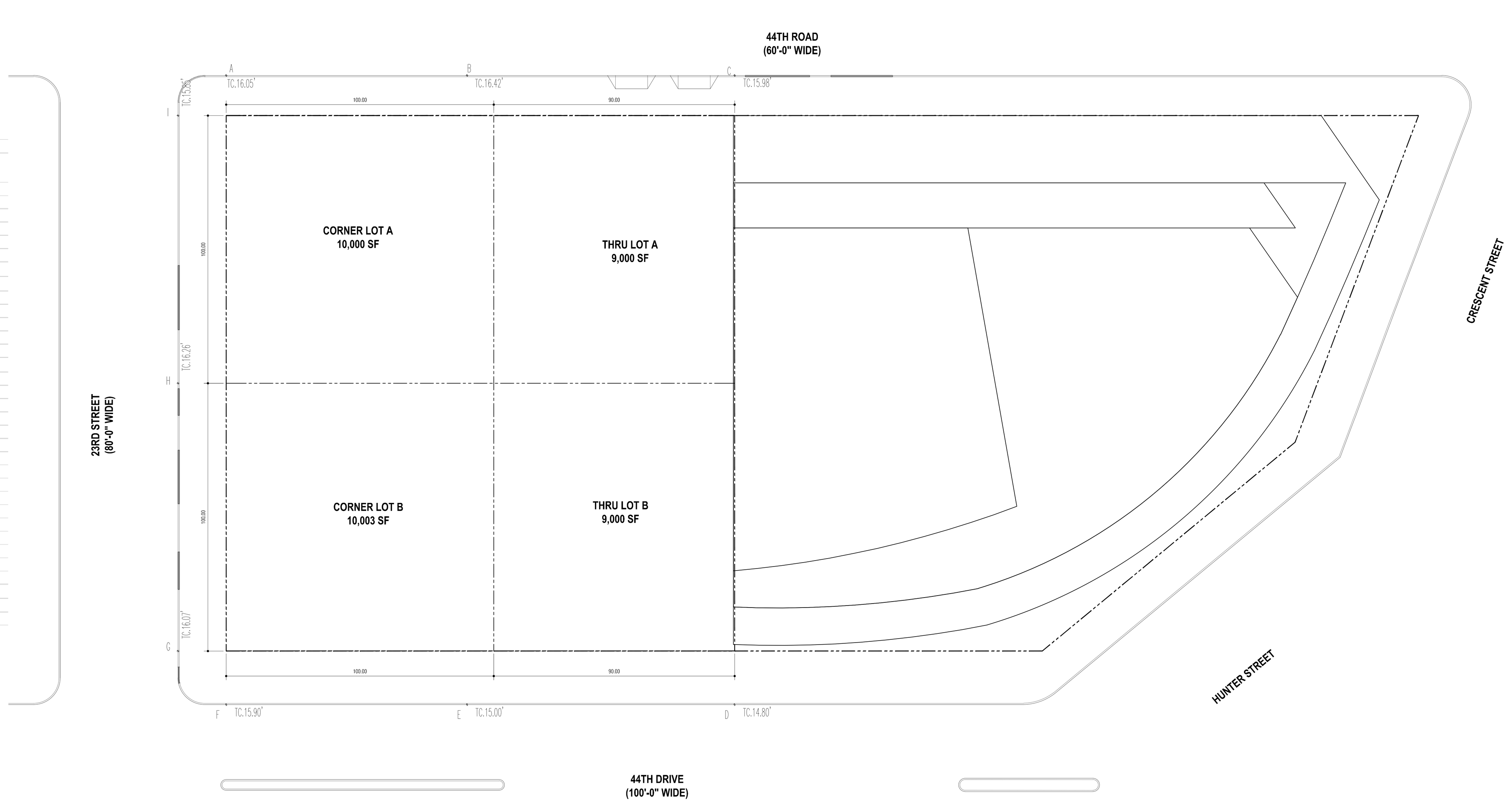
Corner Lot A			
23rd Street		44th Road	
Point I	15.85	Point A	16.05
Point H	16.26	Point B	16.42
Point Average	16.055	Point Average	16.24
Average Base Plane			**16.145**

Corner Lot B			
23rd Street		44th Drive	
Point G	16.07	Point F	15.90
Point H	16.26	Point F	15.00
Point Average	16.17	Point Average	15.45
Average Base Plane			**15.81**

Through Lot Portion A	
Point B	16.42
Point C	15.98
Average Base Plane	**16.20**

Through Lot Portion B	
Point E	15.00
Point D	14.80
Average Base Plane	**14.90**

Lots	Lot Area (1)	% Lot Area (2)	Avg Base Plane (3)	(1) x (3)
Corner Lot A	10,000.0 SF	26.3%	16.145	161450.00
Corner Lot B	10,000.0 SF	26.3%	15.81	158075.00
Through Lot A	9,000.0 SF	23.7%	16.20	145800.00
Through Lot B	9,000.0 SF	23.7%	14.90	134100.00
	38,000.0 SF			599425.00
Adjusted Average Base Plane				**15.77**



2 BAE PLANE CALCULATIONS
1/32" = 1'-0"

PROPOSED BUILDING SUMMARY

FLOOR	GROSS FLOOR AREAS: COMMERCIAL	PARKING	LOADING	MECHANICAL	RESIDENTIAL	GROSS FLOOR AREA	DEDUCTIONS: MECHANICAL COMMERCIAL	PARKING/ LOADING	MECHANICAL ROOM	DUCTS/ CHASES	OPEN TO BELOW	BIKE STORAGE	STAIR DEDUCTIONS	ZONING FLOOR AREAS: COMMERCIAL	RESIDENTIAL	TOTAL FLOOR AREA	DWELLING UNIT DISTRIBUTION: 0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL DU
C	10,727 SF	0 SF	0 SF	7,427 SF	18,262 SF	36,416 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF						
1	14,947 SF	1,986 SF	2,065 SF	0 SF	17,106 SF	36,104 SF	0 SF	-2,778 SF	0 SF	-11 SF	0 SF	-3,334 SF	0 SF	14,947 SF	15,034 SF	29,981 SF						
2	0 SF	35,637 SF	0 SF	0 SF	1,746 SF	37,383 SF	0 SF	-35,637 SF	0 SF	-62 SF	0 SF	0 SF	0 SF	0 SF	1,684 SF	1,684 SF						
3	0 SF	0 SF	0 SF	11,723 SF	26,079 SF	37,802 SF	0 SF	0 SF	-11,723 SF	-930 SF	0 SF	0 SF	-103 SF	0 SF	25,046 SF	25,046 SF	12	4	3	0	0	19
4	0 SF	0 SF	0 SF	9,771 SF	28,031 SF	37,802 SF	0 SF	0 SF	-9,771 SF	-838 SF	-11,153 SF	0 SF	-103 SF	0 SF	15,937 SF	15,937 SF	12	4	3	0	0	19
5	0 SF	0 SF	0 SF	0 SF	27,772 SF	27,772 SF	0 SF	0 SF	0 SF	-1,579 SF	0 SF	0 SF	-103 SF	0 SF	26,090 SF	26,090 SF	14	12	8	0	0	34
6	0 SF	0 SF	0 SF	0 SF	27,772 SF	27,772 SF	0 SF	0 SF	0 SF	-1,601 SF	0 SF	0 SF	-103 SF	0 SF	26,068 SF	26,068 SF	14	13	8	0	0	35
7	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-651 SF	0 SF	0 SF	-122 SF	0 SF	11,213 SF	11,213 SF	1	5	6	0	0	12
8	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
9	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
10	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
11	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
12	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
13	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
14	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
15	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
16	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
17	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
18	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
19	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
20	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
21	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
22	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
23	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
24	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
25	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
26	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
27	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
28	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
29	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
30	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
31	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
32	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
33	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
34	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
35	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-750 SF	0 SF	0 SF	-42 SF	0 SF	11,194 SF	11,194 SF	1	5	6	0	0	12
36	0 SF	0 SF	0 SF	11,986 SF		11,986 SF	0 SF	0 SF	-11,986 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF						
37	0 SF	0 SF	0 SF	536 SF	11,450 SF	11,986 SF	0 SF	0 SF	-536 SF	-675 SF	0 SF	0 SF	-42 SF	0 SF	10,733 SF	10,733 SF	1	6	4	1	0	12
38	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
39	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
40	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
41	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
42	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
43	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
44	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
45	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
46	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
47	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
48	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
49	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
50	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
51	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
52	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
53	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
54	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
55	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
56	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
57	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
58	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
59	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
60	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	4	6	1	0	12
61	0 SF	0 SF	0 SF	694 SF	11,292 SF	11,986 SF	0 SF	0 SF	-694 SF	-694 SF	0 SF	0 SF	-42 SF	0 SF	10,556 SF	10,556 SF	1	4	6	1		12
62	0 SF	0 SF	0 SF	0 SF	11,986 SF	11,986 SF	0 SF	0 SF	0 SF	-729 SF	0 SF	0 SF	-42 SF	0 SF	11,215 SF	11,215 SF	1	3	6	1		11
63	0 SF	0 SF	0 SF	0 SF	10,995 SF	10,995 SF	0 SF	0 SF	0 SF	-670 SF	0 SF	0 SF	-42 SF	0 SF	10,283 SF	10,283 SF	0	2	4	2	1	9
64	0 SF	0 SF	0 SF	0 SF	10,995 SF	10,995 SF	0 SF	0 SF	0 SF	-670 SF	0 SF	0 SF	-42 SF	0 SF	10,283 SF	10,283 SF	0	2	4	2	1	9
65	0 SF	0 SF	0 SF	0 SF	10,995 SF	10,995 SF	0 SF	0 SF	0 SF	-670 SF	0 SF	0 SF	-42 SF	0 SF	10,283 SF	10,283 SF	0	2	4	2	1	9
66	0 SF	0 SF	0 SF	0 SF	10,995 SF	10,995 SF	0 SF	0 SF	0 SF	-670 SF	0 SF	0 SF	-42 SF	0 SF	10,283 SF	10,283 SF	0	2	4	2	1	9
67	0 SF	0 SF	0 SF	10,995 SF	0 SF	10,995 SF	0 SF	0 SF	-10,989 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF						
68	0 SF	0 SF	0 SF	10,995 SF	0 SF	10,995 SF	0 SF	0 SF	-10,989 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF						
EMR	0 SF	0 SF	0 SF	6,827 SF	0 SF	6,827 SF	0 SF	0 SF	-6,827 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF						
TOTAL	25,674 SF	37,623 SF	2,065 SF	70,954 SF	848,748 SF	985,064 SF	0 SF	-38,415 SF	-63,515 SF	-48,217 SF	-11,153 SF	-3,334 SF	-2,970 SF	14,947 SF	766,085 SF	781,032 SF	107	291	366	34	4	802

ZONING CALCULATIONS AND COMPLIANCE TEXT

1. **General Information**
   - Block/ Lot (s): 437/ 2, 5, 7, 8, 9, 10, 11, 13, 15, 20
   - Zoning Map: 9B
   - Zoning District: **C5-3**
   - **Special Long Island City Mixed Use District (Court Square Sub-district Block 1)**
   - **NOT IN A Flood Hazard Area (FIRM Plate No. 3604970202G)**
   - Community District: Queens Community District 2

Survey 2. **Lot Area** **79,026.0 SF** **1.81 ACRES**

22-00 / 42-00 3. **Uses**
- Permitted use groups 1 - 6 & 9 -11
- Existing use groups 6
- Proposed use groups **2 & 6**

4. **Special Long Island City Mixed Use District/ General Provisions**

117-02(b) A. Non-residential uses on the same story or on a story higher than that occupied by dwelling units are permitted provided they 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 are not located directly over any portion of a building containing dwelling units.
complies

117-02(c) B. Regulations relating to accessory parking facilities within the Court Square Subdistrict are set forth in Article I Chapter 6.
complies

5. **District Plan and Maps**

117-03 A. Appendix A - Court Square Subdistrict
117-03 Appendix B - Block 1

6. **Court Square Subdistrict/ General Provisions**

117-401 A. The regulations governing the Court Square Subdistrict of the Special Long Island City Mixed District are contained within Sections 117-40 through 11-45, inclusive. These regulations supplement the provisions of Section 117-01 through 117-03, inclusive, of the Special Long Island City Mixed use District and supersede the underlying districts.

7. **Special Bulk Regulations - Floor Area Ratio**

117-42 A. Zoning lots of at least 10,000 sq ft with buildings containing at least 70,000 sq ft of floor area are subject to the underlying C5-3 District, as modified by Sections 117-40 through 117-45, inclusive.

117-421(a) B. Zoning lots that meet the standards of ZR117-44 and provide mandatory subway improvements as required by ZR117-44. may be developed to a FAR of 15.00.

A subway improvement, to consist of a connection between the Crosstown and Flushing Lines and maintenance of glass partitions in the control area of the Queens Boulevard Line, 23rd Street-Ely Avenue Station mezzanine, and near the control area of the Crosstown Line, Court Square-Long Island City Station mezzanine which are to be installed by the developer of Block 2.

Complies, see NYCTA Certificate's of Completion

C.

Maximum permitted Floor Area Ratio	FAR	Floor Area
Commercial/Manufacturing	15.00	1,185,390.0 SF
Community Facility	15.00	1,185,390.0 SF
Mixed use development	15.00	1,185,390.0 SF
Existing Commercial Use (DOB App #402190758)	5.11	403,770.0 SF
Remaining Available Floor Area	**9.89**	**781,620.0 SF**

D.

Proposed FAR/ Floor Area	FAR	Floor Area
Proposed Residential Uses	**9.69**	766,085.0 SF
Proposed Commercial Uses	**0.19**	14,947.0 SF
Proposed Total	**9.88**	**781,032.0 SF**

OK

8. **Special Bulk Regulations - Yard Regulations**

117-421(b) A. ZR33-26 and 34-23 regarding rear yard requirements shall not apply within Court Square Subdistrict.

23-53 B. In case of a zoning lot occupying entire block, no rear yard or rear yard equivalent shall be required.

9. **Special Bulk Regulations - Height and Setback Regulations:**

117-421(c) A. Height and setback regulations of the underlying C5-3 shall apply, except:
(1) No building or other structure shall exceed a height of 85 feet above the base plane within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street.
Proposed height of building within 60 feet east of 23rd Street 83.8 FT *complies*
(2) On Block 1, the street wall of a building or other structure shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least a height of 60 feet and a maximum height of 85 feet before setback. Above the level of the second story, up to 30% of the aggregate width of street walls may be located beyond the street line provided no such recesses are within 15 feet of an adjacent building.

Street frontage on 44th Road	190.00 FT
Maximum permitted recessed width above the level of the second story	57.00 FT
Proposed recessed width on 44th Road	**42.0 FT**
Street frontage on 23rd Street	200.00 FT
Maximum permitted recessed width above the level of the second story	60.00 FT
Proposed aggregate street wall width on 23rd Street	**60.0 FT**
Street frontage on 44th Drive	190.00 FT
Maximum permitted recessed width above the level of the second story	57.00 FT
Proposed aggregate street wall width on 44th Drive	**43.5 FT**

10. **Special Bulk Regulations**

117-423 A. Sidewalk Widening *Not applicable within Block 1*

117-44 B. Mandatory Subway Improvements *Complies, see NYCTA Certificate's of Completion*

11. **Density Regulations:**

23-22 A.

Density Factor	680.00
Maximum FAR for Residential Use	15.00
Proposed Commercial Uses	-0.19
Existing Community Facility Uses	-5.11
Net available FAR	9.70
Maximum permitted dwelling units	1,127.46
Proposed Dwelling Units	**802 DU's**

complies

12. **Parking**

16-03 A. Located in Area A within the Long Island City Area.

16-11(a) B. Permitted Parking for Residences
Within Area A, not more than 50% of the dwelling units or 200 spaces whichever is less.

Proposed number of dwelling units	802 DU's
50% of dwelling units	401
Maximum permitted parking for Residences	200
Proposed number of off-street residential parking	**200**

117-54(a)(2) C. Permitted Parking for Non-residential uses
Maximum number of accessory off-street parking shall not exceed one per 2,000 SF or 250 whichever is less.

Proposed non-residential floor area	25,674.0 SF
Maximum permitted parking for Non-residential uses	13
Proposed number of off-street commercial parking	**10**

16-13 D. Permitted parking for zoning lots with multiple uses
Maximum number of accessory off-street parking shall not exceed 225. the exclusive or primary use provisions of Sections 16-11 and 16-12 (117-54) shall be applicable to the number of spaces provided for each use.
Proposed total number of off-street parking **210**

14. **Minimum and Maximum Size of parking facilities**

16-24

Maximum gross surface of permitted accessory group parking facilities	200 SF per space
Exception, no-charge, self parking for non-residential uses	300 SF per space
Proposed number of residential parking space (subject to 200 SF/space)	200
Proposed number of non-residential parking space (subject to 300 SF/space)	10
Max permitted gross surface area	43,000.0 SF
Proposed surface area of parking facility	**35,561.0 SF**

OK

15. **Loading**

44-52 A. Minimum required loading berth for commercial uses — First 25,000 SF - 0; Next 15,000 SF - 1/ Next 60,000 SF - 1

Proposed commercial floor area on ground floor	14,947.0 SF
Proposed commercial floor area on cellar	10,727.0 SF
Proposed commercial floor area subject to loading berth requirement	25,674.0 SF
Minimum required loading berth	1
Proposed number of loading berth	**1**

16. **Bicycle Parking Spaces**

25-80 A. Residential Use 1 per 2 DU

Proposed number of dwelling units	802 DU's
Minimum number of residential bike parking required	401
Proposed number of residential bike parking	**401**
Proposed residential bike storage room	**3,334.0 SF**
Proposed floor area per bicycle	**8.3 SF**
Minimum required area per bicycle	6.0 SF
	complies

36-711 B. Commercial 1 per 10,000 SF

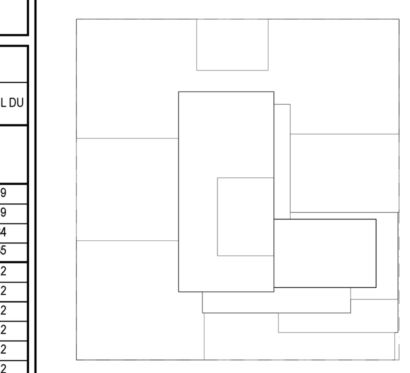
Proposed commercial floor areas	25,674.0 SF
Minimum number of non-residential bike parking required	3

Commercial uses where the number of required bicycle parking spaces is three or less the requirement set forth in 36-711 shall be waived.
Proposed number of non-residential bike parking **0**

16. **Street Trees**

23-03 / 26-41 One street tree, pre-existing or newly planted, shall be provided for every 25 ft of street frontage of the zoning lot

Street	Frontage	Minimum Required	Existing	Provided
44th Drive	305.0 FT	12.2	3.0	9
23rd Street	200.0 FT	8.0	0.0	8
44th Road	445.5 FT	17.8	4.0	14
Crescent Street	130.4 FT	5.2	0.0	5
Hunter Street	122.5 FT	4.9	4.0	1
Total	1,203.4 FT	48.1	11.0	37



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
ZONING SUMMARY

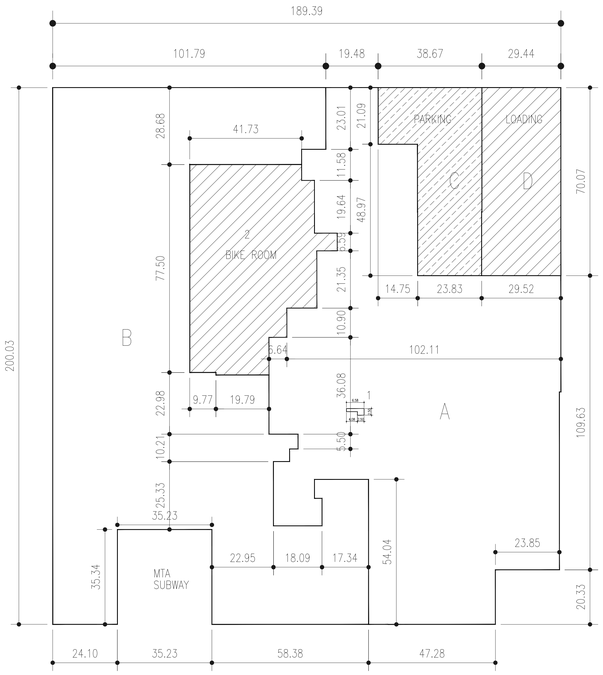
NB#420655954

SEAL & SIGNATURE: REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: AS NOTED
DWG NO. Z-001.00
002 OF 97

DEPT OF BLDGS 420655954 Job Number

E1621395535 Scan Code

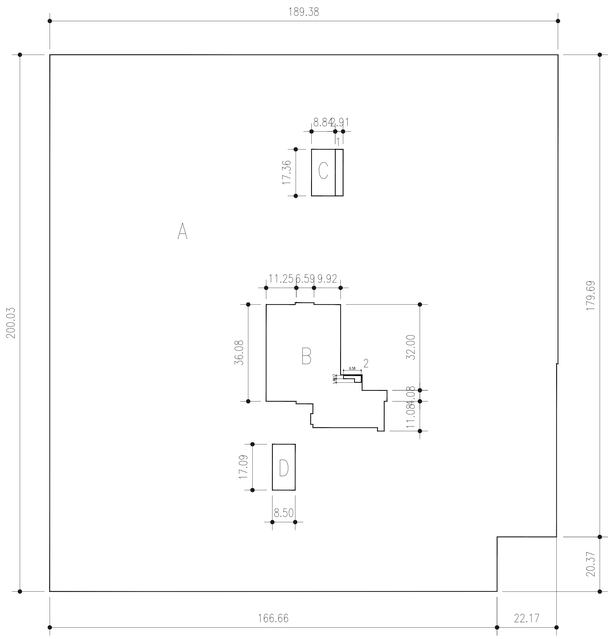


GROSS FLOOR AREA	
1ST FLOOR	
A RESIDENTIAL	17105.87 SQ. FT.
B COMMERCIAL	14946.48 SQ. FT.
C ACCESSORY PARKING	1986.89 SQ. FT.
D LOADING BERTH	2064.77 SQ. FT.
TOTAL	36104.0 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	11.01 SQ. FT.
2		
3		
		11.01 SQ. FT.

DEDUCTIONS PARKING		
LOCATION	TYPE	AREA
D	LOADING	792.00 SQ. FT.
C	PARKING	1986.89 SQ. FT.
		2778.89 SQ. FT.

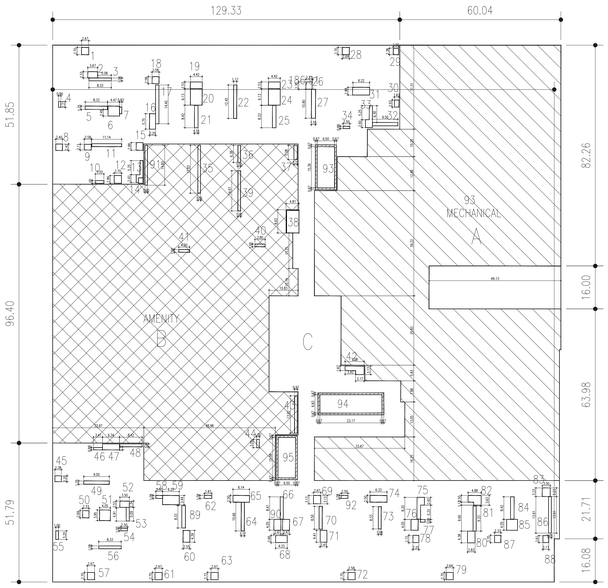
DEDUCTIONS BICYCLE PARKING		
LOCATION	TYPE	AREA
2	BIKE PARKING	3334.25 SQ. FT.
		3334.25 SQ. FT.



GROSS FLOOR AREA	
2ND FLOOR	
A GROSS AREA	37383.31 SQ. FT.
B RESIDENTIAL CORE	1396.72 SQ. FT.
C EXIT STAIRS	203.99 SQ. FT.
D EXIT STAIRS	145.29 SQ. FT.
NET PARKING AREA	35637.32 SQ. FT.

DEDUCTIONS PARKING		
LOCATION	TYPE	AREA
A	PARKING	35637.20 SQ. FT.
		35637.20 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	50.59 SQ. FT.
2	M	11.01 SQ. FT.
3		
		61.60 SQ. FT.

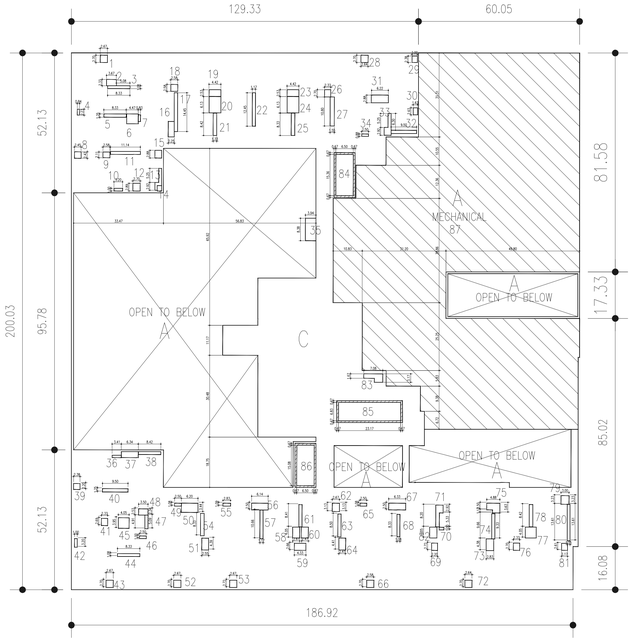


GROSS FLOOR AREA	
3RD FLOOR	
A MECHANICAL	11723.28 SQ. FT.
B AMENITY	9891.30 SQ. FT.
C RESIDENTIAL	16187.61 SQ. FT.
TOTAL	37802.2 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	7.22 SQ. FT.
2	P	8.56 SQ. FT.
3	M	9.03 SQ. FT.
4	P	1.87 SQ. FT.
5	M	10.42 SQ. FT.
6	M	16.01 SQ. FT.
7	P	2.08 SQ. FT.
8	M	5.94 SQ. FT.
9	P	5.47 SQ. FT.
10	M	3.21 SQ. FT.
11	M	12.18 SQ. FT.
12	P	7.84 SQ. FT.
13	M	10.11 SQ. FT.
14	M	3.35 SQ. FT.
15	P	7.26 SQ. FT.
16	P	12.93 SQ. FT.
17	M	18.07 SQ. FT.
18	P	6.66 SQ. FT.
19	M	11.19 SQ. FT.
20	M	26.77 SQ. FT.
21	M	11.11 SQ. FT.
22	M	14.52 SQ. FT.
23	P	11.19 SQ. FT.
24	P	26.77 SQ. FT.
25	M	11.11 SQ. FT.
26	P	6.31 SQ. FT.
27	M	16.64 SQ. FT.
28	P	7.22 SQ. FT.
29	P	4.75 SQ. FT.
30	P	4.29 SQ. FT.
31	M	18.34 SQ. FT.
32	P	11.48 SQ. FT.
33	M	13.66 SQ. FT.
34	P	2.18 SQ. FT.
35	M	17.63 SQ. FT.
36	P	6.37 SQ. FT.
37	P	6.44 SQ. FT.
38	P	41.55 SQ. FT.
39	M	14.97 SQ. FT.
40	P	3.79 SQ. FT.
41	M	3.99 SQ. FT.
42	P	16.55 SQ. FT.
43	M	13.51 SQ. FT.
44	P	3.09 SQ. FT.
45	P	5.25 SQ. FT.
46	P	3.01 SQ. FT.
47	M	14.12 SQ. FT.
48	M	9.03 SQ. FT.
49	M	11.85 SQ. FT.
50	P	6.25 SQ. FT.
51	M	16.00 SQ. FT.
52	P	8.18 SQ. FT.
53	M	5.95 SQ. FT.
54	P	2.50 SQ. FT.
55	M	3.21 SQ. FT.
56	P	9.03 SQ. FT.
57	P	7.22 SQ. FT.
58	P	2.71 SQ. FT.
59	M	21.30 SQ. FT.
60	P	11.14 SQ. FT.
61	M	7.22 SQ. FT.
62	P	3.08 SQ. FT.
63	M	7.25 SQ. FT.
64	P	12.43 SQ. FT.
65	P	15.39 SQ. FT.
66	P	9.71 SQ. FT.
67	M	10.52 SQ. FT.
68	M	11.52 SQ. FT.
69	M	8.31 SQ. FT.
70	P	9.92 SQ. FT.
71	M	11.19 SQ. FT.
72	P	7.22 SQ. FT.
73	M	9.03 SQ. FT.
74	P	15.85 SQ. FT.
75	M	14.96 SQ. FT.
76	P	10.77 SQ. FT.
77	M	1.75 SQ. FT.
78	P	6.00 SQ. FT.
79	P	7.17 SQ. FT.
80	P	12.37 SQ. FT.
81	M	10.92 SQ. FT.
82	M	15.32 SQ. FT.
83	M	9.67 SQ. FT.
84	P	11.11 SQ. FT.
85	M	16.33 SQ. FT.
86	P	14.19 SQ. FT.
87	P	6.32 SQ. FT.
88	M	5.66 SQ. FT.
89	P	11.10 SQ. FT.
90	P	10.52 SQ. FT.
91	M	13.76 SQ. FT.
92	M	2.71 SQ. FT.
93		
		929.91 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
96	MECH. ROOM	11723.28 SQ. FT.
TOTAL		11723.28 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
93	STAIR	30.93 SQ. FT.
94	STAIR	41.78 SQ. FT.
95	STAIR	30.53 SQ. FT.
TOTAL		103.23 SQ. FT.

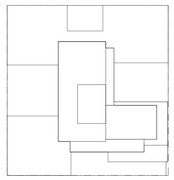


GROSS FLOOR AREA	
4TH FLOOR	
A MECHANICAL	9770.88 SQ. FT.
A OPEN TO BELOW	11152.93 SQ. FT.
C RESIDENTIAL	16878.54 SQ. FT.
TOTAL	37802.3 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	7.22 SQ. FT.
2	P	8.56 SQ. FT.
3	M	9.03 SQ. FT.
4	P	1.87 SQ. FT.
5	M	10.42 SQ. FT.
6	M	16.01 SQ. FT.
7	P	2.08 SQ. FT.
8	M	5.94 SQ. FT.
9	P	5.47 SQ. FT.
10	M	3.21 SQ. FT.
11	M	12.18 SQ. FT.
12	P	7.84 SQ. FT.
13	M	10.11 SQ. FT.
14	M	3.35 SQ. FT.
15	P	7.26 SQ. FT.
16	P	12.93 SQ. FT.
17	M	18.07 SQ. FT.
18	P	6.66 SQ. FT.
19	M	11.19 SQ. FT.
20	M	26.77 SQ. FT.
21	M	11.11 SQ. FT.
22	M	14.52 SQ. FT.
23	P	11.19 SQ. FT.
24	P	26.77 SQ. FT.
25	M	11.11 SQ. FT.
26	P	6.31 SQ. FT.
27	M	16.64 SQ. FT.
28	P	7.22 SQ. FT.
29	P	4.75 SQ. FT.
30	P	4.29 SQ. FT.
31	M	18.34 SQ. FT.
32	P	11.48 SQ. FT.
33	M	13.66 SQ. FT.
34	P	2.18 SQ. FT.
35	M	32.92 SQ. FT.
36	P	3.01 SQ. FT.
37	P	14.12 SQ. FT.
38	P	9.03 SQ. FT.
39	M	5.25 SQ. FT.
40	P	11.85 SQ. FT.
41	M	6.25 SQ. FT.
42	P	3.21 SQ. FT.
43	M	7.22 SQ. FT.
44	P	9.03 SQ. FT.
45	P	16.00 SQ. FT.
46	P	2.50 SQ. FT.
47	M	5.95 SQ. FT.
48	M	8.18 SQ. FT.
49	M	2.71 SQ. FT.
50	P	21.30 SQ. FT.
51	M	11.14 SQ. FT.
52	P	7.22 SQ. FT.
53	M	7.25 SQ. FT.
54	P	11.10 SQ. FT.
55	M	3.08 SQ. FT.
56	P	15.39 SQ. FT.
57	P	12.43 SQ. FT.
58	P	10.52 SQ. FT.
59	M	11.52 SQ. FT.
60	P	10.52 SQ. FT.
61	M	9.71 SQ. FT.
62	P	8.31 SQ. FT.
63	M	9.92 SQ. FT.
64	P	11.19 SQ. FT.
65	P	2.71 SQ. FT.
66	P	7.22 SQ. FT.
67	M	15.85 SQ. FT.
68	M	9.03 SQ. FT.
69	M	6.00 SQ. FT.
70	P	1.75 SQ. FT.
71	M	14.96 SQ. FT.
72	P	7.17 SQ. FT.
73	M	12.37 SQ. FT.
74	P	10.92 SQ. FT.
75	M	15.32 SQ. FT.
76	P	6.32 SQ. FT.
77	M	16.33 SQ. FT.
78	P	11.11 SQ. FT.
79	P	9.67 SQ. FT.
80	P	14.19 SQ. FT.
81	M	5.66 SQ. FT.
82	M	10.77 SQ. FT.
83	M	16.55 SQ. FT.
		837.51 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
84	STAIR	30.93 SQ. FT.
85	STAIR	41.78 SQ. FT.
86	STAIR	30.53 SQ. FT.
TOTAL		103.23 SQ. FT.

DEDUCTIONS RESIDENTIAL		
LOCATION	TYPE	AREA
87	MECH. ROOM	9770.88 SQ. FT.
TOTAL		9770.88 SQ. FT.



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

ZONING DEDUCTION PLANS

NB#420655954

SEAL: REGISTERED ARCHITECT NO. STEPHEN HILL 028258 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	14A325
SCALE:	1/8" = 1'-0"
DWG NO.	Z-002.00

003 OF 97

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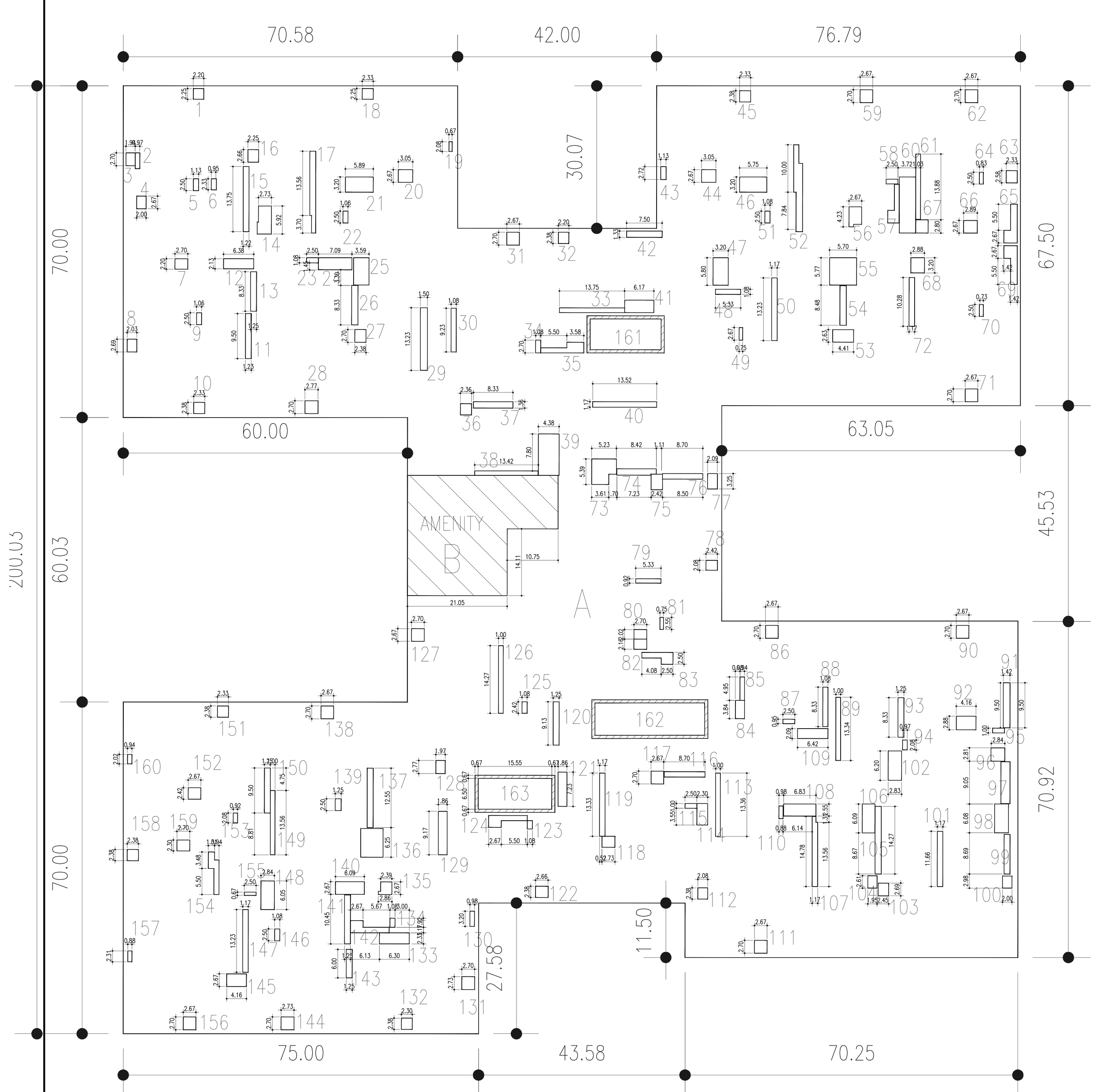


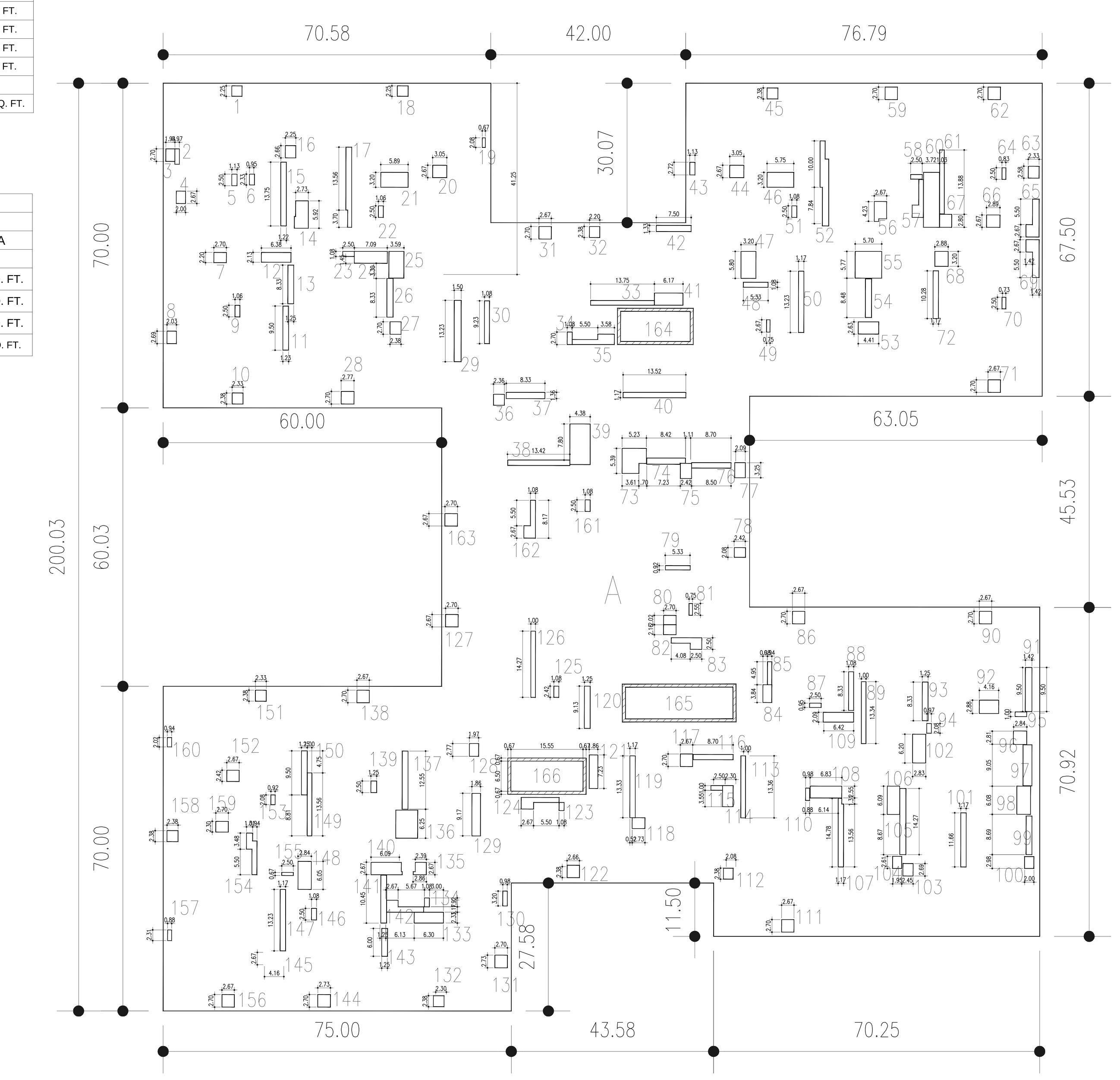
GROSS FLOOR AREA	
5HT FLOOR	
A RESIDENTIAL	27116.45 SQ. FT.
B AMENITY	655.13 SQ. FT.
TOTAL	27771.6 SQ. FT.

DEDUCTIONS
RESIDENTIAL

LOCATION	TYPE	AREA
1	M	4.97 SQ. FT.
2	P	3.23 SQ. FT.
3	M	5.26 SQ. FT.
4	P	5.32 SQ. FT.
5	M	2.82 SQ. FT.
6	M	2.53 SQ. FT.
7	P	5.96 SQ. FT.
8	M	5.47 SQ. FT.
9	P	2.66 SQ. FT.
10	M	5.54 SQ. FT.
11	M	11.78 SQ. FT.
12	P	13.55 SQ. FT.
13	M	10.42 SQ. FT.
14	M	16.83 SQ. FT.
15	P	16.66 SQ. FT.
16	P	5.98 SQ. FT.
17	M	20.22 SQ. FT.
18	P	5.25 SQ. FT.
19	M	1.39 SQ. FT.
20	M	8.11 SQ. FT.
21	M	18.88 SQ. FT.
22	M	2.66 SQ. FT.
23	P	2.71 SQ. FT.
24	P	18.03 SQ. FT.
25	M	18.66 SQ. FT.
26	P	11.11 SQ. FT.
27	M	6.39 SQ. FT.
28	P	7.50 SQ. FT.
29	P	19.86 SQ. FT.
30	P	10.00 SQ. FT.
31	M	7.22 SQ. FT.
32	P	5.24 SQ. FT.
33	M	13.75 SQ. FT.
34	P	2.93 SQ. FT.
35	M	14.01 SQ. FT.
36	P	5.59 SQ. FT.
37	P	11.29 SQ. FT.
38	P	12.81 SQ. FT.
39	M	38.34 SQ. FT.
40	P	15.77 SQ. FT.
41	M	16.20 SQ. FT.
42	P	10.01 SQ. FT.
43	M	3.08 SQ. FT.
44	P	8.11 SQ. FT.
45	P	5.54 SQ. FT.
46	P	18.45 SQ. FT.
47	M	18.62 SQ. FT.
48	M	5.78 SQ. FT.
49	M	2.00 SQ. FT.
50	P	15.44 SQ. FT.
51	M	2.71 SQ. FT.
52	P	27.21 SQ. FT.
53	M	11.60 SQ. FT.
54	P	11.11 SQ. FT.
55	M	32.92 SQ. FT.
56	P	10.38 SQ. FT.
57	P	11.94 SQ. FT.
58	P	2.50 SQ. FT.
59	M	7.22 SQ. FT.
60	P	40.66 SQ. FT.
61	M	13.79 SQ. FT.
62	P	7.22 SQ. FT.
63	M	6.00 SQ. FT.
64	P	2.08 SQ. FT.
65	P	15.35 SQ. FT.
66	P	7.72 SQ. FT.
67	M	7.26 SQ. FT.
68	M	9.22 SQ. FT.
69	M	15.35 SQ. FT.
70	P	2.08 SQ. FT.
71	M	7.22 SQ. FT.
72	P	11.99 SQ. FT.
73	M	24.71 SQ. FT.
74	P	10.86 SQ. FT.
75	M	7.90 SQ. FT.
76	P	9.91 SQ. FT.
77	M	6.79 SQ. FT.
78	P	5.03 SQ. FT.
79	P	4.90 SQ. FT.
80	P	5.42 SQ. FT.
81	M	1.91 SQ. FT.
82	M	5.82 SQ. FT.
83	M	11.01 SQ. FT.
84	P	7.36 SQ. FT.
85	M	4.65 SQ. FT.
86	P	7.22 SQ. FT.
87	P	2.38 SQ. FT.
88	M	9.03 SQ. FT.
89	P	13.35 SQ. FT.
90	P	7.22 SQ. FT.
91	M	13.46 SQ. FT.
92	M	11.97 SQ. FT.
93	M	10.42 SQ. FT.
94	P	2.08 SQ. FT.
95	M	2.50 SQ. FT.
96	P	8.20 SQ. FT.
97	M	16.93 SQ. FT.
98	P	17.87 SQ. FT.
99	P	10.42 SQ. FT.
100	P	5.11 SQ. FT.
101	M	13.61 SQ. FT.
102	P	17.56 SQ. FT.
103	M	5.92 SQ. FT.
104	P	5.11 SQ. FT.
105	M	18.85 SQ. FT.
106	P	16.26 SQ. FT.
107	P	16.78 SQ. FT.
108	P	17.34 SQ. FT.
109	M	13.43 SQ. FT.
110	M	2.32 SQ. FT.
111	M	7.22 SQ. FT.
112	P	4.95 SQ. FT.
113	M	13.36 SQ. FT.
114	P	10.40 SQ. FT.
115	M	2.50 SQ. FT.
116	P	9.72 SQ. FT.
117	M	7.22 SQ. FT.
118	P	6.38 SQ. FT.
119	M	15.56 SQ. FT.
120	P	11.41 SQ. FT.
121	P	13.42 SQ. FT.
122	P	6.32 SQ. FT.
123	M	1.89 SQ. FT.
124	M	12.63 SQ. FT.
125	M	2.62 SQ. FT.
126	P	14.27 SQ. FT.
127	M	7.22 SQ. FT.
128	P	5.43 SQ. FT.
129	P	16.98 SQ. FT.
130	M	3.15 SQ. FT.
131	P	7.40 SQ. FT.
132	P	5.47 SQ. FT.
133	M	14.68 SQ. FT.
134	M	2.08 SQ. FT.
135	M	6.68 SQ. FT.
136	P	28.52 SQ. FT.
137	P	15.69 SQ. FT.
138	P	7.22 SQ. FT.
139	M	3.13 SQ. FT.
140	M	16.24 SQ. FT.
141	M	12.89 SQ. FT.
142	P	13.31 SQ. FT.
143	M	7.49 SQ. FT.
144	P	7.41 SQ. FT.
145	P	11.10 SQ. FT.
146	M	2.71 SQ. FT.
147	P	15.44 SQ. FT.
148	P	17.23 SQ. FT.
149	M	13.47 SQ. FT.
150	M	11.88 SQ. FT.
151	M	5.54 SQ. FT.
152	M	6.44 SQ. FT.
153	P	1.91 SQ. FT.
154	M	12.20 SQ. FT.
155	P	1.68 SQ. FT.
156	P	7.22 SQ. FT.
157	M	2.02 SQ. FT.
158	P	5.63 SQ. FT.
159	P	6.22 SQ. FT.
160	M	1.88 SQ. FT.
161		
		1578.52 SQ. FT.

DEDUCTIONS
RESIDENTIAL

LOCATION	TYPE	AREA
161	STAIR	30.43 SQ. FT.
162	STAIR	41.78 SQ. FT.
163	STAIR	31.16 SQ. FT.
TOTAL		103.37 SQ. FT.



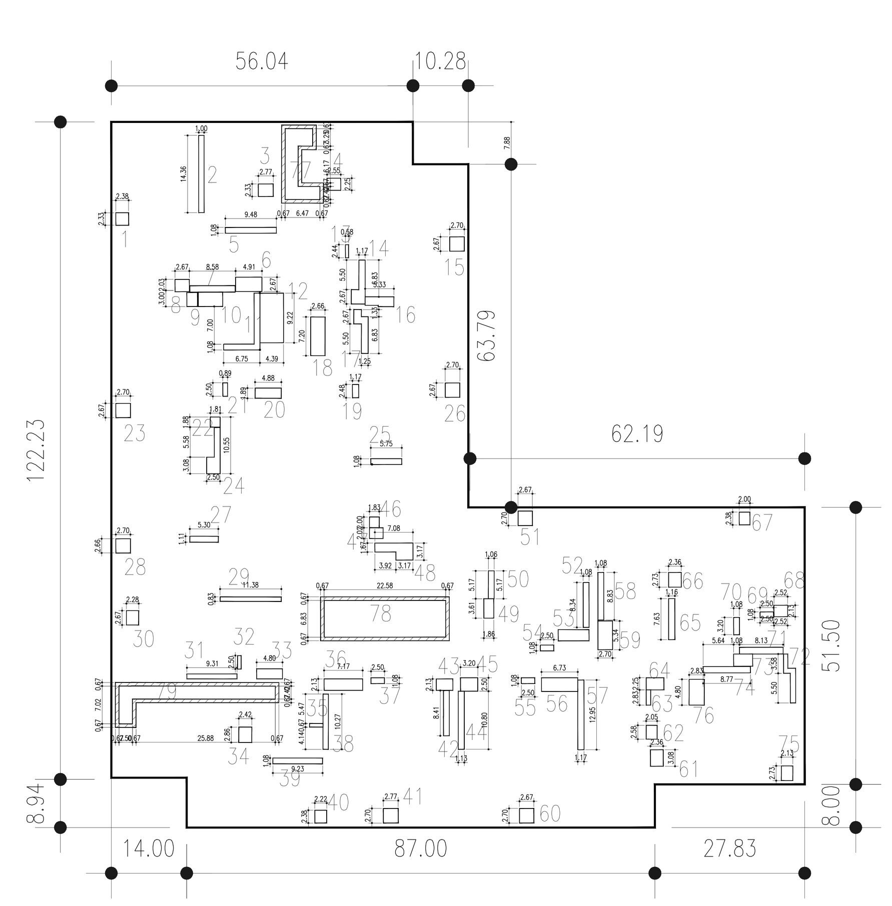
GROSS FLOOR AREA	
6HT FLOOR	
A RESIDENTIAL	27771.70 SQ. FT.
TOTAL	27771.7 SQ. FT.

DEDUCTIONS
RESIDENTIAL

LOCATION	TYPE	AREA
1	M	4.97 SQ. FT.
2	P	3.23 SQ. FT.
3	M	5.26 SQ. FT.
4	P	5.32 SQ. FT.
5	M	2.82 SQ. FT.
6	M	2.53 SQ. FT.
7	P	5.96 SQ. FT.
8	M	5.47 SQ. FT.
9	P	2.66 SQ. FT.
10	M	5.54 SQ. FT.
11	M	11.78 SQ. FT.
12	P	13.55 SQ. FT.
13	M	10.42 SQ. FT.
14	M	16.83 SQ. FT.
15	P	16.66 SQ. FT.
16	P	5.98 SQ. FT.
17	M	20.22 SQ. FT.
18	P	5.25 SQ. FT.
19	M	1.39 SQ. FT.
20	M	8.11 SQ. FT.
21	M	18.88 SQ. FT.
22	M	2.66 SQ. FT.
23	P	2.71 SQ. FT.
24	P	18.03 SQ. FT.
25	M	18.66 SQ. FT.
26	P	11.11 SQ. FT.
27	M	6.39 SQ. FT.
28	P	7.50 SQ. FT.
29	P	19.86 SQ. FT.
30	P	10.00 SQ. FT.
31	M	7.22 SQ. FT.
32	P	5.24 SQ. FT.
33	M	13.75 SQ. FT.
34	P	2.93 SQ. FT.
35	M	14.01 SQ. FT.
36	P	5.59 SQ. FT.
37	P	11.29 SQ. FT.
38	P	12.81 SQ. FT.
39	M	38.34 SQ. FT.
40	P	15.77 SQ. FT.
41	M	16.20 SQ. FT.
42	P	10.01 SQ. FT.
43	M	3.08 SQ. FT.
44	P	8.11 SQ. FT.
45	P	5.54 SQ. FT.
46	P	18.45 SQ. FT.
47	M	18.62 SQ. FT.
48	M	5.78 SQ. FT.
49	M	2.00 SQ. FT.
50	P	15.44 SQ. FT.
51	M	2.71 SQ. FT.
52	P	27.21 SQ. FT.
53	M	11.60 SQ. FT.
54	P	11.11 SQ. FT.
55	M	32.92 SQ. FT.
56	P	10.38 SQ. FT.
57	P	11.94 SQ. FT.
58	P	2.50 SQ. FT.
59	M	7.22 SQ. FT.
60	P	40.66 SQ. FT.
61	M	13.79 SQ. FT.
62	P	7.22 SQ. FT.
63	M	6.00 SQ. FT.
64	P	2.08 SQ. FT.
65	P	15.35 SQ. FT.
66	P	7.72 SQ. FT.
67	M	7.26 SQ. FT.
68	M	9.22 SQ. FT.
69	M	15.35 SQ. FT.
70	P	2.08 SQ. FT.
71	M	7.22 SQ. FT.
72	P	11.99 SQ. FT.
73	M	24.71 SQ. FT.
74	P	10.86 SQ. FT.
75	M	7.90 SQ. FT.
76	P	9.91 SQ. FT.
77	M	6.79 SQ. FT.
78	P	5.03 SQ. FT.
79	P	4.90 SQ. FT.
80	P	5.42 SQ. FT.
81	M	1.91 SQ. FT.
82	M	5.82 SQ. FT.
83	M	11.01 SQ. FT.
84	P	7.36 SQ. FT.
85	M	4.65 SQ. FT.
86	P	7.22 SQ. FT.
87	P	2.38 SQ. FT.
88	M	9.03 SQ. FT.
89	P	13.35 SQ. FT.
90	P	7.22 SQ. FT.
91	M	13.46 SQ. FT.
92	M	11.97 SQ. FT.
93	M	10.42 SQ. FT.
94	P	2.08 SQ. FT.
95	M	2.50 SQ. FT.
96	P	8.20 SQ. FT.
97	M	16.93 SQ. FT.
98	P	17.87 SQ. FT.
99	P	10.42 SQ. FT.
100	P	5.11 SQ. FT.
101	M	13.61 SQ. FT.
102	P	17.56 SQ. FT.
103	M	5.92 SQ. FT.
104	P	5.11 SQ. FT.
105	M	18.85 SQ. FT.
106	P	16.26 SQ. FT.
107	P	16.78 SQ. FT.
108	P	17.34 SQ. FT.
109	M	13.43 SQ. FT.
110	M	2.32 SQ. FT.
111	M	7.22 SQ. FT.
112	P	4.95 SQ. FT.
113	M	13.36 SQ. FT.
114	P	10.40 SQ. FT.
115	M	2.50 SQ. FT.
116	P	9.72 SQ. FT.
117	M	7.22 SQ. FT.
118	P	6.38 SQ. FT.
119	M	15.56 SQ. FT.
120	P	11.41 SQ. FT.
121	P	13.42 SQ. FT.
122	P	6.32 SQ. FT.
123	M	1.89 SQ. FT.
124	M	12.63 SQ. FT.
125	M	2.62 SQ. FT.
126	P	14.27 SQ. FT.
127	M	7.22 SQ. FT.
128	P	5.43 SQ. FT.
129	P	16.98 SQ. FT.
130	M	3.15 SQ. FT.
131	P	7.40 SQ. FT.
132	P	5.47 SQ. FT.
133	M	14.68 SQ. FT.
134	M	2.08 SQ. FT.
135	M	6.68 SQ. FT.
136	P	28.52 SQ. FT.
137	P	15.69 SQ. FT.
138	P	7.22 SQ. FT.
139	M	3.13 SQ. FT.
140	M	16.24 SQ. FT.
141	M	12.89 SQ. FT.
142	P	13.31 SQ. FT.
143	M	7.49 SQ. FT.
144	P	7.41 SQ. FT.
145	P	11.10 SQ. FT.
146	M	2.71 SQ. FT.
147	P	15.44 SQ. FT.
148	P	17.23 SQ. FT.
149	M	13.47 SQ. FT.
150	M	11.88 SQ. FT.
151	M	5.54 SQ. FT.
152	M	6.44 SQ. FT.
153	P	1.91 SQ. FT.
154	M	12.20 SQ. FT.
155	P	1.68 SQ. FT.
156	P	7.22 SQ. FT.
157	M	2.02 SQ. FT.
158	P	5.63 SQ. FT.
159	P	6.22 SQ. FT.
160	M	1.88 SQ. FT.
161	P	2.71 SQ. FT.
162	P	12.63 SQ. FT.
163	M	7.26 SQ. FT.
		1601.11 SQ. FT.

DEDUCTIONS
RESIDENTIAL

LOCATION	TYPE	AREA
164	STAIR	30.93 SQ. FT.
165	STAIR	41.78 SQ. FT.
166	STAIR	30.53 SQ. FT.
TOTAL		103.23 SQ. FT.



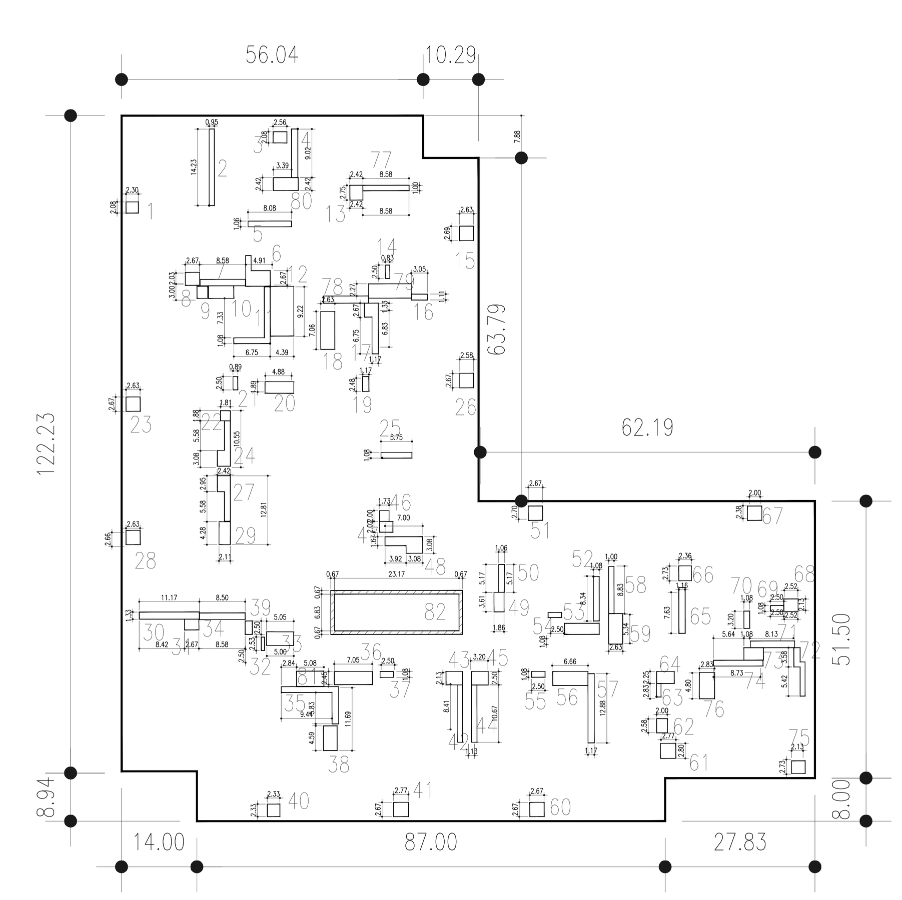
GROSS FLOOR AREA	
7TH FLOOR	
A RESIDENTIAL	11986.26 SQ. FT.
	11986.3 SQ. FT.

DEDUCTIONS
RESIDENTIAL

LOCATION	TYPE	AREA
1	M	5.53 SQ. FT.
2	P	14.35 SQ. FT.
3	M	6.45 SQ. FT.
4	P	5.70 SQ. FT.
5	M	10.28 SQ. FT.
6	M	13.07 SQ. FT.
7	P	10.17 SQ. FT.
8	M	6.11 SQ. FT.
9	P	5.14 SQ. FT.
10	M	12.11 SQ. FT.
11	M	17.59 SQ. FT.
12	P	40.34 SQ. FT.
13	M	1.42 SQ. FT.
14	M	13.31 SQ. FT.
15	P	7.23 SQ. FT.
16	P	9.18 SQ. FT.
17	M	12.32 SQ. FT.
18	P	19.15 SQ. FT.
19	M	2.89 SQ. FT.
20	M	9.24 SQ. FT.
21	M	2.21 SQ. FT.
22	M	3.41 SQ. FT.
23	P	7.22 SQ. FT.
24	P	13.67 SQ. FT.
25	M	6.23 SQ. FT.
26	P	7.22 SQ. FT.
27	M	5.87 SQ. FT.
28	P	7.17 SQ. FT.
29	P	9.48 SQ. FT.
30	P	6.08 SQ. FT.
31	M	8.54 SQ. FT.
32	P	1.67 SQ. FT.
33	M	8.97 SQ. FT.
34	P	6.92 SQ. FT.
35	M	1.67 SQ. FT.
36	P	15.23 SQ. FT.
37	P	2.71 SQ. FT.
38	P	10.27 SQ. FT.
39	M	10.00 SQ. FT.
40	P	5.26 SQ. FT.
41	M	7.50 SQ. FT.
42	P	9.11 SQ. FT.
43	M	6.55 SQ. FT.
44	P	12.14 SQ. FT.
45	P	8.02 SQ. FT.
46	P	3.65 SQ. FT.
47	M	5.13 SQ. FT.
48	M	16.55 SQ. FT.
49	M	6.70 SQ. FT.
50	P	5.50 SQ. FT.
51	M	7.22 SQ. FT.
52	P	9.04 SQ. FT.
53	M	11.84 SQ. FT.
54	P	2.71 SQ. FT.
55	M	2.70 SQ. FT.
56	P	17.12 SQ. FT.
57	P	15.12 SQ. FT.
58	P	9.57 SQ. FT.
59	M	14.48 SQ. FT.
60	P	7.22 SQ. FT.
61	M	7.27 SQ. FT.
62	P	5.27 SQ. FT.
63	M	2.35 SQ. FT.
64	P	7.44 SQ. FT.
65	P	8.88 SQ. FT.
66	P	6.45 SQ. FT.
67	M	4.75 SQ. FT.
68	M	5.36 SQ. FT.
69	M	2.71 SQ. FT.
70	P	3.48 SQ. FT.
71	M	10.16 SQ. FT.
72	P	9.68 SQ. FT.
73	M	8.01 SQ. FT.
74	P	10.23 SQ. FT.
75	M	5.81 SQ. FT.
76	P	13.57 SQ. FT.
77		
78		
		650.70 SQ. FT.

DEDUCTIONS
RESIDENTIAL

LOCATION	TYPE	AREA
77	STAIR	31.55 SQ. FT.
78	STAIR	41.00 SQ. FT.
79	STAIR	49.86 SQ. FT.
TOTAL		122.41 SQ. FT.



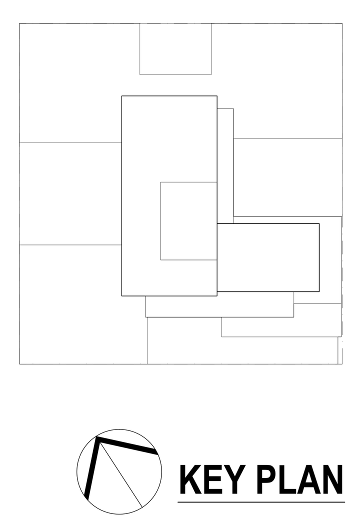
GROSS FLOOR AREA	
8TH-35TH FLOORS	
A RESIDENTIAL	11986.26 SQ. FT.
	11986.3 SQ. FT.

DEDUCTIONS
RESIDENTIAL

LOCATION	TYPE	AREA
1	M	4.77 SQ. FT.
2	P	13.63 SQ. FT.
3	M	5.34 SQ. FT.
4	P	10.52 SQ. FT.
5	M	8.65 SQ. FT.
6	M	16.03 SQ. FT.
7	P	10.17 SQ. FT.
8	M	6.44 SQ. FT.
9	P	4.48 SQ. FT.
10	M	10.98 SQ. FT.
11	M	17.59 SQ. FT.
12	P	40.45 SQ. FT.
13	M	6.64 SQ. FT.
14	M	2.08 SQ. FT.
15	P	7.05 SQ. FT.
16	P	3.36 SQ. FT.
17	M	14.65 SQ. FT.
18	P	18.52 SQ. FT.
19	M	3.21 SQ. FT.
20	M	11.49 SQ. FT.
21	M	2.21 SQ. FT.
22	M	3.44 SQ. FT.
23	P	7.00 SQ. FT.
24	P	13.11 SQ. FT.
25	M	6.23 SQ. FT.
26	P	6.98 SQ. FT.
27	M	13.10 SQ. FT.
28	P	7.00 SQ. FT.
29	P	8.99 SQ. FT.
30	P	14.89 SQ. FT.
31	M	5.33 SQ. FT.
32	P	1.51 SQ. FT.
33	M	12.74 SQ. FT.
34	P	10.64 SQ. FT.
35	M	18.73 SQ. FT.
36	P	17.44 SQ. FT.
37	P	2.71 SQ. FT.
38	P	11.72 SQ. FT.
39	M	3.34 SQ. FT.
40	P	5.44 SQ. FT.
41	M	7.39 SQ. FT.
42	P	10.65 SQ. FT.
43	M	7.73 SQ. FT.
44	P	10.65 SQ. FT.
45	P	7.73 SQ. FT.
46	P	3.49 SQ. FT.
47	M	4.96 SQ. FT.
48	M	16.03 SQ. FT.
49	M	6.70 SQ. FT.
50	P	5.50 SQ. FT.
51	M	7.11 SQ. FT.
52	P	8.94 SQ. FT.
53	M	13.30 SQ. FT.
54	P	2.36 SQ. FT.
55	M	2.70 SQ. FT.
56	P	17.20 SQ. FT.
57	P	15.02 SQ. FT.
58	P	8.75 SQ. FT.
59	M	14.85 SQ. FT.
60	P	7.11 SQ. FT.
61	M	7.97 SQ. FT.
62	P	5.27 SQ. FT.
63	M	2.07 SQ. FT.
64	P	7.35 SQ. FT.
65	P	9.90 SQ. FT.
66	P	6.51 SQ. FT.
67	M	7.11 SQ. FT.
68	M	6.12 SQ. FT.
69	M	2.71 SQ. FT.
70	P	3.48 SQ. FT.
71	M	10.30 SQ. FT.
72	P	9.98 SQ. FT.
73	M	8.38 SQ. FT.
74	P	9.97 SQ. FT.
75	M	5.96 SQ. FT.
76	P	13.80 SQ. FT.
77	M	8.59 SQ. FT.
78	P	11.18 SQ. FT.
79	M	21.13 SQ. FT.
80	P	11.16 SQ. FT.
81	M	14.39 SQ. FT.
82		
		750.14 SQ. FT.

DEDUCTIONS
RESIDENTIAL

LOCATION	TYPE	AREA
82	STAIR	41.78 SQ. FT.
TOTAL		41.78 SQ. FT.



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

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COURT SQUARE PROPERTY OWNER LLC
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
ZONING DEDUCTION PLANS

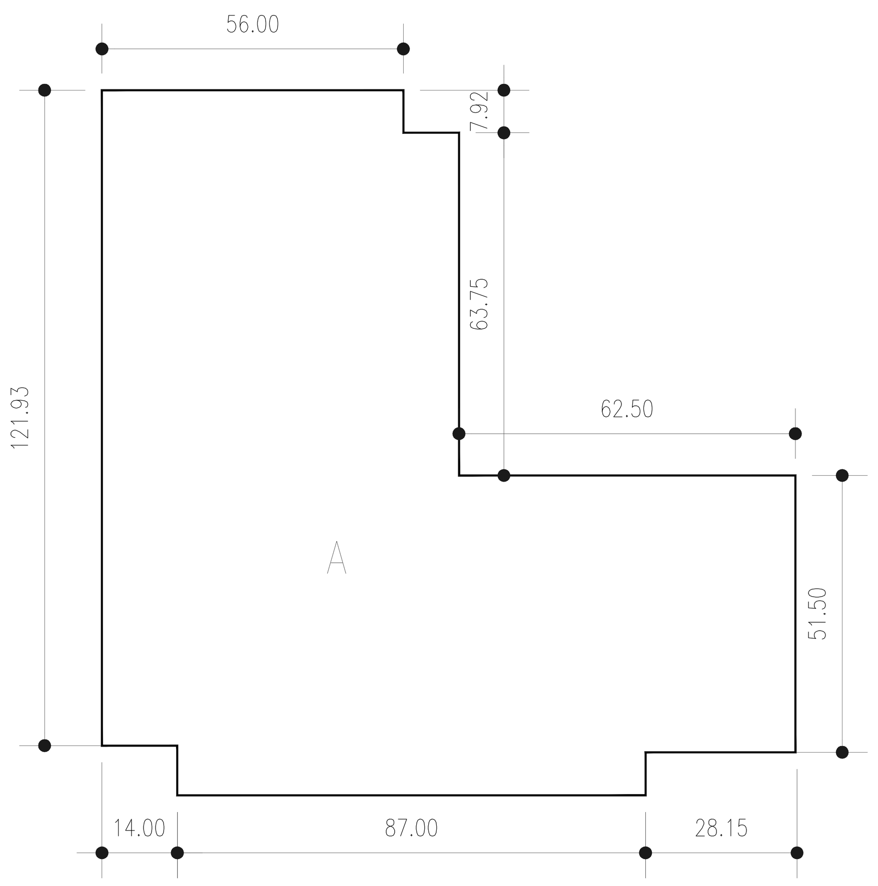
NB#420655954

SEAL & SIGNATURE: REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK No. 028264

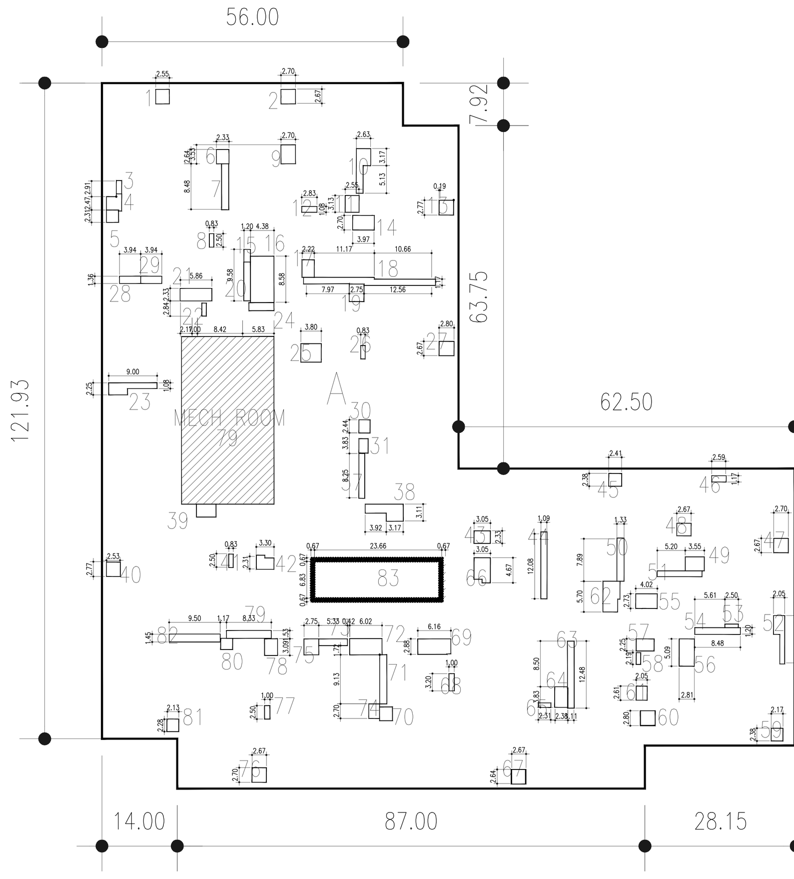
DATE: 10/12/2016
PROJECT #:
SCALE: 1/8"= 1'-0"
Z-003.00
DWG NO.

DEPT OF BLDGS 420655954 Job Number

ES582037046 Scan Code



GROSS FLOOR AREA	
36TH FLOOR	
A MECHANICAL FLOOR	11985.52 SQ. FT.

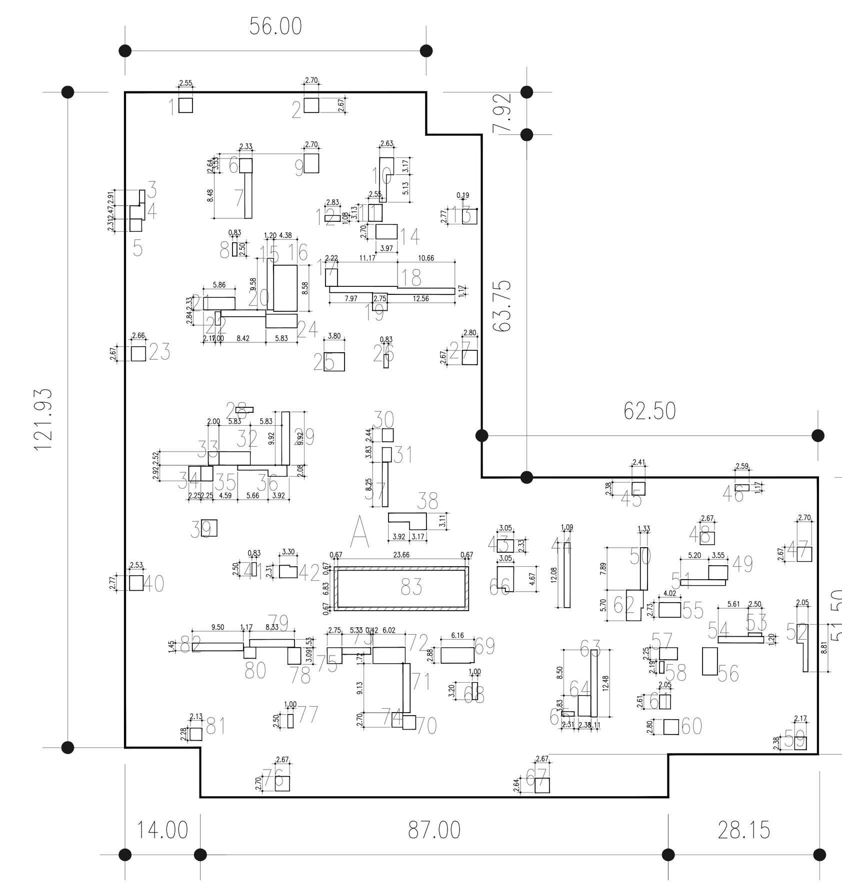


GROSS FLOOR AREA	
37TH FLOOR	
A RESIDENTIAL	11985.52 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	6.88 SQ. FT.
2	P	7.34 SQ. FT.
3	M	2.49 SQ. FT.
4	P	7.63 SQ. FT.
5	M	5.20 SQ. FT.
6	M	6.17 SQ. FT.
7	P	11.43 SQ. FT.
8	M	2.08 SQ. FT.
9	P	9.54 SQ. FT.
10	M	15.02 SQ. FT.
11	M	8.07 SQ. FT.
12	P	3.07 SQ. FT.
13	M	7.46 SQ. FT.
14	M	10.92 SQ. FT.
15	P	2.86 SQ. FT.
16	P	37.82 SQ. FT.
17	M	7.50 SQ. FT.
18	P	29.86 SQ. FT.
19	M	8.93 SQ. FT.
20	M	8.91 SQ. FT.
21	M	13.78 SQ. FT.
22	M	2.01 SQ. FT.
23	P	13.83 SQ. FT.
24	P	7.00 SQ. FT.
25	M	13.00 SQ. FT.
26	P	2.08 SQ. FT.
27	M	7.45 SQ. FT.
28	P	5.33 SQ. FT.
29	P	5.33 SQ. FT.
30	P	5.09 SQ. FT.
31	M	4.61 SQ. FT.
37	P	9.03 SQ. FT.
38	M	16.58 SQ. FT.
39	P	8.68 SQ. FT.
40	M	6.94 SQ. FT.
41	P	2.09 SQ. FT.
42	P	7.80 SQ. FT.
43	P	7.10 SQ. FT.
44	M	14.30 SQ. FT.
45	P	5.72 SQ. FT.
46	M	3.16 SQ. FT.
47	P	7.22 SQ. FT.
48	M	6.24 SQ. FT.
49	P	9.23 SQ. FT.
50	P	10.73 SQ. FT.
51	P	9.03 SQ. FT.
52	M	12.33 SQ. FT.
53	M	1.67 SQ. FT.
54	M	10.60 SQ. FT.
55	P	10.96 SQ. FT.
56	M	14.34 SQ. FT.
57	P	7.49 SQ. FT.
58	M	1.82 SQ. FT.
59	P	5.17 SQ. FT.
60	M	7.69 SQ. FT.
61	P	5.34 SQ. FT.
62	P	17.00 SQ. FT.
63	P	15.44 SQ. FT.
64	M	9.42 SQ. FT.
65	P	1.96 SQ. FT.
66	M	13.19 SQ. FT.
67	P	7.23 SQ. FT.
68	M	3.21 SQ. FT.
69	P	17.67 SQ. FT.
70	P	6.17 SQ. FT.
71	P	12.16 SQ. FT.
72	M	18.13 SQ. FT.
73	M	6.67 SQ. FT.
74	M	5.42 SQ. FT.
75	P	8.17 SQ. FT.
76	M	7.22 SQ. FT.
77	P	2.49 SQ. FT.
78	M	7.48 SQ. FT.
79	P	12.24 SQ. FT.
80	M	4.66 SQ. FT.
81	P	5.17 SQ. FT.
82	M	14.13 SQ. FT.
83		
		675.17 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
84	MECH.ROOM	536.35 SQ. FT.

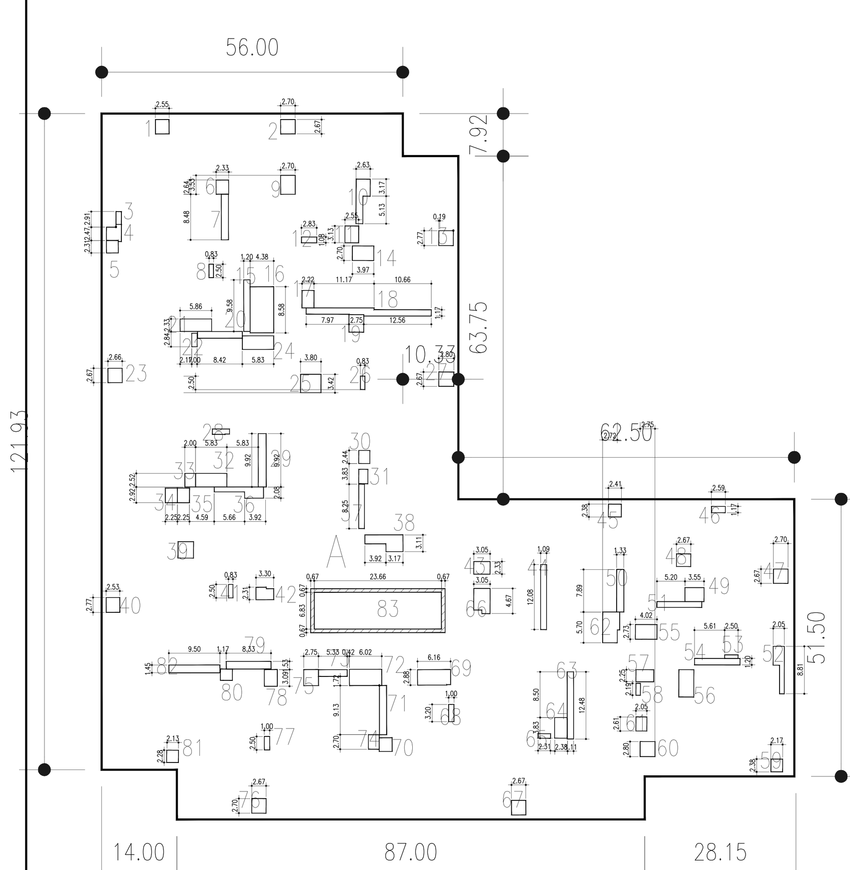
DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
88	STAIR	42.46 SQ. FT.



GROSS FLOOR AREA	
38TH-49TH FLOOR	
A RESIDENTIAL	11985.52 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	6.78 SQ. FT.
2	P	7.23 SQ. FT.
3	M	2.39 SQ. FT.
4	P	7.47 SQ. FT.
5	M	5.05 SQ. FT.
6	M	6.17 SQ. FT.
7	P	11.30 SQ. FT.
8	M	2.08 SQ. FT.
9	P	9.54 SQ. FT.
10	M	14.89 SQ. FT.
11	M	7.95 SQ. FT.
12	P	3.07 SQ. FT.
13	M	7.46 SQ. FT.
14	M	10.77 SQ. FT.
15	P	11.59 SQ. FT.
16	P	37.65 SQ. FT.
17	M	7.24 SQ. FT.
18	P	28.04 SQ. FT.
19	M	8.93 SQ. FT.
20	M	10.42 SQ. FT.
21	M	13.66 SQ. FT.
22	M	2.49 SQ. FT.
23	P	7.08 SQ. FT.
24	P	14.78 SQ. FT.
25	M	13.00 SQ. FT.
26	P	2.08 SQ. FT.
27	M	7.45 SQ. FT.
28	P	3.16 SQ. FT.
29	P	14.65 SQ. FT.
30	P	5.03 SQ. FT.
31	M	4.55 SQ. FT.
32	P	14.65 SQ. FT.
33	M	5.03 SQ. FT.
34	P	6.13 SQ. FT.
35	M	6.11 SQ. FT.
36	P	12.54 SQ. FT.
37	P	8.75 SQ. FT.
38	P	16.40 SQ. FT.
39	M	8.76 SQ. FT.
40	P	6.99 SQ. FT.
41	M	2.09 SQ. FT.
42	P	7.25 SQ. FT.
43	M	7.10 SQ. FT.
44	P	13.30 SQ. FT.
45	P	5.72 SQ. FT.
46	P	3.03 SQ. FT.
47	M	7.22 SQ. FT.
48	M	6.24 SQ. FT.
49	M	9.23 SQ. FT.
50	P	10.53 SQ. FT.
51	M	9.03 SQ. FT.
52	P	11.91 SQ. FT.
53	M	1.67 SQ. FT.
54	P	10.21 SQ. FT.
55	M	10.96 SQ. FT.
56	P	14.10 SQ. FT.
57	P	7.49 SQ. FT.
58	P	1.82 SQ. FT.
59	M	5.17 SQ. FT.
60	P	7.69 SQ. FT.
61	M	5.34 SQ. FT.
62	P	17.00 SQ. FT.
63	M	14.74 SQ. FT.
64	P	9.03 SQ. FT.
65	P	1.96 SQ. FT.
66	P	13.19 SQ. FT.
67	M	7.22 SQ. FT.
68	M	3.21 SQ. FT.
69	M	17.67 SQ. FT.
70	P	6.17 SQ. FT.
71	M	12.16 SQ. FT.
72	P	18.13 SQ. FT.
73	M	6.67 SQ. FT.
74	P	5.42 SQ. FT.
75	M	8.17 SQ. FT.
76	P	7.22 SQ. FT.
77	M	2.49 SQ. FT.
78	P	7.48 SQ. FT.
79	P	11.93 SQ. FT.
80	P	4.66 SQ. FT.
81	M	5.05 SQ. FT.
82	M	13.78 SQ. FT.
83		
		729.77 SQ. FT.

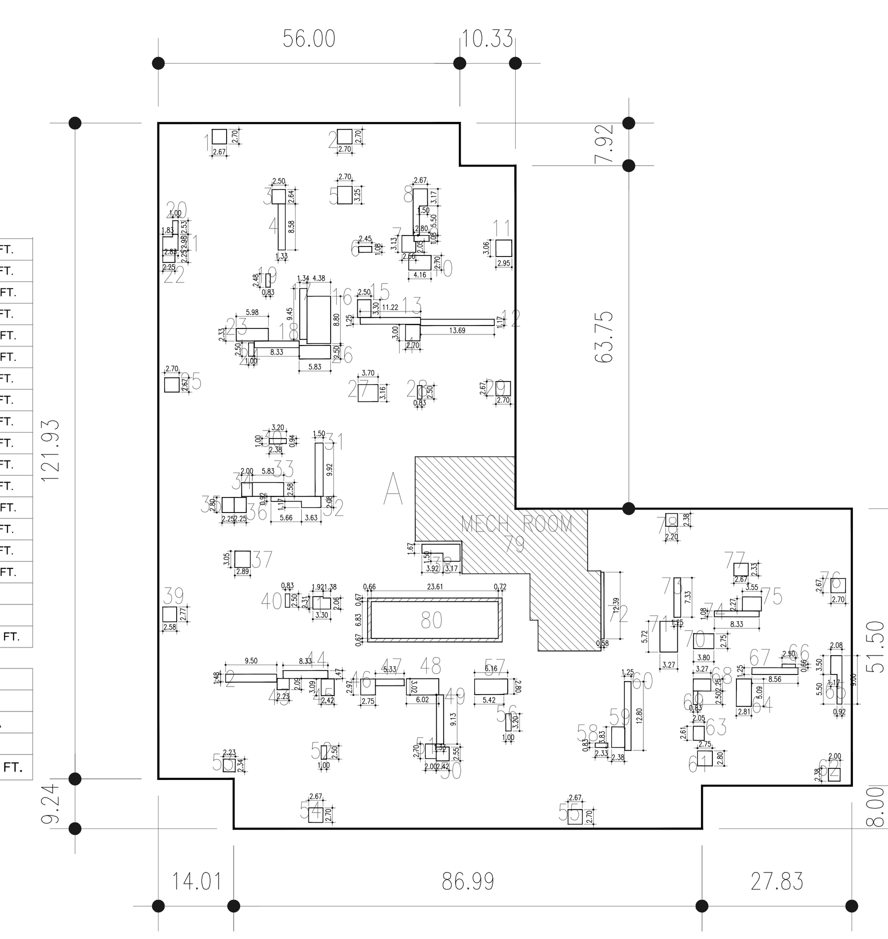
DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
83	STAIR	42.46 SQ. FT.



GROSS FLOOR AREA	
50TH-60TH AND 62ND FLOORS	
A RESIDENTIAL	11985.52 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	6.78 SQ. FT.
2	P	7.23 SQ. FT.
3	M	2.39 SQ. FT.
4	P	7.47 SQ. FT.
5	M	5.05 SQ. FT.
6	M	6.17 SQ. FT.
7	P	11.30 SQ. FT.
8	M	2.08 SQ. FT.
9	P	9.54 SQ. FT.
10	M	14.89 SQ. FT.
11	M	7.95 SQ. FT.
12	P	3.07 SQ. FT.
13	M	7.46 SQ. FT.
14	M	10.77 SQ. FT.
15	P	11.59 SQ. FT.
16	P	37.65 SQ. FT.
17	M	7.24 SQ. FT.
18	P	28.04 SQ. FT.
19	M	8.93 SQ. FT.
20	M	10.42 SQ. FT.
21	M	13.66 SQ. FT.
22	M	2.49 SQ. FT.
23	P	7.08 SQ. FT.
24	P	14.78 SQ. FT.
25	M	13.00 SQ. FT.
26	P	2.08 SQ. FT.
27	M	7.45 SQ. FT.
28	P	3.16 SQ. FT.
29	P	14.65 SQ. FT.
30	P	5.03 SQ. FT.
31	M	4.55 SQ. FT.
32	P	14.65 SQ. FT.
33	M	5.03 SQ. FT.
34	P	6.13 SQ. FT.
35	M	6.11 SQ. FT.
36	P	12.54 SQ. FT.
37	P	8.75 SQ. FT.
38	P	16.40 SQ. FT.
39	M	8.76 SQ. FT.
40	P	6.99 SQ. FT.
41	M	2.09 SQ. FT.
42	P	7.25 SQ. FT.
43	M	7.10 SQ. FT.
44	P	13.30 SQ. FT.
45	P	5.72 SQ. FT.
46	P	3.03 SQ. FT.
47	M	7.22 SQ. FT.
48	M	6.24 SQ. FT.
49	M	9.23 SQ. FT.
50	P	10.53 SQ. FT.
51	M	9.03 SQ. FT.
52	P	11.91 SQ. FT.
53	M	1.67 SQ. FT.
54	P	10.21 SQ. FT.
55	M	10.96 SQ. FT.
56	P	14.10 SQ. FT.
57	P	7.49 SQ. FT.
58	P	1.82 SQ. FT.
59	M	5.17 SQ. FT.
60	P	7.69 SQ. FT.
61	M	5.34 SQ. FT.
62	P	17.00 SQ. FT.
63	M	14.74 SQ. FT.
64	P	9.03 SQ. FT.
65	P	1.96 SQ. FT.
66	P	13.19 SQ. FT.
67	M	7.22 SQ. FT.
68	M	3.21 SQ. FT.
69	M	17.67 SQ. FT.
70	P	6.17 SQ. FT.
71	M	12.16 SQ. FT.
72	P	18.13 SQ. FT.
73	M	6.67 SQ. FT.
74	P	5.42 SQ. FT.
75	M	8.17 SQ. FT.
76	P	7.22 SQ. FT.
77	M	2.49 SQ. FT.
78	P	7.48 SQ. FT.
79	P	11.93 SQ. FT.
80	P	4.66 SQ. FT.
81	M	5.05 SQ. FT.
82	M	13.78 SQ. FT.
83		
		729.77 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
83	STAIR	42.46 SQ. FT.

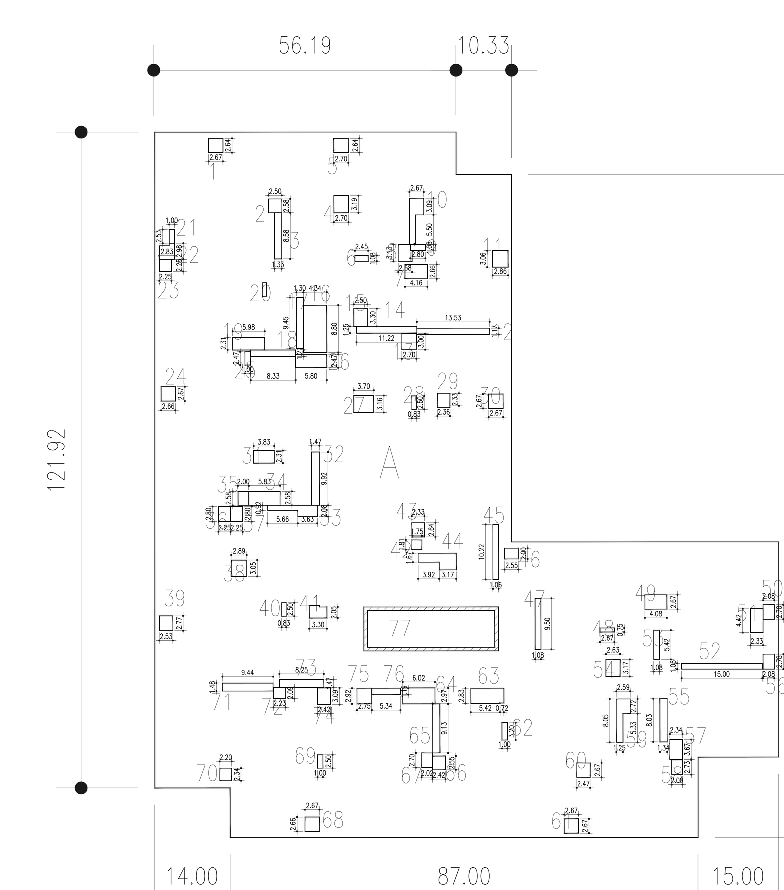


GROSS FLOOR AREA	
61ST FLOOR	
A RESIDENTIAL	11985.52 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	7.22 SQ. FT.
2	P	7.34 SQ. FT.
3	M	6.62 SQ. FT.
4	P	11.43 SQ. FT.
5	M	8.81 SQ. FT.
6	M	2.66 SQ. FT.
7	P	7.71 SQ. FT.
8	M	14.86 SQ. FT.
9	P	3.03 SQ. FT.
10	M	11.26 SQ. FT.
11	M	9.08 SQ. FT.
12	P	15.98 SQ. FT.
13	M	14.03 SQ. FT.
14	M	8.12 SQ. FT.
15	P	8.23 SQ. FT.
16	P	38.56 SQ. FT.
17	M	12.72 SQ. FT.
18	P	10.42 SQ. FT.
19	M	2.07 SQ. FT.
20	M	2.54 SQ. FT.
21	M	7.61 SQ. FT.
22	M	5.08 SQ. FT.
23	P	13.95 SQ. FT.
24	P	2.49 SQ. FT.
25	M	7.22 SQ. FT.
26	P	14.58 SQ. FT.
27	M	11.70 SQ. FT.
28	P	2.08 SQ. FT.
29	P	7.22 SQ. FT.
30	P	3.16 SQ. FT.
31	M	14.87 SQ. FT.
32	P	12.75 SQ. FT.
33	M	15.05 SQ. FT.
34	P	5.17 SQ. FT.
35	M	6.30 SQ. FT.
36	P	6.28 SQ. FT.
37	P	8.76 SQ. FT.
38	P	16.56 SQ. FT.
39	M	7.14 SQ. FT.
40	M	2.09 SQ. FT.
41	P	7.25 SQ. FT.
42	P	14.13 SQ. FT.
43	P	4.66 SQ. FT.
44	P	12.24 SQ. FT.
45	P	7.48 SQ. FT.
46	P	8.17 SQ. FT.
47	P	6.67 SQ. FT.
48	M	18.13 SQ. FT.
49	M	12.16 SQ. FT.
50	M	6.17 SQ. FT.
51	M	5.42 SQ. FT.
52	P	2.49 SQ. FT.
53	P	5.17 SQ. FT.
54	M	7.22 SQ. FT.
55	P	7.23 SQ. FT.
56	M	3.21 SQ. FT.
57	P	17.67 SQ. FT.
58	P	1.96 SQ. FT.
59	P	9.42 SQ. FT.
60	M	15.64 SQ. FT.
61	P	7.69 SQ. FT.
62	M	5.17 SQ. FT.
63	P	5.34 SQ. FT.
64	M	14.27 SQ. FT.
65	P	12.33 SQ. FT.
66	P	1.64 SQ. FT.
67	P	10.71 SQ. FT.
68	M	7.36 SQ. FT.
69	M	2.08 SQ. FT.
70	P	10.44 SQ. FT.
71	P	18.71 SQ. FT.
72	P	7.10 SQ. FT.
73	P	9.17 SQ. FT.
74	P	9.03 SQ. FT.
75	P	9.22 SQ. FT.
76	M	7.22 SQ. FT.
77	M	6.22 SQ. FT.
78	P	5.24 SQ. FT.
		694.19 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
79	MECH.ROOM	694.84 SQ. FT.

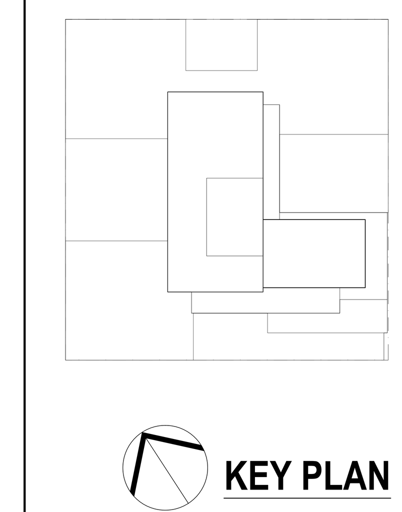
DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA



GROSS FLOOR AREA	
63RD - 66TH FLOORS	
A RESIDENTIAL	10994.95 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
1	M	7.04 SQ. FT.
2	P	6.46 SQ. FT.
3	M	11.43 SQ. FT.
4	P	8.63 SQ. FT.
5	M	7.15 SQ. FT.
6	M	2.66 SQ. FT.
7	P	11.07 SQ. FT.
8	M	7.71 SQ. FT.
9	P	3.03 SQ. FT.
10	M	14.68 SQ. FT.
11	M	8.79 SQ. FT.
12	P	15.78 SQ. FT.
13	M	8.12 SQ. FT.
14	M	14.03 SQ. FT.
15	P	8.23 SQ. FT.
16	P	38.23 SQ. FT.
17	M	12.28 SQ. FT.
18	P	10.19 SQ. FT.
19	M	13.83 SQ. FT.
20	M	2.07 SQ. FT.
21	M	2.54 SQ. FT.
22	M	7.61 SQ. FT.
23	P	5.08 SQ. FT.
24	P	7.06 SQ. FT.
25	M	2.47 SQ. FT.
26	P	14.33 SQ. FT.
27	M	11.70 SQ. FT.
28	P	2.08 SQ. FT.
29	P	6.28 SQ. FT.
30	P	7.13 SQ. FT.
31	M	8.89 SQ. FT.
32	P	14.52 SQ. FT.
33	M	12.75 SQ. FT.
34	P	15.05 SQ. FT.
35	M	5.17 SQ. FT.
36	P	6.30 SQ. FT.
37	P	6.28 SQ. FT.
38	P	8.76 SQ. FT.
39	M	6.97 SQ. FT.
40	M	2.09 SQ. FT.
41	P	7.25 SQ. FT.
42	P	3.39 SQ. FT.
43	P	6.16 SQ. FT.
44	P	16.33 SQ. FT.
45	P	10.78 SQ. FT.
46	P	5.08 SQ. FT.
47	P	10.29 SQ. FT.
48	M	2.00 SQ. FT.
49	P	10.89 SQ. FT.
50	P	5.64 SQ. FT.
51	P	10.30 SQ. FT.
52	M	15.98 SQ. FT.
53	P	5.87 SQ. FT.
54	M	8.32 SQ. FT.
55	P	10.80 SQ. FT.
56	M	5.79 SQ. FT.
57	P	8.60 SQ. FT.
58	P	5.47 SQ. FT.
59	P	13.72 SQ. FT.
60	M	6.59 SQ. FT.
61	M	7.11 SQ. FT.
62	P	3.21 SQ. FT.
63	P	17.33 SQ. FT.
64	P	17.79 SQ. FT.
65	P	12.16 SQ. FT.
66	P	6.17 SQ. FT.
67	P	5.42 SQ. FT.
68	M	7.10 SQ. FT.
69	M	2.49 SQ. FT.
70	P	5.17 SQ. FT.
71	P	14.03 SQ. FT.
72	P	4.66 SQ. FT.
73	P	12.13 SQ. FT.
74	M	7.48 SQ. FT.
75	P	8.02 SQ. FT.
76	P	6.37 SQ. FT.
		670.37 SQ. FT.

DEDUCTIONS		
RESIDENTIAL		
LOCATION	TYPE	AREA
77	STAIR	42.44 SQ. FT.



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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VAN DEUSEN & ASSOCIATES
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

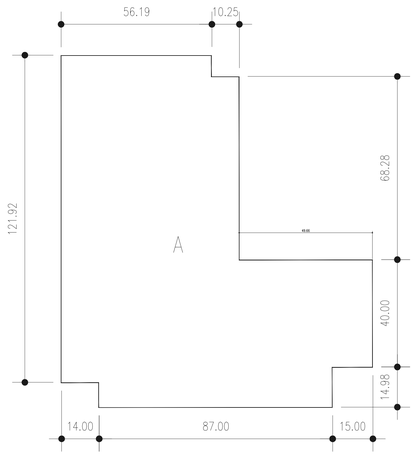
DWG TITLE
ZONING DEDUCTION PLANS

NB#420655954

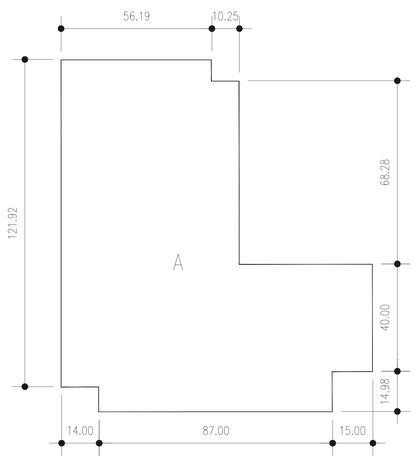
SEAL & SIGNATURE: REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #:
SCALE: 1/8"= 1'-0"
DWG NO. Z-004.00
005 OF 97

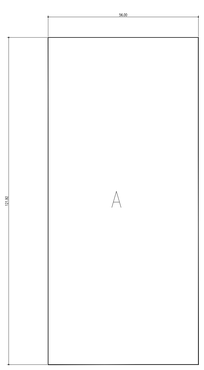
DEPT OF BLDGS 420655954 Job Number
E3742747930 Scan Code



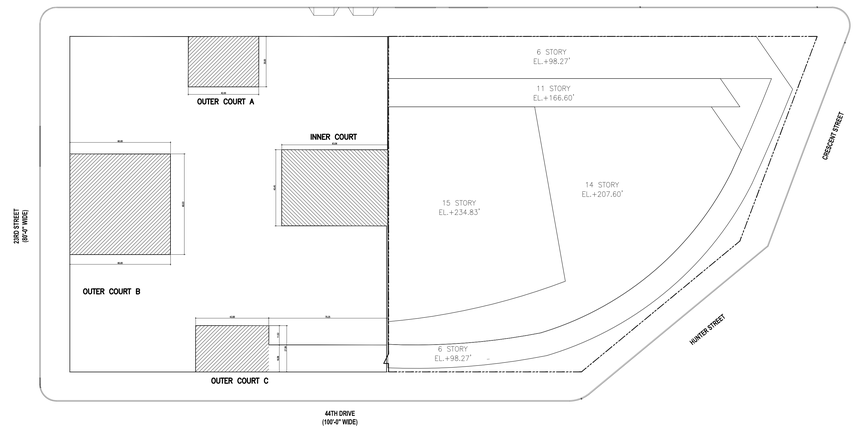
GROSS FLOOR AREA	
67TH FLOOR	
A MECHANICAL FLOOR	10994.95 SQ. FT.



GROSS FLOOR AREA	
68TH FLOOR	
A MECHANICAL FLOOR	10994.95 SQ. FT.



GROSS FLOOR AREA	
EMR	
A MECHANICAL FLOOR	6827.47 SQ. FT.



PROPOSED OUTER COURTS @ 5TH/6TH FLOOR ROOF

WIDER OUTER COURT REGULATIONS
ZR23-842 (A) OUTER COURTS MORE THAN 30 FEET OR MORE IN WIDTH MUST BE AT LEAST EQUAL TO THE DEPTH OF SUCH OUTER COURT, EXCEPT THAT SUCH WIDTH NEED NOT EXCEED 60 FEET.

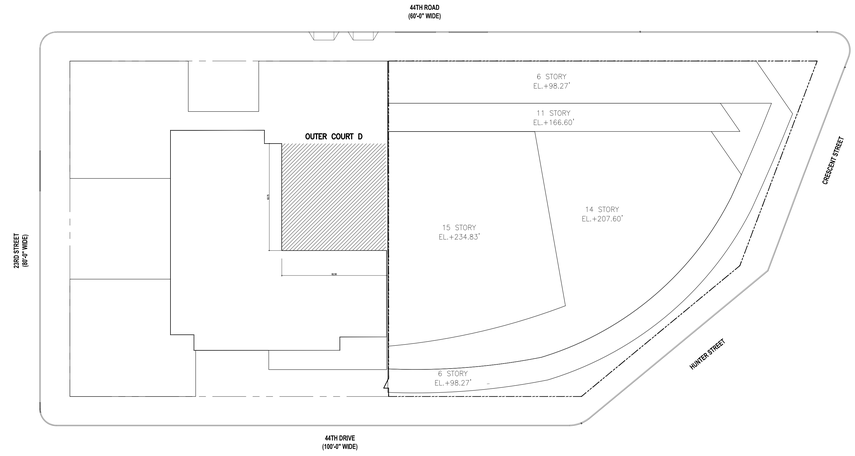
	DEPTH PROVIDE	MIN REQUIRED WIDTH	WIDTH PROVIDED
OUTER COURT A:	30.0 FT	30.0 FT	42.0 FT
OUTER COURT B:	60.0 FT	60.0 FT	60.0 FT
OUTER COURT C:	27.6 FT	27.6 FT	43.5 FT

PROPOSED INNER COURTS @ 5TH/6TH FLOOR ROOF

INNER COURT REGULATIONS
ZR23-851 MINIMUM DIMENSIONS OF INNERT COURTS
(B) AN INNER COURT SHALL BE NOT LESS THAN 1,200 SF AND THE MINIMUM DIMENSION OF SUCH INNER COURT SHALL BE NOT LESS THAN 30 FEET.

INNER COURT AREA PROVIDED: 2,866 SF > 1,200 SF
MINIMUM DIMENSION PROVIDED: 45.45 FT > 30 FT

1 COURT DIAGRAM @ ROOF OF 5TH/6TH FLOOR
1/32" = 1'-0"

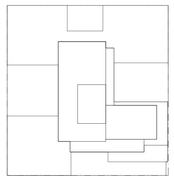


PROPOSED OUTER COURTS @ 7TH FLOOR ROOF

OUTER COURT REGULATIONS
ZR23-842 OUTER COURTS MORE THAN 30 FEET OR MORE IN WIDTH MUST BE AT LEAST EQUAL TO THE DEPTH OF SUCH OUTER COURT EXCEPT THAT SUCH WIDTH NEED NOT EXCEED 60 FEET.

	DEPTH PROVIDE	MIN REQUIRED WIDTH	WIDTH PROVIDED
OUTER COURT D:	63.7 FT	60.0 FT	62.5 FT

2 COURT DIAGRAM @ ROOF OF 7TH FLOOR
1/32" = 1'-0"



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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

ZONING DEDUCTION PLANS

NB#420655954

SEAL: REGISTERED ARCHITECT STEPHEN B. JACOBS 027628 STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #
SCALE: 1/8" = 1'-0"
DWG NO. Z-005.00
006 OF 97

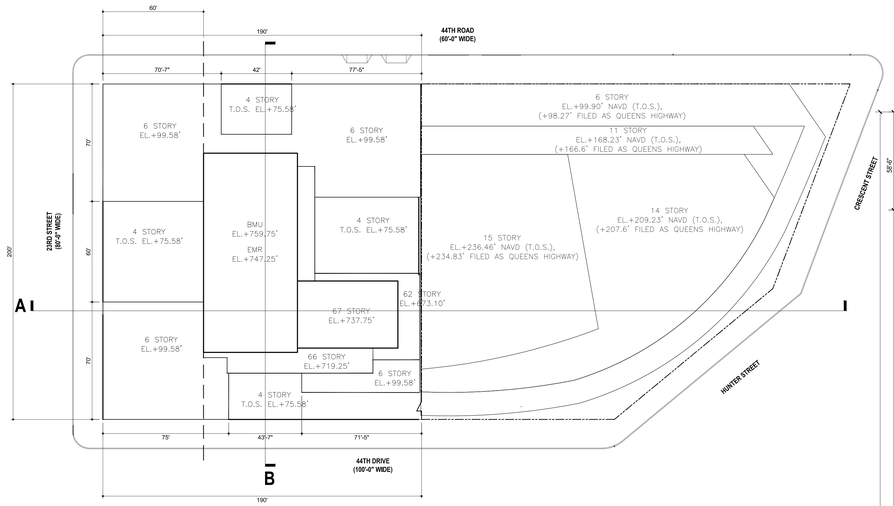
DEPT OF BLDGS 420655954 Job Number
E1513956956 Scan Code

SPECIAL STREET WALL REGULATIONS
ZR117-421(C)(1) NO BUILDING OR OTHER STRUCTURE SHALL EXCEED A HEIGHT OF 85 FEET ABOVE THE BASE PLANE WITHIN THE AREA BOUNDED BY 23RD STREET, 44TH ROAD, A LINE 60 FEET EAST OF AND PARALLEL TO 23RD STREET

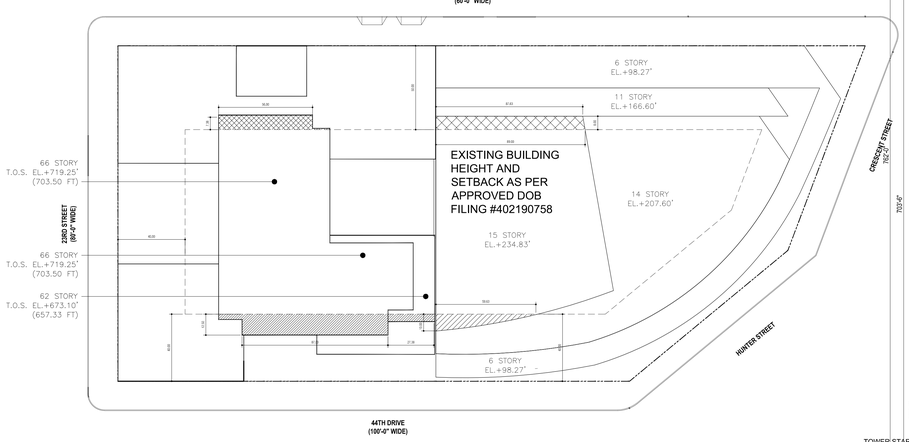
ZR117-421(C)(2) STREET WALL OF A BUILDING SHALL BE LOCATED ON THE STREET LINE AND EXTEND ALONG THE ENTIRE STREET FRONTAGE OF THE ZONING LOT UP TO AT LEAST A HEIGHT OF 60 FEET AND A MAXIMUM HEIGHT OF 85 FEET BEFORE SETBACK. ABOVE THE LEVEL OF THE SECOND STORY, UP TO 30% OF THE AGGREGATE WIDTH OF STREET WALL MAY BE LOCATED BEYOND THE STREET LINE PROVIDED NO SUCH RECESSES ARE WITHIN 15 FEET OF AN ADJACENT BUILDING.

PROPOSED RECESSES ABOVE 2ND STORY:

STREET	STREET FRONTAGE	MAX PERMITTED RECESSED WIDTH	PROPOSED RECESSED WIDTH
44TH ROAD	190' FT	57.0 FT (30%)	42.0 FT (22%)
23RD STREET	200 FT	60.0 FT (30%)	60.0 FT (30%)
44TH DRIVE	190 FT	57.0 FT (30%)	43.5 FT (28%)



1 SITE PLAN - KEY
1/32" = 1'-0"



2 TOWER COVERAGE PLAN
1/32" = 1'-0"

PROPOSED AREA OF TOWER WITHIN 40' OF WIDE STREET ON 44TH DRIVE, HUNTER STREET AND CRESCENT STREET NOT TO EXCEED 1,600 SF

EXISTING AREA OF TOWER WITHIN 40' OF WIDE STREET ON 44TH DRIVE, HUNTER STREET AND CRESCENT STREET NOT TO EXCEED 1,600 SF

PROPOSED AREA OF TOWER WITHIN 50' OF NARROW STREET ON 44TH ROAD NOT TO EXCEED 1,875 SF

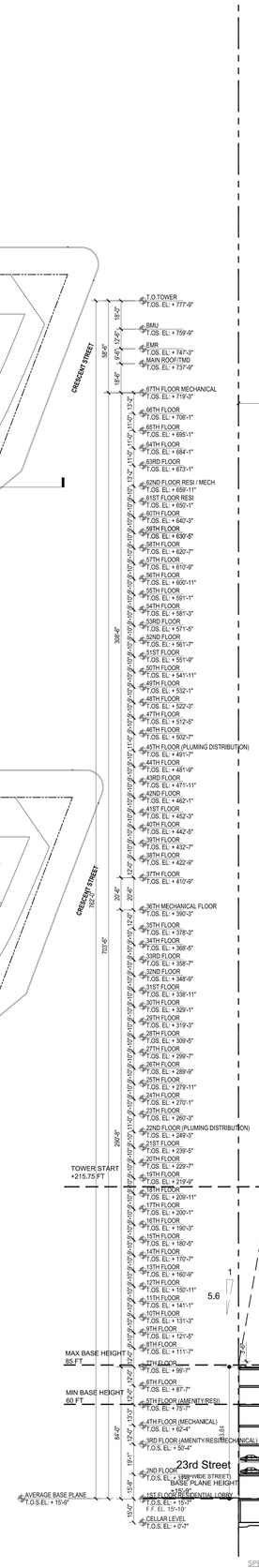
EXISTING AREA OF TOWER WITHIN 50' OF NARROW STREET ON 44TH ROAD NOT TO EXCEED 1,875 SF

TOWER REGULATIONS
ZR33-45 MAXIMUM TOWER COVERAGE PERMITTED: 40% (79,026 SF X 0.40 = 31,610 SF)
TOWER COVERAGE PROVIDED AT ELEVATION 214.13 FT
- EXISTING: 11,557 SF (@ 15TH FLOOR) (FROM DOB FILING #402190758)
- PROPOSED: 11,986 SF (@ 17TH FLOOR)
- TOTAL TOWER COVERAGE: 23,543 SF (29.79%)

TOWER ENCROACHMENT
ZR33-45 MAXIMUM TOWER ENCROACHMENT PERMITTED
1,600 SF WITHIN 40 FT OF A WIDE STREET
1,875 SF WITHIN 50 FT OF A NARROW STREET

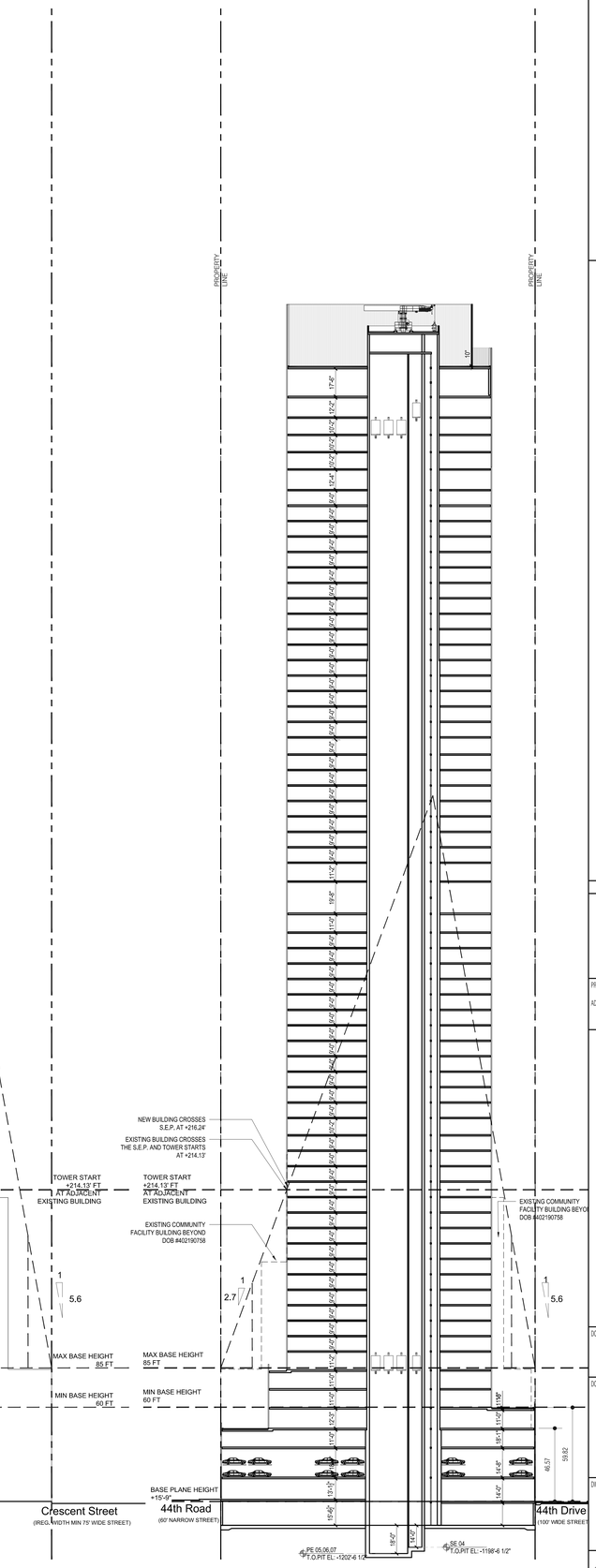
TOWER ENCROACHMENT PROVIDED:
WIDE STREET (44TH STREET):
- EXISTING: 345 SF (FROM DOB FILING #402190758)
- PROPOSED: 1,246 SF
- TOTAL: 1,591 SF < 1,600 SF

NARROW STREET (44TH ROAD):
- EXISTING: 705 SF (FROM DOB FILING #402190758)
- PROPOSED: 495 SF
- TOTAL: 1,200 SF < 1,875 SF

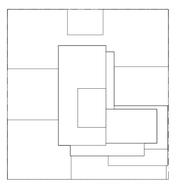


SPECIAL STREET WALL REGULATIONS
ZR117-421(C)(1) NO BUILDING OR OTHER STRUCTURE SHALL EXCEED A HEIGHT OF 85 FEET ABOVE THE BASE PLANE WITHIN THE AREA BOUNDED BY 23RD STREET, 44TH ROAD, A LINE 60 FEET EAST OF AND PARALLEL TO 23RD STREET

1 SECTION 'A'
1/32" = 1'-0"



1 SECTION 'B'
1/32" = 1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
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TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

TOWER DIAGRAMS

NB#420655954

REGISTERED ARCHITECT RICHARD STEPHEN HILL No. 026534 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	AS NOTED
DWG NO.	Z-006.00

007 OF 97

ARCHITECTURE — COURT SQUARE

GHWA	SHEET #	DRAWING TITLE	SCALE (ARCH C)	12.11.15 SCHEMATIC DESIGN	02.05.16 DOB FILING SET	04.08.16 FOUNDATION BID SET	05.09.16 DOB FILING SET	10.12.16 DOB FILING SET
•	A-000	COVER SHEET	NTS	•	•	•	•	•
•	Z-001	ZONING	NTS		•		•	•
•	Z-002	ZONING	NTS		•		•	•
•	Z-003	ZONING	NTS		•		•	•
•	Z-004	ZONING	NTS		•		•	•
•	Z-005	ZONING	NTS		•		•	•
•	Z-006	ZONING	NTS		•		•	•
•	A-001	DRAWING LIST	NTS	•	•	•	•	•
•	A-002	GENERAL NOTES - LEGEND	NTS	•	•	•	•	•
•	A-003	GENERAL NOTES	NTS	•	•	•	•	•
•	A-004	ADAPTABLILITY NOTES	AS NOTED		•			•
•	A-005	DOOR SCHEDULE & DETAILS	NTS		•			•
•	A-006	DOOR SCHEDULE & DETAILS	1-1/2"=1'-0"		•			•
•	A-007	DOOR SCHEDULE & DETAILS	1-1/2"=1'-0"		•			•
•	A-008	PARTITION SCHEDULE	NTS		•			•
•	A-009	MISCELLANEOUS SCHEDULE	1"=1'-0"		•			•
•	A-010	FEMA FLOOD MAP	NTS		•		•	•
•	A-011	SURVEY	NTS		•	•	•	•
•	A-012	SITE PLAN	1/16"=1'-0"		•	•	•	•
•	A-100	LEVEL 00 CELLAR FLOOR PLAN	1/8"=1'-0"	•	•	•	•	•
•	A-101	LEVEL 01 GROUND FLOOR PLAN	1/8"=1'-0"	•	•	•	•	•
•	A-102	LEVEL 02 PARKING	1/8"=1'-0"	•	•		•	•
•	A-103	LEVEL 03 AMENITY	1/8"=1'-0"	•	•		•	•
•	A-104	LEVEL 04 BASE RESIDENTIAL	1/8"=1'-0"	•	•		•	•
•	A-105	LEVEL 05 BASE RESIDENTIAL	1/8"=1'-0"	•	•		•	•
•	A-106	LEVEL 06 LOW ZONE TOWER RESIDENTIAL	1/8"=1'-0"	•	•		•	•
•	A-107	LEVEL 07 LOWER TOWER RESIDENTIAL	1/8"=1'-0"	•	•		•	•
•	A-108	LEVELS 08-19 LOWER TOWER RESIDENTIAL	1/8"=1'-0"	•	•		•	•
•	A-109	LEVEL 20-35 MECHANICAL ZONE	1/8"=1'-0"	•	•		•	•
•	A-110	LEVEL 36 MECHANICAL ZONE	1/8"=1'-0"	•	•		•	•
•	A-111	LEVEL 37 MID ZONE TOWER RESIDENTIAL	1/8"=1'-0"	•	•		•	•
•	A-112	LEVELS 38-50 MID ZONE TOWER RESIDENTIAL	1/8"=1'-0"	•	•		•	•
•	A-113	LEVEL 51-61 MID ZONE TOWER RESIDENTIAL ZONE	1/8"=1'-0"	•	•		•	•
•	A-114	LEVEL 62 HIGH ZONE RESIDENTIAL/MECHANICAL	1/8"=1'-0"	•	•		•	•
•	A-115	LEVELS 63-66 HIGH ZONE RESIDENTIAL	1/8"=1'-0"	•	•		•	•
•	A-116	LEVEL 67 MACHANICAL FLOOR	1/8"=1'-0"	•	•		•	•
•	A-117	MAIN ROOF PLAN	1/8"=1'-0"	•	•		•	•
•	A-118	EMR PLAN	1/8"=1'-0"		•			•
•	A-119	BMU ROOF PLAN	1/8"=1'-0"	•	•			•
•	A-200	SOUTH & WEST BUILDING ELEVATIONS	1/32"=1'-0"	•	•	•	•	•
•	A-201	NORTH & EAST BUILDING ELEVATIONS	1/32"=1'-0"	•	•	•	•	•
•	A-210	PARTIAL TOWER SOUTH ELEVATIONS	1/8"=1'-0"	•	•	•		•
•	A-211	PARTIAL TOWER SOUTH ELEVATIONS	1/8"=1'-0"	•	•	•		•
•	A-212	PARTIAL TOWER WEST ELEVATIONS	1/8"=1'-0"	•	•			•
•	A-213	PARTIAL TOWER WEST ELEVATIONS	1/8"=1'-0"	•	•			•
•	A-214	PARTIAL TOWER NORTH ELEVATIONS	1/8"=1'-0"	•	•			•
•	A-215	PARTIAL TOWER NORTH ELEVATIONS	1/8"=1'-0"	•	•			•
•	A-216	PARTIAL TOWER EAST ELEVATIONS	1/8"=1'-0"	•	•			•
•	A-217	PARTIAL TOWER EAST ELEVATIONS	1/8"=1'-0"	•	•			•
•	A-300	BUILDING SECTIONS	1/32"=1'-0"	•	•	•	•	•
•	A-301	BUILDING SECTIONS	1/32"=1'-0"			•	•	•
•	A-302	PARTIAL E-W SECTIONS	1/8"=1'-0"		•	•		•
•	A-303	PARTIAL E-W SECTIONS	1/8"=1'-0"		•			•
•	A-304	PARTIAL E-W SECTIONS	1/8"=1'-0"		•	•		•
•	A-305	PARTIAL E-W SECTIONS	1/8"=1'-0"		•			•
•	A-306	PARTIAL E-W SECTIONS	1/8"=1'-0"		•	•		•
•	A-307	PARTIAL N-S SECTIONS	1/8"=1'-0"		•	•		•
•	A-308	PARTIAL N-S SECTIONS	1/8"=1'-0"					•
•	A-309	PARTIAL N-S SECTIONS	1/8"=1'-0"					•
•	A-320	PARTIAL BASE WALL SECTIONS (SOUTH)	1/4"=1'-0"		•	•		•
•	A-321	PARTIAL BASE WALL SECTIONS (S & W)	1/4"=1'-0"		•	•		•
•	A-322	PARTIAL BASE WALL SECTIONS (W)	1/4"=1'-0"		•	•		•
•	A-323	PARTIAL BASE WALL SECTIONS (N)	1/4"=1'-0"		•	•		•
•	A-324	PARTIAL BASE WALL SECTIONS (N)	1/4"=1'-0"		•	•		•
•	A-325	PARTIAL BASE WALL SECTIONS (E)	1/4"=1'-0"		•	•		•
•	A-350	MTA SITE PLAN	1/4"=1'-0"					•
•	A-351	EXISTING MTA ENTRY	1/4"=1'-0"					•
•	A-352	PROPOSED MTA ENTRY AT GROUND LEVEL	1/4"=1'-0"					•
•	A-353	PROPOSED MTA ENTRY AT PLATFORM LEVEL	1/4"=1'-0"					•
•	A-354	STAIR PLANS AND INTERIOR ELEVATIONS	1/4"=1'-0"					•
•	A-510	TYP. WALL BASE DETAILS	1"=1'-0"					•
•	A-511	TYP. WALL BASE DETAILS	1"=1'-0"					•
•	A-512	TYP. WALL BASE DETAILS	1"=1'-0"					•
•	A-513	TYP. WALL BASE DETAILS	1"=1'-0"					•
•	A-514	TYP. WALL BASE DETAILS	1"=1'-0"					•
•	A-515	TYP. WALL BASE DETAILS	1"=1'-0"					•
•	A-516	TYP. WALL BASE DETAILS	1"=1'-0"					•
•	A-520	TYP. WALL TYPE A DETAILS AT TOWER	AS NOTED		•		•	•
•	A-521	TYP. WALL TYPE A DETAILS AT TOWER	AS NOTED		•		•	•
•	A-522	TYP. WALL TYPE B DETAILS AT TOWER	AS NOTED		•		•	•
•	A-523	TYP. WALL TYPE C DETAILS AT TOWER	AS NOTED		•		•	•
•	A-524	TYP. WALL TYPE E DETAILS AT MECH	AS NOTED		•		•	•
•	A-600	BATHROOM DETAILS	1"=1'-0"		•			•
•	A-601	BATHROOM DETAILS	1"=1'-0"		•			•
•	A-602	BATHROOM PLANS AND ELEVATIONS	1"=1'-0"		•			•
•	A-603	BATHROOM PLANS AND ELEVATIONS	1"=1'-0"		•			•
•	A-650	KITCHEN DETAILS	1"=1'-0"		•			•
•	A-651	KITCHEN DETAILS	1"=1'-0"		•			•
•	A-652	KITCHEN PLANS AND ELEVATIONS	1"=1'-0"		•			•
•	A-653	KITCHEN PLANS AND ELEVATIONS	1"=1'-0"		•			•

ARCHITECTURE — COURT SQUARE

GHWA	SHEET #	DRAWING TITLE	SCALE (ARCH C)	12.11.15 SCHEMATIC DESIGN	02.05.16 DOB FILING SET	04.08.16 FOUNDATION BID SET	05.09.16 DOB FILING SET	10.12.16 DOB FILING SET
•	A-700	STAIR PLANS	1/4"=1'-0"		•		•	•
•	A-701	STAIR PLANS	1/4"=1'-0"		•	•	•	•
•	A-703	STAIR SECTIONS	1/4"=1'-0"		•	•	•	•
•	A-704	STAIR SECTIONS	1/4"=1'-0"		•	•	•	•
•	A-705	STAIR SECTIONS	1/4"=1'-0"		•	•	•	•
•	A-710	ELEVATOR	1/4"=1'-0"		•	•	•	•
•	A-711	ELEVATOR	1/4"=1'-0"					•

TEMPORARY SUPPORT OF EXCAVATION — COURT SQUARE

	SHEET #	DRAWING TITLE	SCALE (ARCH C)	12.11.15 SCHEMATIC DESIGN	02.05.16 DOB FILING SET	04.08.16 FOUNDATION BID SET	05.09.16 DOB FILING SET	10.12.16 DOB FILING SET
	SOE-001.00	Support of Excavation - General Notes	NTS			•		•
	SOE-002.00	Support of Excavation - Plan	3/32"=1'-0"			•		•
	SOE-003.00	Support of Excavation - Sections	1/4"=1'-0"			•		•
	SOE-004.00	Support of Excavation - Sections	1/4"=1'-0"			•		•
	SOE-005.00	Support of Excavation - Details	3/4"=1'-0"			•		•
	SOE-006.00	Support of Excavation - NYC Transit Notes	NTS			•		•
	SOE-002.ALT.00	Support of Excavation - Tieback Alternative - Plan	1/4"=1'-0"			•		
	SOE-004.ALT.00	Support of Excavation - Tieback Alternative - Sections	1/4"=1'-0"			•		

STRUCTURE — COURT SQUARE

	SHEET #	DRAWING TITLE	SCALE (ARCH C)	12.11.15 SCHEMATIC DESIGN	02.05.16 DOB FILING SET	04.08.16 FOUNDATION BID SET	05.09.16 DOB FILING SET	10.12.16 DOB FILING SET
	FO-101	CELLAR/FOUNDATION PLAN	1/8"=1'-0"					•
	FO-102	FOUNDATION SECTION THRU BUILDING	AS NOTED					•
	FO-103	FOUNDATION SECTION THRU BUILDING	AS NOTED					•
	FO-104	FOUNDATION SECTIONS AND DETAILS	AS NOTED					•
	FO-110	FOUNDATION TYPICAL DETAILS	AS NOTED					•
	FO-111	FOUNDATION TYPICAL DETAILS	AS NOTED					•
	FO-120	MAT FOUNDATION REINFORCEMENT	AS NOTED					•
	FO-121	MAT FOUNDATION DIMENSION PLAN	AS NOTED					•
	S-201	GROUND FLOOR PLAN	1/8"=1'-0"					•
	S-202	2ND FLOOR PLAN	1/8"=1'-0"					•
	S-203	3RD FLOOR PLAN	1/8"=1'-0"					•
	S-204	4TH FLOOR PLAN	1/8"=1'-0"					•
	S-205	5TH FLOOR PLAN	1/8"=1'-0"					•
	S-206	6TH FLOOR PLAN	1/8"=1'-0"					•
	S-207	7TH FLOOR PLAN	1/8"=1'-0"					•
	S-208	8TH TO 19TH FLOOR PLAN	1/8"=1'-0"					•
	S-220	20TH FLOOR PLAN	1/8"=1'-0"					•
	S-221	21ST TO 35TH FLOOR PLAN	1/8"=1'-0"					•
	S-236	36TH FLOOR PLAN	1/8"=1'-0"					•
	S-237	37TH FLOOR PLAN	1/8"=1'-0"					•
	S-238	38TH TO 49TH FLOOR PLAN	1/8"=1'-0"					•
	S-250	50ST FLOOR PLAN	1/8"=1'-0"					•
	S-251	51ST TO 61ST FLOOR PLAN	1/8"=1'-0"					•
	S-262	62ND FLOOR PLAN	1/8"=1'-0"					•
	s-263	63RD TO 66TH FLOOR PLAN	1/8"=1'-0"					•
	S-267	67TH FLOOR PLAN	1/8"=1'-0"					•
	S-268	68TH FLOOR PLAN	1/8"=1'-0"					•
	S-269	69TH FLOOR PLAN (BMU)	1/8"=1'-0"					•
	S-301	TYPICAL CONCRETE COLUMN DETAILS	AS NOTED					•
	S-310	TOWER COLUMN SCHEDULE	AS NOTED					•
	S-311	PAVILLION COLUMN SCHEDULE	AS NOTED					•
	S-321	SHEARWALL SUPPORTING GROUND FLOOR PART PLAN	AS NOTED					•
	S-401	TYPICAL SUPERSTRUCTURE CONCRETE DETAILS	AS NOTED					•
	S-402	TYPICAL SUPERSTRUCTURE CONCRETE DETAILS	AS NOTED					•
	S-403	TYPICAL SUPERSTRUCTURE CONCRETE DETAILS	AS NOTED					•
	S-601	TYPICAL MASONRY DETAILS	AS NOTED					•

MEP — COURT SQUARE

	SHEET #	DRAWING TITLE	SCALE (ARCH C)	12.11.15 SCHEMATIC DESIGN	02.05.16 DOB FILING SET	04.08.16 FOUNDATION BID SET	05.09.16 DOB FILING SET	10.12.16 DOB FILING SET
	EN-001.00	Energy Code Compliance-Sheet 1	NTS		•		•	•
	EN-002.00	Energy Code Compliance-Sheet 2	NTS		•		•	•
	EN-003.00	Energy Code Compliance-Sheet 3	NTS		•		•	•
	M-001.00	MECHANICAL COVER SHEET	NTS					•
	M-100.00	MECHANICAL CELLAR FLOOR PLAN	1/8"=1'-0"					•
	M-100.00P	MECHANICAL CELLAR FLOOR PIPING PLAN	1/8"=1'-0"					•
	M-101.00	MECHANICAL GROUND FLOOR DEMOLITION PLAN	1/8"=1'-0"					•
	M-102.00	MECHANICAL 2ND FLOOR PLAN PARKING	1/8"=1'-0"					•
	M-103A.00	MECHANICAL 3RD FLOOR PLAN MER AMENITY	1/8"=1'-0"					•
	M-103B.00	MECHANICAL 3RD FLOOR PLAN MER AMENITY	1/8"=1'-0"					•
	M-103C.00	MECHANICAL 3RD FLOOR PLAN MER AMENITY	1/8"=1'-0"					•
	M-103D.00	MECHANICAL 3RD FLOOR PLAN MER AMENITY	1/8"=1'-0"					•
	M-104.00	MECHANICAL 4TH FLOOR PLAN MER	1/8"=1'-0"					•
	M-105.00	MECHANICAL 5TH FLOOR PLAN	1/8"=1'-0"					•
	M-106.00	MECHANICAL 6TH FLOOR PLAN	1/8"=1'-0"					•
	M-107.00	MECHANICAL 7TH FLOOR PLAN	1/8"=1'-0"					•
	M-108.00	MECHANICAL 8TH - 19TH FLOOR PLAN	1/8"=1'-0"					•
	M-109.00	MECHANICAL 20TH - 35TH FLOOR PLAN	1/8"=1'-0"					•
	M-110.00	MECHANICAL 36TH FLOOR PLAN MER	1/8"=1'-0"					•
	M-111.00	MECHANICAL 37TH FLOOR PLAN	1/8"=1'-0"					•
	M-112.00	MECHANICAL 38TH - 50TH FLOOR PLAN	1/8"=1'-0"					•
	M-113.00	MECHANICAL 51ST - 61ST FLOOR PLAN	1/8"=1'-0"					•

MEP — COURT SQUARE

	SHEET #	DRAWING TITLE	SCALE (ARCH C)	12.11.15 SCHEMATIC DESIGN	02.05.16 DOB FILING SET	04.08.16 FOUNDATION BID SET	05.09.16 DOB FILING SET	10.12.16 DOB FILING SET
	M-114.00	MECHANICAL 62ST FLOOR PLAN	1/8"=1'-0"					•
	M-115.00	MECHANICAL 63RD - 66TH FLOOR PLAN	1/8"=1'-0"					•
	M-116.00	MECHANICAL 67TH FLOOR PLAN MER	1/8"=1'-0"					•
	M-117.00	MECHANICAL MAIN ROOF PLAN	1/8"=1'-0"					•
	M-118.00	MECHANICAL EMR PLAN	1/8"=1'-0"					•
	M-300.00	MECHANICAL FLOW WATER RISER DIAGRAM	NTS					•
	M-301.00	MECHANICAL WATER RISER DIAGRAM 1	NTS					•
	M-302.00	MECHANICAL WATER RISER DIAGRAM 2	NTS					•
	M-303.00	MECHANICAL WATER RISER DIAGRAM 3	NTS					•
	M-304.00	MECHANICAL TOILET AND DRYER EXHAUST RISER DIAGRAM 1	NTS					•
	M-305.00	MECHANICAL TOILET AND DRYER EXHAUST RISER DIAGRAM 2	NTS					•
	M-306.00	MECHANICAL TOILET AND DRYER EXHAUST RISER DIAGRAM 3	NTS					•
	M-307.00	MECHANICAL AIR RISER DIAGRAM 1	NTS					•
	M-308.00	MECHANICAL AIR RISER DIAGRAM 2	NTS					•
	M-309.00	MECHANICAL AIR RISER DIAGRAM 2	NTS					•
	M-310.00	MECHANICAL KITCHEN EXHAUST RISER DIAGRAM 1	NTS					•
	M-311.00	MECHANICAL KITCHEN EXHAUST RISER DIAGRAM 2	NTS					•
	M-312.00	MECHANICAL KITCHEN EXHAUST RISER DIAGRAM 3	NTS					•
	M-400.00	MECHANICAL SCHEDULE SHEET-1	NTS					•
	M-401.00	MECHANICAL SCHEDULE SHEET-2	NTS					•
	M-402.00	MECHANICAL SCHEDULE SHEET-3	NTS					•
	M-500.00	MECHANICAL DETAIL SHEET-1	NTS					•
	M-501.00	MECHANICAL DETAIL SHEET-2	NTS					•
	M-502.00	MECHANICAL DETAIL SHEET-3	NTS					•
	P-001	PLUMBING NOTES, SYMBOLS, LEGEND AND DRAWINGS LIST	NTS					•
	P-002	PLUMBING SPECIFICATIONS	NTS					•
	P-099	PLUMBING UNDERGROUND PLAN	1/8"=1'-0"					•
	P-100	PLUMBING CELLAR FLOOR PLAN	1/8"=1'-0"					•
	P-101	PLUMBING GROUND FLOOR PLAN	1/8"=1'-0"					•
	P-102	PLUMBING 2ND FLOOR PLAN	1/8"=1'-0"					•
	P-103	PLUMBING 3RD FLOOR PLAN	1/8"=1'-0"					•
	P-104	PLUMBING 4TH FLOOR PLAN	1/8"=1'-0"					•
	P-105	PLUMBING 5THFLOOR PLAN	1/8"=1'-0"					•
	P-106	PLUMBING 6TH FLOOR PLAN	1/8"=1'-0"					•
	P-107	PLUMBING 7TH FLOOR PLAN	1/8"=1'-0"					•
	P-108	PLUMBING 8TH TO 19TH FLOORS PLAN	1/8"=1'-0"					•
	P-120	PLUMBING 20TH TO 34TH FLOOR PLAN	1/8"=1'-0"					•
	P-135	PLUMBING 35TH FLOOR PLAN	1/8"=1'-0"					•
	P-136	PLUMBING 36TH FLOOR PLAN	1/8"=1'-0"					•
	P-137	PLUMBING 37TH FLOOR PLAN	1/8"=1'-0"					•
	P-138	PLUMBING 38TH TO 49TH FLOORS PLAN	1/8"=1'-0"					•
	P-150	PLUMBING 50TH TO 61ST FLOORS PLAN	1/8"=1'-0"					•
	P-162	PLUMBING 62ND FLOOR PLAN	1/8"=1'-0"					•
	P-163	PLUMBING 63RD TO 66TH FLOORS PLAN	1/8"=1'-0"					•
	P-167	PLUMBING 67TH FLOOR PLAN	1/8"=1'-0"					•
	P-168	PLUMBING 68TH/ROOF FLOOR PLAN	1/8"=1'-0"					•
	P-301	PLUMBING SCHEMATIC RISER DIAGRAM SHEET #1	NTS					•
	P-302	PLUMBIGN SCHEMATIC RISER DIAGRAM SHEET #2	NTS					•
	P-303	PLUMBING SCHEMATIC RISER DIAGRAM SHEET #3	NTS					•
	P-401	PLUMBING SCHEDULES SHEET	NTS					•
	P-501	PLUMBING DETAIL SHEET #1	NTS					•
	P-502	PLUMBING DETAIL SHEET #2	NTS					•
	P-601	PLUMBING SD1&2 PLAN	AS NOTED					•
	FP-100	FIRE PROTECTION CELLAR FLOOR PLAN	1/8"=1'-0"					•
	FP-101	FIRE PROTECTION GROUND FLOOR PLAN	1/8"=1'-0"					•
	FP-102	FIRE PROTECTION 2ND FLOOR PLAN	1/8"=1'-0"					•
	FP-103	FIRE PROTECTION 3RD FLOOR PLAN	1/8"=1'-0"					•
	FP-104	FIRE PROTECTION 4TH FLOOR PLAN	1/8"=1'-0"					•
	FP-105	FIRE PROTECTION 5TH FLOOR PLAN	1/8"=1'-0"					•
	FP-106	FIRE PROTECTION 6TH FLOOR PLAN	1/8"=1'-0"					•
	FP-107	FIRE PROTECTION 7TH FLOOR PLAN	1/8"=1'-0"					•
	FP-108	FIRE PROTECTION 8TH-20TH FLOOR PLANS	1/8"=1'-0"					•
	FP-109	FIRE PROTECTION 21ST-35TH FLOORS PLAN	1/8"=1'-0"					•
	FP-110	FIRE PROTECTION 36TH (MECH) FLOOR PLAN	1/8"=1'-0"					•
	FP-111	FIRE PROTECTION 37TH-53RD FLOORS PLAN	1/8"=1'-0"					•
	FP-112	FIRE PROTECTION 54TH-60TH FLOORS PLAN	1/8"=1'-0"					•
	FP-113	FIRE PROTECTION 61ST FLOOR PLAN	1/8"=1'-0"					•
	FP-114	FIRE PROTECTION 62ND FLOOR PLAN	1/8"=1'-0"					•
	FP-115	FIRE PROTECTION 63RD-66TH FLOORS PLAN	1/8"=1'-0"					•
	FP-116	FIRE PROTECTION 67TH (MECH) FLOOR PLAN	1/8"=1'-0"					•
	FP-117	FIRE PROTECTION MAIN ROOF PLAN	1/8"=1'-0"					•
	FP-118	FIRE PROTECTION EMR ROOF PLAN	1/8"=1'-0"					•
	FP-300	FIRE PROTECTION RISER DIAGRAM	NTS					•

Number:	Date:	Revision:
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MULTIPLE DWELLING LAW AND HOUSING MAINTENANCE CODE

1. D26-12.01 PAINTING OF PUBLIC PARTS AND WITHIN DWELLINGS
   A) IN THE PUBLIC PARTS OF A MULTIPLE DWELLING, THE OWNER SHALL:
      1) PAINT OR COVER THE WALLS AND CEILINGS WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING: AND
      2) REPAINT OR RE-COVER THE WALLS AND CEILINGS WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING WHENEVER NECESSARY IN THE JUDGMENT OF THE DEPARTMENT TO KEEP SUCH SURFACES SANITARY.
   B) IN OCCUPIED DWELLING UNITS IN A MULTIPLE DWELLING, THE OWNER SHALL:
      1) PAINT OR COVER THE WALLS AND CEILINGS WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING: AND
      2) REPAINT OR RE-COVER THE WALLS AND CEILINGS WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING EVERY THREE YEARS, AND MORE OFTEN WHEN REQUIRED BY CONTRACT OR OTHER PROVISIONS OF LAW.
   C) THE DEPARTMENT MAY REQUIRE A TENANT OF A DWELLING UNIT IN A MULTIPLE DWELLING TO REPAINT OR RECOVER THE INTERIOR WALLS AND CEILINGS OF HIS DWELLING UNIT WITH WALLPAPER OR OTHER ACCEPTABLE WALL COVERING IF SUCH WALLS AND CEILING BECOME UNSANITARY AT ANY TIME WITHIN THREE YEARS FROM THE DATE OF THE LAST REFINISHING BY THE OWNER. HOWEVER, IF THE TENANT CAN SHOW, TO THE SATISFACTION OF THE DEPARTMENT THAT THE WALLS AND CEILINGS HAVE BECOME UNSANITARY THROUGH NO ACT OR NEGLECT OF HIS OWN OR OF HIS FAMILY OR GUESTS, THE DEPARTMENT MAY REQUIRE THE OWNER TO REPAINT OR RE-COVER THE SAME. THIS SUBSECTION DOES NOT RELIEVE THE OWNER FROM HIS DUTIES UNDER SUBSECTION (B)(2) OF THIS SECTION.
   D) THE OWNER AND TENANT OF ANY DWELLING UNIT IN A MULTIPLE DWELLING MAY, BY VOLUNTARY AGREEMENT, PROVIDE THAT THE OWNER NEED NOT REPAINT IN SUCH UNIT AS REQUIRED BY SUBSECTION (B)(2) OF THIS SECTION FOR SUCH ADDITIONAL PERIOD, NOT TO EXCEED TWO YEARS, AS MAY BE AGREED UPON. SUCH AN AGREEMENT TO EXTEND THE TIME FOR REPAINTING SHALL NOT BE VALID UNLESS IT HAS BEEN ENTERED INTO NOT EARLIER THAN ONE MONTH PRIOR TO THE EXPIRATION OF THE THREE-YEAR PERIOD, AND SHALL NOT FORM PART OF ANY AGREEMENT OF LEASE. THE DEPARTMENT MAY PRESCRIBE THE FORM OF SUCH AGREEMENTS, REQUIRE THEM TO BE FILED, AND MAY MAKE SUCH OTHER REGULATIONS AS MAY BE NECESSARY TO AVOID ABUSE, AND TO FURTHER THE PURPOSE OF THIS ARTICLE. NOT WITHSTANDING ANY AGREEMENT, THE DEPARTMENT MAY, DURING THE PERIOD FOR WHICH REPAINTING IS DEFERRED BY AGREEMENT, ORDER REPAINTING BY THE OWNER IN ANY DWELLING UNIT WHEN DEEMED NECESSARY TO KEEP THE WALLS AND CEILING OF SUCH UNIT SANITARY. THIS SUB-SECTION SHALL NOT AFFECT THE APPLICABILITY OF SUB-SECTION (C) OF THIS SECTION DURING THE THREE YEARS AFTER ANY REPAINTING OR RE-COVERING.
   E) NEITHER THE OWNER NOR A TENANT OF A DWELLING UNIT SHALL PLACE WALLPAPER OR WALL COVERINGS UPON A WALL OR CEILING IN THE PUBLIC OR TENANT-OCCUPIED PARTS OF A DWELLING UNLESS EXISTING WALLPAPER OR WALL COVERING IS FIRST REMOVED AND SUCH WALL OR CEILING IS CLEANED ARE REPAIRED. HOWEVER, IF WALLPAPER OR WALL COVERING IS IN GOOD CONDITION, FREE FROM VERMIN AND A COAT OF ACCEPTABLE PAINT OR SIZING IS APPLIED; ONE ADDITIONAL LAYER OF WALLPAPER OR WALL COVERING MAY BE APPLIED.
   F) NOTHING CONTAINED IN THIS SECTION SHALL BE DEEMED TO REQUIRE THE OWNER OF A DWELLING TO COVER WITH WALLPAPER OR OTHER ACCEPTABLE COVERING ANY WALL OR CEILING NOT PREVIOUSLY SO COVERED BY HIM. WHEN A WALL OR CEILING OF A DWELLING UNIT HAS BEEN DECORATED WITH PAPER, WOOD PANELING, OR OTHER MATERIAL OVER WHICH PAINT NORMALLY IS NOT APPLIED, THE OWNER SHALL BE RELIEVED OF HIS OBLIGATION TO REPAINT OR RE-COVER SUCH WALL OR CEILING SO LONG AS THE SAME REMAINS IN A SANITARY CONDITION, IN THE JUDGMENT OF THE DEPARTMENT. WHEN THE DEPARTMENT REQUIRES REDECORATION OF SUCH WALL OR CEILING, THE TENANT SHALL REMOVE ANY PAPER, WALL COVERING, WOOD PANELING OR OTHER MATERIAL WHICH HE HIMSELF HAS APPLIED BEFORE THE OWNER IS REQUIRED TO CLEAN AND REPAIR AND REPAINT OR RE-COVER. HOWEVER, IF THE OWNER OR FORMER TENANT HAS APPLIED PAPER, OR WALL COVERING, WOOD PANELING OR OTHER MATERIAL, THE OWNER SHALL BE RESPONSIBLE FOR ITS REMOVAL BEFORE REDECORATION.
   G) THE OWNER OF A MULTIPLE DWELLING SHALL KEEP AND MAINTAIN RECORDS RELATING TO THE REFINISHING OF PUBLIC PARTS AND DWELLING UNITS SHOWING WHEN SUCH PARTS WERE LAST PAINTED, PAPERED OR COVERED WITH ACCEPTABLE MATERIAL AND WHO PERFORMED THE WORK. SUCH RECORDS SHALL BE OPEN TO INSPECTION BY THE DEPARTMENT AND SHALL BE SUBMITTED TO THE DEPARTMENT UPON REQUEST.
   H) THE OWNER OF A MULTIPLE DWELLING SHALL REMOVE OR COVER IN A MANNER APPROVED BY THE DEPARTMENT ANY PAINT OR OTHER SIMILAR SURFACE- COATING MATERIAL HAVING A READING OF 0.7 MILLIGRAMS OF LEAD PER SQUARE CENTIMETER OR GREATER OR CONTAINING MORE THAN 0.5 PERCENT OF METALLIC LEAD BASED ON THE NON-VOLATILE CONTENT OF THE PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL ON THE INTERIOR WALLS, CEILINGS, DOORS, WINDOW SILLS OR MOLDINGS IN ANY DWELLING UNIT IN WHICH A CHILD OR CHILDREN SIX (6) YEARS OF AGE OR UNDER RESIDE.
   I) IN ANY MULTIPLE DWELLING ERECTED PRIOR TO JANUARY 1, 1960 IN WHICH PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL IS FOUND TO BE PEELING ON THE INTERIOR WALLS, CEILINGS, DOORS, WINDOW SILLS OR MOLDINGS IN ANY DWELLING UNIT IN WHICH A CHILD OR CHILDREN SIX (6) YEARS OF AGE OR UNDER RESIDE, IT SHALL BE PRESUMED THAT THE PEELING SUBSTANCE CONTAINS MORE THAN 0.5 PERCENT OF METALLIC LEAD BASED ON THE NON- VOLATILE CONTENT OF THE PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL OR HAVING A READING OF 0.7 MILLIGRAMS OF LEAD PER SQUARE CENTIMETER OR GREATER.
   J) THE EXISTENCE OF PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL HAVING A READING OF 0.7 MILLIGRAMS OF LEAD PER SQUARE CENTIMETER OR GREATER OR CONTAINING MORE THAN 0.5 PERCENT OF METALLIC LEAD BASED ON THE NON- VOLATILE CONTENT OF THE PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL ON THE INTERIOR WALLS, CEILINGS, DOORS, WINDOW SILLS OR MOLDINGS IN ANY DWELLING UNIT IN A MULTIPLE DWELLING IN WHICH A CHILD OR CHILDREN SIX (6) YEARS OF AGE AND UNDER RESIDE SHALL CONSTITUTE A CLASS C IMMEDIATELY HAZARDOUS VIOLATION AND SUBJECT THE OWNER OF SUCH MULTIPLE DWELLING TO THE PENALTIES OF SUCH VIOLATION PROVIDED IN ARTICLE 51 OF THIS CODE. THE PRESUMPTION ESTABLISHED IN PARAGRAPH 2 ABOVE MAY BE REBUTTED BY THE OWNER OF THE MULTIPLE DWELLING. SUCH PROOF SHALL BE IN FORM AND SUBSTANCE ACCEPTABLE TO THE DEPARTMENT OR A COURT OF COMPETENT JURISDICTION.
   K) THE DEPARTMENT SHALL TRANSMIT TO THE DEPARTMENT OF HEALTH A LIST OF VIOLATIONS PLACED PURSUANT TO THIS SECTION, BY PREMISES.
   L) THE DEPARTMENT SHALL ESTABLISH PROCEDURES FOR THE ENFORCEMENT OF THIS SUBDIVISION.
2. D26-13.03 RODENT AND INSECT ERADICATION: MANDATORY EXTERMINATION
   A) THE OWNER OR OCCUPANT IN CONTROL OF A DWELLING SHALL KEEP THE PREMISES FREE FROM RODENTS, AND FROM INFESTATIONS OF INSECTS AND OTHER PESTS, AND FROM ANY CONDITION CONDUCIVE TO RODENT OR INSECT AND OTHER PEST LIFE.
   B) WHEN ANY PREMISES IS SUBJECT TO INFESTATION BY RODENTS OR INSECTS AND OTHER PESTS, THE OWNER OR OCCUPANT IN CONTROL SHALL APPLY CONTINUOUS ERADICATION MEASURES.
   C) WHEN THE DEPARTMENT MAKES THE DETERMINATION THAT ANY PREMISES ARE INFESTED BY RODENTS, INSECTS OR OTHER PESTS, IT MAY ORDER SUCH ERADICATION MEASURES AS THE DEPARTMENT DEEMS NECESSARY.
3. D26-13.05 ELIMINATION OF HARBORAGES
   A) ALL BUILDING MATERIAL, LUMBER, BOXES, CARTONS, BARRELS, CONTAINERS, MACHINERY, RAW MATERIAL, FABRICATED GOODS, JUNK, FOOD, ANIMAL FEED AND ANY OTHER SUBSTANCES WHICH MAY AFFORD HARBORAGE OR PROVIDE FOOD FOR SUCH RODENTS OR INSECTS AND OTHER PESTS SHALL BE KEPT STORED OR HANDLED BY THE OWNER AND TENANTS OF EVERY DWELLING IN SUCH MANNER AS THE DEPARTMENT MAY REQUIRE. THE DEPARTMENT MAY MAKE ORDERS TO ELIMINATE RAT HARBORAGE TO THE PERSON WHO IS RESPONSIBLE FOR THE CONDITIONS. THE DEPARTMENT SHALL UNCOVER AND INSPECT PERIODICALLY ALL STRUCTURAL HARBORAGES WHICH CANNOT BE ELIMINATED FROM DWELLINGS.
4. D26-14.01 DEFINITIONS
   1) WHEN USED IN THIS ARTICLE:
      (a)ORGANIC WASTES SHALL MEAN ALL WASTES PRODUCED BY OR FROM LIVING ORGANISMS.
      (b)INORGANIC WASTES SHALL MEAN ALL WASTES OTHER THAN ORGANIC WASTES, INCLUDING DISCARDED LUMBER, WOOD SHAVINGS AND FURNITURE.
      (c)HOUSEHOLD WASTES SHALL MEAN ALL WASTES, ORGANIC AND INORGANIC, WHICH ARE PRODUCED WITHIN A DWELLING UNIT.
5. D26-14.03 RECEPTACLES FOR WASTE MATTER
   A) NEWSPAPERS, WRAPPING PAPER, OR OTHER INORGANIC WASTES WHICH ARE LIKELY TO BE BLOWN OR SCATTERED ABOUT THE STREETS SHALL BE SECURELY BUNDLED, TIED REPACKED BEFORE BEING PLACED FOR COLLECTION. SUCH MATERIALS SHALL BE KEPT AND PLACED FOR COLLECTION IN THE SAME MANNER AS THE RECEPTACLES.
6. D26-14.05 FREQUENCY OF COLLECTION WASTE MATTER FROM DWELLING UNITS IN MULTIPLE DWELLINGS
   A) THE OWNER OF A MULTIPLE DWELLING SHALL NOT ALLOW THE ACCUMULATION EXCEPT IN A LAWFUL RECEPTACLE OF ASHES OR ANY TYPE OF WASTE MATTER IN ANY PART OF THE PREMISES.
   B) IN MULTIPLE DWELLINGS WHERE THE OWNER PROVIDES DUMBWAITER SERVICE, ALL WASTE MATTER SHALL BE COLLECTED AT LEAST ONCE DAILY AND DEPOSITED IN SEPARATE RECEPTACLES.
   C) IN MULTIPLE DWELLINGS WHERE NO DUMBWAITER SERVICE IS PROVIDED, THE OWNER SHALL PROVIDE BETWEEN THE HOURS OF SEVEN A.M. AND TEN A.M. OR BETWEEN FIVE P.M. AND EIGHT P.M. DAILY:
      (a)A SUFFICIENT NUMBER OF RECEPTACLES BUT IN NO EVENT LESS THAN TWO WITHIN THE DWELLING OR OTHER AREA APPROVED BY THE DEPARTMENT WHICH ARE ACCESSIBLE TO THE TENANTS. SUCH RECEPTACLES SHALL BE REMOVED PROMPTLY UPON THE EXPIRATION OF THE SELECTED TIME PERIOD AND TAKEN TO THEIR PLACE OF STORAGE: OR
      (b)A PICK-UP SERVICE AT EACH DWELLING UNIT TO COLLECT ASHES AND WASTES FOR DEPOSIT IN THE RECEPTACLES REFERRED TO IN SECTION 26-14.03 OF THIS ARTICLE. THE OWNER SHALL POST AND MAINTAIN A NOTICE IN A CONSPICUOUS PLACE IN THE DWELLING INFORMING THE TENANTS OF THE HOUR AND METHOD OF COLLECTION. A NEW NOTICE SHALL BE POSTED AND MAINTAINED WITHIN 48 HOURS PRECEDING ANY CHANGE IN SUCH HOUR OR METHOD.
   D) THE TENANT OF A MULTIPLE DWELLING SHALL DISPOSE OF WASTE MATTER IN ACCORDANCE WITH THE METHOD PROVIDED BY THE OWNER UNDER SUBSECTION (B) OR (C) OF THIS SECTION. THE TENANT SHALL NOT ACCUMULATE ANY WASTE MATTER IN HIS DWELLING UNIT SO AS TO CREATE A CONDITION WHICH IS UNSANITARY OR A FIRE HAZARD IN THE JUDGMENT OF THE DEPARTMENT.
   E) SUBSECTIONS (B), (C), AND (D) SHALL NOT APPLY TO ANY MULTIPLE DWELLING WHERE REGULAR COMPACTOR SERVICES OR OTHER MEANS OF DISPOSAL APPROVED BY THE DEPARTMENT ARE PROVIDED. THE TENANT IN SUCH A DWELLING SHALL DISPOSE OF WASTE MATTER IN A COMPACTOR OR BY SUCH OTHER APPROVED MEANS OF DISPOSAL AND SHALL NOT PERMIT WASTES TO ACCUMULATE SO AS TO CREATE A CONDITION WHICH IS UNSANITARY OR A FIRE HAZARD IN THE JUDGMENT OF THE DEPARTMENT.
7. D26-16.03 DRAINAGE OF ROOFS AND COURT YARDS
   A) THE OWNER OF A DWELLING SHALL GRADE AND MAINTAIN THE GRADING OF ALL ROOFS, TERRACES, SHAFTS, COURTS, YARDS, AND OTHER OPEN SPACES ON THE LOT, AND SHALL PROVIDE AND MAINTAIN UNOBSTRUCTED DRAINAGE FROM THESE AREAS AND SPACES THROUGH A DRAIN CONNECTED TO A STREET STORM-WATER MAIN OR COMBINED SEWER AND STREET STORM-WATER MAIN, THE DEPARTMENT MAY PERMIT THE STORM WATER FROM SUCH AREAS TO DRAIN INTO A STREET GUTTER LEADING TO A NATURAL CHANNEL, WATER COURSE, OR DRY WELL.
   B) THE OWNER OF A DWELLING SHALL PROVIDE AND MAINTAIN DRAINAGE FROM ALL ROOFS TO CARRY OFF STORM WATER, TO PREVENT IT FROM DRIPPING TO THE GROUND, OR FROM CAUSING DAMPNESS IN WALLS, CEILINGS, AND OPEN SPACES.
   C) THE DEPARTMENT MAY REQUIRE THE OWNER OF A DWELLING TO SURFACE SHAFTS, COURTS, YARDS AND OTHER OPEN SPACES ON THE LOT WITH CONCRETE, AND TO PITCH THE SURFACES OF SUCH AREAS TOWARDS A SEWER-CONNECTED DRAIN OR OTHER ADEQUATE DRAINAGE SYSTEM, EXCEPT THAT, WITH RESPECT TO PRIVATE DWELLINGS, THE DEPARTMENT MAY PERMIT THE SURFACING OF SUCH AREAS WITH BITUMINOUS AGGREGATE OR OTHER SIMILAR MATERIAL.
   D) THE OWNER OF A DWELLING MAY PLANT GRASS, SOD, SHRUBS, TREES AND OTHER VEGETATION IN YARDS AND COURTS, UNLESS THE DEPARTMENT ORDERS ITS REMOVAL BECAUSE IN ITS OPINION SUCH VEGETATION INTERFERES WITH PROPER DRAINAGE, LIGHT, VENTILATION, OR EGRESS.
8. D26-19.03 DUTY TO PROVIDE ELECTRIC LIGHTING EQUIPMENT IN ALL DWELLINGS
   A) THE OWNER SHALL EQUIP EVERY DWELLING FOR LIGHTING BY ELECTRICITY. HE SHALL PROVIDE AND MAINTAIN LIGHT FIXTURES TO PROVIDE LIGHTING FOR ALL PUBLIC PARTS IN A DWELLING, INCLUDING THE MEANS OF EGRESS, FOR EVERY ROOM, WATER-CLOSET COMPARTMENT AND BATHROOM IN EVERY DWELLING UNIT, AND FOR EVERY FIXTURE, THE OWNER SHALL INSTALL AND MAINTAIN SUCH RECEPTACLE OUTLETS AS MAY BE REQUIRED BY THE ELECTRICAL CODE. EXCEPT AS OTHERWISE PROVIDED IN THIS CODE OR IN THE ELECTRICAL CODE, THE OWNER MAY SUBSTITUTE AN ADDITIONAL RECEPTACLE OUTLET FOR A REQUIRED LIGHT FIXTURE IN LIVING ROOMS OTHER THAN KITCHENS.
9. D26-19.03 ELECTRIC LIGHTING FIXTURES IN CERTAIN PUBLIC PARTS OF DWELLINGS FIXTURES AND LIGHTS REQUIRED
   A) IN EVERY MULTIPLE DWELLING AND TENANT-OCCUPIED TWO-FAMILY DWELLING THE OWNER SHALL PROVIDE ELECTRIC LIGHTING FIXTURES FOR EVERY PUBLIC HALL, STAIR, FIRE-STAIR AND FIRE-TOWER ON EVERY FLOOR, IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
      (a)IF AN INCANDESCENT LIGHTING FIXTURE IS PROVIDED, IT SHALL BE CAPABLE OF PROVIDING ILLUMINATION OF AT LEAST TEN WATTS PER 25 SQUARE FEET OF FLOOR-AREA OR FRACTION THEREOF. EACH LIGHTING FIXTURE SHALL BE PROVIDED WITH ONE OR MORE LIGHTS OF A TOTAL OF NOT LESS THAN 60 WATTS. WHERE, UNDER THIS REQUIREMENT, THE NUMBER OF WATTS PER FIXTURE WOULD EXCEED 100, ONE OR MORE ADDITIONAL FIXTURES SHALL BE PROVIDED AND SHALL BE LOCATED AS MAY BE PRESCRIBED BY THE DEPARTMENT, EXCEPT WHERE THE DISTANCE FROM THE FIXTURE TO THE FARTHEST INTERSECTING WALL DOES NOT EXCEED 20 FEET.
      (b)IF A FLUORESCENT LIGHTING FIXTURE IS PROVIDED, IT SHALL BE CAPABLE OF PROVIDING ILLUMINATION OF AT LEAST FOUR WATTS COOL WHITE FLUORESCENT LIGHT PER 25 SQUARE FEET OF FLOOR- AREA OR FRACTION THEREOF. EACH LIGHTING FIXTURE SHALL BE PROVIDED WITH ONE OR MORE LIGHTS OF A TOTAL OF NOT LESS THAN 20 WATTS. WHERE, UNDER THIS REQUIREMENT, THE NUMBER OF WATTS PER FIXTURE WOULD EXCEED 40, ONE OR MORE ADDITIONAL FIXTURES SHALL BE PROVIDED AND SHALL BE LOCATED AS MAY BE PRESCRIBED BY THE DEPARTMENT EXCEPT WHERE THE DISTANCE FROM THE FIXTURE TO THE FARTHEST INTERSECTING WALL DOES NOT EXCEED 20 FEET.
      (c)IN EVERY MULTIPLE DWELLING HEREAFTER ERECTED, IN ADDITION TO OTHER LIGHTING REQUIREMENTS, A SUFFICIENT NUMBER OF INCANDESCENT OR FLUORESCENT FIXTURES SHALL BE PROVIDED SO THAT THE DISTANCE BETWEEN FIXTURES IS NOT MORE THAN 30 FEET AND SO THAT NO WALL IS MORE THAN 15 FEET DISTANT FROM A FIXTURE.
   B) NOTWITHSTANDING ANY OTHER REQUIREMENT OF THIS SECTION. THE DEPARTMENT MAY REQUIRE FIXTURES TO BE SO LOCATED, AND ADDITIONAL FIXTURES TO BE INSTALLED, IN ORDER TO ASSURE THAT EVERY PART OF EVERY PUBLIC HALL, STAIR, FIRE-STAIR OR FIRE TOWER IS ADEQUATELY LIGHTED.
10. D26-19.05 LIGHTING TO BE PROVIDED AT NIGHT: OWNER'S RESPONSIBILITY
   A) THE OWNER OF A MULTIPLE DWELLING SHALL TURN ON ALL REQUIRED LIGHTS IN EVERY PUBLIC HALL AND STAIR AT SUNSET EVERY DAY AND KEEP THEM ON UNTIL SUNRISE THE DAY FOLLOWING.
   B) THE OWNER OF A MULTIPLE DWELLING SHALL KEEP ALL REQUIRED LIGHTS BURNING CONTINUOUSLY:
      (a)IN EVERY FIRE-STAIR AND FIRE TOWER;
      (b)IN EVERY STAIR AND PUBLIC HALL WHERE THERE IS NO WINDOW OPENING ON A STREET, COURT, YARD, SPACE ABOVE A SETBACK, OR ON A SHAFT; AND
      (c)IN EVERY STAIR AND PUBLIC HALL WHERE THERE IS A WINDOW WHICH IS IN THE OPINION OF THE DEPARTMENT DOES NOT PROVIDE ADEQUATE NATURAL LIGHT.
   C) THE OWNER OF THE MULTIPLE DWELLING SHALL PROVIDE ELECTRIC LIGHT AT ALL HOURS OF THE DAY AND NIGHT IN ROOMS OR SPACES IN MULTIPLE DWELLINGS IN WHICH LAUNDRY EQUIPMENT IS PROVIDED FOR THE COMMON USE OF THE OCCUPANTS WHENEVER NATURAL LIGHT IS INSUFFICIENT IN THE OPINION OF THE DEPARTMENT.
   D) THE OWNER OF A MULTIPLE DWELLING SHALL INSTALL AND MAINTAIN IN WORKING CONDITION A LIGHTING FIXTURE THAT CAN BE TURNED ON BY A TENANT OR BY THE MAIL CARRIER DIRECTLY OVER A MAIL BOX OR OTHER RECEPTACLE FOR MAIL IF THE NATURAL LIGHT IN THE PUBLIC HALLS IS NOT SUFFICIENT TO READ THE NAME ON EACH MAIL BOX OR RECEPTACLE.
   E) THE OWNER OF A MULTIPLE DWELLING SHALL NOT BE RESPONSIBLE IF ANY REQUIRED LIGHT BECOMES EXTINGUISHED AND REMAINS SO IF HE CAN SHOW TO THE SATISFACTION OF THE DEPARTMENT OR COURT THAT IT BECAME AND REMAINED EXTINGUISHED WITHOUT HIS KNOWLEDGE OR CONSENT.
11. D26-19.07 LIGHTS NEAR ENTRANCE WAYS AND IN YARDS AND COURTS OF MULTIPLE DWELLINGS
   A) THE OWNER OF A MULTIPLE DWELLING SHALL INSTALL AND MAINTAIN ONE OR MORE LIGHTS AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCE WAY OF THE BUILDING WHICH SHALL IN THE AGGREGATE PROVIDE NOT LESS THAN 50 WATTS INCANDESCENT ILLUMINATION OR ITS EQUIVALENT FOR A BUILDING WITH A FRONTAGE IN EXCESS OF 22 FEET. IN THE CASE OF A MULTIPLE DWELLING WITH A FRONTAGE IN EXCESS OF 22 FEET AND FRONT ENTRANCE DOORS WITH A COMBINED WIDTH IN EXCESS OF FIVE (5) FEET, THE OWNER SHALL INSTALL AT LEAST TWO LIGHTS, ONE ON EACH SIDE OF THE ENTRANCE WAY, WITH AN AGGREGATE ILLUMINATION OF 150 WATTS INCANDESCENT ILLUMINATION OR ITS EQUIVALENT. IF THE MINIMUM LEVEL OF ILLUMINATION IS MAINTAINED, THE OWNER MAY DETERMINE DETAILS OF LOCATION, DESIGN AND INSTALLATION OF LIGHTING FIXTURES, SUBJECT, HOWEVER, TO REGULATIONS OF THE DEPARTMENT WITH RESPECT TO THE MINIMUM HEIGHT ABOVE OR DISTANCE FROM THE ENTRANCE WAY OF SUCH FIXTURES, AND THE ELECTRICAL AND OTHER SAFETY OF THEIR INSTALLATION. THE LIGHTS REQUIRED BY THIS SUBSECTION SHALL BE BURNING FROM SUNSET ON EACH DAY TO SUNRISE ON THE DAY FOLLOWING.
   B) THE OWNER OF A MULTIPLE DWELLING SHALL INSTALL AND MAINTAIN IN EVERY YARD AND COURT, ONE OR MORE LIGHTS OF AT LEAST 40 WATTS OF INCANDESCENT ILLUMINATION OR ITS EQUIVALENT, IN SUCH LOCATIONS AS THE DEPARTMENT MAY PRESCRIBE. THE LIGHTS REQUIRED BY THIS SUBSECTION SHALL BE KEPT BURNING FROM SUNSET ON EACH DAY TO SUNRISE ON THE DAY FOLLOWING.
12. D26-20.01 PEEPHOLES IN EVERY DWELLING:
   A) THE OWNER SHALL PROVIDE AND MAINTAIN A PEEPHOLE IN THE ENTRANCE FLOOR OF EACH DWELLING UNIT. SUCH PEEPHOLE SHALL BE LOCATED, AS PRESCRIBED BY THE DEPARTMENT, IN SUCH A PLACE THAT THE PERSON IN EACH DWELLING UNIT MAY VIEW FROM THE INSIDE ANY PERSON IMMEDIATELY OUTSIDE THE ENTRANCE DOOR.
13. D26-20.03 MIRRORS IN ELEVATORS:
   A) THE OWNER OF A MULTIPLE DWELLING IN WHICH THERE ARE ONE OR MORE SELF-SERVICE ELEVATORS SHALL AFFIX AND MAINTAIN IN EACH SUCH ELEVATOR A MIRROR WHICH ENABLES PERSONS TO VIEW ITS INTERIOR BEFORE ENTERING THE SAME. THE MIRROR SHALL MEET SUCH REQUIREMENTS AS THE DEPARTMENT SHALL BY REGULATION PRESCRIBE.
14. D26-20.05 LOCKS IN DWELLING UNIT DOORS
   A) THE OWNER OF A DWELLING SHALL PROVIDE A KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT AND AT LEAST ONE KEY. IN A CLASS A MULTIPLE DWELLING SUCH DOOR SHALL BE EQUIPPED WITH A HEAVY DUTY LATCH SET AND A HEAVY DUTY DEAD BOLT OPERABLE BY KEY FROM THE OUTSIDE AND A THUMB-TURN FROM THE INSIDE.
   B) EACH DWELLING UNIT ENTRANCE DOOR IN A CLASS A MULTIPLE DWELLING SHALL ALSO BE EQUIPPED WITH A CHAIN DOOR GUARD SO AS TO PERMIT PARTIAL OPENING OF THE DOOR.
15. D26-21.01 MAIL SERVICE: THE OWNER OF A MULTIPLE DWELLING SHALL EITHER:
   A) ARRANGE FOR MAIL TO BE DELIVERED TO HIMSELF, HIS AGENTS, OR EMPLOYEES FOR PROMPT DISTRIBUTION TO THE OCCUPANTS; OR AND BY THE REGULATIONS OF THE POST OFFICE DEPARTMENT.
   B) PROVIDE AND MAINTAIN APPROVED MAIL RECEPTACLES AND DIRECTORIES OF PERSONS LIVING IN THE DWELLING AS PROVIDED BY FEDERAL LAW
16. D26-21.03 FLOOR SIGNS:
   A) THE OWNER OF A MULTIPLE DWELLING MORE THAN TWO STORIES IN HEIGHT SHALL POST AND MAINTAIN A SIGN, OF SUFFICIENT SIZE TO BE READILY SEEN, WHICH STATES THE NUMBER OF THE FLOOR. SUCH SIGNS SHALL BE LOCATED IN THE PUBLIC HALL NEAR THE STAIRS AND ELEVATOR, AND WITHIN ANY STAIR ENCLOSURE.
17. STREET NUMBERS:
   A) THE OWNER OF A DWELLING SHALL POST AND MAINTAIN STREET NUMBERS ON THE DWELLING, WHICH ARE PLAINLY VISIBLE FROM THE SIDEWALK IN FRONT OF THE DWELLING, IN ACCORDANCE WITH SECTION 82(3) -1.0 OF THE ADMINISTRATIVE CODE AND THE RULES AND REGULATIONS ISSUED BY THE BOROUGH OF PRESIDENTS THERE UNDER.
18. D26-22.03 OBLIGATIONS OF OWNER
   A) THE OWNER OF MULTIPLE DWELLING SHALL PROVIDE ADEQUATE JANITORIAL SERVICES.
   B) IN A MULTIPLE DWELLING OF NINE OR MORE DWELLING UNITS, THE OWNER SHALL EITHER;
      (a)PERFORM THE JANITORIAL SERVICES HIMSELF, IF HE IS A RESIDENT OWNER; OR
      (b)PROVIDE A JANITOR; OR
      (c)PROVIDE FOR JANITORIAL SERVICES TO BE PERFORMED ON A 24-HOUR-A-DAY BASIS IN A MANNER APPROVED BY THE DEPARTMENT.
   C) THE OWNER OF A MULTIPLE DWELLING OR HIS MANAGING AGENT IN CONTROL SHALL POST AND MAINTAIN IN SUCH DWELLING A LEGIBLE SIGN, CONSPICUOUSLY DISPLAYED, CONTAINING THE JANITOR'S NAME, ADDRESS (INCLUDING APARTMENT NUMBER AND TELEPHONE NUMBER). A NEW IDENTIFICATION SIGN SHALL BE POSTED AND MAINTAINED WITHIN FIVE DAYS FOLLOWING A CHANGE OF JANITOR.
19. C26-22.05 RESIDENCE OF PERSON PERFORMING JANITORIAL SERVICES; LIMITATION ON NUMBER OF DWELLING UNITS SERVED:
   A) THE PERSON WHO PERFORMS JANITORIAL SERVICES FOR A MULTIPLE DWELLING OF NINE OR MORE DWELLING UNITS (OTHER THAN WHERE JANITORIAL SERVICES ARE PERFORMED ON A 24-HOUR-A-DAY BASIS UNDER SECTION D26-22.03(B)(3)) SHALL RESIDE IN OR WITHIN A DISTANCE OF ONE BLOCK OR 200 FEET FROM THE DWELLING, WHICHEVER IS GREATER, UNLESS THE OWNER RESIDES IN THE MULTIPLE DWELLING. WHERE TWO OR THREE MULTIPLE DWELLINGS ARE CONNECTED OR ADJOINING, IT SHALL BE SUFFICIENT, HOWEVER, THAT THE PERSON WHO PERFORMS JANITORIAL SERVICES RESIDE IN ONE OF THESE, BUT NO PERSON WHO PERFORMS SERVICES FOR MORE THAN ONE MULTIPLE DWELLING MAY SERVICE MORE THAN 65 DWELLING UNITS. REGARDLESS OF RESIDENCE THE JANITOR MUST HAVE A TELEPHONE WHERE THE JANITOR MAY REASONABLY BE EXPECTED TO BE REACHED.
20. D26-32.05 FIRE PROTECTION
   A) IN A MULTIPLE DWELLING, THE OWNER SHALL FIRE-RETARD IN EVERY KITCHEN AND KITCHENETTE ALL COMBUSTIBLE MATERIAL IMMEDIATELY UNDERNEATH OR WITHIN ONE FOOT OF ANY APPARATUS USED FOR COOKING OR WARMING FOOD; OR SHALL COVER SUCH COMBUSTIBLE MATERIAL WITH APPROPRIATE FIRE RESISTIVE MATERIAL, EXCEPT WHERE SUCH COOKING OR WARMING APPARATUS IS INSTALLED IN ACCORDANCE WITH REQUIREMENTS ESTABLISHED BY THE DEPARTMENT IN CONFORMITY WITH GENERALLY ACCEPTED SAFETY STANDARDS. THERE SHALL BE AT LEAST TWO FEET OF CLEAR SPACE ABOVE THE EXPOSED COOKING SURFACE OF ANY SUCH APPARATUS.
   B) IN A MULTIPLE DWELLING, THE OWNER SHALL; IN EVERY KITCHENETTE, INSTALL ONE OR MORE SPRINKLER HEADS TO FUSE AT A TEMPERATURE NOT HIGHER THAN TWO HUNDRED AND TWELVE DEGREES FAHRENHEIT (212°F). SUCH HEADS SHALL BE CONNECTED TO THE WATER SUPPLY THROUGH A PIPE OF AT LEAST ONE HALF INCH IN DIAMETER.
21. D26-41.01 REGISTRATION; TIME TO FILE
   A) THE OWNER OF A DWELLING REQUIRED TO REGISTER UNDER THIS ARTICLE SHALL REGISTER WITH THE DEPARTMENT IN ACCORDANCE WITH THE PROVISIONS OF THIS ARTICLE.
   B) A REGISTRATION STATEMENT SHALL BE FILED:
      (a)FOR EVERY EXISTING MULTIPLE DWELLING. A REGISTRATION STATEMENT FILED BY THE PRESENT OWNER OF A DWELLING PURSUANT TO THE REQUIREMENTS OF THE PRIOR LAW SHALL CONSTITUTE COMPLIANCE WITH THIS SECTION.
      (b)PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
      (c)ON OR BEFORE JULY 1, 1970, FOR ALL ONE AND TWO-FAMILY DWELLINGS WHOSE OWNER DOES NOT RESIDE WITHIN THE CITY AND THEREFORE NOT LATER THAN TEN DAYS AFTER THE OWNER OF A ONE OR TWO-FAMILY DWELLING REMOVES HIS RESIDENCE FROM THE CITY.
      (d)ON OR BEFORE JULY 1, 1984, OR ANY GARDEN-TYPE MAISONETTE DWELLING PROJECT CONSISTING OF A SERIES OF DWELLING UNITS WHICH TOGETHER AND IN THEIR AGGREGATE ARE ARRANGED OR DESIGNED TO PROVIDE THREE OR MORE APARTMENTS, AND ARE PROVIDED AS A GROUP COLLECTIVELY WITH ALL ESSENTIAL HEAT, AND WHICH ARE OPERATED AS A UNIT UNDER SINGLE OWNERSHIP, NOTWITHSTANDING THAT CERTIFICATES OF OCCUPANCY WHERE ISSUED FOR PORTIONS THEREOF AS PRIVATE DWELLINGS.
      (e)WITHIN SUCH TIME AS PROVIDED IN SECTION D26-41.05, IN THE CASE OF A CHANGE OF OWNERSHIP WHERE REGISTRATION IS REQUIRED UNDER THIS ARTICLE.
   C) AN OWNER WHO IS REQUIRED TO REGISTER SHALL FILE A NEW REGISTRATION STATEMENT EVERY THREE YEARS.
   D) AN OWNER WHO IS REQUIRED TO REGISTER SHALL FILE A NEW REGISTRATION STATEMENT ON THE REGISTRATION DATE ASSIGNED TO THAT DWELLING BY THE DEPARTMENT WHETHER OR NOT THAT OWNER FILED A REGISTRATION STATEMENT FOR THAT DWELLING WITHIN THE PREVIOUS THREE YEARS.
   E) THE REGISTRATION DATE OF A DWELLING SHALL BE A CALENDAR DATE AND YEAR ASSIGNED BY THE DEPARTMENT TO THAT DWELLING FOR THE PURPOSE OF REGISTRATION ON SUCH DATE AT INTERVALS OF THREE YEARS.
22. D26-41.03 REGISTRATION STATEMENT; CONTENTS
   A) THE REGISTRATION STATEMENT SHALL INCLUDE THE FOLLOWING INFORMATION:
      (a)AN IDENTIFICATION OF THE PREMISES BY BLOCK AND LOT NUMBER, AND BY THE STREET NUMBERS AND NAMES OF ALL STREETS CONTIGUOUS TO THE DWELLING, OR BY SUCH OTHER DESCRIPTION AS WILL ENABLE THE DEPARTMENT TO LOCATE THE DWELLING. IF THE DWELLING IS GARDEN-TYPE MAISONETTE DWELLING PROJECT REQUIRED TO REGISTER PURSUANT TO PARAGRAPH (4) OF SUBDIVISION (B) OF SECTION D26-41.01 OF THIS CODE, THE OWNER WHO FILES THE FIRST REGISTRATION STATEMENT WITH THE DEPARTMENT FOR SUCH PROJECT SHALL LIST ON THE REGISTRATION STATEMENT THE STREET NUMBERS FOR EACH DWELLING IN THE PROJECT AND SHALL DESIGNATE AND ADDRESS BY WHICH THE PROJECT DWELLINGS ARE TO BE IDENTIFIED BY THE DEPARTMENT.
      (b)AN IDENTIFICATION OF THE OWNER BY NAME, RESIDENCE AND BUSINESS ADDRESS. IF THE OWNER IS A CORPORATION, THE IDENTIFICATION SHALL ALSO INCLUDE THE NAMES AND ADDRESSES OF ANY PERSON WHOSE SHARE OF OWNERSHIP OF THE CORPORATION EXCEEDS TWENTY-FIVE PERCENT. FOR THE PURPOSES OF THIS SUBDIVISION, ANY PERSON OWNING A SHARE OF A PARENT CORPORATION SHALL BE DEEMED TO BE AN OWNER OF A SHARE OF A SUBSIDIARY CORPORATION EQUAL TO THE PRODUCT OF THE PERCENTAGE OF HIS OWNERSHIP OF THE PARENT CORPORATION MULTIPLIED BY THE PERCENTAGE OF THE PARENT CORPORATION'S OWNERSHIP OF THE SUBSIDIARY CORPORATION. IF THE OWNER IS UNDER THE AGE OF EIGHTEEN YEARS OF HAS BEEN JUDICIALLY DECLARED INCOMPETENT, HIS LEGAL REPRESENTATION SHALL FILE THE REGISTRATION STATEMENT.
      (c)IF THE DWELLING IS A MULTIPLE DWELLING, THE NAME AND ADDRESS OF A MANAGING AGENT DESIGNATED BY THE OWNER TO BE IN CONTROL OF AND RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH DWELLING AND TO AUTHORIZE, ON BEHALF OF THE OWNER, THE CORRECTION OF ANY EMERGENCY CONDITIONS OR THE MAKING OF ANY EMERGENCY REPAIRS FOR WHICH THE OWNER IS RESPONSIBLE UNDER THE PROVISIONS OF THE MULTIPLE DWELLING LAW OR THIS CODE. TO QUALIFY FOR SUCH DESIGNATION, AN AGENT SHALL BE A NATURAL PERSON OVER THE AGE OF TWENTY-ONE YEARS AND SHALL RESIDE WITHIN THE CITY OR CUSTOMARILY AND REGULARLY ATTEND A BUSINESS OFFICE MAINTAINED WITHIN THE CITY. AN OWNER OR CORPORATE OFFICER WHO MEETS SUCH QUALIFICATIONS MAY BE DESIGNATED TO SERVE AND REGISTER AS THE MANAGING AGENT.
      (d)IF THE DWELLING IS A MULTIPLE DWELLING THE NUMBER OF A TELEPHONE WITHIN A RADIUS OF 50 MILES OF THE CITY LIMITS WHERE AN OWNER OR OFFICER, IF THE OWNER IS A CORPORATION, OR THE MANAGING AGENT MAY REASONABLY BE EXPECTED TO BE REACHED AT ALL TIMES. THE TELEPHONE NUMBER CONTAINED IN THE REGISTRATION STATEMENT SHALL NOT BE CONSTITUTE A PUBLIC RECORD AND SHALL BE ACCESSIBLE ONLY TO DULY AUTHORIZED EMPLOYEES OF OFFICERS IF THE DEPARTMENT AND USE EXCLUSIVELY BY SUCH PERSONNEL IN CONNECTION WITH AN EMERGENCY ARISING ON THE PREMISES FOR WHICH THE OWNER IS RESPONSIBLE UNDER THE PROVISIONS OF THE MULTIPLE DWELLING LAW OR THIS CODE. THE DEPARTMENT MAY PROMULGATE REGULATIONS TO IMPLEMENT PROVISIONS OF THIS PARAGRAPH. THE REGISTRATION STATEMENT SHALL BE FILED ON FORMS TO BE PRESCRIBED BY THE DEPARTMENT AND SHALL BE ACCOMPANIED BY A FILING FEE TO BE PRESCRIBED BY THE DEPARTMENT. IN THE CASE OF AN OWNER PREVIOUSLY REGISTERED WITH THE DEPARTMENT, THE FILING OF A SUPPLEMENTARY REGISTRATION CONTAINING A TELEPHONE NUMBER REQUIRED UNDER SUBSECTION (A) (4) SHALL BE ACCOMPANIED BY A FILING FEE.
23. D26-41.15 POSTING OF SERIAL NUMBER:
   A) AN IDENTIFICATION SIGN CONTAINING THE DWELLING SERIAL NUMBER ASSIGNED BY THE DEPARTMENT FOR THE PURPOSE OF IDENTIFYING THE REGISTERED MULTIPLE DWELLING AND THE OWNER AND MANAGING AGENT SHALL BE POSTED IN EVERY MULTIPLE DWELLING IN THE MANNER AND LOCATION PRESCRIBED BY THE DEPARTMENT.
24. NEW YORK CITY ENERGY CONSERVATION CODE NOTES: (SEE LATEST CODE FOR FURTHER INFORMATION)
   A) OUTDOOR DESIGN CONDITIONS
      1) WINTER: N.Y.C. - 15 DEGREES FAHRENHEIT.
      2) SUMMER:
         (a)CENTRAL PARK/LAGUARDIA 89 DEGREES DRY BULB TEMPERATURE.
         (b)KENNEDY 87 DEGREES DRY BULB TEMPERATURE.
   B) INTERIOR DESIGN CONDITIONS
      1) WINTER: 72 DEGREES DRY BULB TEMPERATURE @ 30% MAXIMUM RELATIVE HUMIDITY.
      2) SUMMER: 78 DEGREES DRY BULB TEMPERATURE @ 30% MAXIMUM RELATIVE HUMIDITY.
25. HEATING
   A) ROOF ASSEMBLY: 5,000 DEGREE DAYS, UO=0.080 PER 7813.4 TABLE 4-2
   B) WALLS:
      1) 3 STORIES OR LESS, UO=0.30 MAXIMUM.
      2) OVER 3 STORIES, UO=0.36 MAXIMUM.
   C) FLOORS OVER UNHEATED SPACES, UO=0.08.
   D) SLAB EDGE & BASEMENT WALLS BELOW GRADE: MINIMUM R=5.0.
26. INSULATION TO CONFORM TO SECTION 7813
   A) INSULATION AROUND PERIMETER OF SLABS ON GRADE FLOORS SHALL COMPLY WITH TABLE 4-2(3).
   B) INSULATION OF BASEMENT WALLS BELOW GRADE SHALL CONFORM TO TABLE 4-2 - MINIMUM 24" BELOW GRADE.
27. AIR LEAKAGE (PER TABLE 4-4)
   A) WINDOWS: 0.50 CFM/1FC MAXIMUM @ 25 MPH WIND
   B) DOORS:
      1) SLIDING GLASS TYPE - 0.50 CFM/SF MAXIMUM @ 25 MPH WIND
      2) SWINGING GLASS TYPE -1.00 CFM/SF MAXIMUM @ 25 MPH WIND
      3) ALL OTHER TYPES - 11.00 CFM/1FC MAXIMUM @ 25 MPH WIND.
   C) FOLLOW AAMA 101 STANDARDS FOR AIR INFILTRATION OF DOORS AND WINDOWS
28. GENERAL NOTES
   A) ALL WINDOWS TO BE DOUBLE-GLAZED. SEE SPECIFICATIONS.
   B) EXTERIOR JOINTS AROUND WINDOWS & DOOR FRAME, OPENINGS BETWEEN WALLS & ROOFS/CEILINGS, OPENINGS @ PENETRATIONS FOR UTILITY SERVICES THROUGH WALLS, FLOORS, ETC. SHALL BE CAULKED, GASKETED WEATHER-STRIPPED OR OTHERWISE SEALED.
   C) HEATING LOADS CALCULATED AS PER SECTION 7813.13. HEATING THERMOSTAT TO BE CAPABLE OF RANGING BETWEEN 45-75 DEGREES FAHRENHEIT.
   D) MECHANICAL VENTILATION SHALL CONFORM TO SECTION 7813.16.
   E) ALL DUCTS TO CONFORM TO SECTION 7813.20.
   F) PIPING INSULATION TO CONFORM TO SECTION 7813.19.
   G) DUCT CONSTRUCTION & INSULATION TO CONFORM TO SECTION 7813.21.
   H) EQUIPMENT PERFORMANCE:
   I) SERVICE WATER, HEATERS, INSULATION, TEMPERATURE CONTROL, SHUTDOWN, PUMP OPERATION, HOT WATER CONSERVATION, & ELECTRIC POWER & LIGHTING TO CONFORM TO SECTIONS 7813.31 - 7813-39.
   J) CONSERVATION & ELECTRIC POWER & LIGHTING TO CONFORM TO SECTIONS 7813.31 - 7813-39.TO SECTIONS 7813.31 - 7813-39.
   K) CONSERVATION & ELECTRIC POWER & LIGHTING TO CONFORM TO SECTIONS 7813.31 - 7813-39.
   L) INSULATION & VAPOR BARRIER @ WARM SIDE OF MASONRY WALLS AS PER DIAGRAM 5.3.
   M) FOUNDATION WALLS TO COMPLY WITH DIAGRAM 5.5.
   N) ROOF CONSTRUCTION INSULATION & VAPOR BARRIER TO CONFORM TO DIAGRAM 5.6.
   O) EXTERIOR LIGHTING TO CONFORM TO SECTION E405.3(D).
   P) BUILDING DESIGN & DETAILS TO CONFORM TO SECTION 501.0.
29. HOUSING & MAINTENANCE CODE NOTES
   A) CLEANING OF ROOFS, YARDS, COURTS & OTHER OPEN SPACES OF A DWELLING CONTAINING TWO OR MORE DWELLING UNITS, AND THE OCCUPANCY OF A SINGLE FAMILY AS PER SECTION D26-11.01 H.M.C.
   B) ROOMS HAVING ONLY ONE WINDOW LESS THAN 18 SQ. FT. IN AREA SHALL HAVE A TRANSOM OVER THE DOOR, HAVING A MINIMUM AREA OF 144 SQ. FT. IN AREA B.S.B. D26-30.03 H.M.C.
30. MULTIPLE DWELLING LAW NOTES AS PER ARTICLE 7
   A) ALL BATHS AND TOILET COMPARTMENTS TO HAVE CERAMIC TILE FLOORS AND MINIMUM 6" HIGH COVE BASE TILE.
   B) ALL LUMBER DELIVERED TO SITE TO BE MARKET GRADE F-1450 PAI.
   C) BUILDING TO COMPLY WITH ARTICLE 3, SECTION 80 & 82 CLEANLINESS OF BUILDING.
   D) FIREPLACE FLUES TO BE LINED WITH TERRACOTTA LINING FOR ENTIRE LENGTH.
   E) NO MULTIPLE DWELLING SHALL BE SO ALTERED AS TO DIMINISH THE LIGHTS OR VENTILATION OF ANY ROOM, PUBLIC HALL, OR STAIRS IN ANY WAY NOT APPROVED BY THE DEPARTMENT AS PER SECTION 30 SUB 5 M.D.L.

ABBREVIATIONS

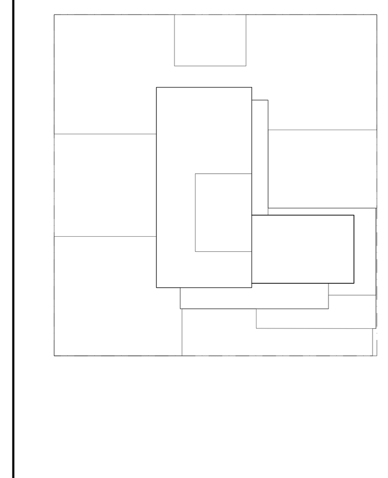
A	A/C (A.C.)	SLEEVES & AIR CONDITIONER UNIT
	A.C.T.	ACOUSTIC TILE CEILING
	A.D.	AREA DRAIN
	A.F.F.	ABOVE FINISH FLOOR
	A.N.	AS NOTED
	A.P.	APARTMENT ELECTRIC PANEL
	A.S.	ALUMINUM SADDLE
	ABV.	ABOVE
	AC.T.C.S.	ACOUSTIC MINERAL CEILING TILE
	ADJ.	ADJACENT
	ADJUST.	ADJUSTABLE
	ALUM.	ALUMINUM
	APT(S).	APARTMENT(S)
	@	AT
B	B.	BATH
	B.C.	BRICK COURSES
	B.CAB.	BASE CABINET
	B.F.	BOILER FLUE
	B.R.	BEDROOM
	B.S.A.	BOARD OF STANDARDS AND APPEALS
	B.T.	BATH TUB
	BD.	BOARD
	BETW.	BETWEEN
	BLDG.	BUILDING
	BLK.	BLOCK
	BM.	BEAM
	B.O.	BOTTOM OF
	BOTT.	BOTTOM
	BR.	BRICK
	B.V.	BATH VENT
	BKFT.	BREAKFAST ROOM
	B.CL.	BROOM CLOSET
	B.C.T.	BIO-COMPOSITION TILE
C	C.E.	COMBINATION ELEVATOR
	C.B.	CONCRETE BLOCK
	C.C.J.	CAULKED CONTROL JOINT
	C.H.	CONCRETE HARDENING
	C.I.S.	CAST IRON SADDLE
	C.J.	CONTROL (CONSTRUCTION) JOINT
	C.L.L.	CONTRACT LIMIT LINE
	C.M.T.	CORRUGATED METAL TILE
	C.O.	CLEAN OUT
	C.P.	COMMUNICATIONS PANEL
	C.R.	CEILING REGISTER
	C.S.	CAST STONE
	C.T.	CERAMIC TILE
	C.W.	COLD WATER
	CAB.	CABINET
	CATV	CABLE TELEVISION
	CEM.	CEMENT
	CER.M.T.	CERAMIC MOSAIC TILE
	C.	CLOSET
	CLG.	CEILING
	COL.	COLUMN
	CONC.	CONCRETE
	CH.	CHAMBER
	CONT.	CONTINUOUS
	CONV.	CONVECTOR
	CORR.	CORRIDOR
	COUNT.	COUNTER
	CPT.	CARPET
	CRS.	COURSES
D	D.A.	DINING AREA (ALCOVE)
	DR.	DRAIN
	D.R.	DINING ROOM
	D.V.	DRYER EXHAUST (VENT)
	D.F.	DELIVERED FINISHED
	D.L.	DOUBLE LAYER
	D.P.	DECK PAINT
	D.U.	DWELLING UNIT
	D.W.	DISHWASHER
	DET.	DETAIL(S)
	DIA Ø	DIAMETER
	DIAG.	DIAGONAL
	DIM.	DIMENSION
	DIR.	DIRECTIONAL
	DIV.	DIVIDER
	DN.	DOWN
	DO.	DITTO
	DWG.	DRAWING
E	E.C.	EXPOSED CONCRETE
	E.G.	ESTABLISHED GRADE
	E.H.	ELECTRIC HEATER
	E.J.	EXPANSION JOINT
	E.L.	EXIT LIGHT AND SIGN
	E.M.	EXPOSED MASONRY / TOOLED JOINT
	E.P.	ENAMEL PAINT
	E.S.	EXPOSED STEEL
	E.W.P.M.	ELASTOMERIC WATERPROOF PAINT MEMBRANE
	EL.	ELEVATION LEVEL
	ELEC.	ELECTRIC
	ELEV.	ELEVATOR
	EMR.	ELEVATOR MACHINE ROOM
	EQ.	EQUAL
	EQUIP.	EQUIPMENT
	EXP.	EXPANSION
	EXT.	EXTERIOR
F	F.	FOYER
	F.A.I.	FRESH AIR INTAKE
	F.B.	FACE BRICK
	F.E.	FIRE EXTINGUISHER
	F.F.B.D.	FULL FALSE BEAM DROP
	F.H.	FULL HEIGHT
	F.H.M.	FLUSH HOLLOW METAL
	F.O.	FINISH OPENING
	F.P.	FIREPROOF
	F.P.C.	FACTORY PRIME COAT
	F.P.H.B.	FROSTPROOF HOSE BIB
	F.S.P.	FIRE STANDPIPE
	F.P.S.C.	FIREPROOF SELF-CLOSING
	F.P.W.G.	FIREPROOF WIRE GLASS
	F.D.N.	FOUNDATION
	FIN.	FINISH(ED)
	FIN. FL.	FINISHED FLOOR
	FIXT.	FIXTURE
	FL.	FLOOR
	F.D.	FLOOR DRAIN
	F.O.	FINISH OPENING
	FLASH'G	FLASHING
	F.R.	FIRE RATING
	F.PL.	FIREPLACE
G	G.B.	GRAB BAR
	G.E.P.	GLOSS ENAMEL PAINT
	GYP. BD. (G.B.)	GYPSUM WALLBOARD (DRYWALL CONSTRUCTION)
	G.B.F.B.	GYPSUM BOARD FURRED BEAM
	G.B.H.C.	GYPSUM BOARD HUNG CEILING
	G.B.T.O.	GYPSUM BOARD TRIMMED OPENING
	G.F.I.	GROUND FAULT INTERCEPTOR
	GA.	GAUGE
	GALV.	GALVANIZED
	GEN.	GENERAL
	GL.	GLASS
	GR.	GRADE
	GYP.	GYPSUM
H	H. (HT.)	HIGH OR HEIGHT
	H.B.	HOSE BIB
	H.C.	HUNG CEILING
	H.M.	HOLLOW METAL
	HOR.	HORIZONTAL
	H.P.	HIGH POINT
	H.R.	HAND RAIL
	H.V.A.C.	HEATING, VENTILATION, & AIR CONDITIONING
	H.W.	HOT WATER
	H.P.U.	HEAT PUMP UNIT
I	I.D.	INSIDE DIAMETER
	I.G.B.C.	INSULATED GYPSUM BOARD CEILING
	INCL.	INCLUDING
	INSUL.	INSULATION
	INT.	INTERIOR
J	JAN. CL.	JANITOR CLOSET
	JT.	JOINT
K	K.	KITCHEN
	KTTE.	KITCHENETTE
	K.V.	KITCHEN VENT (DUCT)
L	L.L.W.	LOT LINE WINDOW
	L.C.	LINEN CLOSET
	L.D.	LOUVER DOOR
	LIB.	LIBRARY
	L.I.	LOW INCOME
	L.L.A.	LOOSE LINTEL ABOVE
	L.P.	LOW POINT
	L.R.	LIVING ROOM
	LA.PL.	LAMINATED PLASTIC
	LAM.	LAMINATED
	LAV.	LAVATORY
	LDR.	LEADER
	LT.WT. (L.W.)	LIGHTWEIGHT
M	M.B.	MASTER BATHROOM
	MBR.	MASTER BEDROOM
	M.C.	MEDICINE CABINET
	M.CL.	METER CLOSET
	M.D.L.	MULTIPLE DWELLING LAW
	M.E.A.	MATERIAL & EQUIPMENT ACCEPTANCE DIVISION
	MECH'L.	MECHANICAL
	M.L.	METAL LINED
	M.L.V.	METAL LOUVER VENT
	M.O.	MASONRY OPENING
	M.S.	MARBLE SADDLE
	M.T.	MEN'S TOILET
	M.V.	MECHANICAL VENTILATION
	M.W.	MEMBRANE WATERPROOFING
	MAINT.	MAINTENANCE
	MAS.	MASON
	MEZ.	MEZZANINE
	MET. & GL.	METAL & GLASS
	MIN.	MINIMUM
	MIR.	MIRRORED
	MISC.	MICSELLANEOUS
	MAX.	MAXIMUM
	MP.	MIDPOINT
	MEP.	MECHANICAL, ELECTRICAL, PLUMBING, & SPRINKLER
N	N/A	NOT APPLICABLE
	N.C.	NON-CORROSIVE
	N.I.C.	NOT IN CONTRACT
	N.T.S.	NOT TO SCALE
	NO. (#)	NUMBER
	NOM.	NOMINAL
O	O.C.	ON CENTER
	O.CAB.	OPEN CABINET
	O.D.	OUTSIDE DIAMETER
	O.F.	OVERFLOW
	O.H.	OPPOSITE HAND
	O.S.	OPEN SHELVES
	OPG.	OPENING
	OPP.	OPPOSITE
P	P. (PT.)	PAINT
	P.B.	PLANTER BOX
	P.D.	PUMP DISCHARGE
	P.DR.	PLANTER DRAIN
	P.E.	PASSENGER ELEVATOR
	P.E.J.F.	PREMOLDED EXPANION JOINT FILLED WITH CAULKING
	P.H.	PUBLIC HALL
	P.R.	POWDER ROOM
	P.C.	PANTRY CLOSET
	P.C.V.	PUBLIC CORRIDOR VENT
	PART. (PTN.)	PARTITION
	PC.	PIECE
	PL.	PLATE
	P.L.	PROPERTY LINE
	PLY.D.	PLYWOOD DIVIDER
	POL.	POLISHED
	PR.SLR.	PRIMER SEALER
	PRMD.FIL.	PREMOLDED FILLER
	P.T.	PRESSURE TREATED
Q	Q.T.	QUARRY TILE
R	R.	RANGE
	R.D.	ROOF DRAIN
	R.H.	RANGE HOOD
	R.W.	RETAINING WALL
	RAD.	RADIATOR
	REC.	RECESSED
	REF.	REFRIGERATOR
	REG.	REGISTER
	RESIL.	RESILIENT
	RH.	RECESSED HAMPER
	RM.	ROOM
	R.C.	REFUSE CHUTE
	R.F.	RESTAURANT FLUE
S	S.	SINK
	S.A.	SLEEPING AREA
	S.A.D.	SMOKE ACTIVATED DOOR
	S.A.P.	SIMULATED ACOUSTICAL PAINT
	S.B.	SHADOW BOX
	S.CL.	SERVICE CLOSET
	S.E.	SERVICE ELEVATOR
	S.F.	SQUARE FEET
	S.G.	SPANDREL GLASS
	S.H.	SERVICE HALL
	S.I.P.	SOUND INSULATED PARTITION
	S.M.	SURFACE MOUNTED
	S.M.H.	SURFACE MOUNTED HAMPER
	S.O.	SLAB OPENING
	S.O.P.	SPRAY ON PAINT
	S.S.	SLOP SINK
	S.S.D.	SLIDING SHOWER DOORS
	S.T.C.	SOUNT TRANSMISSION CLASS
	S.V.	SERVICE VENT (DUCT)
	SEP.	SEPARATE
	SIM.	SIMILAR
	SH.	SHOWER
	SPR.	SPRINKLER
	ST. (STL.)	STEEL
	ST.S.	STEEL SADDLE
	ST.STL.	STAINLESS STEEL
	STAT.	STATIONARY
	STOR.	STORAGE
	STR.JTS.	STRUCTURE JOINTS
	STY.	STORY
	S.W.	SHEAR WALL
T	T.	TUB
	T.A.S.P.	TEXTURED ACOUSTICAL SPRAY-ON PAINT
	T.B.	TOWEL BAR
	T.C.	TOP OF COPING
	T.E.	TOP OF EARTH
	T.F.O.	TOP FLOOR ONLY
	T.O.	TOP OF
	T.O.C.	TOP OF CURB
	T.O.S.	TOP OF SLAB
	T.R.	TOP REGISTER
	T.S.	TERRAZZO SADDLE
	T.V.	TOILET VENT (DUCT)
	T.W. (T.O.W.)	TOP OF WALL
	TEMP.	TEMPERED
	TERR.	TERRAZZO
	TH.	THICK
	TV.	TELEVISION
	TYP.	TYPICAL
U	U. (URN.)	URINAL
	U.C.	UNDER CUT
	U.O.N.	UNLESS OTHERWISE NOTED
V	V.C.B.	VINYL COVE BASE
	V.C.J.	VERTICAL CONTROL JOINT
	V.C.T.	VINYL COMPOSITION TILE
	V.P.	VISION PANEL
	V.S.B.	VINYL STRAIGHT BASE
	V.T.	VINYL TILE
	V.W.F.	VINYL WALL FABIC
	VENT.	VENTILLATION
	VEST.	VESTIBULE
W	W/	WITH
	W/D	WASHER / DRYER
	W	WHIRLPOOL
	W.A.P.	WHIRLPOOL ACCESS PANEL
	W.C.	WATER CLOSET
	W.CAB.	WALL CABINET
	W.D.	WINDOW DIMENSION
	W.GL.	WIRE GLASS
	W.I.	WROUGHT IRON
	W.I.C.	WALK-IN CLOSET
	W.M.	WASHING MACHINE
	W.P.	WATERPROOF
	W.R.	WATER RESISTANT
	W.R.G.B. (WR/WB)	WATER RESISTANT GYPSUM BOARD
	W.S.	WEATHER STRIP
	W.T.	WOMEN'S TOILET
	WD.	WOOD
	W.H.	WEEP HOLE

SYMBOLS

Symbol	Description
1	ATTORNEY GENERAL APARTMENT NUMBERING
A 1BR 000 SF	MARKET RATE APARTMENT
1	COLUMN NUMBER
24x14	COLUMN SIZE
M.L. T.V. 1	METAL LINED TOILET (BATH) EXHAUST DUCT
18X14 S.O.	SLAB OPENING SIZE
M.L. K.V. 1	METAL LINED KITCHEN EXHAUST DUCT
18X14 S.O.	SLAB OPENING SIZE
M.L. P.C.V. 1	METAL LINED PUBLIC CORRIDOR SUPPLY DUCT
18X14 S.O.	SLAB OPENING SIZE
M.L. D.V. 1	METAL LINED DRYER VENT EXHAUST DUCT
18X14 S.O.	SLAB OPENING SIZE
A	DOOR TYPE (SEE SCHEDULE)
A	CLOSET SHELVING TYPE TAG
W 01	WINDOW TYPE (SEE SCHEDULE)
1	PARTITION TYPE (SEE SCHEDULE)
	DATUM BULLS-EYE
1 A000	ELEVATION AND SHEET NUMBER
1 A000	SECTION AND SHEET NUMBER
+1.00' F.G.E.	FINISH GRADE ELEVATION
+1.00' E.G.E.	EXISTING GRADE ELEVATION
	CHANGE IN SLAB ELEVATION
	REVERSIBLE DOOR SWING FOR HANDICAP ADAPTABILITY
A.P.	APARTMENT ELECTRIC PANEL
C.P.	APARTMENT COMMUNICATION PANEL
S.P.	SPRINKLER HEAD
E.H.	ELECTRIC HEATER
	FIRE HOSE
	NON FREEZE HOSE BIB / WALL HYDRANT
S CM	DUAL SMOKE / CARBON MONOXIDE DETECTOR
	CEILING MOUNTED EXIT SIGN WITH DIRECTIONAL ARROW
	WALL MOUNTED EXIT SIGN WITH DIRECTIONAL ARROW

LEGEND

- GYPSUM BOARD
- GYPSUM BOARD SHAFT WALL
- STEEL
- ALUMINUM
- FINISH WOOD
- SOLID WOOD (BLOCKING)
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION
- GLASS
- EARTH
- POROUS FILL
- CONCRETE
- BRICK
- CONCRETE BLOCK
- GLAZED CONCRETE BLOCK
- TERRAZZO
- MARBLE
- PRE-CAST CONCRETE
- DUCT WALL



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

GENERAL NOTES, LEGENDS ABBREVIATIONS & SYMBOLS

NB#420655954

SEAL & SIGNATURE: REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: NTS

A-002.00

DWG NO.

BUILDING INFORMATION:

LOCATION: 23-15 44 DRIVE, QUEENS NEW YORK 11101
OCCUPANCY: R2
CONSTRUCTION CLASSIFICATION: TYPE I C
SEISMIC DESIGN CLASSIFICATION: C
FLOOD ZONE: NONE
FLOOD OCCUPANCY: NONE

THIS BUILDING SHALL BE BUILT IN COMPLIANCE WITH THE NEW YORK CITY BUILDING CODE EFFECTIVE AT THE DATE OF FIRST FILING: 02 / 16, 2016

GENERAL
1. ALL NOTES HEREIN IN ADDITION TO THOSE ON THE VARIOUS DRAWINGS AND SPECIFICATIONS SHALL APPLY TO ALL DOCUMENTS AND FORM PART OF THE CONTRACT.

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

CONTRACTOR
3. THE TERM "CONTRACTOR" SHALL APPLY TO ALL SUB CONTRACTORS AND/OR THEIR EMPLOYEES.

4. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE 2014 NEW YORK CITY BUILDING CODE, ANY WORK NOT CONFORMING TO CODE SHALL BE CURED AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THAT WORK.

5. THE PROVISIONS OF CHAPTER 33 OF THE 2014 NEW YORK CITY BUILDING CODE SHALL GOVERN THE CONDUCT OF ALL CONSTRUCTION AND DEMOLITION OPERATIONS WITH REGARD TO THE SAFETY OF THE PUBLIC AND PROPERTY.

6. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE, SUB CHAPTER 33 (BC 3301.1)

7. DRAWINGS ARE NOT TO BE SCALED; WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. ALL WORK SHALL BE LAID OUT BY DIMENSIONS; DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

8. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

9. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, LOCATION AND DISPOSITION OF EXISTING UTILITIES AND EASEMENTS.

10. ALL MATERIALS, ASSEMBLIES, FORMS, AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM STANDARDS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, AISC, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW AND SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 113 OF THE GENERAL ADMINISTRATIVE PROCEDURES (GAP)

11. THE ARCHITECT SHALL NOT HAVE CONTROL NOR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, FABRICATION, PROCUREMENT, SHIPMENT, DELIVERY OR INSTALLATION, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS, SUB-CONTRACTORS, SUPPLIERS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

12. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THEIR BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

13. EACH CONTRACTOR SHALL PREPARE A PROPOSED CONSTRUCTION SCHEDULE AND SUBMIT SAME WITH THEIR BID. CONTRACTOR SHALL REFER ALL QUESTIONS AS TO THE MEANING OR RESOLUTION OF THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT FOR INTERPRETATION BEFORE START OF WORK.

14. ALL CONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER CONTRACTORS, IN ORDER TO PRECLUDE ANY INTERFERENCE BETWEEN PIPING, WIRING, LIGHTING FIXTURES, AIR CONDITIONING DUCTING, PLUMBING, MECHANICAL EQUIPMENT, AND/OR CONSTRUCTION ASSEMBLIES, ETC.

15. INSPECTION DURING PROGRESS OF WORKS SHALL COMPLY WITH CHAPTER 1 ARTICLE 116 OF THE GENERAL ADMINISTRATIVE PROCEDURES.

16. EACH CONTRACTOR SHALL PROVIDE LABOR, SUPERVISION, MATERIALS, EQUIPMENT & ACCESSORIES, AND COORDINATE, PROCURE, FABRICATE, DELIVER, ERECT OR INSTALL, INTERFACE WITH ANY NEW OR EXISTING WORK, START, TEST ALL WORK AS PER CODE AND CONSTRUCTION DOCUMENTS IN ORDER TO PROVIDE THE OWNER WITH A COMPLETE ASSEMBLY OR SYSTEM.

17. CONTRACTOR TO FURNISH AND INSTALL ANY OTHER MATERIAL NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE INSTALLATION OF SPECIFIED PRODUCTS, MATERIALS OR SYSTEMS AS SELECTED BY THE CONTRACTOR AND SUBJECT TO APPROVAL OF THE ARCHITECT.

18. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS, CUTS AND SAMPLES OF ALL CONSTRUCTION ASSEMBLIES FOR REVIEW BY THE ARCHITECT BEFORE COMMENCING ANY WORK. NO WORK IS TO BE PERFORMED WITHOUT THE AFOREMENTIONED. THE ARCHITECT AND/OR OWNER RESERVE THE RIGHT TO REJECT ANY SUCH SUBMISSIONS.

19. THE CONTRACT DOCUMENTS CONTEMPLATE A FINISHED PIECE OF WORK OF SUCH CHARACTER AND QUALITY AS REASONABLY INFERABLE FROM THEM. THE CONTRACTOR ACKNOWLEDGES THAT THE CONTRACT INCLUDES AN ALLOWANCE OF MONEY SUFFICIENT TO MAKE THE PROJECT COMPLETE AND OPERATIONAL AND IN COMPLIANCE WITH GOOD PRACTICE AND AGREES THAT INADVERTENT MINOR DISCREPANCIES OR OMISSIONS OR THE FAILURE TO SHOW DETAILS OR TO REPEAT ANY PART OF THE CONTRACT DOCUMENT FIGURES OR NOTES GIVEN ON ANOTHER SHALL NOT BE THE CAUSE FOR ADDITIONAL CHARGES OR CLAIMS.

20. CONTRACTOR SHALL COMPLY WITH RECOMMENDATIONS OF MANUFACTURERS FOR INSTALLATION AND USE OF ALL PRODUCTS. IF RECOMMENDATIONS CONFLICT WITH DOCUMENTS, CONTRACTOR WILL NOTIFY ARCHITECT FOR RESOLUTION.

21. WHEREVER A PARTICULAR MANUFACTURER'S PRODUCT IS SPECIFIED HEREIN, IT IS TO BE USED, APPLIED, OR OTHERWISE INCORPORATED INTO THE WORK IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR SUCH USAGE.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT THE TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE APPLICATION OF ANY PAINT OR WALL COVERING MATERIALS WILL CONSTITUTE ACCEPTANCE OF SURFACES BY EACH SPECIFIC SUBCONTRACTOR AND ASSUMPTION OF RESPONSIBILITY FOR ALL SUBSEQUENT FINISHING AND RESULTS THEREOF.

23. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS OR AS REQUIRED TO THE ARCHITECT FOR REVIEW AND ACKNOWLEDGMENT OF CONFORMANCE TO THE DESIGN INTENT PRIOR TO PROCEEDING.

24. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, PANELS, LIGHT FIXTURES, OUTLETS, PLUMBING FIXTURES AND FITTINGS, THERMOSTATS AND DOOR BELLS IN ELEVATION WITH ARCHITECT.

25. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE PREMISES ALL WORK CONDEMNED BY THE ARCHITECT AS FAILING TO CONFORM TO THE CONTRACT DOCUMENTS WHETHER INCORPORATED OR NOT, AND CONTRACTOR SHALL PROMPTLY REPLACE AND RE-EXECUTE HIS OWN WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF MAKING GOOD ALL WORK OF OTHER CONTRACTORS DAMAGED BY SUCH REMOVAL OR REPLACEMENT.

26. CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND FORWARD COPIES OF ALL SIGN-OFFS AND CERTIFICATE OF OCCUPANCY (IF REQUIRED) TO THE ARCHITECT.

27. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR THEIR WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS OR SPECIFICATIONS SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT.

28. CONTRACTOR TO SCHEDULE AND COORDINATE ALL NECESSARY PERMITS FOR THE WORK AND ASSOCIATED INSPECTIONS PURSUANT TO THE CONTRACT DOCUMENTS AND THE ABOVE LISTED CODES. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CHANGES REQUIRED TO THE APPROVED PERMIT DRAWINGS. ALL ALTERATION APPLICATIONS AND AMENDED CERTIFICATE OF OCCUPANCY (IF REQUIRED) WILL BE FILED AS PER THE 2014 NEW YORK CITY BUILDING CODE.

29. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO PUBLIC INSPECTION FOR THE ENTIRE DURATION OF THE WORK, OF THE USE AND THE OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE PERMIT. CONTRACTOR SHALL FORWARD COPIES OF ALL BUILDING DEPARTMENT DOCUMENTS AND PERMITS TO THE ARCHITECT FOR RECORD. NO WORK AT THE SITE IS TO COMMENCE UNTIL THE PLANS HAVE BEEN APPROVED AND THE APPLICABLE PERMIT IS ISSUED BY THE APPROPRIATE GOVERNING ENTITY.

30. CONTRACTOR SHALL KEEP A COMPLETE RECORD SET (DRAWINGS, SPECIFICATIONS, AGENDAS, CHANGE ORDERS, RECORD OF APPROVED SHOP DRAWINGS, SAMPLES, AND SIMILAR) ON SITE. CONTRACTOR SHALL NOT MAKE ANY ALTERATIONS TO THE CONTRACT DOCUMENTS.

31. ALL ELEVATIONS SHALL BE REFERRED TO DATUM USED BY TOPOGRAPHICAL BUREAU, BOROUGH PRESIDENT OF MANHATTAN, WHICH IS 2.752 ABOVE THE U.S. COAST AND GEODETIC SURVEY MEAN SEA LEVEL DATUM AT SANDY HOOK. ALL ELEVATIONS INDICATED ARE ACTUAL ELEVATIONS AND REFER TO DATUM USED BY TOPOGRAPHICAL BUREAU, BOROUGH PRESIDENT'S OFFICE, MANHATTAN (GAP 28-104.7.6).

32. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK (BC 3304.3 & 3306.3)

33. TEN DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK, OR DEMOLITION WORK (BC 3304.3.2, 3306.3.2).

34. AN ACCURATE AND COMPLETE FINAL SURVEY, SIGNED AND SEALED BY A NYS LICENSED SURVEYOR, SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOCATION OF ANY NEW BUILDING AND / OR ANY EXTENSION TO AN EXISTING BUILDING SHOWING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES, ESTABLISHED CURB LEVEL, LOCATION OF OTHER STRUCTURE ON LOT, LOCATION AND BOUNDARIES OF LOT (GAP 28-118.4).

35. ZONING LOTS EXHIBITS, PARTY WALL RESTRICTIVE DECLARATION, AND EGRESS EASEMENTS TO BE FILED AND RECORDED AT THE CITY REGISTER PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

36. POSTED OCCUPANCY AND USE: ALL BUILDINGS SHALL BE POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT OF BUILDINGS, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR, STATING LIVE LOADS AND OCCUPANTS LOADS IN THE BUILDING AND ALL PARTS THEREOF (GAP 28-118.19).

37. 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.

38. 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 AND SATISFYING THE REQUIREMENTS OF GAP 115:"SPECIAL INSPECTORS". TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING DEPARTMENT (GAP 28-104.7.7):
A. STRUCTURAL STEEL - WELDING (BC 1704.3.1 & TABLE 1704.3)
B. STRUCTURAL STEEL - DETAILS (BC 1704.3.2 & TABLE 1704.3)
C. STRUCTURAL STEEL - HIGH STRENGTH BOLTING (BC 1704.3.3 & TABLE 1704.3)
D. STRUCTURAL COLD-FORMED STEEL (BC 1704.3.4 & TABLE 1704.3.4)
E. CONCRETE - CAST-IN-PLACE (BC 1704.4 & TABLE 1704.4)
F. CONCRETE - PRECAST (BC 1704.4 & TABLE 1704.4)
G. CONCRETE - PRESTRESSED (BC 1704.4 & TABLE 1704.4)
H. MASONRY (BC 1704.5 & TABLE 1704.5.1)
I. SUBGRADE INSPECTION (BC 1704.7.1)
J. SUBSURFACE CONDITIONS - FILL PLACEMENT & IN-PLACE DENSITY (BC 1704.7.2, 1704.7.3)
K. SUBSURFACE INVESTIGATIONS (BORINGS/TEST PITS) (BC 1704.7.4)
L. DEEP FOUNDATION ELEMENTS (BC 1704.8)
M. HELICAL PILES (BB #2014-020) (BC 1704.8.5)
N. VERTICAL MASONRY FOUNDATION ELEMENTS (BC 1704.9)
O. WALL PANELS, CURTAIN WALLS AND VENEERS (BC 1704.10)
P. SPRAYED FIRE RESISTANT MATERIALS (BC 1704.11):
Q. MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (BC 1704.12)
R. EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) (BC 1704.13)
S. SMOKE CONTROL SYSTEMS (BC 1704.15)
T. MECHANICAL SYSTEMS (BC 1704.16 & NYC MECHANICAL CODE)
U. HIGH-PRESSURE STEAM PIPING (WELDING) (BC 1704.18 & NYC MECHANICAL CODE)
V. HIGH TEMPERATURE HOT WATER PIPING (WELDING) (BC 1704.18)
W. HIGH-PRESSURE FUEL-GAS PIPING (WELDING) (BC 1704.19 & NYC MECHANICAL CODE)
X. EXCAVATIONS - SHEETING, SHORING AND BRACING (BC 1704.20.2)
Y. UNDERPINNING (BC 1704.20.3, BC 1814)
Z. MECHANICAL DEMOLITION (BC 1704.20.4)
AA. HEATING SYSTEMS (BC 1704.25)
AB. CHIMNEYS (BC 1704.26)
AC. FIRE-RESISTANT PENETRATIONS AND JOINTS (BC 1704.27)
AD. ALUMINUM WELDING (BC 1704.28)
AE. LUMINOUS EGRESS PATH MARKINGS (BC 1704.30, BC 1024.8)
AF. POST-INSTALLED ANCHORS (BB#2014-018, 2014-019) (BC 1704.32)
AG. SEISMIC ISOLATION SYSTEMS (BC 1707.8)
AH. CONCRETE DESIGN MIX (BC 1905.3, 1913.5)
AI. CONCRETE SAMPLING AND TEST (BC 1905.6, BC 1913.10)
AJ. ENERGY CODE COMPLIANCE INSPECTION - TR8
1. PROTECTION OF EXPOSED FOUNDATION INSULATION (IIA1)
2. INSULATION PLACEMENT AND R-VALUES (IIA2)
3. FENESTRATION THERMAL VALUES AND PRODUCT RATINGS (IIA3)
4. FENESTRATION AND DOOR ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE (IIA4)
5. FENESTRATION AREAS (IIA5)
6. SEALING (IIA6)
7. PROJECTION FACTORS (IIA7)
8. BUILDING ENTRANCE VESTIBULES (IIA9)
9. OUTDOOR AIR INTAKES AND EXHAUST OPENINGS (IIB2)
10. HVAC, SERVICE WATER HEATING AND POOL EQPT. SIZING AND PERFORMANCE (IIB3)
11. HVAC SYSTEM CONTROLS AND ECONOMIZERS AND SERVICE HOT WATER SYSTEM CONTROLS (IIB4)
12. ELECTRIC METERING (IIC1)
13. LIGHTING IN DWELLING UNITS (IIC2)
14. INTERIOR LIGHTING POWER (IIC3)
15. EXTERIOR LIGHTING (IIC4)
16. LIGHTING CONTROLS (IIC5)
17. EXIT SIGNS (IIC6)
18. ELECTRIC MOTORS (INCLUDING BUT NOT LIMITED TO FAN MOTORS) (IIC8)
19. MAINTENANCE INFORMATION (IID1)

39. THE TECHNICAL RESPONSIBILITY REPORT FORMS (TR-1, TR-2, TR-3, ETC.) SHALL BE FILED PRIOR TO THE START OF WORK

40. 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 WITH THE BUILDING DEPARTMENT.

41. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES, DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES FOR CONSTRUCTION. CONTRACTOR WILL COORDINATE THE WORK OF ALL OTHER TRADES AND SUBCONTRACTORS, AND ASSURE THAT ALL WORK IS PERFORMED IN A SAFE, COMPLETE AND SATISFACTORY MANNER.

42. REQUIRED SEPARATE APPLICATIONS:
A. APPLICATION FOR NEW BUILDING
B. APPLICATION FOR PLUMBING
C. APPLICATION FOR MECHANICAL SYSTEM VENTILATION
D. APPLICATION FOR SPRINKLERS
E. APPLICATION FOR STANDPIPES
F. APPLICATION FOR ELEVATORS
G. APPLICATION FOR PUBLIC ASSEMBLY, IF ANY
H. HIGHWAY DEPARTMENT APPLICATION (PAVEMENT PLAN) (GAP 108)
I. FIRE PROTECTION PLAN (GAP 109)
J. APPLICATION FOR BOILER
K. APPLICATION FOR FUEL OIL (IF ANY)
L. SITE SAFETY PLAN (IF REQUIRED) (GAP 110)
M. ASBESTOS INVESTIGATION (GAP 106)

43. ALL PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY THE NEW YORK CITY DEPARTMENT OF BUILDINGS.

44. CONTRACTOR SHALL PROTECT ALL ADJOINING PROPERTIES AND THE ADJOINING PUBLIC RIGHT-OF-WAY. PROTECTION SHALL COMPLY WITH ALL REGULATIONS OF SECTION BC 3309.

45. SITE SAFETY MANAGER OR COORDINATOR SHALL BE DESIGNATED BY CONTRACTOR AS REQUIRED BY SECTION BC 3310 AND CHAPTER 4 OF TITLE 28 OF THE AC.

46. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES (GAP 28-301.1).

47. THIS PROJECT DOES NOT INCLUDE MODULAR CONSTRUCTION.

HIGH RISE

48. THIS BUILDING IS TALLER THAN 75FT AND COMPLIES WITH SECTION BC 403: HIGH RISE BUILDINGS

49. AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING (BC 403.3, 903.2.8). SPRINKLER SYSTEM SHALL COMPLY WITH BC 903.3

50. STANDPIPE SYSTEM SHALL BE INSTALLED AND SHALL COMBINE WITH AUTOMATIC SPRINKLER SYSTEM AS PER BC 905. (BC 405.10)

51. SMOKE DETECTION SHALL BE PROVIDED PER (BC 403.4.1, BC 907.2.13.1)

52. EMERGENCY ONE-WAY VOICE COMMUNICATION SYSTEM SHALL BE PROVIDED BETWEEN THE FIRE-COMMAND CENTER AND THE REQUIRED EXIT STAIRS (EVERY OTHER FLOOR). INTERCOM SYSTEM WITHIN DWELLING UNITS (IF PROVIDED) SHALL HAVE FIRE DEPARTMENT OVERRIDE FEATURE (BC 403.4.3, 907.5.2.2 EXCEPTION 3)

53. FIRE DEPARTMENT COMMUNICATION SYSTEM NOT REQUIRED PER (BC 403.4.2, BC 907.2.13.3 EXCEPTION)

54. FIRE COMMAND CENTER COMPLYING WITH BC 911 SHALL BE PROVIDED (BC 403.4.5)

55. ELEVATOR LOBBIES ARE NOT REQUIRED PER (BC 403.6.3, BC 708.14.1 EXCEPTION 5)

56. ELEVATOR SHAFTS AND STAIR ENCLOSURES SHALL BE CONSTRUCTED OF IMPACT RESISTANT WALLS (BC 403.2.3, 1 RCNY 403-01)

57. ELEVATOR SHALL COMPLY WITH (BC 1007.4) FOR EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS AS PER SECTION 2.27 OF ASME A117.1 AND SECTION (BC 1109.6)

58. THIS BUILDING IS MORE THAN 125 FT AND WILL PROVIDE EMERGENCY POWER SYSTEM TO SUPPORT EXIT SIGNS AND EGRESS ILLUMINATION, ONE ELEVATOR SERVING ALL FLOORS , EMERGENCY VOICE COMMUNICATION SYSTEM AND ELECTRICALLY POWERED FIRE PUMPS AND SHALL COMPLY WITH SECTION 2702.1 (BC 403.4.8.2)

59. AUTOMATIC FAIL SAFE STAIR SIDE LOCKS ARE PERMITTED PROVIDED THEY COMPLY WITH RESTRICTIONS PER (BC 403.5.3)

60. SMOKE-PROOF EXIT ENCLOSURES ARE NOT PROVIDED PER (BC 403.5.4). OPERABLE WINDOWS SHALL BE PROVIDED PER (BC 916.1 EXCEPTION 1).

61. EXIT PATH PHOTOLUMINESCENT MARKINGS ARE NOT REQUIRED PER (BC 403.5.5 EXCEPTION)

FIRE RESISTANCE
62. THE OCCUPANCY CLASSIFICATION OF THE BUILDING IS OCCUPANCY GROUP R-2 AS PER BC 302, AND CLASS 'A' MULTIPLE DWELLING 45 AS PER SECTION 4.8 MULTIPLE DWELLING LAW.

63. THE VARIOUS OCCUPANCIES REQUIRED TO BE SEPARATED FROM EACH OTHER BY FIRE SEPARATING AS PER (BC 508.4.4, TABLE 508.4) SHALL BE SO SEPARATED BY PARTITIONS HAVING THE REQUIRED FIRE RATING

64. THE CONSTRUCTION CLASSIFICATION OF THE BUILDING IS CONSTRUCTION GROUP 1B (BC 602) IN ACCORDANCE WITH AREA AND HEIGHT LIMITATIONS AS SPECIFIED IN TABLE 503. THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS OUTLINED IN TABLE 601.

65. STRUCTURES OR PORTIONS OF STRUCTURES SHALL BE CLASSIFIED AS TO USE PER BC 302. INCIDENTAL USE AREAS SHALL COMPLY WITH (BC 509, TABLE 509)

66. INCIDENTAL USE AREAS SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING WITH THE FIRE SEPARATION AND/OR SPRINKLER COVERAGE AS INDICATED IN SECTION (BC 509.4, TABLE 509). IF SPRINKLER COVERAGE IS PERMITTED IN LIEU OF FIRE SEPARATION THE INCIDENTAL USE AREA SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING WITH CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. (BC 509.4.2., BC SECTION 707 AND/OR 712) FIRE-SMOKE DAMPERS SHALL BE PROVIDED IN ALL DUCTS WHICH PENETRATE INCIDENTAL USE AREAS. (BC 509.4.2, BC SECTION 710.7)

67. REQUIRED SEPARATION OF OCCUPANCIES AND INCIDENTAL USES EXCERPTED FROM (BC TABLES 508.4 & 509)

OCCUPANCY	SEPARATION REQ'D
A. ROOMS CONTAINING FIRE PUMPS	2 HR
B. HIGH PRESSURE STEAM OR WATER BOILER ROOM (>350,000 BTU PER HR)	2 HR OR 1 HR AND AUTOMATIC FIRE-EXTINGUISHING SYSTEM
C. HIGH PRESSURE STEAM OR WATER BOILER ROOM (≤350,000 BTU PER HR)	1 HR OR AUTOMATIC SPRINKLER SYSTEM
D. LOW PRESSURE STEAM OR WATER BOILER ROOM (REGARDLESS OF BTU)	1 HR OR AUTOMATIC SPRINKLER SYSTEM
E. TENANT LAUNDRY OVER 100 SF	1 HR OR AUTOMATIC FIRE-EXTINGUISHING SYSTEM

67. FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS

CONSTRUCTION ELEMENTS	REQ'D FIRE RESISTANCE RATING
A. STAIR ENCLOSURE	2 HR (BC 1015.2.1 EXCEPTION 3)
B. ELEVATOR SHAFT	2 HR (BC 707.3.1, BC 708.4 & CHAPTER 30)
C. DUCT SHAFTS	2 HR (BC 707.3.1, BC 708.4)
D. REFUSE CHUTE ENCLOSURE	2 HR (BC 708.13.1)
E. PUBLIC HALL (CORRIDOR)	1 OR 2 HR (BC 1018.1.2 & 1018.4 EXCEPTION 4)
F. EXIT PASSAGEWAY (GRADE LEVEL)	2 HR (BC 1025.2)
G. INTERIOR PARTITIONS AND FURRING	0 HR (TABLE 601)
H. FLOOR CONSTRUCTION INCLUDING BEAMS	2 HR (TABLE 601)
I. STRUCTURAL FRAME: COLUMNS & GIRDERS	2 HR (TABLE 601)
J. ROOF CONSTRUCTION INCLUDING BEAMS	1 HR (TABLE 601)
K. EXTERIOR NON-LOAD BEARING WALLS AT LOT LINES	1 HR (TABLE 602)
L. EXTERIOR NON-LOAD BEARING WALLS AT STREET LINES	0 HR (TABLE 602)
M. EXTERIOR NON-LOAD BEARING WALLS ≥30' FROM LOT LINE	0 HR (TABLE 602)

68. THE FIRE SEPARATION OF INDIVIDUAL OCCUPANCIES FROM ADJACENT OCCUPANCIES IN BUILDINGS WHICH ARE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM (PER 903.3.1.1) MAY BE 1 HR LESS THAN THE FIRE RESISTANCE REQUIRED BY TABLE 508.3.3 BUT NOT LESS THAN ONE HOUR SEPARATION WHICH SHALL CONTINUE THROUGH CONCEALED SPACES ABOVE (BC 508.3.3.4).

69. SPACES OR DWELLING UNITS OCCUPIED BY DIFFERENT TENANTS SHALL BE SEPARATED BY FIRE BARRIERS HAVING AT LEAST A 1 HR FIRE-RESISTANCE RATING (BC 510.10)

70. THE FIRE RESISTANCE RATING OF BUILDING ELEMENTS SHALL BE DETERMINED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E 119 OR UL 263 OR IN ACCORDANCE WITH SECTION 703.3 OF NYC BUILDING CODE (BC 703.2)

71. FIRE STOPPING OF CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRED PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRE STOPPED AS PER SECTION (BC 712).

72. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2% OF ANY ONE FACE OF SUCH PARTITION, SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES AND THE CONCEALED SPACE IS FIRESTOPPED AT EACH STORY (BC 704.8).

73. LINTELS SUPPORTING MASONRY WALLS OVER OPENINGS 4 FEET IN WIDTH OR GREATER, SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE RATING OF THE WALL SUPPLIED (BC 704.11).

74. 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 INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET. ACCESS TO SUCH SPACE MAY BE THROUGH ONE OR MORE OPENINGS NOT EXCEEDING 9 SQUARE FEET, AND PROTECTED BY SELF-CLOSING OPENING PROTECTIVE (BC 808.1.1.2, BC 717)

75. OPENING PROTECTIVES INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH BC 715. SIDE HINGED OR PIVOTED SWING DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. LABELS SHALL COMPLY WITH NFPA 80 AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR OR FRAME (BC 715.4.6)

76. ROOF SHALL BE COVERED WITH CLASS "A" ROOF COVERING MEETING THE REQUIREMENTS OF ASTM E-108 OR UL 790 (BC 1505.1)

77. ABOVE DECK ROOF INSULATION SHALL BE COVERED WITH AN APPROVED ROOF COVERING AND SHALL PASS THE TESTS OF FM 4450 OR UL 1256 WHEN TESTED AS AN ASSEMBLY (BC 1508.1)

78. PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH (BC 713.3.1.1 OR BC 713.3.1.2).

79. MEMBRANE PENETRATIONS OF MAXIMUM 2 HR FIRE RESISTANCE RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQ IN IN AREA PROVIDED THAT THE TOTAL AREA OF SUCH OPENINGS DOES NOT EXCEED 100 SQ IN FOR ANY 100 SQ FT OF WALL AREA SHALL BE INSTALLED PER (BC 713.3.2 EXCEPTION 1).

80. PENETRATIONS OF FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES SHALL COMPLY WITH (BC 713.4.1.1.1 OR BC 713.4.1.1.2 (BC 713.4.1)

81. INTERIOR FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME SPREAD RATING OBTAINED AS PRESCRIBED IN ASTM E-84 OR UL 723 PER (BC 803.1.1)

82. FIRE DOORS SHALL HAVE THE FIRE RESISTIVE RATINGS INDICATED IN (BC TABLE 715.4)

83. ALL DUCT SHAFT OFFSETS SHALL BE ENCASED WITH 2 HOUR FIRE RATING, UNLESS OTHERWISE NOTED. ALL PENETRATIONS THROUGH FIRE RATED DUCT ENCLOSURES ARE TO BE PROTECTED WITH 1 ½ HR RATED FIRE DAMPERS (BC 716.3.2.1, TABLE 716.3.2.1)

EGRESS
84. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES (BC 1015.2).

85. STAIRWAYS SHALL BE BUILT IN MATERIALS CONSISTENT WITH THE TYPE PERMITTED IN TYPE 1 CONSTRUCTION (BC 1009.6).

86. WALKING SURFACES INCLUDING TREADS AND LANDINGS SHALL BE BUILT OF OR SURFACED WITH NONSKID MATERIALS (BC 1003.4).

87. STAIR WIDTH SHALL BE DETERMINED BY OCCUPANCY SERVED BY BC 1005.1. STAIR WIDTH SHALL BE A MINIMUM OF 44" WIDE, EXCEPT WHERE ALLOWED TO BE NO LESS THAN 36" WIDE (BC 1009.1)

88. STAIRWAY CLEAR HEADROOM SHALL NOT BE LESS THAN 80" (6'-8") IN R-2 OCCUPANCY. STAIRS THAT SERVE OCCUPANCIES OTHER THAN R-2 SHALL NOT HAVE HEADROOM LESS THAN 84" (7'-0") (BC 1009.2)

89. R-2 OCCUPANCY: STAIR RISERS SHALL BE MAXIMUM 7-3/4" HIGH, TREADS MINIMUM 9-1/2" WIDE EXCLUSIVE OF NOSING, AND THE SUM OF TWO RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL NOT BE LESS THAN 24" NOR MORE THAN 25-1/2". NOSING OF ¾" TO 1-1/4" TO BE PROVIDED ON TREADS LESS THAN 11". RISERS SHALL BE SOLID AND VERTICAL OR SLOPED AT NOT MORE THAN 30° FROM THE VERTICAL. (BC 1009.4.2 EXCEPTION 5 & BC 1009.4.5)

90. OTHER OCCUPANCIES: STAIR RISERS SHALL BE MAXIMUM 7" HIGH, TREADS MINIMUM 11" WIDE. RISERS SHALL BE SOLID AND VERTICAL OR SLOPED AT NOT MORE THAN 30° FROM THE VERTICAL. THE LEADING EDGE OF TREADS SHALL NOT PROJECT MORE THAN 1-1/4" BEYOND THE TREAD BELOW. (BC 1009.4, BC 1009.4.2 & BC 1009.4.5)

91. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (BC 1009.12) (EXCEPT THAT STAIRS LESS THAN 44" WIDE SHALL HAVE A HANDRAIL ON ONE SIDE ONLY) (BC 1009.12 EXCEPTION 6). HANDRAILS SHALL PROVIDE A FINGER CLEARANCE OF 1-1/2" (BC 1012.7) AND SHALL PROJECT NOT MORE THAN 4-1/2" INTO REQUIRED STAIR WIDTH. (BC 1012.8) STAIRS MORE THAN 60" WIDE SHALL HAVE INTERMEDIATE HANDRAILS. HEIGHT OF HANDRAIL SHALL BE BETWEEN 34" AND 38" ABOVE THE TREAD NOSING. (BC 1012.2) WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS THE HANDRAILS SHALL EXTEND 12" HORIZONTALLY BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER (BC 1012.6) (BC 1012 & BC 1009.12)

92. MATERIALS OF HANDRAILS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST AN APPLICATION OF A LATERAL FORCE OR VERTICAL LOAD OF 50P/LF AND A NON-SIMULTANEOUS CONCENTRATED LOAD OF 200LBS (BC 1607.7.1). OPEN SIDED WALKING SURFACES SHALL BE ENCLOSED ON ALL SIDES BY WALLS OR GUARDS AT LEAST 42" HIGH. (BC 1012.1)

93. GUARDS SHALL NOT ALLOW A 4" SPHERE TO PASS UP TO A HEIGHT OF 36" FROM THE ADJACENT WALKING SURFACE (BC 1013.3). FROM 36" - 42" ABOVE THE ADJACENT WALKING SURFACE AN 4-3/8" SPHERE SHALL NOT PASS (BC 1013.3 EXCEPTION 1). FOR REQUIREMENTS AT MECHANICAL ROOMS SEE (BC 1013.3 EXCEPTION 3).

94. ILLUMINATION OF AT LEAST 1 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS AND THEIR ACCESS FACILITIES (BC 1006.2).

95. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH.

96. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS, PLACED, IF REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. 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). EXIT SIGNS ARE NOT REQUIRED WITHIN DWELLING UNITS PER BC 1011.1 EXCEPTION 2. A TACTILE SIGN INDICATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIR, AN EXIT PASSAGEWAY, AND EXIT DISCHARGE AREA AS PER BC 1011.3.

97. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED, (BC 1011.2) HAVING AN INITIAL BRIGHTNESS OF THE LETTERS OF AT LEAST 25 FEET LAMBERT. (BC 1011.5.2) LETTERS SHALL BE RED, THE BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLOCK LETTERING, AT LEAST 6" HIGH, WITH PROPORTIONAL LETTER WIDTHS, STROKES AND SPACING (BC 1011.4).

98. MEANS OF EGRESS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 90" (7'-6"). (BC 1003.2) PROJECTIONS BELOW THE CEILING SHALL BE PERMITTED PROVIDED THAT A MIN HEADROOM OF 84" (7'-0") IS PROVIDED FOR ANY WALKING SURFACE. NO MORE THAN 50% OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS (BC 1003.3.1).

99. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE (BC 1008.1.9). DOORS OPENING INTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE POINT OF DISCHARGE (BC 1008.1.9.10, 1008.1.9.10 EXCEPTION 1).

100. VENTILATION OF EACH REQUIRED STAIR EXTENDING TO THE ROOF WILL CONSIST OF WINDOWS AND LOUVERS MINIMUM 20 SQUARE FEET, WITH 1" THICK INSULATED GLASS OF GLAZING IN WINDOWS MINIMUM 144 SQUARE INCHES OF LOUVER AT ROOF (PER MULTIPLE DWELLING LAW ARTICLE 3 SECTION 36).

101. GLAZING IN RATED DOORS AND WINDOWS SHALL COMPLY WITH (BC 715.5) AND SHALL MEET THE ACCEPTANCE CRITERIA OF NFPA 257 OR UL 9, AND NFPA 80.

102. A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN INTERIOR VERTICAL EXIT ENCLOSURES CONNECTION MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE AND THE IDENTIFICATION OF THE STAIR. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE STAIRWAY FOR THE DEPARTMENT. EACH STAIR SHALL BE IDENTIFIED BY AN ALPHABETIC LETTER. STAIRWAY IDENTIFICATION SIGNS SHALL BE PROVIDED ON BOTH SIDES OF EACH STAIR DOOR. THE SIGNS SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. (BC 1022.8.1, BC 1022.8.2) (BC 1022.8)

ELEVATOR

103. ALL ELEVATOR DOORS SHALL HAVE ELECTRIC INTERLOCKS (1 RCNY 3610-01, CH. 3600, PART III, SECTION 3.10.4 (k))

104. ONE ELEVATOR OR HOIST IN READINESS WILL BE PROVIDED DURING CONSTRUCTION OR DEMOLITION EXCEEDING 75 FEET IN HEIGHT. THE MAXIMUM DISTANCE BETWEEN THE HIGHEST ACCESSIBLE FLOOR OF THE BUILDING AND THE WORKING DECK OF THE BUILDING SHALL BE NO MORE THAN 75' OR 7 FLOORS. (BC 3303.12)

105. ALL ELEVATORS WILL BE KEPT AVAILABLE FOR IMMEDIATE USE BY THE FIRE DEPARTMENT DURING ALL HOURS OF THE NIGHT AND DAY, INCLUDING HOLIDAYS, SATURDAYS AND SUNDAYS. KEYED SWITCHES WILL BE PROVIDED IN ALL SUCH ELEVATORS COMPLYING WITH ASME17.1. (BC 3003.3)

106. ONE ELEVATOR IN READINESS SERVING EACH FLOOR TO BE SIZED TO ACCOMMODATE A STRETCHER (24IN X 84 IN WITH 5IN RADIUS CORNERS). SUCH ELEVATOR TO BE PROVIDED STANDBY POWER AS APPLICABLE BY SECTION 3002.4.1 (BC 3002.4.2)

107. ELEVATOR HOISTWAY VENTING TO BE PROVIDED IN ACCORDANCE WITH BC 3004

INTERIOR

108. SECURITY REQUIREMENTS FOR DOORS AND WINDOWS IN R-2 OCCUPANCY
A. 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 (BC 1008.4.1).
B. DOORS TO DWELLING UNITS SHALL BE EQUIPPED WITH A HEAVY DUTY LATCH SET AND A HEAVY DUTY DEAD BOLT OPERABLE BY A KEY FROM THE OUTSIDE AND A THUMB TURN FROM THE INSIDE. THOSE DOORS SHALL ALSO BE EQUIPPED WITH A CHAIN GUARD SO AS TO PERMIT PARTIAL OPENING OF THE DOOR. DWELLING UNIT ENTRANCE DOORS SHALL ALSO BE EQUIPPED WITH A VIEWING DEVICE LOCATED SO AS TO ENABLE A PERSON ON THE INSIDE OF THE ENTRANCE DOOR TO VIEW A PERSON IMMEDIATELY OUTSIDE. (BC 1008.4.2)
C. ALL OPENABLE WINDOWS SHALL BE EQUIPPED WITH SASH LOCKS DESIGNED TO BE OPERABLE FROM THE INSIDE ONLY (BC 1008.4.3).

109. 24 HOUR ILLUMINATION TO BE PROVIDED ADJACENT TO THE MAILBOXES. (HUD SECTION 2, CH. 2-3B (d))

110. GAS APPLIANCES TO COMPLY WITH SECTION 64 M.D.L. & CHAPTER 9 OF THE MECHANICAL CODE.

111. RADIO AND T.V. WIRES AND ANTENNA (IF PROVIDED) SHALL COMPLY WITH SECTION 62 M.D.L. AND SHALL BE PLACED A MINIMUM OF 10'-0" ABOVE HIGHEST POINT OF ROOF.

APARTMENTS

112. KITCHENETTES SHALL BE LESS THAN 80 SQUARE FEET AS PER BC 1202.1 AND SECTION 33 MULTIPLE DWELLING CODE.

113. ALL BATHROOMS SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH BC 1203.4.1.3.

114. PARTITIONS SHALL REST DIRECTLY UPON THE FLOOR CONSTRUCTION AND SHALL EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE. (M.D.L SECTION 108)

115. A MINIMUM CEILING HEIGHT OF 8'-0" SHALL BE MAINTAINED IN ALL HABITABLE ROOMS (BC 1208.2).

116. A MINIMUM DIMENSION OF 8'-0" SHALL BE MAINTAINED IN ALL HABITABLE ROOMS, OTHER THAN A KITCHEN (BC 1208.1).

117. EVERY HABITABLE ROOM OR SPACE SHALL HAVE NOT LESS THAN 80 SQUARE FEET IN NET FLOOR AREA (BC. 1208.3.1).

118. IN A DWELLING UNIT, AT LEAST ONE HABITABLE ROOM SHALL HAVE NOT LESS THAN 150 SQUARE FEET OF NET FLOOR AREA (BC. 1208.3.2)

119. ALL COMBUSTIBLE FLOORING SHALL CONFORM WITH THE REQUIREMENTS OF (BC 805.1.1 THROUGH 805.1.4).

120. SMOKE DETECTORS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS WITHIN EACH DWELLING UNIT (BC 907.2.11.1):
A. ON THE CEILING OR WALL OUTSIDE EACH SLEEPING ROOM, WITHIN 15' OF THE PRIMARY DOOR OF SUCH ROOM
B. IN EACH SLEEPING ROOM
C. IN EACH STORY OF A DWELLING UNIT.

121. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR POWER FROM A DEDICATED BRANCH CIRCUIT OR FROM THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH BATTERY BACK UP. ALARMS SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW (BC 907.2.11.2)

122. WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED IN ANY INDIVIDUAL DWELLING UNIT ALL SUCH SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ANY ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT (BC 907.2.11.3).

123. BATHROOM SIDE OF PARTITIONS SHALL BE 5/8" WATER RESISTANT GYPSUM WALLBOARD, MIN. (SEE PARTITION SCHEDULE)

124. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 5% OF THE FLOOR AREA OF THE HABITABLE SPACE BEING VENTILATED. EVERY OPENING PROVIDING NATURAL VENTILATION SHALL BE AT LEAST 12 SF WITH 6SF OF OPENABLE AREA(OR 5.5 SF FOR AN OPERABLE CASEMENT WINDOW)(BC 1203.4.1.2.1)

125. THE MINIMUM NET GLAZED AREA SHALL BE 10% OF THE FLOOR AREA OF THE HABITABLE SPACE BEING SERVED. EVERY OPENING PROVIDING NATURAL LIGHT SHALL BE AT LEAST 12 SF (BC 1205.2.1)

126. ONLY PORTIONS OF GLAZED AREA MORE THAN 30" ABOVE THE INTERIOR FINISHED FLOOR SHALL BE CONSIDERED AS PROVIDING NATURAL LIGHT (BC 1205.2.7.1). THE TOP OF AT LEAST ONE WINDOW IN EVERY HABITABLE ROOM SHALL BE A MINIMUM OF 7'-0" ABOVE THE INTERIOR FINISHED FLOOR OF THE ROOM SERVED (BC 1205.2.7.2)

127. ALL CLEANING OF WINDOWS WILL BE IN CONFORMITY WITH STATE LABOR LAWS & WINDOW CLEANING CODE.

REFUSE COLLECTION
128. A REFUSE COLLECTING ROOM IN COMPLIANCE WITH BC 1213 SHALL BE PROVIDED FOR A REFUSE COMPACTING SYSTEM. A REFUSE CHUTE COMPLYING WITH (BC 708.13) SHALL BE PROVIDED AND SHALL TERMINATE IN THE REFUSE COLLECTING ROOM (COMPACTING ROOM). SUCH ROOM SHALL BE USED FOR NO OTHER PURPOSE AND SHALL BE SEPARATED FROM ALL OTHER OCCUPANCIES BY 3 HOUR FIRE RATED ENCLOSURE. DOORS INTO SUCH SPACES SHALL BE FPSC 1-1/2 HOUR FIRE RATED (BC 708.13.4).

129. ACCESS OPENINGS FOR REFUSE CHUTE SHALL BE LOCATED IN DEDICATED ACCESS ROOMS ENCLOSED IN 2HR RATED CONSTRUCTION WITH 1.5HR FPSC DOORS. (BC 708.13.3) OPENINGS INTO THE REFUSE CHUTE SHAFT SHALL BE IN ACCORDANCE WITH SECTION 715, SHALL HAVE A 1.5 HR RATING AND SHALL BE SELF-CLOSING (BC 708.13.1).

130. 5 SF SHALL BE PROVIDED WITHIN EACH REFUSE CHUTE ACCESS ROOM FOR TEMPORARY HOLDING OF RECYCLABLES (BC 1213.3).

131. THE COMPACTING ROOM FLOOR SHALL SLOPE TO A FLOOR DRAIN. A HOSE CONNECTION SHALL BE PROVIDED IN THE COMPACTING ROOM (BC 1213.2).

132. COMPACTING EQUIPMENT SHALL MEET THE CRITERIA OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING THE ENVIRONMENTAL PROTECTION ADMINISTRATION.

133. REFUSE CHUTE TO BE PREFABRICATED #16 GAUGE ALUMINIZED STEEL, 2'-0" OUTSIDE DIAMETER. CHUTE SHALL HAVE SOUND DEADENING APPLIED TO THE EXTERIOR AT THE FACTORY. CHUTE SHALL BE SUPPORTED AT EACH FLOOR IN A SUBSTANTIAL MANNER ON SOUND VIBRATION PADS AS PER MANUFACTURER'S APPROVED TYPE DETAIL (BC 1207.3.1). PROVIDE SPRINKLER AND SANITIZING UNIT AT REFUSE CHUTE.

BUILDING INTERIOR
134. WHERE PROVIDED LAUNDRY MACHINES ARE AN ACCESSORY USE FOR TENANTS OF THE BUILDING ONLY AND WILL NOT BE USED FOR BUSINESS PURPOSE.

135. PUBLIC HALL LIGHTING SHALL COMPLY WITH ARTICLE 14 - ARTICLE 19 H.M.C.

136. INTERIOR FINISH TO HAVE FLAME SPREAD RATING IN ACCORDANCE WITH TABLE 803.1 AND ALL INTERIOR FINISHES ARE TO COMPLY WITH SECTION BC 803.

137. INTERCOMMUNICATION SYSTEM TO BE LOCATED AT ENTRANCE DOORS TO LOBBY ALLOWING VOICE COMMUNICATION BETWEEN THE OCCUPANT OF EACH DWELLING UNIT AND PERSON OUTSIDE SAID ENTRANCE DOOR AND PERMITTING THE BUILDING OCCUPANT TO RELEASE THE LOCKING MECHANISM OF SAID DOOR FROM THE DWELLING UNIT. IF FULL-TIME LOBBY ATTENDANT IS PROVIDED INTERCOMMUNICATION SYSTEM MAY BE BETWEEN EACH DWELLING UNIT AND THE ATTENDANT'S STATION, BC 1008.4.4 ALSO SEE SPECIFICATIONS.

138. EQUIPMENT USE CARDS WILL BE OBTAINED FOR AIRCONDITIONING AND VENTILATION SYSTEMS.

139. FUEL BURNING AND FUEL STORAGE EQUIPMENT PERMIT WILL BE OBTAINED FROM FDNY.

140. NOISE CONTROL:
A. WALLS, PARTITIONS, FLOORS/ CEILING ASSEMBLIES SEPARATING APARTMENTS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS ARE TO HAVE MINIMUM S.T.C. RATING OF 50 FOR AIRBORNE NOISE IN ACCORDANCE WITH ASTM E 90 OR NOT LESS THAN 45 IF FIELD TESTED IN ACCORDANCE WITH ASTM E 336. APARTMENT ENTRANCE DOOR ASSEMBLIES SHALL HAVE A MINIMUM 35 S.T.C. RATING IN ACCORDANCE WITH ASTM E 1408 (BC 1207.2).
B. DUCTS SERVICING DWELLING UNITS SHALL BE LINED WITH DUCT LINING TO MAINTAIN THE REQUIRED ACOUSTICAL RATINGS (BC 1207.2) AND AT LEAST 20 FEET FROM THE FAN DISCHARGE OR INTAKE; OTHERWISE AN APPROVED SOUND ATTENUATING DEVICE SHALL BE INSTALLED THEREIN. DUCT LINING SHALL CONFORM TO THE REQUIREMENTS OF THE NYC MECHANICAL CODE.
C. PENETRATION OF OPENINGS IN WALLS, PARTITIONS OR FLOORS FOR PIPE SLEEVES, MEDICINE CABINETS, HAMPERS, ELECTRIC DEVICES, ETC. SHALL BE PACKED, SEALED LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED S.T.C. RATING.
D. FLOOR AND CEILING CONSTRUCTION SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC HALLS OR CORRIDORS SHALL HAVE A MINIMUM IMPACT INSULATION CLASS (IIC) OF 50 IN ACCORDANCE WITH ASTM E 92 OR NOT LESS THAN 45 IF FIELD TESTED IN ACCORDANCE WITH ASTM E 1007 IN COMPLETED CONSTRUCTION (BC 1207.3).

141. ALL MECHANICAL EQUIPMENT SHALL BE COMPLY WITH THE MECHANICAL CODE OF NEW YORK CITY

142. NO WORK IS TO BE PERFORMED BEYOND STREET LINES WITHOUT APPROVAL OF THE DEPARTMENT OF TRANSPORTATION.

143. SIDEWALKS TO BE LAID IN ACCORDANCE WITH RULES OF THE DEPARTMENT OF TRANSPORTATION.

144. ALL PAVED WALKS, SURFACES, AND AREAWAYS WILL BE DRAINED ADEQUATELY WITHIN THE SITE.

145. HOUSE NUMBERS WILL BE PROVIDED AS PER DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.

146. STAIRWAY FLOOR NUMBER AND IDENTIFICATIONS SIGNS SHALL BE PROVIDED AS DESCRIBED IN (BC 1022.8.4). EACH STAIR SHALL BE IDENTIFIED WITH AN ALPHABETIC LETTER. STAIRWAY IDENTIFICATION SIGNS SHALL BE PROVIDED ON BOTH SIDES OF EACH STAIR DOOR (BC 1022.8.1).

147. SMOKE DETECTORS CONNECTED TO CENTRAL SYSTEM SHALL BE INSTALLED IN ALL SPACES IN CELLAR HAVING OCCUPANCY.

148. EXHAUST SHALL TERMINATE 10'-0", ABOVE SIDEWALK AND FROM ANY WINDOW IN ANOTHER BUILDING OR FROM ANY WINDOW PROVIDING NATURAL VENTILATION TO A HABITABLE ROOM WITHIN THE RESIDENTIAL PORTION OF THE SAME BUILDING.

149. PROVIDE A SAFETY TYPE WASTE CAN AT EACH BUILDING ENTRANCE OR EXIT DOOR.

150. ALL CORNERS OF PARAPET WALLS SHALL BE REINFORCED WITH CORROSION RESISTANT STEEL TIES AT VERTICAL INTERVALS OF 12", SAME SHALL EXTEND AROUND CORNERS FOR 4'-0" IN BOTH DIRECTIONS AND SPLICES SHALL BE LAPPED AT LEAST 6".

FLOOD
151. THIS SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR FEMA COMMUNITY PANEL # 360497 PANEL 0203 SUFFIX F.
OR
THIS SITE LIES WITHIN A FLOOD HAZARD AREA (ZONE AE(10)) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR FEMA COMMUNITY PANEL # 360497 PANEL 0182 SUFFIX F.
A. THIS BUILDING IS CLASSIFIED "NON-RESIDENTIAL (FOR FLOOD PURPOSES)"
B. THE BUILDING WILL BE DRY-FLOODPROOFED IN COMPLIANCE WITH APPENDIX G (G304.1.2.2)
C. A RESTRICTIVE DECLARATION NOTING THE RESTRICTIONS OF BC G304.1.2.2.2.2.1 - G304.1.2.2.2.2.5 SHALL BE FILED WITH THE CITY REGISTER OR COUNTY CLERK AND THE PAGE NUMBER AND LIBER NUMBER SHALL BE IDENTIFIED IN THE PERMIT APPLICATION AND ON THE CERTIFICATE OF OCCUPANCY. (BC G304.1.2.2.2.2.5)

EARTHQUAKE
152. THIS SITE IS WITHIN SEISMIC DESIGN CATEGORY C AND SHALL BE DESIGNED TO COMPLY WITH SECTIONS (BC 1613, ASCE 7-10)

SEISMIC REINFORCING OF MASONRY WALLS
153. EXTERIOR:
EU. PROVIDE #4 VERTICAL REBAR FULL HEIGHT @ EACH OF OPENING, @ ENDS OF WALLS, @ CORNERS & @ 8'-0" O.C. IN CAVITY WALL WITH 6" CONCRETE BLOCK
EV. ALL CONCRETE BLOCK RECEIVING REBAR SHALL BE FULLY GROUTED.
EW. BOND BEAM ABOVE AND BELOW MASONRY OPENINGS
EX. PROVIDE EYE AND PINTLE HORIZONTAL REINFORCING (TRUSS TYPE) EVERY OTHER COURSE. MUST MEET SEISMIC REQUIREMENTS.
EY. PROVIDE PREMADE CORNER AND "T"S' FOR HORIZONTAL REINFORCEMENT.
EZ. PROVIDE HEAD ANCHORS @ 16" O.C. AND AT JAMBS.
FA. MASONRY SHALL MEET OR EXCEED ALL REQUIREMENTS OF NYC BUILDING CODE & RS-10.
154. INTERIOR:
A. PROVIDE #4 VERTICAL REBAR FULL HEIGHT @ EACH OF OPENING, @ ENDS OF WALLS, @ INTERSECTION OF WALLS, @ CORNERS & @ 8'-0" O.C. FOR 4" BLOCK WALL & @ 6'-0" O.C. FOR 6" & 8" BLOCK WALLS.
B. ALL CONCRETE BLOCK RECEIVING REBAR SHALL BE FULLY GROUTED.
C. PROVIDE #9 GAUGE DURO-WALL HORIZONTAL REINFORCEMENT @ EVERY OTHER BLOCK COURSE.

LANDMARK
155. THIS SITE IS NOT WITHIN A LANDMARK DISTRICT.

PARKING GARAGES
156. PARKING GARAGES SHALL BE EITHER OPEN, AS PER SECTION 406.3 OR ENCLOSED, AS PER SECTION 406.4. PARKING GARAGES SHALL ALSO COMPLY WITH THE SPECIAL PROVISIONS OF SECTION 509.

157. THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL NOT BE LESS THAN 7 FEET. VEHICLE AND PEDESTRIAN AREAS ACCOMMODATING VAN-ACCESSIBLE PARKING REQUIRED BY SECTION 1106.5 SHALL CONFORM TO ICC A117.1

158. GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1013 AT EXTERIOR AND INTERIOR VERTICAL OPENINGS ON FLOOR AND ROOF AREAS WHERE VEHICLES ARE PARKED OR MOVED AND WHERE THE VERTICAL DISTANCE TO THE GROUND OR SURFACE DIRECTLY BELOW EXCEEDS 30 INCHES.

159. PARKING AREAS SHALL BE PROVIDED WITH EXTERIOR OR INTERIOR WALLS OR VEHICLE BARRIERS, EXCEPT AT PEDESTRIAN OR VEHICULAR ACCESSES, DESIGNED IN ACCORDANCE WITH SECTION 1607.7. VEHICLE BARRIERS NOT LESS THAN 2 FEET HIGH SHALL BE PLACED AT THE ENDS OF DRIVE LANES AND THE END OF PARKING SPACES WHERE THE DIFFERENCE IN ADJACENT FLOOR ELEVATION IS GREATER THAN 1 FOOT.

160. RAMPS SHALL HAVE A GRADIENT NOT EXCEEDING ONE IN SEVEN, WITH NONSLIP SURFACES. A LEVEL LANDING HAVING A MINIMUM DIMENSION OF 20 FEET SHALL BE PROVIDED AT THE DISCHARGE POINT OF ALL RAMPS AT THE STREET LEVEL WITHIN THE PROPERTY LINE. RAMPS USED FOR THE MOVEMENT OF MOTOR VEHICLES NEED NOT BE ENCLOSED WHEN SERVING TIERS ABOVE GRADE. VEHICLE RAMPS MAY SERVE AS PART OF A MEANS OF EGRESS PROVIDED THAT SUCH RAMP COMPLIES WITH THE REQUIREMENTS OF SECTIONS 1021.1.2 AND 1010.2 EXCEPTION 2.

161. PARKING SURFACES SHALL BE OF CONCRETE OR SIMILAR NONCOMBUSTIBLE AND NONABSORBENT MATERIALS. THE AREA OF FLOOR USED FOR PARKING OF VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN. EXCEPTION: ASPHALT PARKING SURFACES ARE PERMITTED AT GROUND LEVEL.

162. PARKING GARAGES SHALL BE SEPARATED FROM OTHER OCCUPANCIES IN ACCORDANCE WITH SECTION BC 508.4 (TABLE 508.4).

163. IN ANY PARKING GARAGE OR LOT, ONE OR MORE AISLES, AT LEAST 24 INCHES IN WIDTH, SHALL BE PROVIDED TO PERMIT ACCESS BY FIRE-FIGHTING PERSONNEL TO ALL PARTS OF THE GARAGE LOT. THERE SHALL NOT BE MORE THAN THREE ROWS OF PARKED MOTOR VEHICLES BETWEEN AISLES.

164. A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW YORK CITY MECHANICAL CODE.

165. PROVIDE ACCESSIBLE PARKING SPACES EXCEPT AS OTHERWISE REQUIRED BY SECTIONS 1106.2 THROUGH 1106.4 (BC 1106.1), 5 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES, BUT NOT LESS THAN ONE PARKING SPACE. ACCESSIBLE PARKING SPACES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 502 (PARKING SPACES) OF ICC A117.1

166. PROVIDE SIGNAGE FOR ACCESSIBLE PARKING SPACES REQUIRED BY SECTION 1106.1 EXCEPT WHERE THE TOTAL NUMBER OF PARKING SPACES PROVIDED IS NO MORE THAN ONE.

167. THERE IS NO PARKING PROVIDED ON THE SITE

ROOF ASSEMBLIES
168. NO AGGREGATE SHALL BE USED AS BALLAST (B.C. 1504.8)

169. ROOF COVERINGS ON ROOF OR SETBACKS WITH SLOPE EQUAL TO OR LESS THAN TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17%) SHALL HAVE: 1) MIN. INITIAL SOLAR REFLECTANCE OF 0.7 IN ACCORDANCE WITH ASTM C 1549 OR ASTM E 1918, AND A MINIMUM THERMAL EMITTANCE OF 0.75 AS DETERMINED IN ACCORDANCE WITH ASTM C 1371 OR ASTM E 408
OR
2) MIN. SRI (SOLAR REFLECTIVE INDEX) OF 78 AS DETERMINED IN ACCORDANCE WITH ASTM E 1980 (BC 1504.9)
EXCEPT WHEN 1) TERRACES ON SETBACK LESS THAN 25% AREA OF LARGEST FLOOR PLATE, 2) ANY PORTION OF A ROOF COVERED BY A GREEN ROOF SYSTEM (B.C. 1507.16) AND 3) ANY PORTION OF A ROOF USED AS OUTDOOR RECREATION SPACE BY THE OCCUPANTS OF THE BUILDING THAT IS LANDSCAPED, COVERED BY WOOD DECKING OR COVERED WITH A WALKING SURFACE OR OTHER PROTECTIVE SURFACE HAS A MINIMUM INITIAL SOLAR REFLECTANCE OF 0.3 AS DETERMINED IN ACCORDANCE WITH ASTM C 1549 OR ASTM E 1918

RODENT PROOFING
170. F101.1 SCOPE: THE PROVISIONS OF THIS APPENDIX PROVIDE RODENT-PROOFING DESIGN AND CONSTRUCTION REQUIREMENTS FOR THE RESISTANCE OF RODENT INGRESS AND INFESTATION.

171. F101.2 GENERAL: EVERY STRUCTURE, ROOM, OR SPACE HEREAFTER ALTERED OR ERECTED IN WHICH PERSONS LIVE, SLEEP OR WORK, OR IN WHICH FEED, FOOD OR FOODSTUFFS ARE STORED, PREPARED, PROCESSED, SERVED OR SOLD, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ALL METAL OR WIRE PROTECTION MATERIALS SPECIFIED HEREIN SHALL BE NON-CORROSIVE.

172. F102.1 EXTERIOR WALLS AND UNDERGROUND WALLS: FOR WALLS OR PORTIONS THEREOF WITHIN 2 FEET (610 MM) OF THE OUTSIDE GROUND LEVEL, AND FOR WALLS BELOW THE OUTSIDE GROUND LEVEL, ALL OPENINGS, INCLUDING BUT NOT LIMITED TO, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AND CONDUITS, SHALL BE PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, METAL PLATES OR SCREENING DESIGNED TO PREVENT THE PASSAGE OF RODENTS. OPENINGS FOR DOORS, WINDOWS AND VENTS SHALL BE AS PROVIDED FOR IN SECTIONS F102.3, F102.4 AND F102.5, RESPECTIVELY. (BC F-102)

F102.2 FLOORS ON GRADE: UNLESS OTHERWISE SPECIFIED IN THIS CODE, FLOORS ON GRADE, INCLUDING BUT NOT LIMITED TO CELLAR FLOORS AND CRAWL SPACE FLOORS, SHALL BE CONSTRUCTED OF A MINIMUM 2 INCHES (51 MM) THICK CONTINUOUS CONCRETE SLAB. GAPS SHALL NOT BE PERMITTED BETWEEN THE SLAB AND THE ABUTTING FOUNDATION WALLS OR COLUMNS, EXCEPT WHERE EXPANSION JOINTS, THERMAL BREAKS, AND CONTROL JOINTS ARE LOCATED. ALL OPENINGS, INCLUDING BUT NOT LIMITED TO, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AND CONDUITS IN THE SLAB SHALL BE PROTECTED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, METAL PLATES OR SCREENING DESIGNED TO PREVENT THE PASSAGE OF RODENTS. (BC F-102)

F102.3 EXTERIOR DOORS: WHERE AN EXTERIOR DOOR IS NONMETAL OR NONMETAL-CLAD, SUCH DOOR SHALL BE COVERED WITH A KICK PLATE OF A MINIMUM THICKNESS OF 0.033 INCH (0.84MM), EXTENDING AT LEAST 8 INCHES (203 MM) FROM THE BOTTOM OF THE DOOR, AND COVERING THE ENTIRE WIDTH OF THE DOOR. WHEN CLOSED, THE MAXIMUM CLEARANCE BETWEEN ANY DOOR, DOOR JAMBS AND SILLS SHALL NOT BE GREATER THAN 3/8 INCH (9.5 MM). (BC F-102)

173. F102.4 WINDOWS AND OTHER OPENINGS: WINDOWS AND OTHER OPENINGS SHALL COMPLY WITH SECTIONS F102.4.1 AND F102.4.2. (BC F-102)

174. F102.4.1 OPENINGS WITHIN 2 FEET OF GROUND LEVEL: OPERABLE WINDOWS AND OTHER OPENINGS PROVIDING REQUIRED OR VOLUNTARY NATURAL VENTILATION LOCATED WITH ANY PORTION WITHIN 2 FEET (610 MM) ABOVE OUTSIDE GROUND LEVEL IMMEDIATELY BELOW SUCH OPENING SHALL BE COVERED FOR THEIR ENTIRE HEIGHT AND WIDTH OF THE OPERABLE PORTION WITH HARDWARE CLOTH OF AT LEAST .035 INCH (0.89MM) WIRE OR HEAVIER. THE OPENINGS IN THE HARDWARE CLOTH SHALL NOT EXCEED1/4 INCH (6.4 MM). (BC F-102)

175. F102.4.2 RODENT-ACCESSIBLE OPENINGS: OPERABLE WINDOWS AND OTHER OPENINGS PROVIDING REQUIRED OR VOLUNTARY NATURAL VENTILATION IN THE EXTERIOR LOCATED WITHIN 2 FEET (610MM) OF EXPOSED PIPES, WIRES, CONDUITS AND OTHER APPURTENANCES, SHALL BE COVERED WITH WIRE CLOTH OF AT LEAST 0.035 INCH (0.89 MM) WIRE. THE OPENINGS IN THE HARDWARE CLOTH SHALL NOT EXCEED 1/4 INCH (6.4MM). (BC F-102)
EXCEPTION: IN LIEU OF WIRE CLOTH COVERING, SAID PIPES, WIRES, CONDUITS AND OTHER APPURTENANCES SHALL BE BLOCKED FROM RODENT USAGE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
A. INSTALLATION OF SOLID SHEET METAL COLLARS 0.024INCH (0.61 MM) THICK OR HEAVIER. SUCH COLLARS SHALL BE FASTENED AROUND THE PIPES, WIRES, CONDUITS OR OTHER APPURTENANCES, PROJECTING A MINIMUM DISTANCE OF 12 INCHES (305MM) BEYOND AND ON EITHER SIDE OF THE PIPES, WIRES, CONDUITS OR APPURTENANCES.
B. INSTALLATION OF SOLID SHEET METAL GUARDS FASTENED SECURELY TO THE EXTERIOR WALL, PROJECTING 12 INCHES (305 MM) PERPENDICULARLY FROM THE EXTERIOR WALL FOR THE LENGTH OF THE OPENING PLUS 2 FEET (610 MM) BEYOND EACH END OF THE OPENING.

178. F102.5 EXTERIOR WALL VENTILATION OPENINGS: EXTERIOR WALL VENTILATOR OPENINGS LOCATED WITH ANY PORTION WITHIN 2 FEET (610 MM) OF OUTSIDE GROUND LEVEL SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH PERFORATED SHEET METAL PLATES NO LESS THAN 0.070 INCH (1.8MM) THICK, EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2MM) THICK, CAST IRON GRILLS OR GRATING, EXTRUDED ALUMINUM LOAD-BEARING VENTS OR WITH HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER. THE OPENINGS THEREIN SHALL NOT EXCEED 1/4 INCH (6.4MM).

SECTION C25-608: STAIR & ELEVATOR SIGNS
C26-608.2 ELEVATOR LANDING SIGN:
LOCATED DIRECTLY ABOVE CALL BUTTON

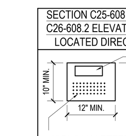
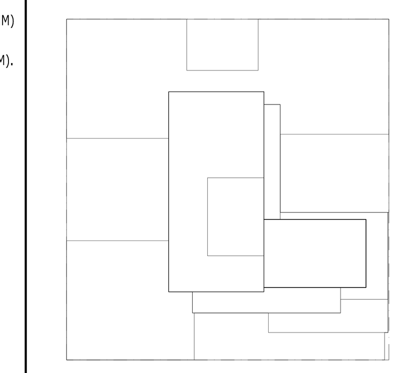


DIAGRAM SHOWING LOCATION WHERE SIGN IS POSTED & THE LOCATION AND LETTER IDENTIFICATION OF THE STAIRS ON THE FLOOR.
1/2" BLOCK LETTERS IN RED WITH WHITE BACKGROUND: "IN CASE OF FIRE USE STAIRS UNLESS OTHERWISE INSTRUCTED."

C26-608.3: FLOOR NUMBERING SIGNS
ATTACHED TO STAIR DOOR WITHIN EACH STAIR ENCLOSURE ON EVERY FLOOR
7 3" MIN.
BOLD TYPE NUMERALS - NUMERALS AND BACKGROUND SHALL BE OF CONTRASTING COLORS.

C26-608.4: STAIR AND ELEVATOR IDENTIFICATION SIGNS
LOCATED ON THE OCCUPANCY SIDE OF THE STAIR DOOR AND AT EACH ELEVATOR BANK ABOVE OR AS A PART OF THE ELEVATOR LANDING SIGN.
B 3" MIN.
BOLD TYPE LETTERS- LETTERS AND BACKGROUND SHALL BE OF CONTRASTING COLORS.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
GENERAL NOTES

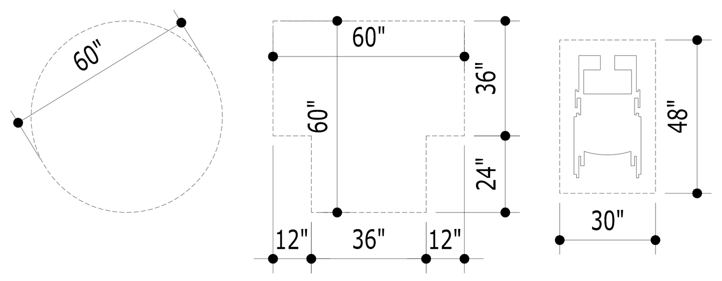
NB#420655954

SEAL & SIGNATURE:
REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK No. 028264

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: NTS
DWG NO.
A-003.00

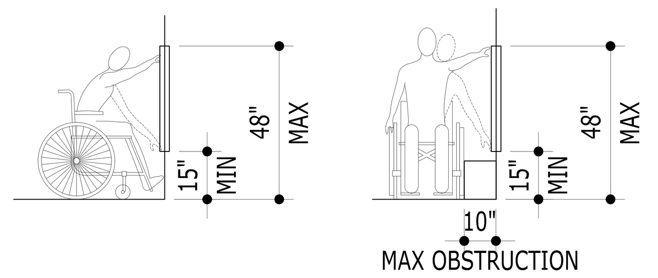
ACCESSIBLE REQUIREMENTS

NOTE: ALL REFERENCES TO FIGURE NUMBER REFER TO ANSI 117.1-2003; ALL DIMENSIONS SHOWN ARE MINIMUM PERMITTED UNLESS NOTED OTHERWISE.



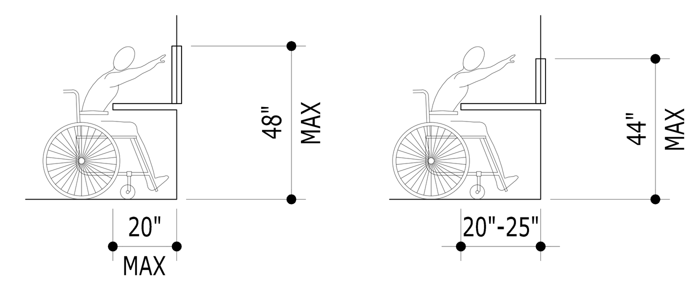
(A) FIGURE 304.3(a) CIRCULAR TURNING SPACE
(B) FIGURE 304.3 (b) T-SHAPED TURNING SPACE
(C) FIGURE 305.3 CLEAR FLOOR SPACE

1 TURNING & CLEAR FLOOR SPACE
NTS



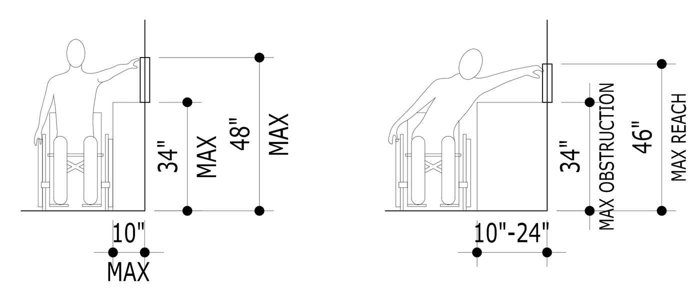
(A) FIGURE 308.2.1 FORWARD REACH
(B) FIGURE 308.3.1 SIDE REACH

2 UNOBSTRUCTED REACHES
NTS



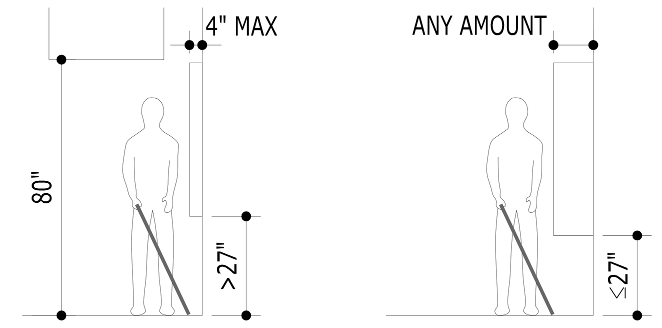
(A) FIGURE 308.2.2(a) FORWARD REACH
(B) FIGURE 308.2.2(b) FORWARD REACH

3 OBSTRUCTED HIGH FORWARD REACHES
NTS



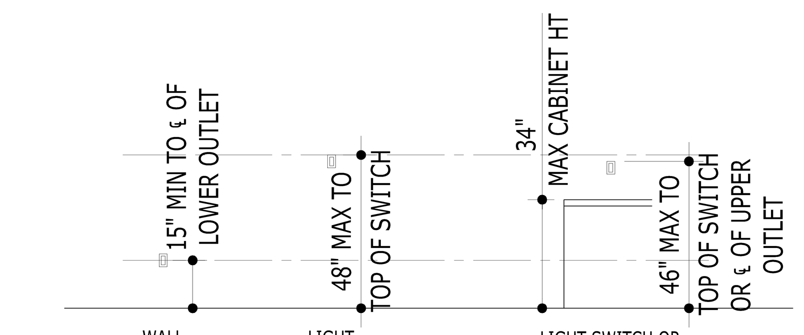
(A) FIGURE 308.3.2(a) SIDE REACH
(B) FIGURE 308.3.2(b) SIDE REACH

4 OBSTRUCTED HIGH SIDE REACHES
NTS



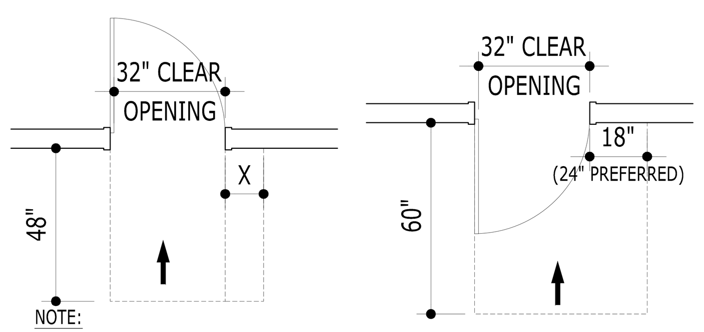
(A) FIGURE 307.2 LIMITS OF PROTRUDING OBJECTS
(B) PROTRUDING OBJECTS LESS THAN 27" ABOVE WALKING SURFACE

5 PROTRUSION LIMITS
NTS



WALL ELECTRICAL OUTLET
LIGHT SWITCH
LIGHT SWITCH OR OUTLET AT KITCHEN OR BATHROOM CABINETS

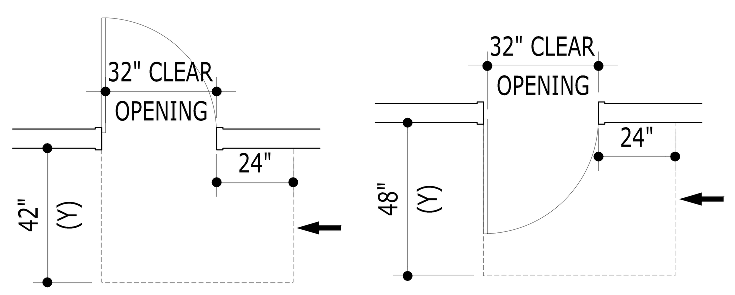
6 OUTLET AND SWITCH LOCATIONS
NTS



NOTE:
X=12" IF DOOR HAS BOTH A CLOSER & A LATCH.

(A) PUSH SIDE
(B) PULL SIDE

7 SWING DOOR - FRONTAL APPROACH
NTS

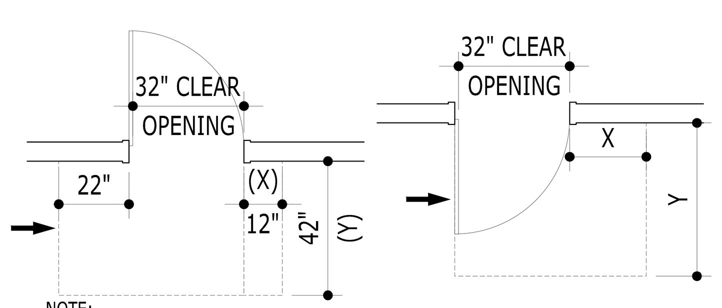


NOTE:
Y=48" IF DOOR HAS A CLOSER

NOTE:
Y=42" WITHIN A DWELLING UNIT (BC 1107.2.1 EX 1)
Y=54" IF DOOR HAS A CLOSER

(A) PUSH SIDE
(B) PULL SIDE

8 SWING DOOR - LATCH SIDE APPROACH
NTS

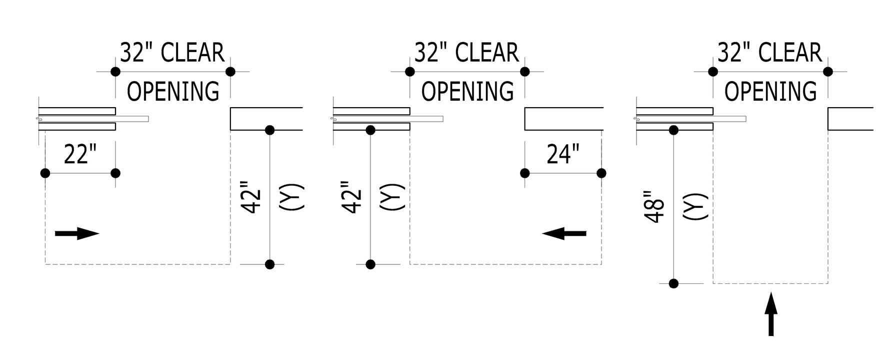


NOTE:
Y=48" AND X=12 IF DOOR HAS BOTH A CLOSER & A LATCH

NOTE:
X = 36" MIN IF Y = 60"
X = 42" MIN IF Y = 54"

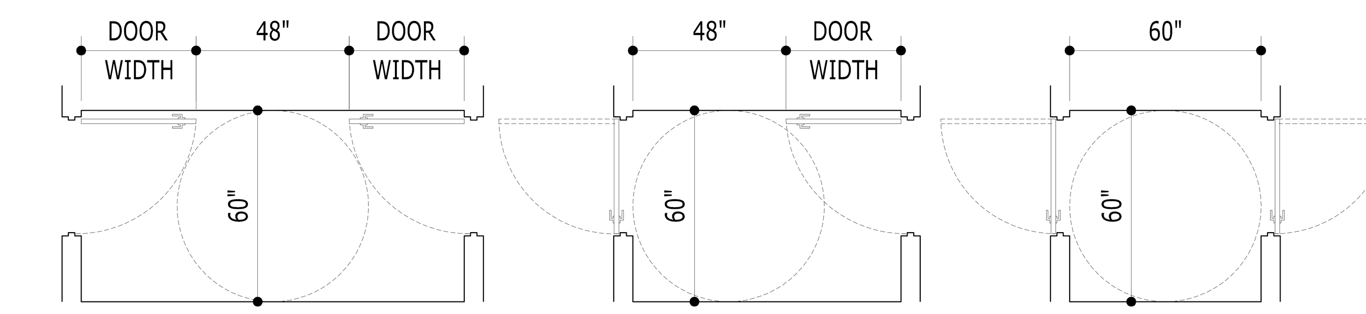
(A) PUSH SIDE
(B) PULL SIDE

9 SWING DOOR - HINGE SIDE APPROACH
NTS

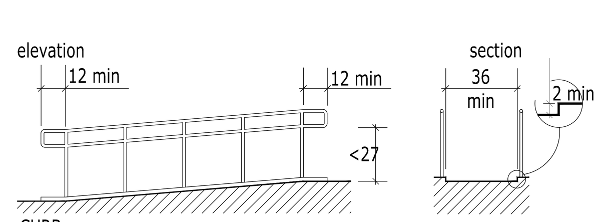


(A) POCKET OR HINGE APPROACH
(B) STOP OR LATCH APPROACH
(C) FRONT APPROACH

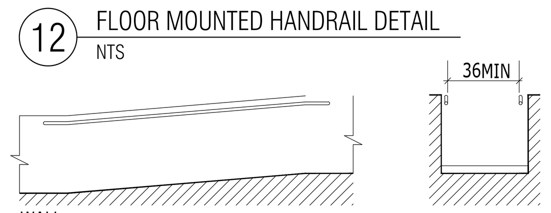
10 MANEUVERING AT SLIDING AND FOLDING DOORS
NTS



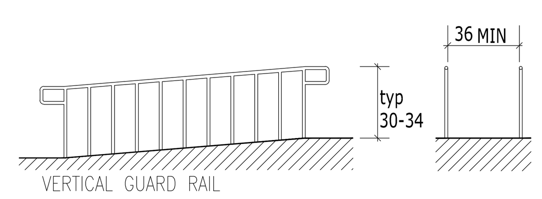
11 SWING DOORS IN SERIES
NTS



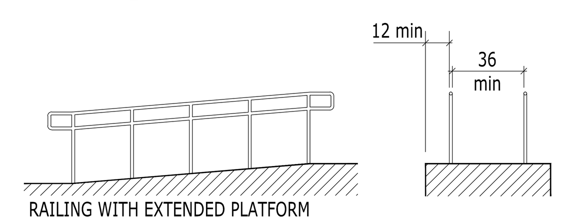
12 FLOOR MOUNTED HANDRAIL DETAIL
NTS



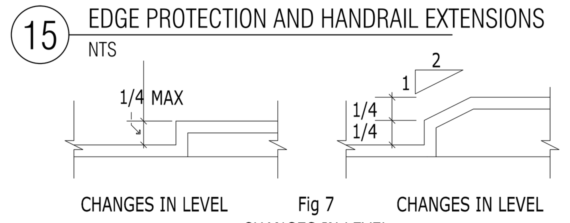
13 WALL HANDRAIL DETAIL
NTS



14 VERTICAL GUARD RAIL
NTS



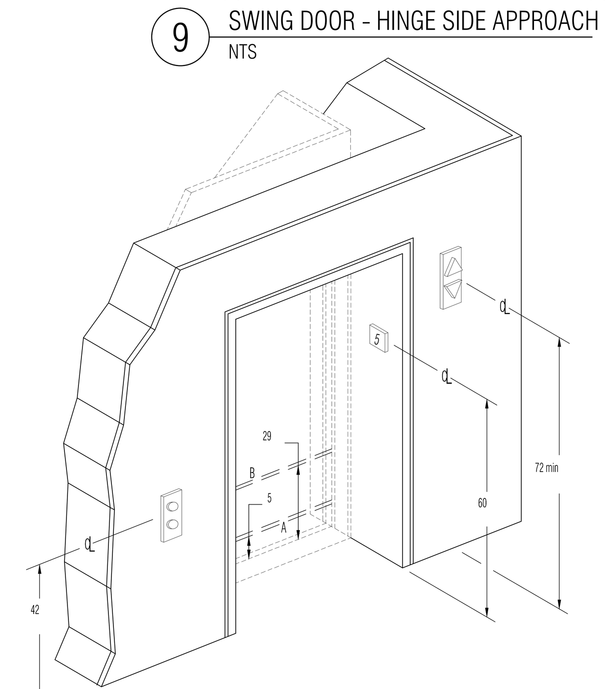
15 EDGE PROTECTION AND HANDRAIL EXTENSIONS
NTS



16 CHANGES IN LEVEL
NTS

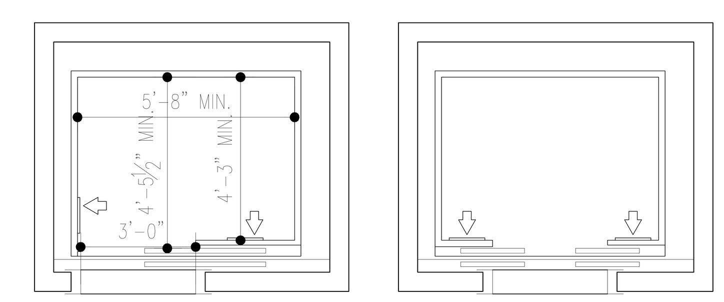
RAMPS
1. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12 THE MAXIMUM RISE OF ANY SLOPE SHALL BE 12"
2. THE CLEAR WIDTH (BETWEEN HANDRAILS) SHALL BE 36"
3. LANDINGS LOCATED AT THE BOTTOM AND TOP OF EACH RUN SHALL BE AT LEAST AS WIDE AS THE WIDEST PART OF THE RAMP AND THE LENGTH SHALL BE 60" CLEAR
4. DIRECTION CHANGES AT LANDINGS SHALL HAVE A MINIMUM SIZE OF 60"x 60"
5. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6

HANDRAILS
1. PROVIDE HANDRAILS ON BOTH SIDES OF RAMP SEGMENTS
2. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2"
3. THE GRIPPING SURFACE SHALL BE 1-1/4" OR 1-1/2" DIAMETER
4. THE TOP OF THE GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 30" AND 34" ABOVE THE RAMP SURFACE



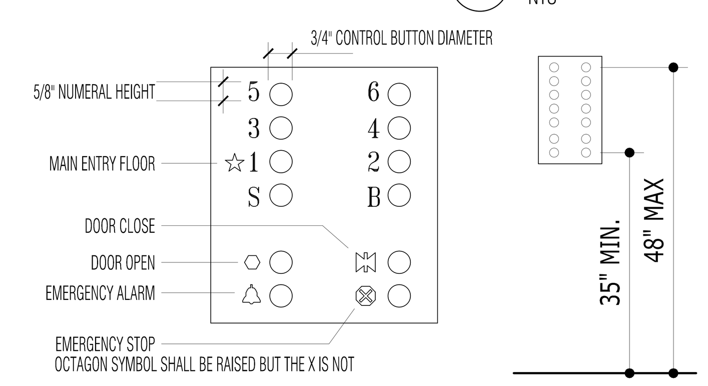
NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A & B REPRESENT THE VERTICAL LOCATIONS OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

17 ELEVATOR ENTRANCE
NTS



(A) SIDE OPENING DOOR
(B) CENTER OPENING DOOR

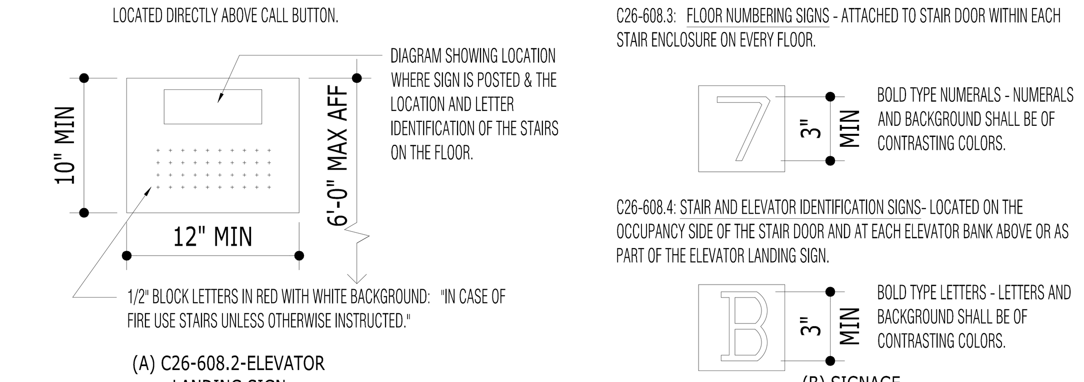
18 MIN ELEVATOR CAR DIMENSIONS & CONTROL LOCATIONS
NTS



(A) CAR CONTROL DETAIL
(B) CAR CONTROL PANEL LOCATION ELEVATION

19 CONTROL PANEL DETAILS
NTS

LOCATED DIRECTLY ABOVE CALL BUTTON.



C26-608.3: FLOOR NUMBERING SIGNS - ATTACHED TO STAIR DOOR WITHIN EACH STAIR ENCLOSURE ON EVERY FLOOR.

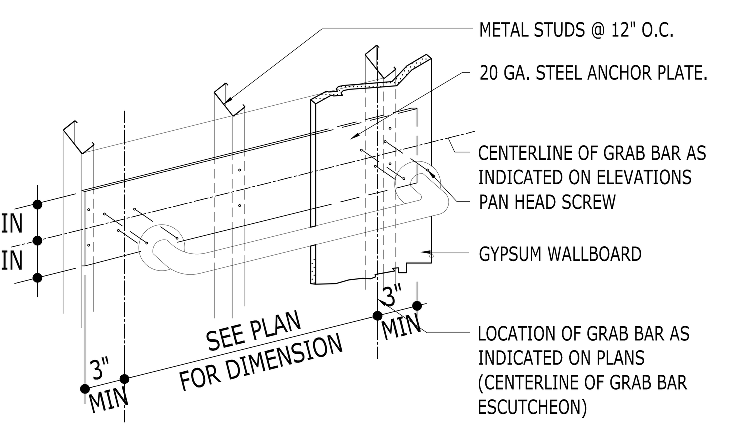
C26-608.4: STAIR AND ELEVATOR IDENTIFICATION SIGNS- LOCATED ON THE OCCUPANCY SIDE OF THE STAIR DOOR AND AT EACH ELEVATOR BANK ABOVE OR AS PART OF THE ELEVATOR LANDING SIGN.

(A) C26-608.2-ELEVATOR LANDING SIGN
(B) SIGNAGE

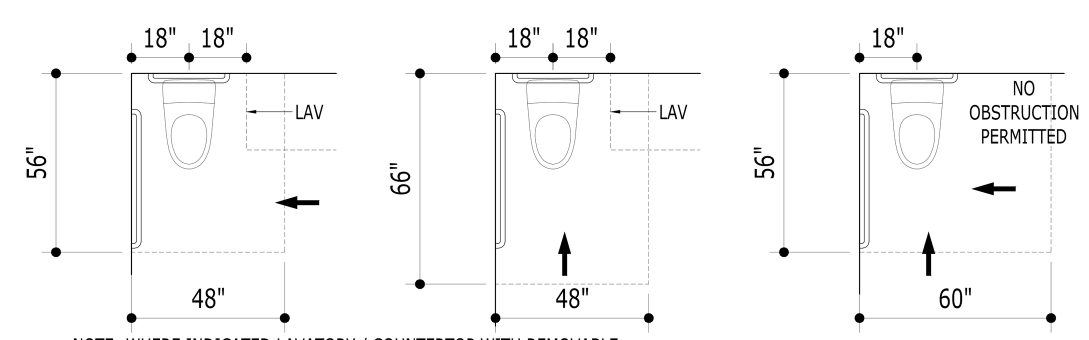
20 ELEVATOR AND STAIR SIGNAGE
NTS

NOTE:
GRAB BAR LOCATIONS AND WALL MOUNTED SEAT LOCATIONS INDICATED ARE FOR ALL BATHROOMS. CONTRACTOR IS TO PROVIDE REINFORCEMENT AS REQUIRED TO SECURE GRAB BARS / SEATS AT LOCATIONS INDICATED. REINFORCEMENT SHALL SPAN FROM STUD TO STUD. IF LOCATION OF GRAB BAR / SEAT REINFORCEMENT FALLS BETWEEN TWO STUDS THE CONTRACTOR SHALL FURNISH REINFORCEMENT PLATES OF SUFFICIENT LENGTH TO CONTINUE TO NEXT STUD AND SECURELY ATTACH TO SUCH.

GRAB BARS AND SEATS WILL NOT BE PROVIDED UNLESS SPECIFICALLY NOTED OTHERWISE.



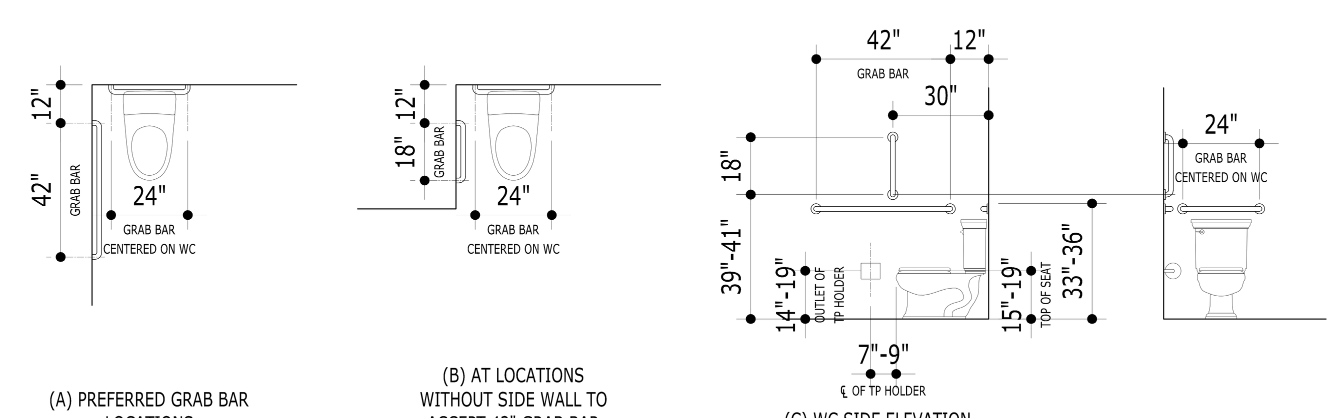
21 GRAB BAR ACHORING PLATE DETAILS
NTS



NOTE: WHERE INDICATED LAVATORY / COUNTERTOP WITH REMOVABLE CABINETRY BELOW IS PERMITTED TO OVERLAP WC CLEAR FLOOR SPACE

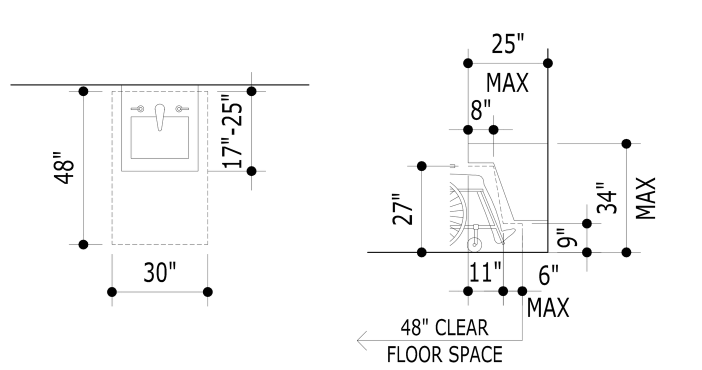
(A) PARALLEL APPROACH
(B) FORWARD APPROACH
(C) PARALLEL AND FORWARD APPROACH

22 WC CLEARANCES (BC APPENDIX P)
NTS



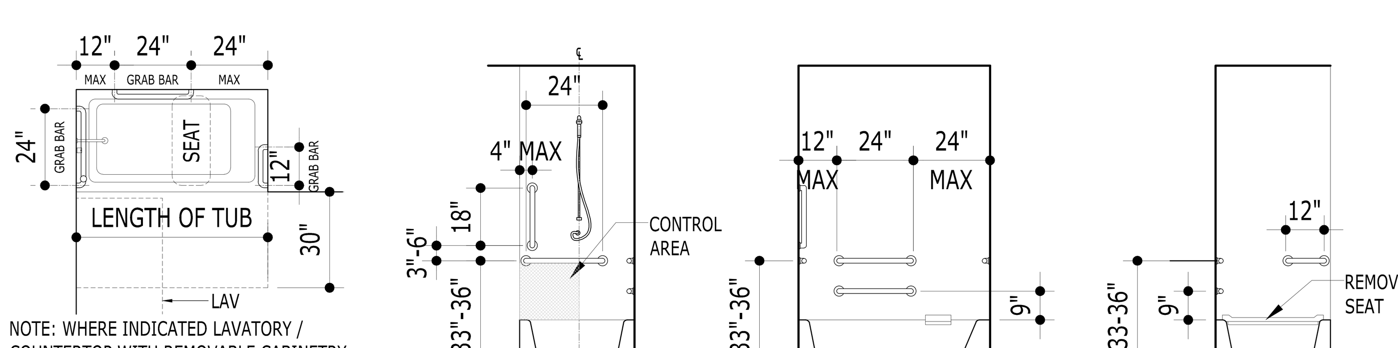
(A) PREFERRED GRAB BAR LOCATIONS
(B) AT LOCATIONS WITHOUT SIDE WALL TO ACCEPT 42" GRAB BAR
(C) WC SIDE ELEVATION

23 WC GRAB BAR LOCATIONS (BC APPENDIX P)
NTS



(A) PLAN AT LAVATORY
(B) ELEVATION OF KNEE AND TOE SPACE REQUIRED

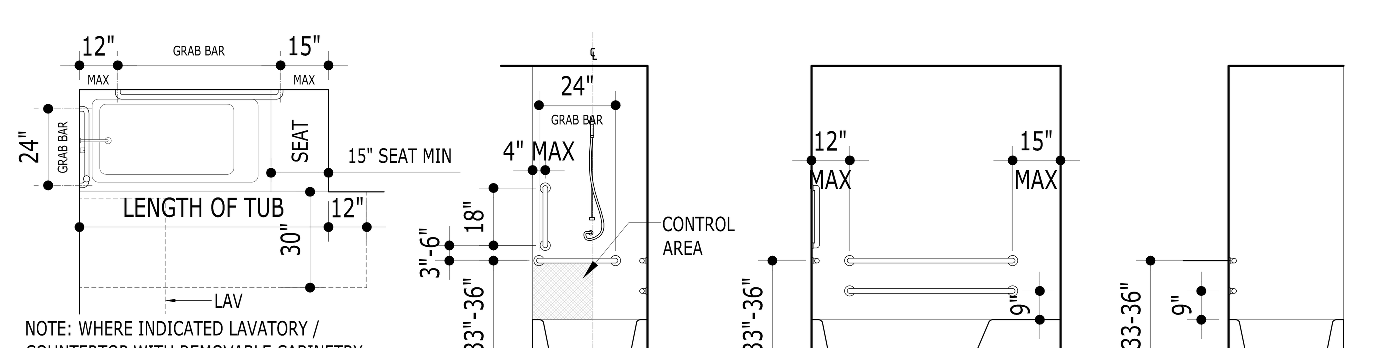
24 LAVATORY CLEARANCES (BC APPENDIX P)
NTS



NOTE: WHERE INDICATED LAVATORY / COUNTERTOP WITH REMOVABLE CABINETRY BELOW IS PERMITTED TO OVERLAP CLEAR FLOOR SPACE

(A) PLAN AT BATH
(B) BATH CONTROL WALL ELEVATION (FOOT)
(C) BATH BACK WALL ELEVATION
(D) BATH HEAD WALL ELEVATION

25 BATHTUB CLEARANCES REMOVABLE SEAT (BC APPENDIX P)
NTS

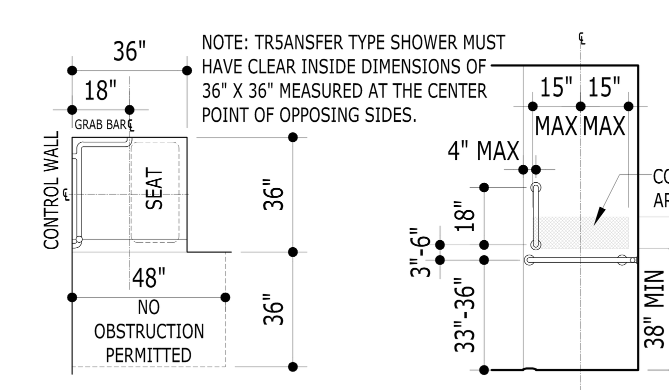


NOTE: WHERE INDICATED LAVATORY / COUNTERTOP WITH REMOVABLE CABINETRY BELOW IS PERMITTED TO OVERLAP CLEAR FLOOR SPACE

(A) PLAN AT BATH
(B) BATH CONTROL WALL ELEVATION (FOOT)
(C) BATH BACK WALL ELEVATION
(D) BATH HEAD WALL ELEVATION

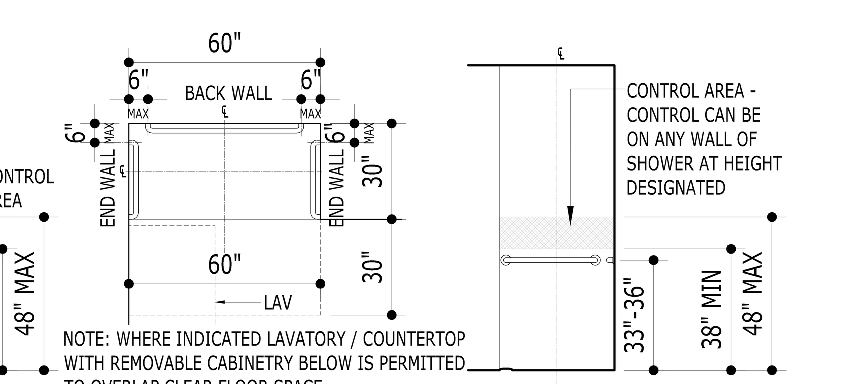
26 BATHTUB CLEARANCES PERMANENT SEAT (BC APPENDIX P)
NTS

NOTE: TR5ANSFER TYPE SHOWER MUST HAVE CLEAR INSIDE DIMENSIONS OF 36" X 36" MEASURED AT THE CENTER POINT OF OPPOSING SIDES.



(A) PLAN AT SHOWER
(B) SHOWER CONTROL WALL ELEVATION

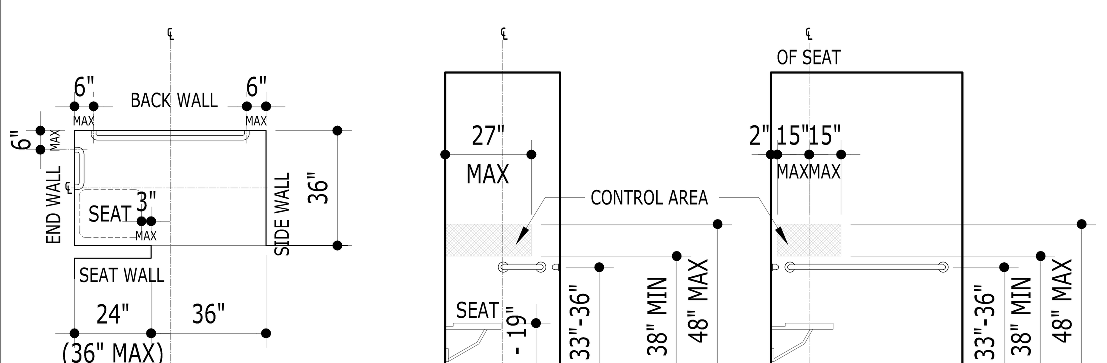
27 TRANSFER TYPE SHOWER (BC APPENDIX P)
NTS



NOTE: WHERE INDICATED LAVATORY / COUNTERTOP WITH REMOVABLE CABINETRY BELOW IS PERMITTED TO OVERLAP CLEAR FLOOR SPACE

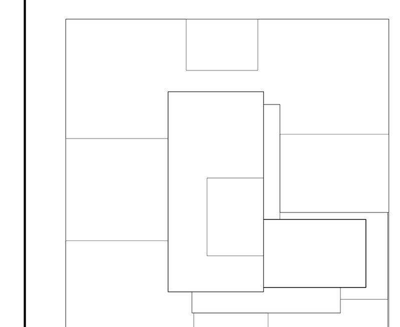
(A) PLAN AT SHOWER
(B) SHOWER WALL ELEVATION

28 ROLL-IN TYPE SHOWER (BC APPENDIX P)
NTS



(A) PLAN AT SHOWER
(B) SHOWER END WALL ELEVATION
(C) SHOWER BACK WALL ELEVATION

29 ALTERNATE ROLL-IN TYPE SHOWER (BC APPENDIX P)
NTS



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
ADAPTABILITY NOTES

NB#420655954

SEAL & SIGNATURE: REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	AS NOTED
DWG NO.	A-004.00
	011 OF 97

DEPT OF BLDGS 420655954 Job Number
ES396924729 Scan Code

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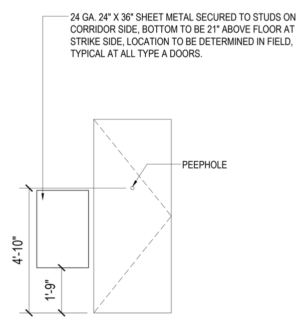
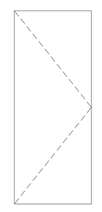
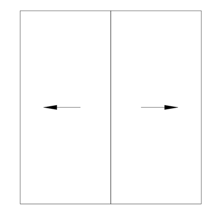
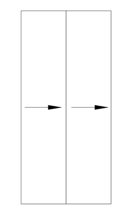
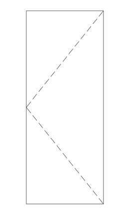
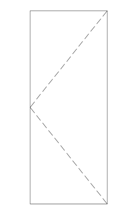
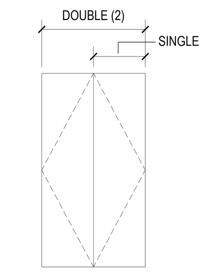
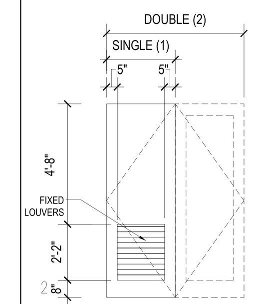
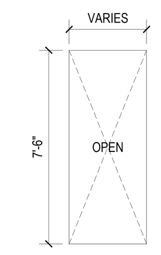
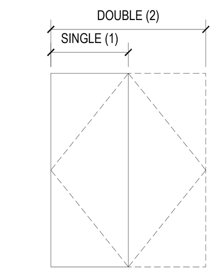
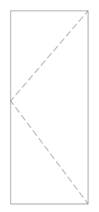
TYPE:	 (A)	 (B) (B1) (B2) (B3)	 (C)	 (C1)	 (D)	 (E)	 (F) (F1) (F2) (F3) (F4) (F5) (F6) (F7)	 (G) (G1)	 (H)	 (J) (J1) (J2) (J3)	 (K)
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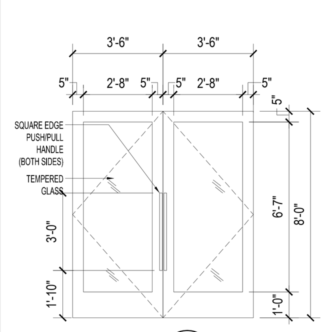
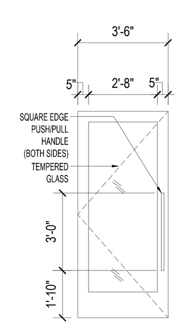
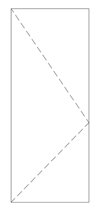
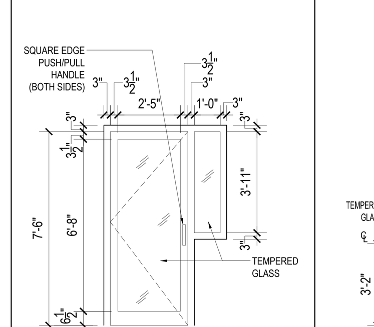
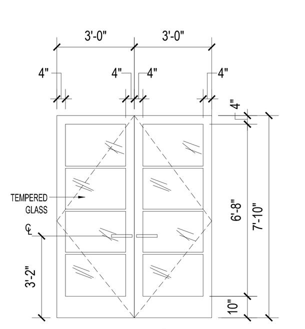
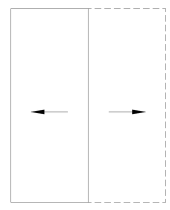
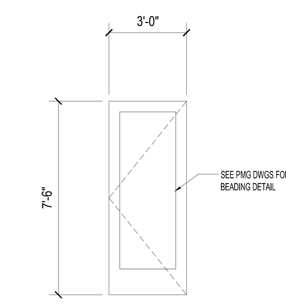
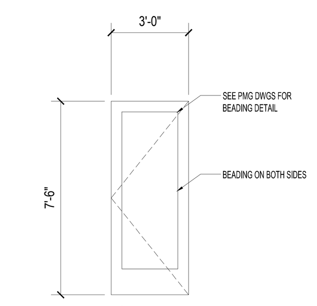
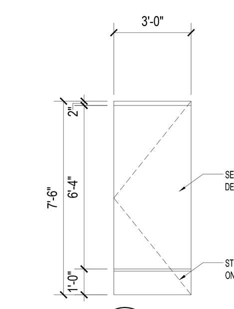
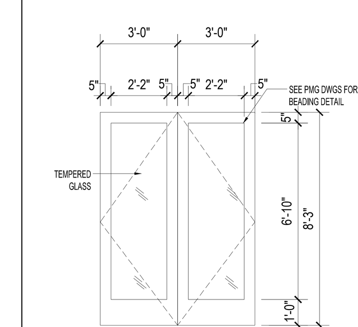
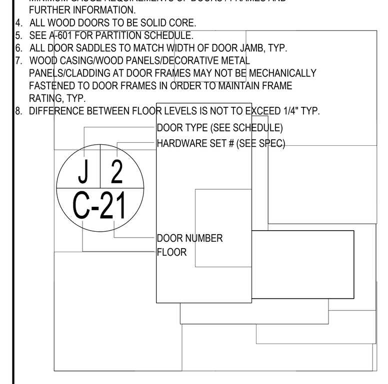
MATERIAL:	SOLID CORE WOOD	HOLLOW METAL	STAINLESS STEEL	STAINLESS STEEL	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	-	HOLLOW METAL	HOLLOW METAL
SADDLE:	STONE	SEE REMARKS	EXTRUDED ALUMINUM	EXTRUDED ALUMINUM	STONE	NONE, U.O.N.	NONE, U.O.N.	STONE	NONE, U.O.N.	SEE REMARKS	SEE REMARKS
BUCK:	METAL	METAL	STAINLESS STEEL	STAINLESS STEEL	METAL	METAL	METAL	METAL	-	METAL	METAL
LOCATION:	(A) PUBLIC CORRIDOR TO APARTMENT	EGRESS STAIRS EGRESS CORRIDOR	RESIDENTIAL PASSENGER ELEVATOR P.E. #1,2,3,5,6,7,8,9,10	RESIDENTIAL PASSENGER ELEVATOR S.E. #4,11	BATHROOMS AND POWDER ROOMS	BEDROOMS	CLOSETS	WASHER/DRYER CLOSET	SEE PLAN	COMPACTOR ROOM MECHANICAL ROOMS SUPER'S OFFICE / WORKSHOP STAFF LOCKER ROOM TOILET ROOMS TENANT STORAGE REFUSE CLOSETS BOILER ROOM ELEVATOR MACHINE ROOM	SERVICE ENTRANCE
HARDWARE SET:	(A) HARDWARE SET # 1	*SEE PLANS AND SPECIFICATIONS*	*BY ELEVATOR CONTRACTOR*	*BY ELEVATOR CONTRACTOR*	HARDWARE SET # 2	HARDWARE SET # 2	HARDWARE SET # 3 TYPE F/F1/F2/F3 HARDWARE SET # 4 TYPE F4/F5/F6/F7	HARDWARE SET # 3 TYPE G HARDWARE SET # 4 TYPE G1	*N/A*	*SEE PLANS AND SPECIFICATIONS*	*SEE PLANS AND SPECIFICATIONS*
REMARKS:	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST 35 STC RATING WELDED BUCK WIRED PUSH BUTTON CHIME	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK NO LOCKING DEVICES EITHER SIDE U.O.N. (B)(B1) STONE SADDLE (B2)(B3) ALUMINUM SADDLE (B1)(B3) LOCKING DEVICE AT ONE SIDE	FLUSH PANEL F.P. 1 1/2 HR. TEST SINGLE SPEED SIDE DOOR NOTE: SEE ELEVATOR DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.	FLUSH PANEL F.P. 1 1/2 HR. TEST SINGLE SPEED SIDE DOOR NOTE: SEE ELEVATOR DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.	FLUSH PANEL KNOCK DOWN FRAME UNDERCUT DOOR 1/2" ABOVE TOP OF STONE SADDLE PROVIDE MORTISED HINGE AND LATCH BLANKS TO ALLOW FOR FUTURE REVERSAL OF DOOR SWING AS INDICATED ON PLANS	FLUSH PANEL KNOCK DOWN FRAME UNDERCUT DOOR 1/2" ABOVE FINISHED FLOOR PROVIDE MORTISED HINGE AND LATCH BLANKS TO ALLOW FOR FUTURE REVERSAL OF DOOR SWING AS INDICATED ON PLANS	FLUSH PANEL UNDERCUT DOOR 1/2" ABOVE FINISHED FLOOR	FLUSH PANEL FULL LOUVERED DOOR KNOCK-DOWN FRAME UNDERCUT DOOR 1/2" ABOVE STONE SADDLE	-	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK ALUM. SADDLE WHERE FACING SERVICE CORRIDOR, TYP., U.O.N. STONE SADDLE WHERE FACING PUBLIC CORRIDOR/ELEVATOR ALCOVE, TYP., U.O.N. PROVIDE SELF-CLOSING DEVICE FOR ANY DOORS OPENING INTO PUBLIC CORRIDOR. PROVIDE 1 1/2 HR RATED ASTRAGAL WHERE DOUBLE DOORS ARE INDICATED. ELEVATOR MACHINE ROOM DOORS TO BE: SELF-CLOSING AND SELF-LOCKING PROVIDE WITH A SPRING-TYPE LOCK ARRANGED TO PERMIT THE DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY. (J1) DOORS AT COMPACTOR ROOMS TO BE 3 HOUR RATED, 16 GAUGE STEEL, SELF CLOSING, WITH KICK PLATES.	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK

TYPE:	 (L1)	 (L2)	 (M)	 (N1)	 (N2)	 (P) (P1) (P2)	 (S) (S1)	 (T)	 (U)	 (V)
SIZE:	(L1) (2) 3'-6"x 8'-0"x 1 3/4"	(L2) (2) 3'-6"x 8'-3"x 1 3/4"	(M) (1) 3'-0"x 7'-6"x 1 3/4"	(N1) (1) 3'-0"x 7'-6"x 3/4"	(N2) (2) 3'-0"x 7'-10"x 1 3/4"	(P) (1) 3'-0"x 7'-6"x 1 3/4" (P1) (2) 3'-4"x 7'-6"x 1 3/4" (P2) (1) 4'-0"x 7'-6"x 1 3/4"	(S) (1) 3'-0"x 7'-6"x 1 3/4" (S1) (1) 3'-0"x 7'-6"x 1 3/4"	(T) (1) 3'-0"x 7'-6"x 1 3/4"	(U) (1) 3'-0"x 7'-6"x 1 3/4"	(V) (2) 3'-0"x 8'-3"x 1 3/4"
MATERIAL:	ALUMINUM AND TEMPERED GLASS	ALUMINUM AND TEMPERED GLASS	HOLLOW METAL	HOLLOW METAL AND TEMPERED GLASS	HOLLOW METAL AND TEMPERED GLASS	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	WOOD AND TEMPERED GLASS
SADDLE:	STAINLESS STEEL	STAINLESS STEEL	GALVANIZED STEEL	STONE	STAINLESS STEEL	STONE	STONE	STONE	STONE	STONE
BUCK:	ALUMINUM	ALUMINUM	METAL	METAL	ALUMINUM	NONE	METAL	METAL	METAL	BUCK
LOCATION:	LOBBY ENTRANCE	LOBBY VESTIBULE	DOOR AT TOP OF EGRESS STAIRS	LAUNDRY ROOM BICYCLE STORAGE	FITNESS CENTER	BATHROOMS AND FOYERS	CELLAR LEVEL AMNENITES	CELLAR LEVEL AMNENITES	LOBBY MAILROOM	LIBRARY
HARDWARE SET:	*SEE PLANS AND SPECIFICATIONS* SEE ARCHITECTURAL, INTERIOR, AND MEP SPECIFICATIONS AND DRAWINGS FOR FURTHER INFORMATION, INCLUDING HARDWARE SPECIFICATIONS AND LOCATIONS, TYP. ALL DOORS SEE MEP DRAWINGS AND SPECIFICATIONS FOR FURTHER SECURITY DEVICE INFORMATION AND LOCATIONS, TYP. ALL DOORS	*SEE PLANS AND SPECIFICATIONS*	*SEE PLANS AND SPECIFICATIONS*	*SEE PLANS AND SPECIFICATIONS*	*SEE PLANS AND SPECIFICATIONS*	HARDWARE SET # 5 TYPE P (AT BATHRMS & BEDRMS) HARDWARE SET # 5A TYPE P (AT FOYERS)	SEE PLANS & SPECIFICATIONS	SEE PLANS & SPECIFICATIONS	SEE PLANS & SPECIFICATIONS	*SEE PLANS AND SPECIFICATIONS*
REMARKS:	FLUSH PANEL SELF CLOSING DOOR TO BE TEMPERED TRANSPARENT GLASS PROVIDE HOLD OPEN LIMIT STOPS SET AT 95°	FLUSH PANEL SELF CLOSING DOOR TO BE TEMPERED TRANSPARENT GLASS PROVIDE HOLD OPEN LIMIT STOPS SET AT 95°	FLUSH PANEL F.P.S.C. 1 1/2 HR. TEST WELDED BUCK PANIC HARDWARE INSIDE	FLUSH PANEL SELF CLOSING DOOR AND SIDELITE TO BE TEMPERED TRANSPARENT GLASS	FLUSH PANEL SELF CLOSING DOOR TO BE TEMPERED TRANSPARENT GLASS PROVIDE HOLD OPEN LIMIT STOPS SET AT 95°	FLUSH PANEL SLIDING DOOR SET SLIDING DOOR BUMPER STOP SO THAT DOOR SITS FLUSH WITH PARTITION WHEN 'FULLY OPEN' ALL SLIDING DOOR DIMENSIONS ARE PROVIDED TO FINISHED OPENING, DOORS SHALL BE +2" IN WIDTH TO MAINTAIN CONTACT WITH FLOOR GUIDE WHEN FULLY CLOSED	BEADED PANEL F.P.S.C. 1 1/2 HR. TEST U.O.N. WELDED BUCK (S1) NOT RATED	BEADED PANEL WELDED BUCK	FLUSH PANEL WELDED BUCK	FLUSH PANEL SELF CLOSING DOOR TO BE TEMPERED TRANSPARENT GLASS PROVIDE HOLD OPEN LIMIT STOPS SET AT 95°

NOTES:
1. SEE PLANS FOR DOOR LOCATIONS.
2. ALL DOOR HARDWARE IN BATHROOMS / POWDER ROOMS TO MATCH FINISH OF BATHROOM FIXTURES.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR HARDWARE SCHEDULE, MINIMUM GAUGE REQUIREMENTS OF DOORS / FRAMES AND FURTHER INFORMATION.
4. ALL WOOD DOORS TO BE SOLID CORE.
5. SEE A-601 FOR PARTITION SCHEDULE.
6. ALL DOOR SADDLES TO MATCH WIDTH OF DOOR JAMB, TYP.
7. WOOD CASING/WOOD PANELS/DECORATIVE METAL PANELS/CLADDING AT DOOR FRAMES MAY NOT BE MECHANICALLY FASTENED TO DOOR FRAMES IN ORDER TO MAINTAIN FRAME RATING, TYP.
8. DIFFERENCE BETWEEN FLOOR LEVELS IS NOT TO EXCEED 1/4" TYP.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
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East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

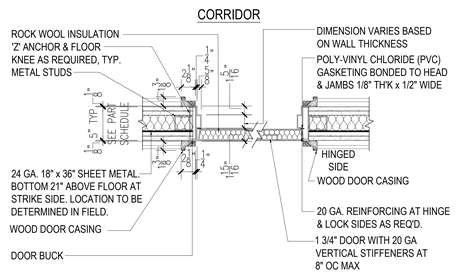
DWG TITLE
DOOR SCHEDULE

NB#420655954

SEAL & SIGNATURE: REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

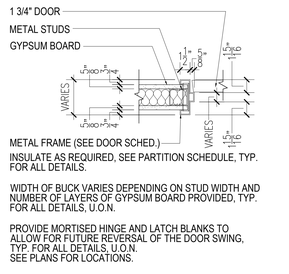
DATE: 10/12/2016
PROJECT #: 15A12
SCALE: NTS
DWG NO. A-005.00

JAMB DETAILS

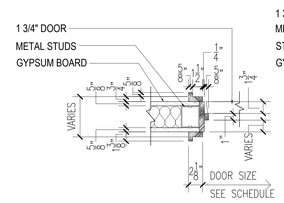


1 HORIZONTAL SECTION THRU APARTMENT ENTRANCE DOORS

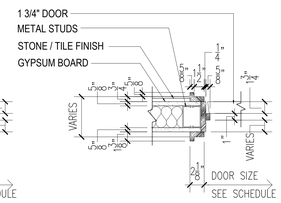
BUCK PROFILE TYPICAL AT ALL DOORS IN PUBLIC CORRIDORS AT APARTMENT LEVELS



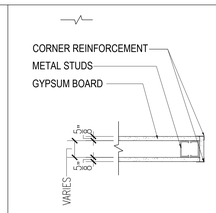
2 METAL BUCK @ GYPSUM PARTITIONS



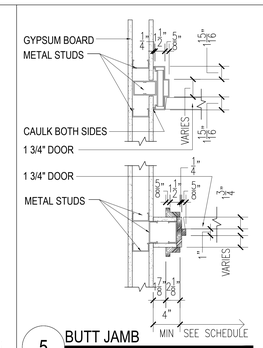
3 WOOD FRAME @ GYPSUM PARTITIONS



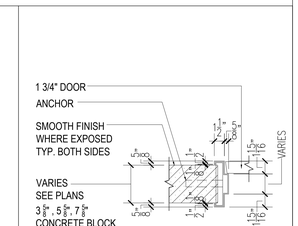
3A AT BATHROOMS POWDER ROOMS



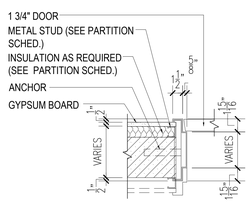
4 PARTITION TERMINAL



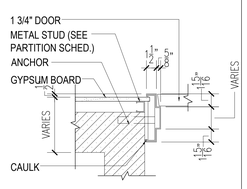
5 BUTT JAMB



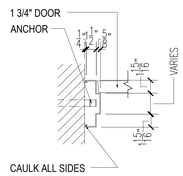
6 METAL BUCK @ MASONRY WALL



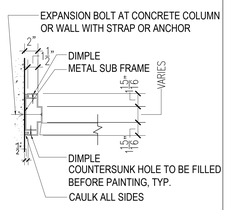
7 METAL BUCK @ MASONRY WALL



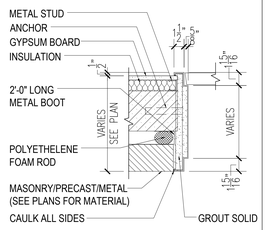
8 METAL BUCK @ MASONRY WALL



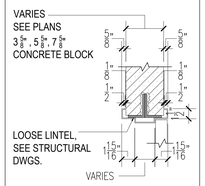
9 BUTT METAL JAMB @ MASONRY WALL



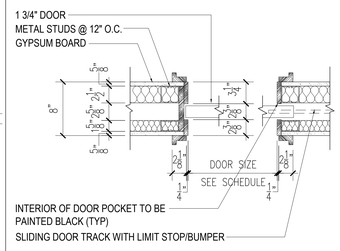
10 BUTT METAL JAMB @ CONCRETE WALL



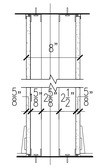
11 JAMB AT EXTERIOR WALL



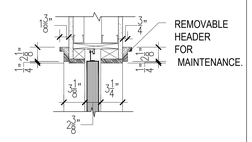
12 HEAD DETAIL @ MASONRY WALL



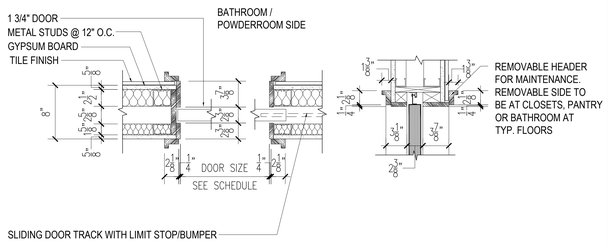
13A POCKET DOOR JAMB



13B SECTION @ POCKET DOOR



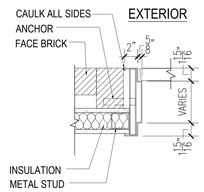
13C HEAD DETAIL @ POCKET DOOR



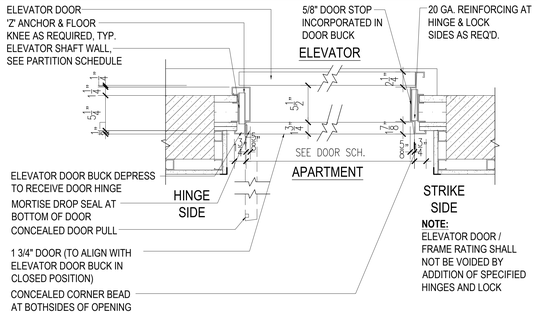
14A POCKET DOOR JAMB @ BATHROOMS

(AT LOCATIONS WHERE TILE IS PROVIDED ON PARTITION ADJACENT TO A DOOR)

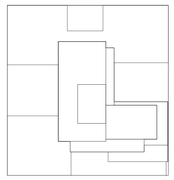
14B HEAD DETAIL @ POCKET DOOR



15 JAMB AT EXTERIOR WALL



16 HINGED ZERO CLEARANCE DOOR AT 9TH, 11TH & 12TH FL. PH ELEVATOR



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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TEL. (718) 321.8652

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VAN DEUSEN & ASSOCIATES
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East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

DOOR DETAILS

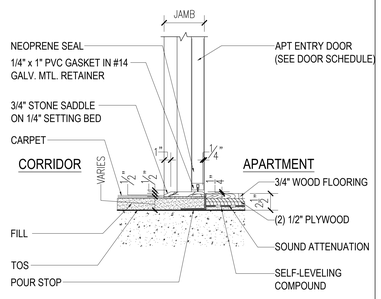
NB#420655954

SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL III, STATE OF NEW YORK

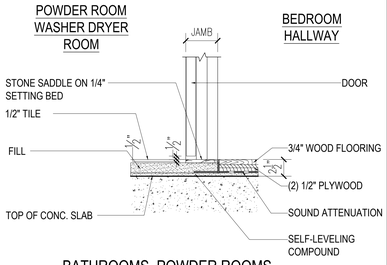
DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1-1/2" = 1'-0"
DWG NO.	A-006.00

013 OF 97

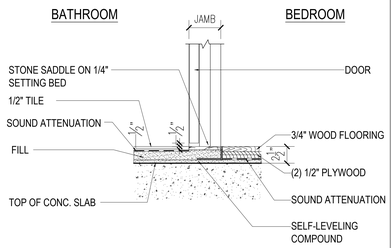
SADDLE / THRESHOLD DETAILS



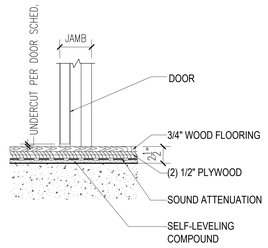
1 APARTMENT ENTRANCE



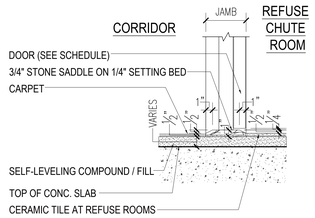
2 BATHROOMS, POWDER ROOMS AND WASHER/DRYER CLOSETS



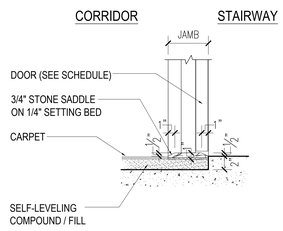
3 BATHROOMS



4 AT DOORS WITH NO SADDLE
(SEE FINISH SCHEDULE FOR FLOOR FINISHES - TYP.)

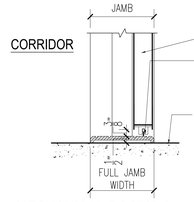


5 CORRIDOR & REFUSE CHUTE ROOM
APARTMENT LEVELS

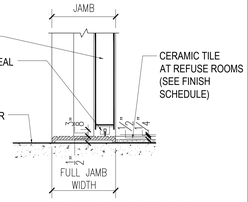


6 STAIRWAY / CORRIDOR
APARTMENT FLOORS

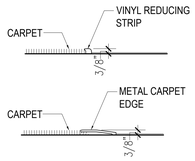
PROVIDE NEOPRENE SEAL AT MECH. ROOM DOOR JAMB, HEAD & HINGE (ZERO #770/PEMKO #350 OR EQ.)



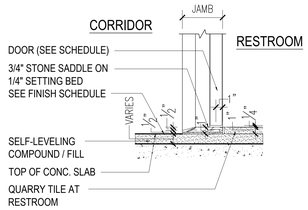
7 MECHANICAL ROOMS & STAFF ROOMS, U.O.N.
BACK OF HOUSE AREAS



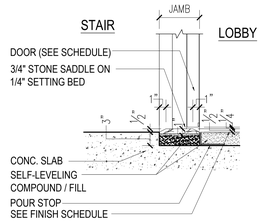
7A MECHANICAL ROOMS & STAFF ROOMS, U.O.N.
BACK OF HOUSE AREAS



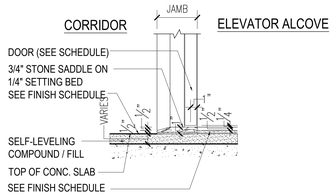
8 REDUCING STRIP



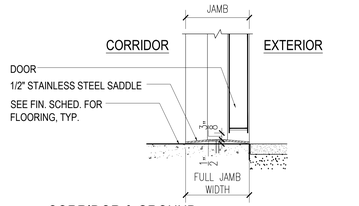
9 CORRIDOR @ GROUND FLOOR RESTROOM



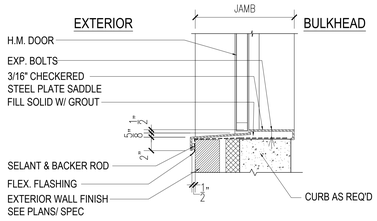
10 STAIR TO LOBBY



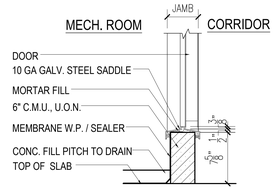
11 CORRIDOR & GROUND FLOOR LOBBY



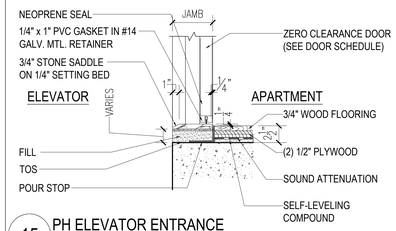
12 CORRIDOR & GROUND FLOOR EXTERIOR



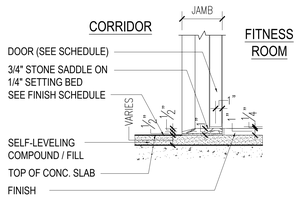
13 STEEL SADDLE AT ROOF BULKHEAD DOORS



14 MECHANICAL ROOMS W/ CURBS
SEE PLANS FOR LOCATIONS

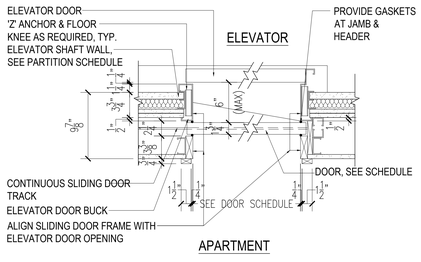


15 PH ELEVATOR ENTRANCE

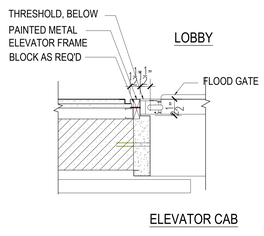


16 CORRIDOR & FITNESS ROOM @ CELLAR

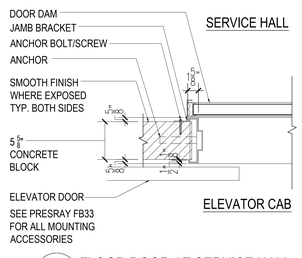
GRD. FLR. ELEVATOR FLOOD DOORS



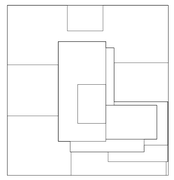
2 SLIDING ZERO CLEARANCE DOORS
PLAN VIEW



1 FLOOD DOOR
PLAN



2 FLOOD DOOR AT SERVICE HALL
PLAN



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
DOOR DETAILS

NB#420655954

REGISTERED ARCHITECT
SEAL
SIGNATURE

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1-1/2" = 1'-0"
DWG NO.	A-007.00
	014 OF 97

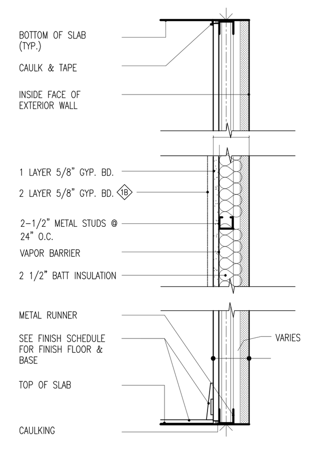
DEPT OF BLDGS 420655954 Job Number

ES470662295 Scan Code

PARTITION TYPES SCALE: N.T.S.

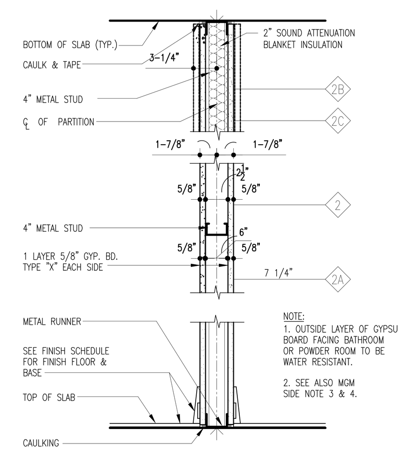
HEAD / PLAN / BASE

1 — FURRING AT EXTERIOR WALL



1 — 5/8" FOIL BACKED GYP. BOARD 2 1/2" MTL. STUD FRAME W/ 2 1/2" UNFACED SEMI RIGID INSULATION R-15 & 1" CONTINUOUS MINERAL WOOL INSULATION BETWEEN STUDS & CONC./CMU

2 — 1 HR 39 STC – UL U419 (WALL TYPE 2)
INTERIOR PARTITION



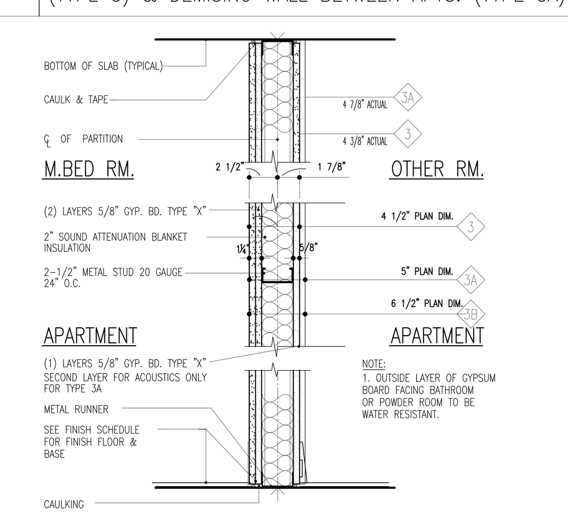
2 — PARTITONS WITHIN APARTMENTS TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. ON EACH SIDE OF 2 1/2" MTL STUDS @ 24" O.C. (12" O.C. @ KITCHEN CABINET LOCATIONS) BRACE ABOVE CEILING AS REQUIRED

2a — PARTITIONS AT KITCHENS & WASHER/DRYER TO ACCOMODATE PLUMBING TO BE AS FOLLOWS: 5/8" GYP. BD. ON EACH SIDE OF 4" AND 1 5/8" MTL STUDS @ 24" O.C. (12" O.C. @ KITCHEN CABINET LOCATIONS)

2b — PARTITIONS AT APT. PANELS & NID BOXES TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. ON ONE SIDE W/ ONE LAYER GYPSUM BOARD ON OTHER SIDE OF 4" METAL STUDS @ 24" O.C.

2d — PARTITIONS WITHIN LOBBY TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. ON EACH SIDE OF 6" MTL STUDS @ 16" O.C.

3 — 1 HR 51 STC – UL U419 (WALL TYPE 3) / 1 HR 54 STC – UL U419 (WALL TYPE 3A)
PARTITIONS BETWEEN MASTER BEDROOMS & OTHER RMS. (TYPE 3) & DEMISING WALL BETWEEN APTS. (TYPE 3A)

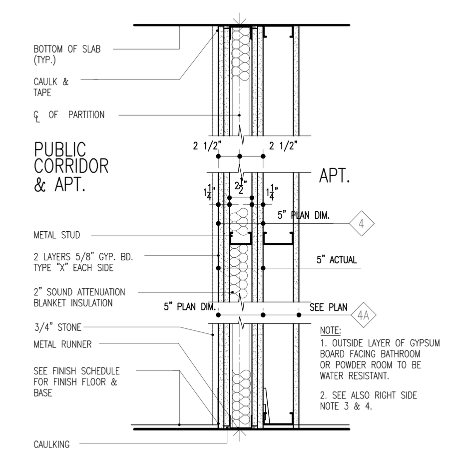


3 — PARTITIONS BETWEEN MASTER BEDROOM & OTHER ROOMS TO BE AS FOLLOWS: (1) LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 20 GAUGE 2-1/2" METAL STUDS @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS (MINIMUM STC 54) BRACE ABOVE CEILING AS REQUIRED WITH AN ADDITIONAL LAYER OF 5/8" GYPSUM BOARD TYPE "X" TO BE PROVIDED FOR ACOUSTICS ON ONE SIDE.

3A — PARTITIONS BETWEEN MASTER BEDROOM & OTHER ROOMS TO BE AS FOLLOWS: (1) LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 20 GAUGE 2-1/2" METAL STUDS @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS (MINIMUM STC 54) BRACE ABOVE CEILING AS REQUIRED WITH AN ADDITIONAL LAYER OF 5/8" GYPSUM BOARD TYPE "X" TO BE PROVIDED FOR ACOUSTICS ON BOTH SIDES.

3B — PARTITIONS BETWEEN MASTER BEDROOM & OTHER ROOMS TO BE AS FOLLOWS: (1) LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 20 GAUGE 4" METAL STUDS @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS (MINIMUM STC 54) BRACE ABOVE CEILING AS REQUIRED WITH AN ADDITIONAL LAYER OF 5/8" GYPSUM BOARD TYPE "X" TO BE PROVIDED FOR ACOUSTICS ON BOTH SIDES.

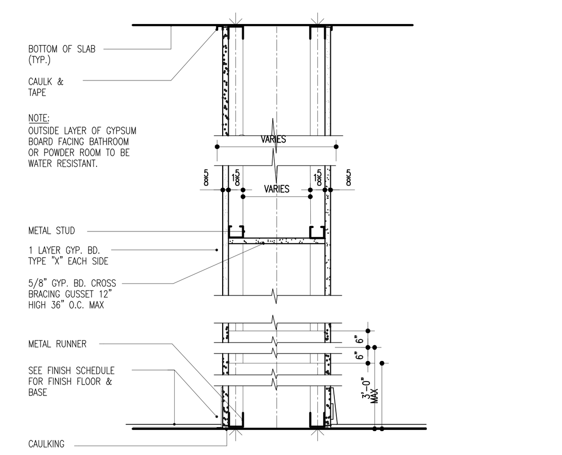
4 — 2 HR 55 STC – UL U419 (WALL TYPE 4)
PARTITION BETWEEN PUBLIC CORRIDOR, STAIRS & APARTMENTS OR BETWEEN APARTMENTS



4 — PARTITIONS BETWEEN APARTMENTS & BETWEEN PUBLIC HALL & APARTMENTS TO BE AS FOLLOWS: 2 LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 2 1/2" METAL STUDS @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS.

4A — PARTITIONS BETWEEN APARTMENTS & BETWEEN PUBLIC HALL & APARTMENTS TO BE AS FOLLOWS: 2 LAYER OF 5/8" GYP. BD. TYPE "X" ON EACH SIDE OF 4" METAL STUDS 20 GA. @ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS.

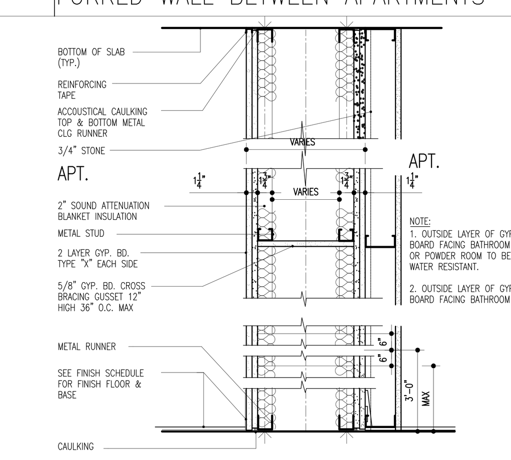
5 — 1 HR. 50 STC – UL U420 (WALL TYPE 5)
PIPE CHASE WITHIN APARTMENT
FURRED WALL WITHIN APARTMENT



5 — PIPE CHASE WITHIN APARTMENT TO BE AS FOLLOWS: 1 LAYER OF 5/8" WATER RESISTANT GYPSUM BOARD ON 1 5/8" METAL STUDS @ 24" O.C. 1 LAYER OF 5/8" WATER RESISTANT GYPSUM BOARD ON 1 5/8" METAL STUDS @ 24" O.C. OPPOSITE SIDE

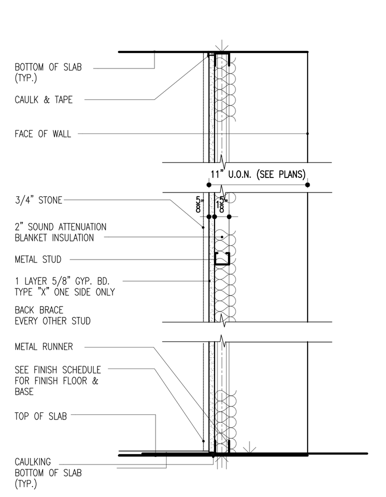
5A — SAME AS 5 EXCEPT W/2-1/2" METAL STUD @ 16" O.C.

6 — 2 HR. 55 STC – UL U420 (WALL TYPE 6)
PIPE CHASE BETWEEN APARTMENTS
FURRED WALL BETWEEN APARTMENTS



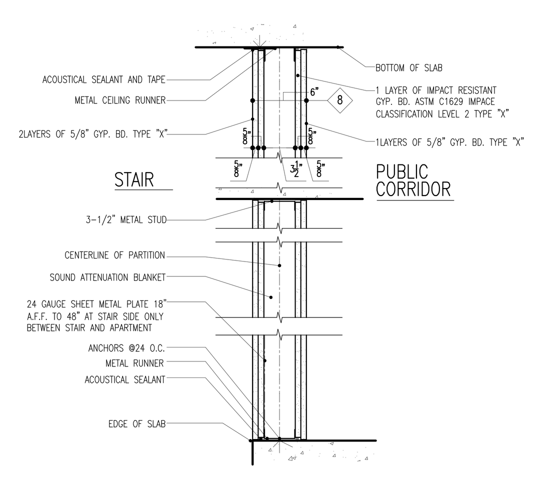
6 — PIPE CHASE BETWEEN APARTMENTS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" WR GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS @ 24" O.C. ; 2 LAYERS OF 5/8" WR GYP. BD. TYPE "X" ON 1 5/8" METAL STUDS @ 24" O.C. AT OPPOSITE SIDE W/ 2" SOUND ATTENUATION BLANKET INSULATION. (3/4" STONE ON ONE SIDE WHEN SPECIFIED BY INTERIOR DESIGNER)

7 — PIPE CHASE @ C.M.U. OR CONCRETE WALL



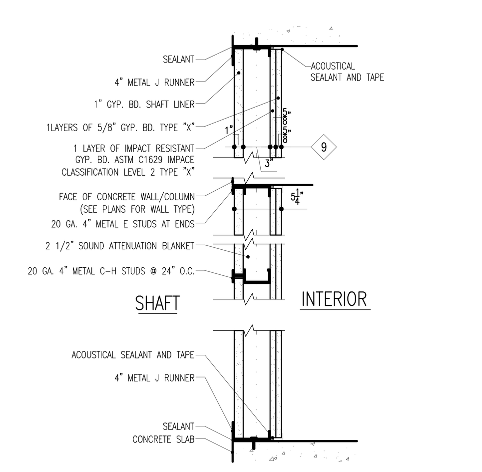
7 — 5/8" FOIL BACKED GYP. BOARD 1 5/8" MTL. STUD FRAME W/ 2" SOUND ATTENUATION BLANKET INSULATION. W/ 3/4" STONE WERE SPECIFIED BY INTERIOR DESIGNER

8 — 2 HR. 55 STC – (WALL TYPE 8)
CAVITY SHAFTWALL @ STAIRS



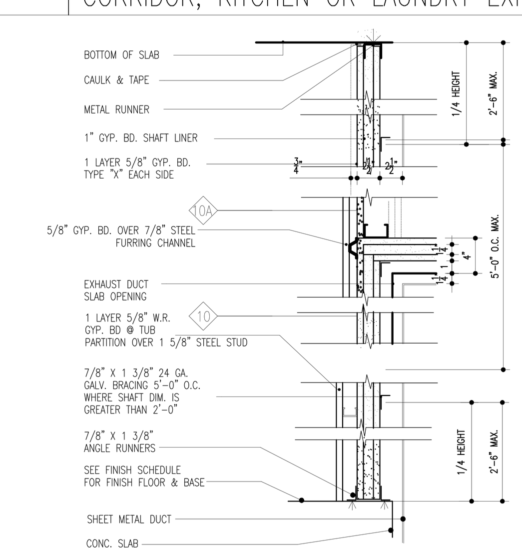
8 — STAIR WALL BETWEEN STAIRS AND PUBLIC CORRIDORS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP. BD. TYPE "X" WITH METAL SHEET PLATE BETWEEN 18" TO 48" AT STAIR SIDE, 3-1/2" METAL STUD W/ 3" SOUND ATTENUATION BLANKET INSULATION & 1 LAYERS OF 5/8" GYP. BD. TYPE "X" AND 1 LAYER IMPACT RESISTANT GYP BD ASTM C1629 IMPACT CLASSIFICATION LEVEL 2 GYP BD ON CORRIDOR SIDE

9 — 2 HR. 50 STC – (WALL TYPE 9)
CAVITY SHAFTWALL @ ELEVATORS



9 — ELEVATOR SHAFT WALL TO BE AS FOLLOWS: 1 LAYERS OF 5/8" GYP. BD. TYPE "X" AND 1 LAYER IMPACT RESISTANT GYP BD ASTM C1629 IMPACT CLASSIFICATION LEVEL 2 GYP BD ON CORRIDOR SIDE & 1" GYP. BD. LINER PANEL ON SHAFT SIDE OF 4" C-H METAL STUDS @ 24" O.C. MAX. WITH 2-1/2" SOUND ATTENUATION BLANKET INSULATION.

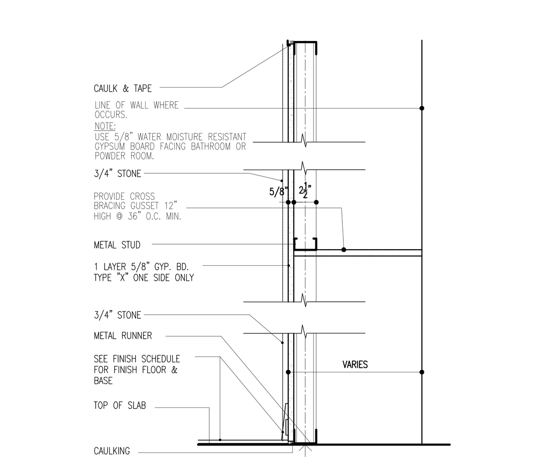
10 — 2 HR.– UL U529 (WALL TYPE 10)
SOLID SHAFTWALL W/METAL DUCT @ PUBLIC CORRIDOR, KITCHEN OR LAUNDRY EXHAUST



10 — 5/8" GYP. BD. OVER 1 5/8" STEEL STUD @ 24" O.C.

10A — 5/8" GYP. BD. OVER 7/8" FURRING CHANNEL @ 24" O.C.

11 — FREE STANDING WALL FURRING

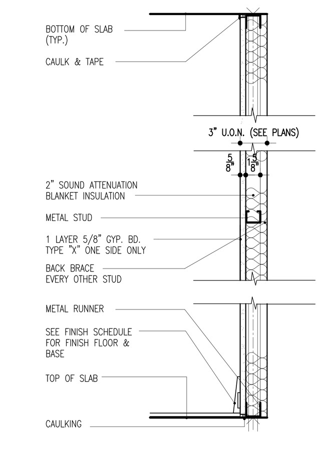


11 — 5/8" GYP. BD OVER 2 1/2" METAL STUDS @ 24" O.C.

11A — 5/8" GYP. BD OVER 4" METAL STUDS @ 16" O.C. (LAYER OF 5/8" DENS SHEILD WITH A DRYVIT FINISH ON POOL SIDE ONLY)

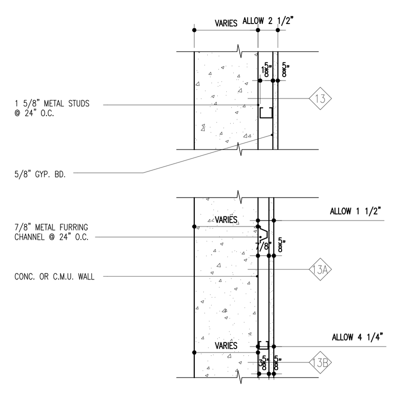
11B — 5/8" GYP. BD OVER 6" METAL STUDS @ 16" O.C. W/SEMI RIGID INSULATION @ EXT. WALLS

12 — INSULATED WALL FURRING



12 — 5/8" GYP. BD OVER 1 5/8" METAL STUDS @ 24" O.C. W/ 2" SOUND ATTENUATION BLANKET INSULATION.

13 — FURRING ON INTERIOR CONCRETE OR C.M.U. WALL

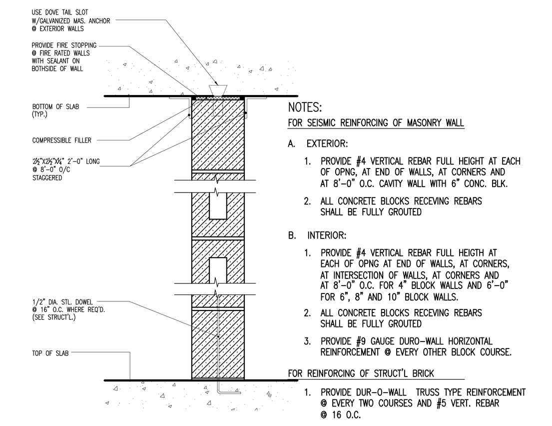


13 — 5/8" GYP. BD. ON 1 5/8" METAL STUDS @ 24" O.C.

13A — 5/8" GYP. BD ON 7/8" METAL FURRING CHANNELS @ 24" O.C. (RISER RUNOUT FRAMING)

13B — 5/8" GYP. BD ON 3 5/8" METAL STUDS @ 24" O.C. (NOT TO COME IN CONTACT WITH SHEAR WALL) W/ MIN 2" SOUND ATTENUATION INSULATION

14 — 1 HOUR/2 HOUR/3 HOUR (VARIES: UL-U904, UL-U905, UL-U906)
CONCRETE MASONRY WALL



14 — 6" CONCRETE MASONRY WALL

14A — 4" CONCRETE MASONRY WALL

14B — 8" CONCRETE MASONRY WALL

14C — 8" CONCRETE MASONRY WALL (3HR (UL -U-904)

14D — 4", 6", 8", OR 10" SOLID CONCRETE MASONRY WALL AS INDICATED ON PLANS

14E — 10" GLAZED C.M.U.

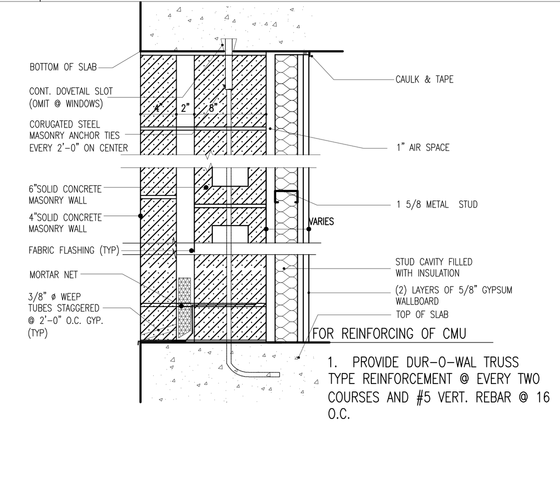
14F — 8" STRUCTURAL BRICK

14G — 4" BRICK 2" CAVITY 6" CMU

*ALL MASONRY WALLS REQUIRE SEISMIC CLIPS.

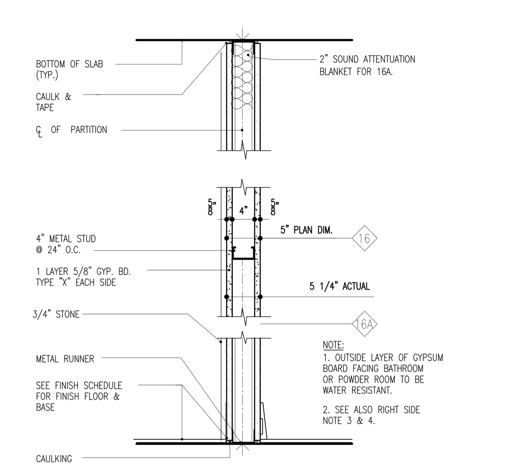
*TRASH COMPACTOR, TRASH CHUTE, AND DISPOSAL ROOM, GAS METER ROOM WALLS TO BE 3HR (UL U-904) AND FILLED SOLID WITH GROUT TO ACHIEVE STC-55.

15 — 3 HOUR/2HOUR
BETWEEN APARTMENT & ELEVATOR



15 — PARTITION TO BE AS FOLLOWS: (2) LAYERS OF 5/8" GYPSUM WALLBOARD ON ONE SIDE OF 1 5/8 " METAL STUD W/1" AIR GAP FROM ELEVATOR SHEAR-WALL.

16 — 1 HR. 30 STC.
FIRST FLOOR/CELLAR PARTITION



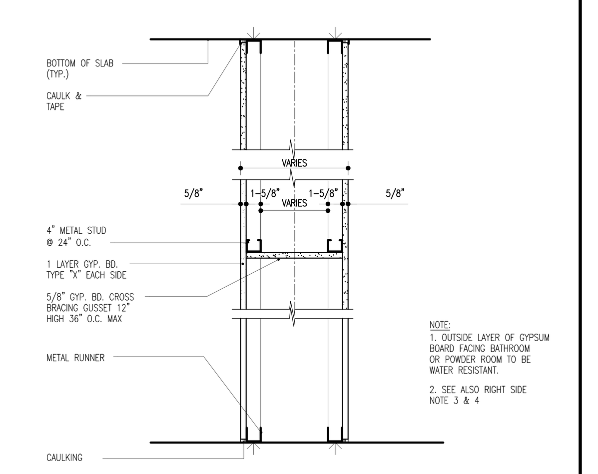
16 — PARTITION BETWEEN ROOMS TO BE AS FOLLOWS: LAYER OF 5/8" GYP. BOARD ON EACH SIDE OF 4" METAL STUD 20 GA.@ 24" O.C. W/ 3/4" STONE WERE SPECIFIED BY INTERIOR DESIGNER

16A — PARTITION BETWEEN ROOMS TO BE AS FOLLOWS: LAYER OF 5/8" GYP. BOARD ON EACH SIDE OF 4" METAL STUD 20 GA.@ 24" O.C. WITH 2" SOUND ATTENUATION BLANKET INSULATION BETWEEN STUDS.

16B — LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUD, 22 GAUGE @ 12" O.C., SOUND ATTENUATION BLANKET INSULATION

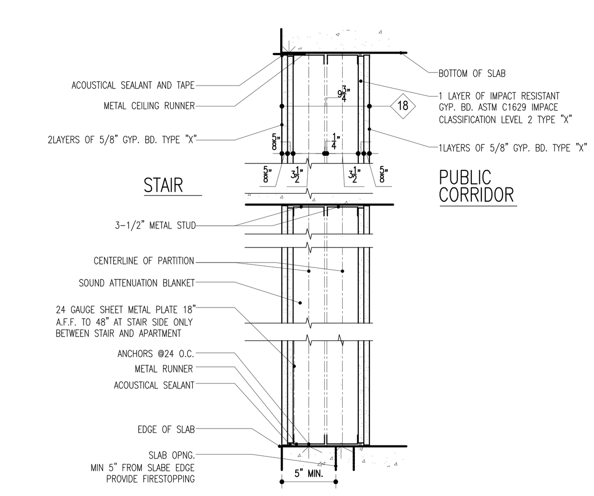
16C — SAME AS 16B W/LAYER OF 5/8" GYPSUM BOARD ON GYM SIDE, LAYER OF 5/8" DENS SHEILD WITH A DRYVIT FINISH ON POOL SIDE

17 — 1 HR. 30 STC.
FIRST FLOOR PARTITION/CELLAR PARTITION



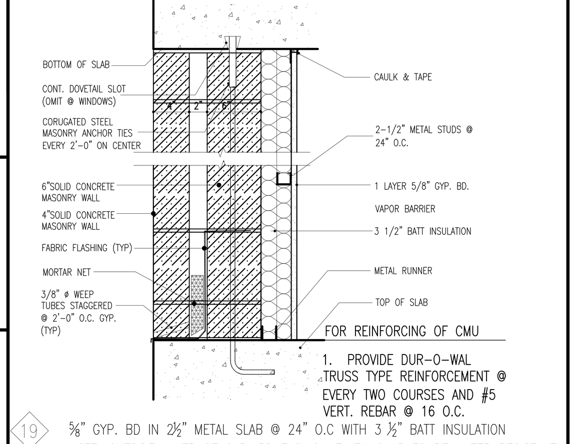
17 — WIDER PARTITION TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BOARD ON EACH SIDE OF 4" METAL STUD 20 GA. @ 24" O.C. PROVIDE 5/8" GYP. BOARD CROSS BRACING GUSSET 12" HIGH, 36" O.C. MAX.

18 — 2 HR. 55 STC – (WALL TYPE 18)
CAVITY SHAFTWALL @ STAIRS



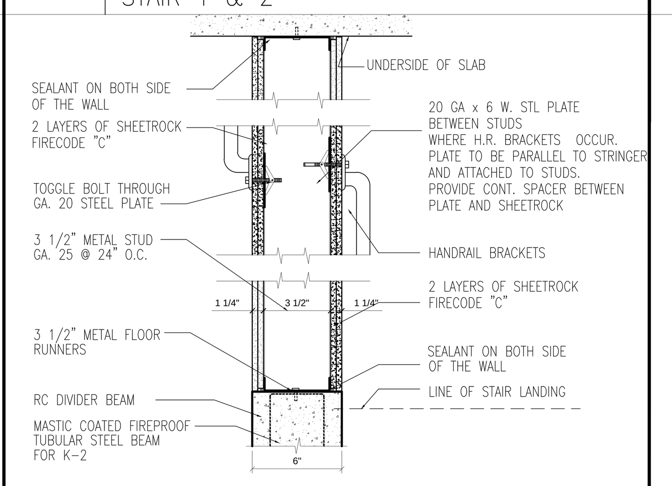
18 — STAIR WALL BETWEEN STAIRS AND PUBLIC CORRIDORS TO BE AS FOLLOWS: 2 LAYERS OF 5/8" GYP. BD. TYPE "X" WITH METAL SHEET PLATE BETWEEN 18" TO 48" AT STAIR SIDE, (2) 3-1/2" METAL STUDS W/ 3" SOUND ATTENUATION BLANKET INSULATION & 1 LAYER OF 5/8" GYP. BD. TYPE "X" AND 1 LAYER IMPACT RESISTANT GYP BD ASTM C1629 IMPACT CLASSIFICATION LEVEL 2 GYP BD ON CORRIDOR SIDE

19 — SECTION THRU CAVITY WALL

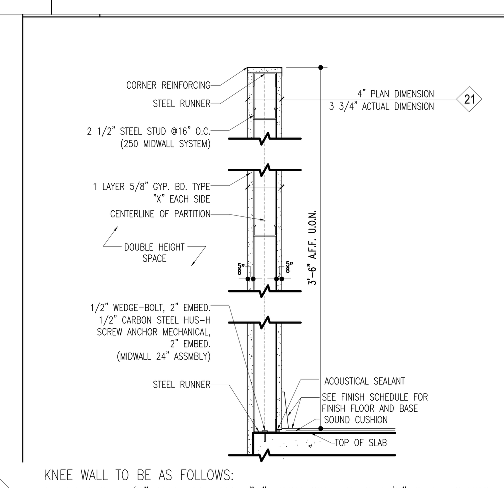


19 — 5/8" GYP. BD IN 2½" METAL SLAB @ 24" O.C WITH 3 ½" BATT INSULATION
NOTE: OUTSIDE LAYER OF GYP. BD FACING HEALTH CLUB TO BE WATER RESISTANT.

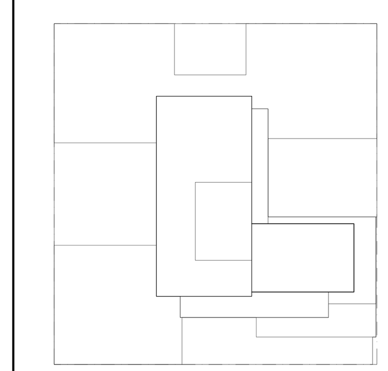
20 — SECTION THRU PARTITION DIVIDING STAIR 1 & 2



21 — SECTION THRU KNEE WALL



21 — KNEE WALL TO BE AS FOLLOWS: 1 LAYER OF 5/8" GYP. BD. TYPE "X" EACH SIDE OF 2 1/2" STEEL STUDS (250 MIDWALL SYSTEM)@ 16" O.C.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
PARTITION SCHEDULE

NB#420655954

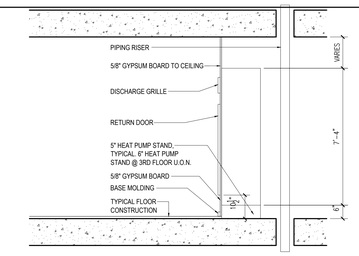
SEAL & SIGNATURE: REGISTERED ARCHITECT LEO STEPHEN HILL No. 028264 STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: NTS

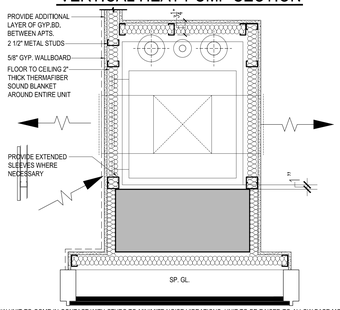
A-008.00
DWG NO.

015 OF 97

DEPT OF BLDGS 420655954 Job Number
E360156/72685 Scan Code



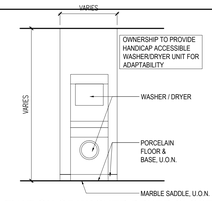
VERTICAL HEAT PUMP SECTION



NOTE:
DO NOT ALLOW UNIT TO COME IN CONTACT WITH STUDS TO MINIMIZE NOISE VIBRATIONS. UNIT TO BE RAISED TO ALLOW BASE MOLDING TO CONTINUE ALONG PERIMETER OF UNIT. (TO AVOID INTERFERING WITH ACCESS PANELS/louvers.) ALL UNITS TO PRODUCE MAXIMUM NC-40 OPERATION. PROVIDE 1 HR FIRE RATED WALL MEMBRANE - (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD DIRECTLY APPLIED TO METAL STUD FRAMING WHERE HEAT PUMPS ARE LOCATED ADJACENT TO EACH OTHER WHILE SERVING TWO DIFFERENT APARTMENTS. SEE PLANS FOR LOCATIONS.

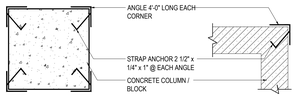
TYPICAL VERTICAL HEAT PUMP ENCLOSURE

SCALE: 1" = 1'-0"



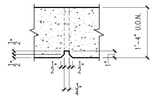
ELEVATION OF WASHER/DRYER CLOSET

SCALE: N.T.S.



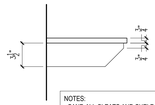
TYP. CORNER GUARD DETAIL @ ALL CONCRETE CORNERS

SCALE: N.T.S.



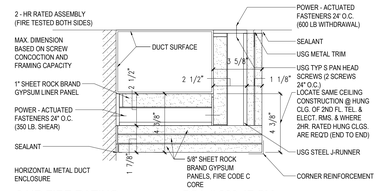
CONC. CONTROL JOINT @ PARAPET

SCALE: N.T.S.



NOTES:
- SAND ALL CLEATS AND SHELF EDGES SMOOTH.
- CAULK ALL MATERIALS TO WALL.

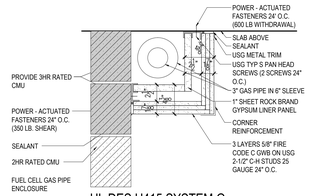
TYPICAL SHELF DETAIL



2 HR FIRE RATING TYP. DUCT FIREP'F'G-DET @ HORIZ. OFFSETS

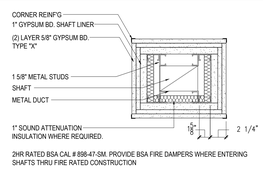
BSA # 893.47 SM

SCALE: N.T.S.



UL DES U415 SYSTEM G 3HR FIRE RATING @ HORIZ. OFFSETS

SCALE: N.T.S.



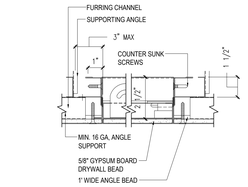
2HR RATED BSA CAL # 898-47-SM. PROVIDE BSA FIRE DAMPERS WHERE ENTERING SHAFTS THRU FIRE RATED CONSTRUCTION

2 HR FIRE RATING TYPICAL FREESTANDING DUCT FIREPROOFING-DETAIL @ HORIZONTAL OFFSETS

BSA # 893.47 SM

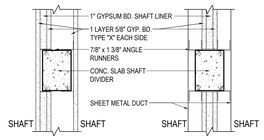
SCALE: N.T.S.

HORIZONTAL SHAFT - WALL ASSEMBLIES USE CAVITY SHAFT - WALLS INSTALLED HORIZONTALLY ECONOMICAL CONSTRUCTION FOR FIRE - RESISTIVE DUCT PROTECTION. CORRIDOR AND OTHER CEILINGS AND STAIRWAY SOFFITS. WITH 1" LINER PANELS INSERTED IN C-H / CHL STUDS 24" O.C. AND TRIPLE LAYER 5/8" BRAND GYP. PANELS FIRE CODE C CORE (TYPE X), SCREW - ATTACHED TO STUDS, THE GREATER SPANS AND 2-HR PROTECTION FROM FIRE EITHER INSIDE OR OUTSIDE THE DUCT. NOTE: PROVIDE B.S.A. FIRE DAMPERS WHERE ENTERING SHAFTS OR THRU RATED CONSTRUCTIONS.



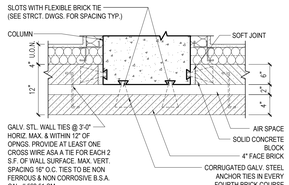
SECT. THRU CEIL'G ACCESS DOOR

SCALE: N.T.S.



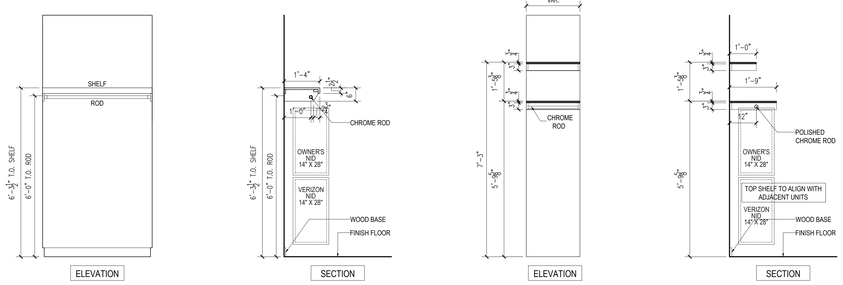
DETAIL @ BACK TO BACK SHEET METAL AND SHEETROCK SHAFT

SCALE: N.T.S.



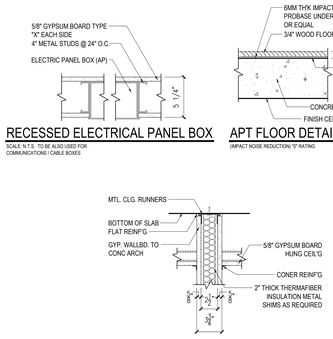
TYP. ANCHOR DETAIL

SCALE: N.T.S. SEE EXTERIOR DETAILS & SECTIONS FOR PANELIZED DETAILS



D CLOTHES CLOSET D

A CLOTHES CLOSET A

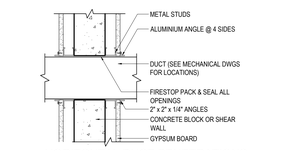


RECESSED ELECTRICAL PANEL BOX

SCALE: N.T.S. TO BE ALSO USED FOR COMMUNICATIONS / CABLE BOXES

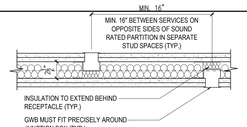
APT FLOOR DETAIL FOR I.N.R.

(IMPACT NOISE REDUCTION) "0" RATING



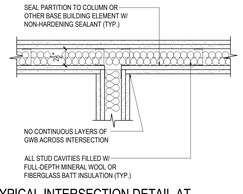
HORIZONTAL DUCT PENETRATIONS

SCALE: N.T.S.



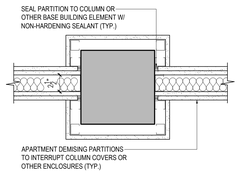
OFFSET OF RECESSED ELECTRICAL RECEPTACLE AT TYPICAL APARTMENT DEMISING PARTITIONS

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



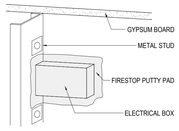
TYPICAL INTERSECTION DETAIL AT APARTMENT/CORRIDOR DEMISING PARTITION

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



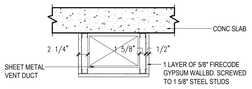
APARTMENT DEMISING PARTITION AT INTERSECTION WITH COLUMN

SCALE: 1 1/2" = 1'-0" (PLAN VIEW)



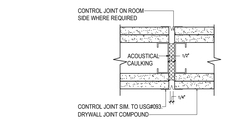
FIRESTOP PUTTY PAD ASTM E 84, MEA-102-99M

SCALE: N.T.S. TO BE USED WHERE RATED WALLS/SHAFTS ARE PENETRATED BY OUTLETS, SWITCHES, ETC.



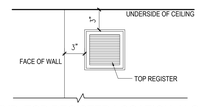
1 HR FIRE RATING TYPICAL DUCT FIREPROOFING-DETAIL @ HORIZONTAL OFFSETS

SCALE: N.T.S.



INTERIOR CONTROL JOINT DETAIL

SCALE: 3" = 1'-0" (PLAN VIEW)

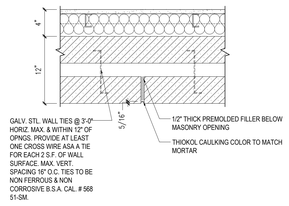


TYP. TOP REGISTER LOCATION, U.O.N.

FOR BATHROOMS AND KITCHENS ONLY

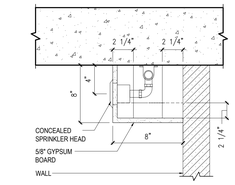
HUNG CEILING DETAIL @ 3 3/4" PARTITION WITHIN APARTMENTS

SCALE: N.T.S. SEE PARTITION SCHEDULE FOR FURTHER DETAIL



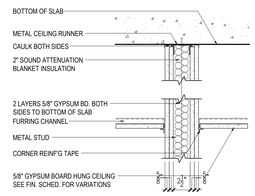
EXTERIOR CONTROL JOINT DETAIL

SCALE: N.T.S. SEE EXTERIOR DETAILS & SECTIONS FOR PANELIZED DETAILS



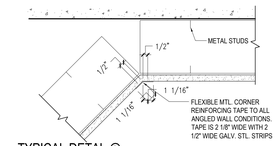
FURRING @ SPRINKLER

SCALE: N.T.S.



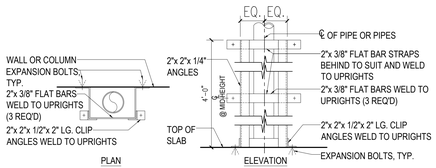
HUNG CEILING @ PARTITION BETWEEN APTS. & BETWEEN APT. & CORRIDOR

SCALE: N.T.S. SEE PARTITION SCHEDULE FOR FURTHER DETAIL



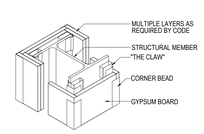
TYPICAL DETAIL @ SPLAYED GYPSUM BOARD ANGLES

SCALE: NOT TO SCALE



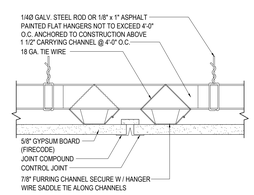
PIPE GUARDS AT WALLS AND COLUMNS

SCALE: NOT TO SCALE



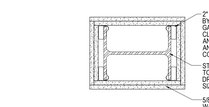
"THE CLAW" CLIP-ON FIREPROOFING SYSTEM

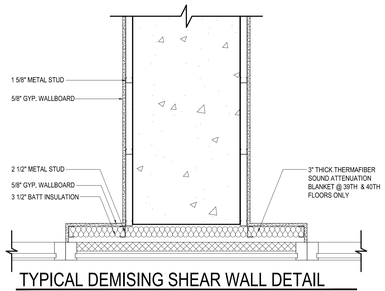
FOR COLUMNS, BEAMS, (OPTIONAL)



TYPICAL GYP. BD. HUNG CEILING DETAIL

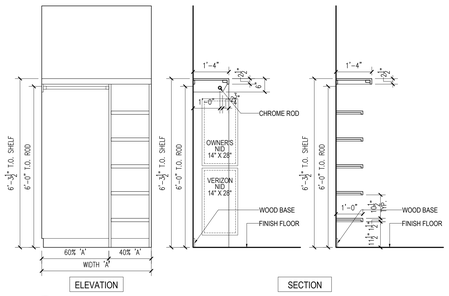
SCALE: N.T.S.





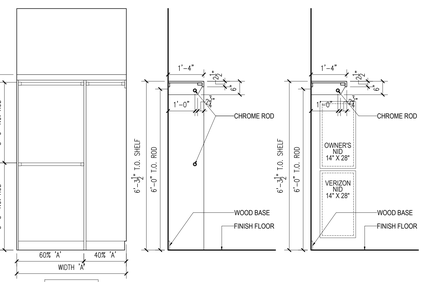
TYPICAL DEMISING SHEAR WALL DETAIL

SCALE: 1" = 1'-0"

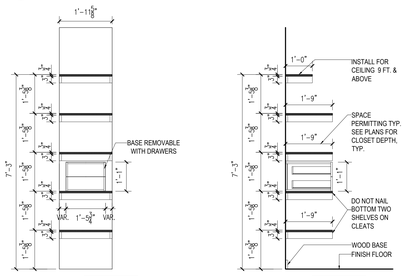


E CLOTHES CLOSET E

B CLOTHES CLOSET B



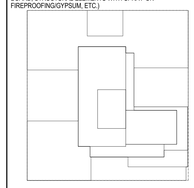
F CLOTHES CLOSET F



C CLOTHES CLOSET C

1. PROVIDE SUPPORT BRACKETS AT CLOSET 4'-0" OR GREATER, U.O.N.
2. PLACE BRACKETS AT CENTER OF SHELVING.
3. DIVIDERS TO UNDERSIDE OF TOP SHELF.
4. ALL OTHER SHELVES AS NOTED ON DRAWING.
5. IN LINEN CLOSET TYPE LAYOUT WHERE CLOSET IS DEEPER THAN 18", BOTTOM 3 SHELVES SHOULD BE 3" BACK FROM DOOR BUCK.
6. WHERE A LINEN CLOSET IS INDICATED AS A PORTION OF A CLOSET. THE LINEN CLOSET SHOULD CONSIST OF 1/3 OF THE CLOSET. SEE PLANS FOR LOCATIONS, U.O.N.
7. ALL SHELVES TO BE CLEAR PAINTED WOOD.
8. CLOSET TO BE DIVIDED EQUALLY WHERE INDICATED AS DIVIDED, U.O.N.
9. ALL RODS TO BE POLISHED CHROME, SEE ID DRAWINGS/SPECIFICATIONS.

1. PROVIDE REQUIRED FIRE RATED FIRESTOPPING WHERE DIFFERENT PARTITION TYPES INTERSECT. WHEN PARTITIONS/SLABS/STRUCTURAL ELEMENTS OF VARYING REQUIRED FIRE RATINGS MEET. PROVIDE REQUIRED FIRESTOPPING TO MATCH THE GREATER RATING. (EX. CONCRETE BLOCK/GYPSUM BOARD, STRUCTURAL ELEMENTS WITH SPRAY-ON FIREPROOFING/GYPSUM, ETC.)



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

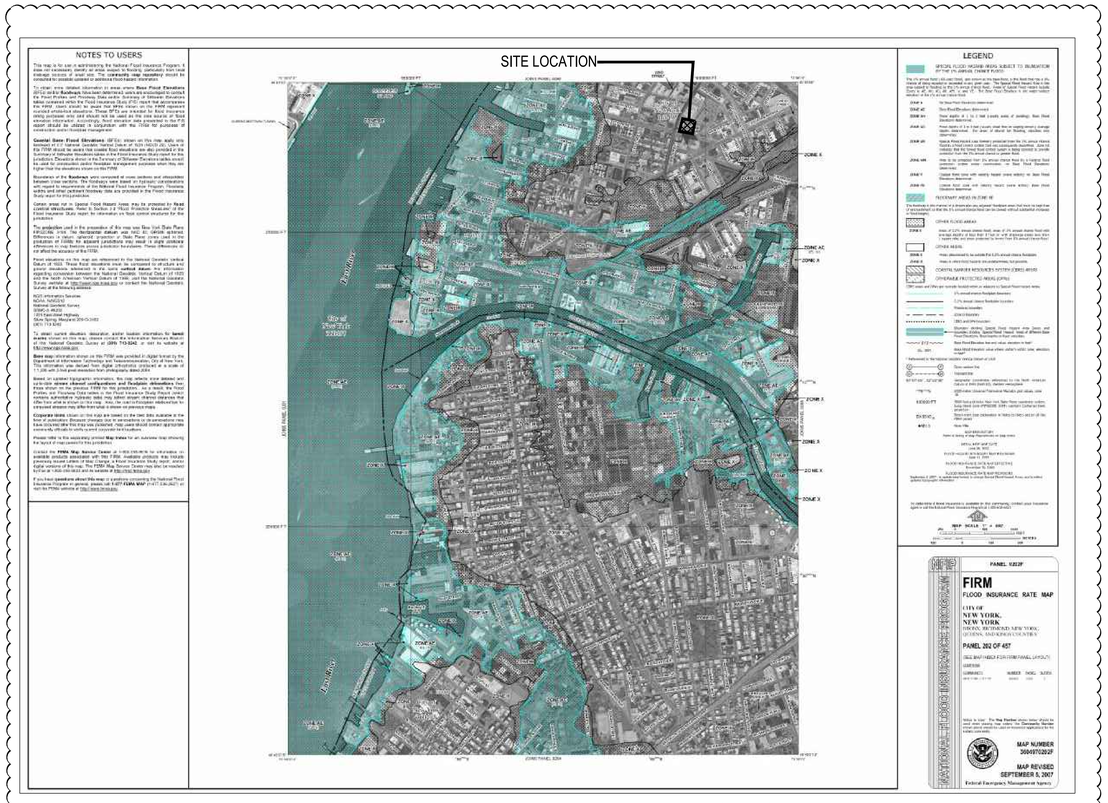
DWG TITLE: MISCELLANEOUS DETAILS

NB#420655954

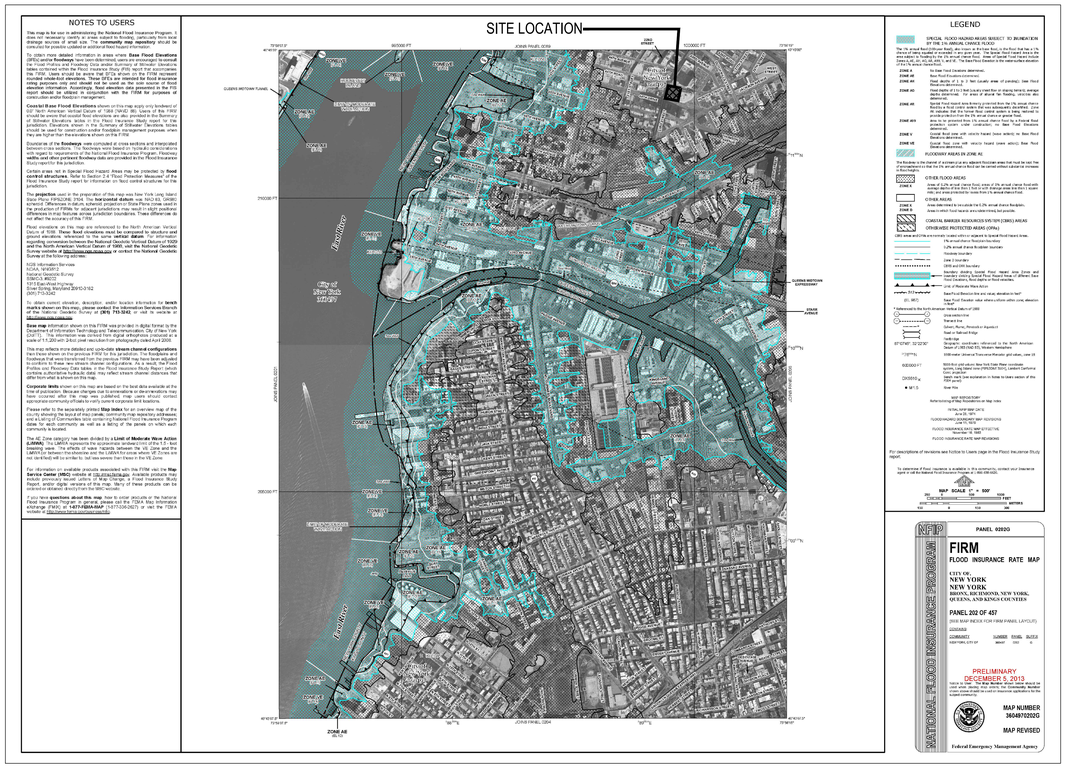
SEAL: REGISTERED ARCHITECT STEPHEN HILL OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1"= 1'-0"
DWG NO.	A-009.00

016 OF 97

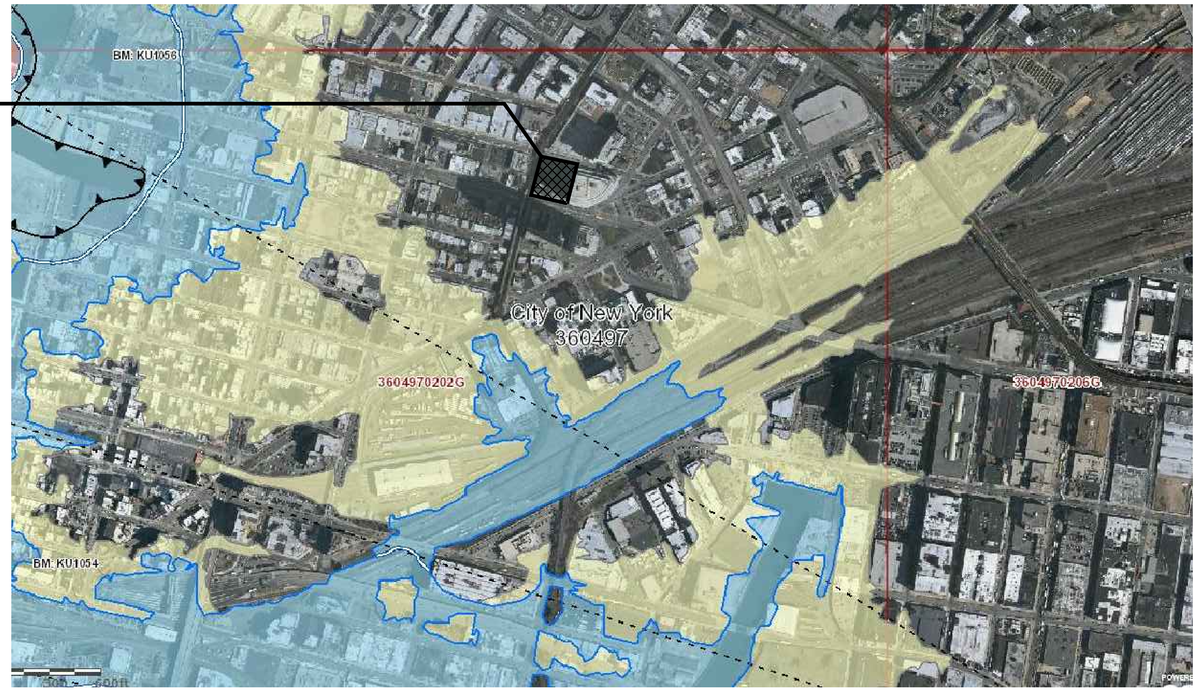


FLOOD INSURANCE RATE MAP #3604970202F



FLOOD INSURANCE RATE MAP #3604970202G

SITE LOCATION



PROJECT LOT IS FULLY LOCATED OUTSIDE THE FLOOD PLAIN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
FEMA MAP

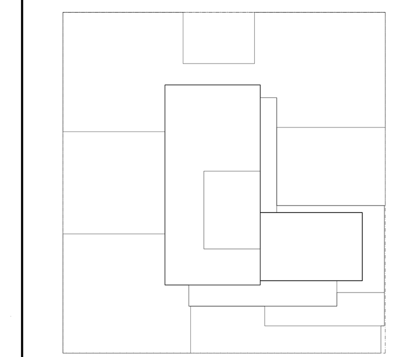
NB#420655954

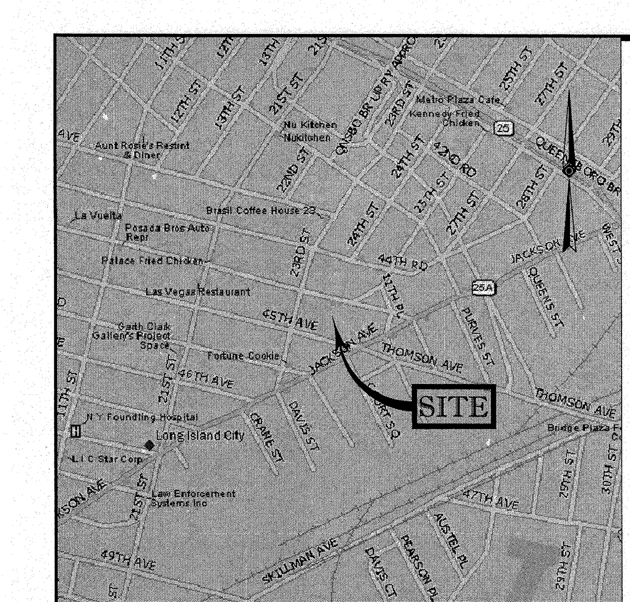
SEAL & SIGNATURE:

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: NTS
DWG NO. A-010.00

017 OF 97

DEPT OF BLDGS 420655954 Job Number
ES527751570 Scan Code





VICINITY MAP
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BOROUGH NORTH

NOTES:

1. PROPERTY KNOWN AS LOTS 5, 7, 8, 9, 10, 11, 13, 15, & 20, BLOCK 37, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF QUEENS, QUEENS COUNTY, CITY AND STATE OF NEW YORK.
2. AREA LOT 5, BLOCK 437 = 37,997 S.F. OR 0.872 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETEMRINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS ARE BASED UPON NAVD 1988 PER GPS OBSERVATION USING KEYNET AND KEYSTONE VRS NETWORK.

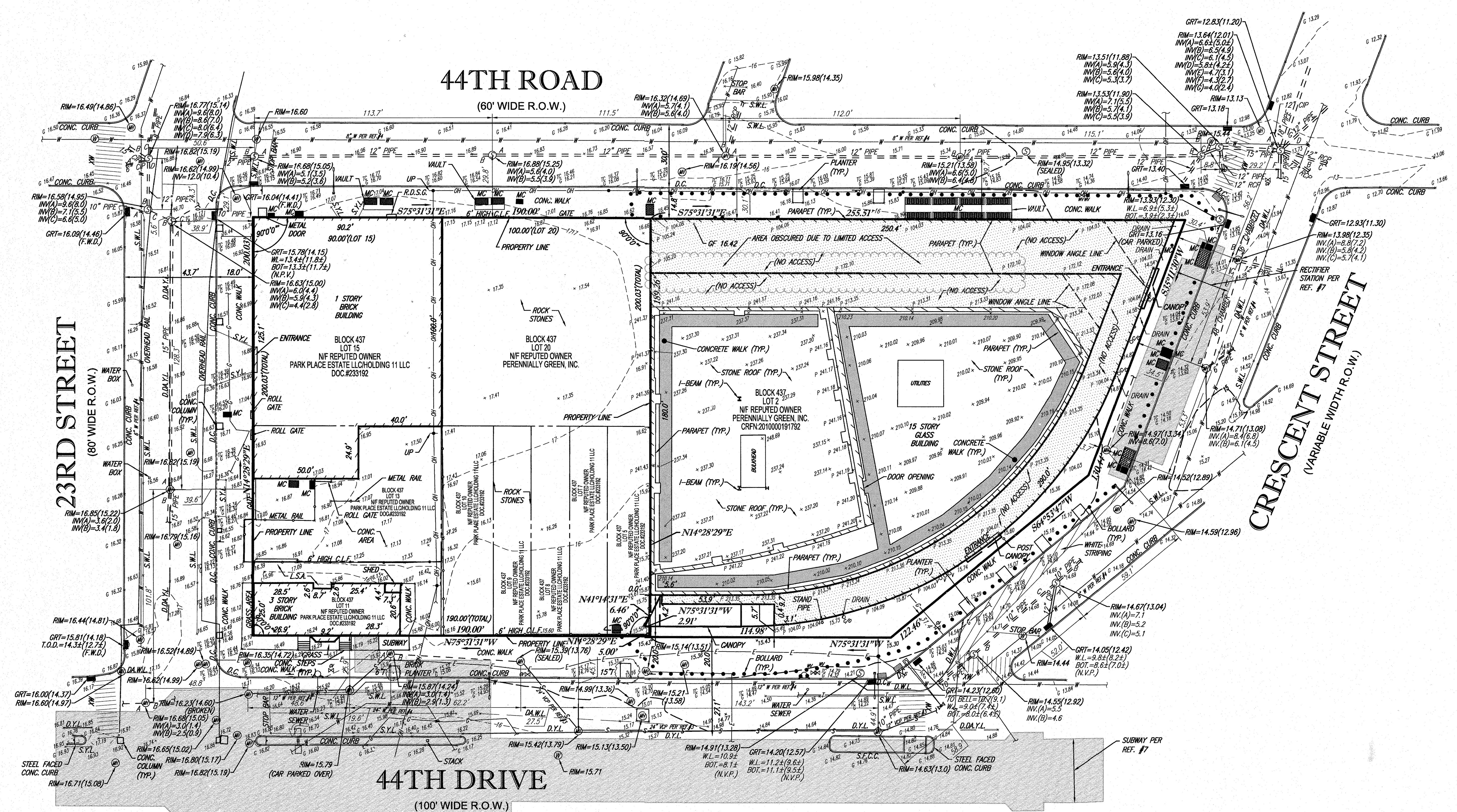
   TO CONVERT TO BOROUGH OF QUEENS HIGHWAY DATUM SUBTRACT 1.625 FEET FROM THE ELEVATIONS LISTED, TO CONVERT TO NGVD 1929 ADD 1.1 FEET TO THE ELEVATIONS LISTED.
9. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
10. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
11. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF QUEENS, QUEENS COUNTY, CITY AND STATE OF NEW YORK.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES," PANEL 202 OF 457, MAP NUMBER 3604970202F, MAP REVISED: SEPTEMBER 5, 2007.
3. SEWER MAPPING PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS.
4. WATER MAPPING PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS.
5. FIRE MAPPING PROVIDED.
6. "MAP OF PROPERTY" PROVIDED BY HAYNES LAND SURVEYORS.
7. MAP ENTITLED "COURT SQUARE - 2 LONG ISLAND CITY, NEW YORK TISHMAN SPEYER PROPERTIES NEW YORK NEW YORK," MAP FILE NUMBER 10044, MAP DATED 10-06-04.

LEGEND

Symbol	Description
124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G 122.95	EXIST. GUTTER ELEVATION
× P 123.45	EXISTING PARAPET ELEVATION
—G—	APPROX. LOC. UNDERGROUND GAS LINE
—E—	APPROX. LOC. UNDERGROUND ELEC. LINE
- - - -	APPROX. LOC. UNDERGROUND DRAINAGE LINE
——	APPROX. LOC. UNDERGROUND SAN. LINE
—T—	APPROX. LOC. UNDERGROUND TEL. LINE
—W—	APPROX. LOC. UNDERGROUND WATER LINE
	DEPRESSED CURB
	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
	GAS BOX
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHCLE
MH	UNKNOWN MANHOLE
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
	STREET LIGHT
	TRAFFIC SIGNAL POLE
	SIGN
	BOLLARD
	CATCH BASIN OR INLET
D.C.	DEPRESSED CURB
(TYP.)	TYPICAL
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	AREA OF SUBWAY AND RECTIFIER STATION
RCP	REINFORCED CONCRETE PIPE



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NEW YORK CITY ONE CALL CENTER 1-800-272-4480 STOP-CALL-THEN Dig Safely

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SOUTHBOROUGH, MA 508.948.3000
MT. LAUREL, NJ 609.857.2099

NO.	DATE	BY	DESCRIPTION	APPROVED
2	4-14-2016	M.H.S.	REVISE PER CLIENT COMMENTS	G.J.S.
1	3-28-2016	M.H.S.	REVISE TO ADD ROOF FEATURES	G.J.S.

REVISIONS

PROJECT NAME

COURT SQUARE-2

LOTS 5, 7, 8, 9, 10, 11, 13, 15, & 20, BLOCK 37
LONG ISLAND CITY, BOROUGH & COUNTY OF QUEENS,
CITY AND STATE OF NEW YORK

DRAWING TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SEAL & SIGNATURE

STATE OF NEW YORK · JAMES C. WEED · 050765 · LICENSED LAND SURVEYOR

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4-14-2016

JAMES C. WEED DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50765

FIELD DATE:	3-8-2016 2-8-2016
FIELD BK:	16-02 15-46
F. B. PAGE:	42 69-71
DATE:	2-25-2016
SCALE:	1"=30'
PROJECT No:	01-16002-00
DRAWING BY:	M.H.S.
CHK BY:	G.J.S.
APPROVED BY:	J.C.W.
DWG No:	V-001.0
CAD FILE No: 01-16002-00	PAGE No: 1 OF 1

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROPERTY OWNER LLC
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

SURVEY

NB#420655954

SEAL & SIGNATURE:

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	NTS
DWG NO.	A-011.00
	018 OF 97

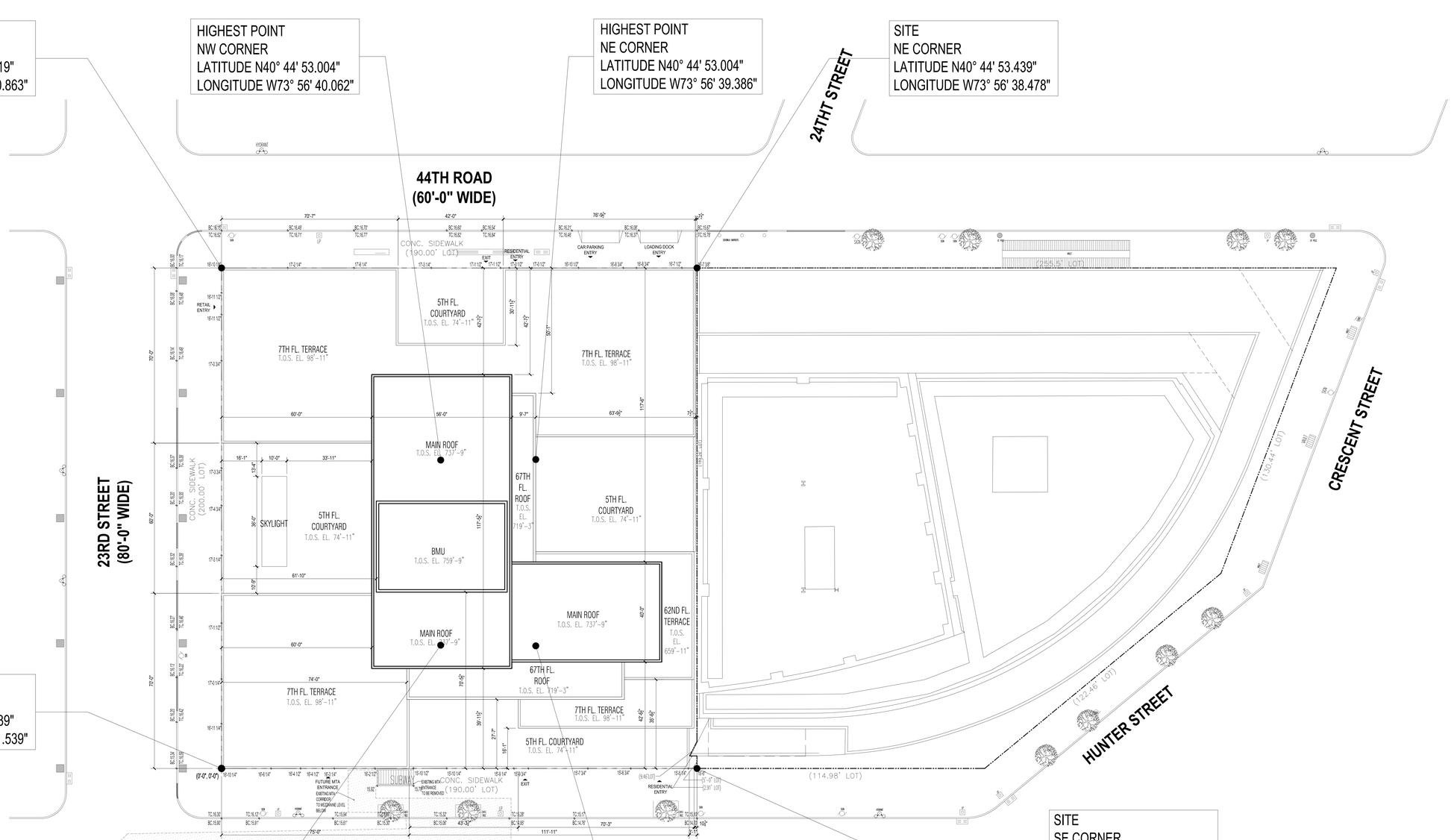
DEPT OF BUILDINGS 420655954 Job Number
E-3589462-2001 Scan Code

SITE
NW CORNER
LATITUDE N40° 44' 53.819"
LONGITUDE W73° 56' 40.863"

HIGHEST POINT
NW CORNER
LATITUDE N40° 44' 53.004"
LONGITUDE W73° 56' 40.062"

HIGHEST POINT
NE CORNER
LATITUDE N40° 44' 53.004"
LONGITUDE W73° 56' 39.386"

SITE
NE CORNER
LATITUDE N40° 44' 53.439"
LONGITUDE W73° 56' 38.478"



SITE
SW CORNER
LATITUDE N40° 44' 51.939"
LONGITUDE W73° 56' 41.539"

SITE
SE CORNER
LATITUDE N40° 44' 51.442"
LONGITUDE W73° 56' 39.232"

HIGHEST POINT
SW CORNER
LATITUDE N40° 44' 52.246"
LONGITUDE W73° 56' 40.255"

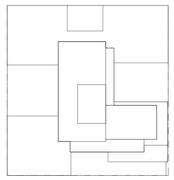
AREA OF SUBWAY
BELOW GRADE
(SEE SURVEY)

HIGHEST POINT
SE CORNER
LATITUDE N40° 44' 52.137"
LONGITUDE W73° 56' 39.598"

BUILDING MATERIALS
-REINFORCED CONCRETE STRUCTURE
-CURTAIN WALL FACADE

LATITUDE AND LONGITUDE
SEE NOTES ON PLAN ABOVE

1 SITE PLAN
Scale: 1/32"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	03/30/2016	FAA FILING SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:
SITE ORIENTATION PLAN

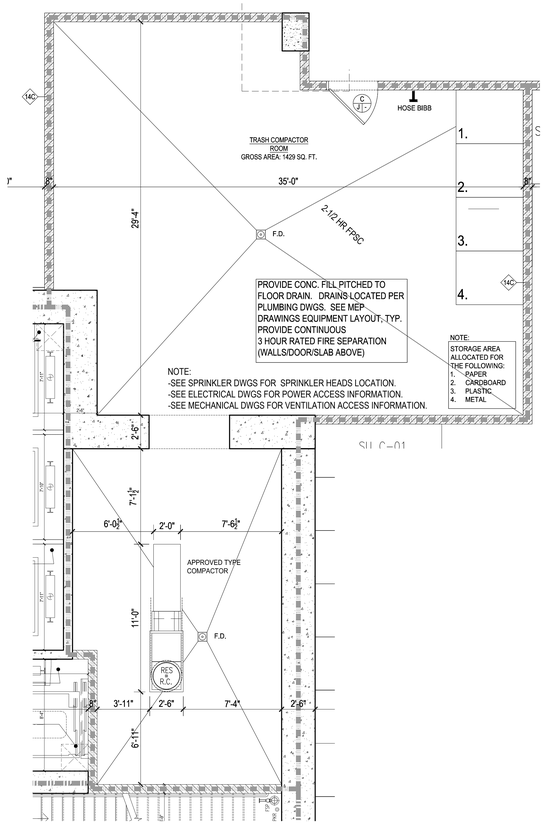
NB#420655954

REGISTERED ARCHITECT GO STEPHEN HILL NO. 028264 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/16"= 1'-0"
DWG NO.	A-012

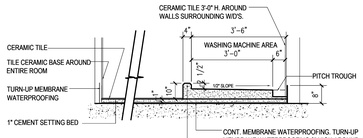
DEPT OF BLDGS420655954 Job Number

E350523247E Scan Code

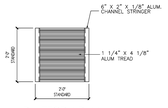


2 COMPACTOR ROOM

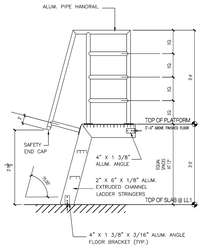
Scale: 1/4"=1'



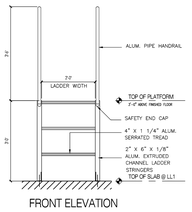
A SECTION THROUGH TENANT'S LAUNDRY ROOM



PLATFORM PLAN

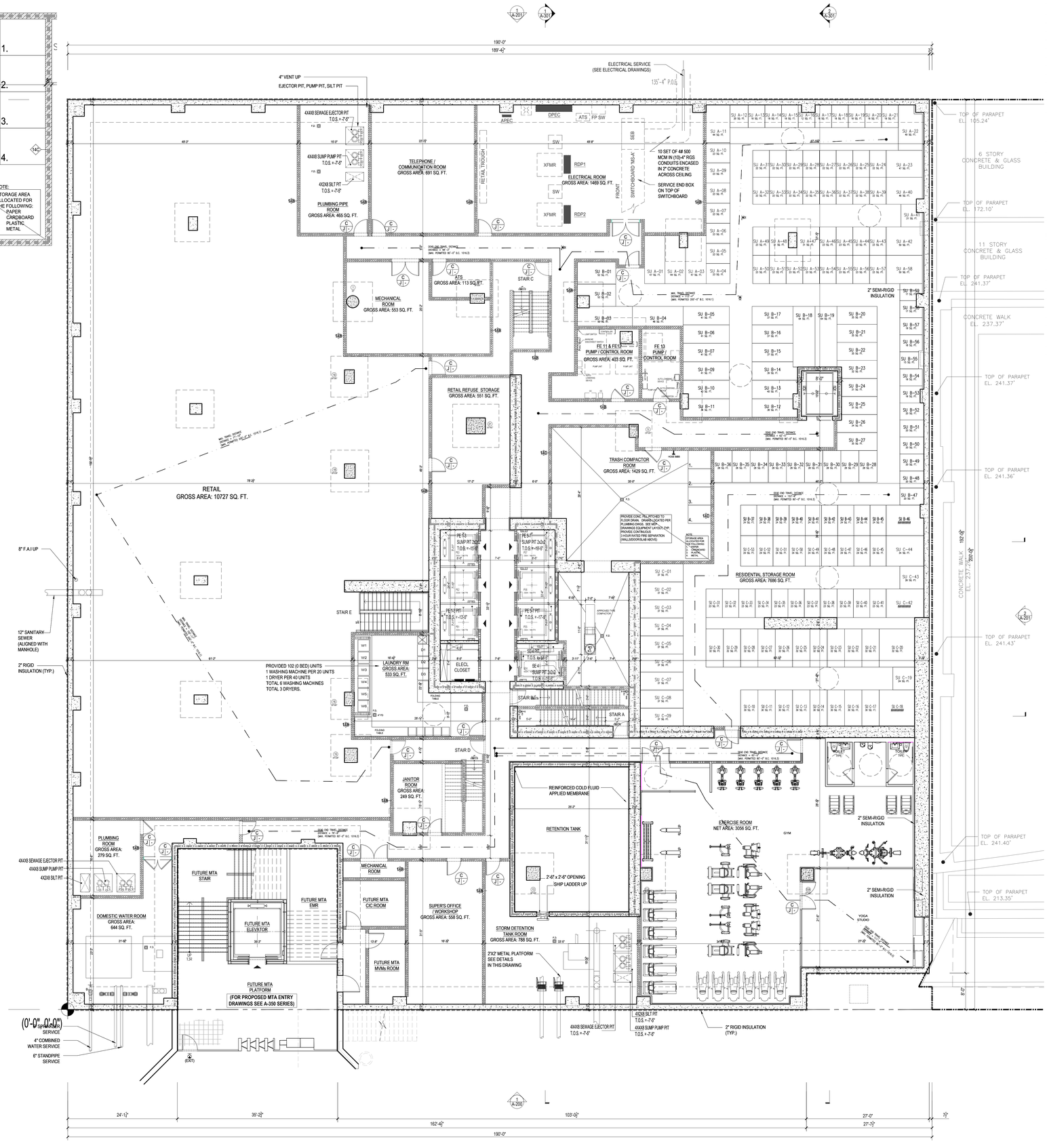


SIDE ELEVATION



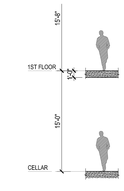
FRONT ELEVATION

B 2' X 2' PLATFORM AND SHIPS LADDER



1 CELLLAR FLOOR PLAN

Scale: 1/8"=1'



HEIGHT DIAGRAM

Scale: 1/8"=1'

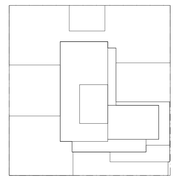
(SECTION BC1005.1)

EXIT QUANTITY AND CAPACITY PROVIDED : RESIDENTIAL			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
STAIR C DOOR	36.0 IN.	0.2	180
STAIR D DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			720
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
STAIR C	45.0 IN.	0.3	150
STAIR D	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			600

CELLAR FLOOR OCCUPANT LOAD CALCULATIONS : RESIDENTIAL				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA/OCCUPANT PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
COMPACTOR ROOM	F-2	1429	300 SF	5
ELECTRICAL ROOM	F-2	1469	300 SF	5
TELEPHONE ROOM	F-2	691	300 SF	3
MECHANICAL ROOM	F-2	553	300 SF	2
PLUMBING PIPE ROOM	F-2	465	300 SF	2
ATS	F-2	113	300 SF	1
JANITOR ROOM	F-2	249	50 SF	5
LAUNDRY ROOM	F-2	533	50 SF	11
DOMESTIC WATER ROOM	F-2	644	300 SF	2
STORM DETENTION TANK ROOM	F-2	788	300 SF	3
SUPER'S OFFICE /WORKSHOP	F-2	558	300 SF	2
RESIDENTIAL STORAGE ROOM	S-2	7686	300 SF	26
EXERCISE ROOM	R-2 ACC	3056 NET	50 SF	62
FE11/FE12/FE13 PUMP/CONTROL ROOM	F-2	403	300 SF	2
PLUMBING ROOM	F-2	279	300 SF	1
TOTAL OCCUPANT LOAD				132

RETAIL				
RETAIL DOOR C	42.0 IN.	0.2		210
RETAIL DOOR E	42.0 IN.	0.2		210
TOTAL RETAIL EXIT DOOR CAPACITY				420

RETAIL				
RETAIL	M	10727	60 SF	179
RETAIL REFUSE STORAGE	F-2	551	300 SF	2



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION SIB SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

CELLAR FLOOR PLAN

NB#420655954

SEAL: REGISTERED ARCHITECT STEPHEN HILL 028054 STATE OF NEW YORK

DATE: 10/12/2016

PROJECT # 15A12

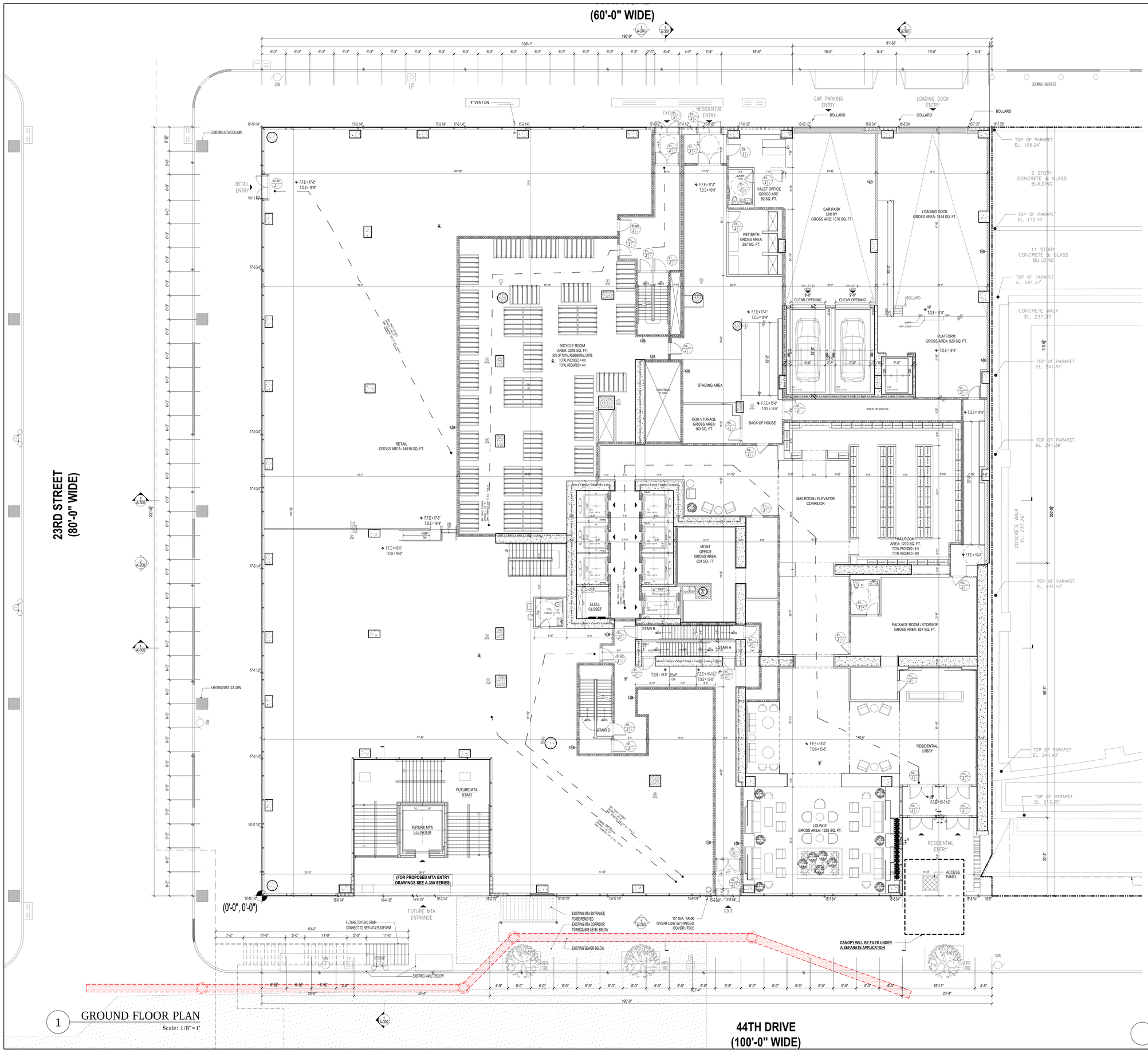
SCALE: 1/8" = 1'-0"

DWG NO. A-100.00

020 OF 97

DEPT OF BLDGS 420655954 Job Number

E348961522507 Scan Code



1 GROUND FLOOR PLAN
Scale: 1/8"=1'

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED : RESIDENTIAL			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
RESIDENTIAL LOBBY SOUTH	162.0 IN.	0.2	810
EXIT SOUTH	72.0 IN.	0.2	360
RESIDENTIAL ENTRY NORTH	72.0 IN.	0.2	360
EXIT NORTH	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			1710
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
STAIR C	45.0 IN.	0.3	150
STAIR D	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			600

1ST FLOOR OCCUPANT LOAD CALCULATIONS : RESIDENTIAL				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
LOUNGE	R-2	1255	50 SF	25
MAIL ROOM	S-2	1270		26
LOADING DOCK		1424		2
PLATFORM		520		2
CAR PARK		1076	200 SF	6
VALET OFFICE	F-2	82		1
MGMT OFFICE	B	624	100 SF	7
BICYCLE ROOM	R-2 ACC	3316	100 SF	34
BOH STORAGE	R-2 ACC	160		1
TOTAL OCCUPANT LOAD				104

RETAIL				
RETAIL DOOR: R1-01	72.0 IN.	0.2		360
RETAIL DOOR: R1-03	36.0 IN.	0.2		180
RETAIL DOOR: R1-04	36.0 IN.	0.2		180
TOTAL RETAIL EXIT DOOR CAPACITY				720

RETAIL				
RETAIL	M	14910	30 SF	497

CELLAR OCCUPANT LOAD CALCULATIONS : RESIDENTIAL				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
TOTAL FROM CELLAR	-	-	-	132
TOTAL OCCUPANT LOAD				132

TYPICAL FLOOR OCCUPANT LOAD CALCULATIONS : RESIDENTIAL				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
TYPICAL FLOOR	-	-	-	50
TOTAL OCCUPANT LOAD				50

NOTE: TABLE 403.1 OF THE N.Y.C. P.C. WAS USED.

RETAIL PLUMBING REQUIREMENTS:

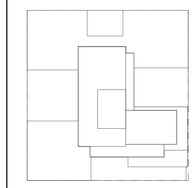
RETAIL SPACE = 14910
30 S.F./PERSON = 497 PEOPLE TOTAL

WATER CLOSET:
1-500 PEOPLE = 1 W.C. (AGGREGATE)
PROVIDED 1 W.C.

LAVATORIES:
1-750 PEOPLE = 1 LAV. (AGGREGATE)
PROVIDED 2 LAV.

(1) SERVICE SINK/FACILITY
(1) DRINKING FOUNTAIN/1000 PEOPLE

HEIGHT DIAGRAM
Scale: 1/8"=1'



KEY PLAN

LEGEND:
2 HR. RATED FIRE SEPARATION
3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
GROUND FLOOR PLAN

NB#420655954

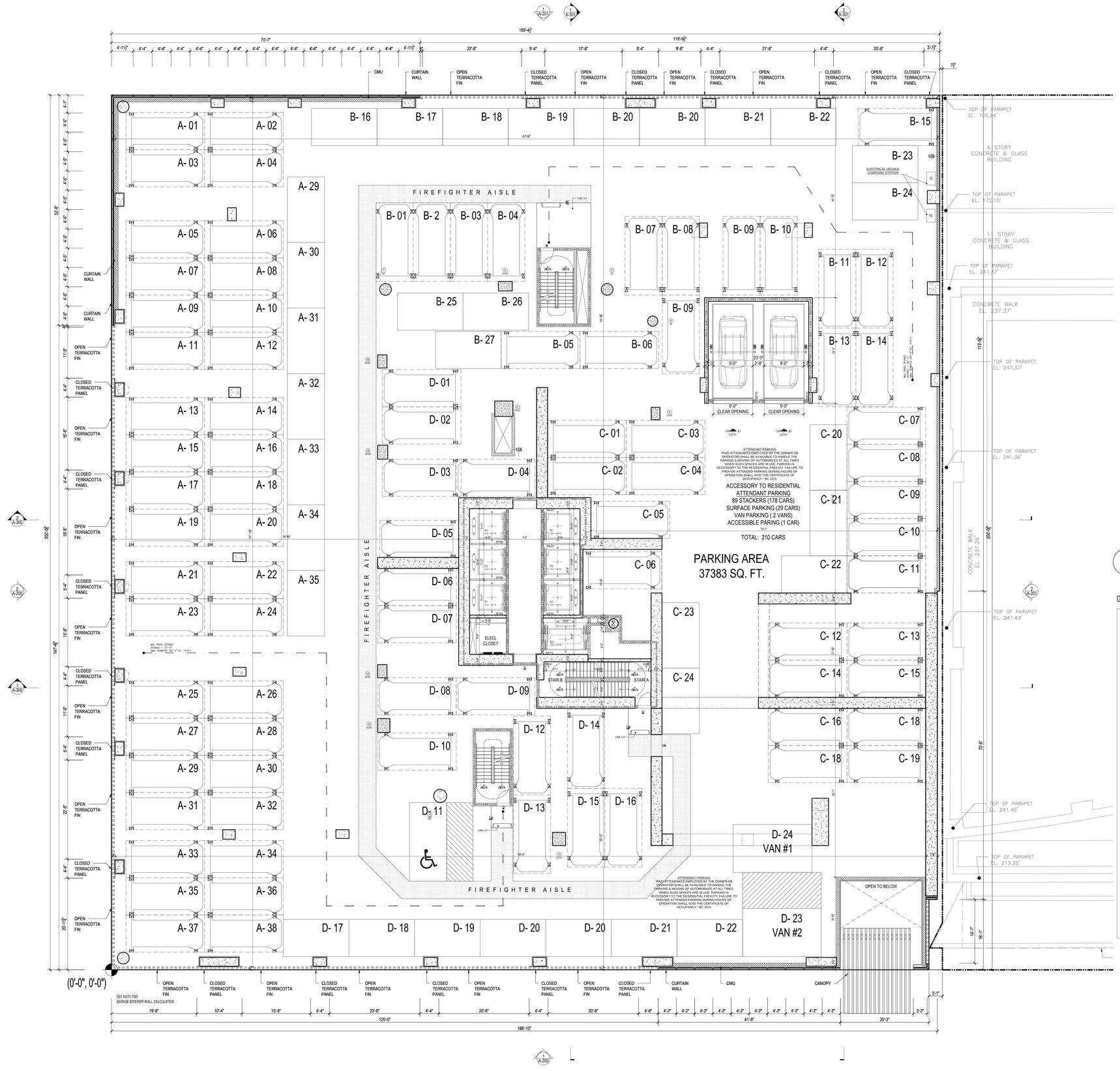
REGISTERED ARCHITECT
STEPHEN HILL
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/8" = 1'-0"
DWG NO.	A-101.00

021 OF 97

DEPT OF BLDGS 420655954 Job Number

E3470534456S5 Scan Code

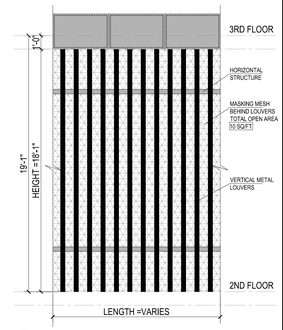


1 2ND FLOOR PLAN
Scale: 1/8"=1'

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR C DOOR	36.0 IN.	0.2	180
STAIR D DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			540
STAIR A	45.0 IN.	0.3	150
STAIR C	45.0 IN.	0.3	150
STAIR D	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			450

2ND FLOOR OCCUPANT LOAD CACULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
ACCESSORY PARKING*	S-2	37,383		6
TOTAL OCCUPANT LOAD				6

*STATED OCCUPANCY (FULLY ATTENDED PARKING)



A ELEVATION
Scale: 1/4"=1'

GARAGE EXTERIOR WALL CALCULATION

NOTE:
PER CODE NYC BC-406.3.3.1, THE AREA OF GARAGE OPENINGS MUST BE AT LEAST 20% OF THE TOTAL AREA OF EACH TIER/LEVEL AND THE AGGREGATE LENGTH AT LEAST 40% OF THE PERIMETER OF THE TIER.

SOUTH ELEVATION

1. ELEVATION AREA = Length x Height
= 186'-11" ft x 18'1" ft = 3380 sq/ft

2. GARAGE OPENINGS = Openings Area x No of Vertical Openings
= 10 sq/ft x 100
= 1000 sq/ft

3. - MIN. REQUIRED OPENINGS = 3380 sq/ft x 20% = 676 sq/ft
- PROVIDED OPENINGS = 1000 sq/ft - COMPLIES

WEST ELEVATION

1. ELEVATION AREA = Length x Height
= 200'-0" ft x 18'1" ft = 3617 sq/ft

2. GARAGE OPENINGS = Openings Area x No of Vertical Openings
= 10 sq/ft x 121
= 1210 sq/ft

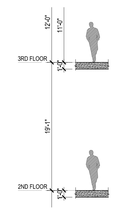
3. - MIN. REQUIRED OPENINGS = 3617 sq/ft x 20% = 724 sq/ft
- PROVIDED OPENINGS = 1210 sq/ft - COMPLIES

NORTH ELEVATION

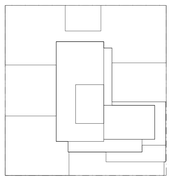
1. ELEVATION AREA = Length x Height
= 189'-5" ft x 18'1" ft = 3424 sq/ft

2. GARAGE OPENINGS = Openings Area x No of Horizontal Openings
= 10 sq/ft x 94
= 940 sq/ft

3. - MIN. REQUIRED OPENINGS = 3424 sq/ft x 20% = 685 sq/ft
- PROVIDED OPENINGS = 940 sq/ft - COMPLIES



HEIGHT DIAGRAM
Scale: 1/8"=1'



KEY PLAN

LEGEND:
2 HR. RATED FIRE SEPARATION
3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
2ND FLOOR PLAN
(PARKING LEVEL)
NB#420655954

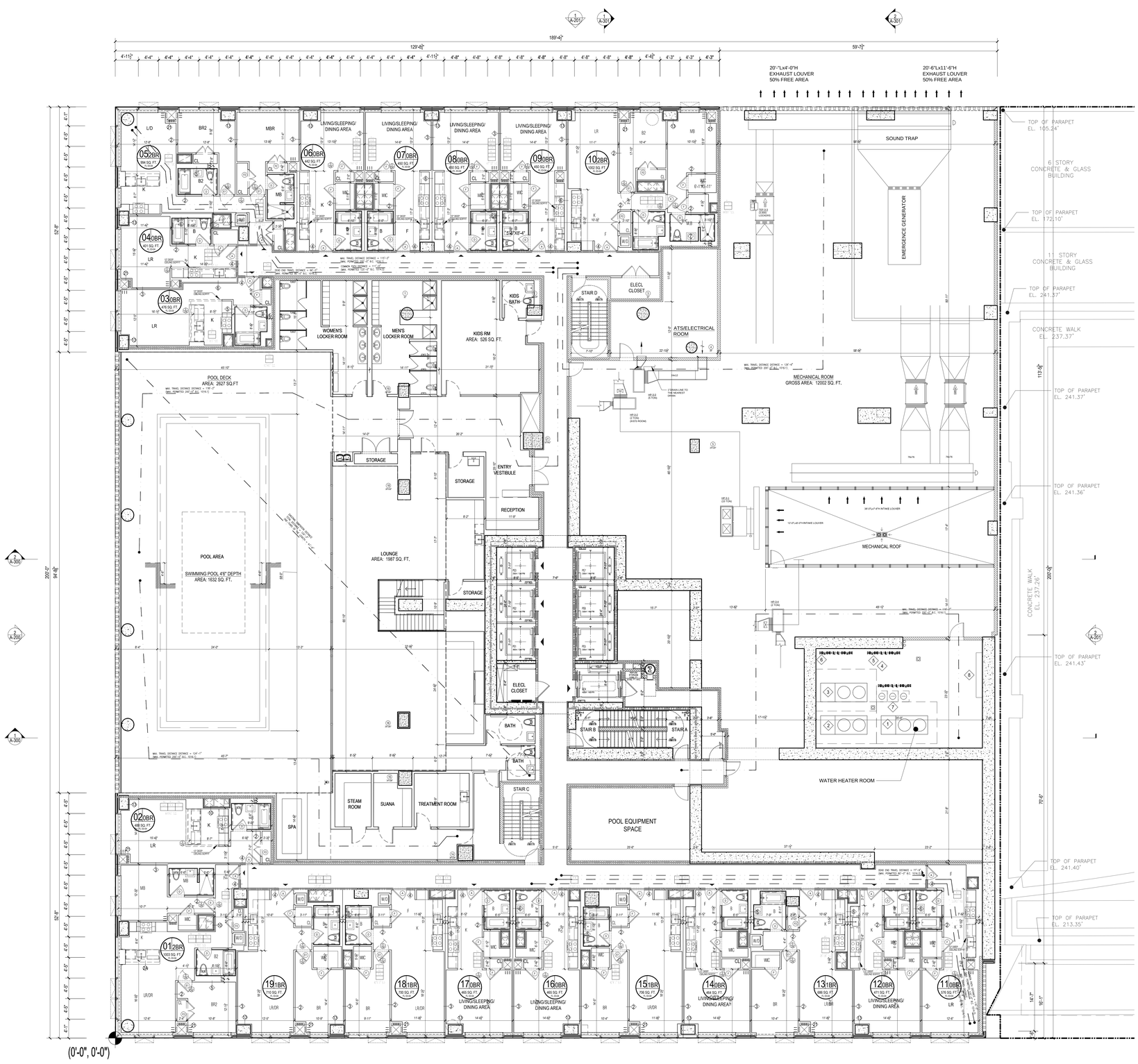
SEAL: REGISTERED ARCHITECT JOHN STEPHEN HILL, STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: 1/8"= 1'-0"
DWG NO. A-102.00

022 OF 97

DEPT OF BLDGS 420655954 Job Number

E120517420595 Scan Code



1 3RD FLOOR PLAN

Scale: 1/8"=1'

Apt. Light & Air Calculations 3rd Floor (12'0" Height) & 4th Floor (13'3" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	291.61	29.16	192.98	14.58	27.22
	BR1	124.04	12.40	49.36	6.20	9.16
	BR2	111.82	11.18	46.15	5.59	8.91
02	STUDIO	181.98	18.20	49.36	9.10	9.16
03	STUDIO	173.93	17.39	49.36	8.70	9.16
04	STUDIO	153.39	15.34	24.10	7.67	8.24
05	LR	226.55	22.66	143.14	11.33	27.38
	BR1	140.76	14.08	74.56	7.04	9.07
	BR2	101.35	10.14	48.29	5.07	9.07
06	STUDIO	160.60	16.06	48.29	8.03	17.81
07	STUDIO	173.43	17.34	41.98	8.67	9.07
08	STUDIO	173.77	17.38	48.29	8.69	9.07
09	STUDIO	172.63	17.26	52.57	8.63	9.41
10	LR	261.49	26.15	48.20	13.07	18.81
	BR1	126.99	12.70	21.51	6.35	8.99
	BR2	112.80	11.28	22.02	5.64	9.07
11	STUDIO	162.61	16.26	41.98	8.13	17.81
12	STUDIO	184.16	18.42	41.98	9.21	17.81
13	LR	262.11	26.21	41.98	13.11	17.81
	BR1	135.98	13.60	20.99	6.80	8.91
14	STUDIO	184.57	18.46	41.98	9.23	17.81
15	LR	291.00	29.10	41.98	14.55	17.81
	BR1	136.06	13.61	46.15	6.80	8.91
16	STUDIO	183.58	18.36	41.98	9.18	17.81
17	STUDIO	183.14	18.31	41.98	9.16	17.81
18	LR	291.00	29.10	41.98	14.55	17.81
	BR1	130.39	13.04	46.15	6.52	8.91
19	LR	289.01	28.90	41.98	14.45	17.81
	BR1	129.11	12.91	20.99	6.46	8.91

3RD FLOOR OCCUPANT LOAD CALCULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1003	200	5
UNIT 02	R	550	200	3
UNIT 03	R	476	200	2
UNIT 04	R	401	200	2
UNIT 05	R	994	200	5
UNIT 06	R	442	200	2
UNIT 07	R	450	200	2
UNIT 08	R	450	200	2
UNIT 09	R	450	200	2
UNIT 10	R	1002	200	5
UNIT 11	R	576	200	3
UNIT 12	R	471	200	2
UNIT 13	R	686	200	3
UNIT 14	R	464	200	2
UNIT 15	R	706	200	4
UNIT 16	R	465	200	2
UNIT 17	R	465	200	2
UNIT 18	R	700	200	4
UNIT 19	R	710	200	4
(EACH FLOOR) TOTAL OCCUPANT LOAD				57

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
STAIR C DOOR	36.0 IN.	0.2	180
STAIR D DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			720
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
STAIR C	45.0 IN.	0.3	150
STAIR D	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			600

3RD FLOOR OCCUPANT LOAD CACULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
DECK	A-3	2627	15 SF	176
POOL	A-4	1632	50 SF	33
LOUNGE	A-3	1987	15 SF	132
KIDS ROOM	A-3	526	15 SF	35
TOTAL OCCUPANT LOAD				376
MECHANICAL ROOM	F-2	12002	300 SF	40
TOTAL OCCUPANT LOAD				40

NOTE: TABLE 403.1 OF THE N.Y.C. P.C. WAS USED.

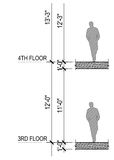
RETAIL PLUMBING REQUIREMENTS:

DECK, POOL, LOUNGE, KIDS ROOM = 6772 S.F./PERSON = 376 PEOPLE TOTAL

WATER CLOSET:
1-500 PEOPLE = 1 W.C. (AGGREGATE)
PROVIDED 8 W.C.

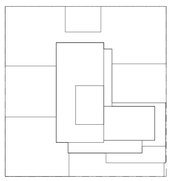
LAVATORIES:
1-750 PEOPLE = 1 LAV. (AGGREGATE)
PROVIDED 8 LAV.

(1) SERVICE SINK/FACILITY
(2) DRINKING FOUNTAIN/1000 PEOPLE



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:
2 HR. RATED FIRE SEPARATION
3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

3RD FLOOR PLAN
(PODIUM LEVEL)

NB#420655954

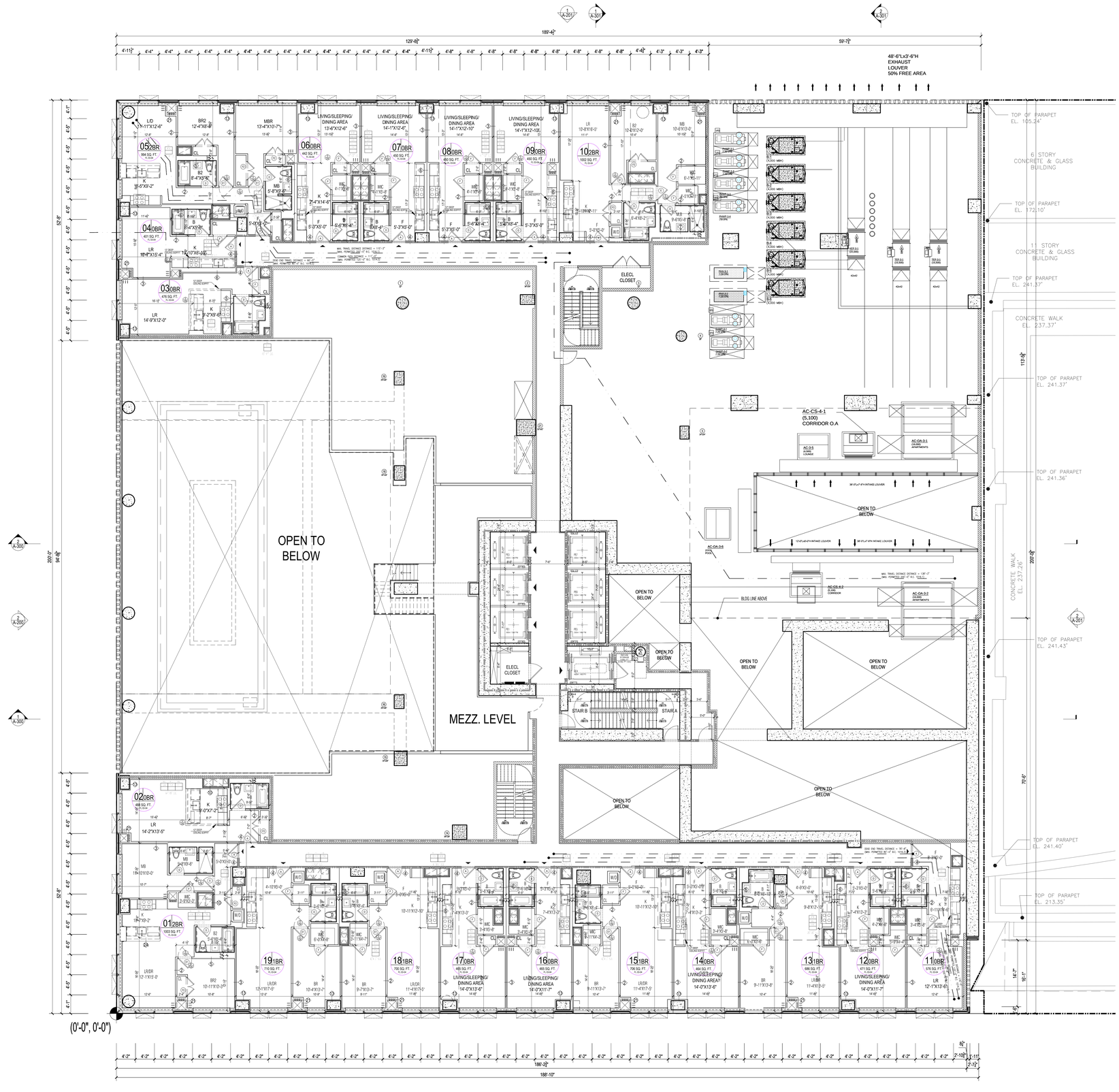
SEAL: REGISTERED ARCHITECT STEPHEN HILL CORONA NEW YORK

DATE:	10/12/2016
PROJECT #	1541/2
SCALE:	1/8"= 1'-0"
DWG NO.	A-103.00

023 OF 97

DEPT OF BLDGS 420655954 Job Number

E3A30127206 Scan Code



1 4TH FLOOR PLAN

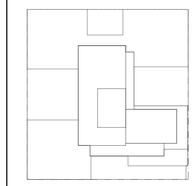
Scale: 1/8"=1'

Apt. Light & Air Calculations 3rd Floor (12'0" Height) & 4th Floor (13'3" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	291.61	29.16	192.98	14.58	27.22
	BR1	124.04	12.40	49.36	6.20	9.16
	BR2	111.82	11.18	46.15	5.59	8.91
02	STUDIO	181.98	18.20	49.36	9.10	9.16
03	STUDIO	173.93	17.39	49.36	8.70	9.16
04	STUDIO	153.39	15.34	24.10	7.67	8.24
05	LR	226.55	22.66	143.14	11.33	27.38
	BR1	140.76	14.08	74.56	7.04	9.07
	BR2	101.35	10.14	48.29	5.07	9.07
06	STUDIO	160.60	16.06	48.29	8.03	17.81
07	STUDIO	173.43	17.34	41.98	8.67	9.07
08	STUDIO	173.77	17.38	48.29	8.69	9.07
09	STUDIO	172.63	17.26	52.57	8.63	9.41
10	LR	261.49	26.15	48.20	13.07	18.81
	BR1	126.99	12.70	21.51	6.35	8.99
	BR2	112.80	11.28	22.02	5.64	9.07
11	STUDIO	162.61	16.26	41.98	8.13	17.81
12	STUDIO	184.16	18.42	41.98	9.21	17.81
13	LR	262.11	26.21	41.98	13.11	17.81
	BR1	135.98	13.60	20.99	6.80	8.91
14	STUDIO	184.57	18.46	41.98	9.23	17.81
15	LR	291.00	29.10	41.98	14.55	17.81
	BR1	136.06	13.61	46.15	6.80	8.91
16	STUDIO	183.58	18.36	41.98	9.18	17.81
17	STUDIO	183.14	18.31	41.98	9.16	17.81
18	LR	291.00	29.10	41.98	14.55	17.81
	BR1	130.39	13.04	46.15	6.52	8.91
19	LR	289.01	28.90	41.98	14.45	17.81
	BR1	129.11	12.91	20.99	6.46	8.91

4TH FLOOR OCCUPANT LOAD CALCULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1003	200	5
UNIT 02	R	550	200	3
UNIT 03	R	476	200	2
UNIT 04	R	401	200	2
UNIT 05	R	994	200	5
UNIT 06	R	442	200	2
UNIT 07	R	450	200	2
UNIT 08	R	450	200	2
UNIT 09	R	450	200	2
UNIT 10	R	1002	200	5
UNIT 11	R	576	200	3
UNIT 12	R	471	200	2
UNIT 13	R	686	200	3
UNIT 14	R	464	200	2
UNIT 15	R	706	200	4
UNIT 16	R	465	200	2
UNIT 17	R	465	200	2
UNIT 18	R	700	200	4
UNIT 19	R	710	200	4
(EACH FLOOR) TOTAL OCCUPANT LOAD				57

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
STAIR C DOOR	36.0 IN.	0.2	180
STAIR D DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			720
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
STAIR C	45.0 IN.	0.3	150
STAIR D	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			600

MECHANICAL ROOM	F-2	12002	300 SF	40
TOTAL OCCUPANT LOAD				40



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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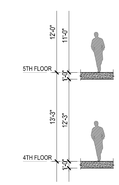
DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

4TH FLOOR PLAN
(PODIUM LEVEL)

NB#420655954



HEIGHT DIAGRAM

Scale: 1/8"=1'

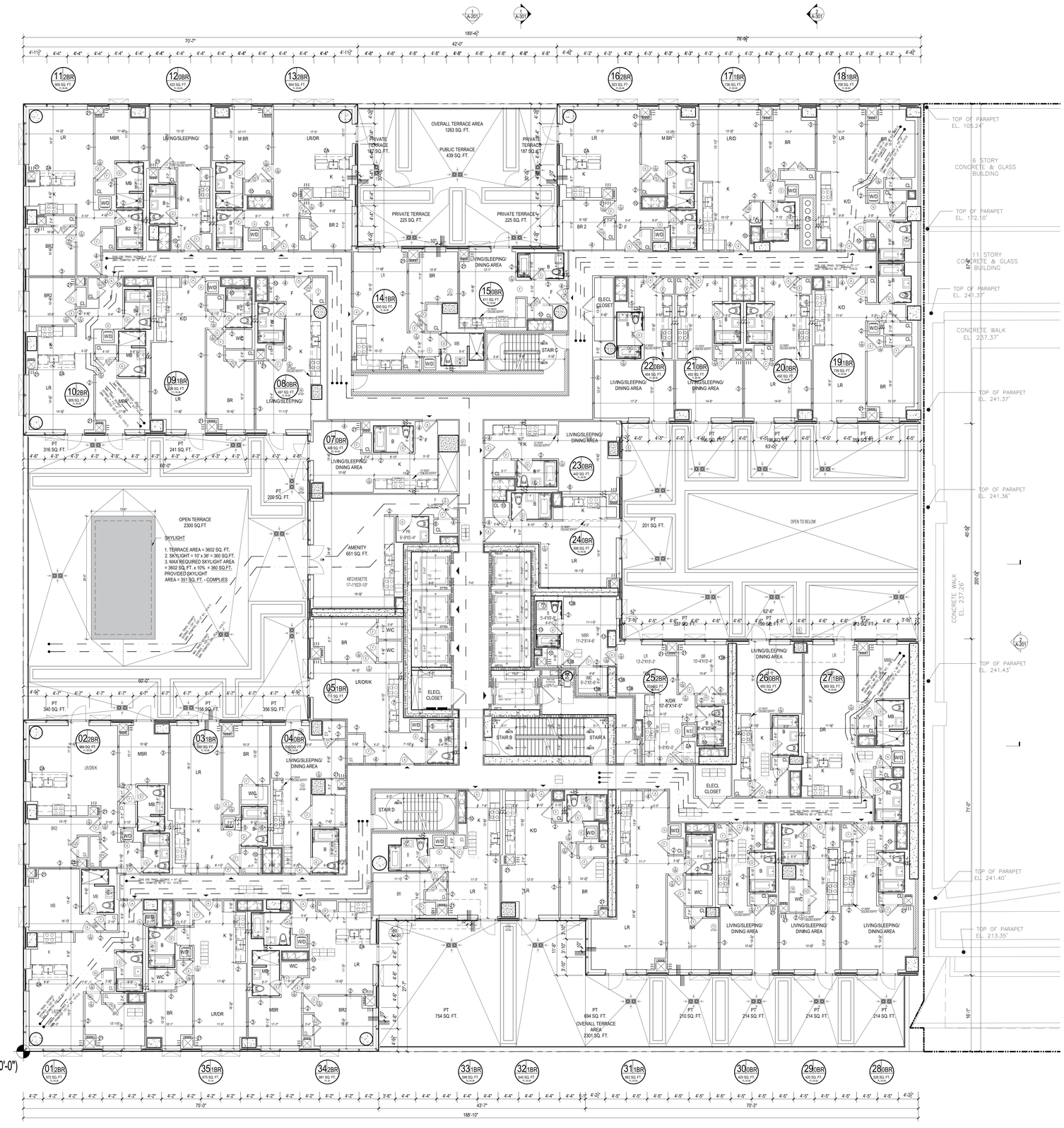
REGISTERED ARCHITECT STEPHEN HILL NEW YORK

DATE:	10/12/2016
PROJECT #	15A12
SCALE:	1/8" = 1'-0"
DWG NO.	A-104.00

024 OF 97

DEPT OF BLDGS 420655954 Job Number

E3413A0005125 Scan Code



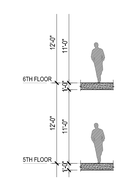
1 5TH FLOOR PLAN

Scale: 1/8"=1'

Apt. Light & Air Calculations 5th - 6th Floor (12'0" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	297.22	29.72	163.90	14.86	17.81
	BR1	135.64	13.56	49.36	6.78	9.16
	BR2	105.15	10.52	46.15	5.26	8.91
02	LR	311.79	31.18	165.85	15.59	27.97
	BR1	121.18	12.12	23.58	6.06	9.32
	BR2	106.83	10.68	49.36	5.34	9.16
03	LR	278.64	27.86	47.16	13.93	18.64
	BR1	117.54	11.75	23.58	5.88	9.32
04	STUDIO	159.88	15.99	24.10	7.99	8.24
05	LR	213.55	21.36	41.98	10.68	17.81
	BR1	116.00	11.60	20.99	5.80	8.91
06 (6th FL)	LR	238.12	23.81	41.98	11.91	17.81
	BR1	116.68	11.67	46.15	5.83	8.91
07	STUDIO	166.34	16.63	41.98	8.32	8.91
08	STUDIO	168.23	16.82	48.88	8.41	8.99
09	LR	296.4	29.64	43.01	14.82	8.99
	BR1	139.02	13.90	21.51	6.95	8.99
10	LR	256.87	25.69	129.57	12.84	27.30
	BR1	119.51	11.95	43.01	5.98	17.98
	BR2	99.74	9.97	49.36	4.99	9.16
11	LR	265.90	26.59	139.09	13.30	18.31
	BR1	111.69	11.17	22.02	5.58	9.07
	BR2	101.16	10.12	49.36	5.06	9.16
12	STUDIO	156.27	15.63	74.56	7.81	9.07
13	LR	272.83	27.28	160.08	13.64	27.22
	BR1	125.92	12.59	22.02	6.30	9.07
	BR2	91.20	9.12	42.76	4.56	9.07
14	LR	237.33	23.73	48.20	11.87	18.81
	BR1	104.91	10.49	24.10	5.25	9.41
15	STUDIO	160.34	16.03	48.20	8.02	18.81
16	LR	267.48	26.75	158.49	13.37	27.05
	BR1	115.32	11.53	21.51	5.77	8.99
	BR2	91.20	9.12	47.18	4.56	9.07
17	LR	301.55	30.16	68.73	15.08	17.98
	BR1	127.82	12.78	21.51	6.39	8.99
18	LR	235.47	23.55	43.01	11.77	17.98
	BR1	135.05	13.51	21.51	6.75	8.99
19	LR	274.20	27.42	45.09	13.71	18.31
	BR1	138.22	13.82	22.54	6.91	9.16
20	STUDIO	166.75	16.68	45.09	8.34	18.31
21	STUDIO	166.23	16.62	45.09	8.31	18.31
22	STUDIO	205.02	20.50	45.09	10.25	18.31
23	STUDIO	172.32	17.23	21.51	8.62	8.99
24	STUDIO	246.95	24.70	68.73	12.35	17.98
25	LR	224.60	22.46	40.42	11.23	17.48
	BR1	153.25	15.33	21.51	7.66	8.99
	BR2	105.17	10.52	50.43	5.26	9.24
26	STUDIO	195.60	19.56	50.43	9.78	18.48
27	LR	249.93	24.99	46.12	12.50	18.48
	BR1	115.68	11.57	23.06	5.78	9.24
28	STUDIO	199.77	19.98	45.09	9.99	18.31
29	STUDIO	150.13	15.01	45.09	7.51	18.31
30	STUDIO	163.19	16.32	45.09	8.16	18.31
31	LR	399.58	39.96	128.03	19.98	18.31
	BR1	116.12	11.61	45.09	5.81	9.16
32	LR	236.99	23.70	44.05	11.85	18.14
	BR1	107.18	10.72	22.02	5.36	9.07
33	LR	146.60	14.66	44.05	7.33	18.14
	BR1	118.58	11.86	69.03	5.93	9.07
34	LR	234.01	23.40	46.12	11.70	18.48
	BR1	110.97	11.10	46.15	5.55	8.91
	BR2	125.22	12.52	114.99	6.26	8.91
35	LR	282.72	28.27	41.98	14.14	17.81
	BR1	99.10	9.91	20.99	4.96	8.91

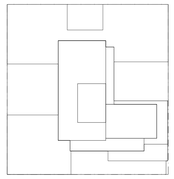
5TH FLOOR OCCUPANT LOAD CALCULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	972	200	5
UNIT 02	R	984	200	5
UNIT 03	R	692	200	3
UNIT 04	R	519	200	3
UNIT 05	R	711	200	4
UNIT 06	R	651	200	3
UNIT 07	R	449	200	2
UNIT 08	R	497	200	2
UNIT 09	R	729	200	4
UNIT 10	R	909	200	5
UNIT 11	R	905	200	5
UNIT 12	R	422	200	2
UNIT 13	R	954	200	5
UNIT 14	R	650	200	3
UNIT 15	R	411	200	2
UNIT 16	R	923	200	5
UNIT 17	R	736	200	4
UNIT 18	R	708	200	4
UNIT 19	R	739	200	4
UNIT 20	R	450	200	2
UNIT 21	R	450	200	2
UNIT 22	R	454	200	2
UNIT 23	R	442	200	2
UNIT 24	R	506	200	3
UNIT 25	R	931	200	5
UNIT 26	R	493	200	2
UNIT 27	R	865	200	4
UNIT 28	R	528	200	3
UNIT 29	R	420	200	2
UNIT 30	R	420	200	2
UNIT 31	R	862	200	4
UNIT 32	R	640	200	3
UNIT 33	R	598	200	3
UNIT 34	R	881	200	4
UNIT 35	R	675	200	3
AMENITY SPACE	R	651	15	43
TERRACE	R	2300	50	46
(EACH FLOOR) TOTAL OCCUPANT LOAD				205

(SECTION BC1005.1) EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
STAIR C DOOR	36.0 IN.	0.2	180
STAIR D DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			720
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
STAIR C	45.0 IN.	0.3	150
STAIR D	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			600



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/05/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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COSENTINI ASSOCIATES
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VAN DEUSEN & ASSOCIATES
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East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

5TH FLOOR PLAN
(PODIUM LEVEL)

NB#420655954

REGISTERED ARCHITECT
JOSEPH P. FELL
No. 028084
STATE OF NEW YORK

DATE: 10/12/2016

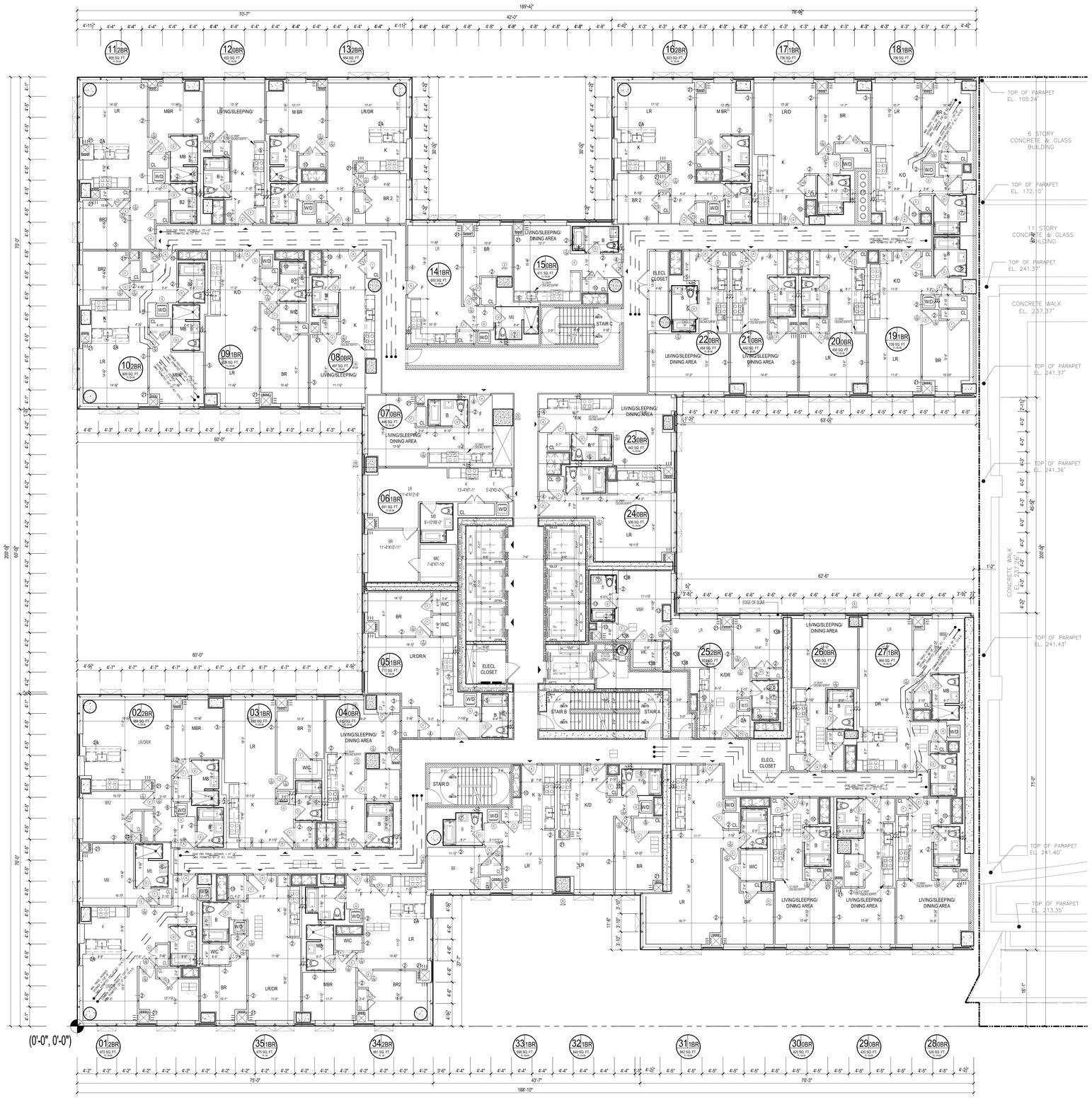
PROJECT #: 15A12

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

DWG NO. A-105.00

025 OF 97

DEPT OF BLDGS 420655954 Job Number
E3627684115X Scan Code

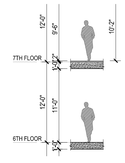


1 6TH FLOOR PLAN
Scale: 1/8"=1'

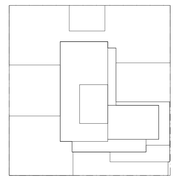
Apt. Light & Air Calculations 5th - 6th Floor (12'0" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	297.22	29.72	163.90	14.86	17.81
	BR1	135.64	13.56	49.36	6.78	9.16
	BR2	105.15	10.52	46.15	5.26	8.91
02	LR	311.79	31.18	165.85	15.59	27.97
	BR1	121.18	12.12	23.58	6.06	9.32
	BR2	106.83	10.68	49.36	5.34	9.16
03	LR	278.64	27.86	47.16	13.93	18.64
	BR1	117.54	11.75	23.58	5.88	9.32
04	STUDIO	159.88	15.99	24.10	7.99	8.24
05	LR	213.55	21.36	41.98	10.68	17.81
	BR1	116.00	11.60	20.99	5.80	8.91
06 (6th FL)	LR	238.12	23.81	41.98	11.91	17.81
	BR1	116.68	11.67	46.15	5.83	8.91
07	STUDIO	166.34	16.63	41.98	8.32	8.91
08	STUDIO	168.23	16.82	48.88	8.41	8.99
09	LR	296.4	29.64	43.01	14.82	8.99
	BR1	139.02	13.90	21.51	6.95	8.99
10	LR	256.87	25.69	129.57	12.84	27.30
	BR1	119.51	11.95	43.01	5.98	17.98
	BR2	99.74	9.97	49.36	4.99	9.16
11	LR	265.90	26.59	139.09	13.30	18.31
	BR1	111.69	11.17	22.02	5.58	9.07
	BR2	101.16	10.12	49.36	5.06	9.16
12	STUDIO	156.27	15.63	74.56	7.81	9.07
13	LR	272.83	27.28	160.08	13.64	27.22
	BR1	125.92	12.59	22.02	6.30	9.07
	BR2	91.20	9.12	42.76	4.56	9.07
14	LR	237.33	23.73	48.20	11.87	18.81
	BR1	104.91	10.49	24.10	5.25	9.41
15	STUDIO	160.34	16.03	48.20	8.02	18.81
16	LR	267.48	26.75	158.49	13.37	27.05
	BR1	115.32	11.53	21.51	5.77	8.99
	BR2	91.20	9.12	47.18	4.56	9.07
17	LR	301.55	30.16	68.73	15.08	17.98
	BR1	127.82	12.78	21.51	6.39	8.99
18	LR	235.47	23.55	43.01	11.77	17.98
	BR1	135.05	13.51	21.51	6.75	8.99
19	LR	274.20	27.42	45.09	13.71	18.31
	BR1	138.22	13.82	22.54	6.91	9.16
20	STUDIO	166.75	16.68	45.09	8.34	18.31
21	STUDIO	166.23	16.62	45.09	8.31	18.31
22	STUDIO	205.02	20.50	45.09	10.25	18.31
23	STUDIO	172.32	17.23	21.51	8.62	8.99
24	STUDIO	246.95	24.70	68.73	12.35	17.98
25	LR	224.60	22.46	40.42	11.23	17.48
	BR1	153.25	15.33	21.51	7.66	8.99
	BR2	105.17	10.52	50.43	5.26	9.24
26	STUDIO	195.60	19.56	50.43	9.78	18.48
27	LR	249.93	24.99	46.12	12.50	18.48
	BR1	115.68	11.57	23.06	5.78	9.24
28	STUDIO	199.77	19.98	45.09	9.99	18.31
29	STUDIO	150.13	15.01	45.09	7.51	18.31
30	STUDIO	163.19	16.32	45.09	8.16	18.31
31	LR	399.58	39.96	128.03	19.98	18.31
	BR1	116.12	11.61	45.09	5.81	9.16
32	LR	236.99	23.70	44.05	11.85	18.14
	BR1	107.18	10.72	22.02	5.36	9.07
33	LR	146.60	14.66	44.05	7.33	18.14
	BR1	118.58	11.86	69.03	5.93	9.07
34	LR	234.01	23.40	46.12	11.70	18.48
	BR1	110.97	11.10	46.15	5.55	8.91
	BR2	125.22	12.52	114.99	6.26	8.91
35	LR	282.72	28.27	41.98	14.14	17.81
	BR1	99.10	9.91	20.99	4.96	8.91

6TH FLOOR OCCUPANT LOAD CALCULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	972	200	5
UNIT 02	R	984	200	5
UNIT 03	R	692	200	3
UNIT 04	R	519	200	3
UNIT 05	R	711	200	4
UNIT 06	R	651	200	3
UNIT 07	R	449	200	2
UNIT 08	R	497	200	2
UNIT 09	R	729	200	4
UNIT 10	R	909	200	5
UNIT 11	R	905	200	5
UNIT 12	R	422	200	2
UNIT 13	R	954	200	5
UNIT 14	R	650	200	3
UNIT 15	R	411	200	2
UNIT 16	R	923	200	5
UNIT 17	R	736	200	4
UNIT 18	R	708	200	4
UNIT 19	R	739	200	4
UNIT 20	R	450	200	2
UNIT 21	R	450	200	2
UNIT 22	R	454	200	2
UNIT 23	R	442	200	2
UNIT 24	R	506	200	3
UNIT 25	R	931	200	5
UNIT 26	R	493	200	2
UNIT 27	R	865	200	4
UNIT 28	R	528	200	3
UNIT 29	R	420	200	2
UNIT 30	R	420	200	2
UNIT 31	R	862	200	4
UNIT 32	R	640	200	3
UNIT 33	R	598	200	3
UNIT 34	R	881	200	4
UNIT 35	R	675	200	3
			(EACH FLOOR) TOTAL OCCUPANT LOAD	116

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
STAIR C DOOR	36.0 IN.	0.2	180
STAIR D DOOR	36.0 IN.	0.2	180
		TOTAL EXIT DOOR CAPACITY	720
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
STAIR C	45.0 IN.	0.3	150
STAIR D	45.0 IN.	0.3	150
		TOTAL EXIT STAIR CAPACITY	600



HEIGHT DIAGRAM
Scale: 1/8"=1'



KEY PLAN

LEGEND:
2 HR. RATED FIRE SEPARATION
3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROJECT NAME: **COURT SQUARE**
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VAN DEUSEN & ASSOCIATES
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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
6TH FLOOR PLAN
(PODIUM LEVEL)

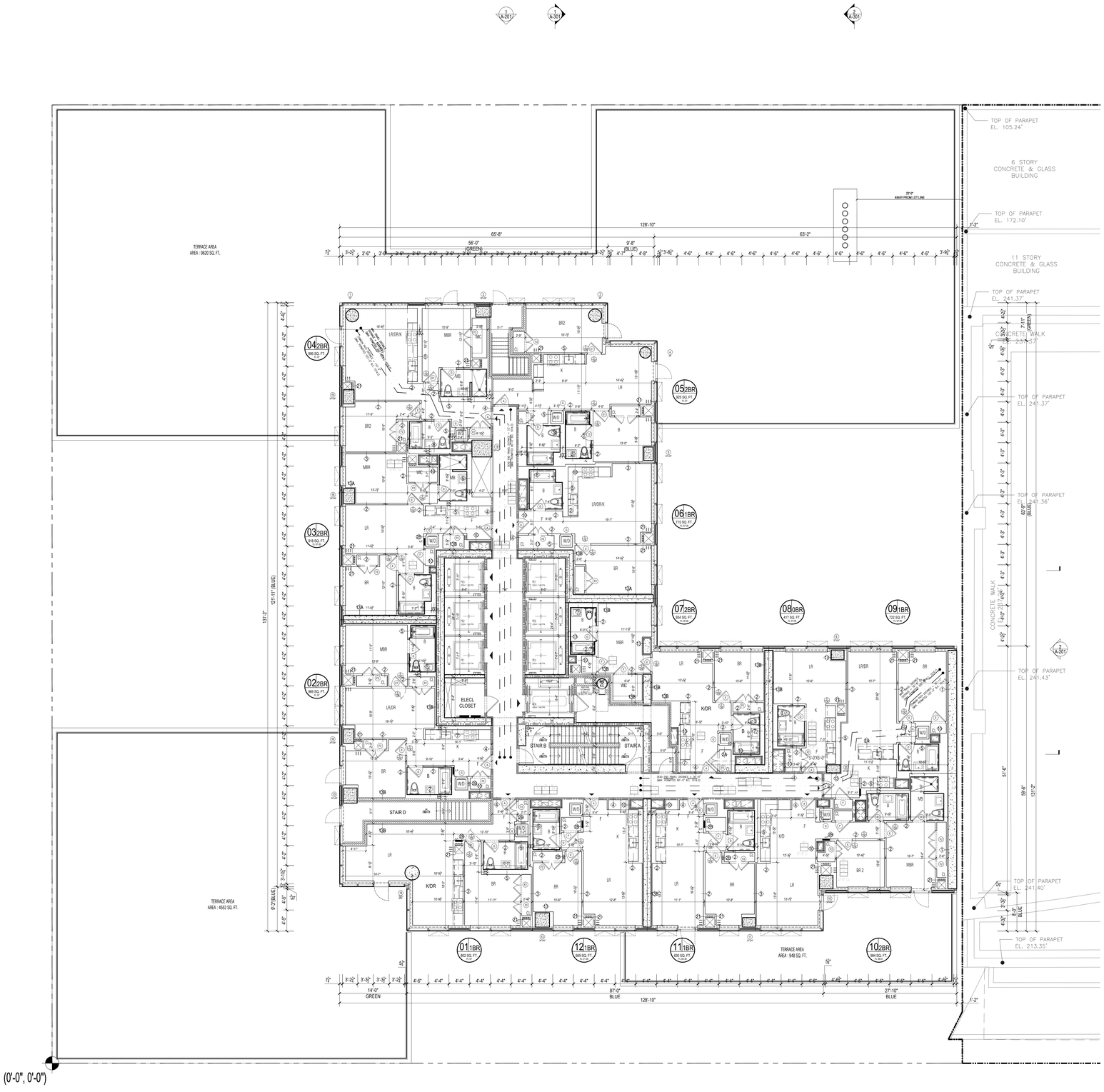
NB#420655954

SEAL: REGISTERED ARCHITECT JO STEPHEN HILL 026820 STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15412
SCALE: 1/8" = 1'-0"
DWG NO. A-106.00
026 OF 97

DEPT OF BLDGS 420655954 Job Number

ES4486905365 Scan Code



1 7TH FLOOR PLAN

Scale: 1/8"=1'

Apt. Light & Air Calculations 7th Floor (12'0" Height)

UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	326.23	32.62	209.43	16.31	17.31
	BR1	123.58	12.36	48.29	6.18	9.07
02	LR	184.55	18.46	46.15	9.23	8.91
	BR1	142.89	14.29	46.15	7.14	8.91
	BR2	123.96	12.40	46.15	6.20	8.91
03	LR	165.81	16.58	46.15	8.29	8.91
	BR1	125.16	12.52	20.99	6.26	8.91
	BR2	107.99	10.80	46.15	5.40	8.91
04	LR	234.27	23.43	143.44	11.71	17.81
	BR1	130.04	13.00	55.46	6.50	8.24
	BR2	109.37	10.94	46.15	5.47	8.91
05	LR	248.20	24.82	112.41	12.41	17.98
	BR1	105.95	10.60	21.51	5.30	8.99
	BR2	139.47	13.95	130.74	6.97	24.38
06	LR	233.30	23.33	68.73	11.67	17.98
	BR1	137.98	13.80	47.22	6.90	8.99
07	LR	224.60	22.46	40.42	11.23	17.48
	BR1	153.25	15.33	21.51	7.66	8.99
	BR2	105.17	10.52	50.43	5.26	9.24
08	STUDIO	157.06	15.71	50.43	7.85	9.24
09	LR	281.25	28.13	46.12	14.06	18.48
	BR1	140.09	14.01	23.06	7.00	9.24
10	LR	272.16	27.22	100.81	13.61	26.05
	BR1	138.95	13.90	45.09	6.95	18.31
	BR2	97.67	9.77	22.54	4.88	9.16
11	LR	223.58	22.36	44.05	11.18	18.14
	BR1	121.62	12.16	22.02	6.08	9.07
12	LR	257.64	25.76	44.05	12.88	18.14
	BR1	120.52	12.05	22.02	6.03	9.07

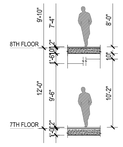
7TH FLOOR OCCUPANT LOAD CALCULATIONS

ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	802	200	4
UNIT 02	R	969	200	5
UNIT 03	R	918	200	5
UNIT 04	R	995	200	5
UNIT 05	R	925	200	5
UNIT 06	R	715	200	4
UNIT 07	R	934	200	5
UNIT 08	R	417	200	2
UNIT 09	R	722	200	4
UNIT 10	R	984	200	5
UNIT 11	R	630	200	3
UNIT 12	R	669	200	3
(EACH FLOOR) TOTAL OCCUPANT LOAD				48

(SECTION BC1005.1)

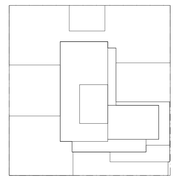
EXIT QUANTITY AND CAPACITY PROVIDED

EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
		TOTAL EXIT DOOR CAPACITY	540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
		TOTAL EXIT STAIR CAPACITY	450



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

7TH FLOOR PLAN
(LOWER LEVEL)

NB#420655954

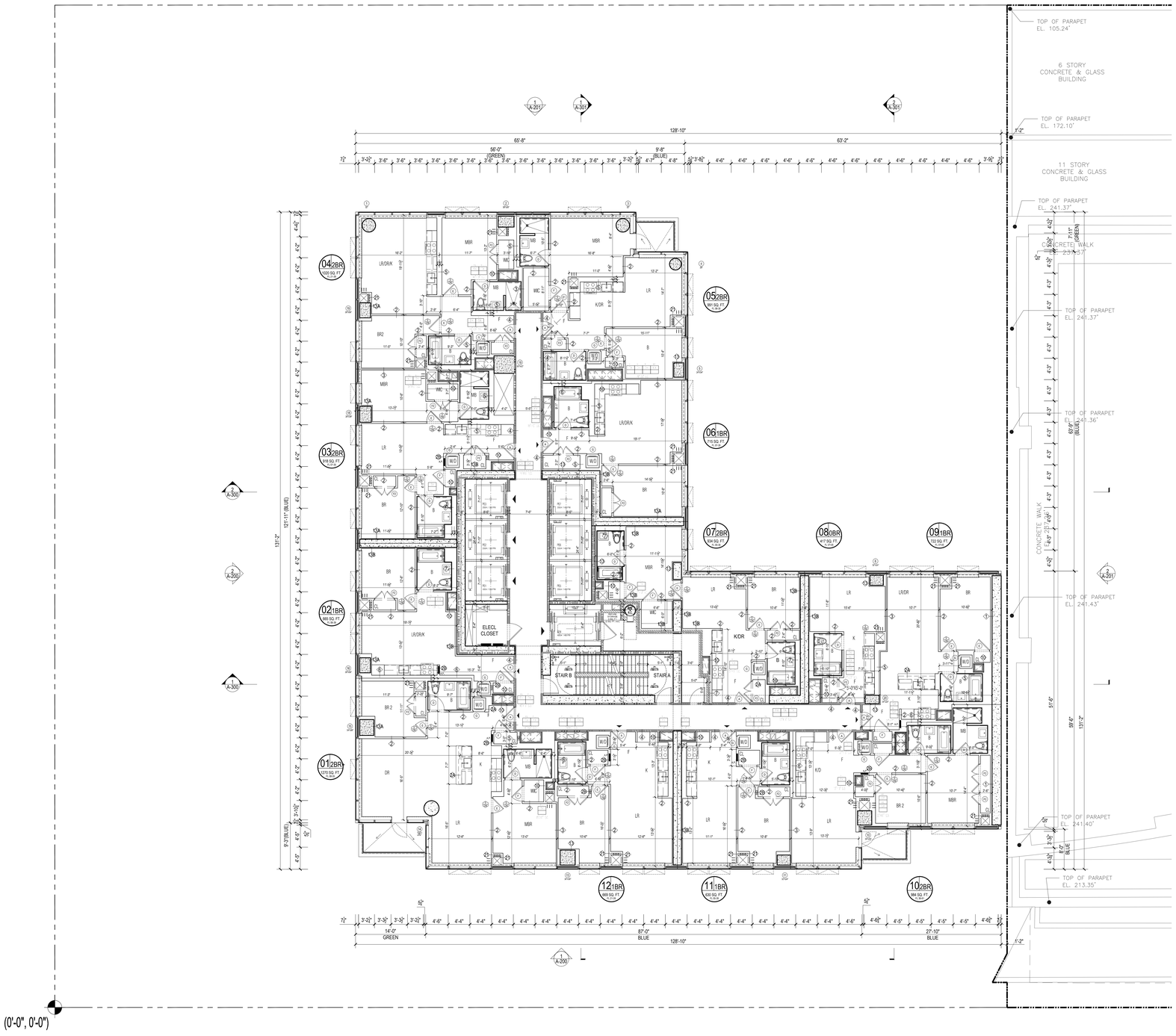
SEAL: REGISTERED ARCHITECT JO STEPHEN HILL 028920 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/8" = 1'-0"
DWG NO.	A-107.00

027 OF 97

DEPT OF BLDGS420655954 Job Number

E5805061011 Scan Code



1 8TH -19TH FLOOR PLAN

Scale: 1/8" = 1'

Apt. Light & Air Calculations 8-19th Floor (9'10" Height)

UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	583.22	58.32	284.09	29.16	36.79
	BR1	146.57	14.66	49.54	7.33	9.45
	BR2	112.01	11.20	47.34	5.60	9.28
02	LR	193.82	19.38	47.34	9.69	18.56
	BR1	106.43	10.64	47.34	5.32	9.28
03	LR	165.81	16.58	47.34	8.29	9.28
	BR1	125.16	12.52	21.55	6.26	9.28
	BR2	107.99	10.80	47.34	5.40	9.28
04	LR	234.27	23.43	147.12	11.71	18.56
	BR1	146.94	14.69	56.91	7.35	17.23
	BR2	109.37	10.94	47.34	5.47	9.28
05	LR	212.40	21.24	115.30	10.62	18.73
	BR1	173.67	17.37	134.11	8.68	25.51
	BR2	126.62	12.66	22.08	6.33	9.36
06	LR	233.30	23.33	70.52	11.67	18.73
	BR1	137.98	13.80	48.44	6.90	9.36
07	LR	224.60	22.46	41.51	11.23	18.23
	BR1	153.25	15.33	22.08	7.66	9.36
	BR2	105.17	10.52	51.74	5.26	9.61
08	STUDIO	157.06	15.71	51.74	7.85	9.24
09	LR	281.25	28.13	47.36	14.06	19.23
	BR1	140.09	14.01	23.68	7.00	9.61
10	LR	272.16	27.22	103.44	13.61	27.17
	BR1	138.95	13.90	46.29	6.95	19.06
	BR2	97.67	9.77	23.15	4.88	9.53
11	LR	223.58	22.36	45.23	11.18	18.89
	BR1	121.62	12.16	22.62	6.08	9.45
12	LR	257.64	25.76	45.23	12.88	18.89
	BR1	120.52	12.05	22.62	6.03	9.45

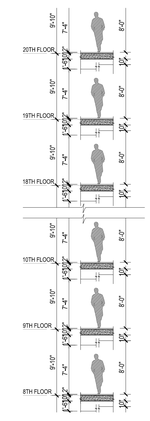
8TH THRU 19TH FLOOR OCCUPANT LOAD CALCULATIONS

ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1270	200	6
UNIT 02	R	665	200	3
UNIT 03	R	918	200	5
UNIT 04	R	1020	200	5
UNIT 05	R	991	200	5
UNIT 06	R	715	200	4
UNIT 07	R	934	200	5
UNIT 08	R	417	200	2
UNIT 09	R	722	200	4
UNIT 10	R	984	200	5
UNIT 11	R	630	200	3
UNIT 12	R	669	200	3
			(EACH FLOOR) TOTAL OCCUPANT LOAD	50

(SECTION BC1005.1)

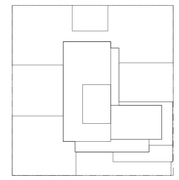
EXIT QUANTITY AND CAPACITY PROVIDED

EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
		TOTAL EXIT DOOR CAPACITY	540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
		TOTAL EXIT STAIR CAPACITY	450



HEIGHT DIAGRAM

Scale: 1/8" = 1'



LEGEND: **KEY PLAN**

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE QUEENS, NEW YORK 11101**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

8TH-19TH & 20TH FLOOR PLANS (LOWER LEVEL)

NB#420655954

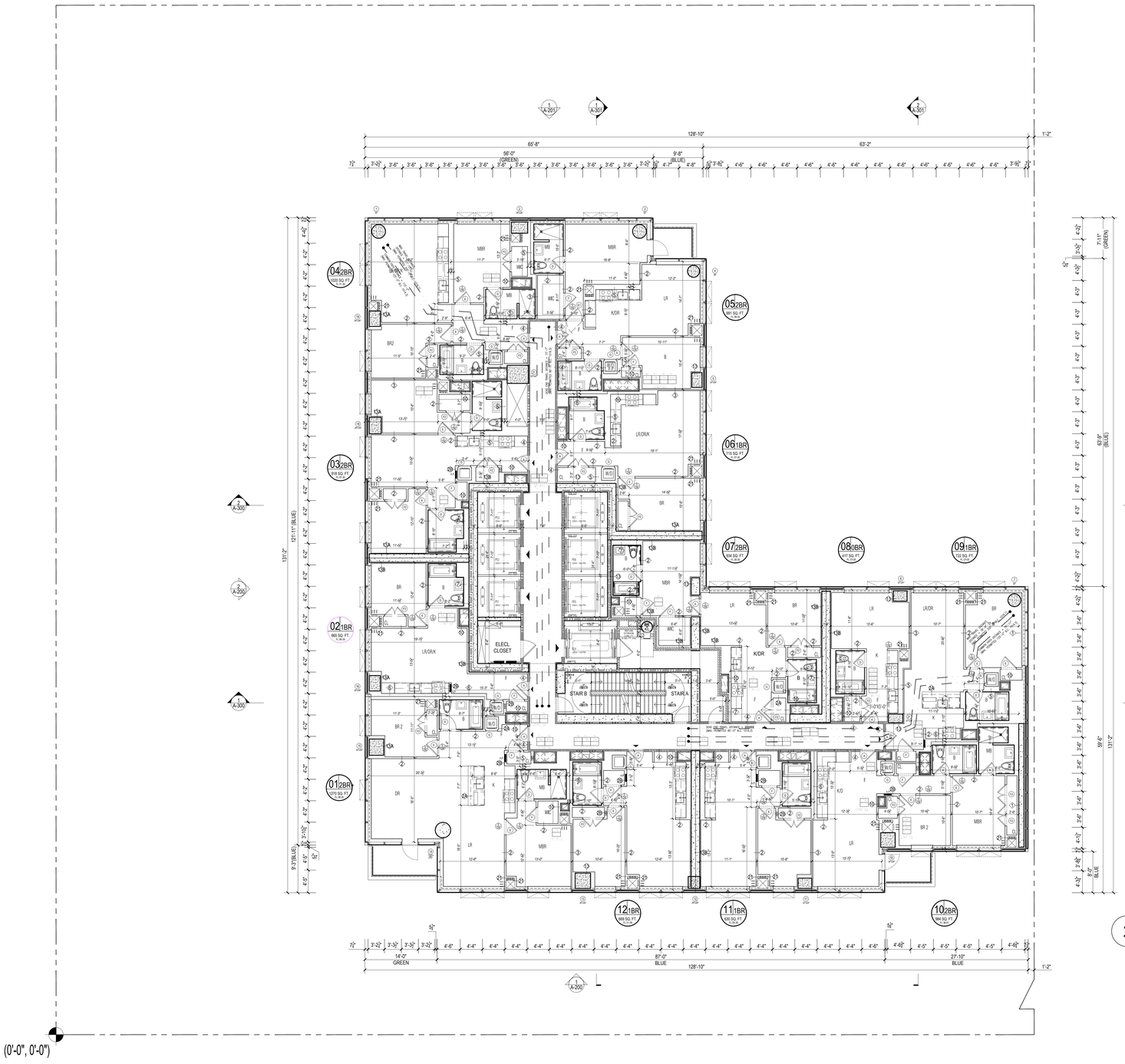
SEAL: REGISTERED ARCHITECT JOO SOO PARK STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/8" = 1'-0"
DWG NO.	A-108.00

028 OF 97

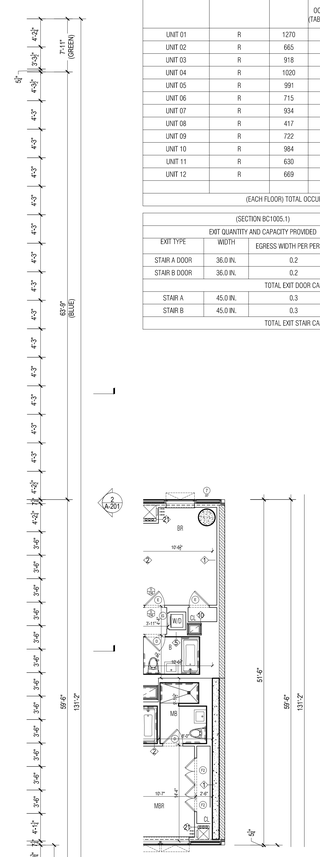
DEPT OF BLDGS 420655954 Job Number

E3616540 Scan Code



1 21ST -35TH FLOOR PLAN

Scale: 1/8"=1'



2 20TH FLOOR-PARTIAL

Scale: 1/8"=1'

Apt. Light & Air Calculations 20-34th Floor (9'10" Height)

UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	583.22	58.32	284.09	29.16	36.79
	BR1	146.57	14.66	49.54	7.33	9.45
	BR2	112.01	11.20	47.34	5.60	9.28
02	LR	193.82	19.38	47.34	9.69	18.56
	BR1	106.43	10.64	47.34	5.32	9.28
03	LR	165.81	16.58	47.34	8.29	9.28
	BR1	125.16	12.52	21.55	6.26	9.28
	BR2	107.99	10.80	47.34	5.40	9.28
04	LR	233.93	23.39	147.12	11.70	18.56
	BR1	146.94	14.69	56.91	7.35	17.23
	BR2	109.37	10.94	47.34	5.47	9.28
05	LR	212.40	21.24	115.30	10.62	18.73
	BR1	173.67	17.37	134.11	8.68	25.51
	BR2	126.62	12.66	22.08	6.33	9.36
06	LR	233.30	23.33	70.52	11.67	18.73
	BR1	137.98	13.80	48.44	6.90	9.36
07	LR	224.60	22.46	41.51	11.23	18.23
	BR1	153.25	15.33	22.08	7.66	9.36
	BR2	105.17	10.52	51.74	5.26	9.61
08	STUDIO	157.06	15.71	51.74	7.85	9.24
09	LR	281.25	28.13	47.36	14.06	19.23
	BR1	154.59	15.46	23.68	7.73	9.61
10	LR	272.16	27.22	103.44	13.61	27.17
	BR1	138.95	13.90	46.29	6.95	19.06
	BR2	97.67	9.77	23.15	4.88	9.53
11	LR	223.58	22.36	45.23	11.18	18.89
	BR1	121.62	12.16	22.62	6.08	9.45
12	LR	257.64	25.76	45.23	12.88	18.89
	BR1	120.52	12.05	22.62	6.03	9.45

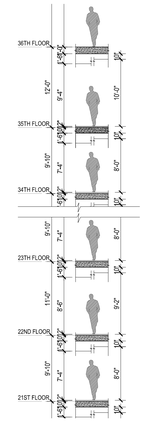
20TH THRU 35TH FLOOR OCCUPANT LOAD CALCULATIONS

ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1270	200	6
UNIT 02	R	665	200	3
UNIT 03	R	918	200	5
UNIT 04	R	1020	200	5
UNIT 05	R	991	200	5
UNIT 06	R	715	200	4
UNIT 07	R	934	200	5
UNIT 08	R	417	200	2
UNIT 09	R	722	200	4
UNIT 10	R	984	200	5
UNIT 11	R	630	200	3
UNIT 12	R	669	200	3
			(EACH FLOOR) TOTAL OCCUPANT LOAD	50

(SECTION BC1005.1)

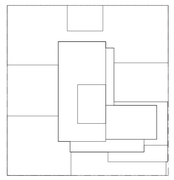
EXIT QUANTITY AND CAPACITY PROVIDED

EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
		TOTAL EXIT DOOR CAPACITY	540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
		TOTAL EXIT STAIR CAPACITY	450



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

21ST-35TH FLOOR PLANS (LOWER LEVEL)

NB#420655954

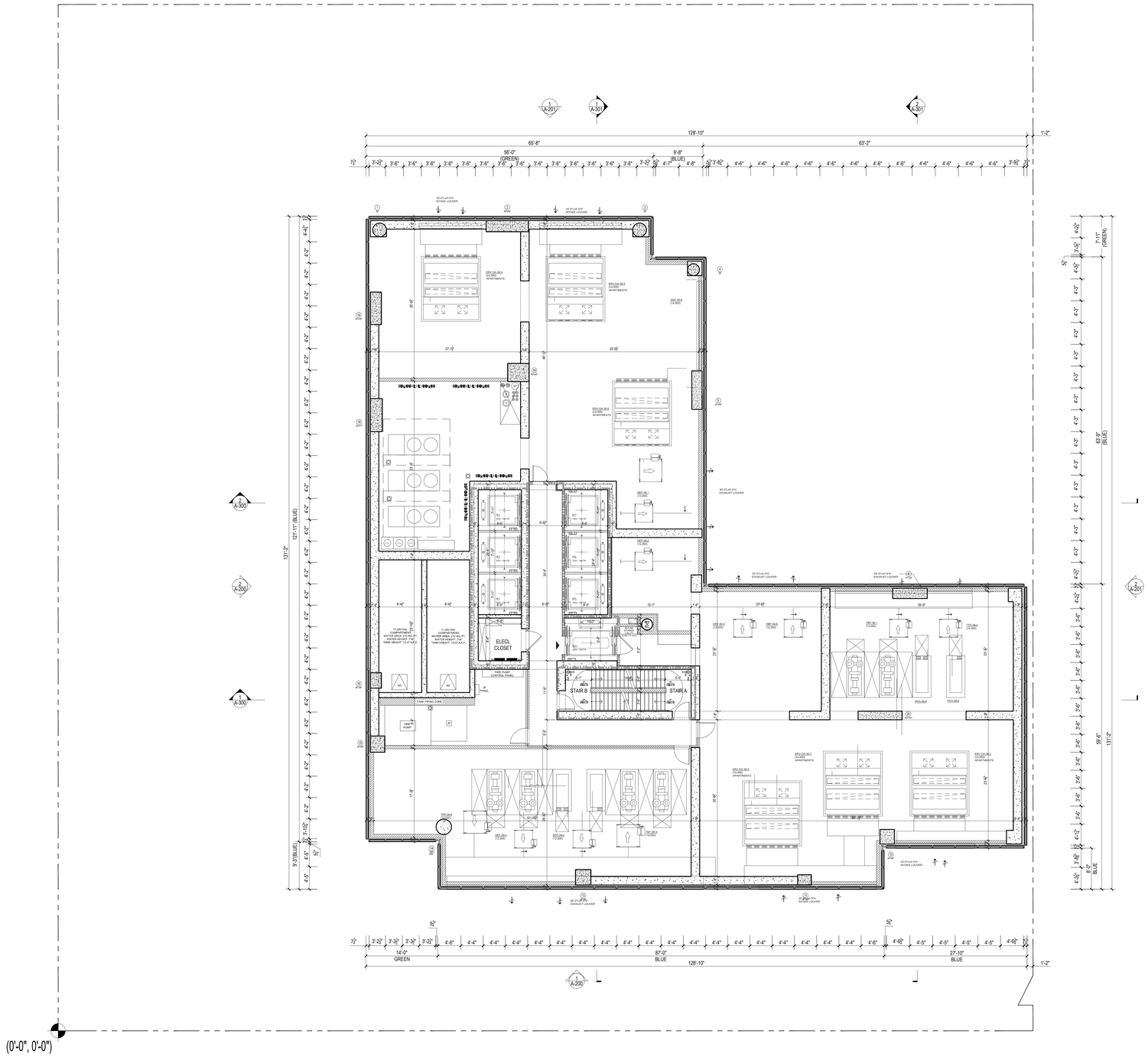
SEAL: REGISTERED ARCHITECT NO. 029 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/8" = 1'-0"
DWG NO.	A-109.00

029 OF 97

DEPT OF BUILDINGS420655954 Job Number

E350410053A40 Scan Code

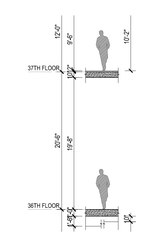


1 36TH FLOOR PLAN (MECHANICAL)

Scale: 1/8"=1'

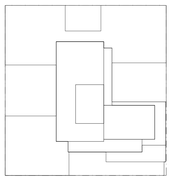
39TH FLOOR OCCUPANT LOAD CACULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
MECHANICAL	F-2	10,484	300 SF	40
(EACH FLOOR) TOTAL OCCUPANT LOAD				40

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			450



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

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134-03 35TH AVE, FLUSHING
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PROJECT NAME: **COURT SQUARE**

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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

36TH FLOOR PLAN
(MECHANICAL LEVEL)

NB#420655954

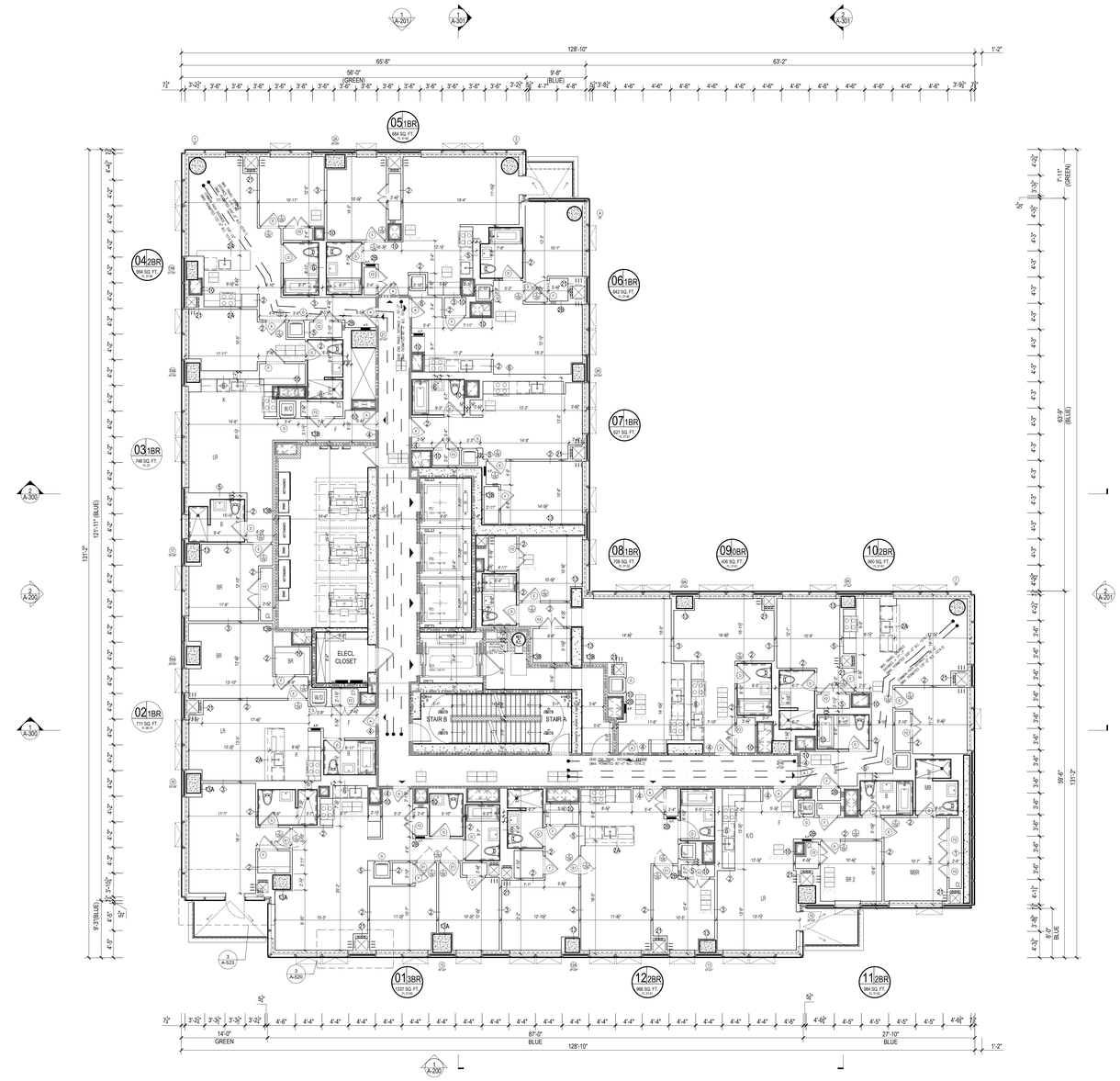
SEAL: REGISTERED ARCHITECT JOSEPH P. HILL STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8" = 1'-0"
DWG NO.	A-110.00

030 OF 97

DEPT OF BLDGS 420655954 Job Number

E363 DOC3661 Scan Code



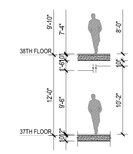
1 37TH FLOOR PLAN

Scale: 1/8"=1'

Apt. Light & Air Calculations 37th Floor (12'0" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	292.45	29.25	112.34	14.62	18.14
	BR1	190.29	19.03	147.61	9.51	16.81
	BR2	110.74	11.07	48.29	5.54	9.07
	BR3	110.29	11.03	22.02	5.51	9.07
02	LR	243.96	24.40	41.98	12.20	17.81
	BR1	156.90	15.69	20.99	7.85	8.91
03	LR	217.69	21.77	92.30	10.88	17.81
	BR1	133.59	13.36	46.15	6.68	8.91
04	LR	262.45	26.25	127.13	13.12	17.81
	BR1	137.28	13.73	46.15	6.86	8.91
	BR2	113.39	11.34	38.10	5.67	8.24
05	LR	278.16	27.82	130.74	13.91	24.38
	BR1	118.98	11.90	17.36	5.95	8.24
06	LR	235.32	23.53	43.01	11.77	17.98
	BR1	106.17	10.62	74.93	5.31	8.99
07	LR	166.19	16.62	43.01	8.31	17.98
	BR1	125.90	12.59	47.22	6.30	8.99
08	LR	240.30	24.03	66.86	12.02	16.48
	BR1	102.61	10.26	40.03	5.13	8.99
09	STUDIO	154.00	15.40	46.12	7.70	18.48
10	LR	254.53	25.45	129.07	12.73	18.48
	BR1	127.10	12.71	50.43	6.36	9.24
	BR2	96.49	9.65	58.83	4.82	8.24
11	LR	272.69	27.27	112.83	13.63	26.38
	BR1	138.96	13.90	49.36	6.95	9.16
	BR2	97.67	9.77	26.82	4.88	9.16
12	LR	270.83	27.08	44.05	13.54	18.14
	BR1	136.32	13.63	44.05	6.82	18.14
	BR2	105.67	10.57	22.02	5.28	9.07

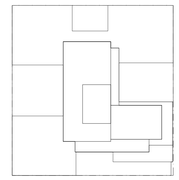
37TH FLOOR OCCUPANT LOAD CALCULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1337	200	7
UNIT 02	R	711	200	4
UNIT 03	R	748	200	4
UNIT 04	R	994	200	5
UNIT 06	R	642	200	3
UNIT 07	R	621	200	3
UNIT 08	R	708	200	4
UNIT 09	R	406	200	2
UNIT 10	R	960	200	5
UNIT 11	R	984	200	5
UNIT 12	R	966	200	5
			(EACH FLOOR) TOTAL OCCUPANT LOAD	45

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
		TOTAL EXIT DOOR CAPACITY	540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
		TOTAL EXIT STAIR CAPACITY	450



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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QUEENS, NEW YORK 11101

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VAN DEUSEN & ASSOCIATES
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East Hanover, NJ 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

37TH FLOOR PLAN
(HIGH LEVEL)

NB#420655954

SEAL: REGISTERED ARCHITECT GO STEPHEN M. G. 028264 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8"=1'-0"
DWG NO.	A-111.00

031 OF 97

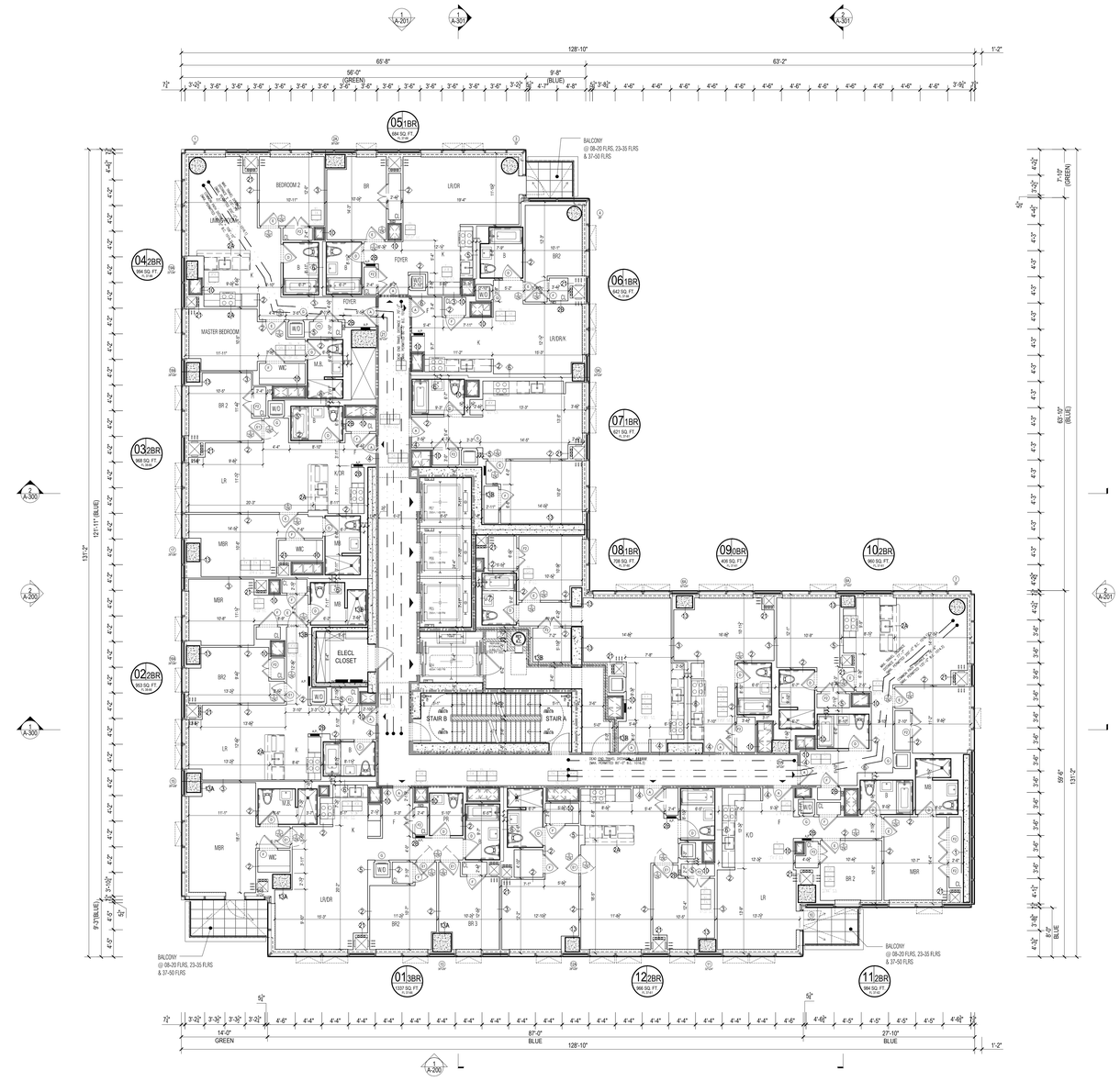
DEPT OF BLDGS 420655954 Job Number

E5527853001 Scan Code

Apt. Light & Air Calculations 38-49th Floor (9'10" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	292.45	29.25	115.23	14.62	18.89
	BR1	190.29	19.03	151.36	9.51	17.56
	BR2	110.74	11.07	49.54	5.54	9.45
	BR3	110.29	11.03	22.62	5.51	9.45
02	LR	228.96	22.90	43.10	11.45	18.56
	BR1	113.14	11.31	21.55	5.66	9.28
	BR2	111.01	11.10	47.34	5.55	9.28
03	LR	298.39	29.84	43.10	14.92	18.56
	BR1	131.63	13.16	47.34	6.58	9.28
	BR2	108.14	10.81	21.55	5.41	9.28
04	LR	262.45	26.25	130.39	13.12	18.56
	BR1	137.28	13.73	47.34	6.86	9.28
	BR2	113.39	11.34	39.08	5.67	8.61
05	LR	278.15	27.82	134.11	13.91	25.51
	BR1	118.98	11.90	17.83	5.95	8.61
06	LR	235.32	23.53	44.17	11.77	18.73
	BR1	106.17	10.62	74.80	5.31	9.36
07	LR	171.21	17.12	44.17	8.56	18.73
	BR1	132.59	13.26	48.44	6.63	9.36
08	LR	240.31	24.03	68.62	12.02	17.23
	BR1	102.61	10.26	41.07	5.13	9.36
09	STUDIO	154.00	15.40	47.36	7.70	19.23
10	LR	254.54	25.45	132.38	12.73	19.23
	BR1	127.11	12.71	51.74	6.36	9.61
	BR2	96.49	9.65	60.34	4.82	8.61
11	LR	272.69	27.27	115.77	13.63	27.51
	BR1	138.96	13.90	50.64	6.95	9.53
	BR2	97.64	9.76	27.49	4.88	9.53
12	LR	270.83	27.08	45.23	13.54	18.89
	BR1	136.32	13.63	45.23	6.82	18.89
	BR2	105.67	10.57	22.62	5.28	9.45

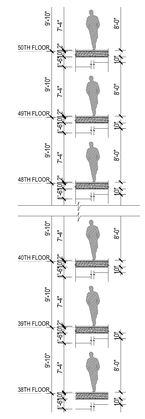
38TH THRU 49TH FLOOR OCCUPANT LOAD CALCULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1337	200	7
UNIT 02	R	953	200	5
UNIT 03	R	968	200	5
UNIT 04	R	994	200	5
UNIT 05	R	684	200	3
UNIT 06	R	642	200	3
UNIT 07	R	621	200	3
UNIT 08	R	708	200	4
UNIT 09	R	406	200	2
UNIT 10	R	960	200	5
UNIT 11	R	984	200	5
UNIT 12	R	966	200	5
		(EACH FLOOR) TOTAL OCCUPANT LOAD		51

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
		TOTAL EXIT DOOR CAPACITY	540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
		TOTAL EXIT STAIR CAPACITY	450



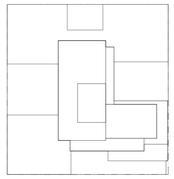
1 38TH -50TH FLOOR PLAN

Scale: 1/8"=1'



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE QUEENS, NEW YORK 11101**

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754

DESIMONE Consulting Engineers
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New York, NY 10011
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COSENTINI ASSOCIATES
Two Pennsylvania Plaza, 3rd FL,
New York, NY 10121
Tel (212) 615.3996 Fax (212) 615.3700

VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

38TH-49TH FLOOR PLANS (HIGH LEVEL)

NB#420655954

SEAL: REGISTERED ARCHITECT STEPHEN M. GOLDSTEIN No. 023076 STATE OF NEW YORK

DATE: 10/12/2016

PROJECT #: 15A12

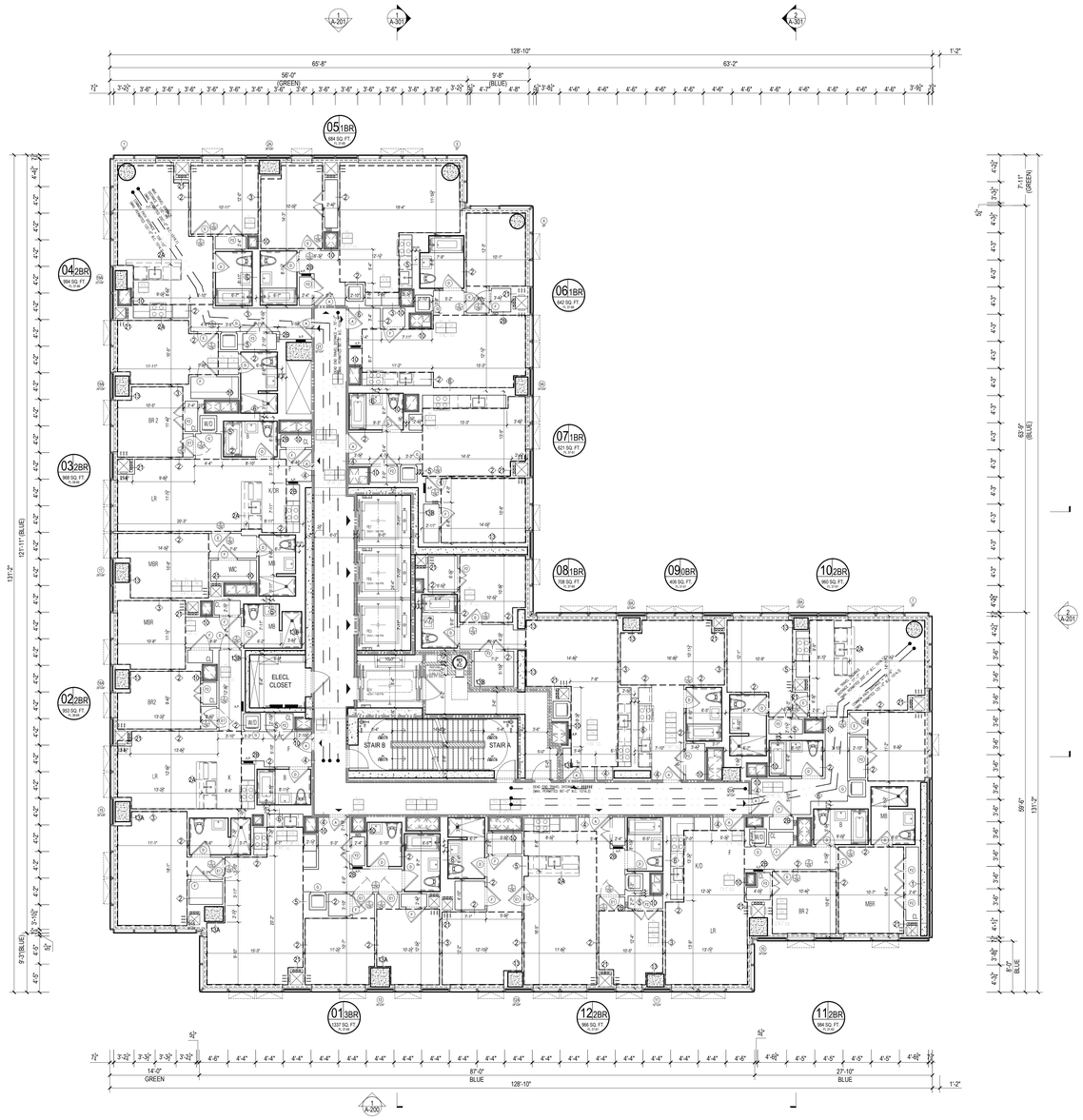
SCALE: 1/8"= 1'-0"

DWG NO. A-112.00

032 OF 97

DEPT OF BUILDINGS 420655954 Job Number

E1618041845 Scan Code



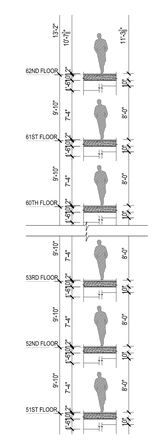
1 51ST -61ST FLOOR PLAN

Scale: 1/8"=1'

Apt. Light & Air Calculations 50-60th Floor (9'10" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	292.45	29.25	115.23	14.62	18.89
	BR1	190.29	19.03	151.36	9.51	18.56
	BR2	110.74	11.07	49.54	5.54	9.45
	BR3	110.29	11.03	22.62	5.51	9.45
02	LR	228.96	22.90	43.10	11.45	18.56
	BR1	113.14	11.31	21.55	5.66	9.28
	BR2	111.01	11.10	47.34	5.55	9.28
03	LR	298.39	29.84	43.10	14.92	18.56
	BR1	131.63	13.16	47.34	6.58	9.28
	BR2	108.14	10.81	21.55	5.41	9.28
04	LR	262.45	26.25	130.39	13.12	18.56
	BR1	137.28	13.73	47.34	6.86	9.28
	BR2	113.39	11.34	39.08	5.67	8.61
05	LR	278.15	27.82	134.11	13.91	25.51
	BR1	118.98	11.90	17.83	5.95	8.61
06	LR	235.32	23.53	44.17	11.77	18.73
	BR1	106.17	10.62	74.80	5.31	9.36
07	LR	171.21	17.12	44.17	8.56	18.73
	BR1	132.59	13.26	48.44	6.63	9.36
08	LR	240.31	24.03	68.62	12.02	17.23
	BR1	102.61	10.26	41.07	5.13	9.36
09	STUDIO	154.00	15.40	47.36	7.70	19.23
10	LR	254.54	25.45	132.38	12.73	19.23
	BR1	127.11	12.71	51.74	6.36	9.61
	BR2	96.49	9.65	60.34	4.82	8.61
11	LR	272.69	27.27	115.77	13.63	27.51
	BR1	138.96	13.90	50.64	6.95	9.53
	BR2	97.64	9.76	27.49	4.88	9.53
12	LR	270.83	27.08	45.23	13.54	18.89
	BR1	136.32	13.63	45.23	6.82	18.89
	BR2	105.67	10.57	22.62	5.28	9.45

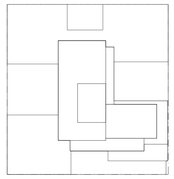
50TH THRU 60TH FLOOR OCCUPANT LOAD CALCULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1337	200	7
UNIT 02	R	953	200	5
UNIT 03	R	968	200	5
UNIT 04	R	994	200	5
UNIT 05	R	684	200	3
UNIT 06	R	642	200	3
UNIT 07	R	621	200	3
UNIT 08	R	708	200	4
UNIT 09	R	406	200	2
UNIT 10	R	960	200	5
UNIT 11	R	984	200	5
UNIT 12	R	966	200	5
(EACH FLOOR) TOTAL OCCUPANT LOAD				51

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			450



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

51ST-61ST FLOOR PLANS
(HIGH LEVEL)

NB#420655954

REGISTERED ARCHITECT
GO STEPHEN HILL
No. 028264
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8" = 1'-0"
DWG NO.	A-113.00

033 OF 97

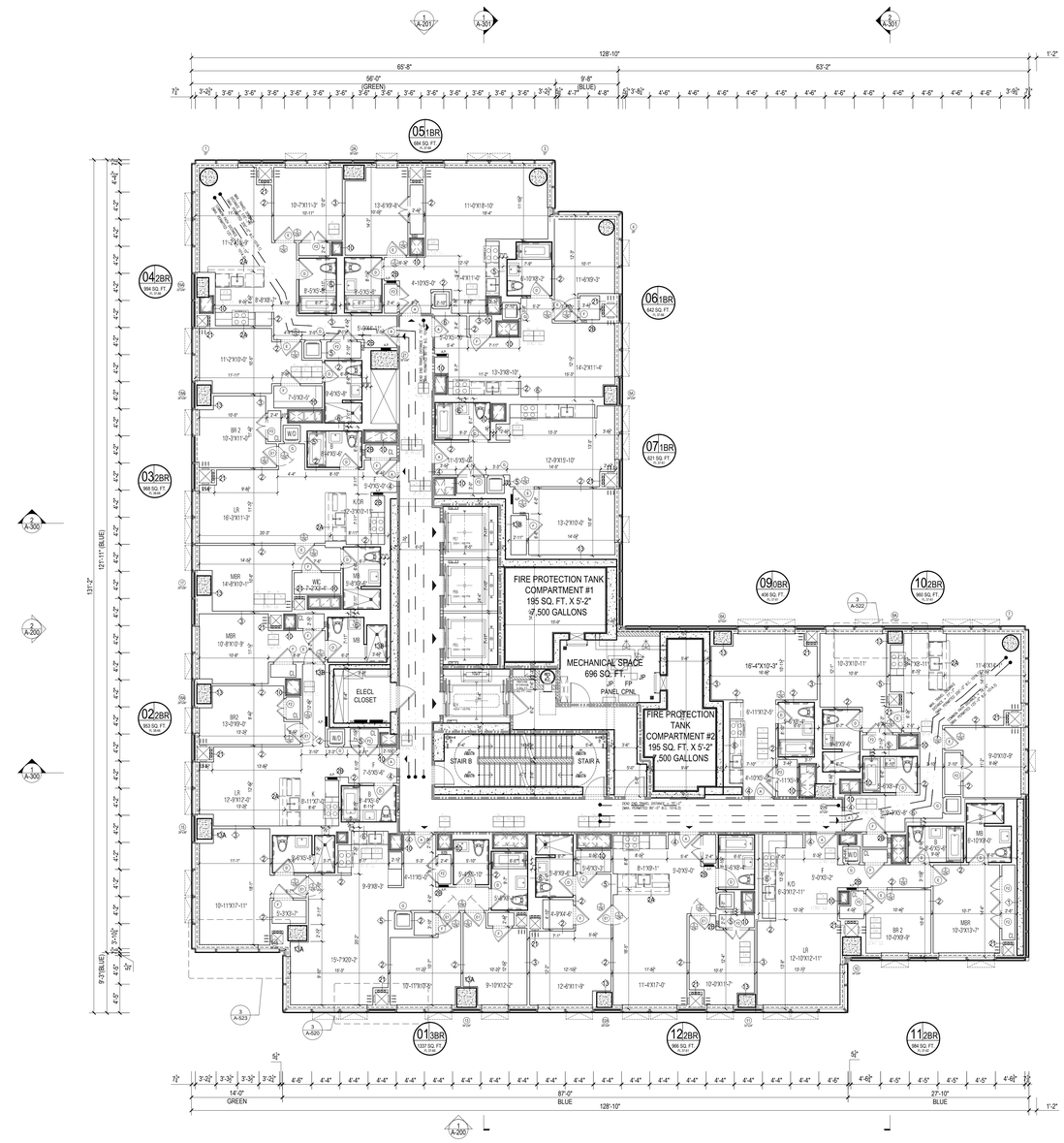
DEPT OF BLDGS 420655954 Job Number

E587357479 Scan Code

Apt. Light & Air Calculations 61st Floor (12'0" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	292.45	29.25	112.34	14.62	18.14
	BR1	190.29	19.03	147.61	9.51	17.81
	BR2	110.74	11.07	48.29	5.54	9.07
	BR3	110.29	11.03	22.02	5.51	9.07
02	LR	227.03	22.70	41.98	11.35	17.81
	BR1	113.14	11.31	46.15	5.66	8.91
	BR2	111.01	11.10	20.99	5.55	8.91
03	LR	298.39	29.84	41.98	14.92	17.81
	BR1	131.63	13.16	20.99	6.58	8.91
	BR2	108.14	10.81	20.99	5.41	8.91
04	LR	262.45	26.25	127.13	13.12	17.81
	BR1	137.28	13.73	46.15	6.86	8.91
	BR2	113.39	11.34	38.10	5.67	8.24
05	LR	278.15	27.82	133.98	13.91	16.48
	BR1	118.98	11.90	17.36	5.95	8.24
06	LR	235.32	23.53	43.01	11.77	17.98
	BR1	106.17	10.62	128.78	5.31	8.99
07	LR	171.21	17.12	43.01	8.56	17.98
	BR1	132.60	13.26	47.22	6.63	8.99
09	STUDIO	154.00	15.40	46.12	7.70	18.48
10	LR	254.54	25.45	129.07	12.73	18.48
	BR1	129.83	12.98	50.43	6.49	9.24
	BR2	96.49	9.65	58.83	4.82	8.24
11	LR	272.69	27.27	116.21	13.63	18.14
	BR1	138.96	13.90	49.36	6.95	9.16
	BR2	97.67	9.77	26.82	4.88	9.16
12	LR	270.83	27.08	44.05	13.54	18.14
	BR1	136.32	13.63	48.29	6.82	9.07
	BR2	105.67	10.57	22.02	5.28	9.07

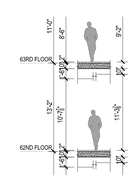
61ST FLOOR OCCUPANT LOAD CACULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1337	200	7
UNIT 02	R	953	200	5
UNIT 03	R	968	200	5
UNIT 04	R	994	200	5
UNIT 05	R	684	200	3
UNIT 06	R	642	200	3
UNIT 07	R	621	200	3
UNIT 09	R	406	200	2
UNIT 10	R	960	200	5
UNIT 11	R	984	200	5
UNIT 12	R	966	200	5
(EACH FLOOR) TOTAL OCCUPANT LOAD				48

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			450



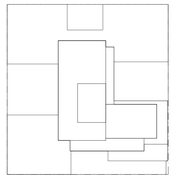
1 62ND FLOOR PLAN

Scale: 1/8"=1'



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/05/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

61ST FLOOR PLAN
(HIGH LEVEL)

NB#420655954

REGISTERED ARCHITECT GO STEPHEN HILL 028264 STATE OF NEW YORK

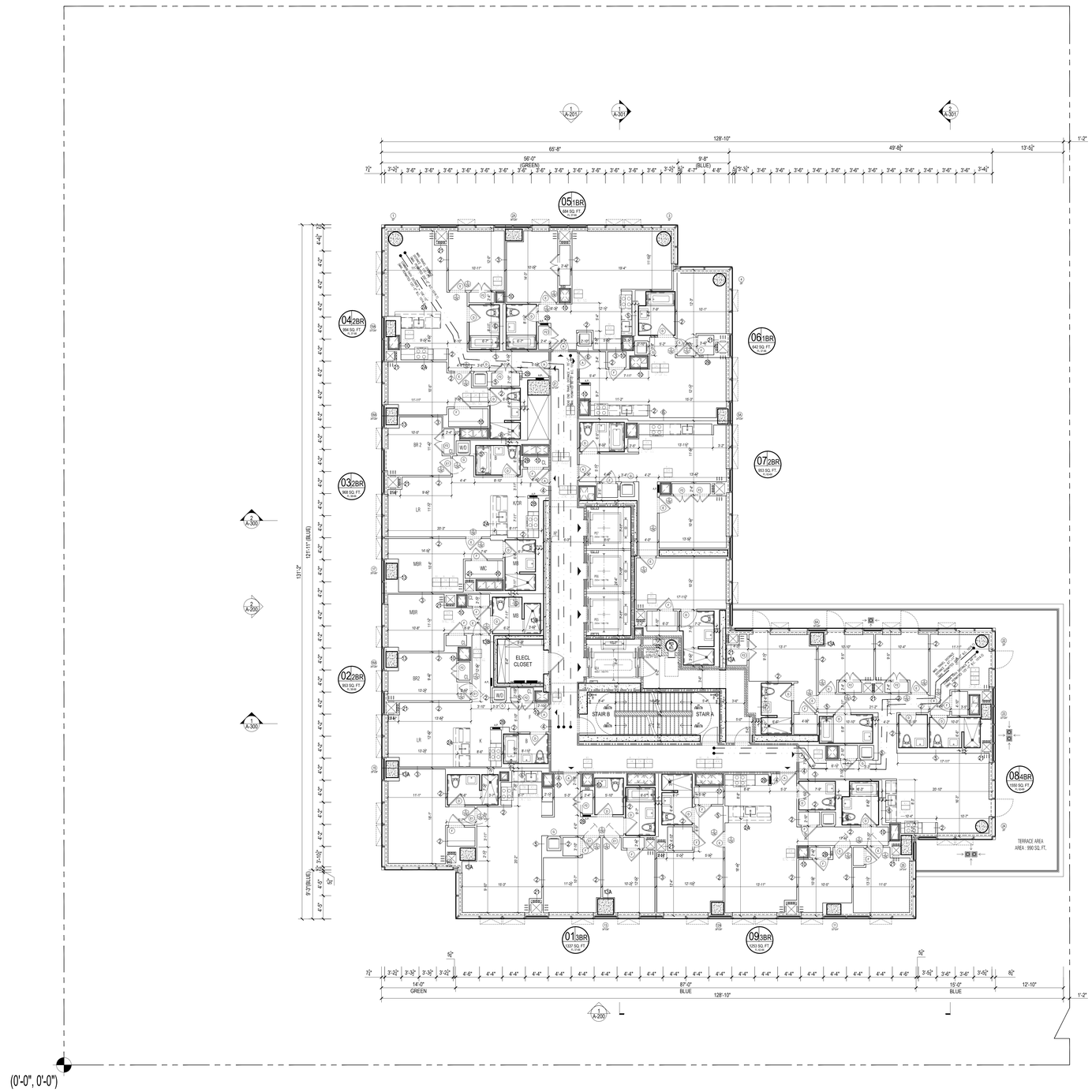
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8"=1'-0"
DWG NO.	A-114.00

034 OF 97

DEPT OF BLDGS 420655954 Job Number

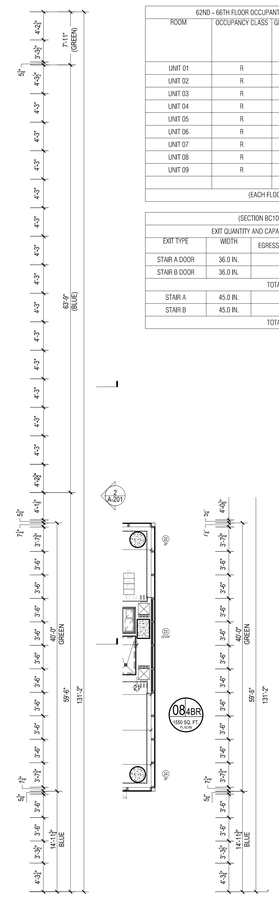
E3483 A9950A0 Scan Code

Apt. Light & Air Calculations 62-65th Floor (11'0" Height) & 66th Floor (13'2" Height)						
UNIT	ROOM	HABITABLE AREA (Sq Ft)	10% LIGHT REQUIREMENT (Sq Ft)	LIGHT PROVIDED (Sq Ft)	5% AIR REQUIREMENT (Sq Ft)	AIR PROVIDED (Sq Ft)
01	LR	292.45	29.25	94.96	14.62	16.75
	BR1	190.29	19.03	125.16	9.51	16.42
	BR2	110.74	11.07	40.79	5.54	8.37
	BR3	110.29	11.03	18.48	5.51	8.37
02	LR	227.03	22.70	35.23	11.35	16.42
	BR1	113.14	11.31	38.98	5.66	8.21
	BR2	111.01	11.10	17.61	5.55	8.21
03	LR	298.39	29.84	35.23	14.92	16.42
	BR1	131.63	13.16	17.61	6.58	8.21
	BR2	108.14	10.81	17.61	5.41	8.21
04	LR	262.45	26.25	107.55	13.12	16.42
	BR1	137.28	13.73	38.98	6.86	8.21
	BR2	113.39	11.34	32.18	5.67	7.54
05	LR	274.86	27.49	113.43	13.74	15.08
	BR1	118.98	11.90	14.57	5.95	7.54
06	LR	235.32	23.53	36.10	11.77	16.58
	BR1	106.17	10.62	109.15	5.31	8.29
07	LR	150.04	15.00	36.10	7.50	16.58
	BR1	164.26	16.43	39.89	8.21	8.29
	BR2	131.50	13.15	39.89	6.58	8.29
08	LR	263.74	26.37	112.27	13.19	22.62
	BR1	117.19	11.72	97.70	5.86	15.08
	BR2	86.66	8.67	29.14	4.33	7.54
	BR3	88.08	8.81	29.14	4.40	7.54
	BR4	110.27	11.03	46.75	5.51	7.54
09	LR	318.60	31.86	36.97	15.93	16.75
	BR1	136.32	13.63	40.79	6.82	8.37
	BR2	91.77	9.18	18.48	4.59	8.37
	BR3	107.10	10.71	95.50	5.36	8.37



1 63RD-66TH FLOOR PLAN

Scale: 1/8"=1'

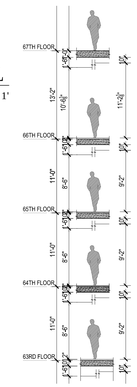


2 64TH-66TH FLOOR-PARTIAL

Scale: 1/8"=1'

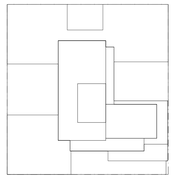
62ND - 66TH FLOOR OCCUPANT LOAD CAOLULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
UNIT 01	R	1337	200	7
UNIT 02	R	953	200	5
UNIT 03	R	968	200	5
UNIT 04	R	994	200	5
UNIT 05	R	684	200	3
UNIT 06	R	642	200	3
UNIT 07	R	953	200	5
UNIT 08	R	1550	200	8
UNIT 09	R	1253	200	6
(EACH FLOOR) TOTAL OCCUPANT LOAD				47

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			450



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

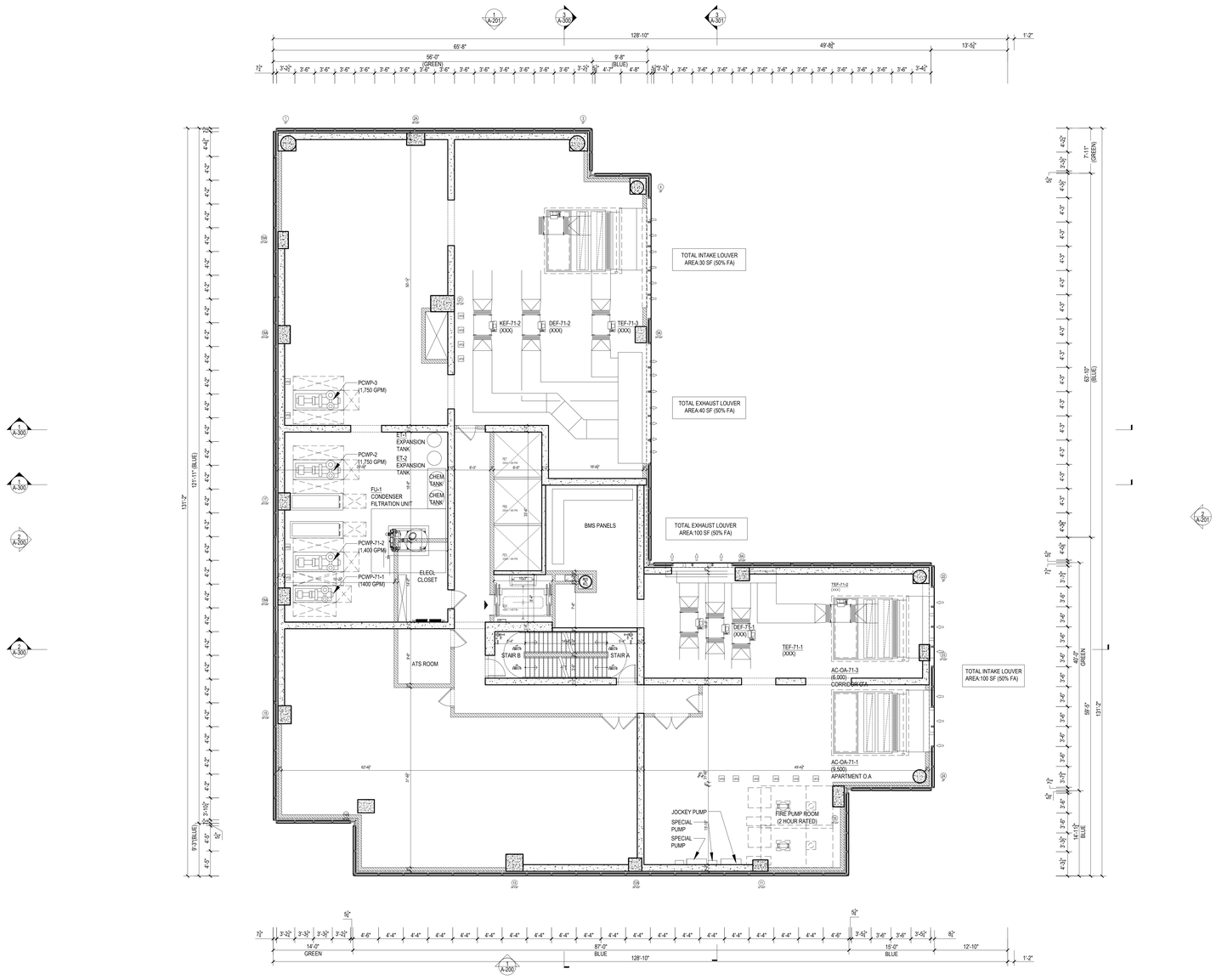
63RD-66TH FLOOR PLAN
(UPPER LEVEL)

NB#420655954

SEAL: REGISTERED ARCHITECT GEO STEPHEN HILL No. 028264 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A10
SCALE:	1/8"=1'-0"
DWG NO.	A-115.00

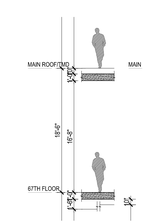
035 OF 97



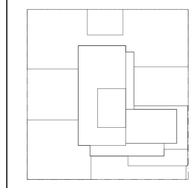
1 67TH FLOOR PLAN (MECH.)
Scale: 1/8"=1'

67TH FLOOR OCCUPANT LOAD CACULATIONS				
ROOM	OCCUPANCY CLASS	GROSS AREA	GROSS AREA PER OCCUPANT (TABLE 1004.1)	OCCUPANT LOAD
MECHANICAL	F-2	9491	300 SF	32
(EACH FLOOR) TOTAL OCCUPANT LOAD				32

(SECTION BC1005.1)			
EXIT QUANTITY AND CAPACITY PROVIDED			
EXIT TYPE	WIDTH	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0 IN.	0.2	180
STAIR B DOOR	36.0 IN.	0.2	180
TOTAL EXIT DOOR CAPACITY			540
STAIR A	45.0 IN.	0.3	150
STAIR B	45.0 IN.	0.3	150
TOTAL EXIT STAIR CAPACITY			450



HEIGHT DIAGRAM
Scale: 1/8"=1'



KEY PLAN

LEGEND:
2 HR. RATED FIRE SEPARATION
3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

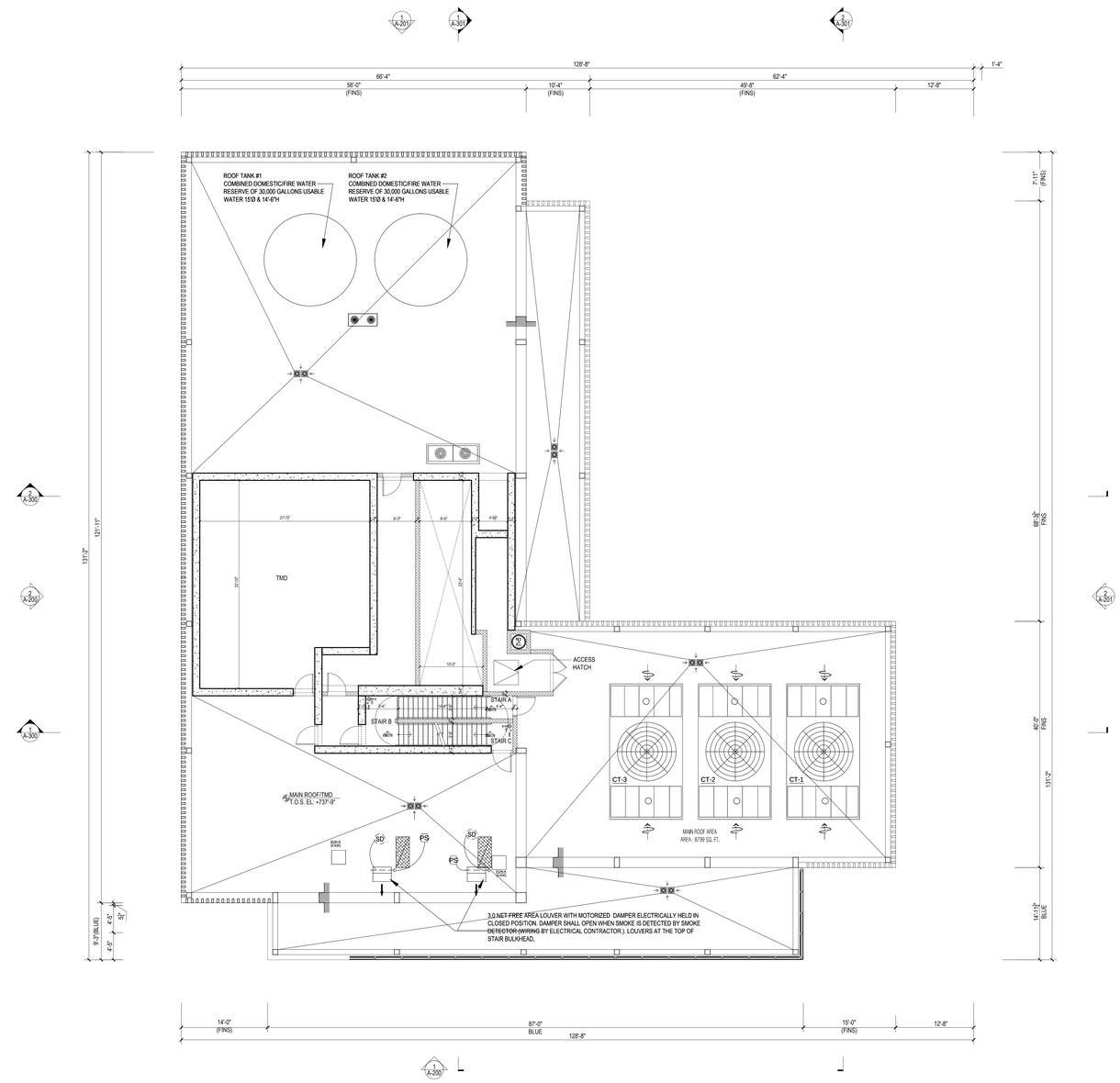
DWG TITLE
67TH FLOOR PLAN
(UPPER TOWER MECH)
NB#420655954

SEAL:
REGISTERED ARCHITECT
LEO STEPHEN HILL
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8"= 1'-0"
DWG NO.	A-116.00
	036 OF 97

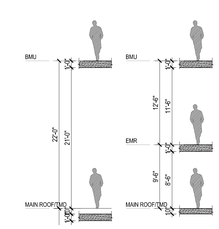
DEPT OF BUILDINGS 420655954 Job Number

E352547795 Scan Code



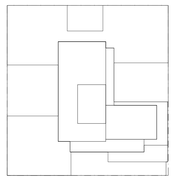
1 MAIN ROOF/TMD (MECHANICAL)

Scale: 1/8"=1'



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/05/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP

COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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PROJECT NAME: **COURT SQUARE**

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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

MAIN ROOF/TMD
(MECHANICAL LEVEL)

NB#420655954

SEAL: REGISTERED ARCHITECT JOSEPH P. HILL, JR. STATE OF NEW YORK

DATE: 10/12/2016

PROJECT #: 15A12

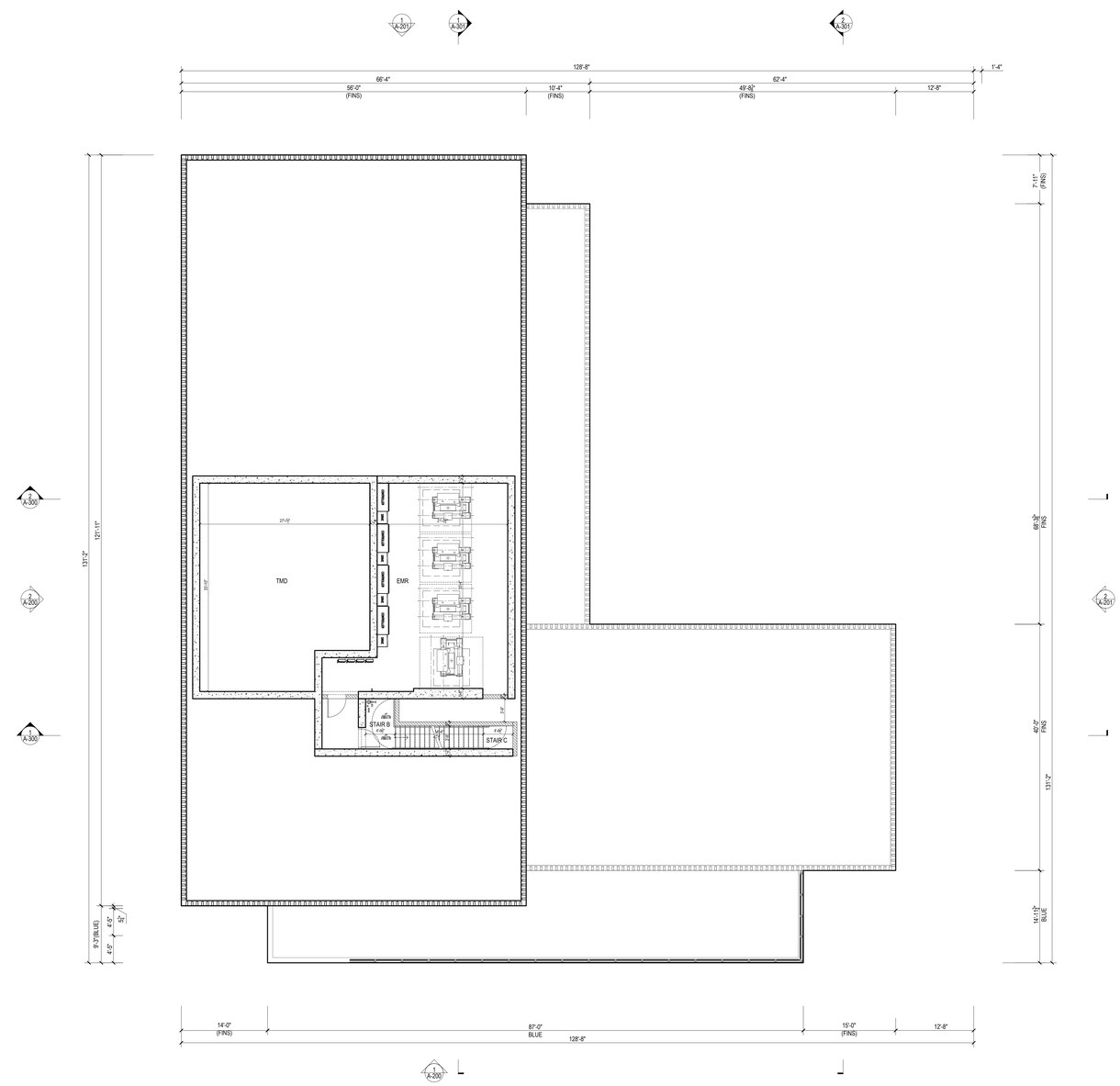
SCALE: 1/8" = 1'-0"

DWG NO. A-117.00

037 OF 97

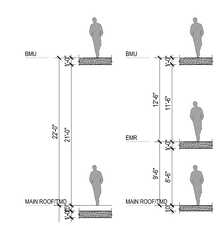
DEPT OF BUILDINGS 420655954 Job Number

E-DEC-1.2508386 Scan Code



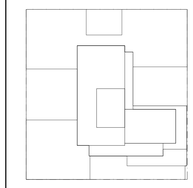
1 EMR PLAN

Scale: 1/8"=1'



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

EMR
(BULKHEAD)

NB#420655954

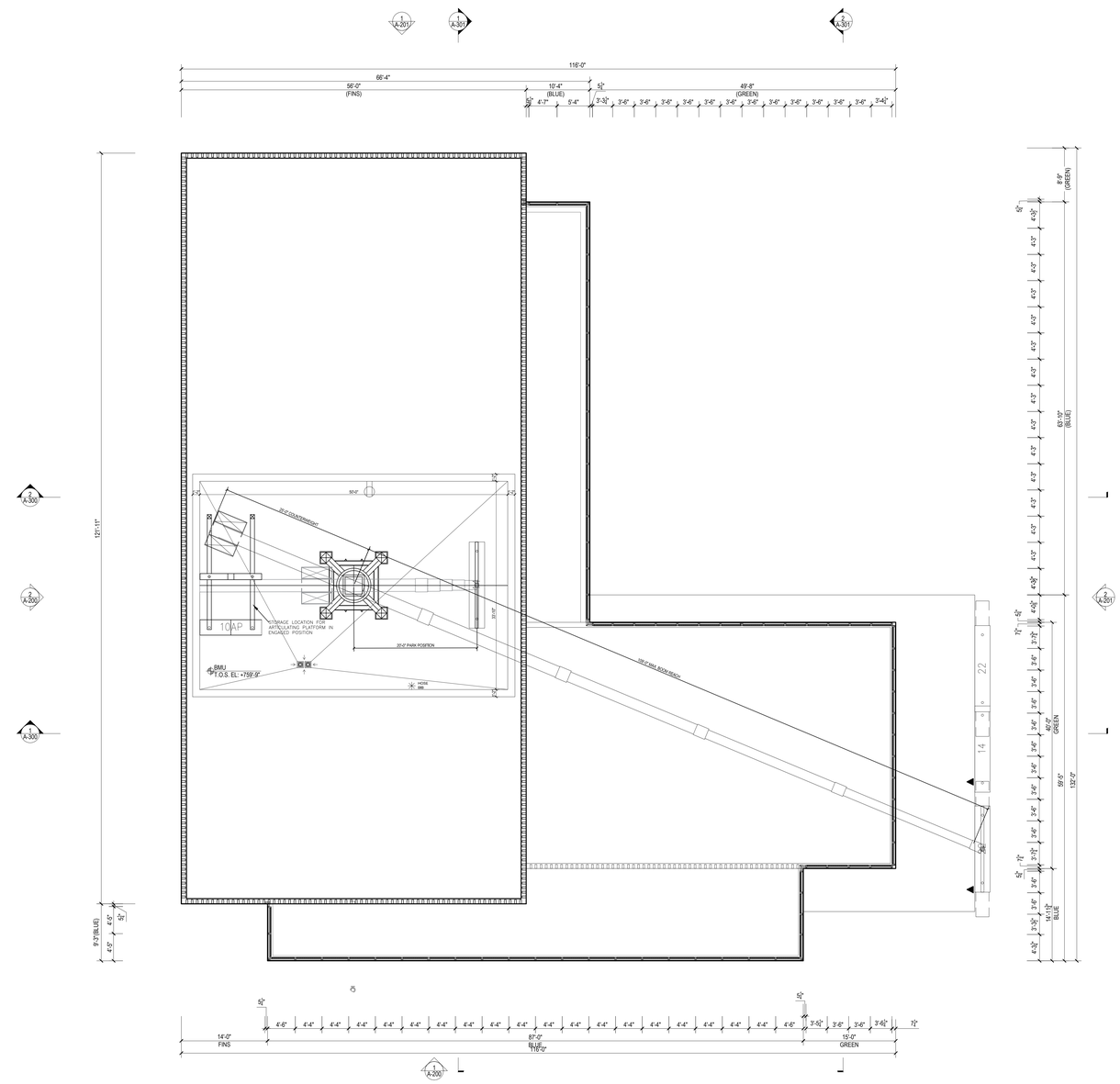
SEAL: REGISTERED ARCHITECT STEPHEN B. JACOBS 036394 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8" = 1'-0"
DWG NO.	A-118.00

036 OF 97

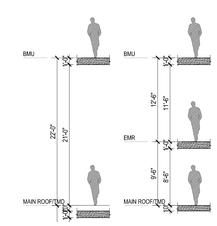
DEPT OF BUILDINGS 420655954 Job Number

E389667126548 Scan Code



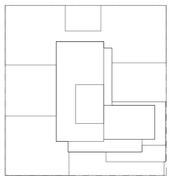
1 BMU ROOF PLAN

Scale: 1/8"=1'



HEIGHT DIAGRAM

Scale: 1/8"=1'



KEY PLAN

LEGEND:

2 HR. RATED FIRE SEPARATION

3 HR. RATED FIRE SEPARATION

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

BMU ROOF PLAN

NB#420655954

SEAL: REGISTERED ARCHITECT STEPHEN GOLDSTEIN STATE OF NEW YORK

DATE: 10/12/2016

PROJECT #: 15A12

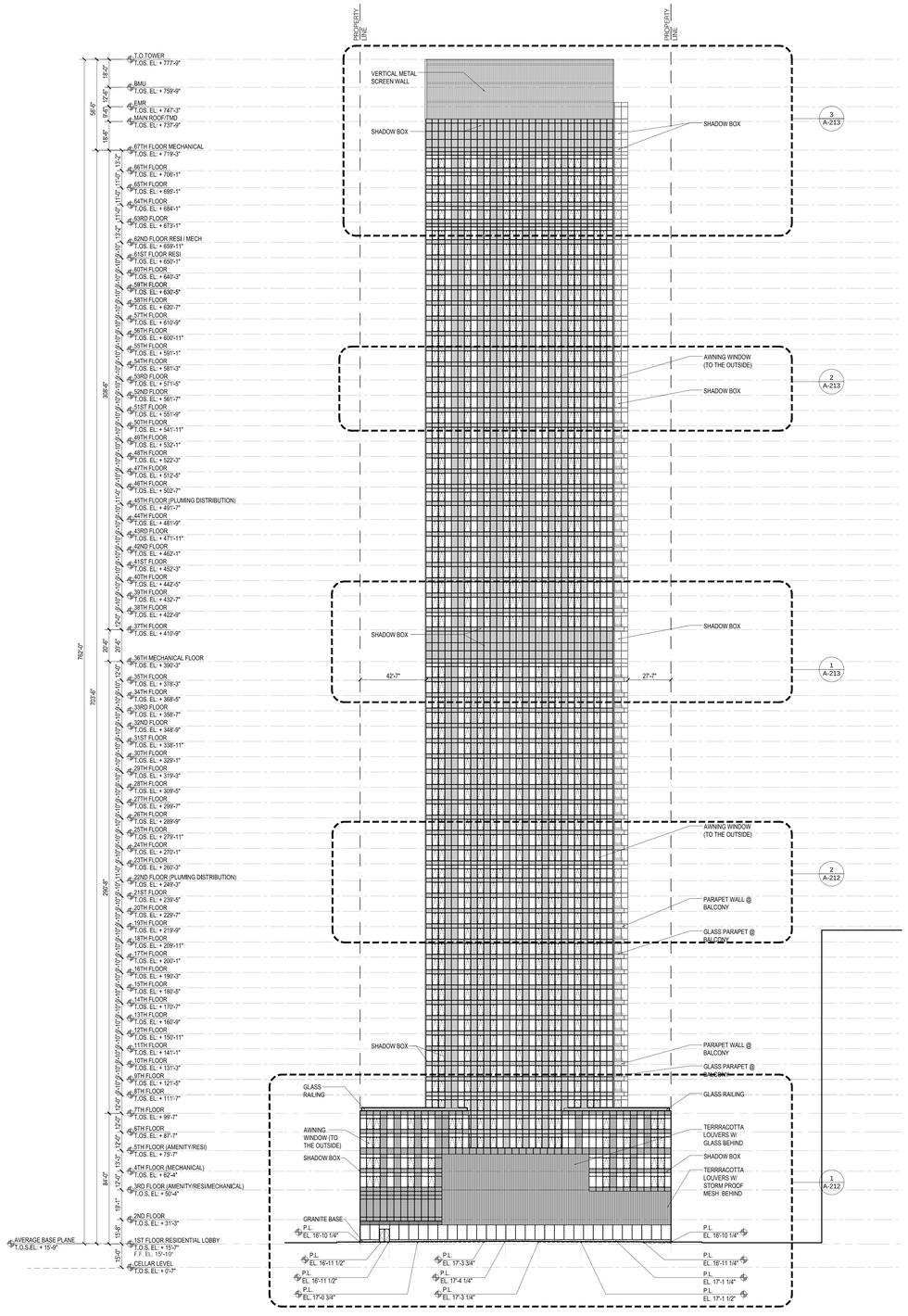
SCALE: 1/8"= 1'-0"

DWG NO. A-119.00

039 OF 97

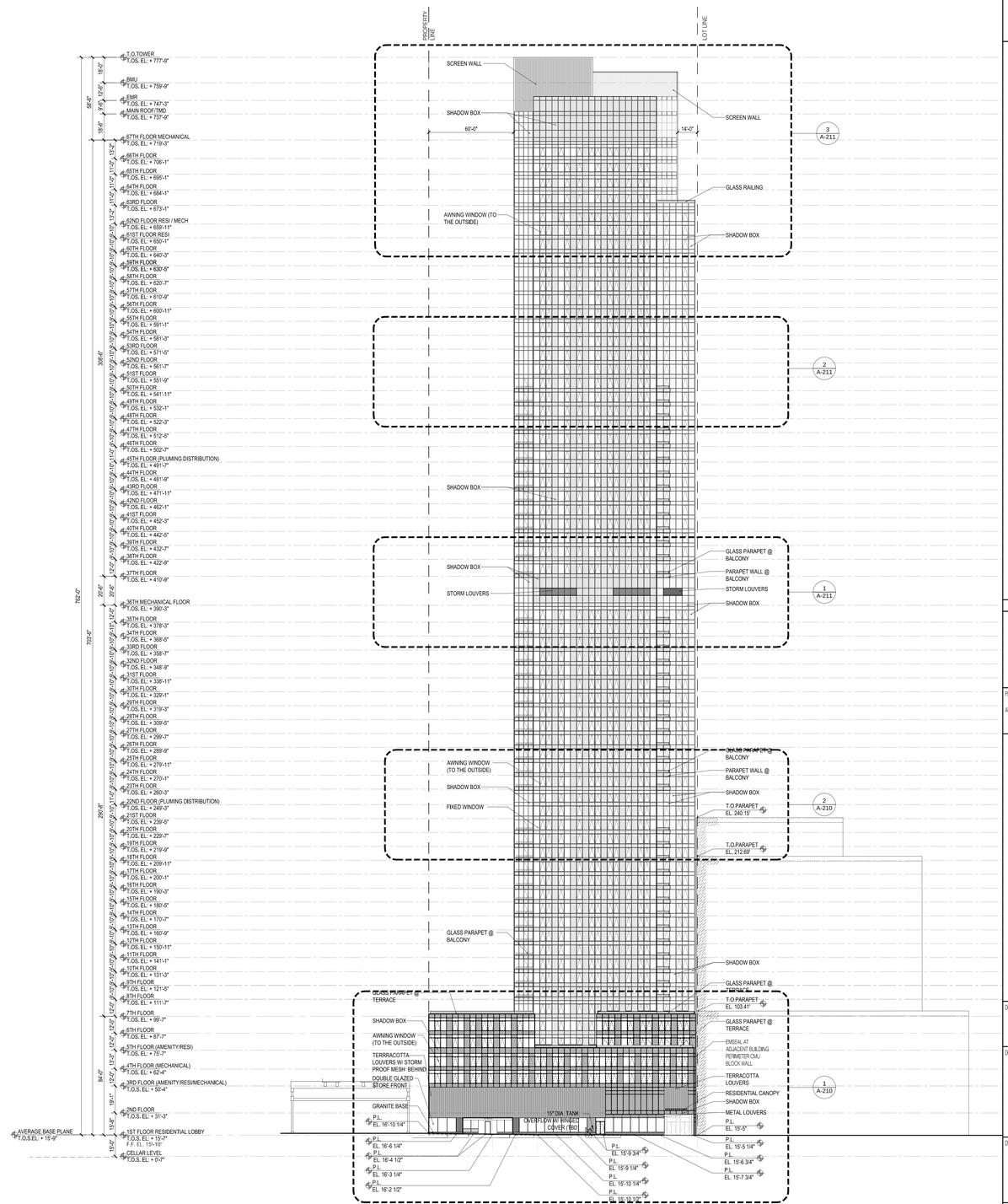
DEPT OF BUILDINGS 420655954 Job Number

E500481825-I7 Scan Code



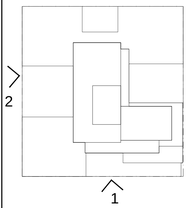
2 WEST ELEVATION

Scale: 1/32"=1'



1 SOUTH ELEVATION

Scale: 1/32"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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11 Broadway, Suite 1700
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Tel (212) 213-8007 Fax (212) 686-1754

DESIMONE
Consulting Engineers
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

BUILDING ELEVATIONS W-S

NB#420655954

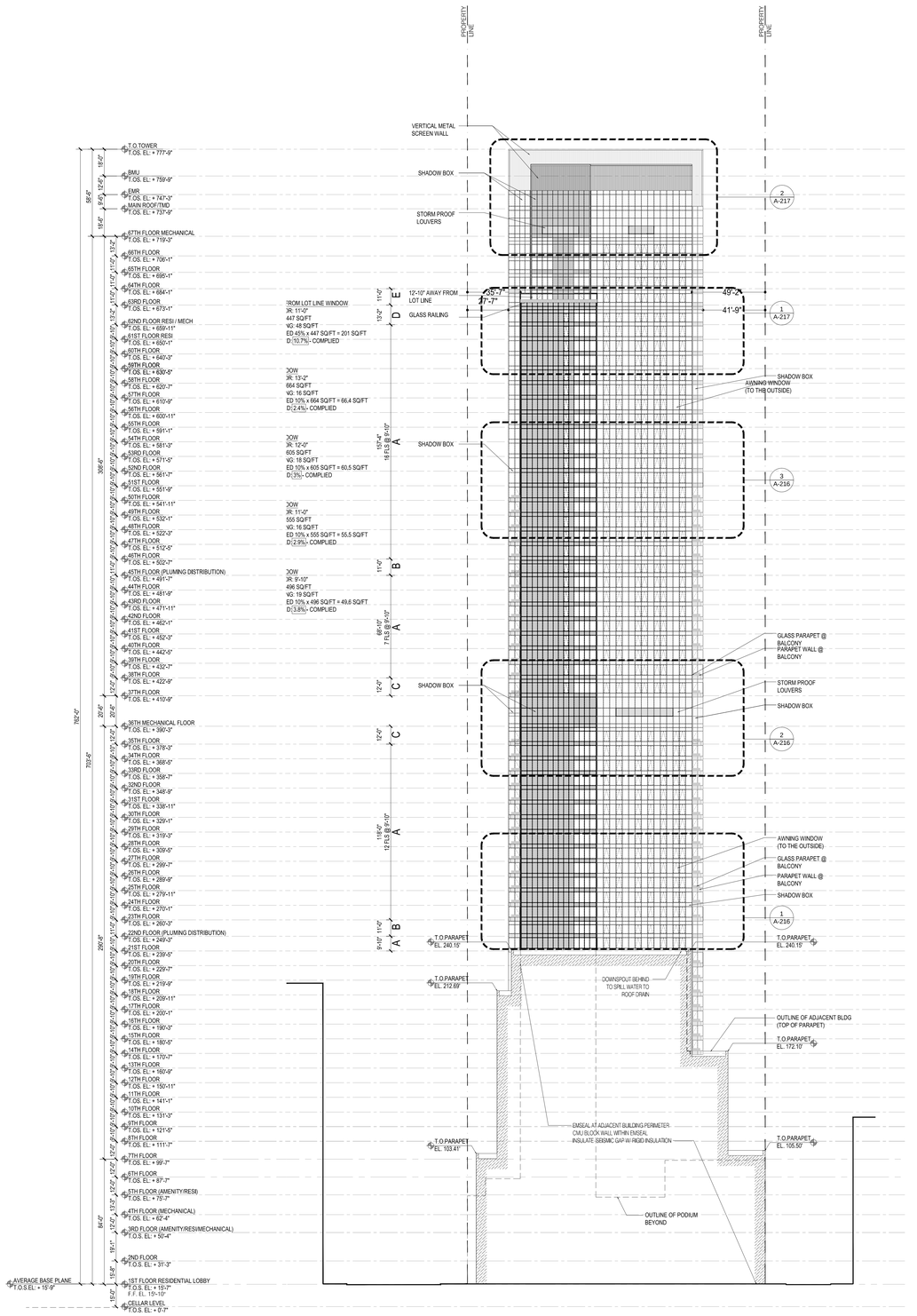
REGISTERED ARCHITECT NO. STEPHEN M. HILL 026036 NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/32" = 1'-0"
DWG NO.	A-200.00

040 OF 97

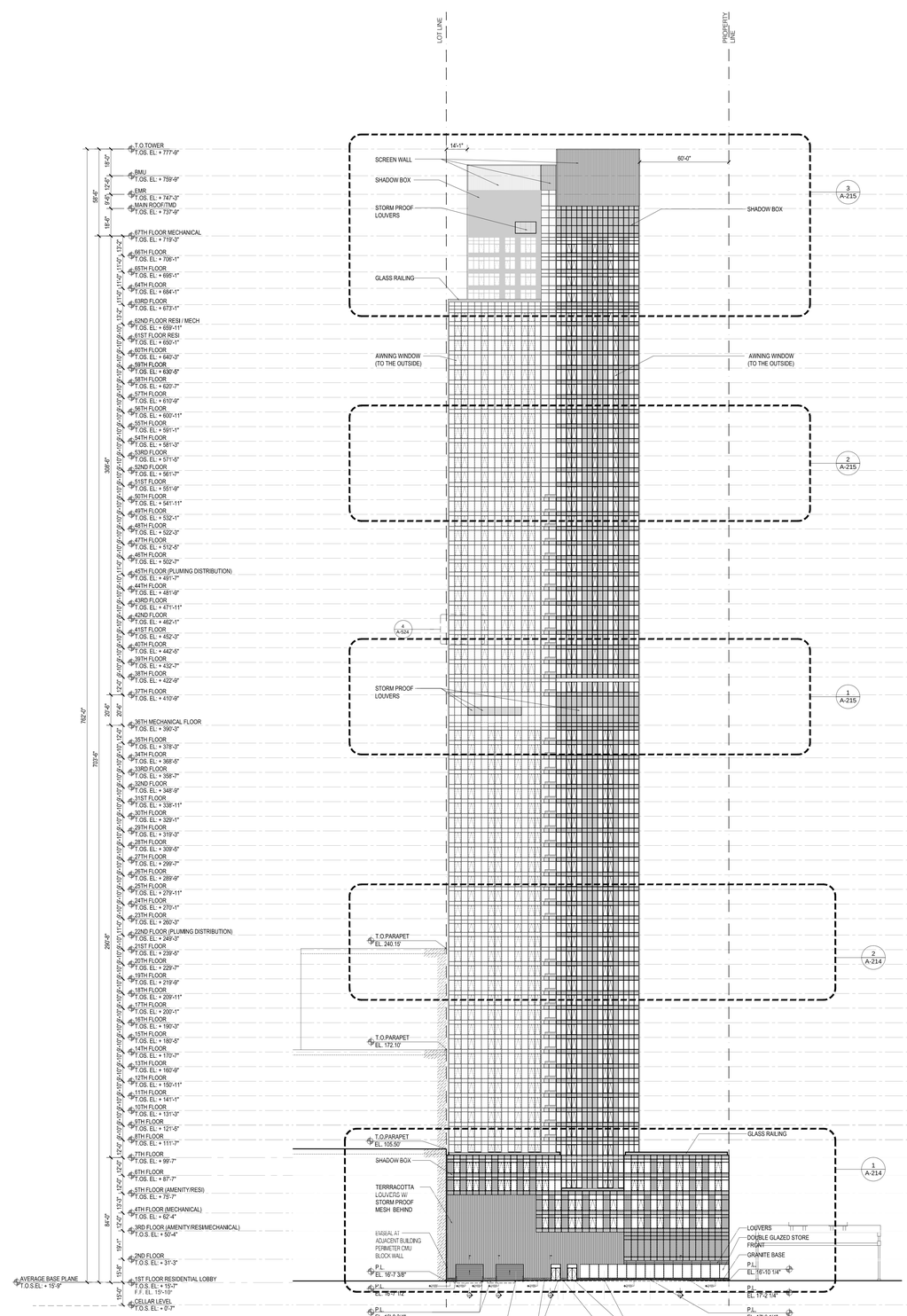
DEPT OF BLDGS 420655954 Job Number

E1623178305 Scan Code



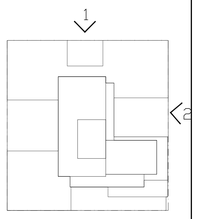
2 EAST ELEVATION

Scale: 1/32"=1'



1 NORTH ELEVATION

Scale: 1/32"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE QUEENS, NEW YORK 11101**

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11 Broadway, Suite 1700
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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

BUILDING ELEVATIONS N-E

NB#420655954

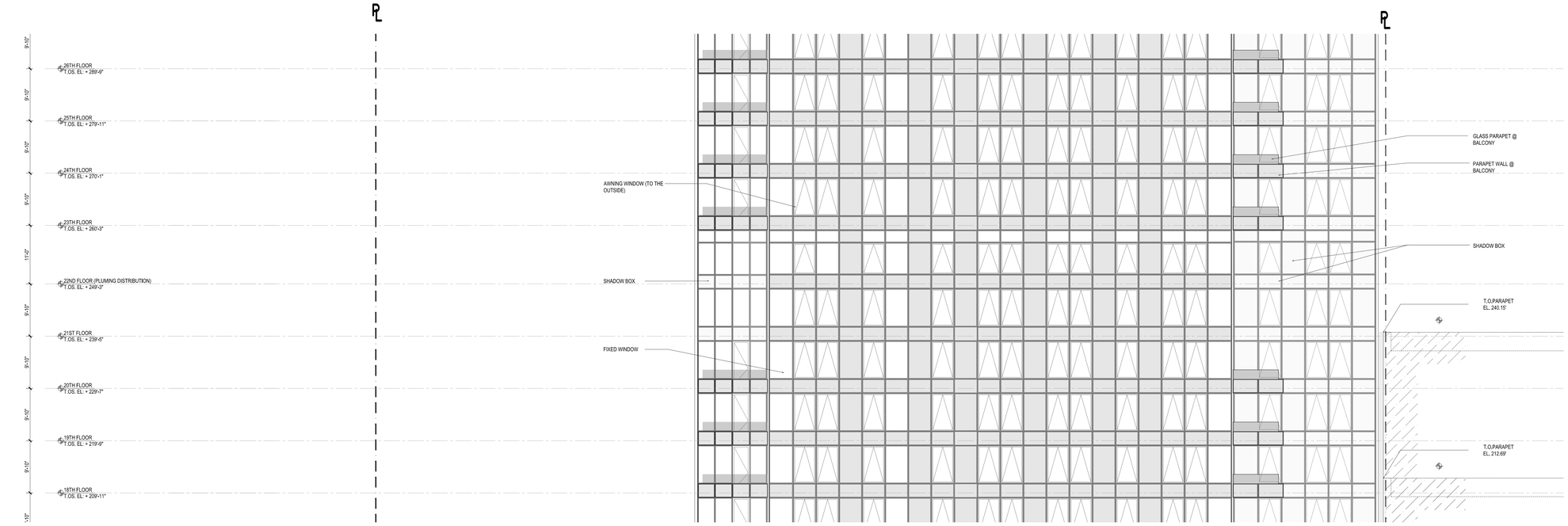
REGISTERED ARCHITECT ED STEPHEN GOLDSTEIN ED. GOLDSTEIN NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/32"= 1'-0"
DWG NO.	A-201.00

041 OF 97

DEPT OF BLDGS 420655954 Job Number

E387760029519 Scan Code

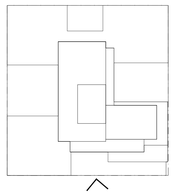


2 PARTIAL SOUTH ELEVATION

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

1 SOUTH BASE ELEVATION

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



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

PARTIAL SOUTH ELEVATION
(BASE & MID ZONE)

NB#420655954

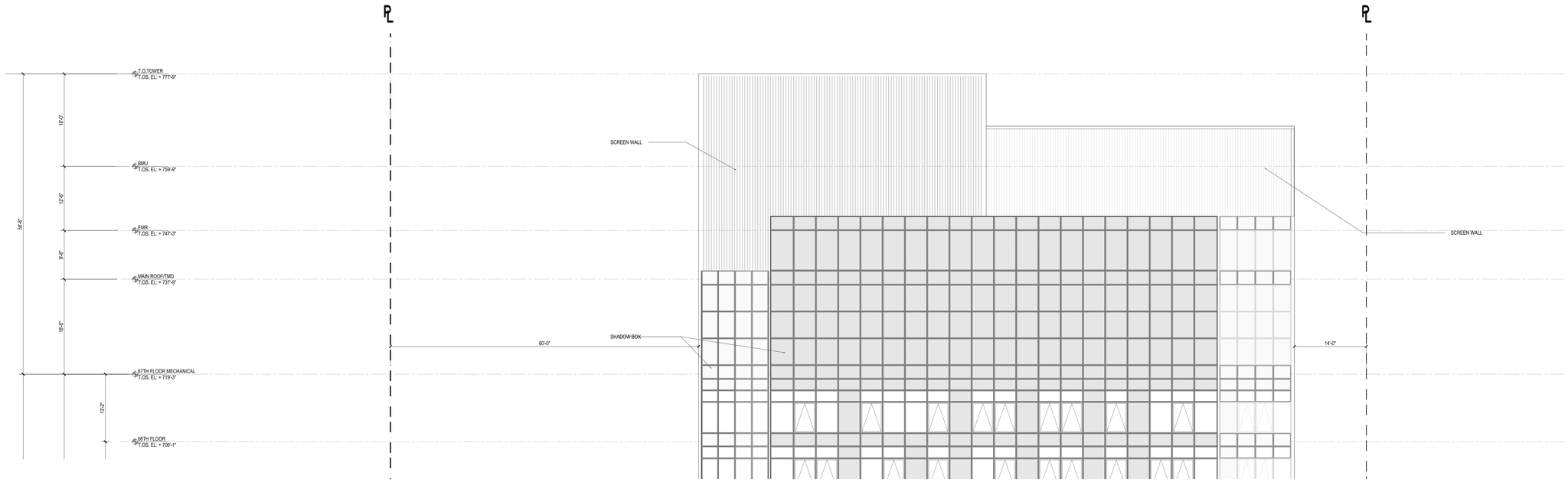
REGISTERED ARCHITECT
NO. STEPHEN M. H.
NO. 026036
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8" = 1'-0"
DWG NO.	A-210.00

042 OF 97

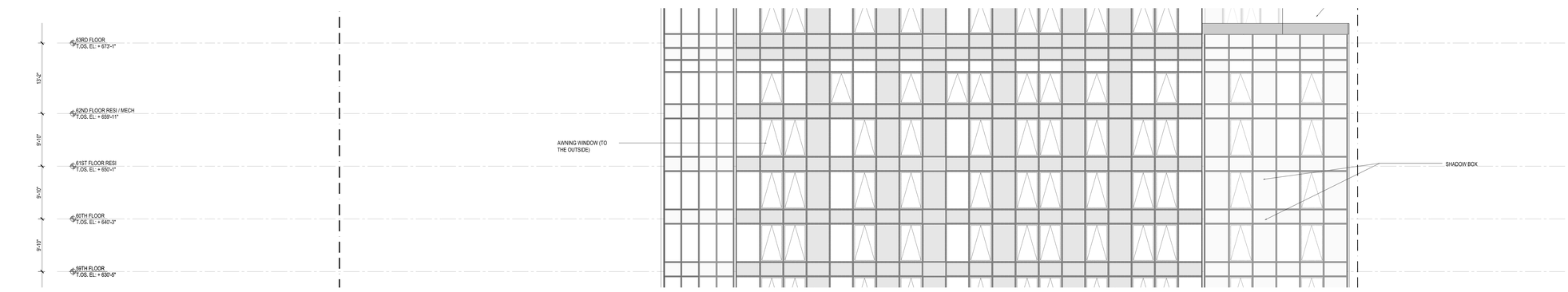
DEPT OF BUILDINGS 420655954 Job Number

E326606720US Scan Code



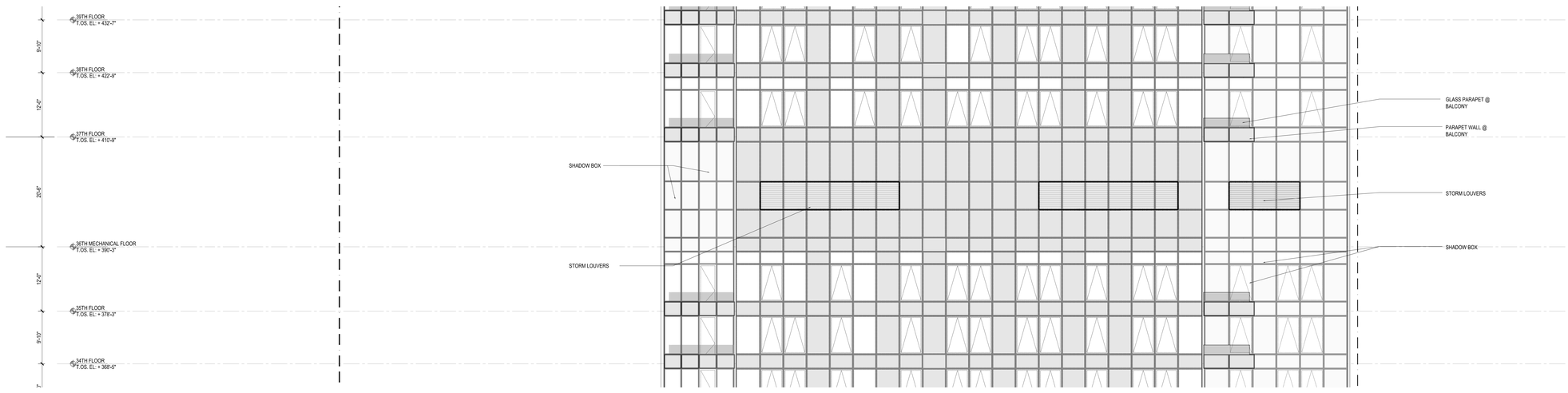
3 PARTIAL SOUTH ELEVATION

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



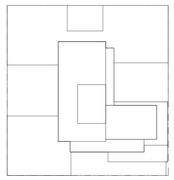
2 PARTIAL SOUTH ELEVATION

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



1 PARTIAL SOUTH ELEVATION

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



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

PARTIAL SOUTH ELEVATION
(MID & HIGH ZONE)

NB#420655954

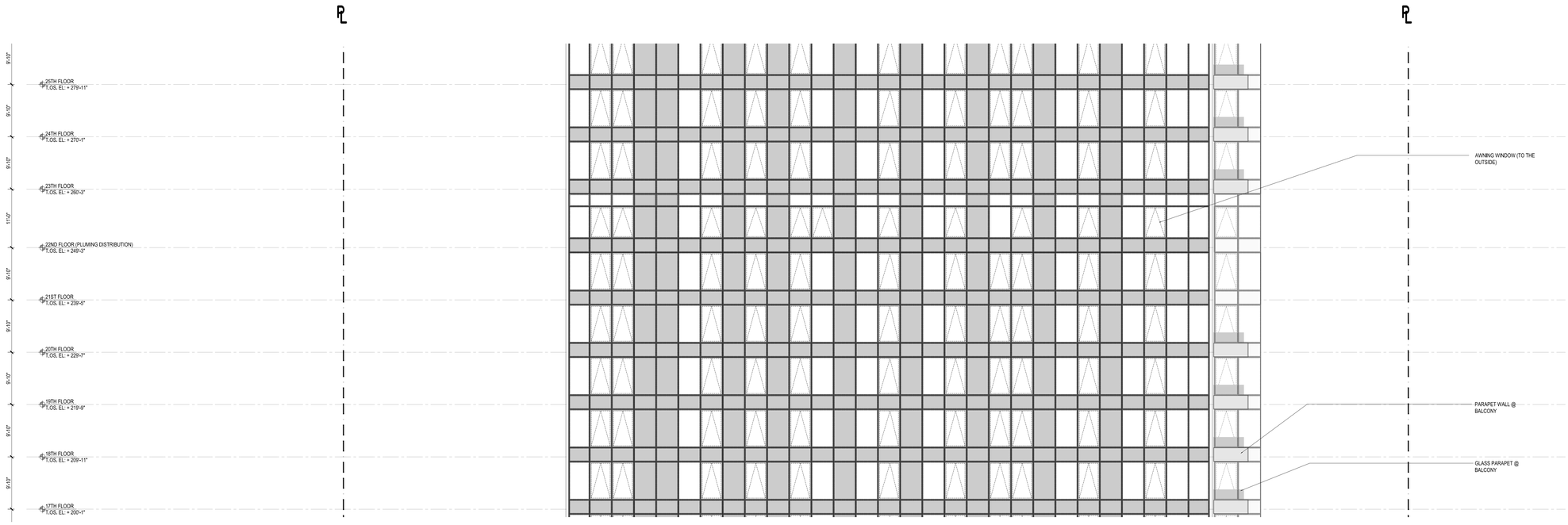
SEAL: REGISTERED ARCHITECT CHRISTOPHER J. HILL 023020 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/8"= 1'-0"

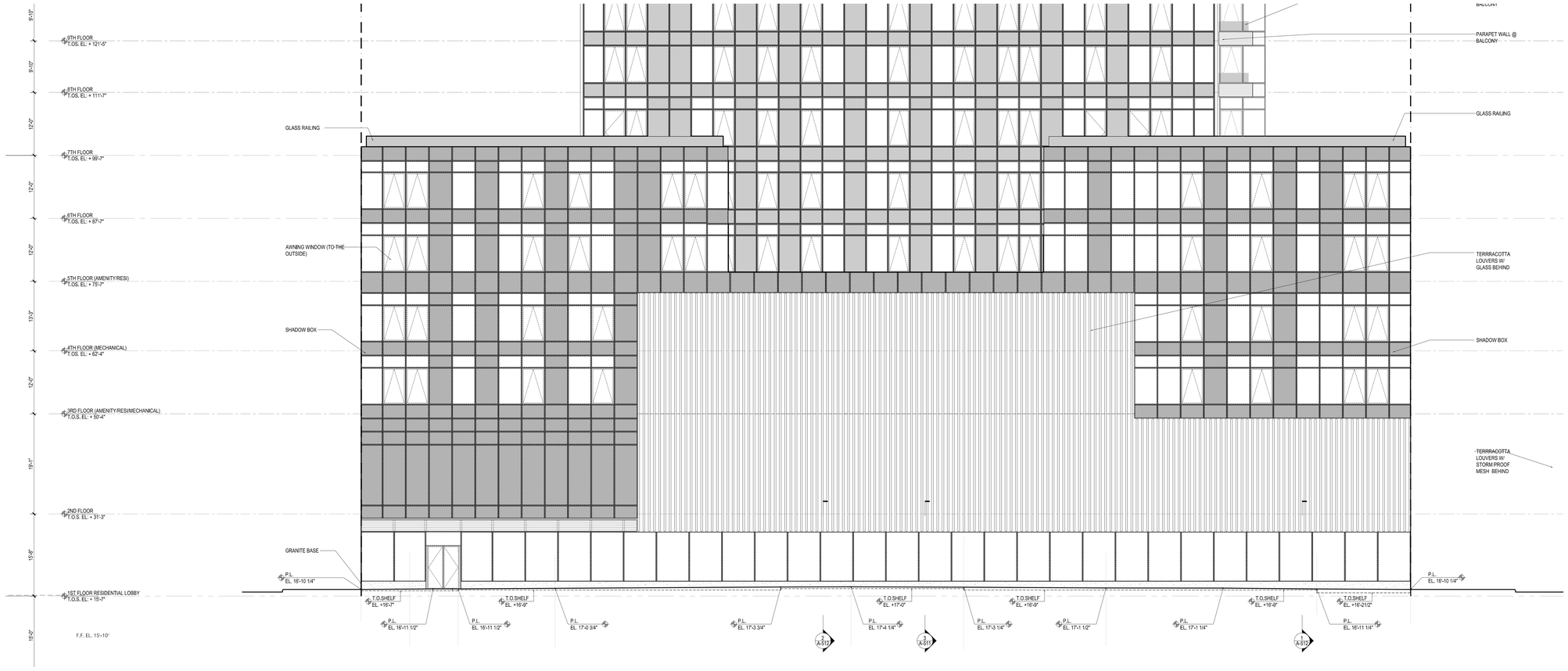
DWG NO. A-211.00

043 OF 97

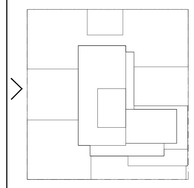
J:\Court Square\2015-015 C_Space\Cad\15_Details\Arch\Dwg\



2 PARTIAL WEST ELEVATION
Scale: 1/8"= 1'-0"



1 WEST BASE ELEVATION
Scale: 1/8"= 1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754

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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
PARTIAL WEST ELEVATION
(BASE & MID ZONE)
NB#420655954

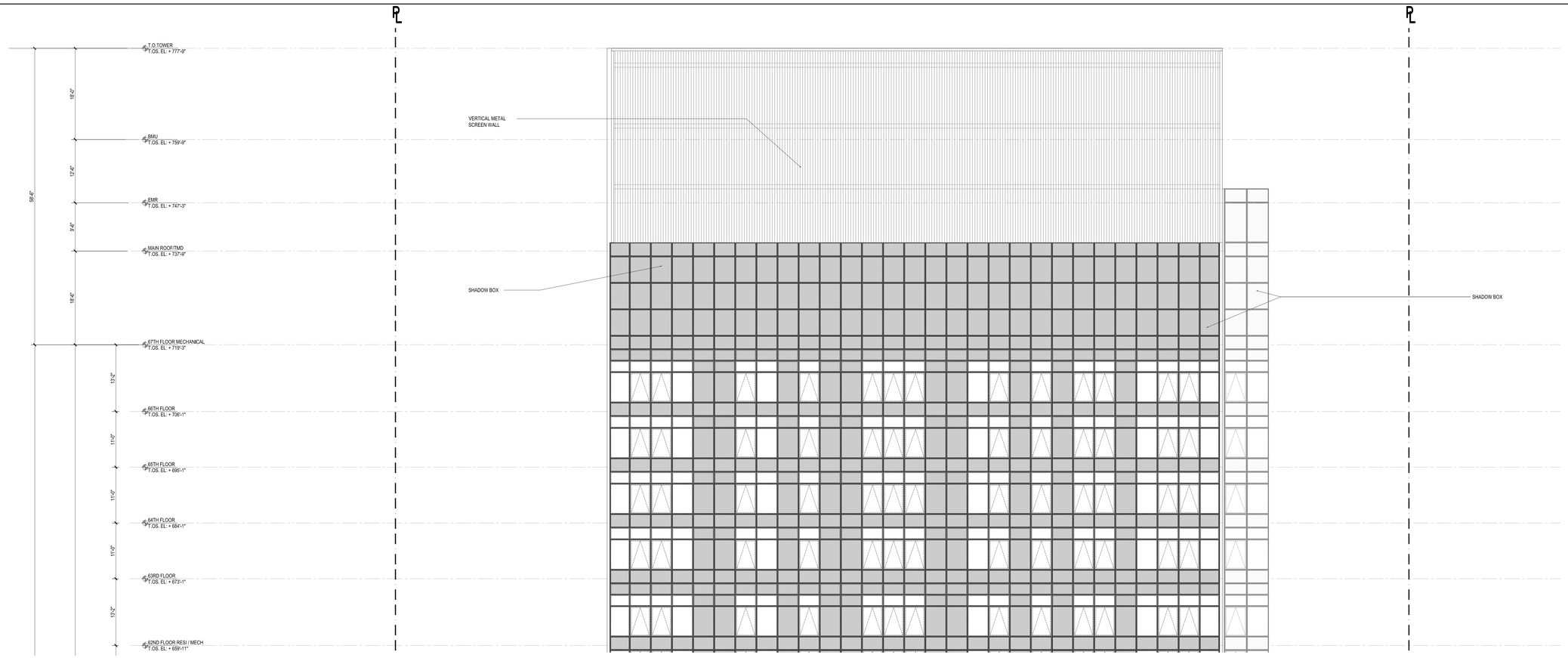
SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8"= 1'-0"
DWG NO.	A-212.00

044 OF 97

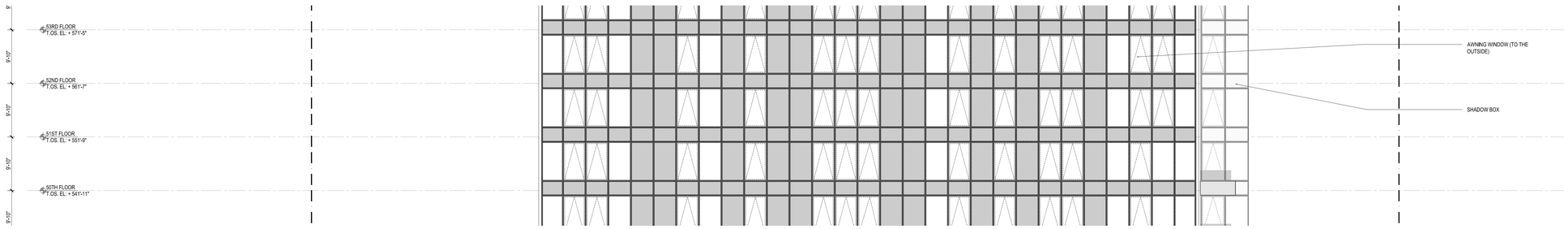
DEPT OF BLDGS 420655954 Job Number

E364496335US Scan Code



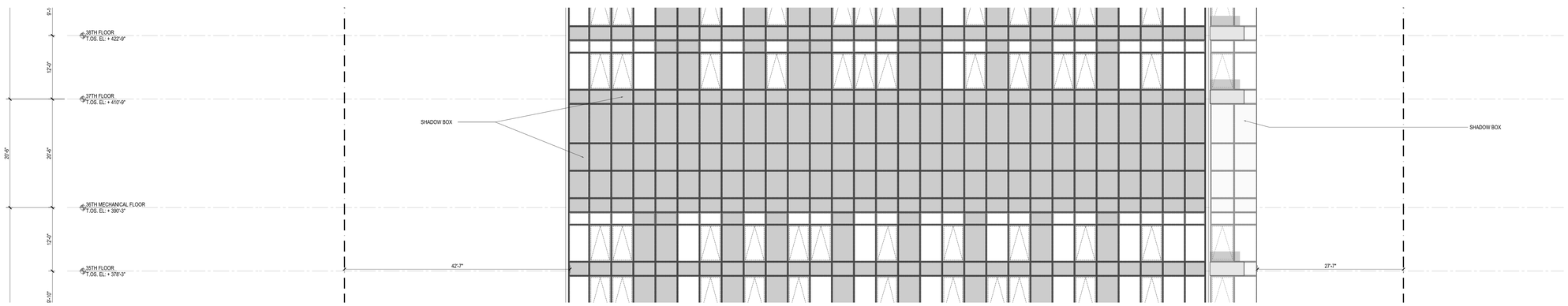
3 PARTIAL WEST ELEVATION

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



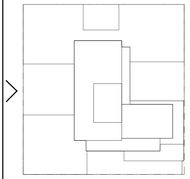
2 PARTIAL WEST ELEVATION

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



1 PARTIAL WEST ELEVATION

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



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
QUEENS, NEW YORK 11101

GHWA
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11 Broadway, Suite 1700
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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

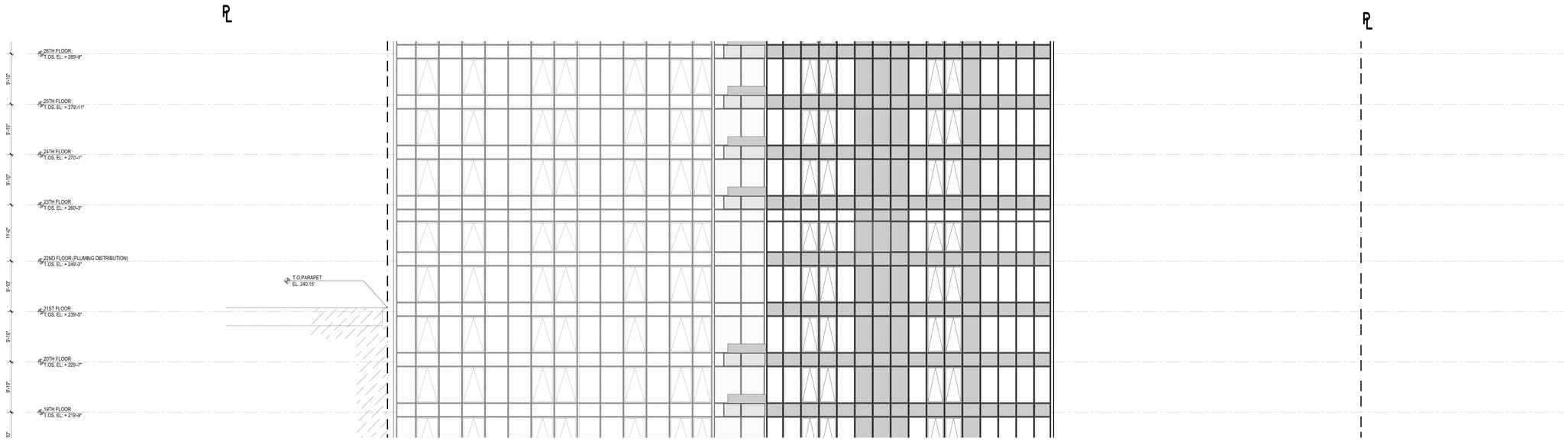
DWG TITLE

PARTIAL WEST ELEVATION
(MID & HIGH ZONE)

NB#420655954

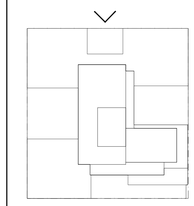
SEAL: REGISTERED ARCHITECT ROBERT D. STEPHENS JR. No. 028264 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/8"= 1'-0"
DWG NO.	A-213.00



2 PARTIAL NORTH ELEVATION
Scale: 1/8"= 1'-0"

1 NORTH BASE ELEVATION
Scale: 1/8"= 1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

GHWA
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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

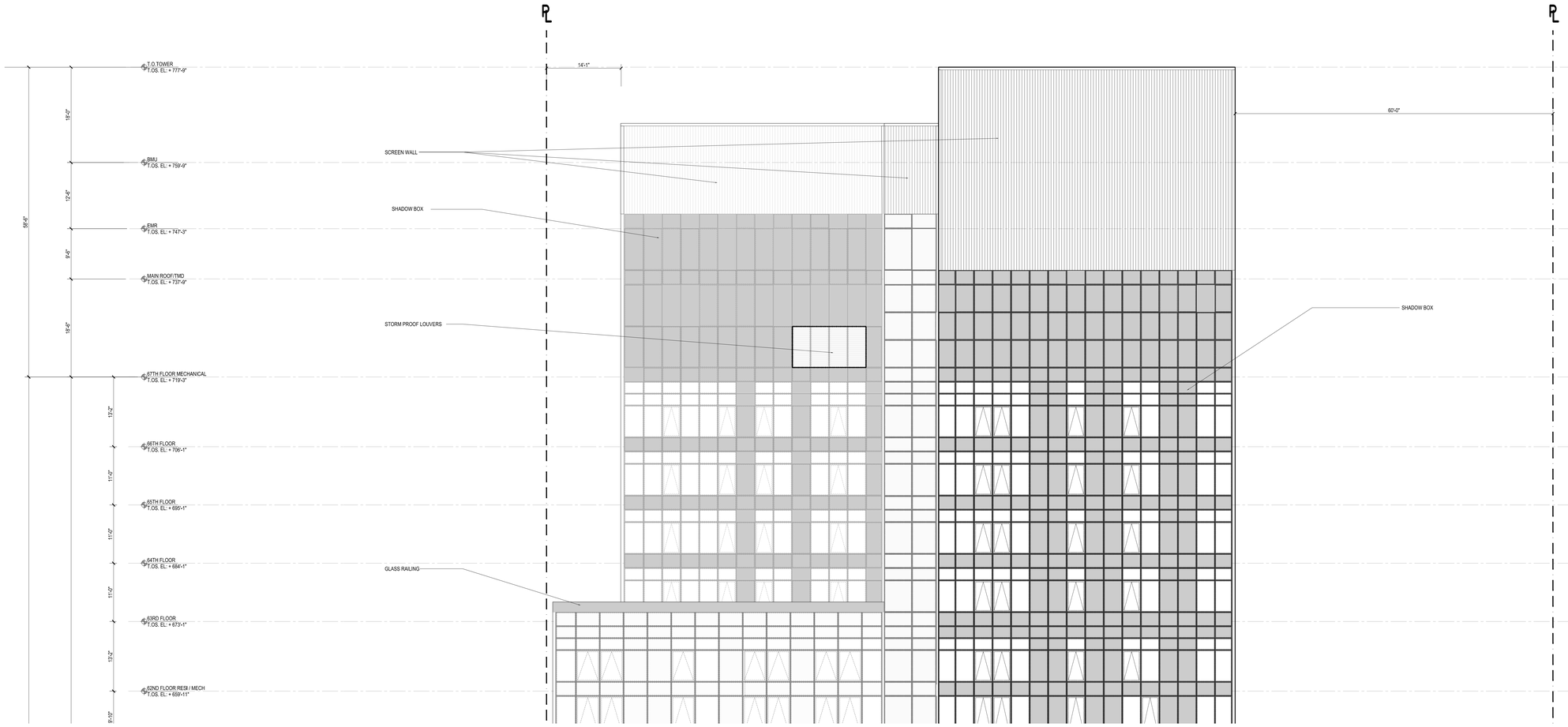
DOB BSCAN:

DOB STAMPS & SIGNATURES:

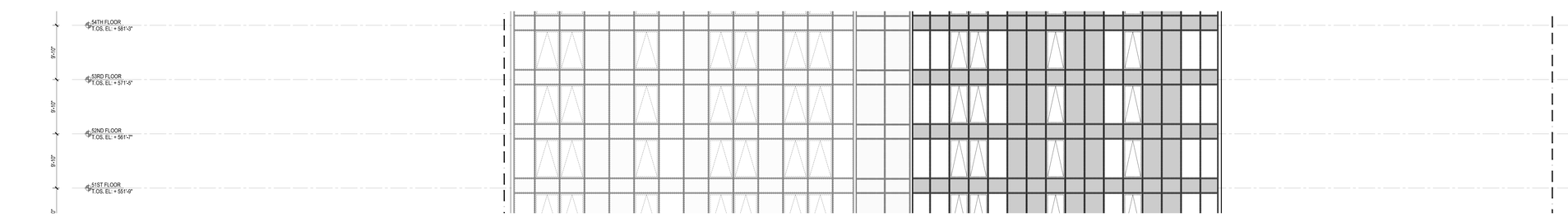
DWG TITLE
PARTIAL NORTH ELEVATION
(BASE & MID ZONE)
NB#420655954

SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK

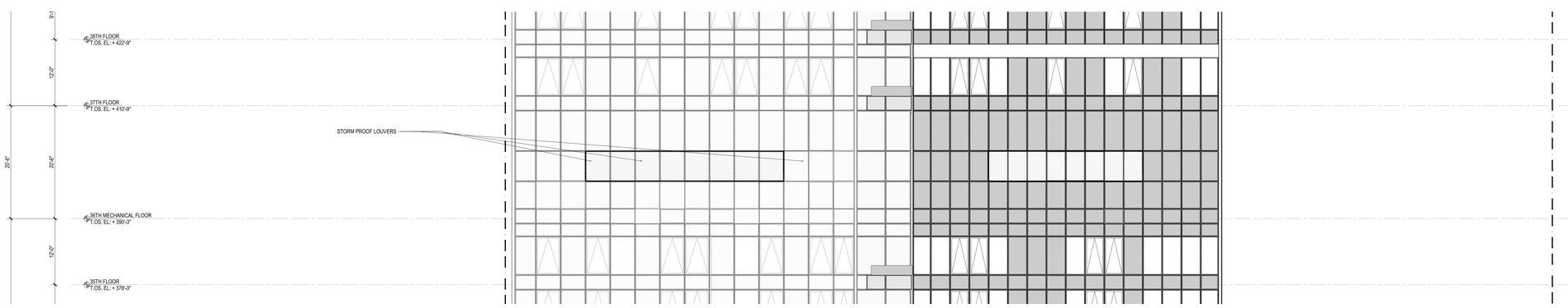
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8"= 1'-0"
DWG NO.	A-214.00
	046 OF 97



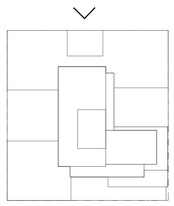
3 PARTIAL SOUTH ELEVATION
Scale: 1/8"= 1'-0"



2 PARTIAL NORTH ELEVATION
Scale: 1/8"= 1'-0"



1 PARTIAL NORTH ELEVATION
Scale: 1/8"= 1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

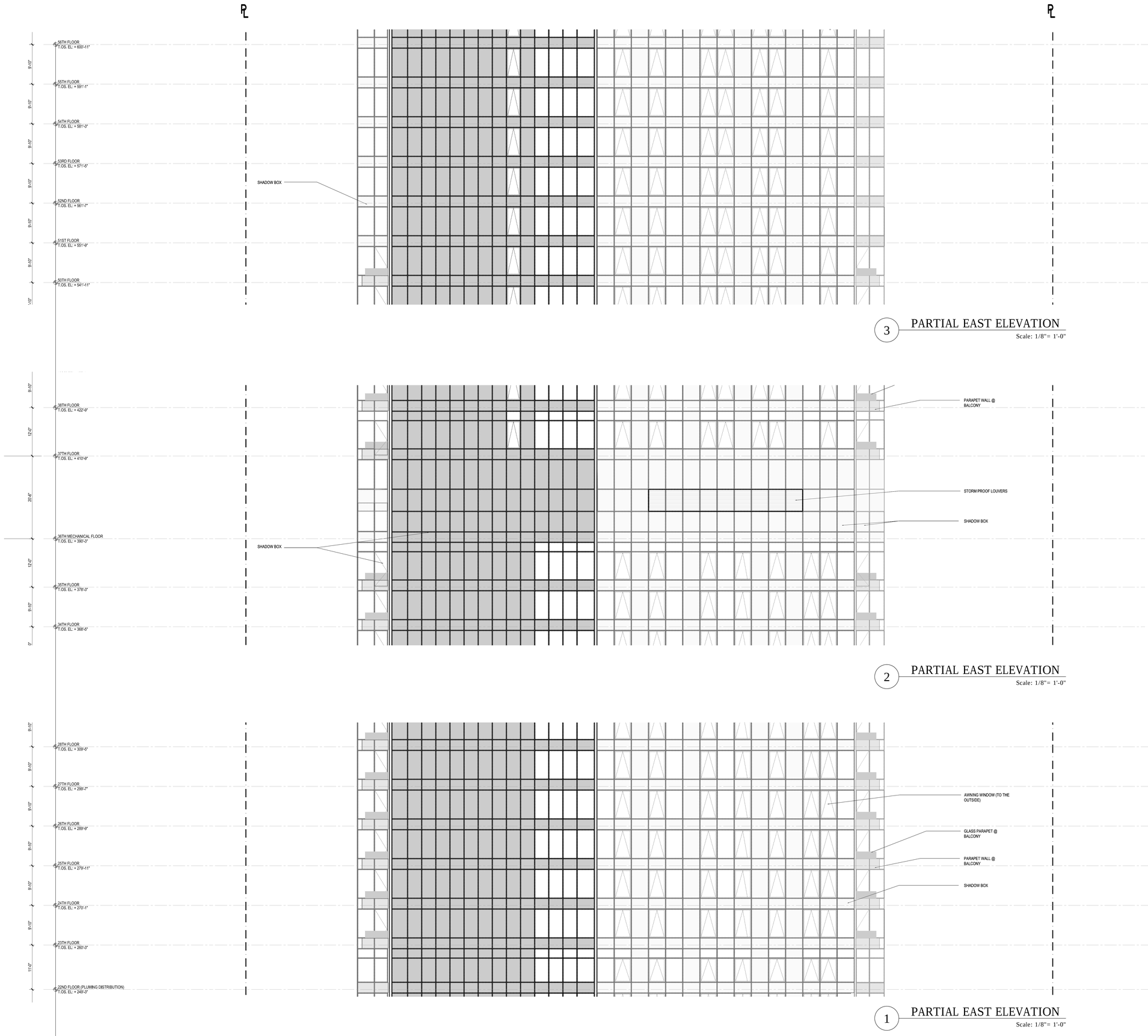
DWG TITLE:
PARTIAL NORTH ELEVATION
(MID & HIGH ZONE)
NB#420655954

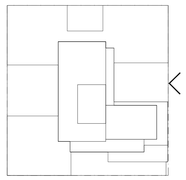
SEAL:
REGISTERED ARCHITECT
LEO STEPHEN HILL
STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: 1/8"= 1'-0"
A-215.00
DWG NO.
047 OF 97

DEPT OF BUILDINGS 420655954 Job Number

E350508630304 Scan Code





KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

GHWA
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11 Broadway, Suite 1700
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

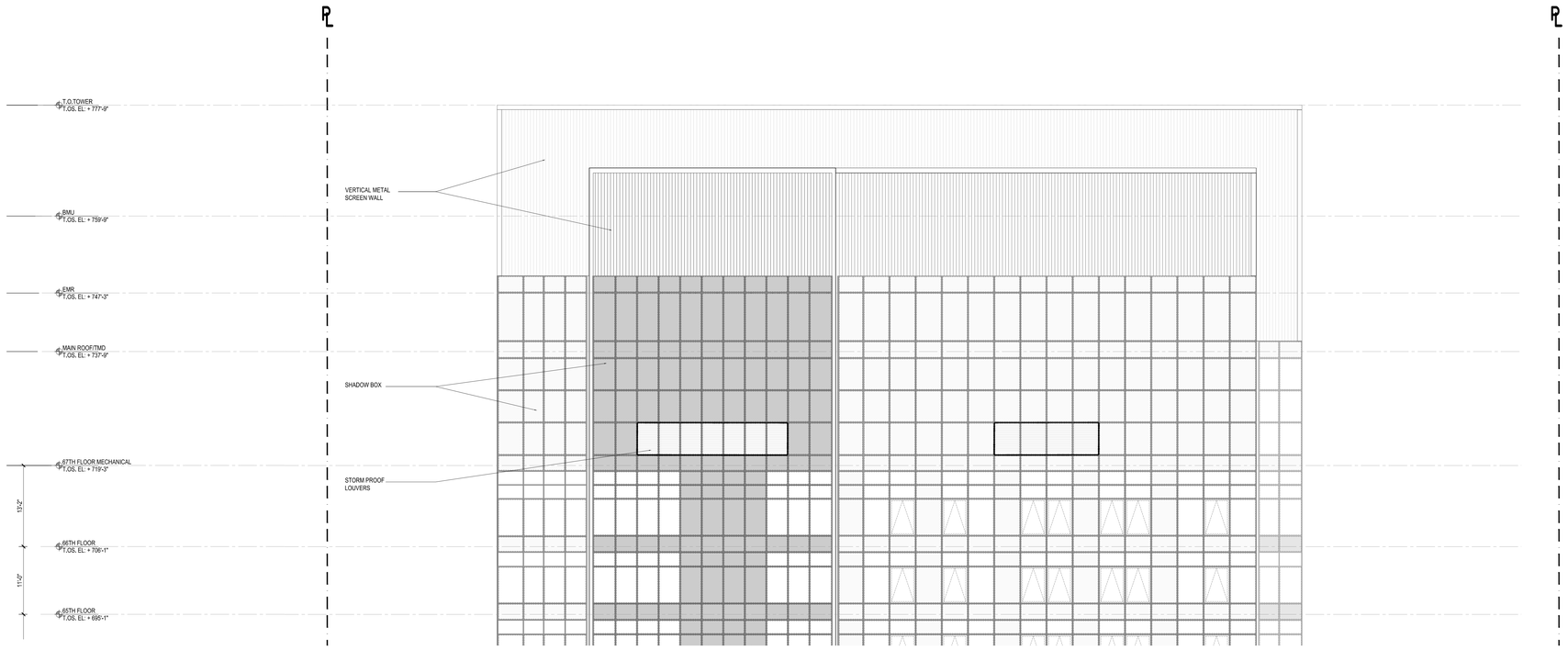
PARTIAL EAST ELEVATION
(BASE & MID ZONE)

NB#420655954

REGISTERED ARCHITECT
GEO STEPHEN HILL
028264
STATE OF NEW YORK

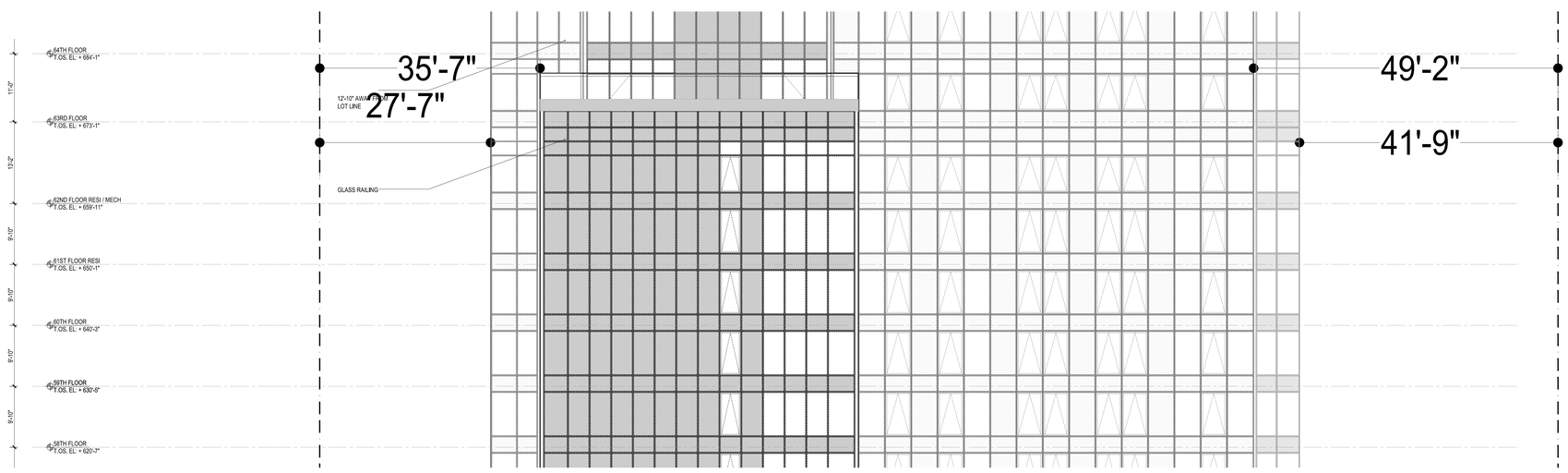
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8"= 1'-0"
DWG NO.	A-216.00

DEPT OF BUILDINGS 420655954 Job Number B2024700297.01 Scan Code



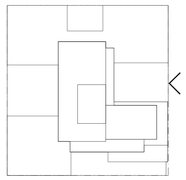
2 PARTIAL EAST ELEVATION

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



1 PARTIAL EAST ELEVATION

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



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
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Tel (212) 213-8007 Fax (212) 686-1754

DESIMONE
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VAN DEUSEN & ASSOCIATES
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

PARTIAL EAST ELEVATION
(HIGH ZONE)

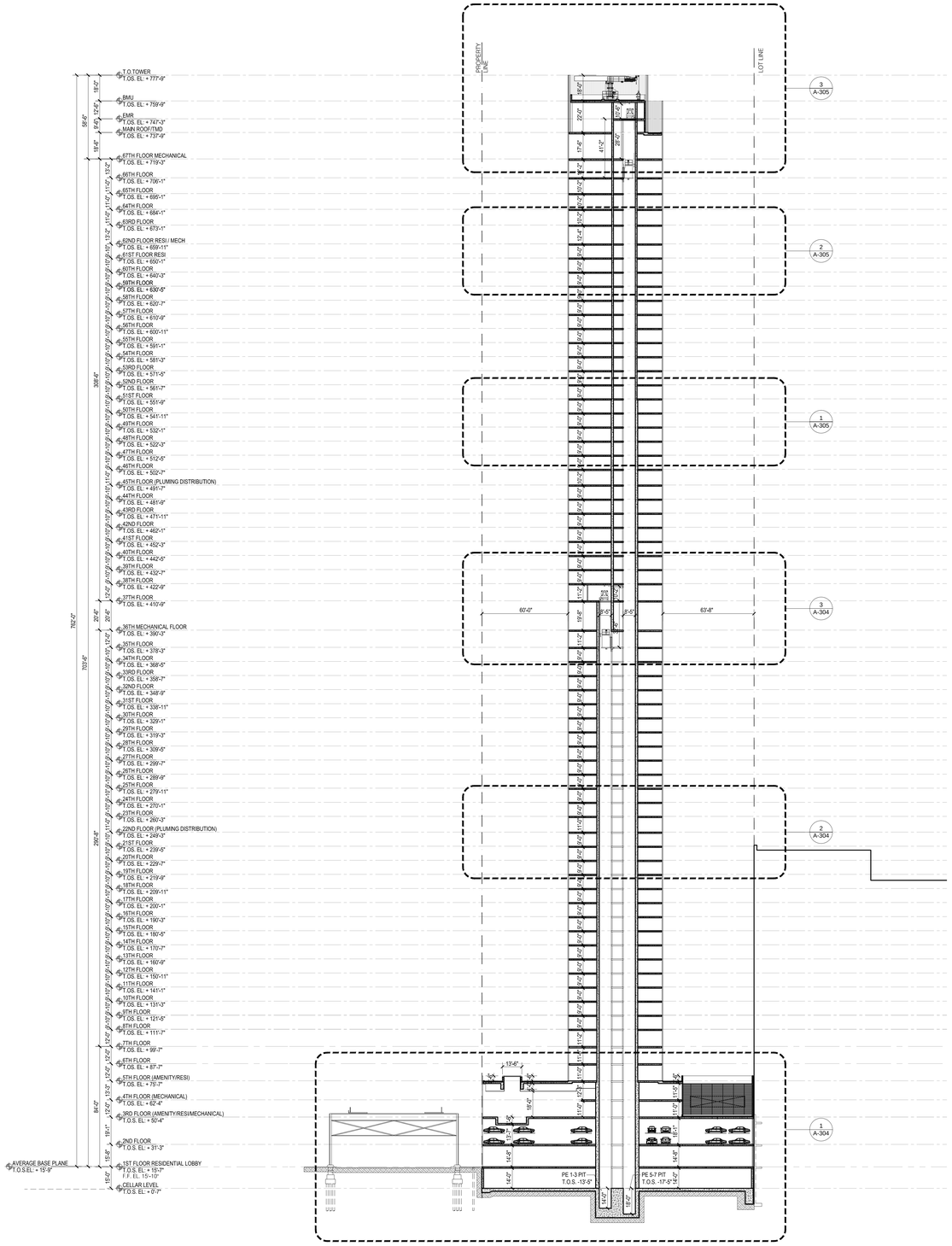
NB#420655954

REGISTERED ARCHITECT
STEPHEN M. G. HILL
CORONA
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #	15A12
SCALE:	1/8"= 1'-0"
DWG NO.	A-217.00

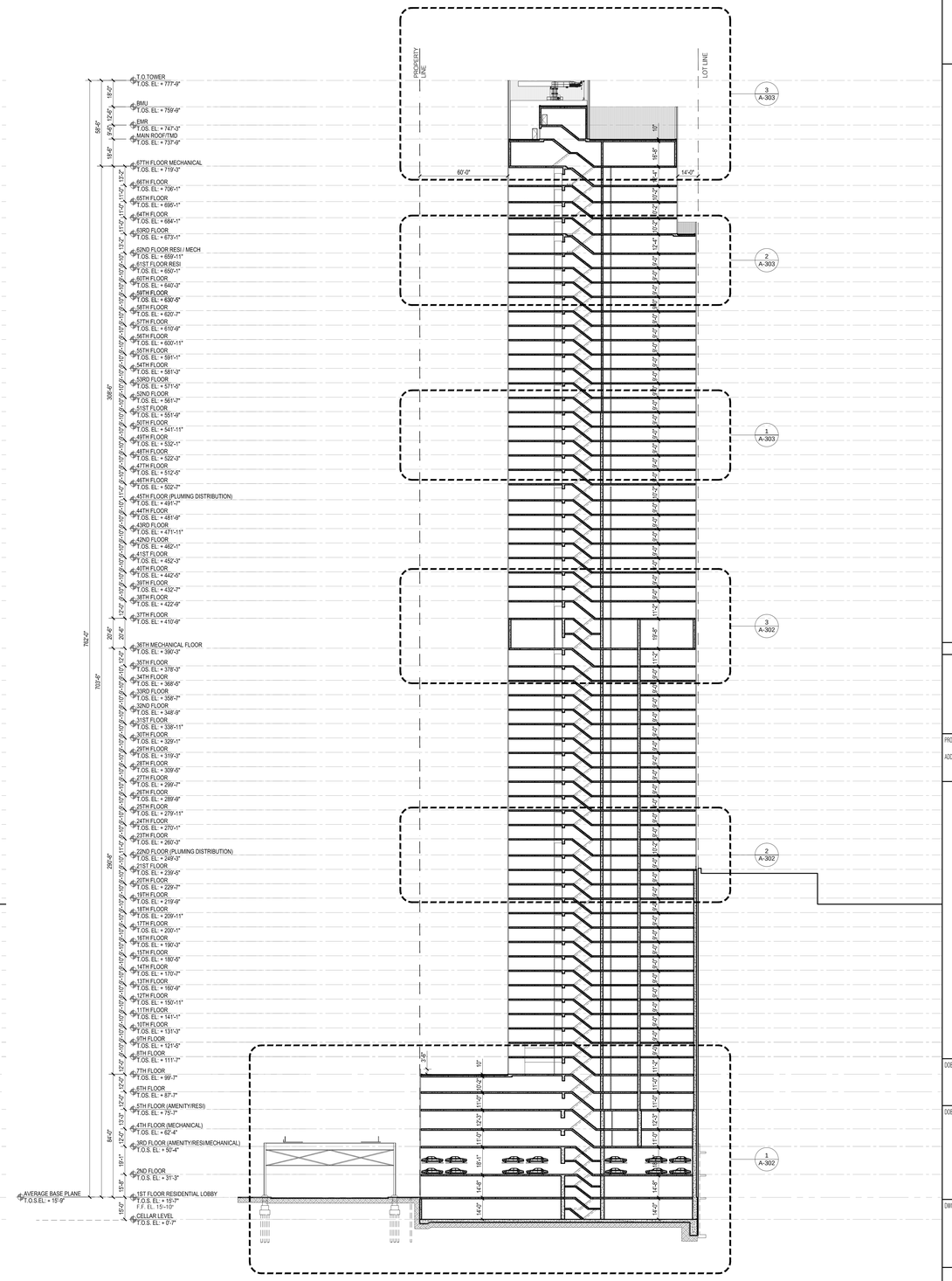
049 OF 97

DEPT OF BUILDINGS 420655954 Job Number
E360030097/95 Scan Code



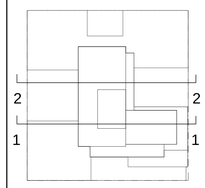
2 EAST-WEST SECTION B

Scale: 1/32"=1'



1 EAST-WEST SECTION A

Scale: 1/32"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
QUEENS, NEW YORK 11101

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

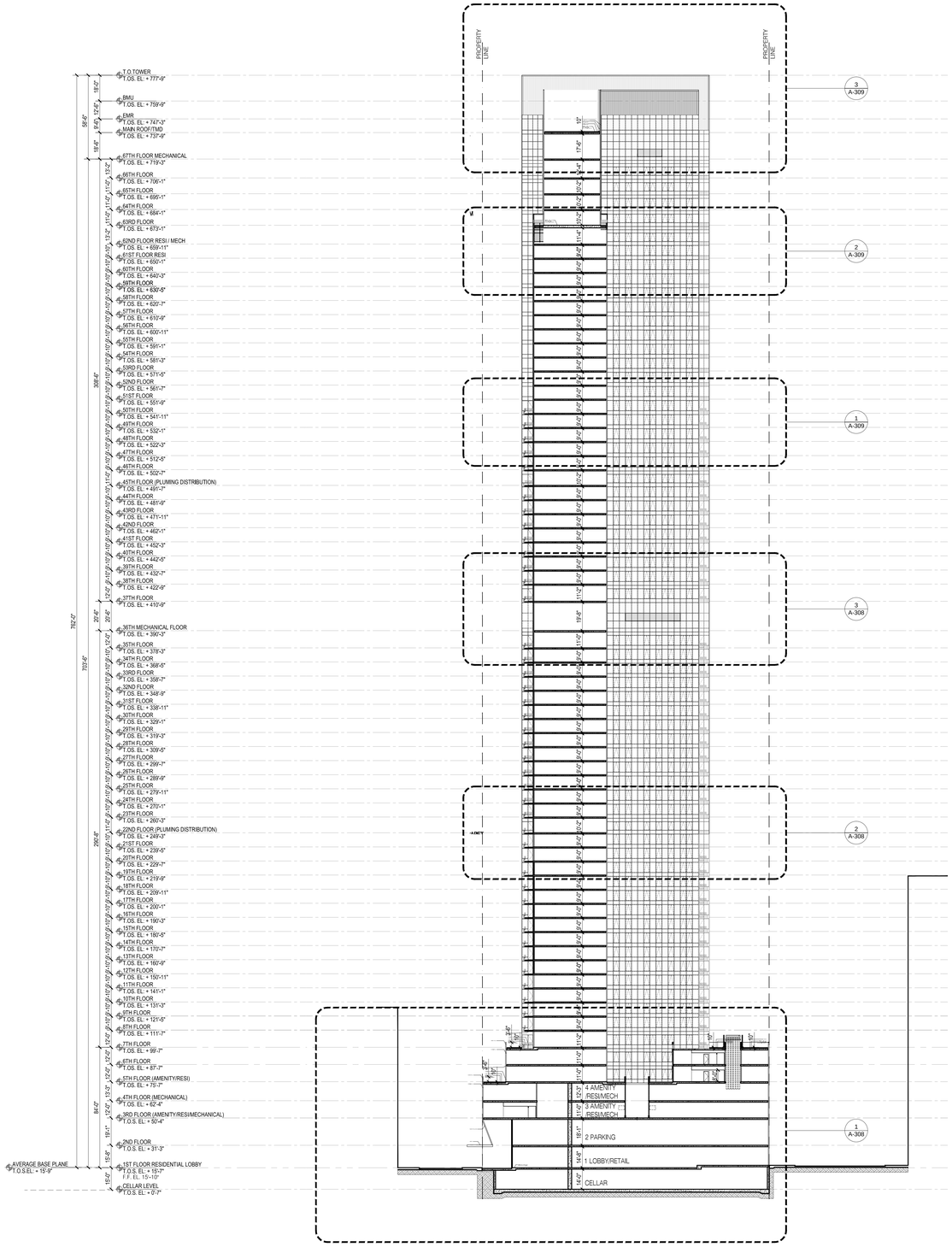
OVERALL BUILDING SECTIONS

NB#420655954

SEAL: REGISTERED ARCHITECT DAVID STEPHEN HILL No. 020628 STATE OF NEW YORK

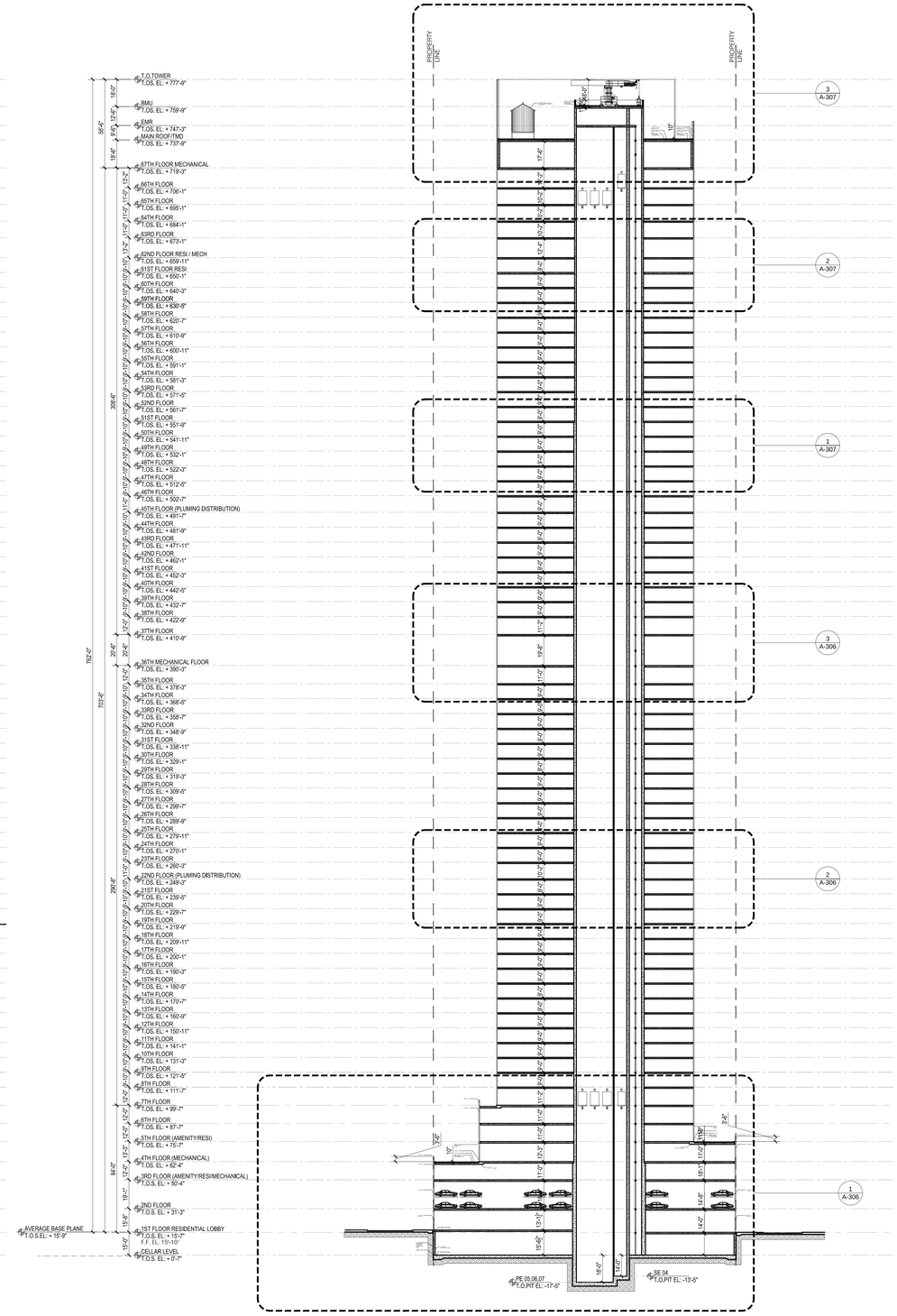
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/32"= 1'-0"
DWG NO.	A-300.00

DEPT OF BLDGS 420655954 Job Number
E399455736 Scan Code



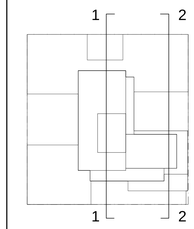
2 NORTH SOUTH SECTION B

Scale: 1/32"=1'



1 NORTH-SOUTH SECTION A

Scale: 1/32"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	05/09/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
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TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
QUEENS, NEW YORK 11101

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

OVERALL BUILDING SECTIONS

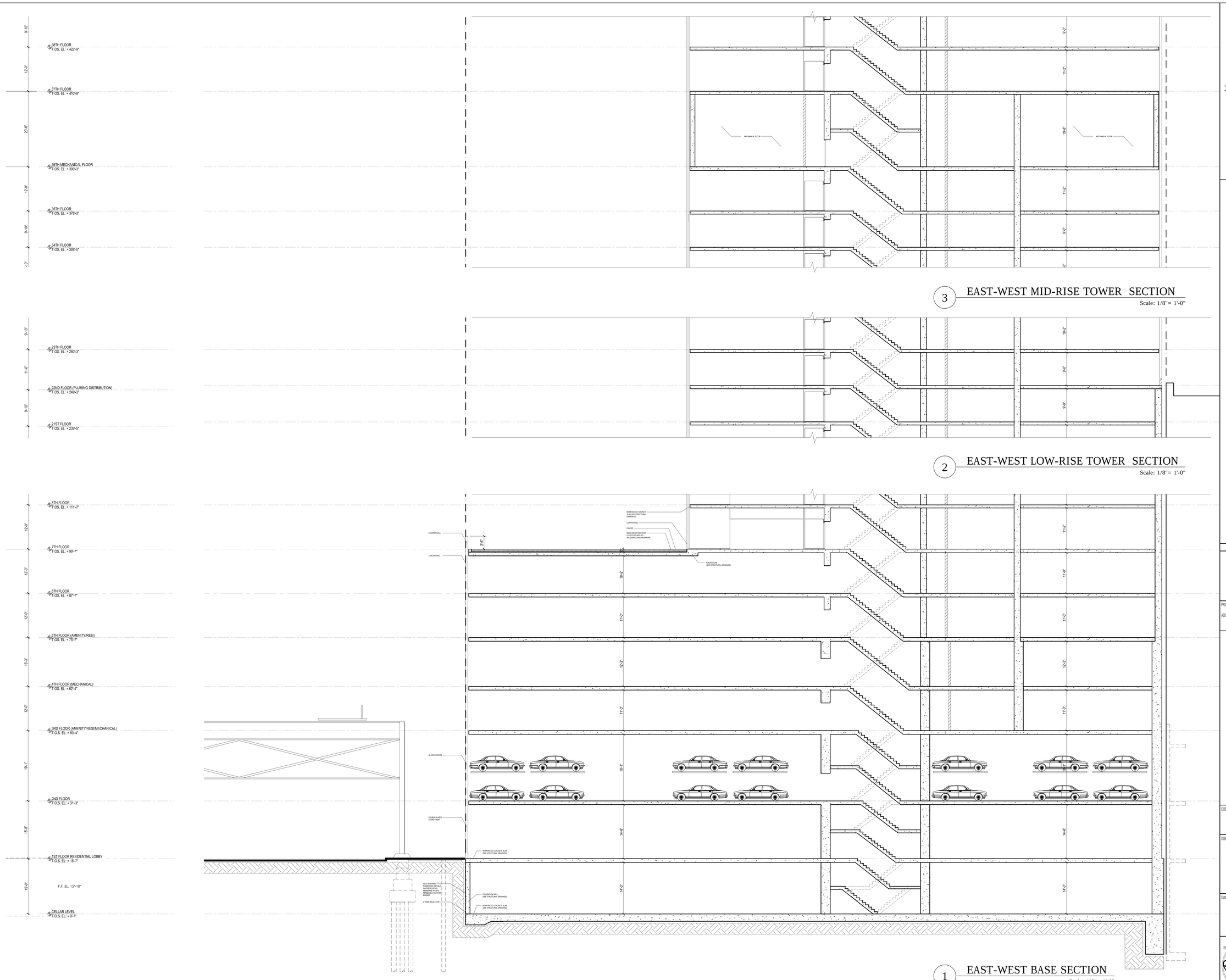
NB#420655954

SEAL: REGISTERED ARCHITECT ISO STEPHEN J. GOLDSTEIN STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/32"= 1'-0"
DWG NO.	A-301.00

DEPT OF BUILDINGS 420655954 Job Number

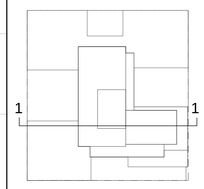
E-B00122390900 Scan Code



3 EAST-WEST MID-RISE TOWER SECTION
Scale: 1/8"= 1'-0"

2 EAST-WEST LOW-RISE TOWER SECTION
Scale: 1/8"= 1'-0"

1 EAST-WEST BASE SECTION
Scale: 1/8"= 1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
QUEENS, NEW YORK 11101

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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

PARTIAL WEST - EAST SECTION

NB#420655954

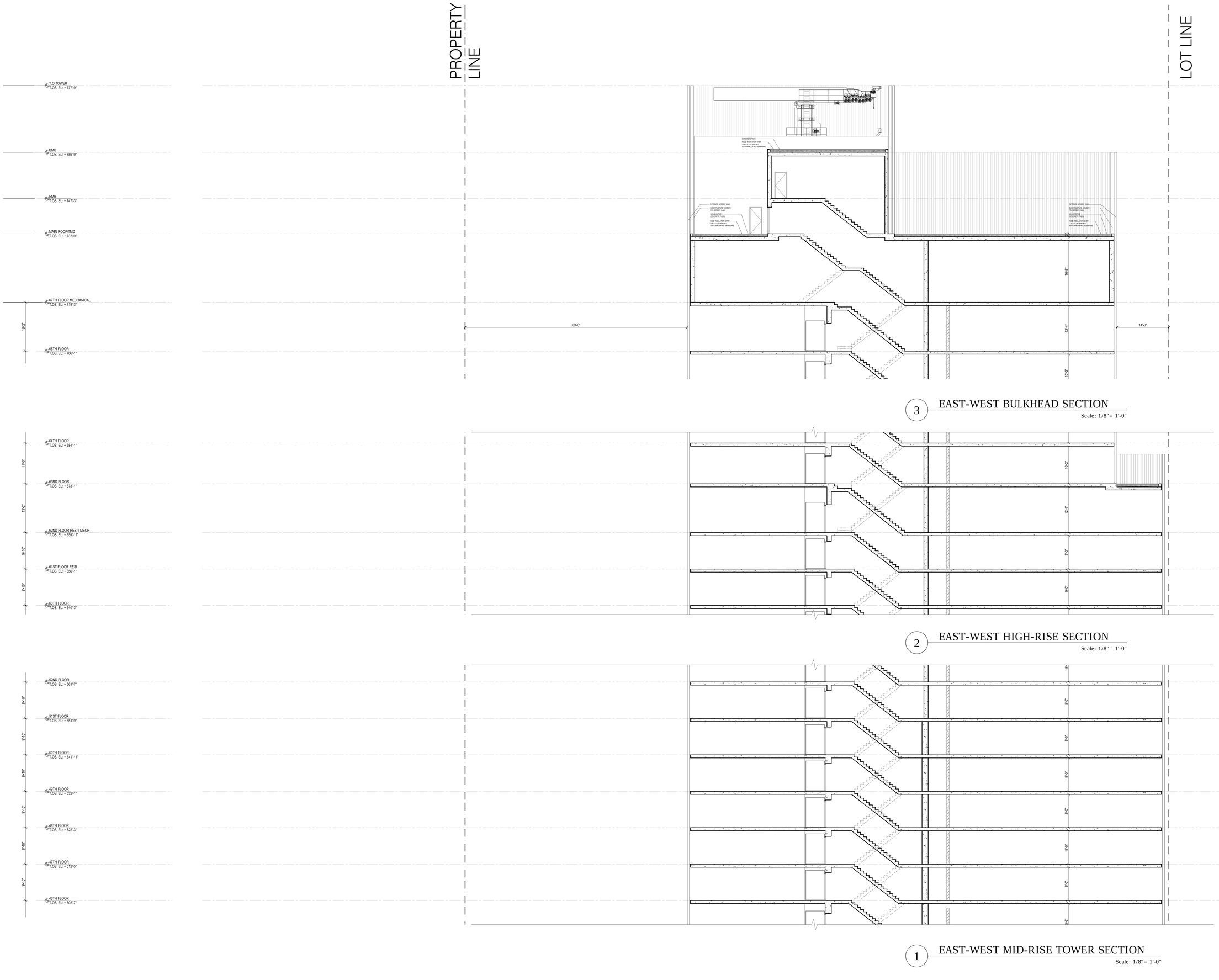
REGISTERED ARCHITECT
GO STEPHEN M. HILL
No. 020604
STATE OF NEW YORK

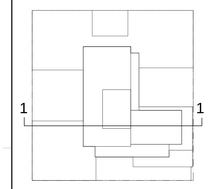
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8" = 1'-0"
DWG NO.	A-302.00

52 OF 97

DEPT OF BUILDINGS 420655954 Job Number

E500003229506 Scan Code





KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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East Hanover, NJ 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

PARTIAL WEST - EAST SECTION

NB#420655954

SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL 028204 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8"= 1'-0"
DWG NO.	A-303.00

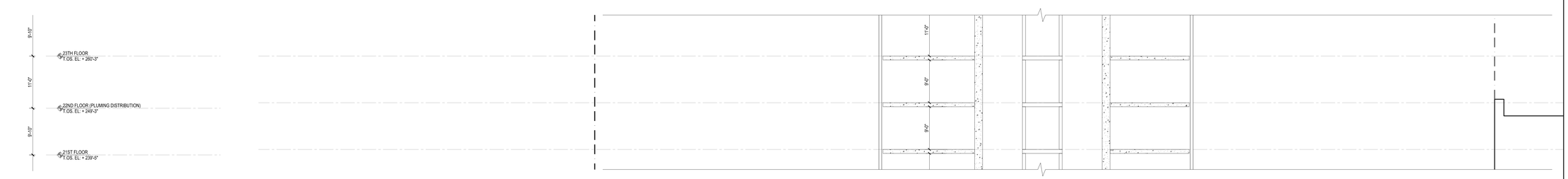
S3 OF 97

DEPT OF BLDGS 420655954 Job Number

ES4969172293 Scan Code

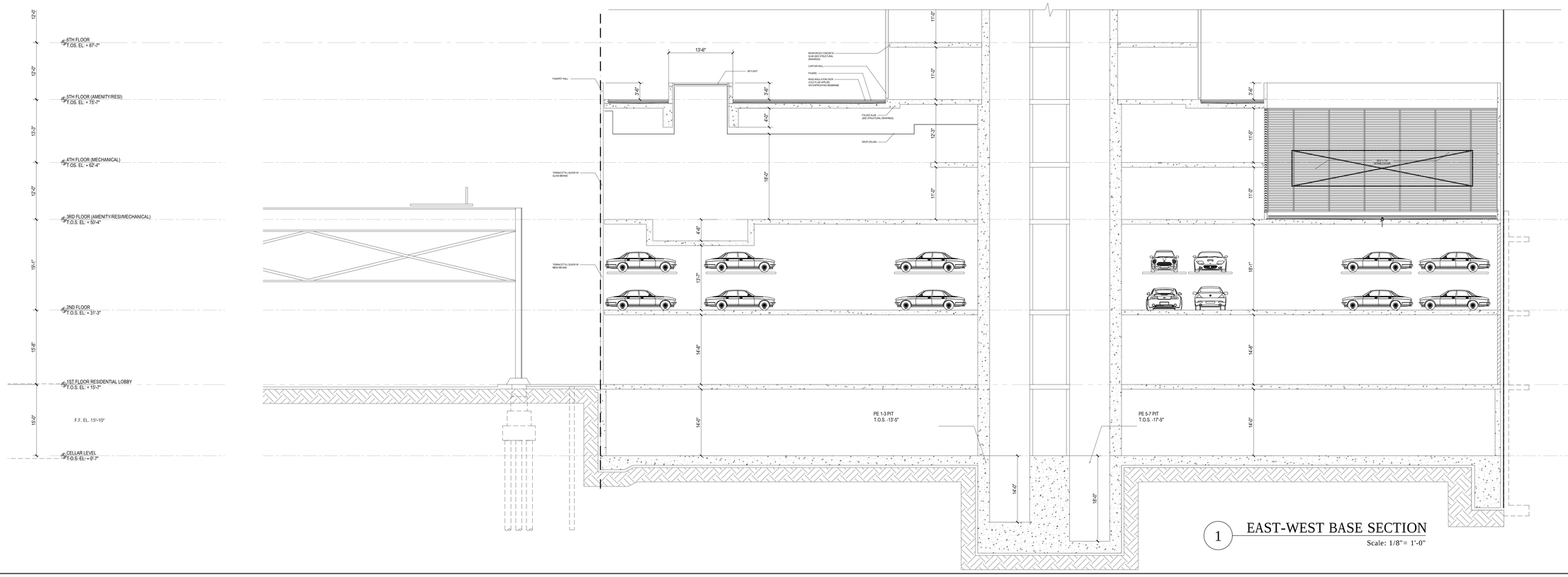
3 EAST-WEST MID-RISE TOWER SECTION

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



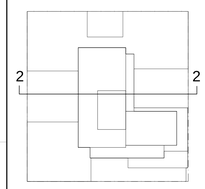
2 EAST-WEST LOW-RISE TOWER SECTION

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



1 EAST-WEST BASE SECTION

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



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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11 Broadway, Suite 1700
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Tel (212) 213-8007 Fax (212) 686-1754

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120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

PARTIAL WEST - EAST SECTION

NB#420655954

SEAL: REGISTERED ARCHITECT STEPHEN GOLDSTEIN N.Y.S. LICENSE 020824 STATE OF NEW YORK

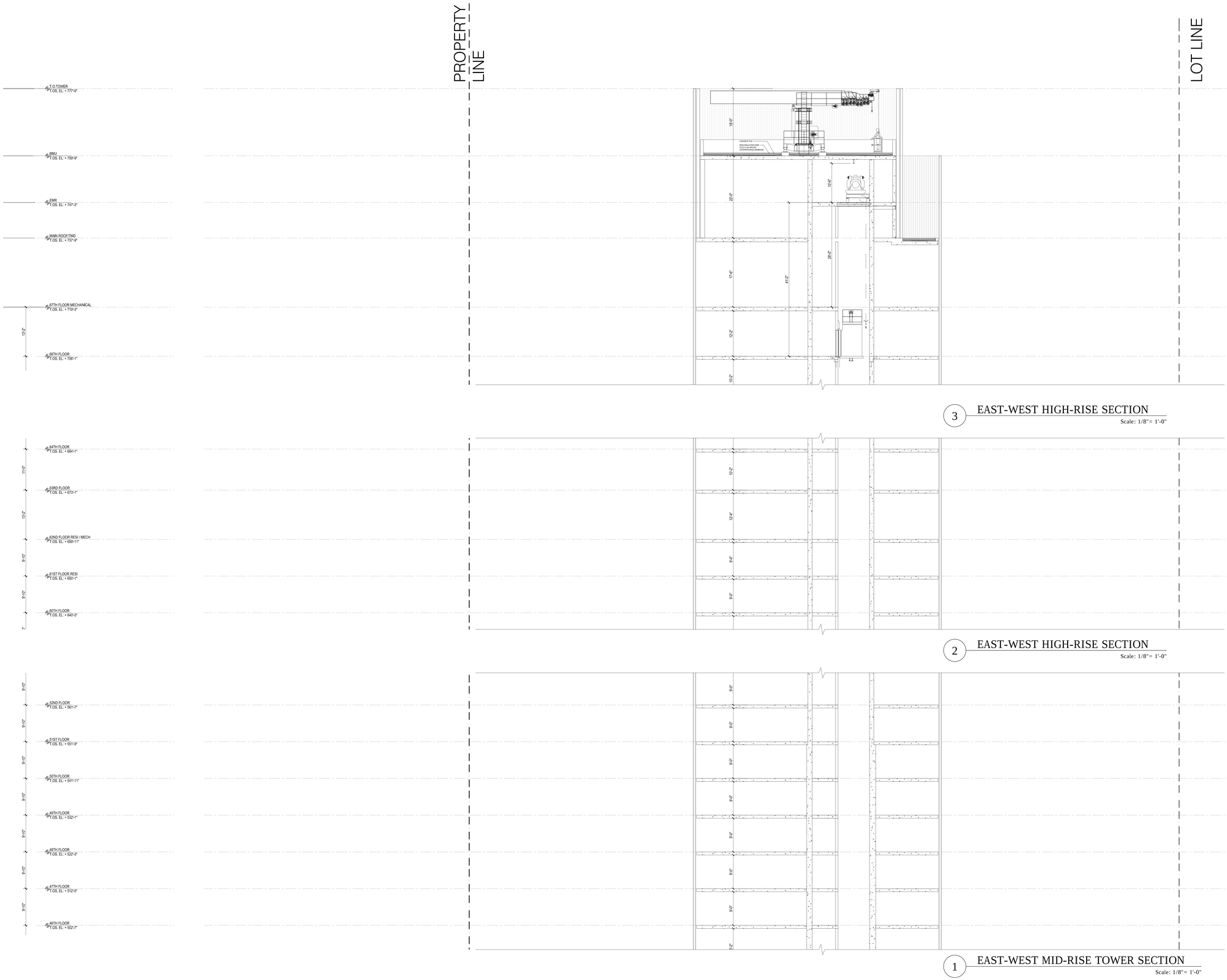
DATE: 10/12/2016

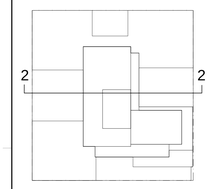
PROJECT #: 1SA12

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

DWG NO. A-304.00

DEPT OF BUILDINGS 420655954 Job Number
E-3968262259 Scan Code





KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

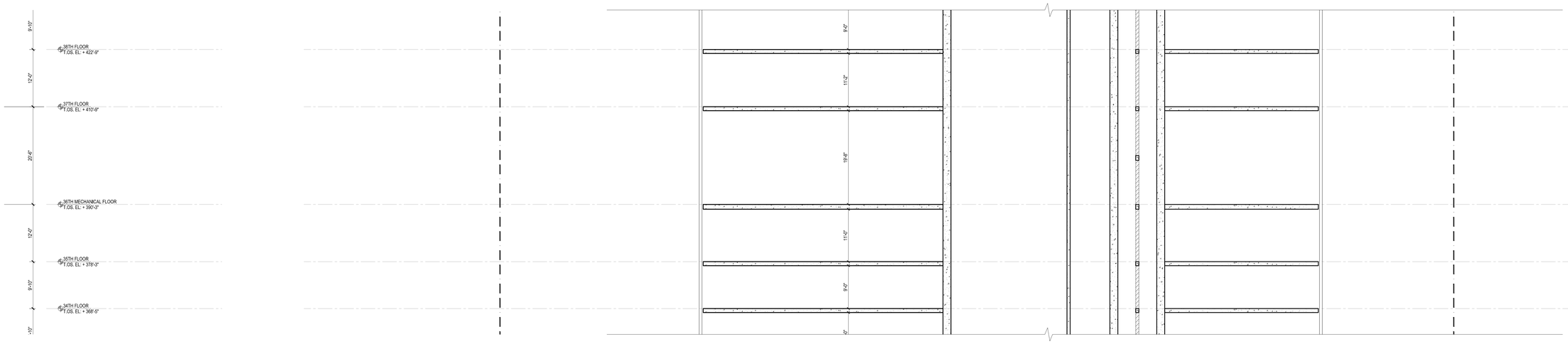
PARTIAL WEST - EAST SECTION

NB#420655954

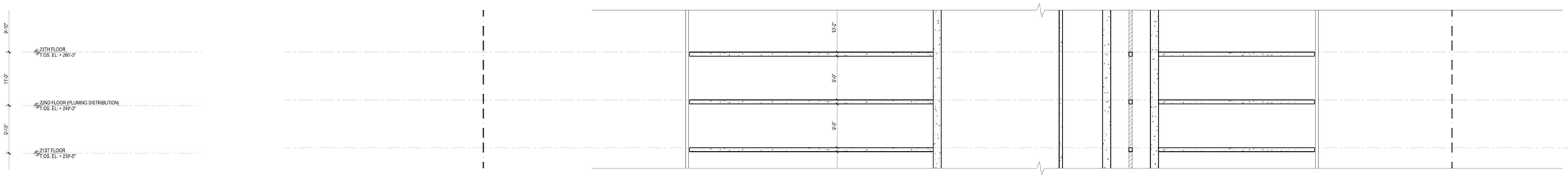
SEAL: REGISTERED ARCHITECT GEORGE STEPHEN HILL III STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	1541
SCALE:	1/8"= 1'-0"
DWG NO.	A-305.00

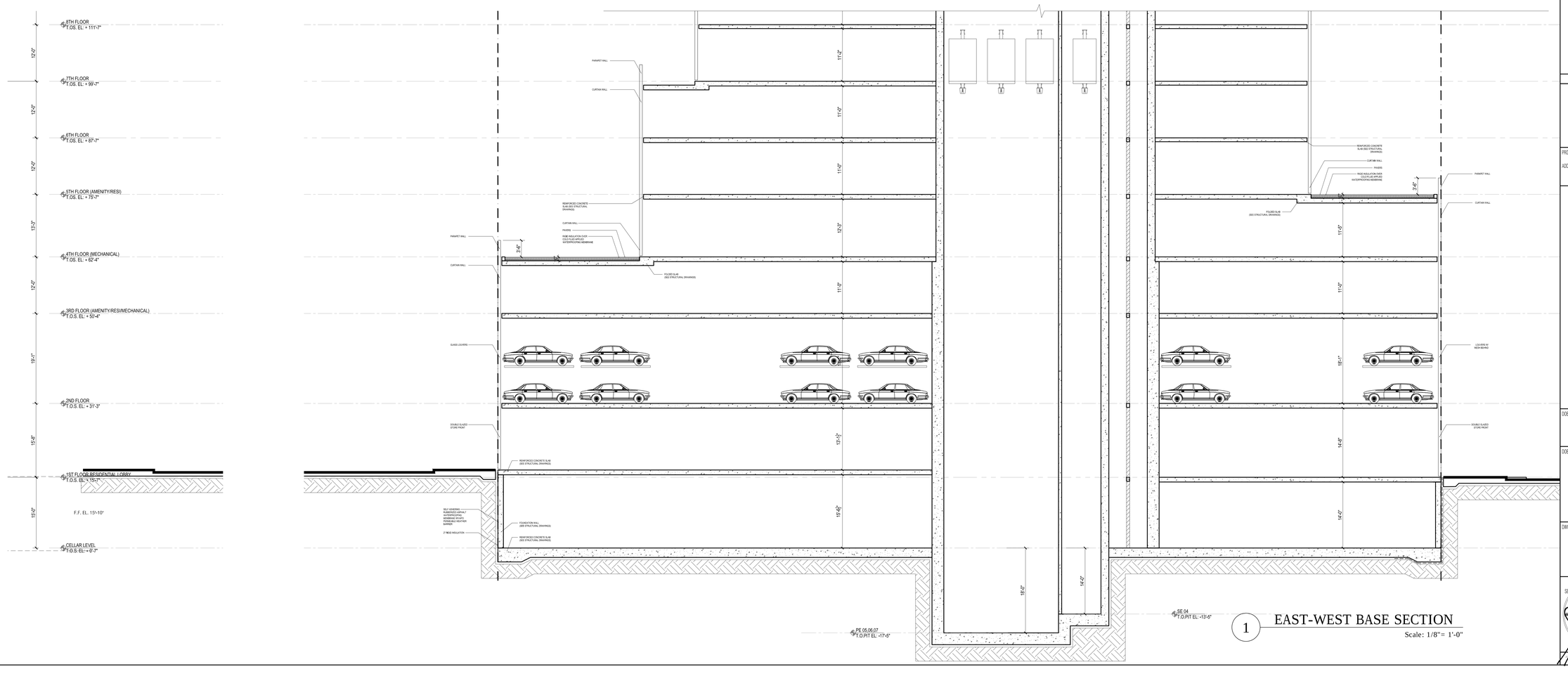
DEPT OF BUILDINGS 420655954 Job Number
E3800771665B Scan Code



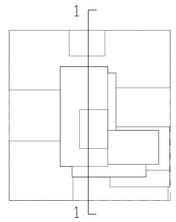
3 EAST-WEST MID-RISE TOWER SECTION
Scale: 1/8"= 1'-0"



2 EAST-WEST LOW-RISE TOWER SECTION
Scale: 1/8"= 1'-0"



1 EAST-WEST BASE SECTION
Scale: 1/8"= 1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
PARTIAL NORTH-SOUTH SECTION

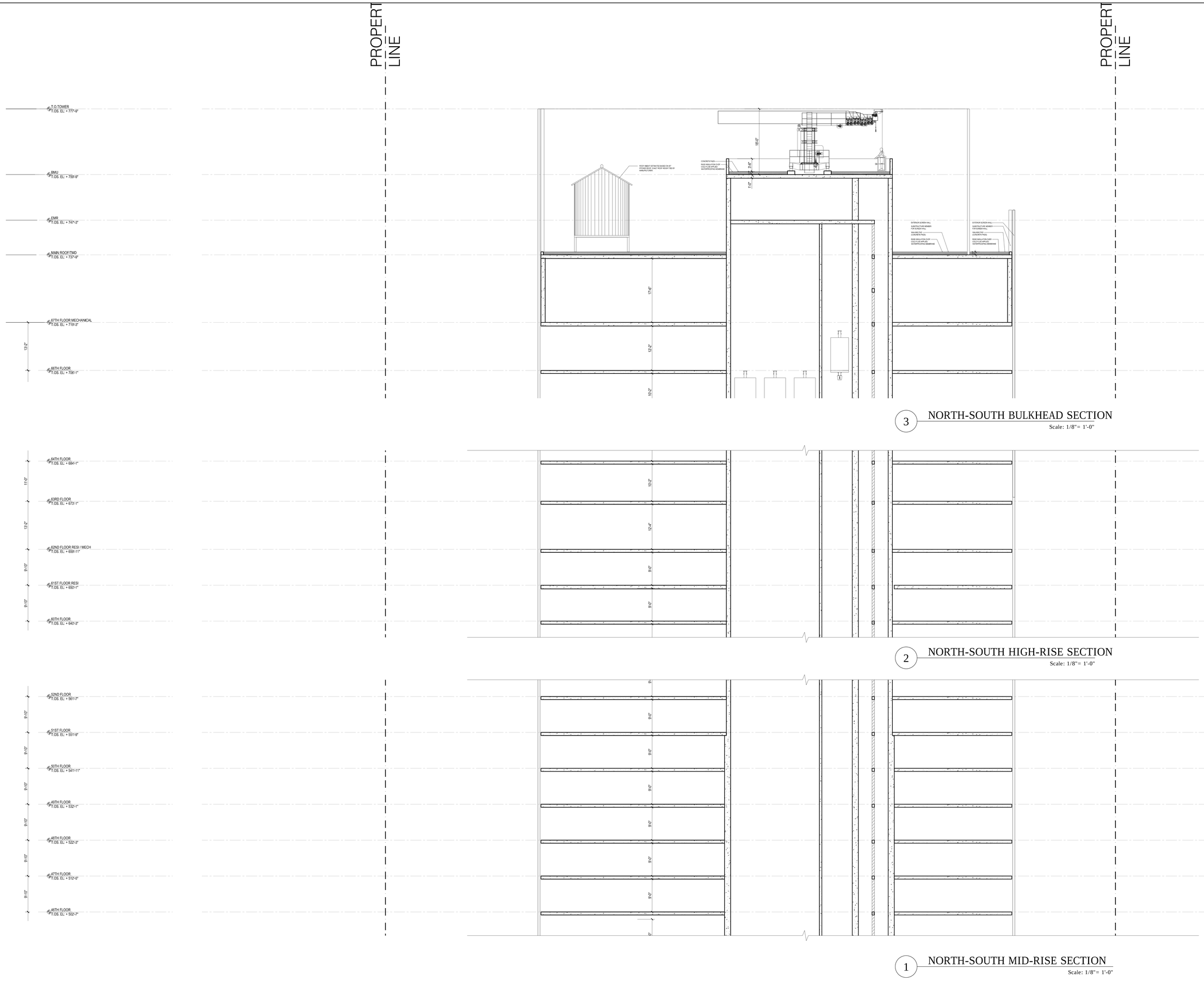
NB#420655954

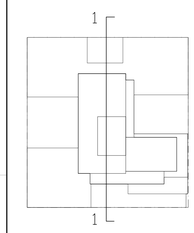
REGISTERED ARCHITECT
LEO STEPHEN HILL
No. 026264
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8" = 1'-0"
DWG NO.	A-306.00

DEPT OF BUILDINGS 420655954 Job Number

ES2455352240 Scan Code





KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE QUEENS, NEW YORK 11101**

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DOB BSCAN:

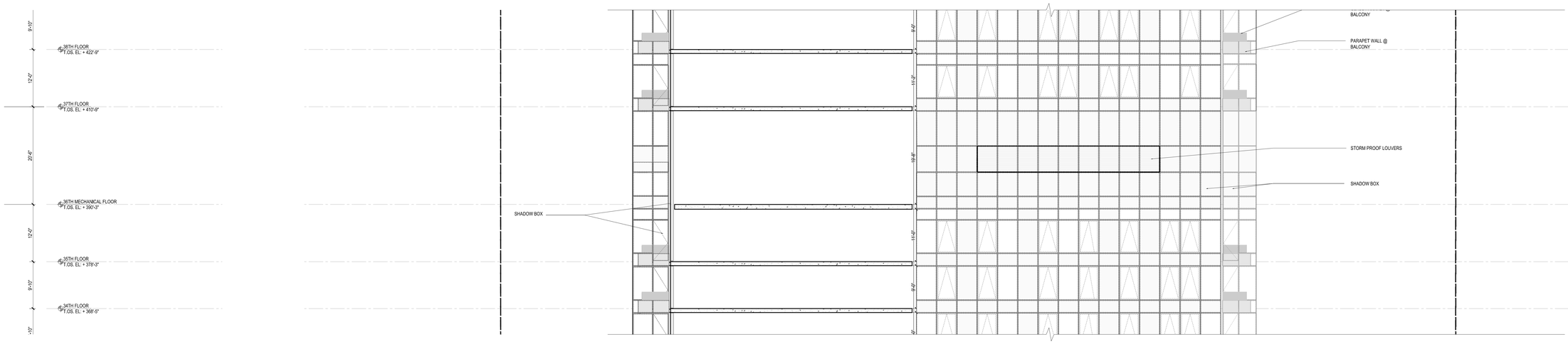
DOB STAMPS & SIGNATURES:

DWG TITLE
PARTIAL NORTH-SOUTH SECTION

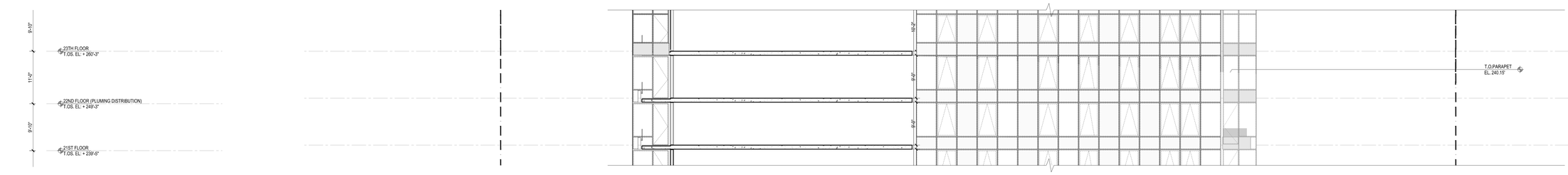
NB#420655954

SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL 026518 STATE OF NEW YORK

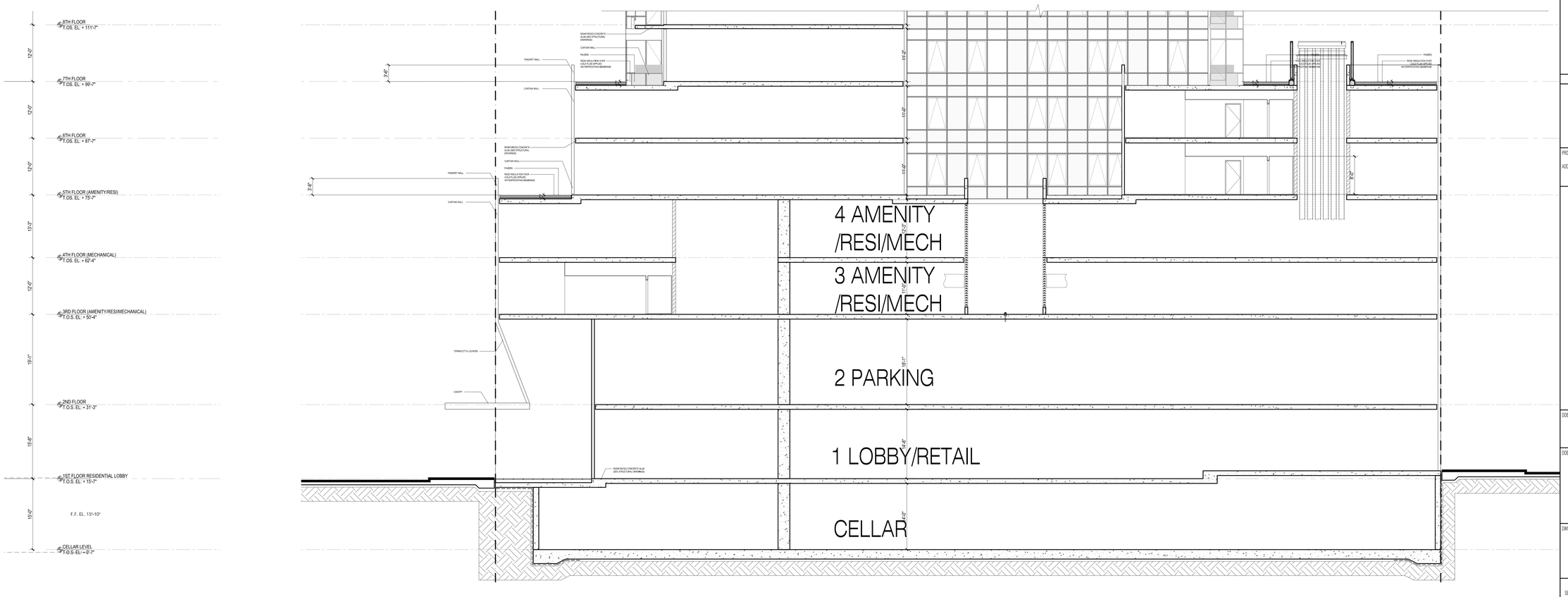
DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/8"= 1'-0"
DWG NO.	A-307.00



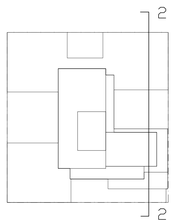
3 EAST-WEST MID-RISE TOWER SECTION
Scale: 1/8"= 1'-0"



2 EAST-WEST LOW-RISE TOWER SECTION
Scale: 1/8"= 1'-0"



1 EAST-WEST BASE SECTION
Scale: 1/8"= 1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
PARTIAL NORTH-SOUTH SECTION

NB#420655954

SEAL:
REGISTERED ARCHITECT
LEO STEPHEN HILL
STATE OF NEW YORK
No. 026264

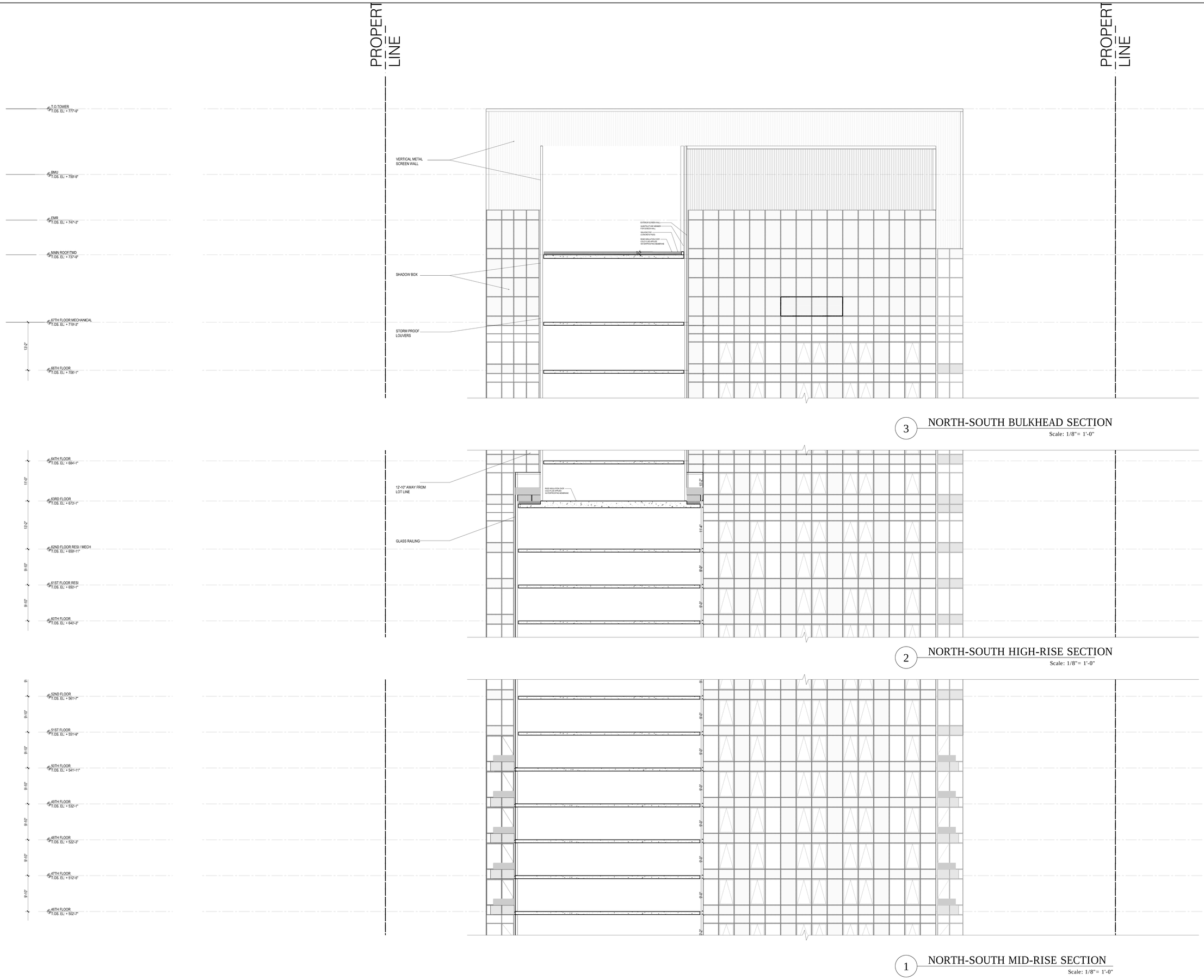
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8"= 1'-0"

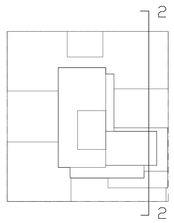
A-308.00
DWG NO.

58 OF 97

DEPT OF BUILDINGS 420655954 Job Number

B32825456395 Scan Code





KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
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TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

PARTIAL NORTH-SOUTH SECTION

NB#420655954

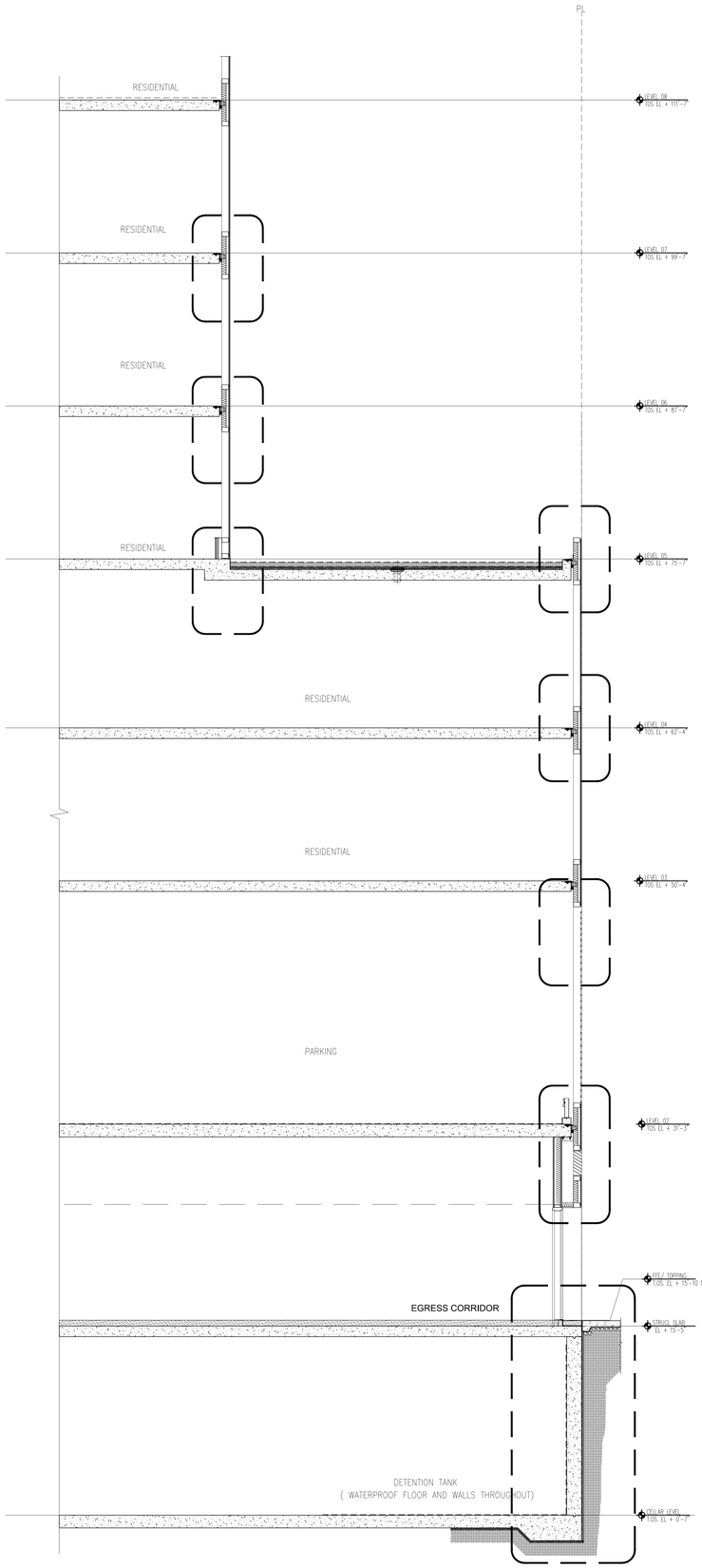
SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL 028204 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/8" = 1'-0"
DWG NO.	A-309.00

59 OF 97

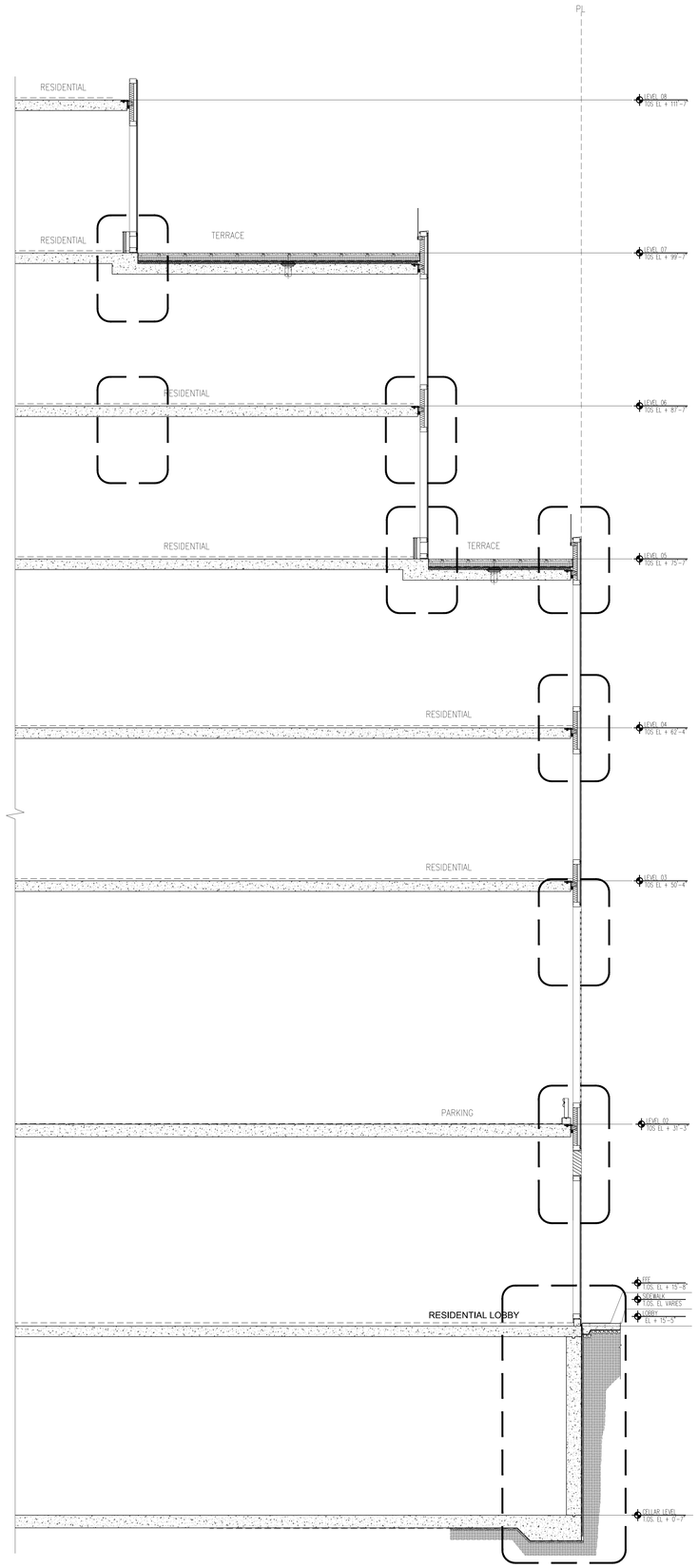
DEPT OF BUILDINGS 420655954 Job Number

E3240657529 Scan Code



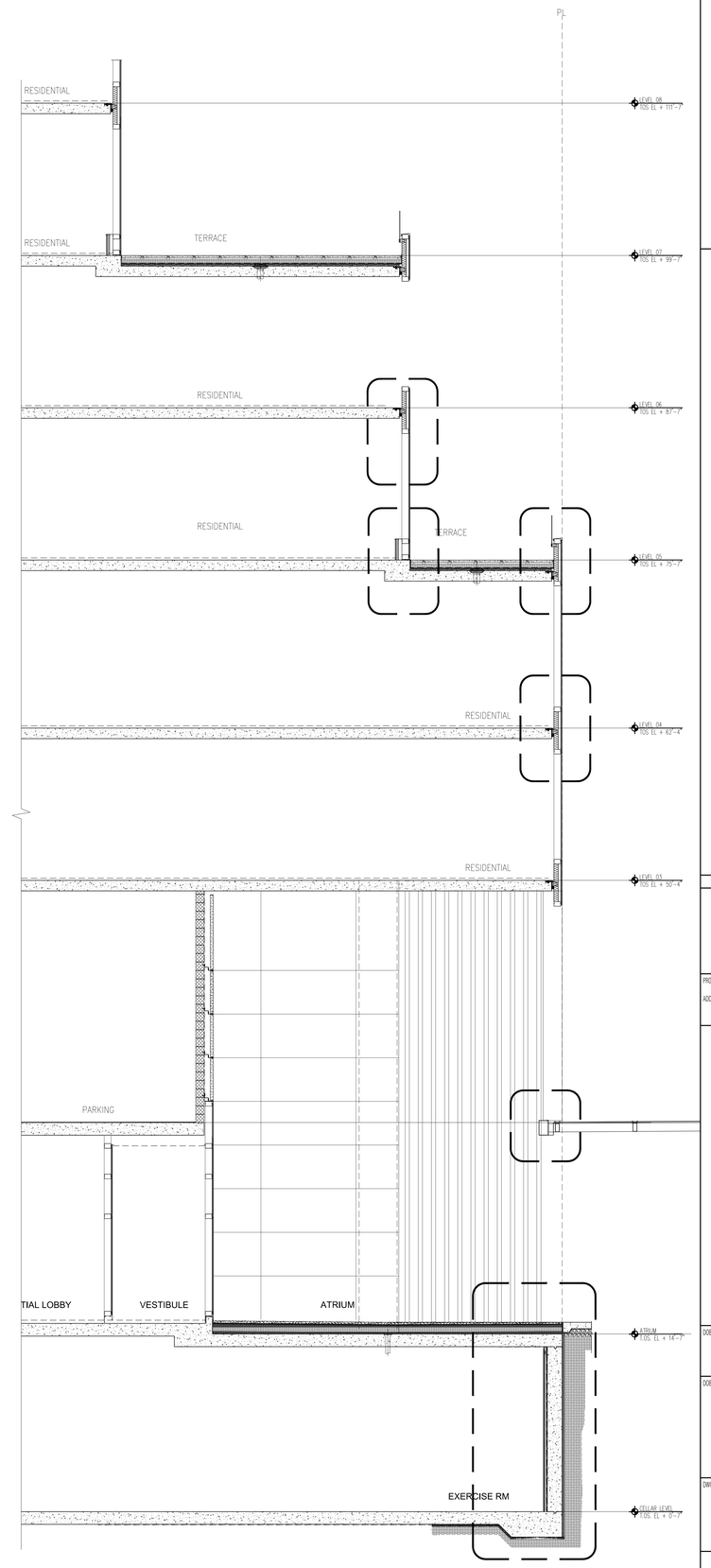
3 WALL SECTION @ SOUTH EGRESS CORRIDOR

Scale: 1/4"=1'-0"



2 WALL SECTION @ SOUTH RESIDENTIAL LOBBY/ STOREFRONT

Scale: 1/4"=1'-0"



1 WALL SECTION @ SOUTH RESIDENTIAL ENTRY

Scale: 1/4"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

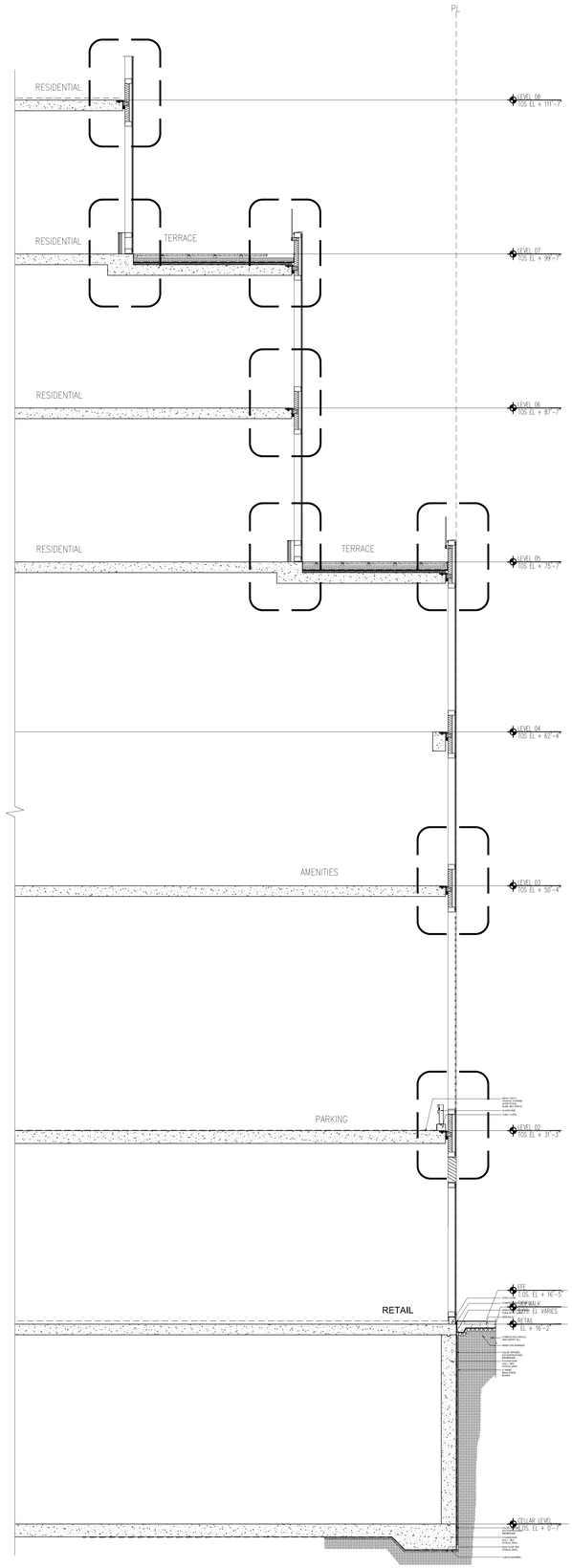
DWG TITLE
BASE BUILDING WALL SECTIONS

NB#420655954

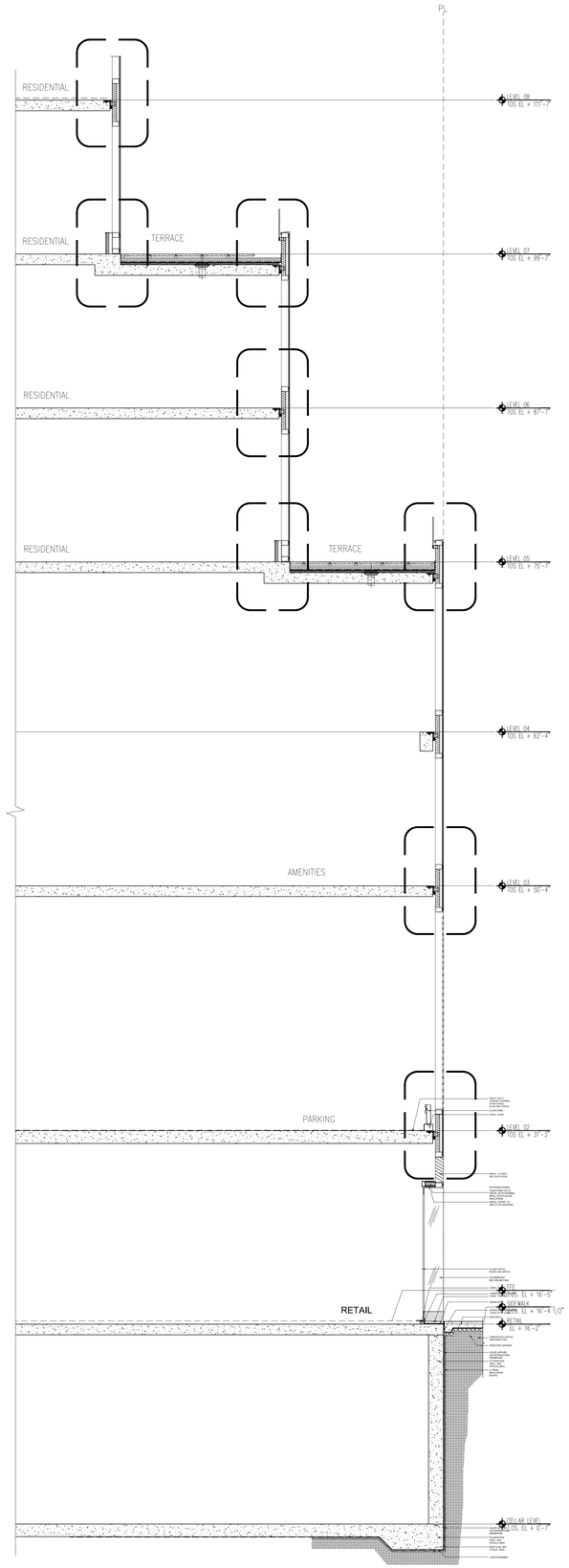
SEAL: REGISTERED ARCHITECT RICHARD STEPHEN HILL 026204 NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	AS NOTED
DWG NO.	A-320.00

60 OF 97



2 WALL SECTION @ SOUTH STOREFRONT
Scale: 1/4"=1'-0"



1 WALL SECTION @ SOUTH RETAIL ENTRY
Scale: 1/4"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

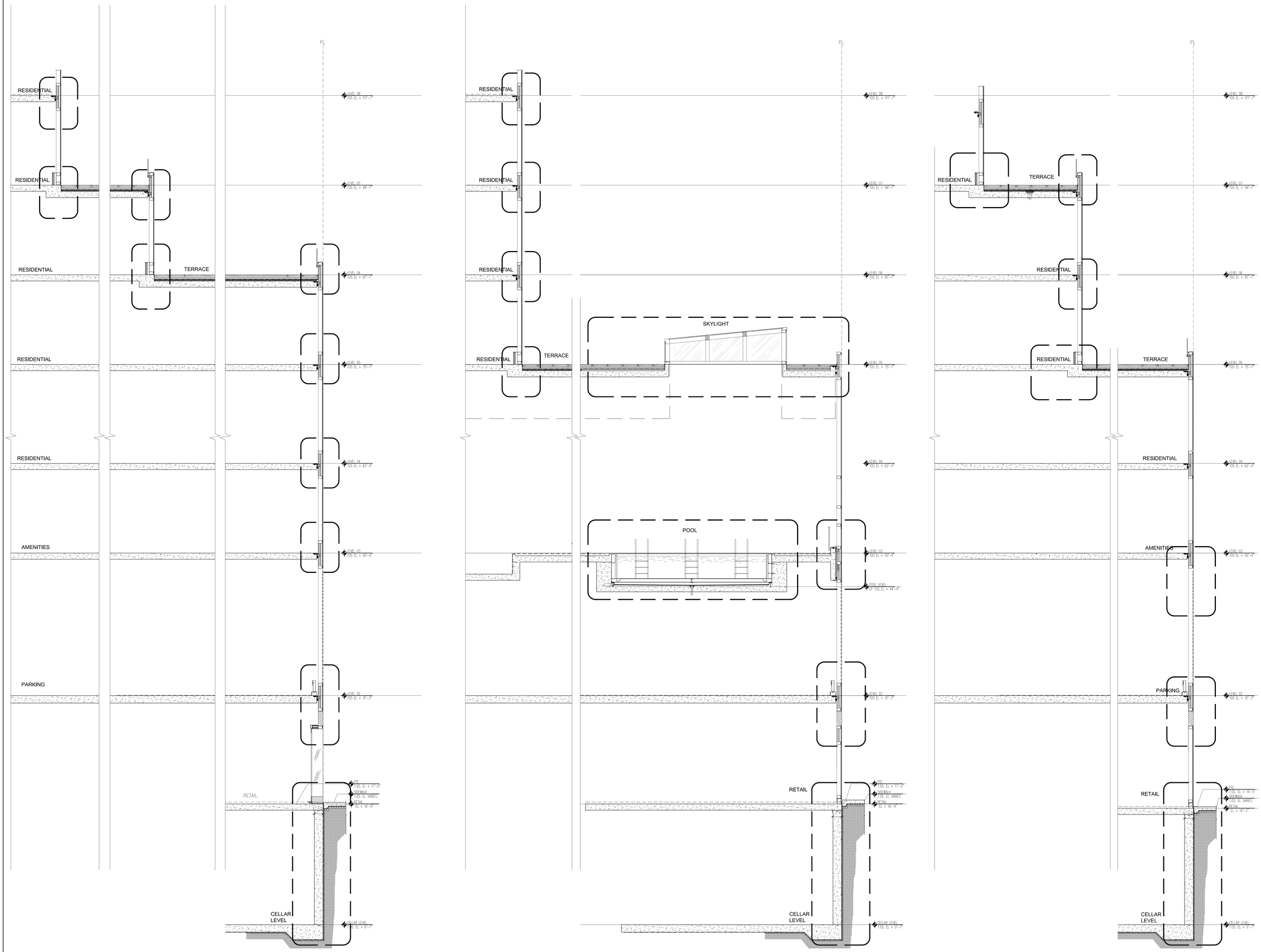
DOB STAMPS & SIGNATURES:

DWG TITLE
BASE BUILDING WALL SECTIONS

NB#420655954

SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL 026264 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	AS NOTED
DWG NO.	A-321.00



3 WALL SECTION @ WEST STOREFRONT ENTRY
Scale: 1/4"=1'-0"

2 WALL SECTION @ WEST STOREFRONT AND POOL
Scale: 1/4"=1'-0"

1 WALL SECTION @ WEST STOREFRONT
Scale: 1/4"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
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PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
BASE BUILDING WALL SECTIONS

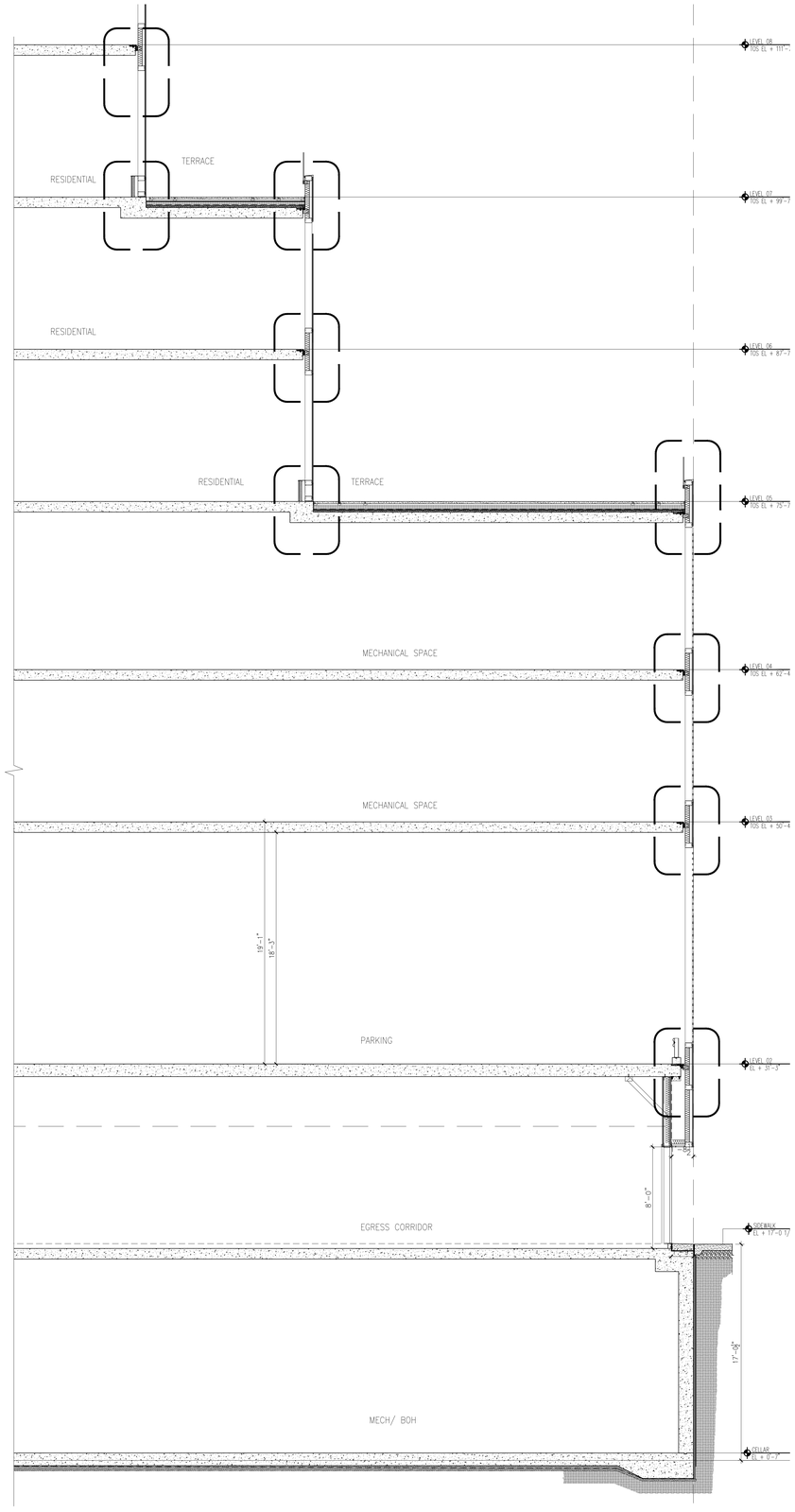
NB#420655954

SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: AS NOTED
DWG NO. A-322.00

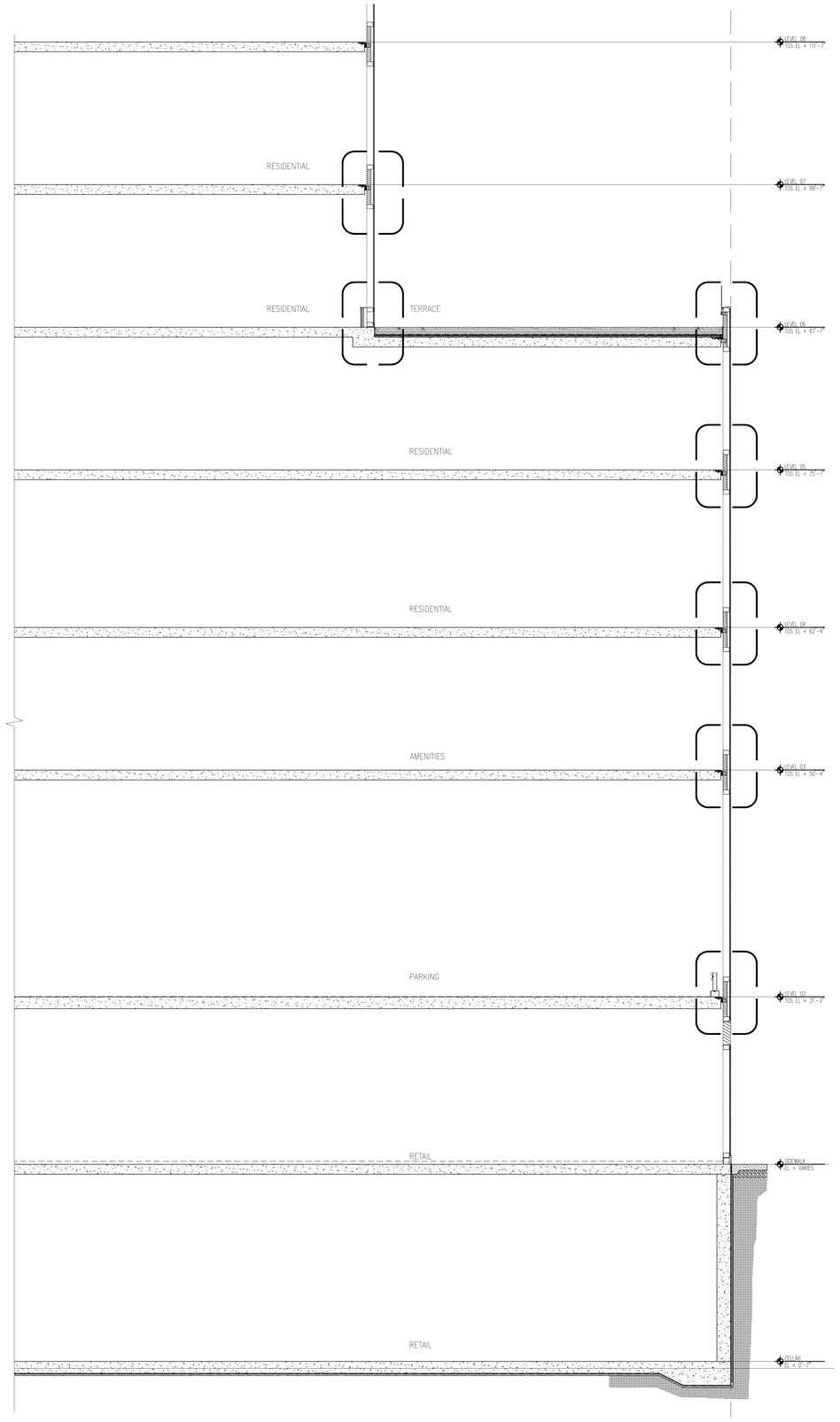
62 OF 97

DEPT OF BUILDINGS 420655954 Job Number
ES1 A6097 LES3 Scan Code



2 WALL SECTION @ NORTH EGRESS CORRIDOR

Scale: 1/4"=1'-0"



1 WALL SECTION @ NORTH STOREFRONT

Scale: 1/4"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
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NEW YORK, NY 1154
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PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
BASE BUILDING WALL SECTIONS

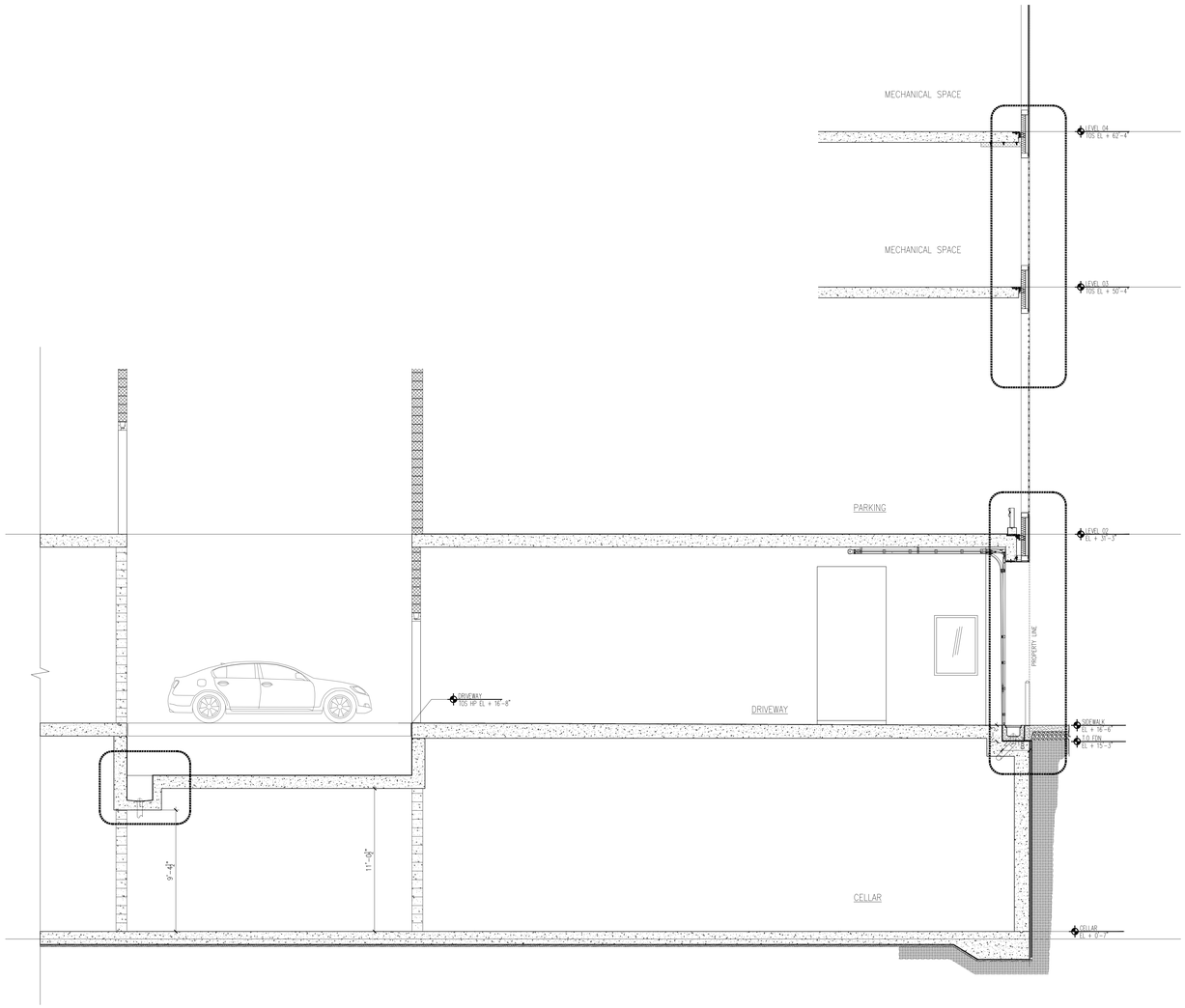
NB#420655954

SEAL: REGISTERED ARCHITECT JOSEPH P. HILL 026950 STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15412
SCALE: AS NOTED
DWG NO. A-323.00

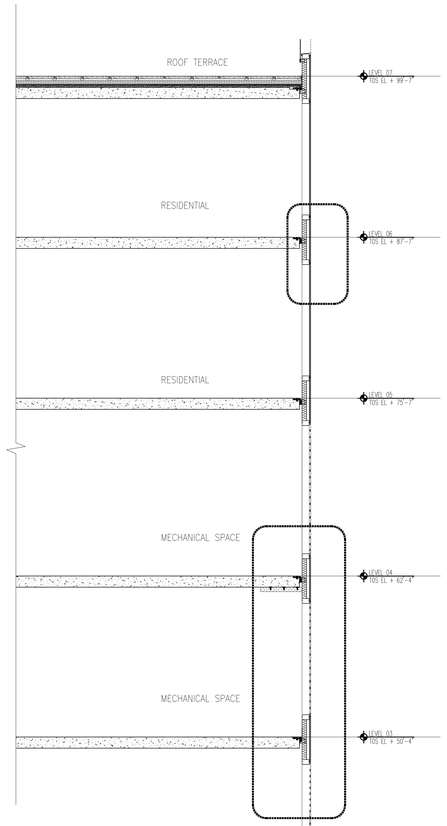
63 OF 97

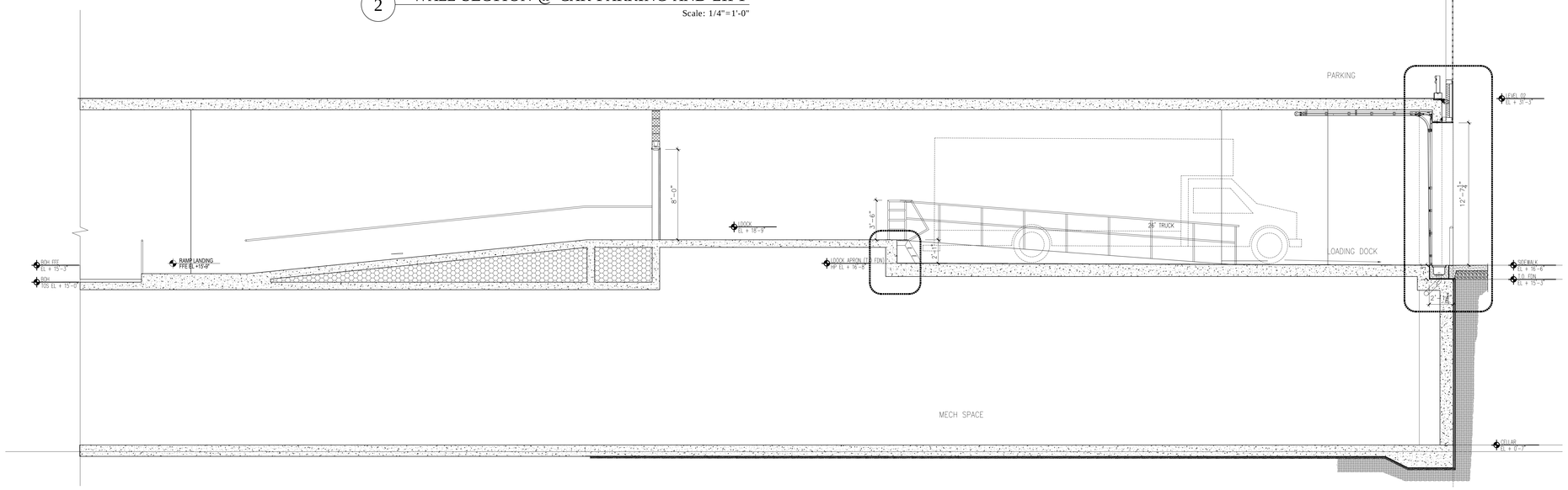
DEPT OF BLDGS 420655954 Job Number
E-DB-120080986 Scan Code



2 WALL SECTION @ CAR PARKING AND LIFT

Scale: 1/4"=1'-0"





1 WALL SECTION @ LOADING DOCK

Scale: 1/4"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

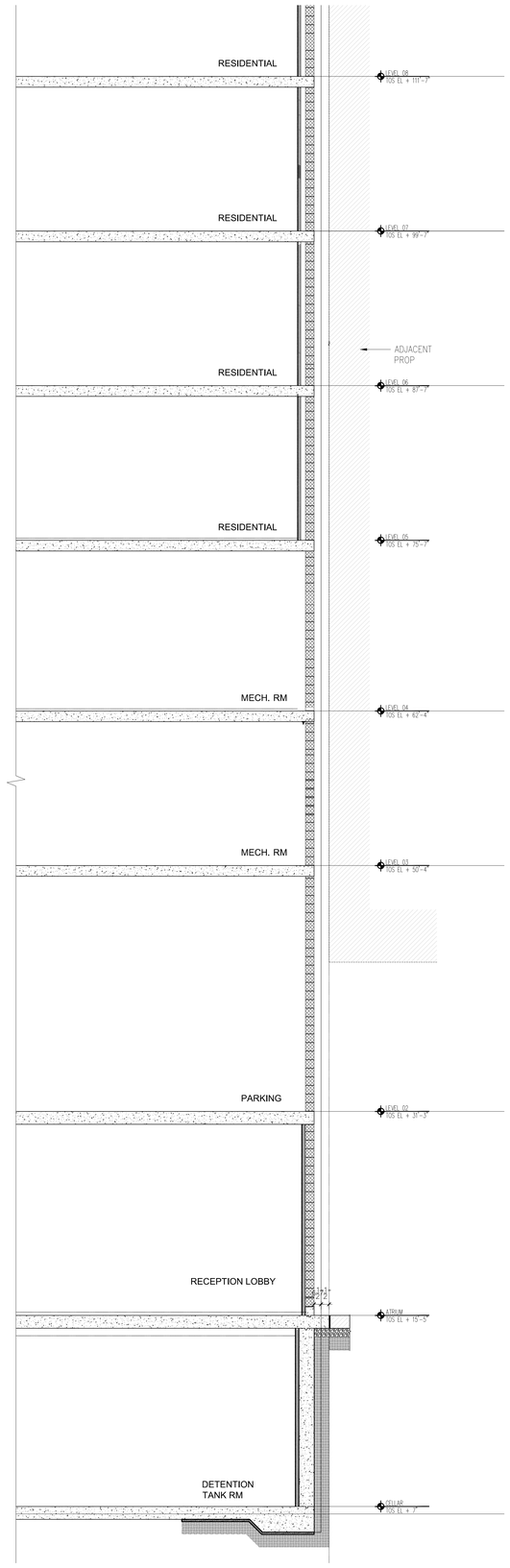
DWG TITLE
BASE BUILDING WALL SECTIONS

NB#420655954

SEAL: REGISTERED ARCHITECT DO STEPHENS NEW YORK

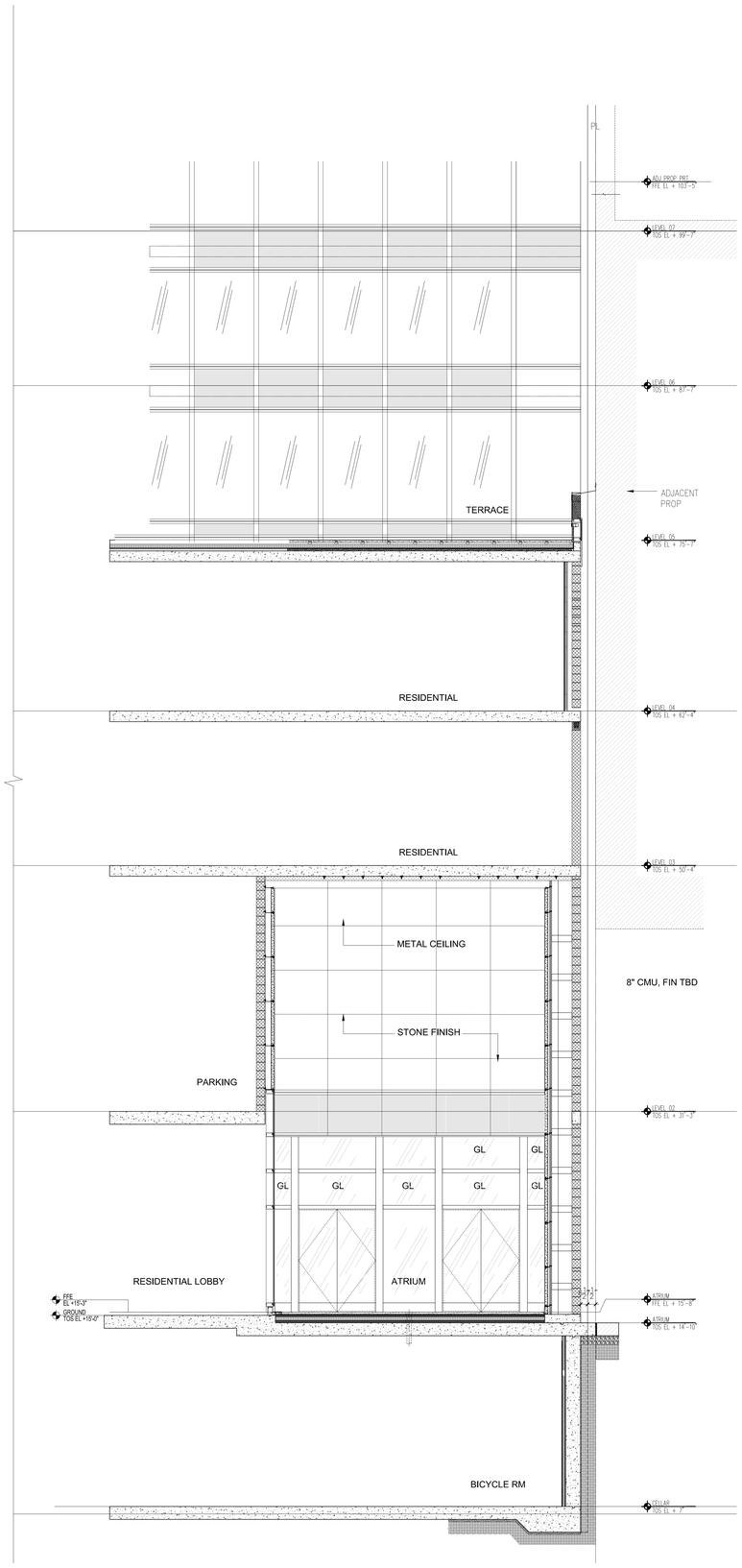
DATE:	10/12/2016
PROJECT #:	15412
SCALE:	AS NOTED
DWG NO.	A-324.00

DEPT OF BUILDINGS 420655954 Job Number
E3520520260 Scan Code



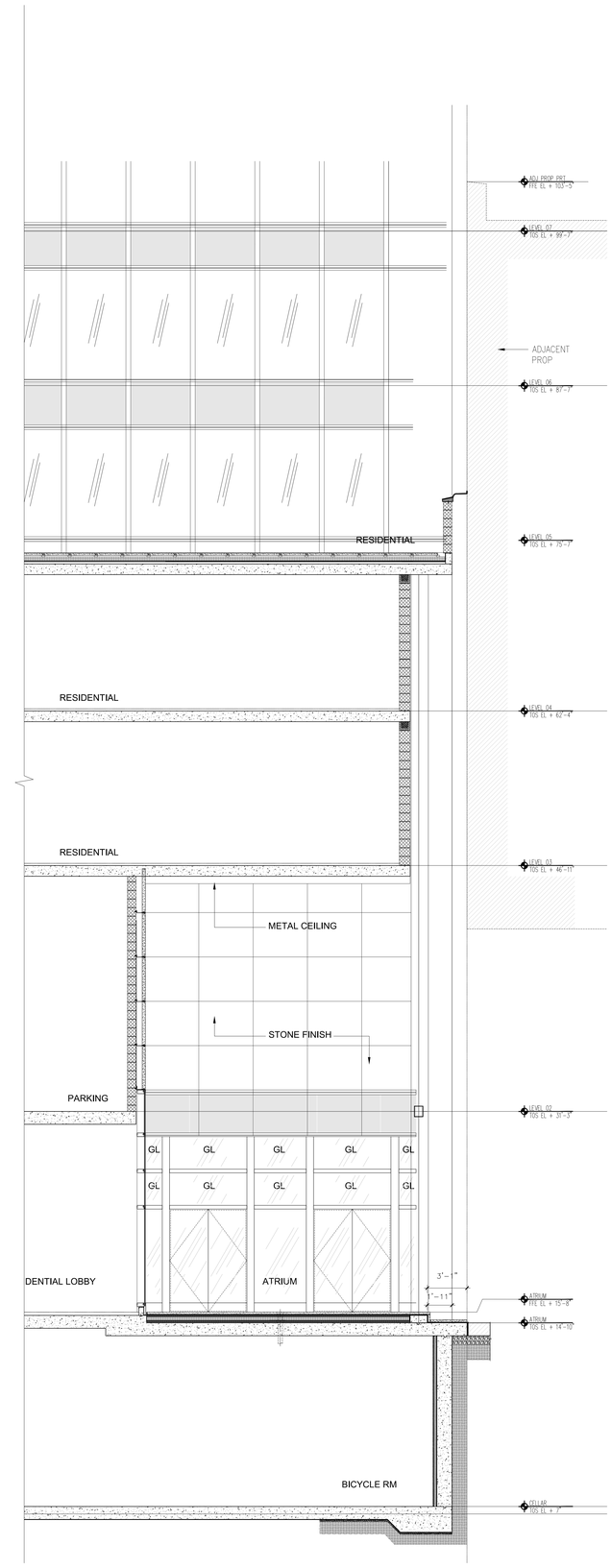
3 WALL SECTION @ EAST WALL (refer to plan A-105)

Scale: 1/4"=1'-0"



2 WALL SECTION @ EAST WALL (refer to plan A-105)

Scale: 1/4"=1'-0"



1 WALL SECTION @ EAST WALL (refer to plan A-105)

Scale: 1/4"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

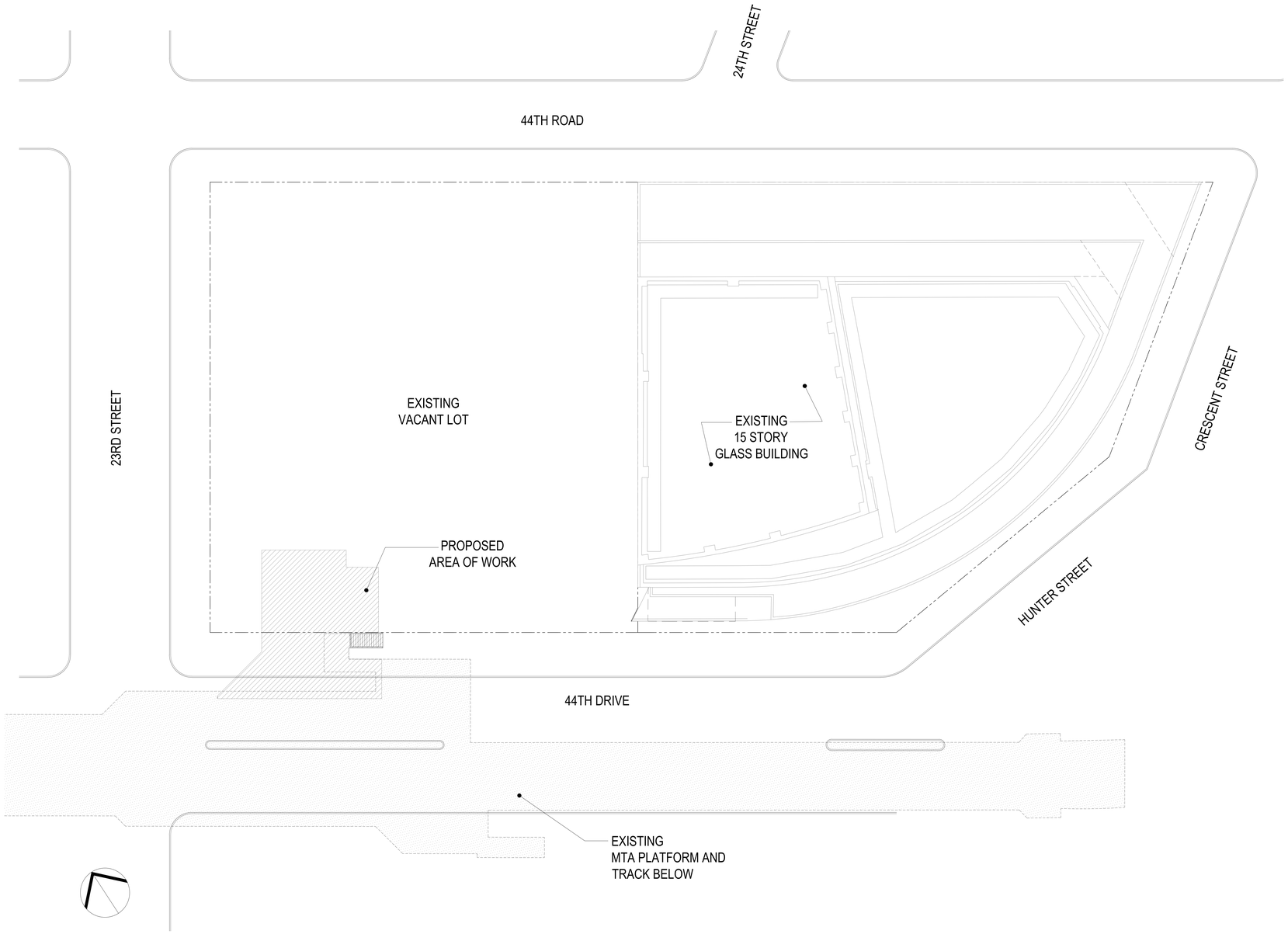
BASE BUILDING WALL SECTIONS

NB#420655954

SEAL: REGISTERED ARCHITECT JO STEPHEN HILL 028024 STATE OF NEW YORK

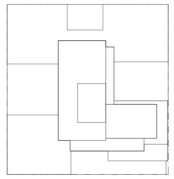
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	AS NOTED
DWG NO.	A-325.00

65 OF 97



1 SITE PLAN

NTS



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	09/16/2016	MTA FILING SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
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NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

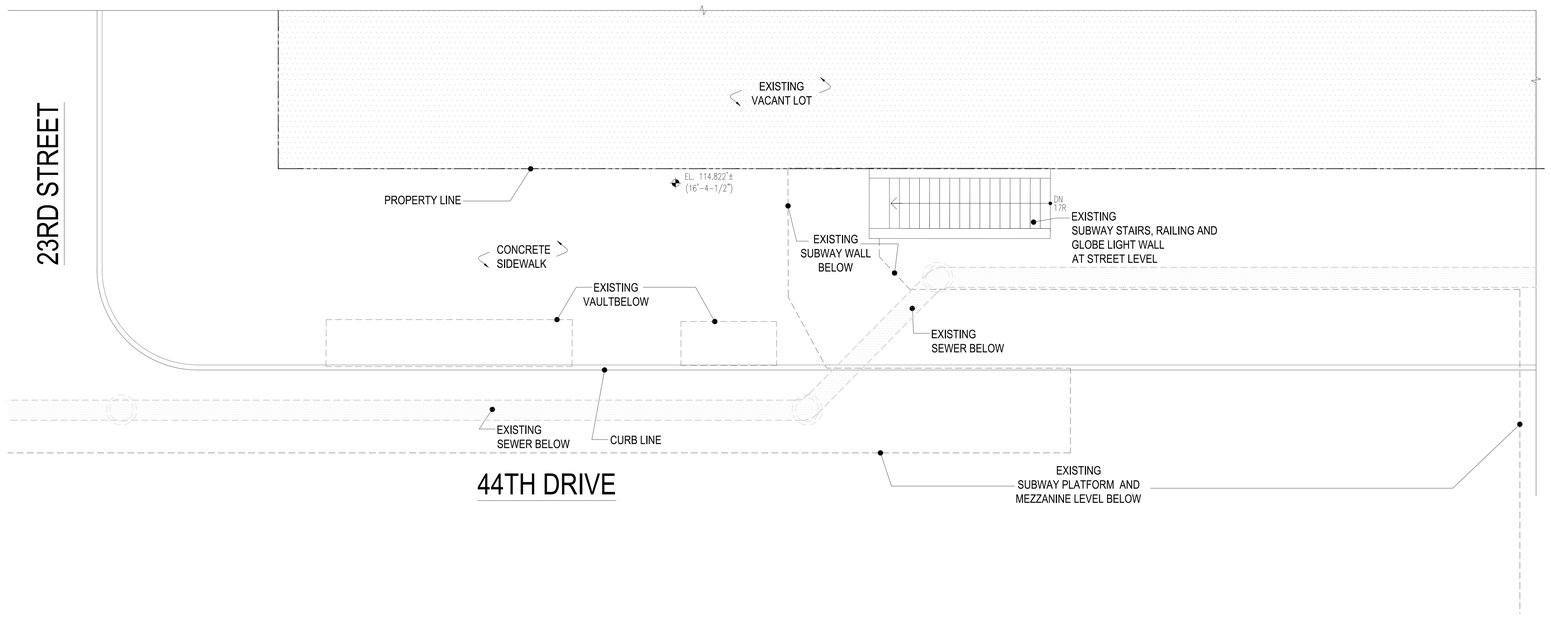
SITE PLAN
MTA ENTRY

NB#420655954

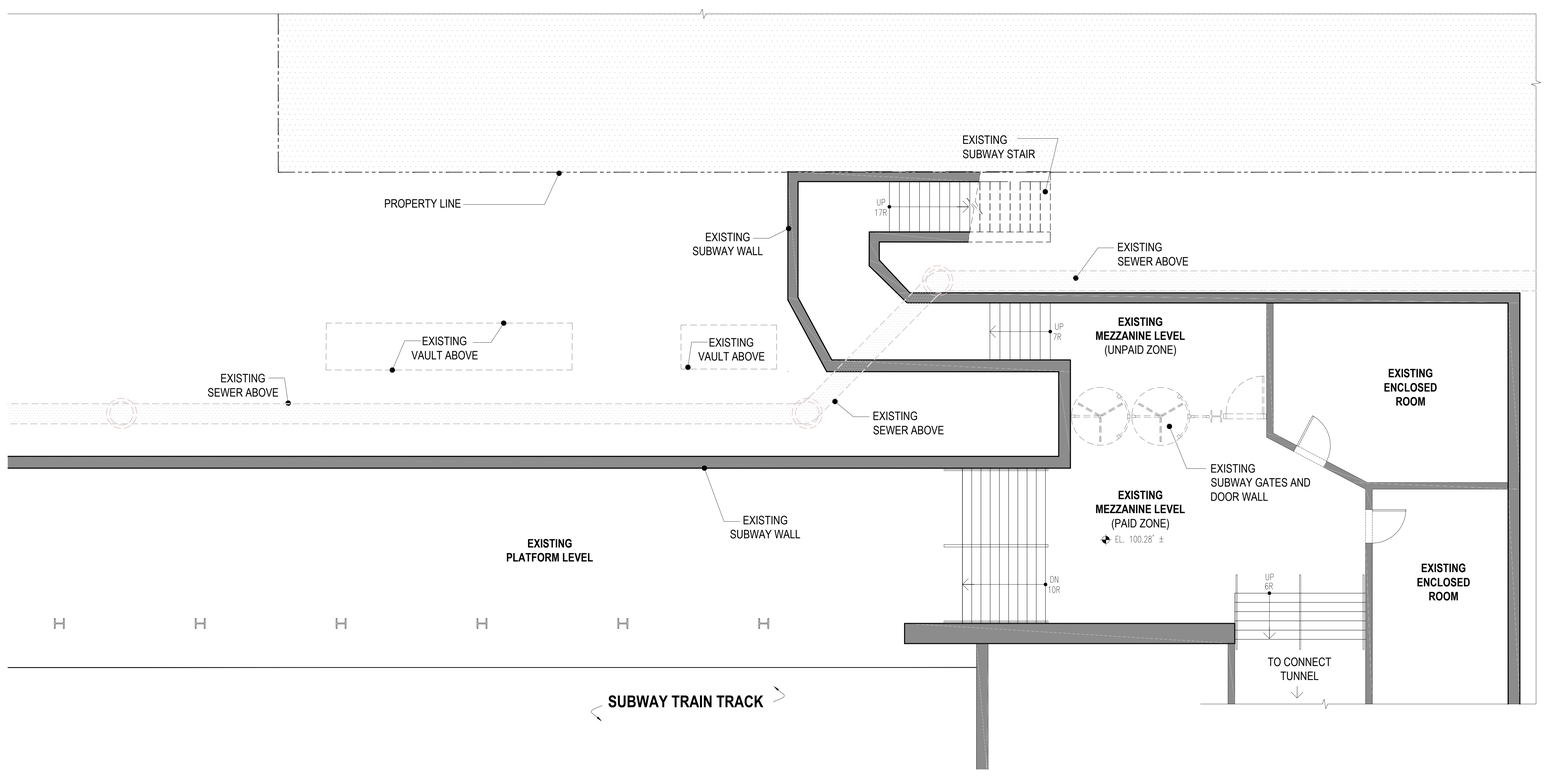
SEAL: REGISTERED ARCHITECT JOSEPH HILL 026928 NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	3/16" = 1'-0"
DWG NO.	A-350.00

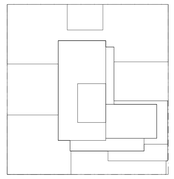
LEGEND	
	EXISTING MTA WALL
	PROPOSED AREA OF WORK
EL. XXX' ± (XXX-XX")	NYCT DATUM NAVD 1988



1 EXISTING STREET LEVEL
Scale: 3/16"=1'



2 EXISTING MEZZANINE LEVEL
Scale: 3/16"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	09/16/2016	MTA FILING SET
	02/16/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:
EXISITNG MTA ENTRY
AT STREET AND MEZZANINE LEVEL

NB#420655954

SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK

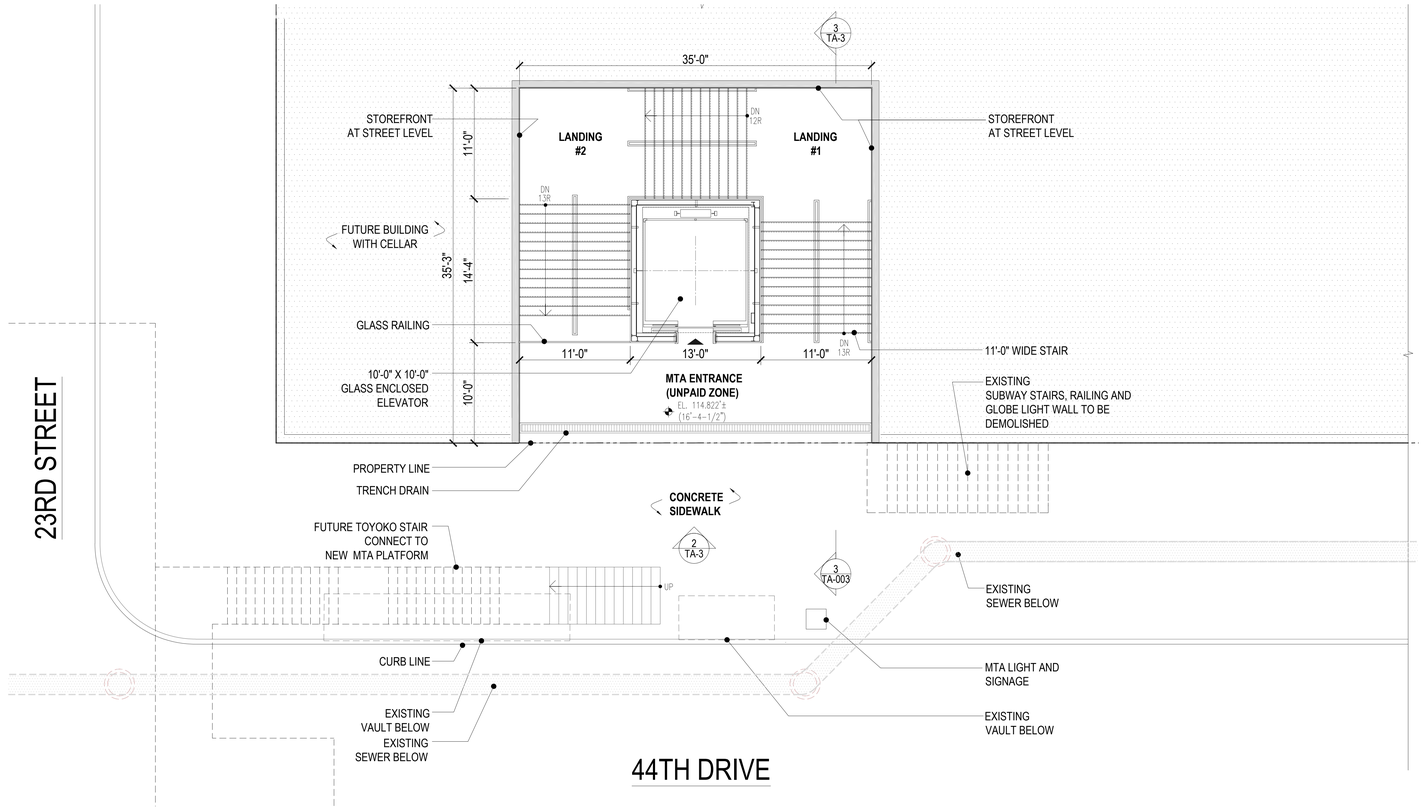
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	3/16"= 1'-0"
DWG NO.	A-351.00

67 OF 97

DEPT OF BLDGS 420655954 Job Number

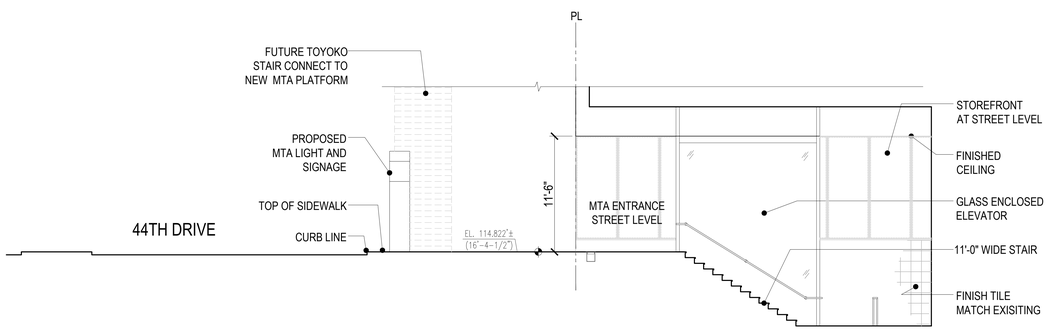
E-597 / 2006105 Scan Code

LEGEND	
	EXISTING MTA WALL
	PROPOSED AREA OF WORK
EL. XXX' ±	NYCT DATUM
(XXX-XX")	NAVD 1988



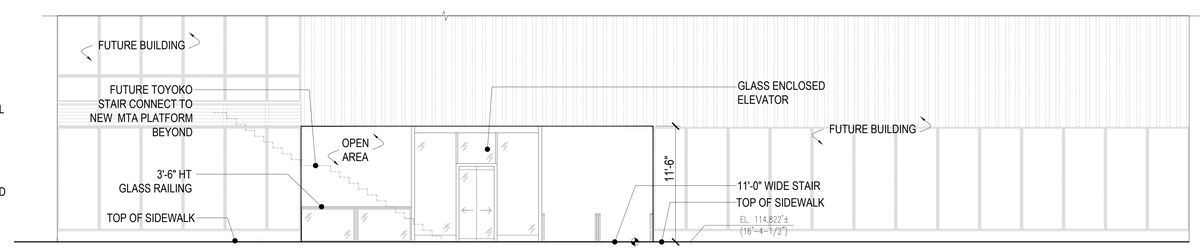
1 PROPOSED GROUND FLOOR PLAN (STREET LEVEL)

Scale: 3/16"=1'



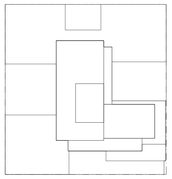
3 PROPOSED ELEVATION

Scale: 3/16"=1'



2 PROPOSED ELEVATION

Scale: 3/16"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	09/16/2016	MTA FILING SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

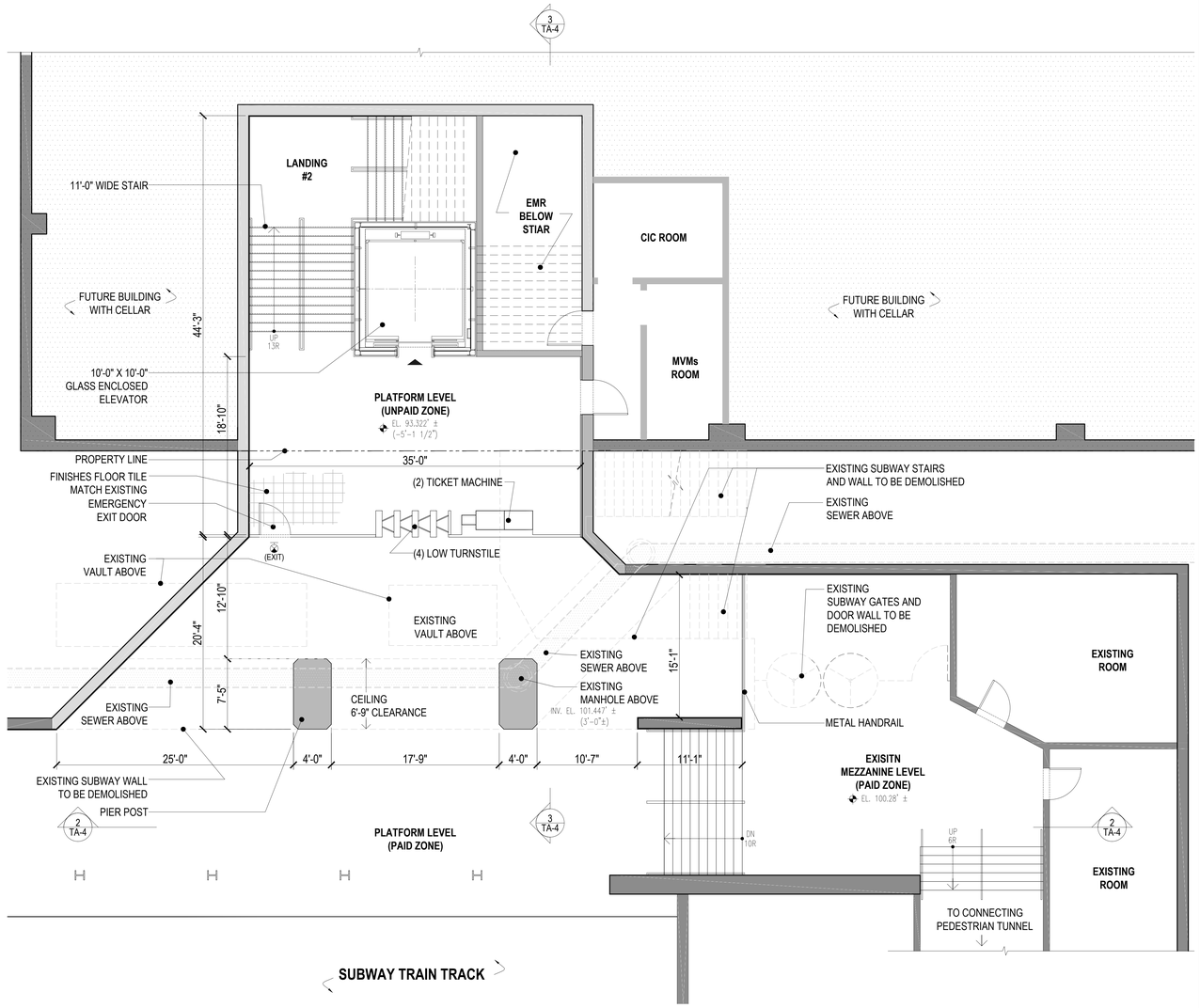
PROPOSED MTA ENTRY
AT STREET LEVEL

NB#420655954

SEAL: REGISTERED ARCHITECT STEPHEN M. G. HILL CORONA NEW YORK

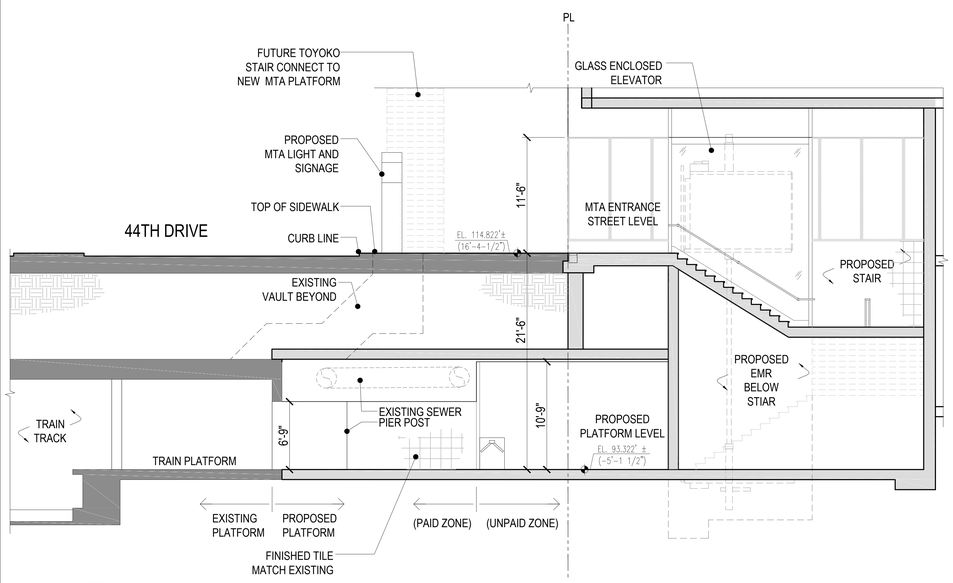
DATE:	10/12/2016
PROJECT #	15A12
SCALE:	3/16" = 1'-0"
DWG NO.	A-352.00

LEGEND	
	EXISTING MTA WALL
	PROPOSED AREA OF WORK
EL. XXX' ±	NYCT DATUM
(XXX-XX")	NAVD 1988



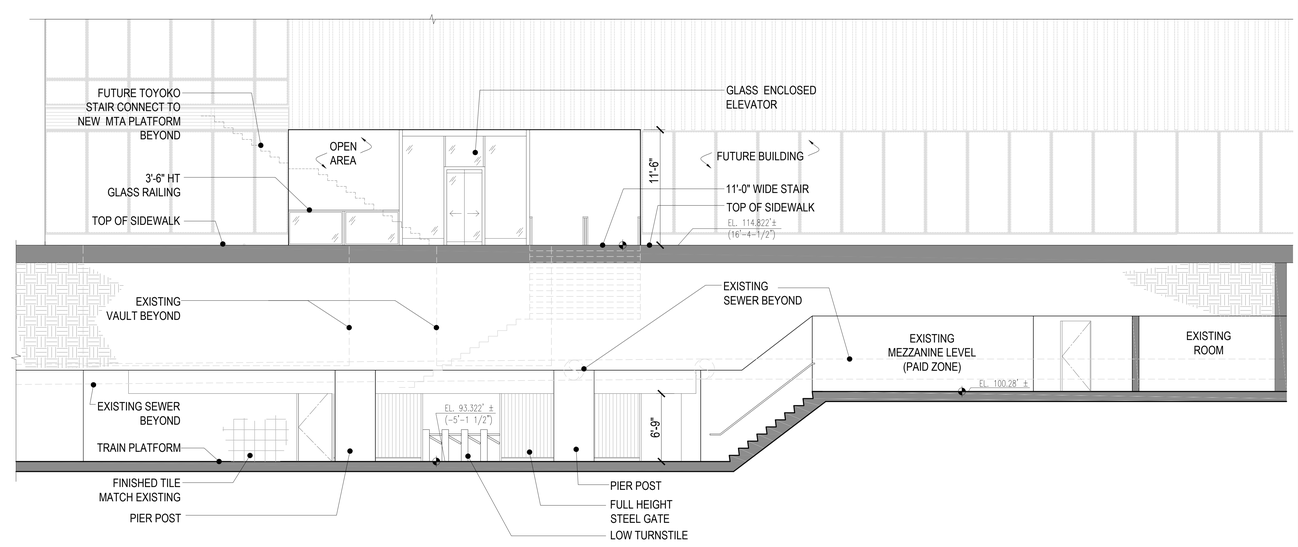
1 PROPOSED PLATFORM LEVEL

Scale: 3/16"=1'



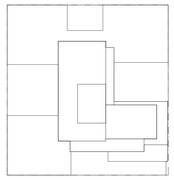
3 PROPOSED SECTION

Scale: 3/16"=1'



2 PROPOSED SECTION

Scale: 3/16"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	09/16/2016	MTA FILING SET
	02/05/2016	DOB FILING SET

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

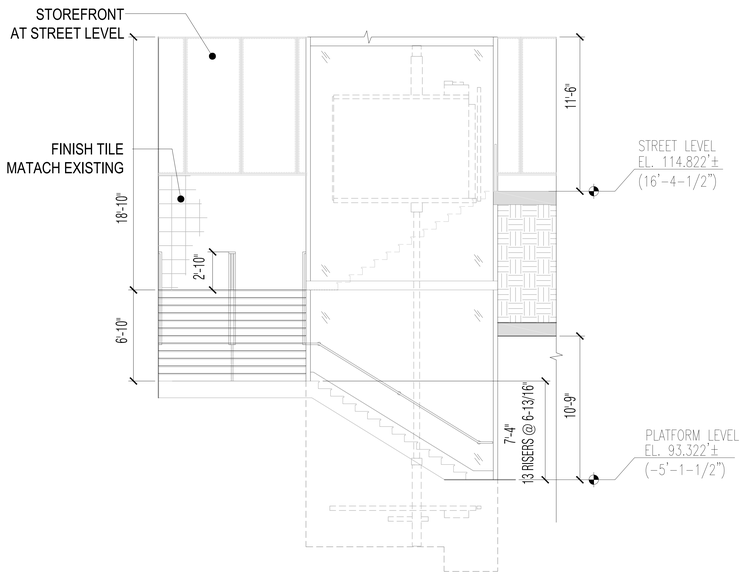
DWG TITLE

PROPOSED MTA ENTRY AT PLATFORM LEVEL

NB#420655954

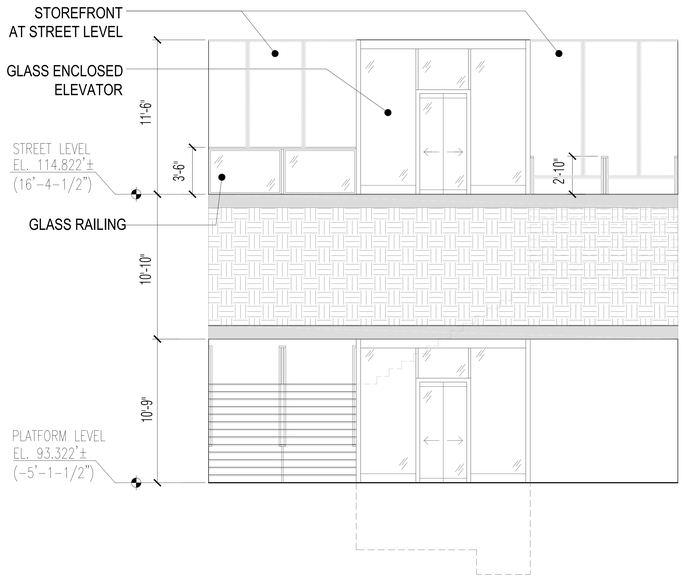
REGISTERED ARCHITECT

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	3/16" = 1'-0"
DWG NO.	A-353.00



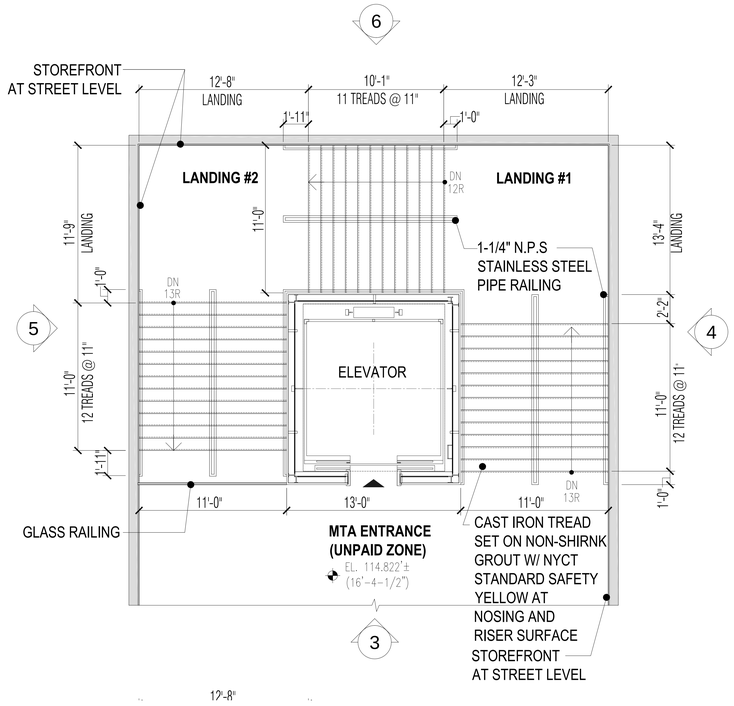
5 INTERIOR ELEVATION

Scale: 1/4"=1'



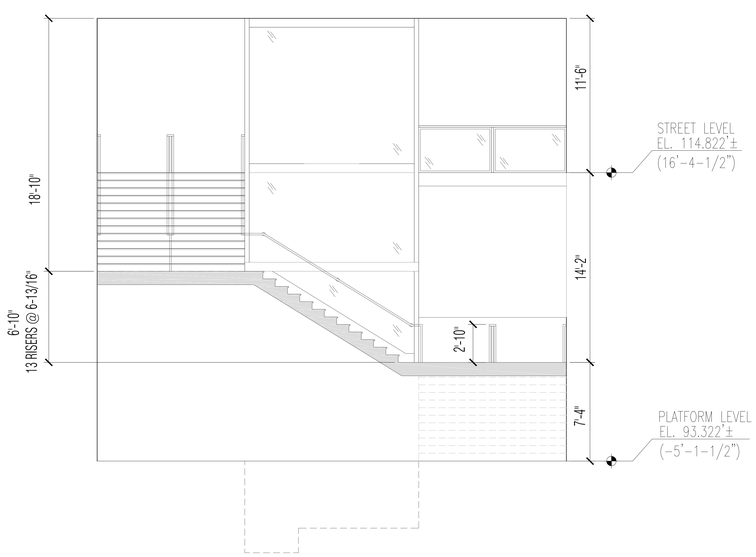
3 INTERIOR ELEVATION

Scale: 1/4"=1'



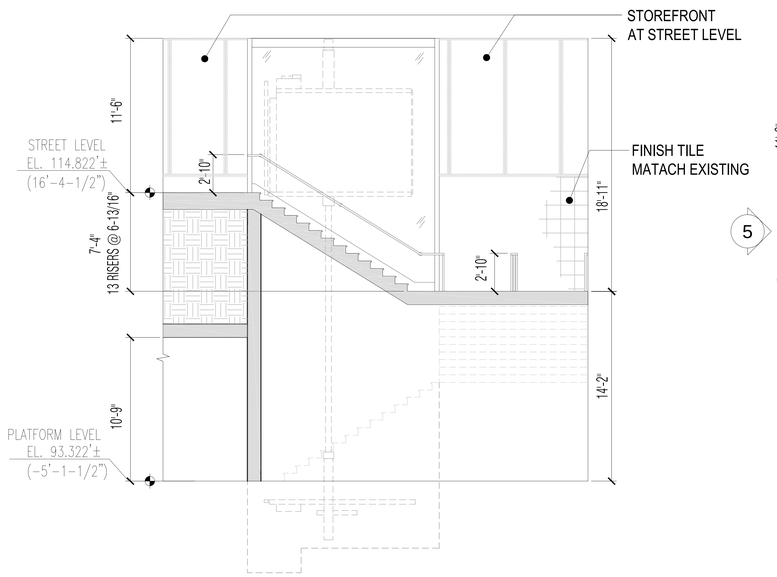
1 PROPOSED STAIR PLAN AT STREET LEVEL

Scale: 1/4"=1'



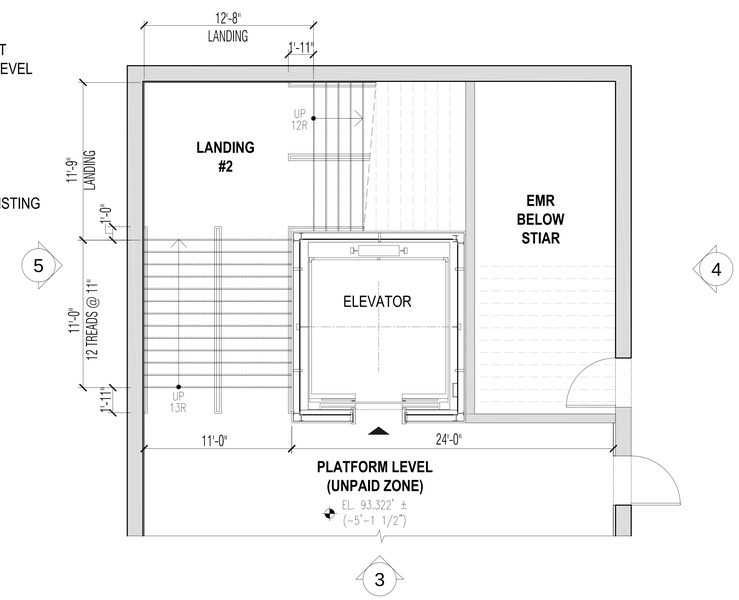
6 INTERIOR ELEVATION

Scale: 1/4"=1'



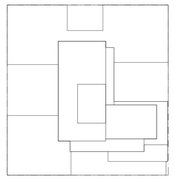
4 INTERIOR ELEVATION

Scale: 1/4"=1'



2 PROPOSED STAIR PLAN AT PLATFORM LEVEL

Scale: 1/4"=1'



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	09/16/2016	MTA FILING SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
QUEENS, NEW YORK 11101

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East Hanover, NJ 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
STAIR PLANS AND INTERIOR ELEVATIONS

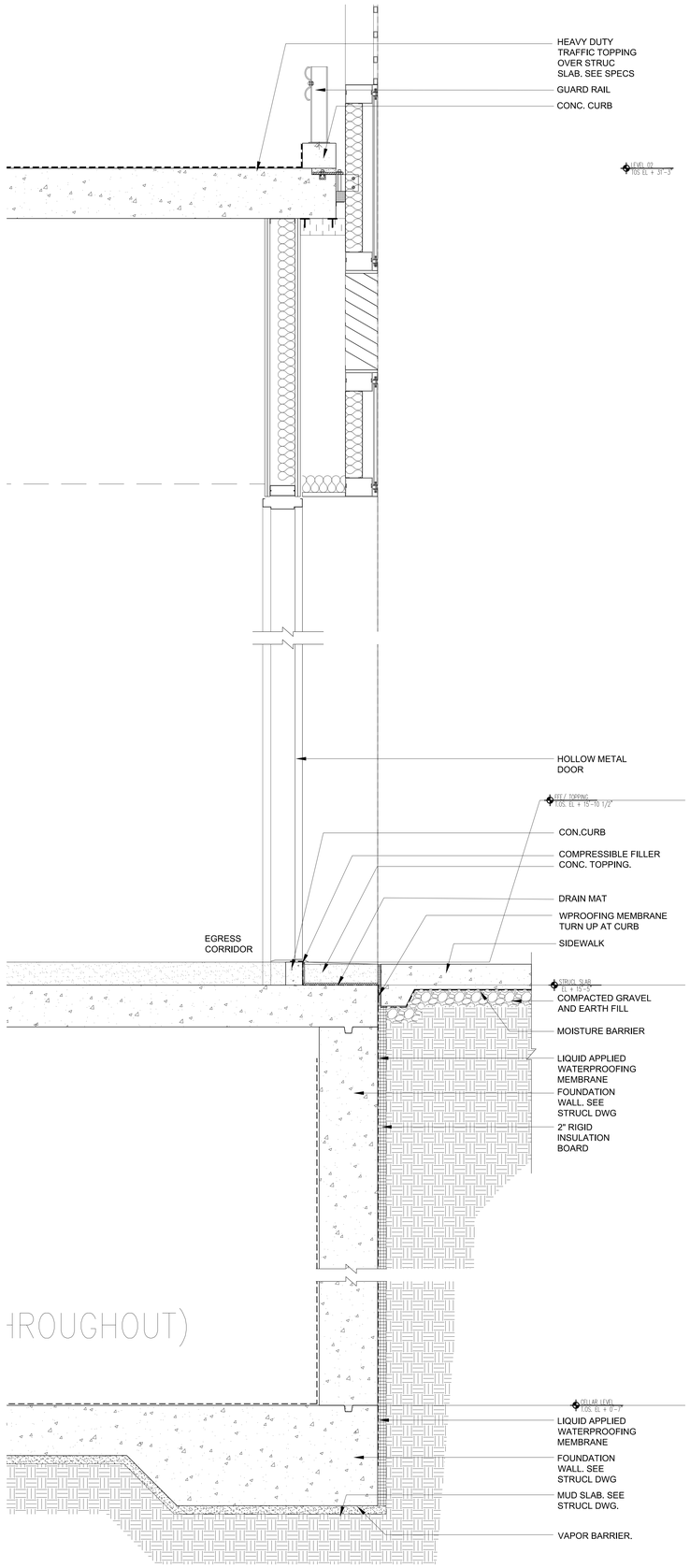
NB#420655954

SEAL: REGISTERED ARCHITECT GEORGE STEPHEN HILL No. 028504 STATE OF NEW YORK

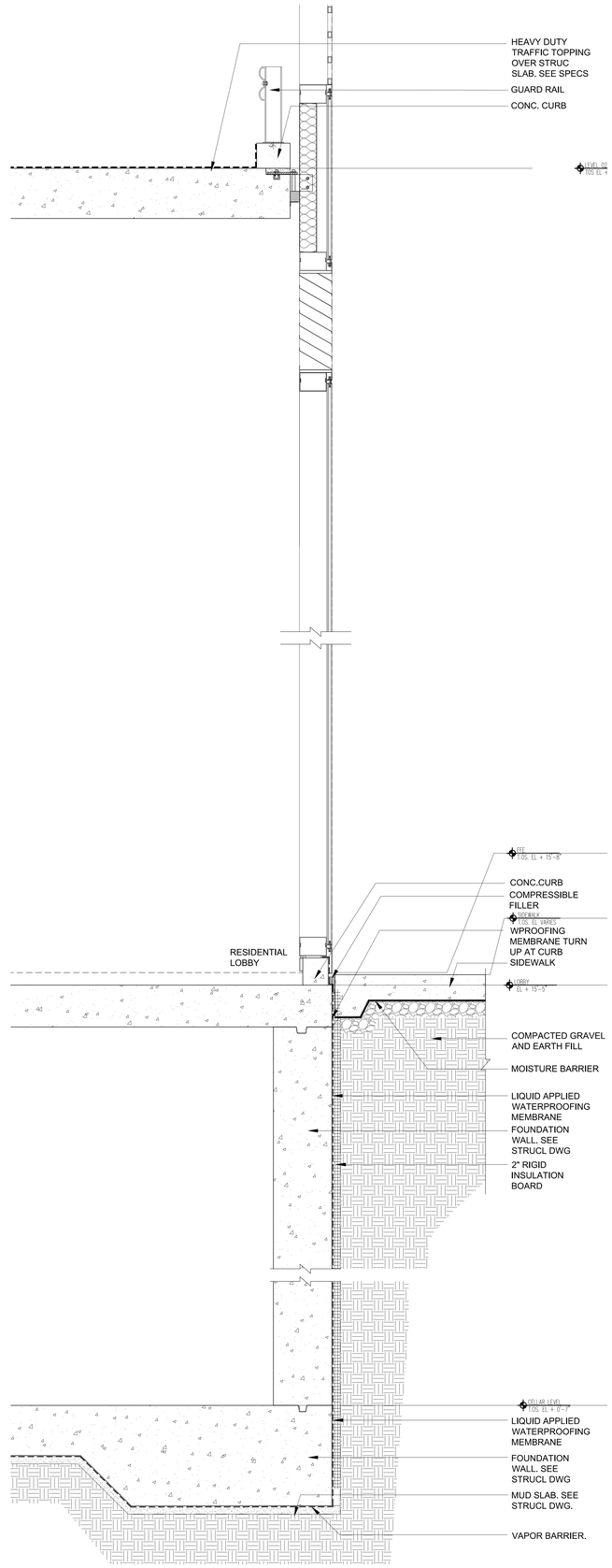
DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	3/16" = 1'-0"
DWG NO.	A-354.00

70 OF 97

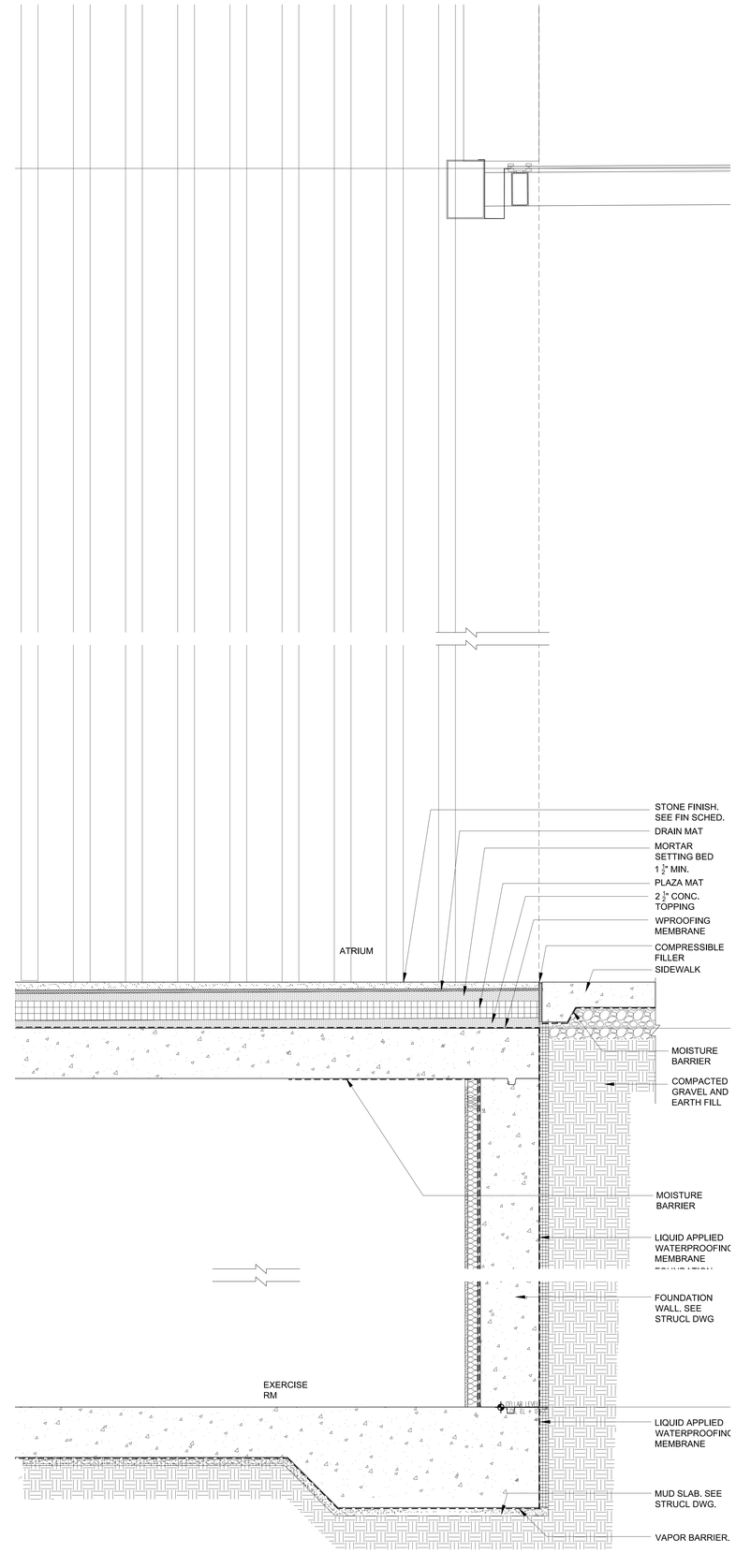
DEPT OF BUILDINGS 420655954 Job Number
E3899F2C4B8b Scan Code



3 SECTION THRU SOUTH EGRESS EXIT
Scale: 1"=1'-0"



2 SECTION THRU SOUTH ENTRY
Scale: 1"=1'-0"



1 SECTION THRU SOUTH ENTRY
Scale: 1"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

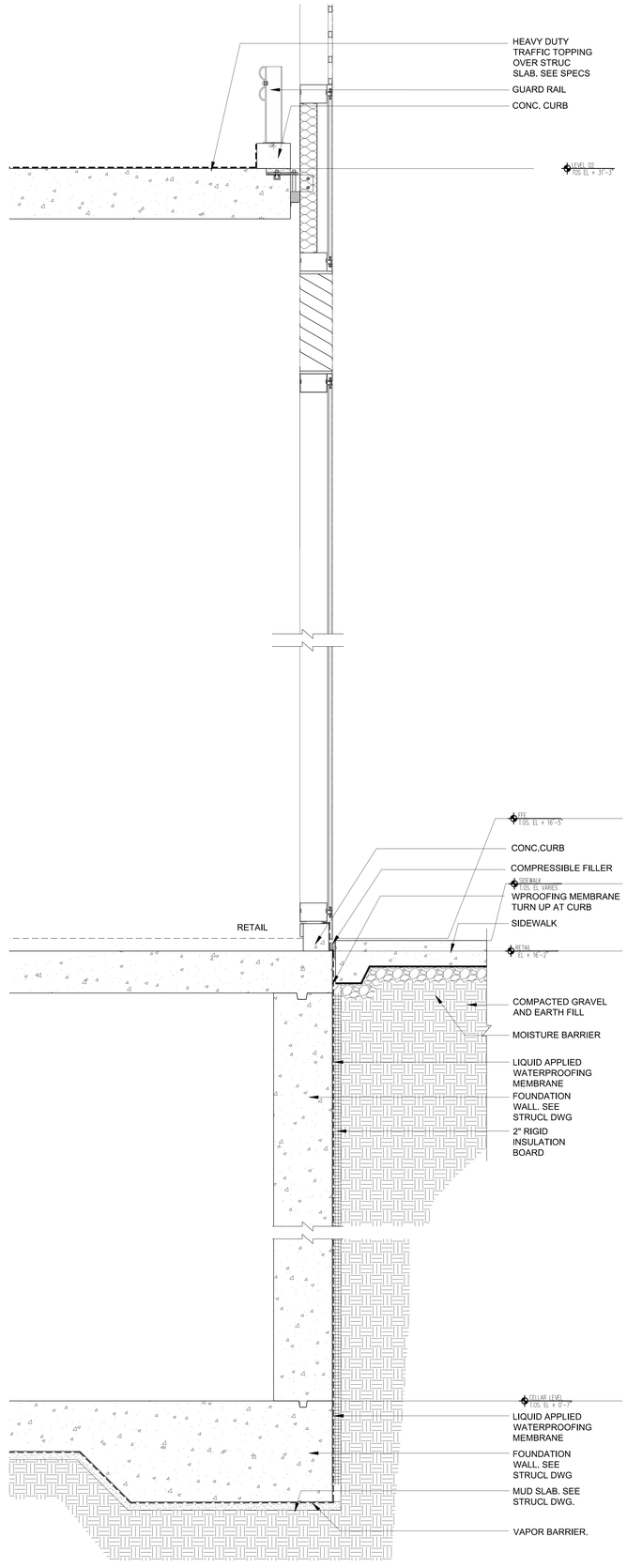
SOUTH ELEVATION
BASE DETAILS

NB#420655954

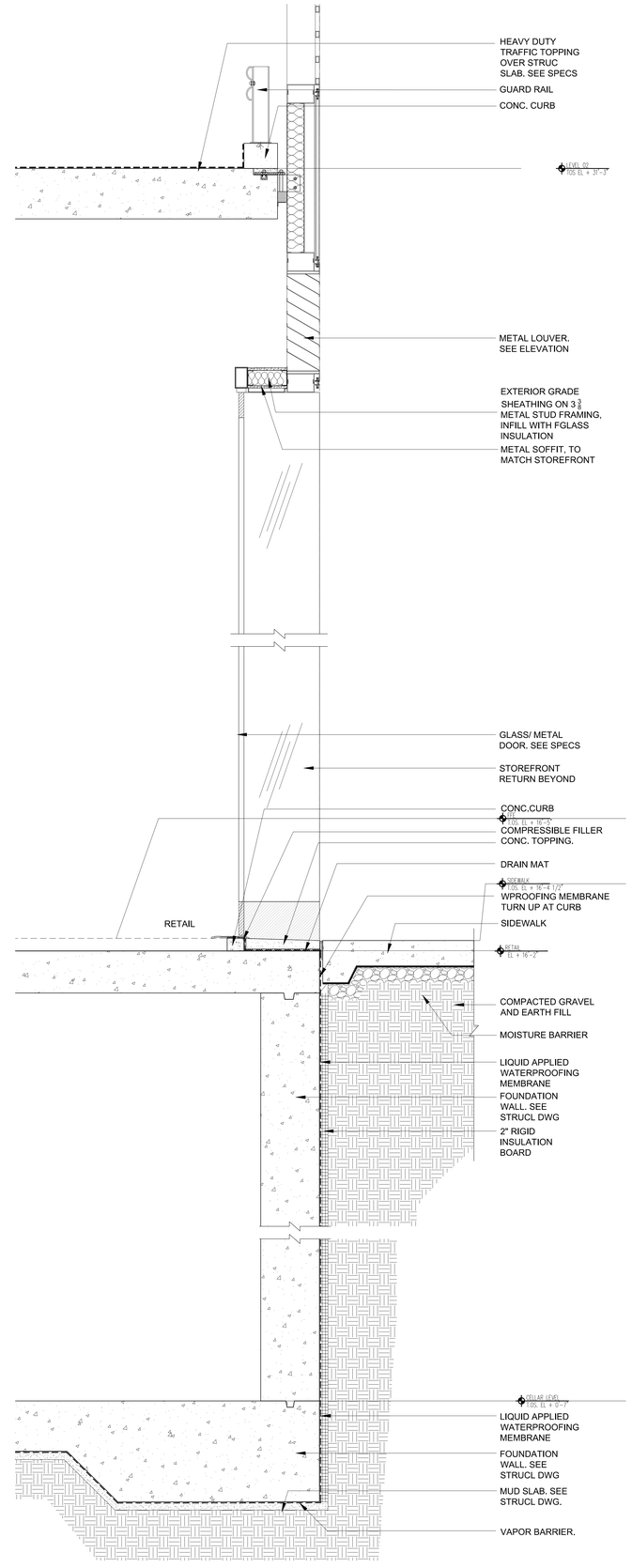
SEAL: REGISTERED ARCHITECT STEPHEN HILL GOLDSTEIN NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1" = 1'-0"
DWG NO.	A-510

DEPT OF BLDGS 420655954 Job Number
E302284954US Scan Code



2 SECTION THRU SOUTH STOREFRONT
Scale: 1"=1'-0"



1 SECTION THRU SOUTH RETAIL ENTRY
Scale: 1"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

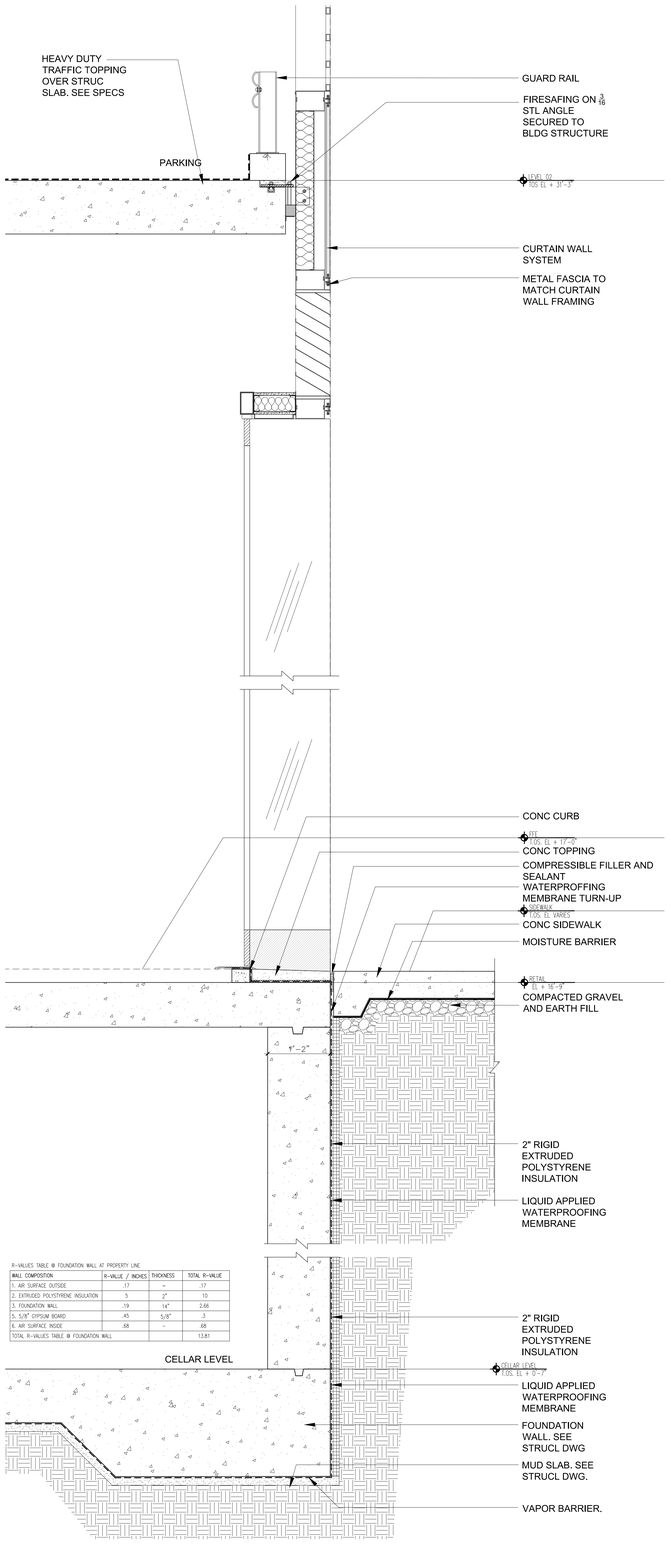
SOUTH ELEVATION
BASE DETAILS

NB#420655954

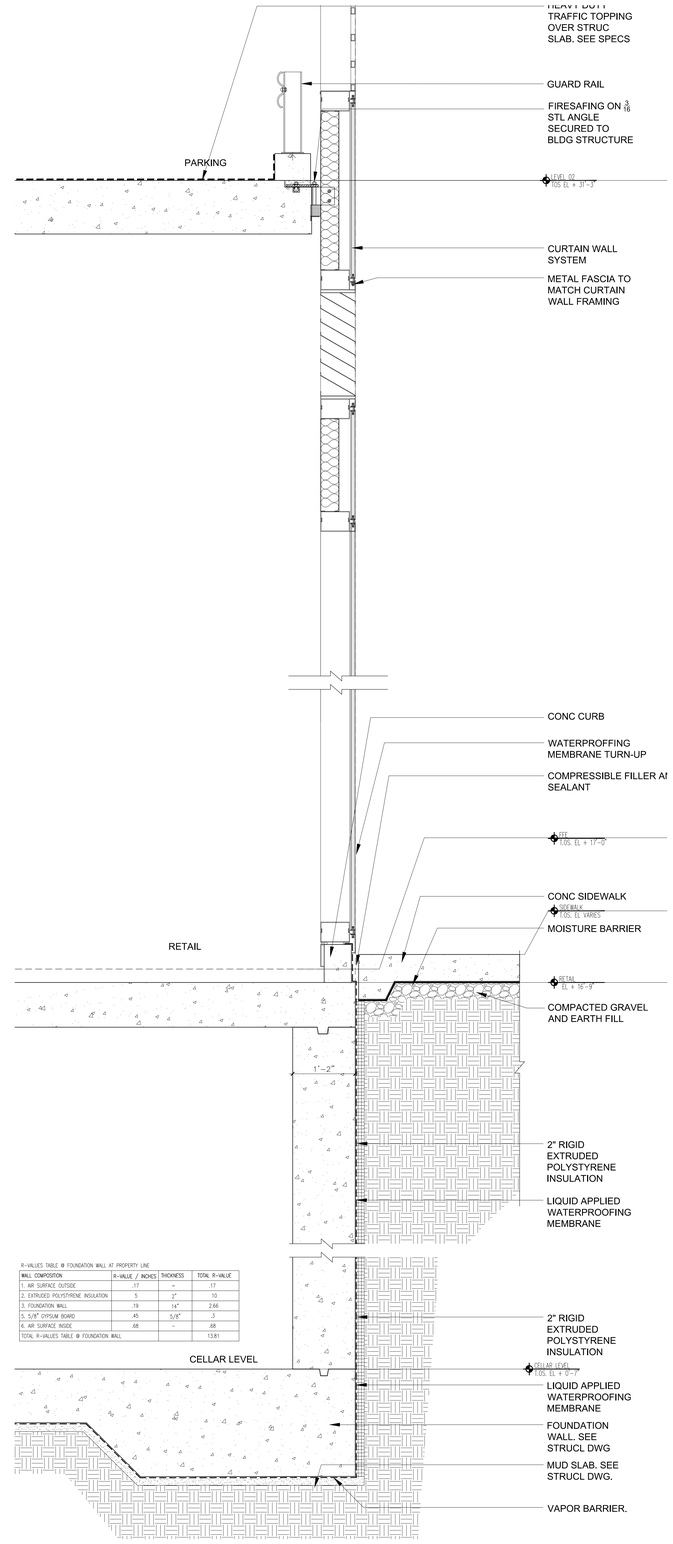
SEAL: REGISTERED ARCHITECT STEPHEN HILL CORONA NEW YORK

DATE:	10/12/2016
PROJECT #	1541/2
SCALE:	1"= 1'-0"
DWG NO.	A-511

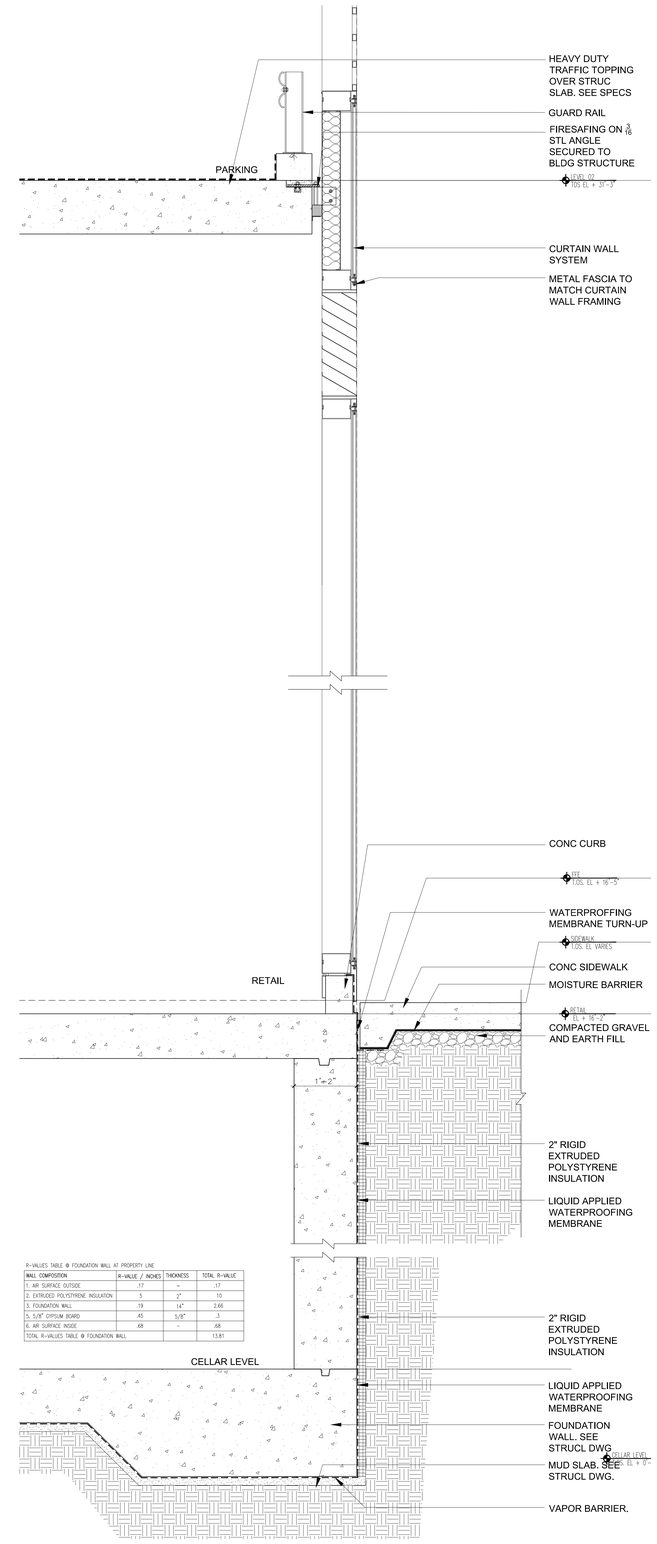
DEPT OF BLDGS 420655954 Job Number
E3438307900X0 Scan Code



3 SECTION THRU WESR RETAIL ENTRY
Scale: 1"=1'-0"



2 SECTION THRU STOREFRONT OVER SWIM POOL
Scale: 1"=1'-0"



1 SECTION THRU WEST STOREFRONT
Scale: 1"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET.
	02/05/2016	DOB FILING SET.

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
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PROJECT NAME: **COURT SQUARE**
ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

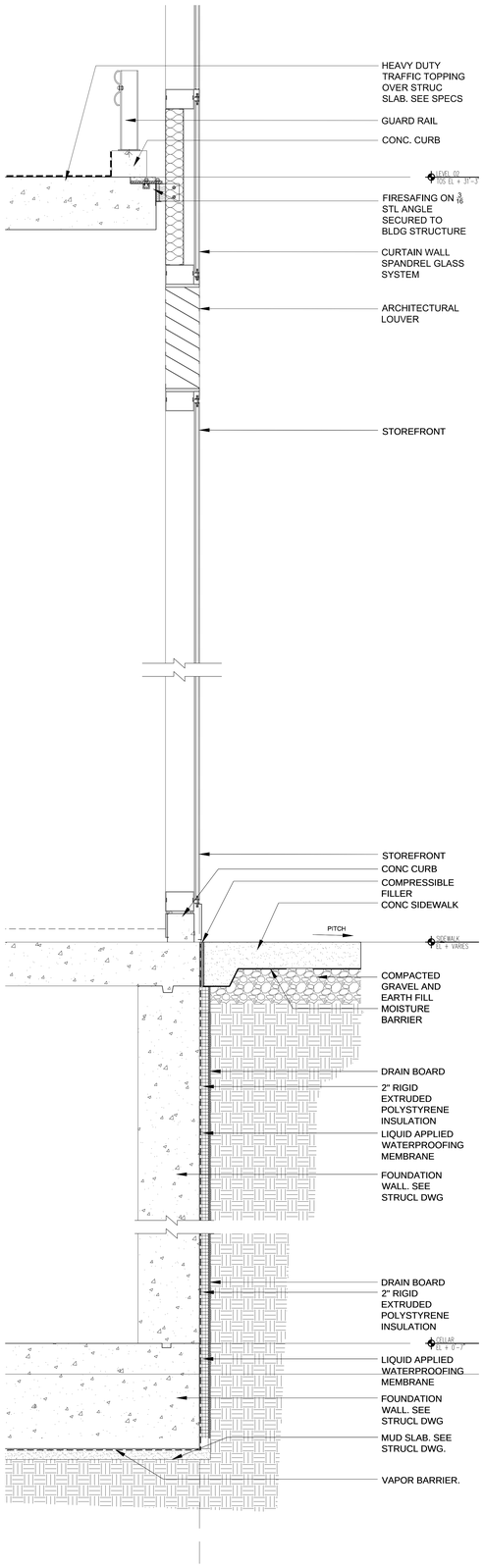
DWG TITLE
WEST ELEVATION
BASE DETAILS

NB#420655954

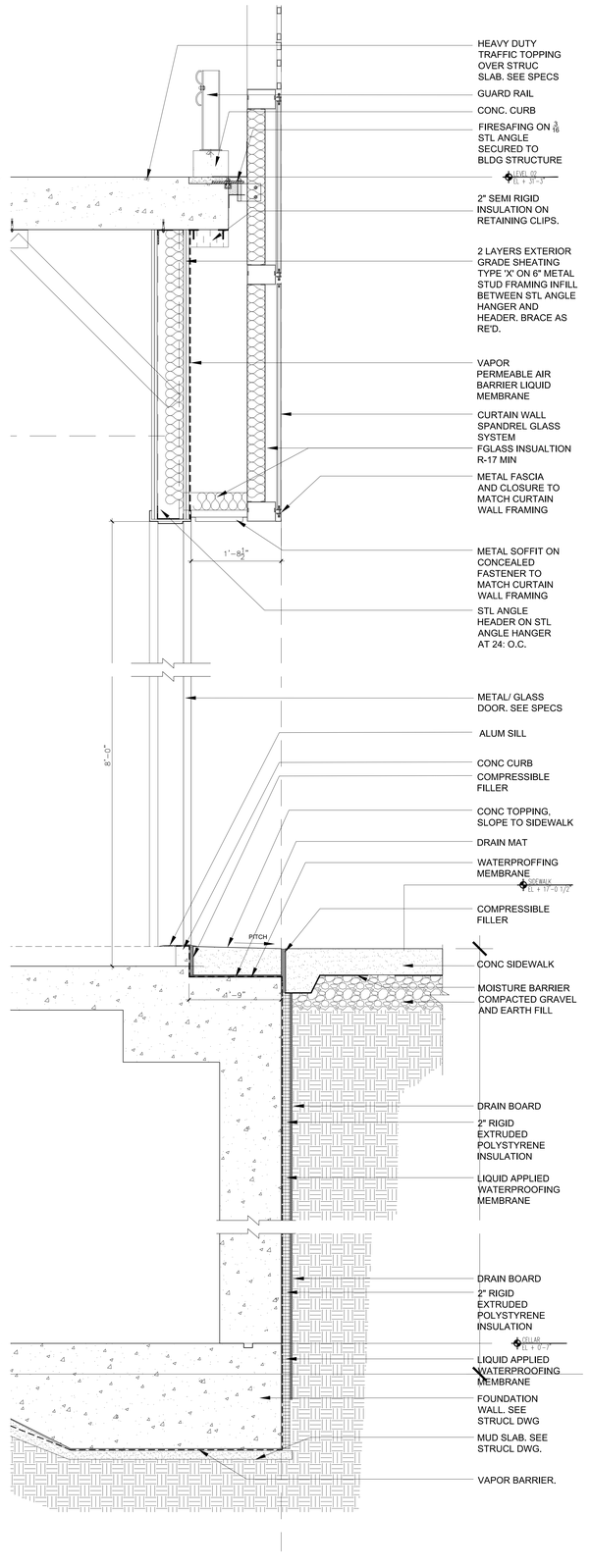
SEAL: REGISTERED ARCHITECT ISO STEPHEN HILL CORDON NEW YORK

DATE:	10/12/2016
PROJECT #:	1541.2
SCALE:	1"= 1'-0"
DWG NO.	A-512

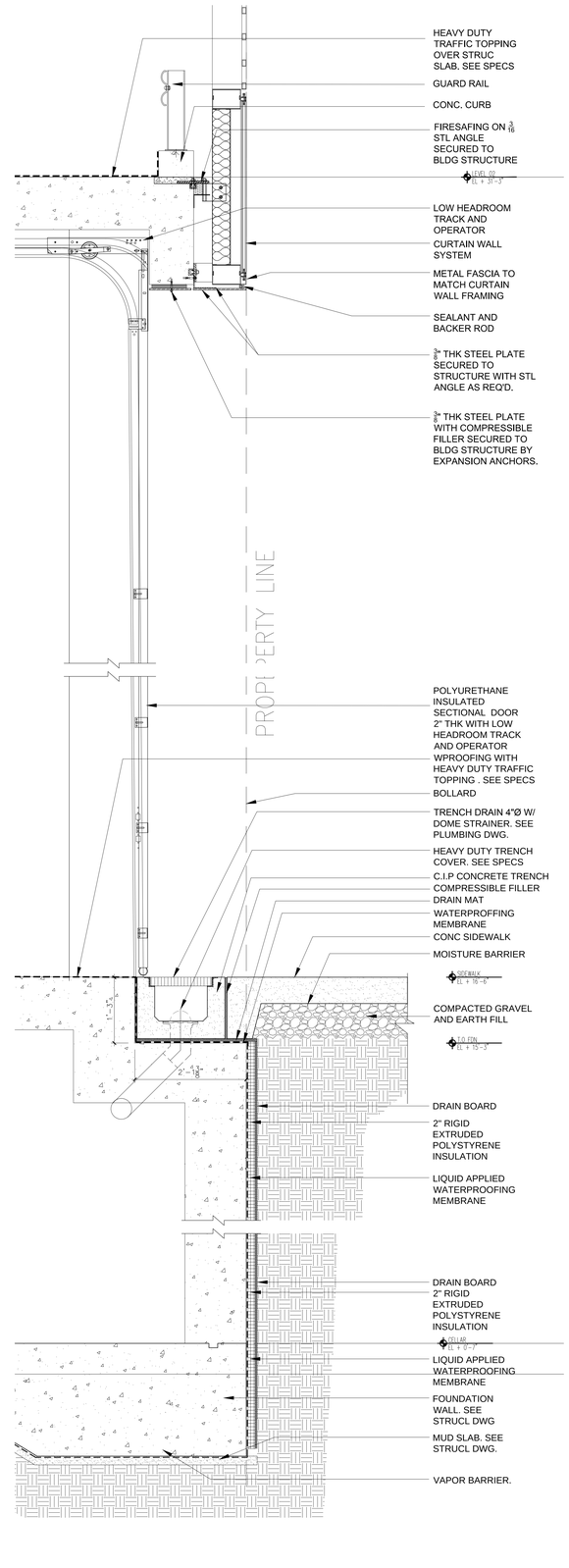
DEPT OF BLDGS 420655954 Job Number
E3542631265 Scan Code



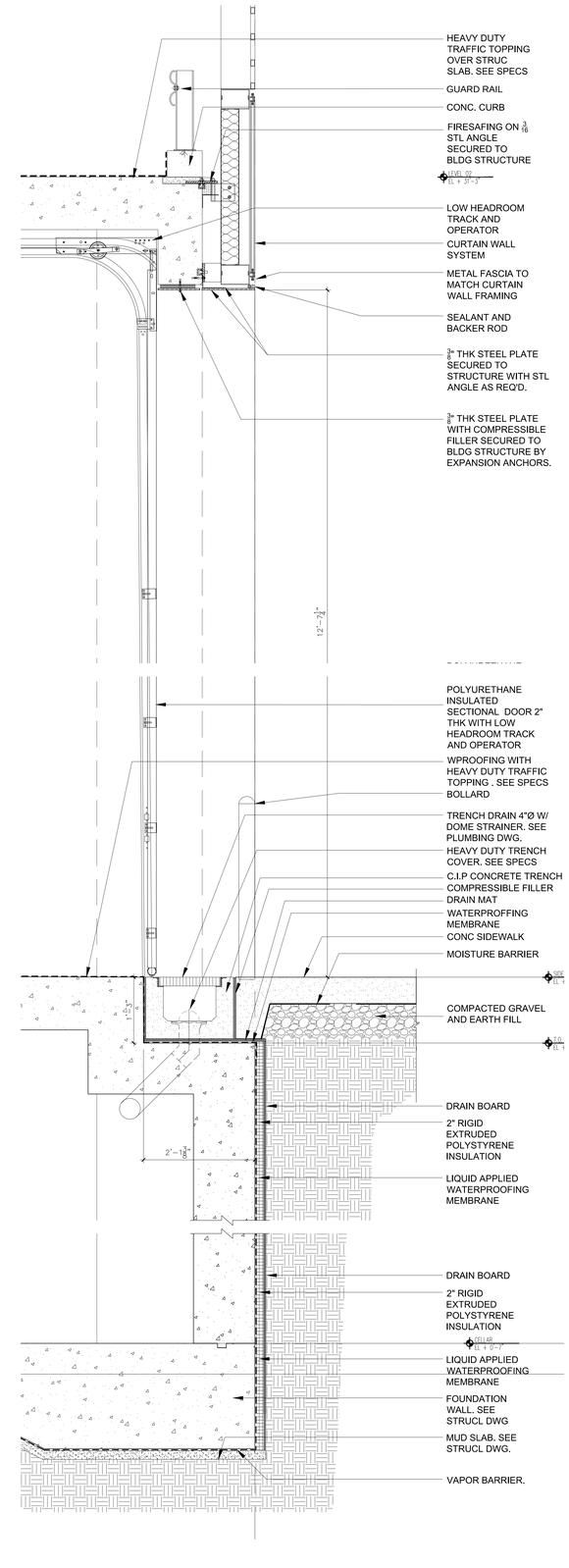
4 SECTION THRU NORTH STOREFRONT
Scale: 1"=1'-0"



3 SECTION THRU NORTH RESIDENTIAL ENTRY
Scale: 1"=1'-0"



2 SECTION THRU CAR PARKING DOCK
Scale: 1"=1'-0"



1 SECTION THRU LOADING DOCK
Scale: 1"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
QUEENS, NEW YORK 11101

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

NORTH ELEVATION
BASE DETAILS

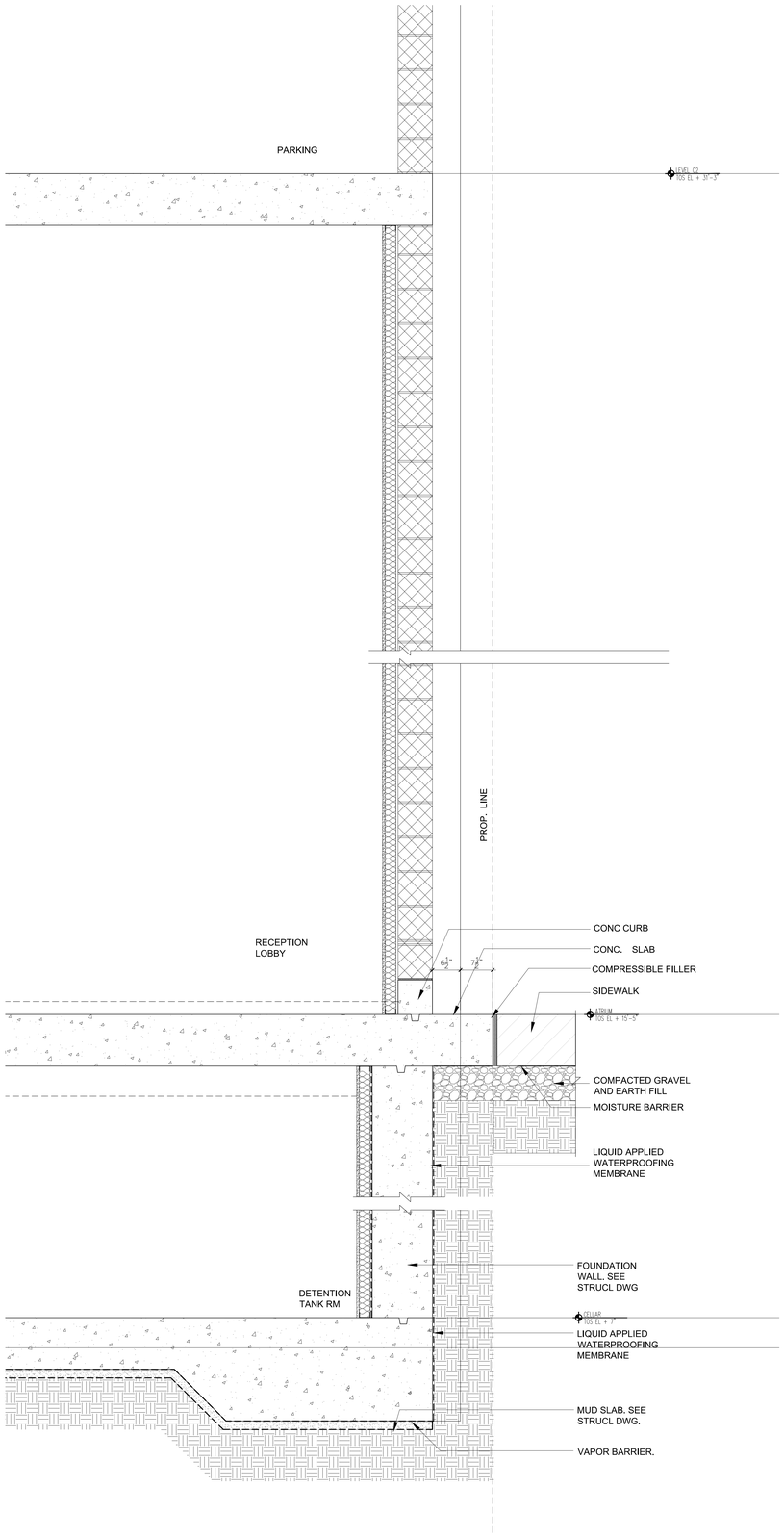
NB#420655954

SEAL: REGISTERED ARCHITECT ISO CHRISTOPHER HILL 023028 STATE OF NEW YORK

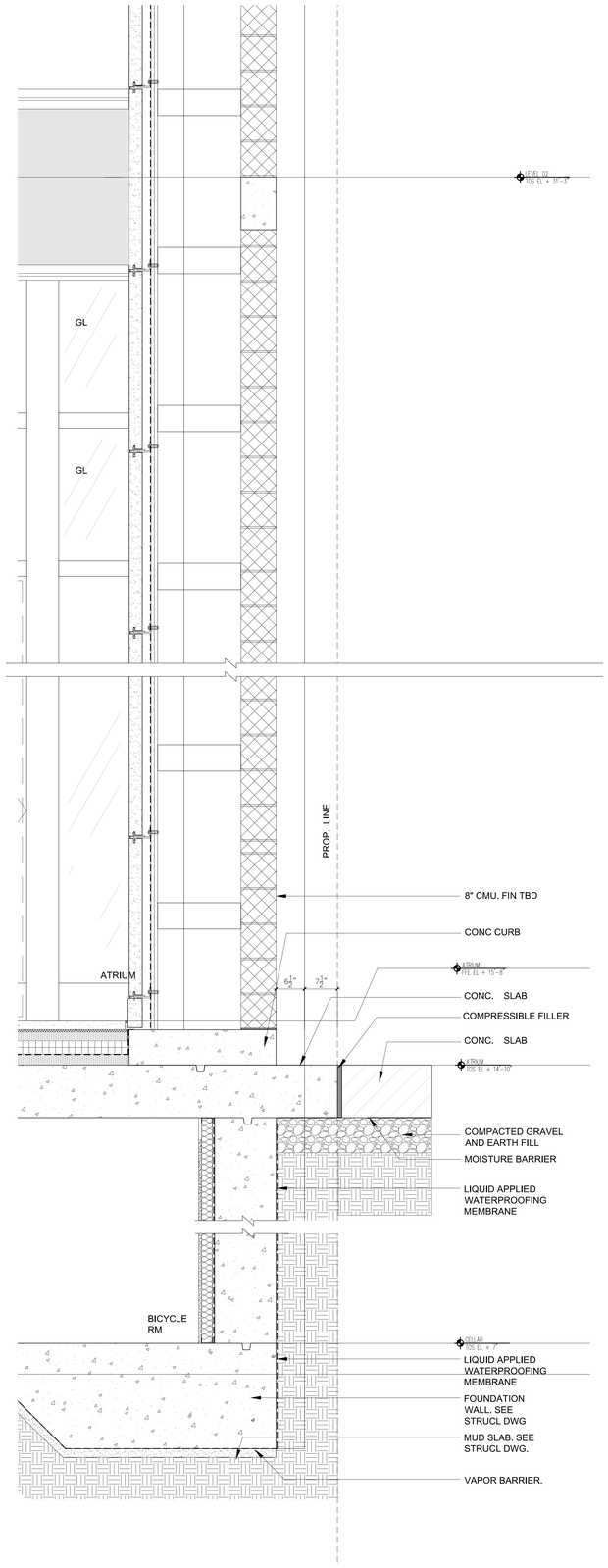
DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1"= 1'-0"

DWG NO. A-513

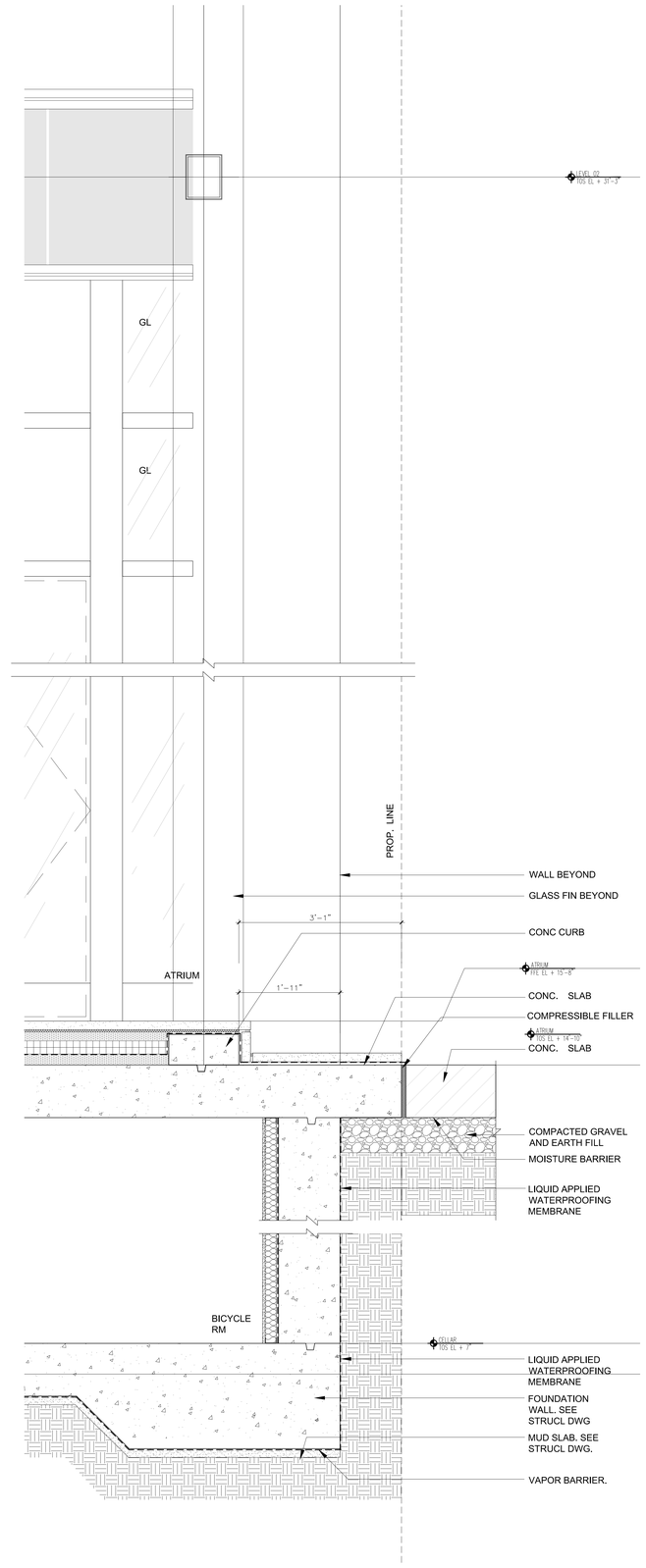
DEPT OF BUILDINGS 420655954 Job Number
E563235495 Scan Code



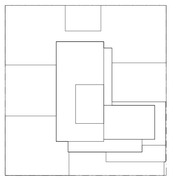
3 WALL SECTION THRU EAST LOT LINE
Scale: 1"=1'-0"



2 WALL SECTION THRU EAST LOT LINE
Scale: 1"=1'-0"



1 WALL SECTION THRU EAST LOT LINE
Scale: 1"=1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET.
	02/05/2016	DOB FILING SET.

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
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PROJECT NAME: **COURT SQUARE**
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

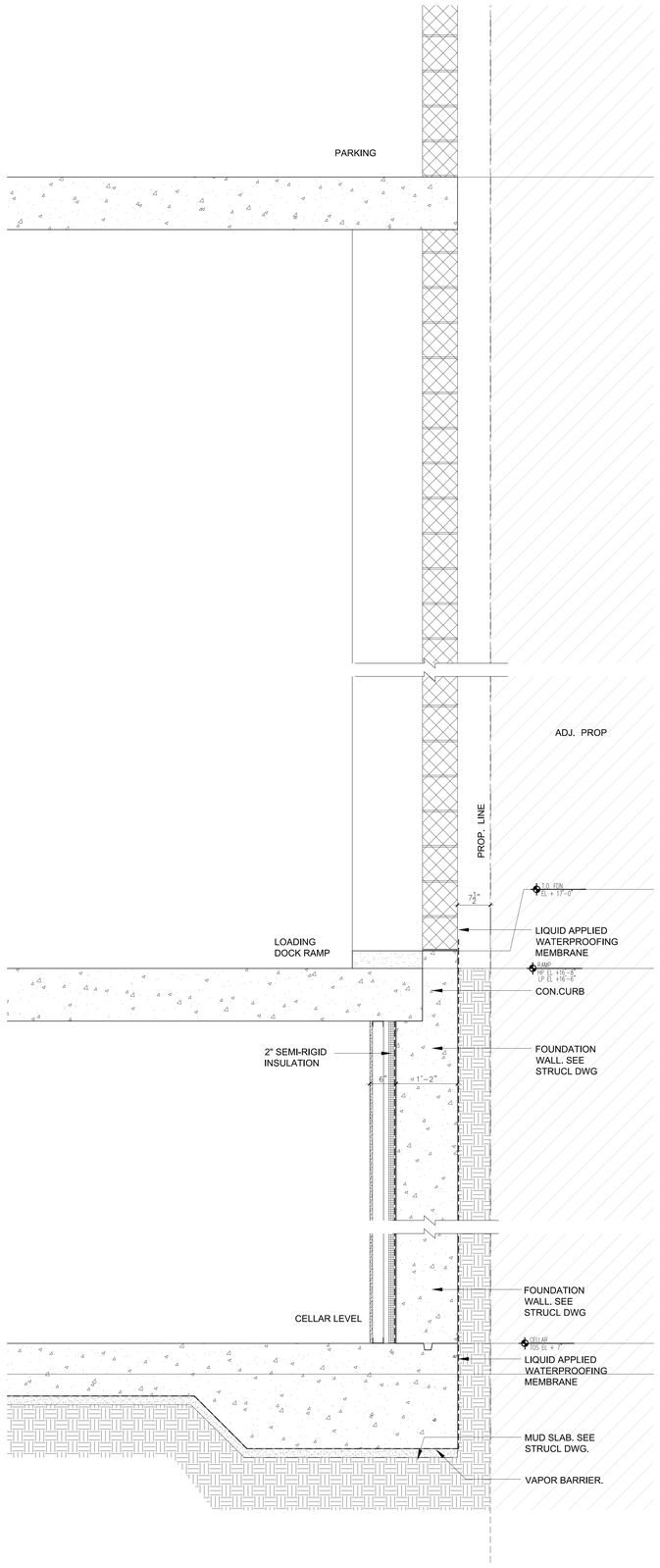
EAST ELEVATION
BASE DETAILS

NB#420655954

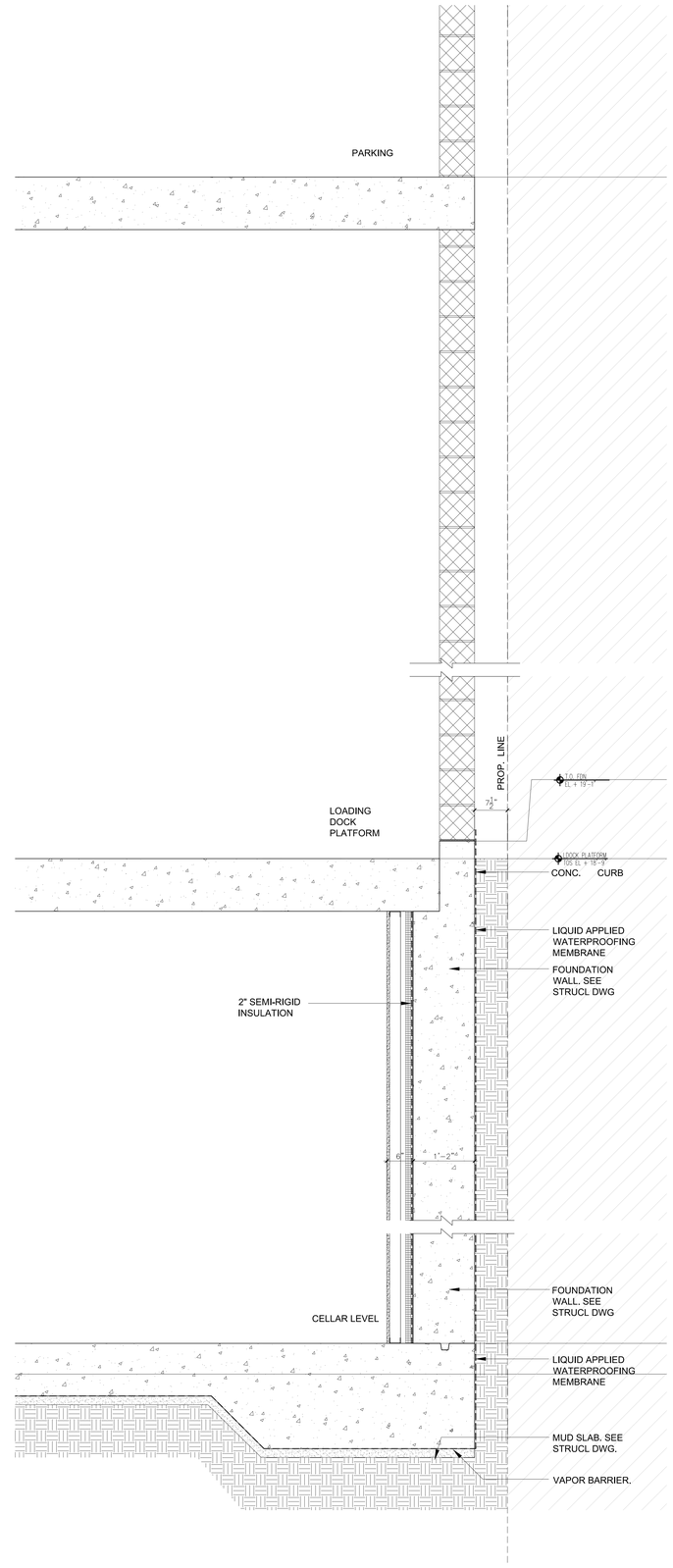
REGISTERED ARCHITECT
JOSEPH HILL
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	1541Z
SCALE:	1"= 1'-0"

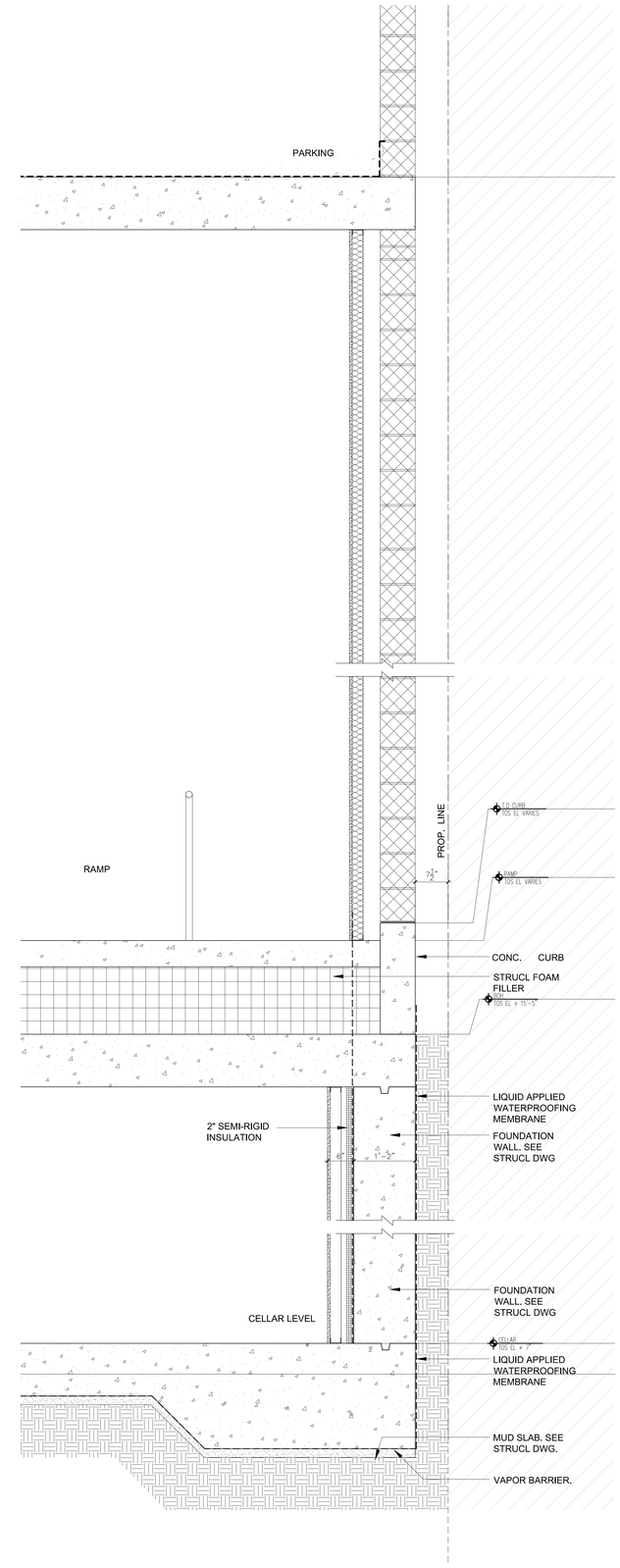
DWG NO.
A-514



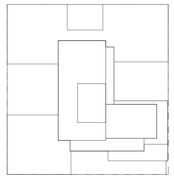
3 WALL SECTION THRU EAST LOT LINE
Scale: 1"=1'-0"



2 WALL SECTION THRU EAST LOT LINE
Scale: 1"=1'-0"



1 WALL SECTION THRU EAST LOT LINE
Scale: 1"=1'-0"



KEY PLAN

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
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PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

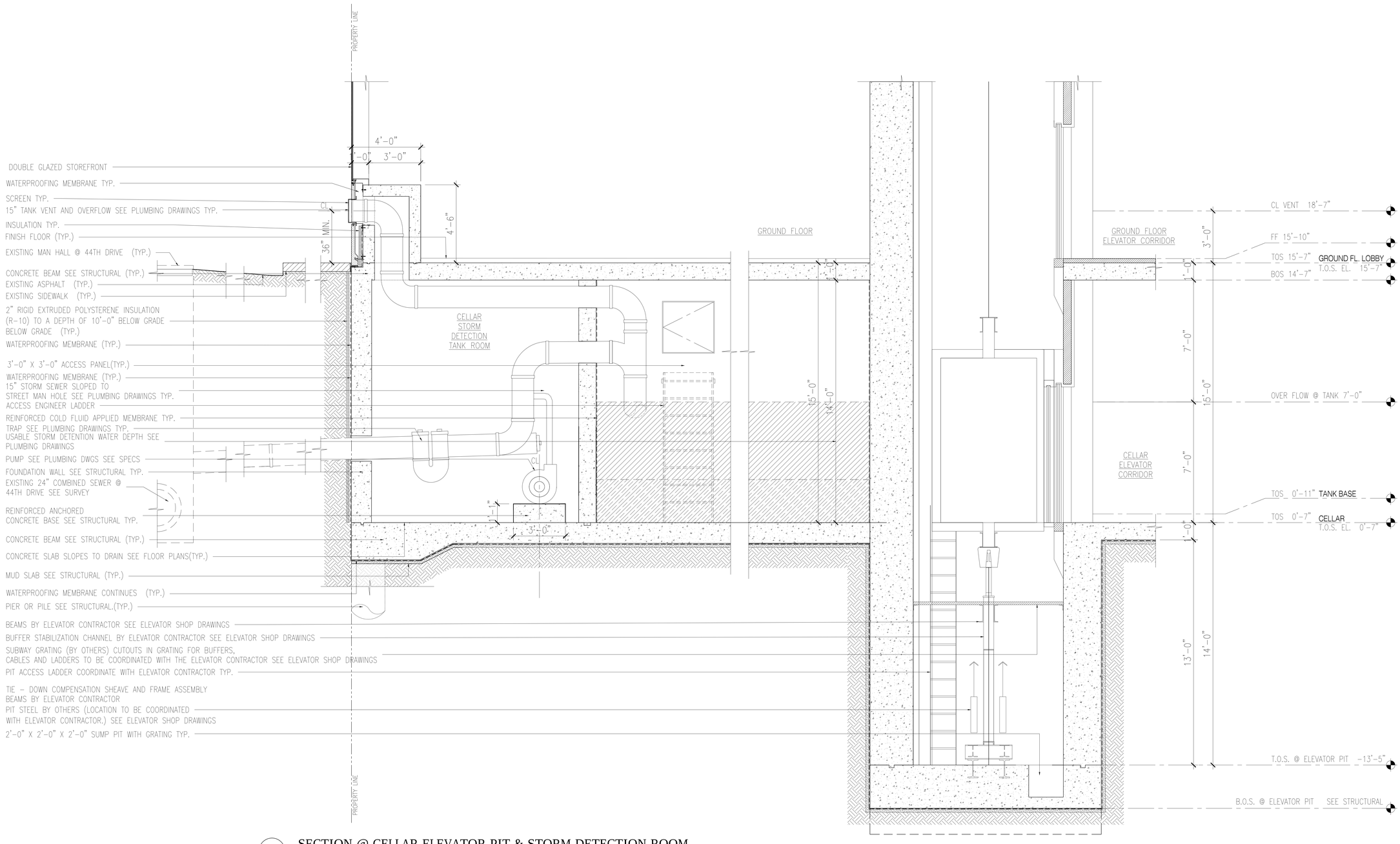
DOB STAMPS & SIGNATURES:

DWG TITLE:
EAST ELEVATION
BASE DETAILS
NB#420655954

SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1"= 1'-0"
DWG NO.	A-515

76 OF 97



1 SECTION @ CELLAR ELEVATOR PIT & STORM DETECTION ROOM

Scale: 1/2"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
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134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
BASE DETAILS
DETENTION TANK
NB#420655954

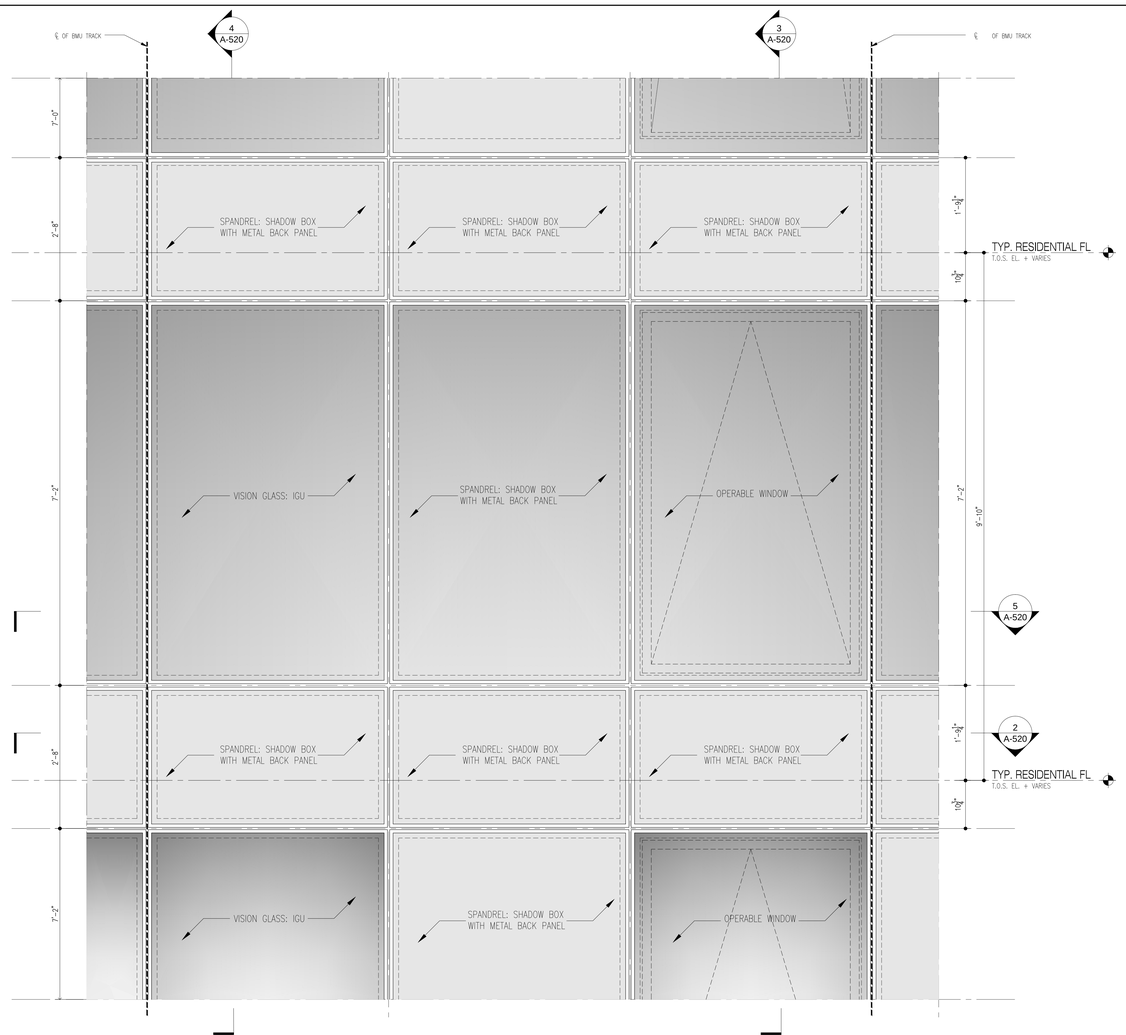
SEAL: REGISTERED ARCHITECT LEO STEPHEN HILL 020264 NEW YORK

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: 1/2"=1'-0"

A-516.00
DWG NO.

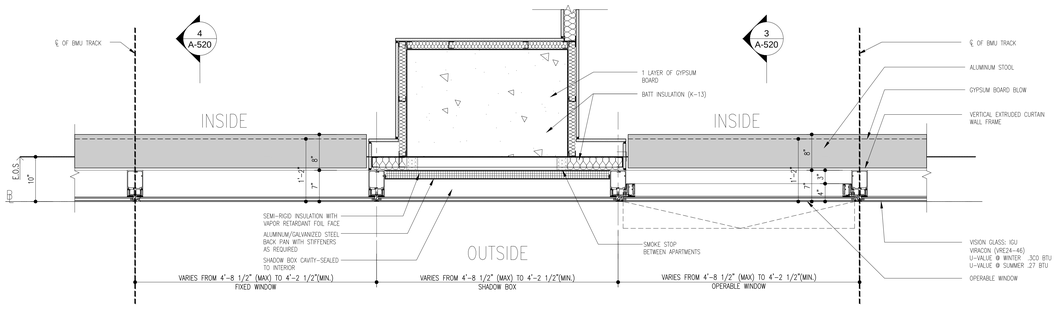
77 OF 97

DEPT OF BLDGS 420655954 Job Number
E340635958 Scan Code



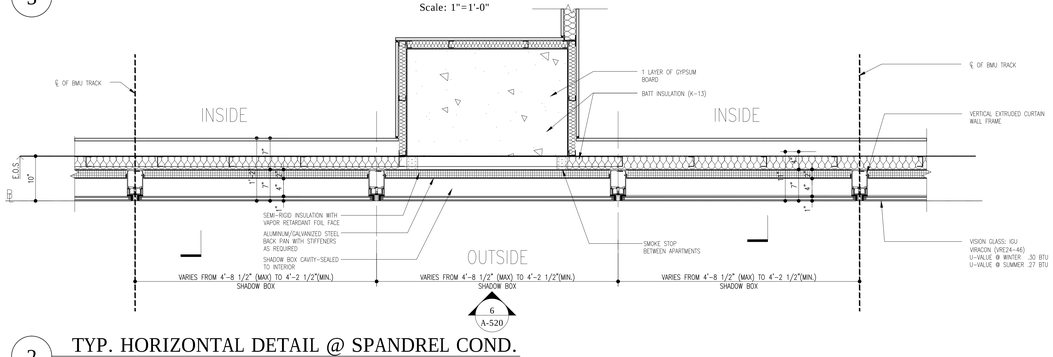
6 TYP. ELEVATION DETAIL

Scale: 1"=1'-0"



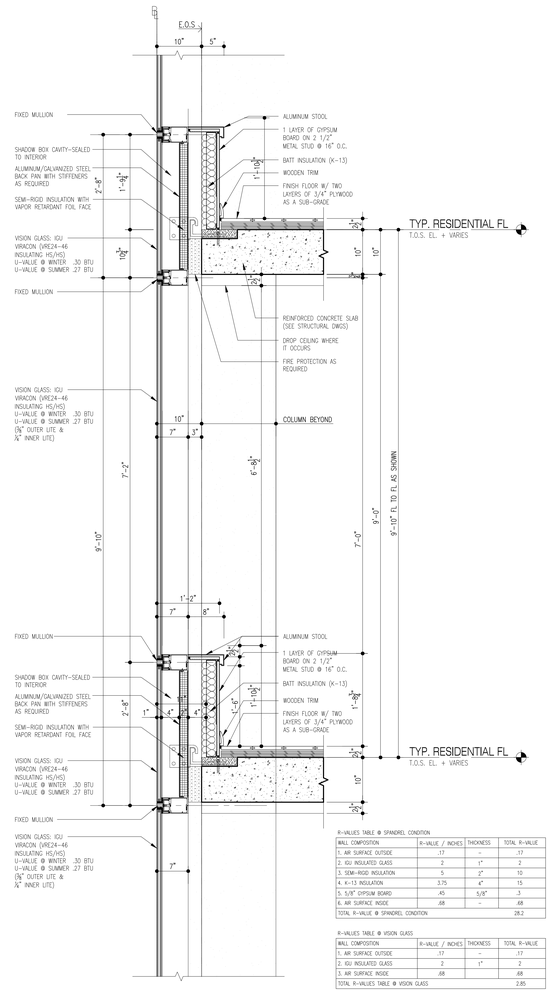
5 TYP. HORIZONTAL DETAIL @ VISION GLASS

Scale: 1"=1'-0"



2 TYP. HORIZONTAL DETAIL @ SPANDREL COND.

Scale: 1"=1'-0"



R-VALUES TABLE @ SPANDREL CONDITION

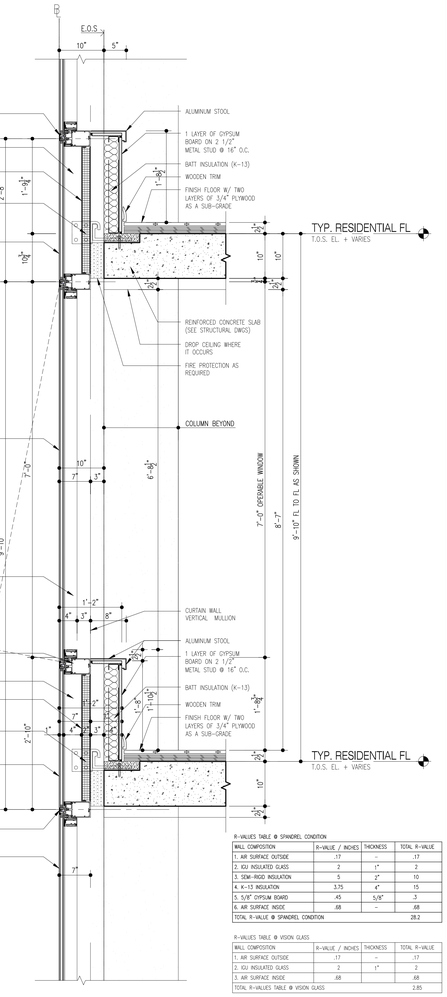
WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. IGU INSULATED GLASS	2	1"	2
3. SEMI-RIGID INSULATION	5	2"	10
4. K-13 INSULATION	3.75	4"	15
5. 5/8" GYPSUM BOARD	.45	5/8"	.3
6. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUE @ SPANDREL CONDITION			28.2

R-VALUES TABLE @ VISION GLASS

WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. IGU INSULATED GLASS	2	1"	2
3. AIR SURFACE INSIDE	.68		.68
TOTAL R-VALUES TABLE @ VISION GLASS			2.85

4 TYP. WALL SECTION

Scale: 1"=1'-0"



R-VALUES TABLE @ SPANDREL CONDITION

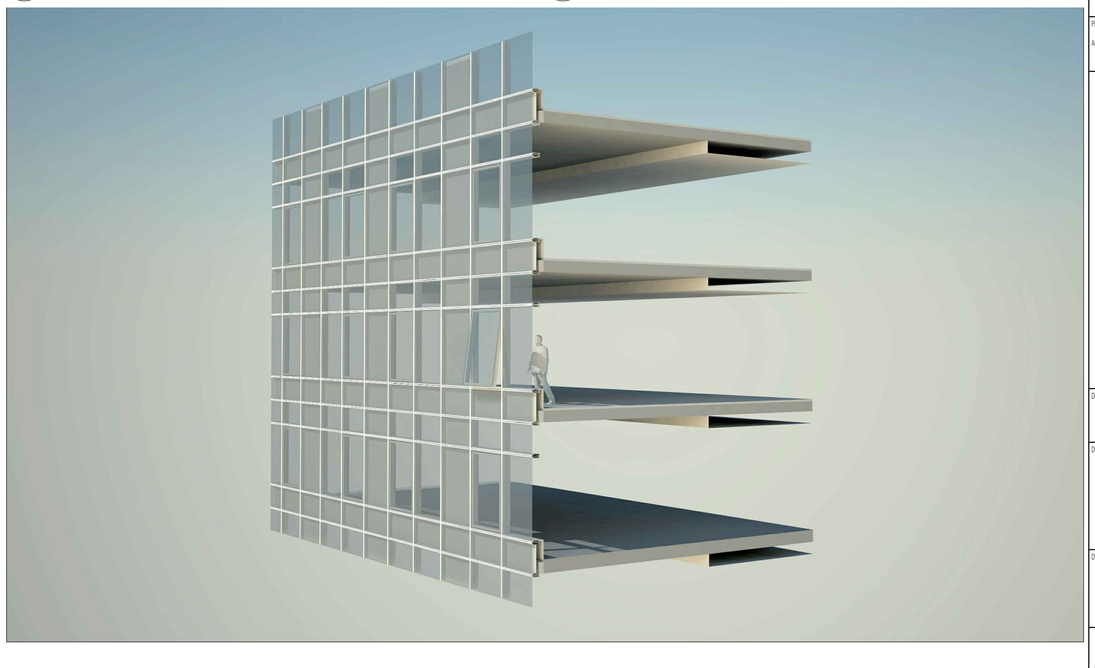
WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. IGU INSULATED GLASS	2	1"	2
3. SEMI-RIGID INSULATION	5	2"	10
4. K-13 INSULATION	3.75	4"	15
5. 5/8" GYPSUM BOARD	.45	5/8"	.3
6. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUE @ SPANDREL CONDITION			28.2

R-VALUES TABLE @ VISION GLASS

WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. IGU INSULATED GLASS	2	1"	2
3. AIR SURFACE INSIDE	.68		.68
TOTAL R-VALUES TABLE @ VISION GLASS			2.85

3 TYP. WALL SECTION @ OPERABLE WINDOW

Scale: 1"=1'-0"



1 TYP. WALL TYPE AXONOMETRIC

Scale: NTS

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET.
	02/05/2016	DOB FILING SET.

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE QUEENS, NEW YORK 11101**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

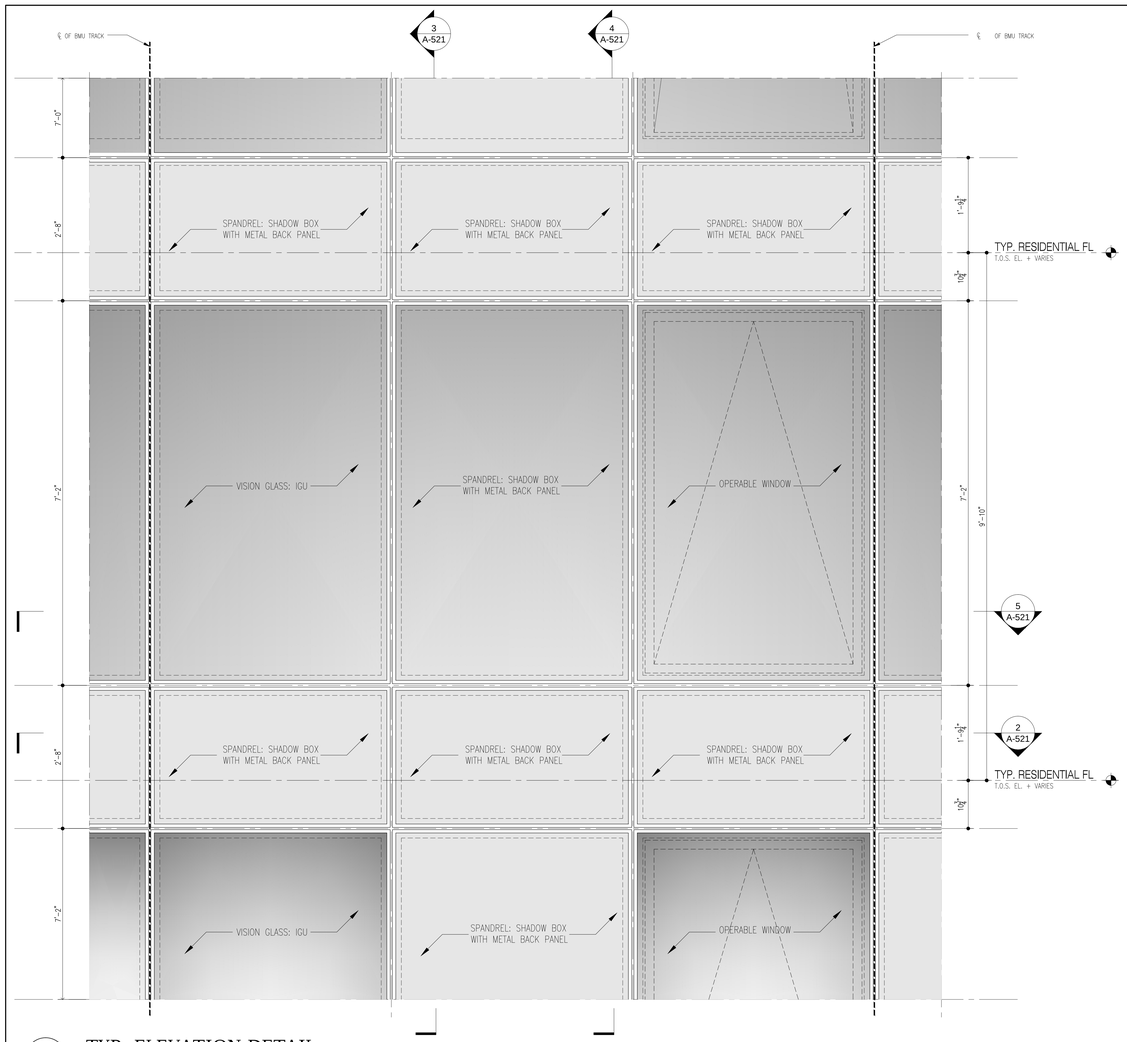
WALL TYPE 1
TYPICAL

NB#420655954

REGISTERED ARCHITECT STEPHEN HILL OF NEW YORK

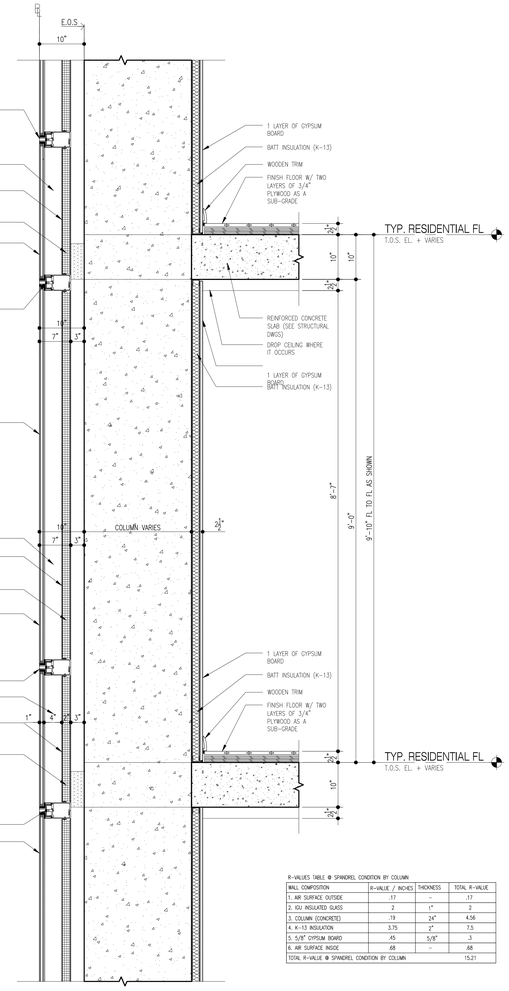
DATE: 10/12/2016
PROJECT #: 1541.2
SCALE: AS NOTED
DWG NO. A-520.00

DEPT OF BLDGS 420655954 Job Number
E3368583175US Scan Code



6 TYP. ELEVATION DETAIL

Scale: 1"=1'-0"

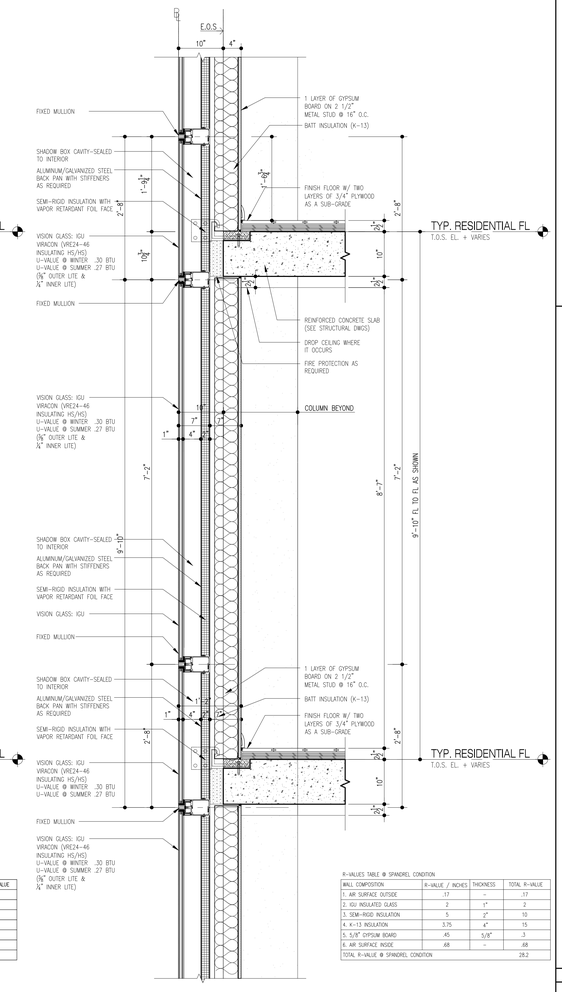


R-VALUES TABLE @ SPANDREL CONDITION BY COLUMN

BWALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	-	.17
2. IGU INSULATED GLASS	2	1"	2
3. COLUMN (CONCRETE)	.19	24"	4.56
4. K-13 INSULATION	3.75	2"	7.5
5. 5/8" GYPSUM BOARD	.45	5/8"	.3
6. AIR SURFACE INSIDE	.68	-	.68
TOTAL R-VALUE @ SPANDREL CONDITION BY COLUMN			15.21

4 TYP. WALL SECTION @ COLUMN

Scale: 1"=1'-0"

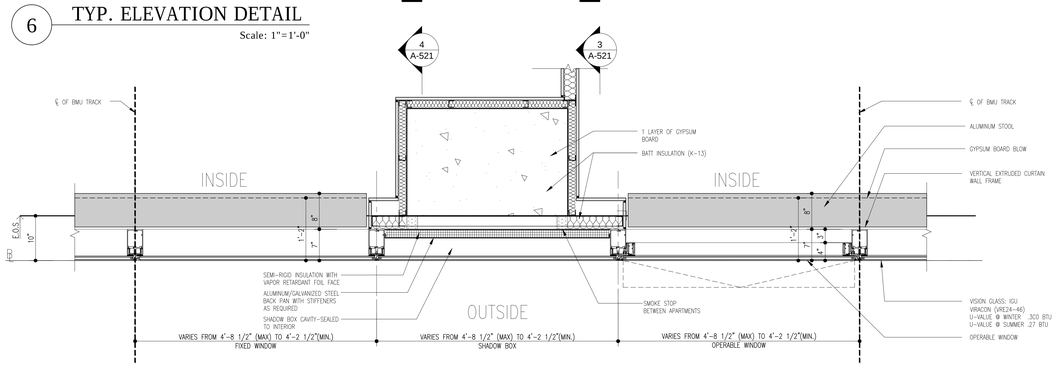


R-VALUES TABLE @ SPANDREL CONDITION

BWALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	-	.17
2. IGU INSULATED GLASS	2	1"	2
3. SEMI-RIGID INSULATION	5	2"	10
4. K-13 INSULATION	3.75	4"	15
5. 5/8" GYPSUM BOARD	.45	5/8"	.3
6. AIR SURFACE INSIDE	.68	-	.68
TOTAL R-VALUE @ SPANDREL CONDITION			28.2

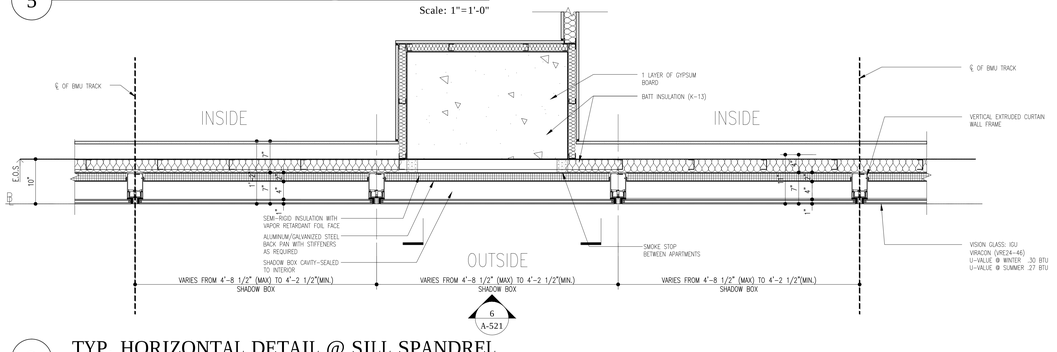
3 TYP. WALL SECTION @ SPANDREL COND

Scale: 1"=1'-0"



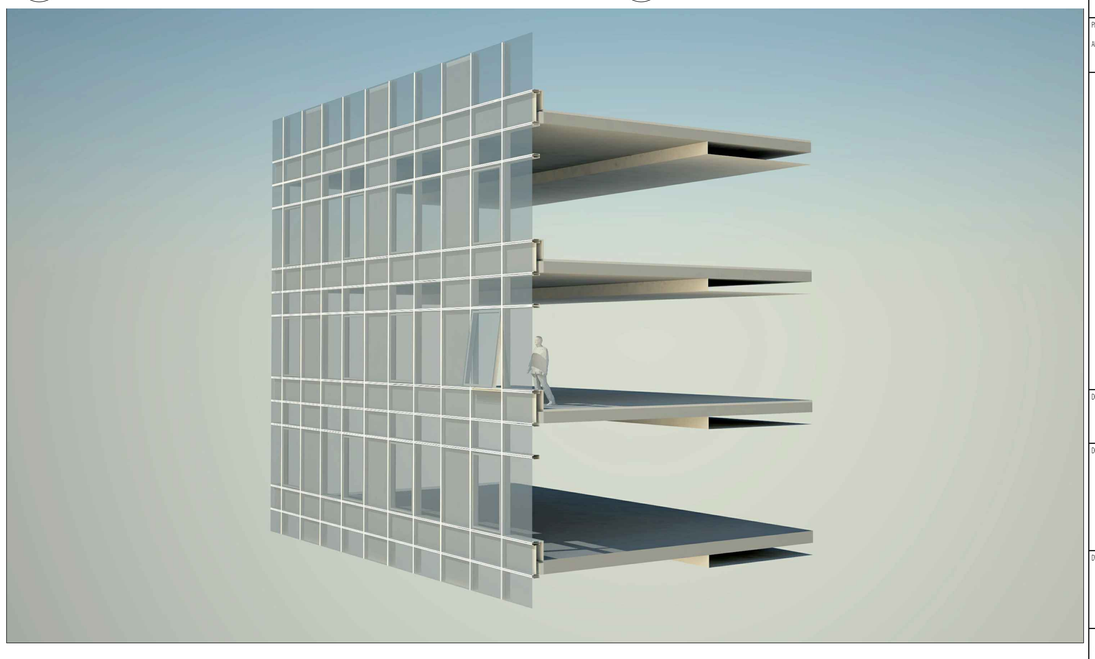
5 TYP. HORIZONTAL DETAIL @ VISION GLASS

Scale: 1"=1'-0"



2 TYP. HORIZONTAL DETAIL @ SILL SPANDREL

Scale: 1"=1'-0"



1 TYP. WALL TYPE AXONOMETRIC

Scale: NTS

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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VAN DEUSEN & ASSOCIATES
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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

WALL TYPE 1
TYPICAL

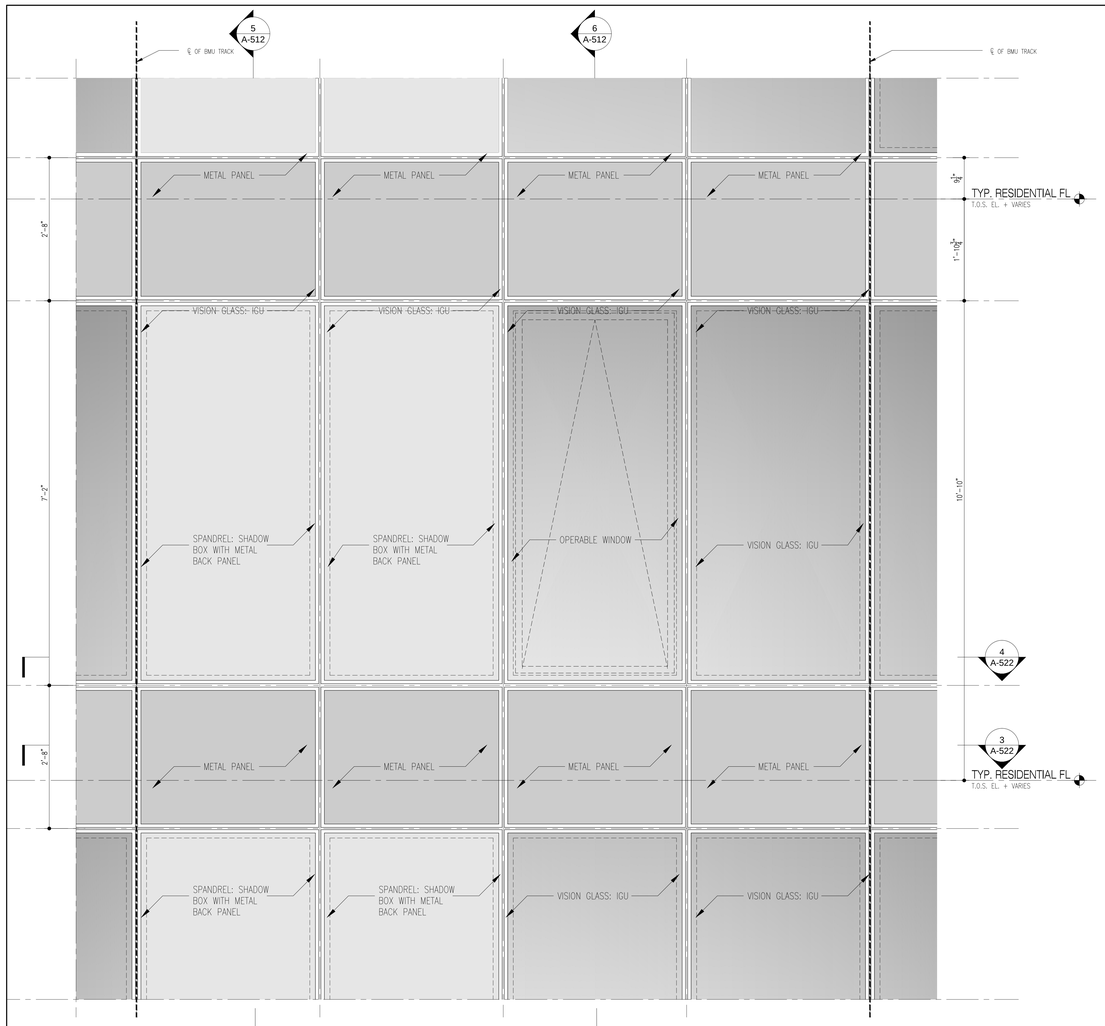
NB#420655954

REGISTERED ARCHITECT STEPHEN HILL CORDOR NEW YORK

DATE: 10/12/2016
PROJECT #: 15412
SCALE: AS NOTED
DWG NO. A-521.00

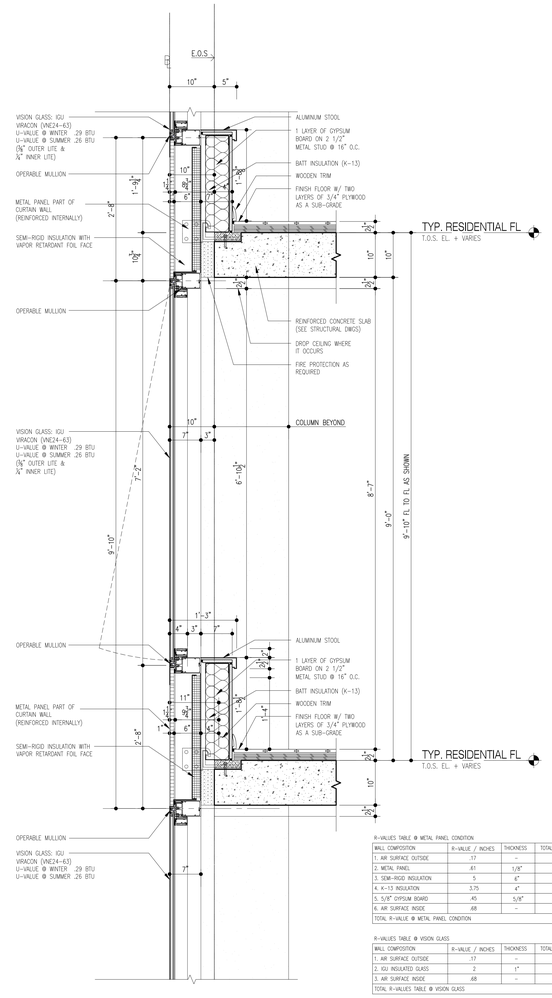
DEPT OF BUILDINGS 420655954 Job Number

E3254312226 Scan Code



7 TYP. ELEVATION DETAIL

Scale: 1"=1'-0"



R-VALUES TABLE @ METAL PANEL CONDITION

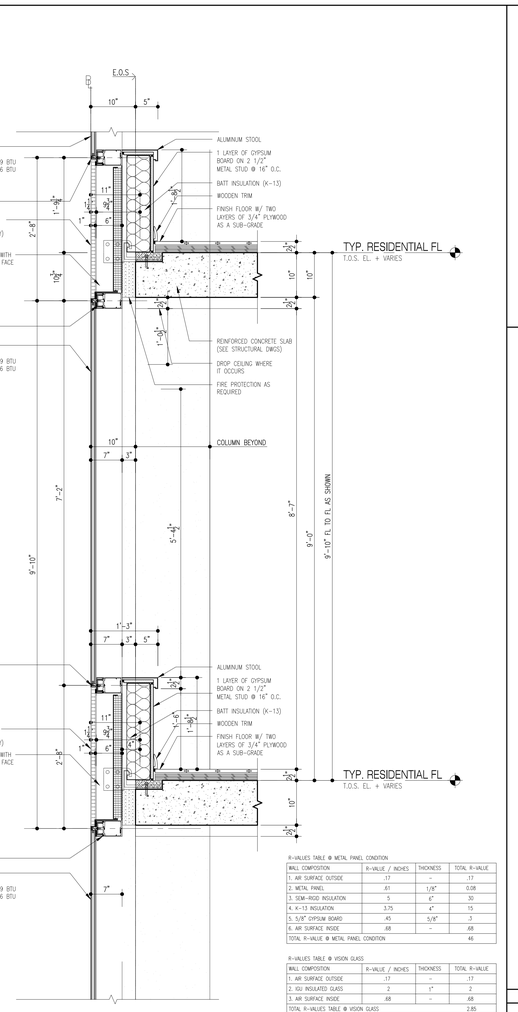
WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. METAL PANEL	.61	1/8"	0.08
3. SEMI-RIGID INSULATION	5	6"	30
4. K-13 INSULATION	3.75	4"	15
5. 5/8" GYPSUM BOARD	.45	5/8"	.3
6. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUE @ METAL PANEL CONDITION			46

R-VALUES TABLE @ VISION GLASS

WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. IGU INSULATED GLASS	2	1"	2
3. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUES TABLE @ VISION GLASS			2.85

6 TYP. WALL SECTION @ METAL PANEL

Scale: 1"=1'-0"



R-VALUES TABLE @ METAL PANEL CONDITION

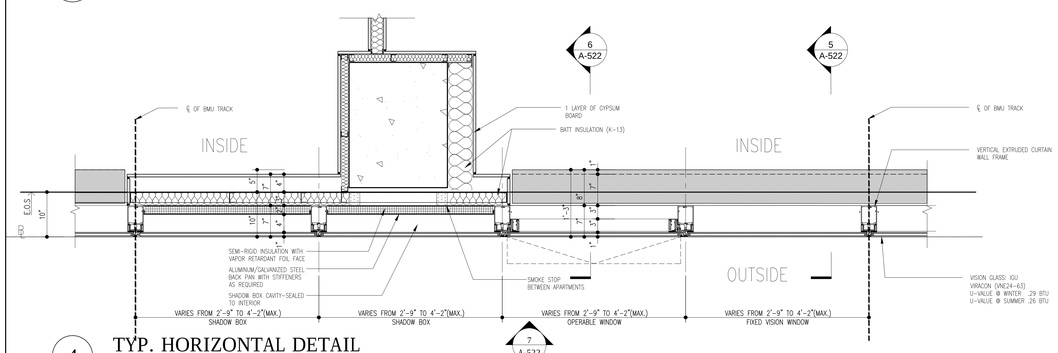
WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. METAL PANEL	.61	1/8"	0.08
3. SEMI-RIGID INSULATION	5	6"	30
4. K-13 INSULATION	3.75	4"	15
5. 5/8" GYPSUM BOARD	.45	5/8"	.3
6. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUE @ METAL PANEL CONDITION			46

R-VALUES TABLE @ VISION GLASS

WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. IGU INSULATED GLASS	2	1"	2
3. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUES TABLE @ VISION GLASS			2.85

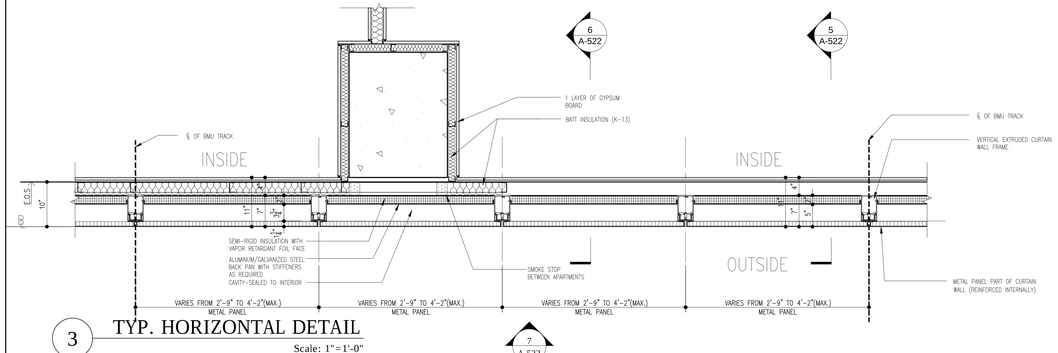
5 TYP. WALL SECTION @ METAL PANEL

Scale: 1"=1'-0"



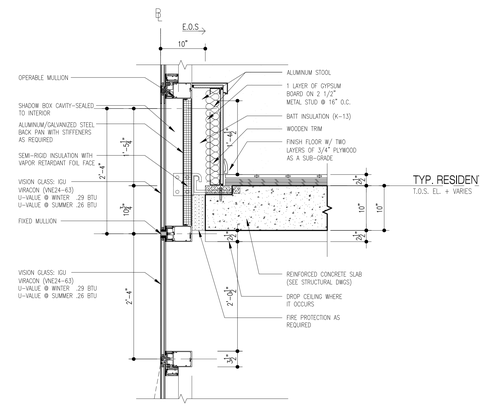
4 TYP. HORIZONTAL DETAIL

Scale: 1"=1'-0"



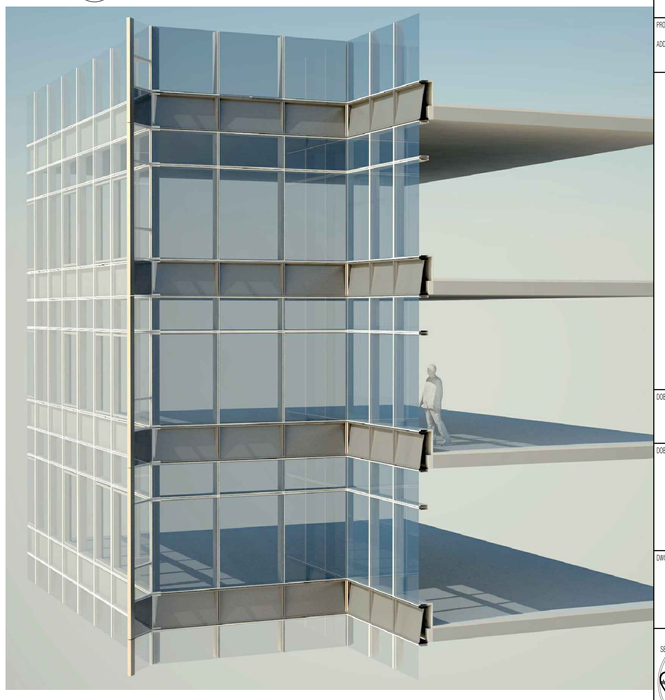
3 TYP. HORIZONTAL DETAIL

Scale: 1"=1'-0"



2 SHADOW BOX @ SPANDREL (ALTERNATIVE)

Scale: 1"=1'-0"



1 TYP. WALL TYPE AXONOMETRIC

Scale: NTS

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE: TYP. WALL TYPE 2

NB#420655954

SEAL: REGISTERED ARCHITECT JOO SEOK HONG NEW YORK

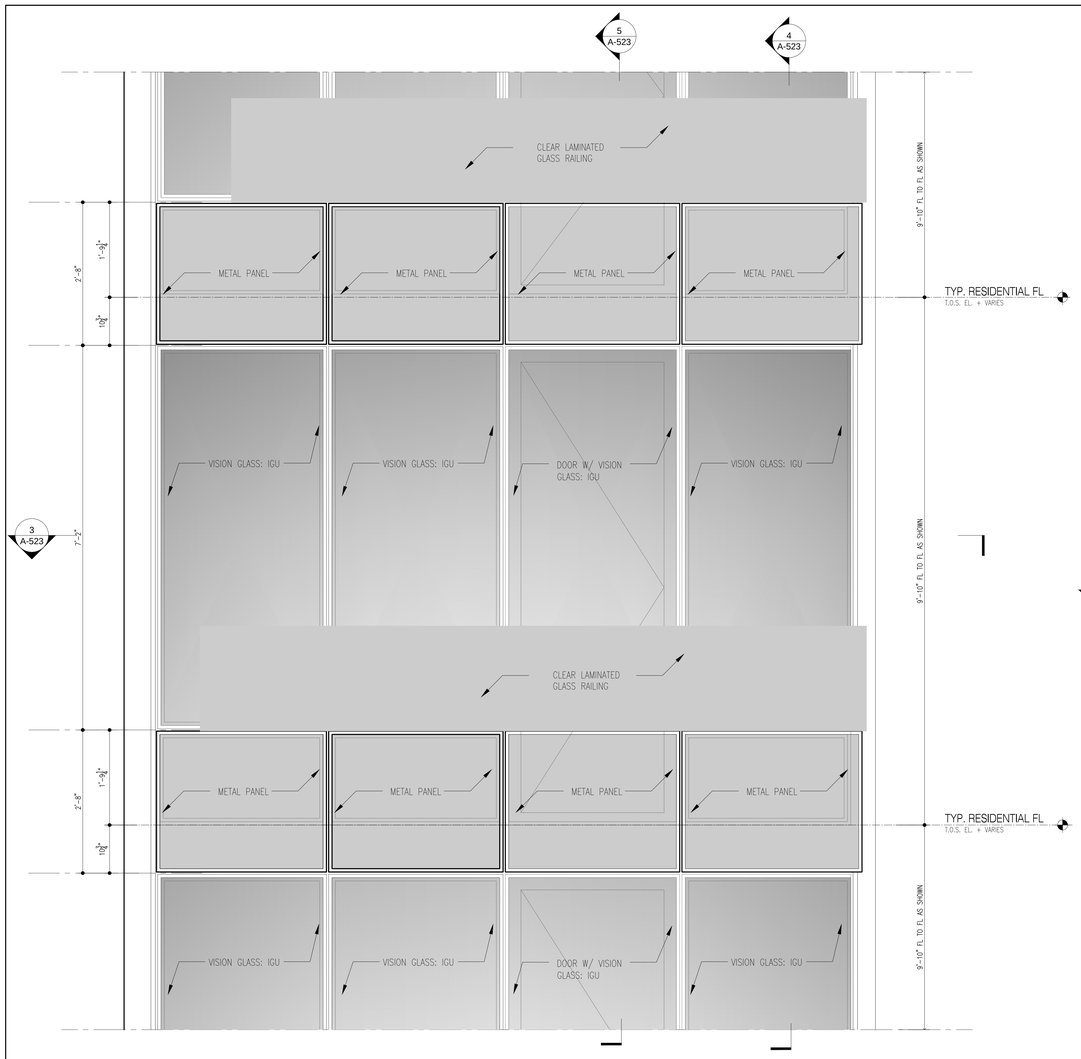
DATE: 10/12/2016

PROJECT #: 15412

SCALE: AS NOTED

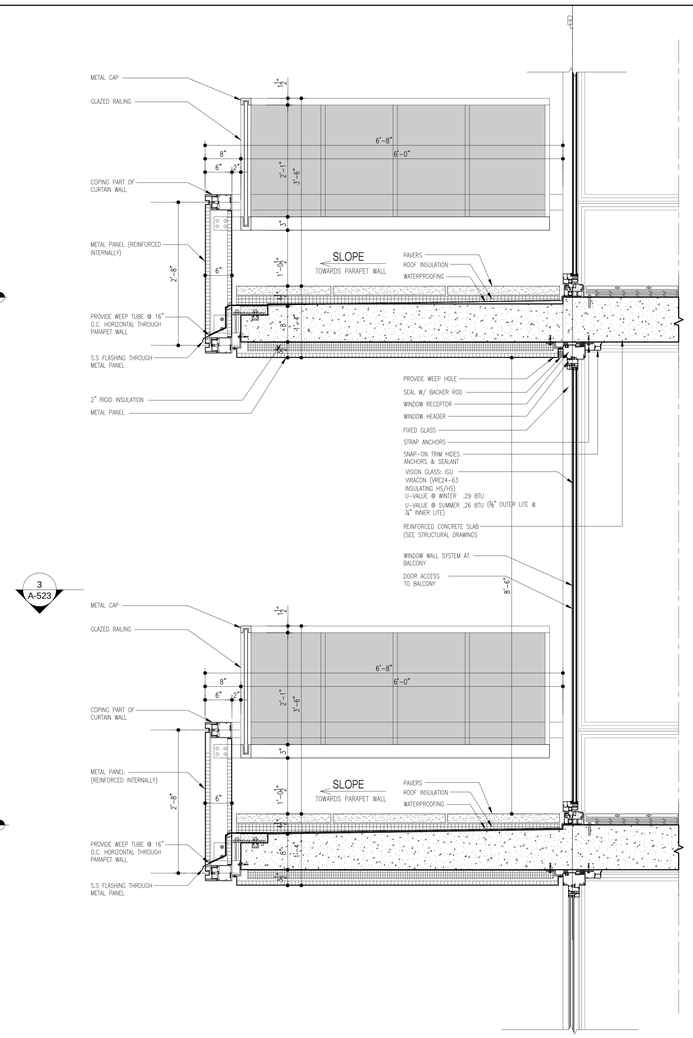
DWG NO. A-522.00

DEPT OF BLDGS 420655954 Job Number
E395130213S Scan Code



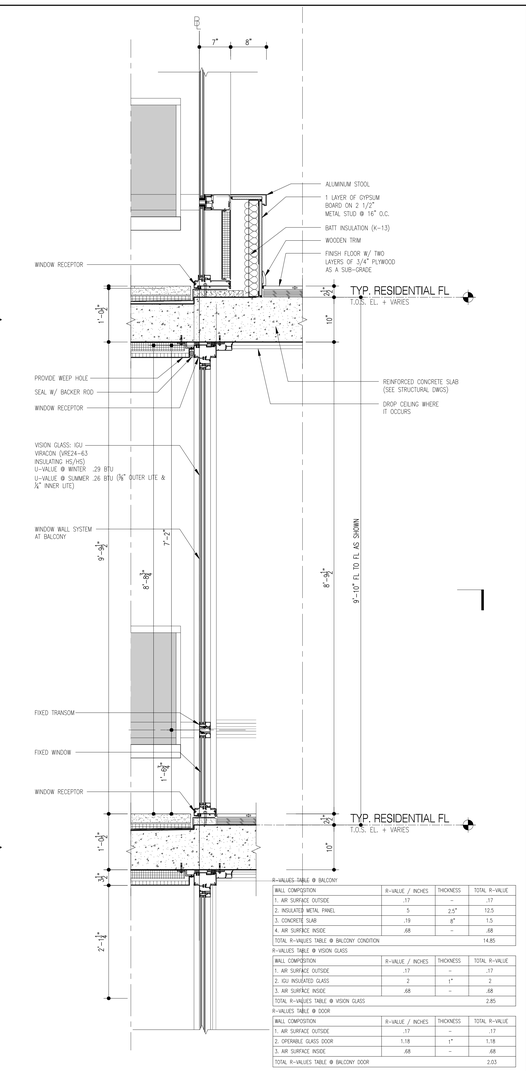
6 TYP. WALL SECTION @ BALCONY

Scale: 1"=1'-0"



5 TYP. WALL SECTION @ BALCONY THRU DOOR

Scale: 1"=1'-0"



R-VALUES TABLE @ BALCONY

WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17		.17
2. INSULATED METAL PANEL	5	2.5"	12.5
3. CONCRETE SLAB	.19	8"	1.5
4. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUES TABLE @ BALCONY CONDITION			14.85

R-VALUES TABLE @ VISION GLASS

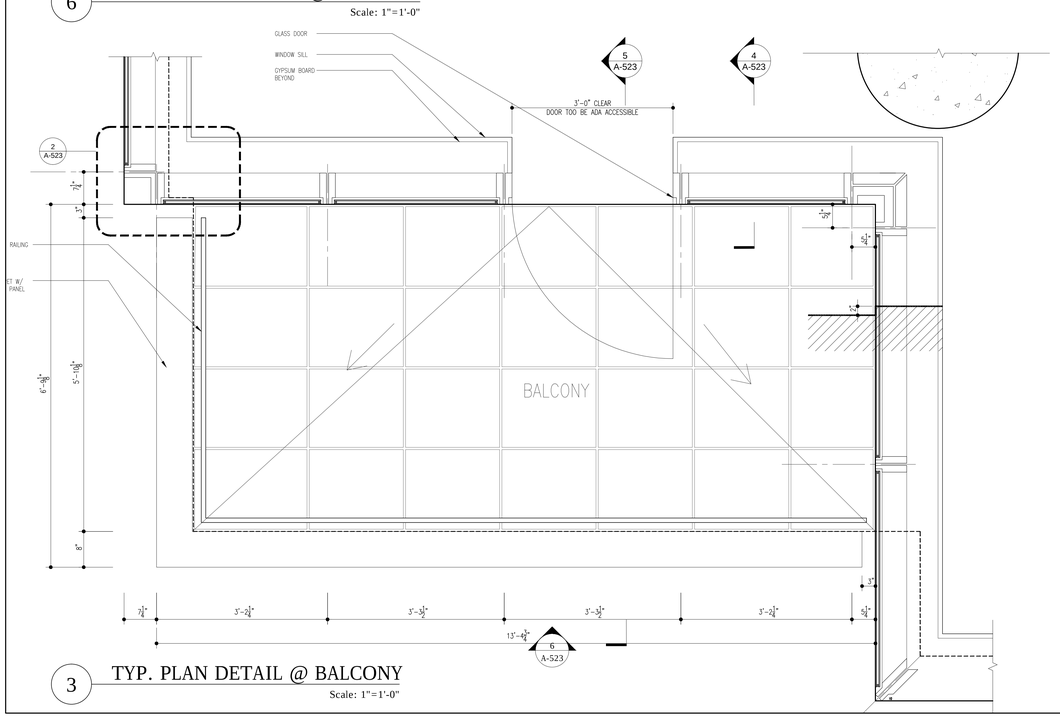
WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. IGU INSULATED GLASS	2	1"	2
3. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUES TABLE @ VISION GLASS			2.85

R-VALUES TABLE @ DOOR

WALL COMPOSITION	R-VALUE / INCHES	THICKNESS	TOTAL R-VALUE
1. AIR SURFACE OUTSIDE	.17	–	.17
2. OPERABLE GLASS DOOR	1.18	1"	1.18
3. AIR SURFACE INSIDE	.68	–	.68
TOTAL R-VALUES TABLE @ BALCONY DOOR			2.03

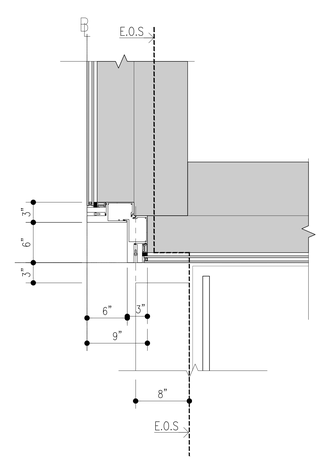
4 TYP. WALL SECTION @ WINDOW WALL

Scale: 1"=1'-0"



3 TYP. PLAN DETAIL @ BALCONY

Scale: 1"=1'-0"



2 TYP. CORNER DETAIL

Scale: 1 1/2"=1-0"

1 TYP. AXONOMETRIC @ GLAZED WALL

Scale: NTS

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

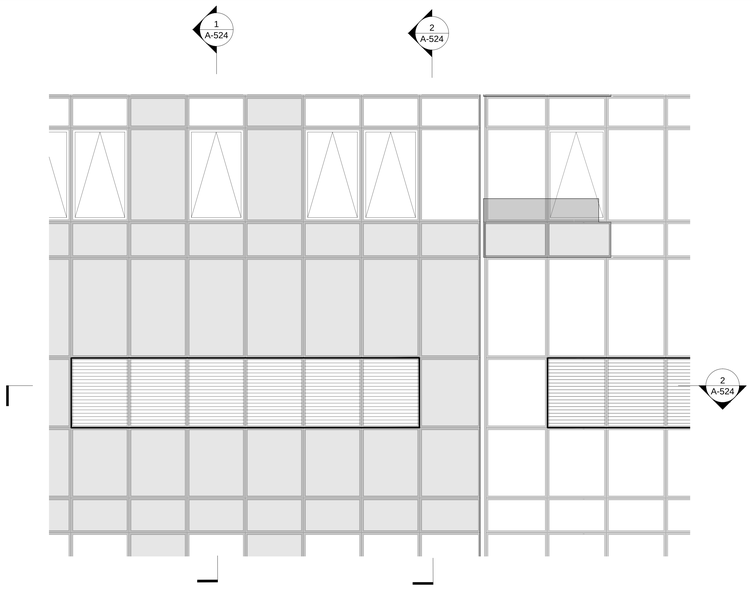
TYP. WALL TYPE 3

BALCONY

NB#420655954

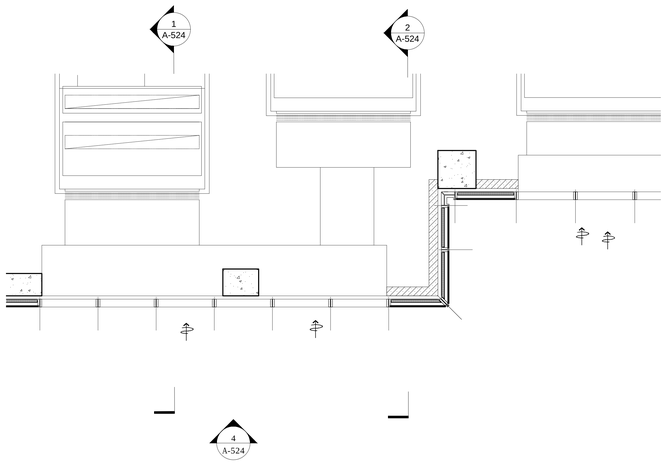
SEAL: REGISTERED ARCHITECT JO STEPHEN HILL NO. 028258 STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	AS NOTED
DWG NO.	A-523.00



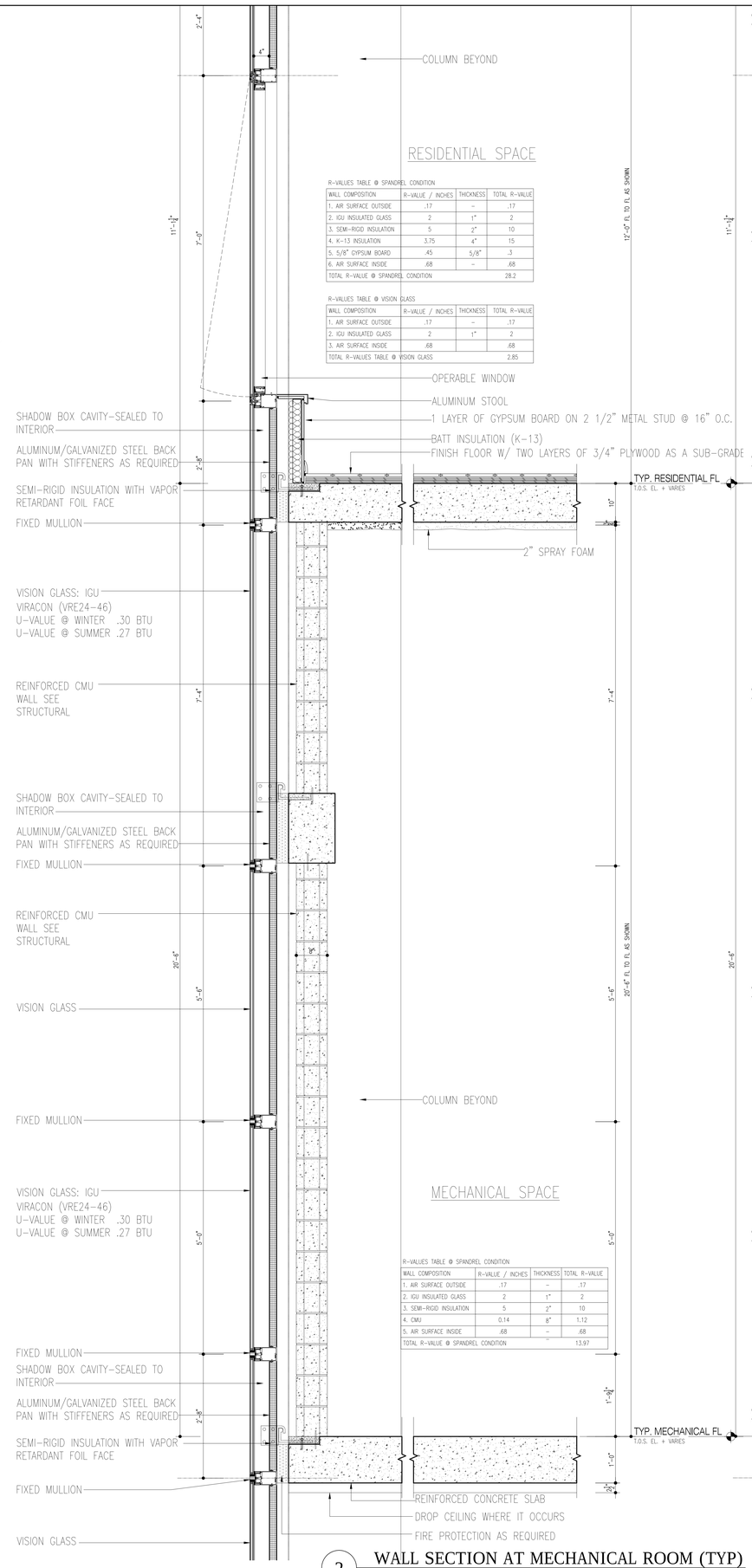
4 TYP. ELEVATION @ MECHANICAL FLOOR TYPICAL

Scale: 1/4"=1'-0"



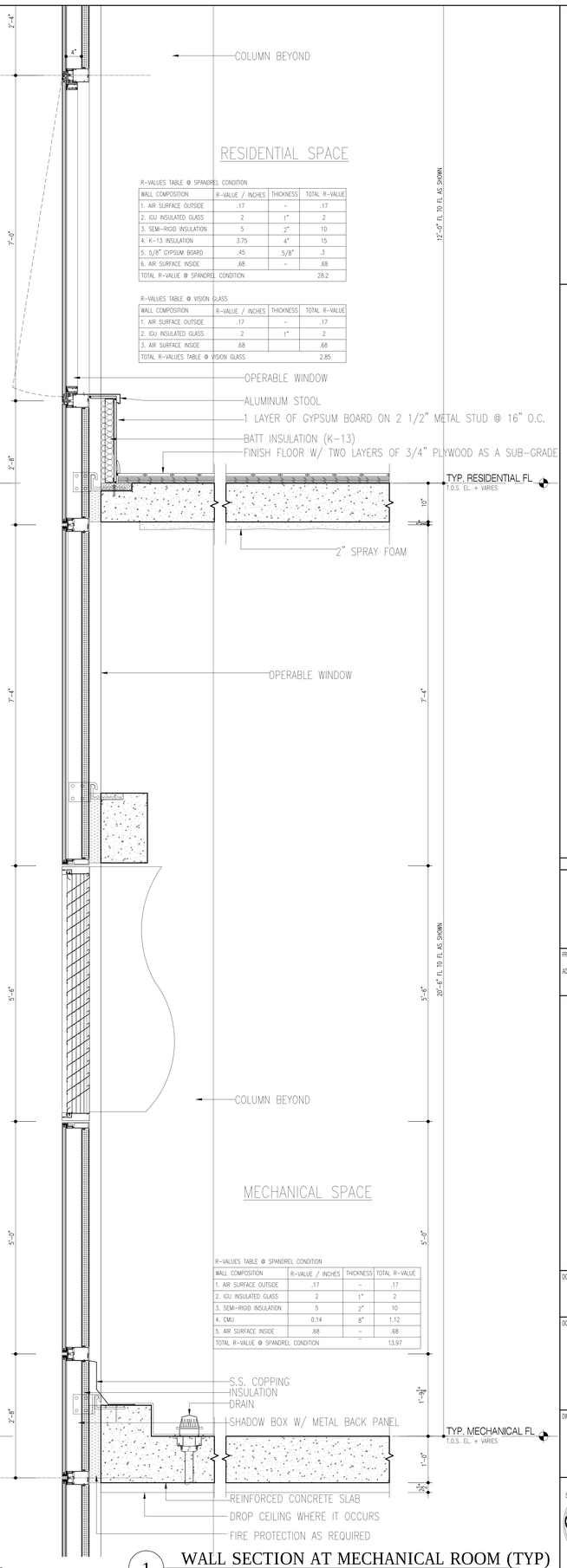
3 TYPICAL PLAN @ MECHANICAL FLOOR TYPICAL

Scale: 1/4"=1'-0"



2 WALL SECTION AT MECHANICAL ROOM (TYP)

Scale: 1"=1'-0"



1 WALL SECTION AT MECHANICAL ROOM (TYP)

Scale: 1"=1'-0"

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	04/08/2016	FOUNDATION BID SET
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
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NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

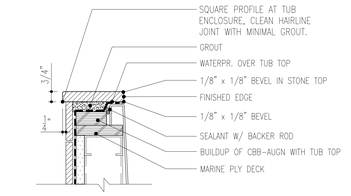
WALL TYPE 4
MECHANICAL FLOOR

NB#420655954

REGISTERED ARCHITECT STEPHEN HILL
No. 026264
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #	15A12
SCALE:	AS NOTED

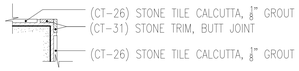
A-524.00
DWG NO.



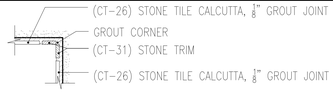
22 DETAIL @ TUB OPENING
SCALE: 3"=1'-0"

28 FLOOR TILE SECTION DETAIL
SCALE: 3"=1'-0"

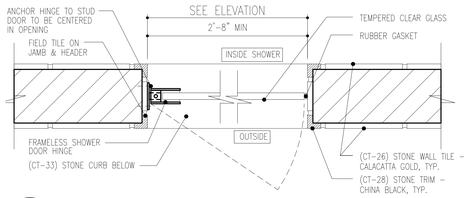
20 DETAIL @ MASTER BATH ACCENT TILE
SCALE: 6"=1'-0"



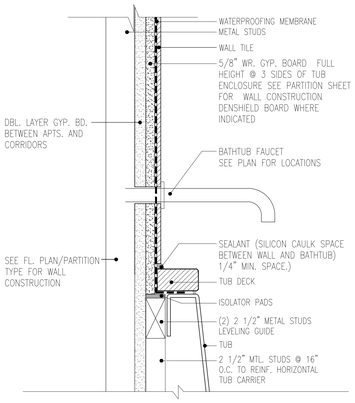
30 OUTSIDE CORNER TRIM
SCALE: 3"=1'-0"



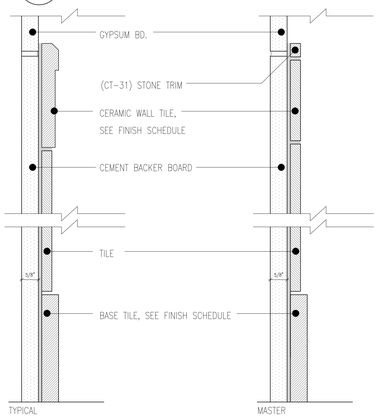
31 INSIDE CORNER TRIM
SCALE: 3"=1'-0"



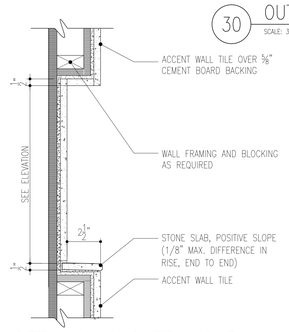
27 SHOWER DOOR PLAN DETAIL @ MASTER
SCALE: 3"=1'-0"



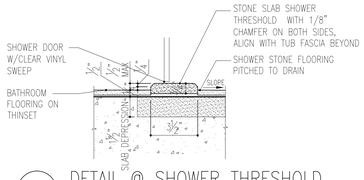
21 TUB DETAIL @ DEMISING WALL
SCALE: 3"=1'-0"



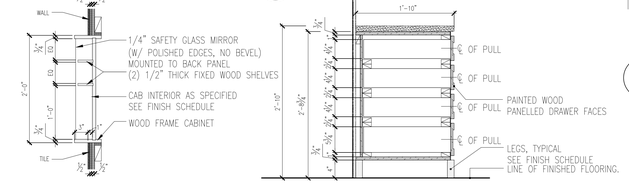
19 DETAIL @ WALL TRIM
SCALE: 6"=1'-0"



18 DETAIL @ SHOWER NICHE
SCALE: 3"=1'-0"

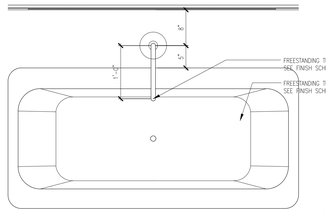


17 DETAIL @ SHOWER THRESHOLD
SCALE: 3"=1'-0"

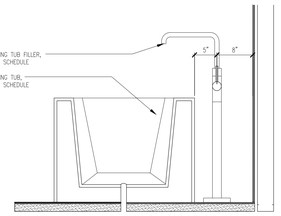


23 POWDER MEDICINE CABINET
SCALE: 1"=1'-0"

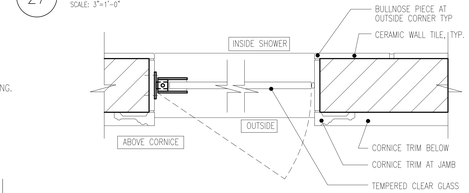
24 VANITY WITH DRAWERS
SCALE: 1"=1'-0"



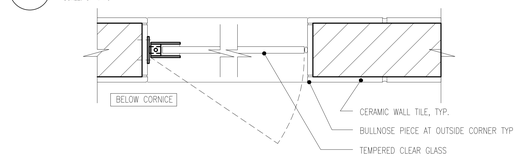
10 FREESTANDING TUB PLAN
SCALE: 1"=1'-0"



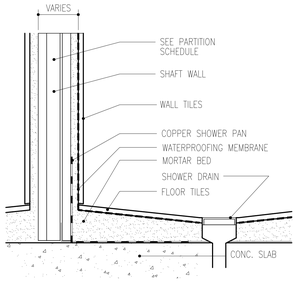
9 FREESTANDING TUB SECTION
SCALE: 1"=1'-0"



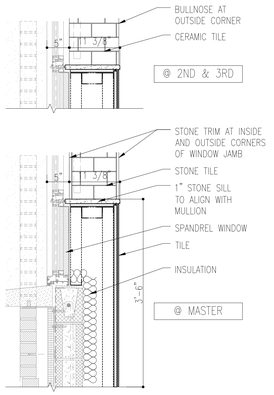
27A SHOWER DOOR PLAN DETAIL @ 2ND & 3RD
SCALE: 3"=1'-0"



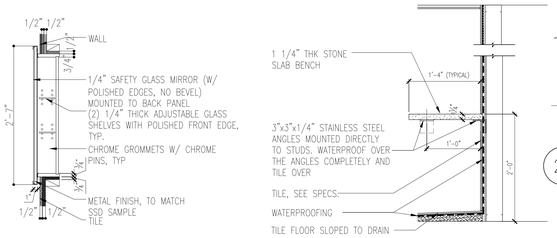
27B SHOWER DOOR PLAN DETAIL @ 2ND & 3RD
SCALE: 3"=1'-0"



16 TYPICAL SHOWER DETAIL
SCALE: 3"=1'-0"

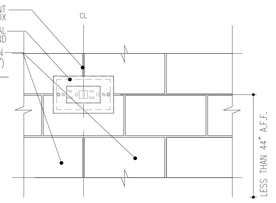


8 WINDOW DETAIL ADJACENT TO WATER CLOSET
SCALE: 1"=1'-0"

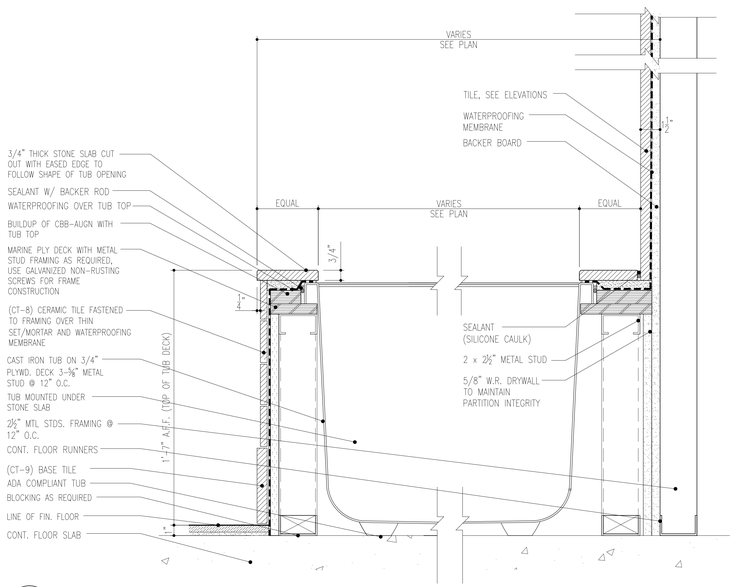


7 TYPICAL MEDICINE CABINET
SCALE: 1"=1'-0"

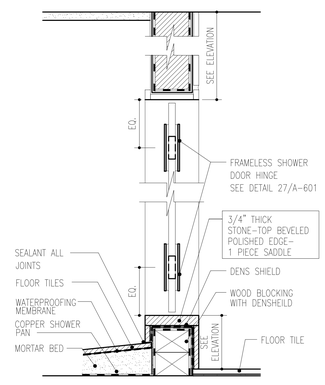
6 SHOWER BENCH SECTION
SCALE: 1"=1'-0"



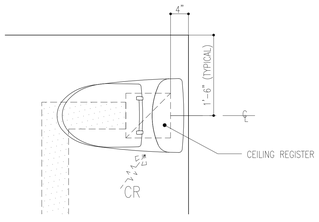
26 TYPICAL TILE DETAIL @ GFI
SCALE: 3"=1'-0"



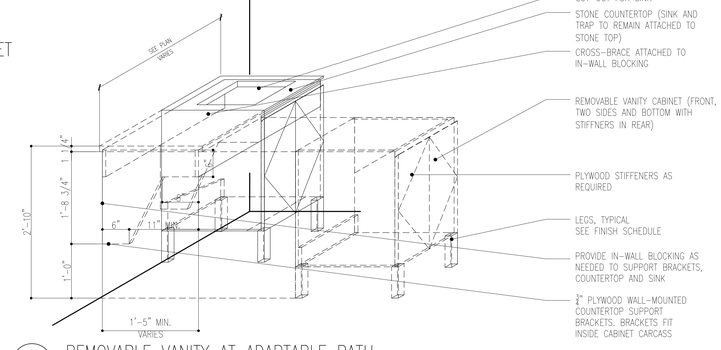
15 UNDERMOUNT DETAIL @ BATHTUB & TILE FASCIA
SCALE: 3"=1'-0"



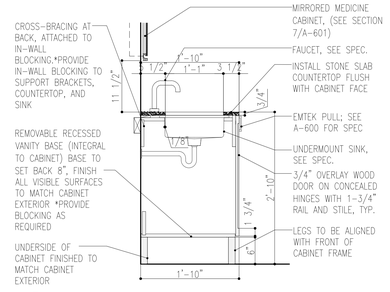
14 CURB @ SHOWER
SCALE: 3"=1'-0"



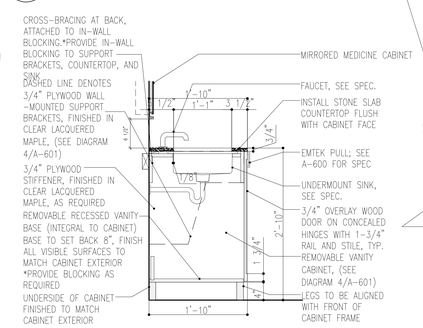
5 TYPICAL VANITY REGISTER LOCATION
SCALE: 1"=1'-0"



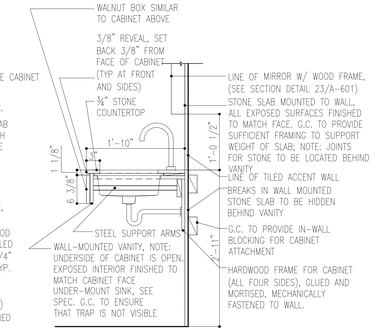
4 REMOVABLE VANITY AT ADAPTABLE BATH
SCALE: 1"=1'-0"



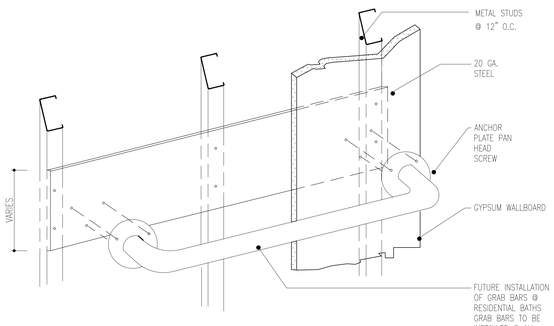
3 MASTER VANITY SECTION
SCALE: 1"=1'-0"



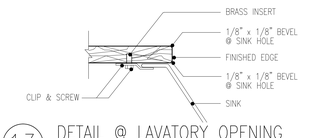
2 ADAPTABLE VANITY SECTION
SCALE: 1"=1'-0"



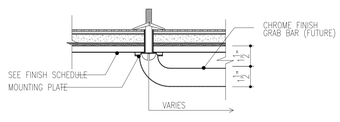
1 POWDER VANITY SECTION
SCALE: 1"=1'-0"



12 GRAB BAR INSTALLATION DETAIL
SCALE: 3" = 1'-0"

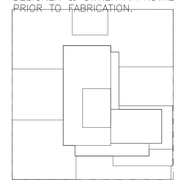


13 DETAIL @ LAVATORY OPENING
SCALE: 3"=1'-0"



11 GRAB BAR DETAIL
SCALE: NTS

NOTES:
1. SUBMIT SHOP DRAWINGS AND MOCK-UPS FOR INTERIOR DESIGNER & OWNER APPROVAL PRIOR TO FABRICATION.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: COURT SQUARE
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QUEENS, NEW YORK 11101

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DESIMONE Consulting Engineers
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New York, NY 10121
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

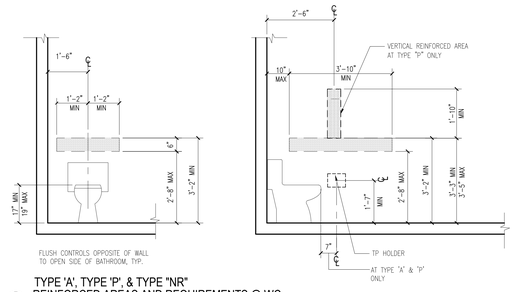
DWG TITLE
BATHROOM DETAILS 1

NB#420655954

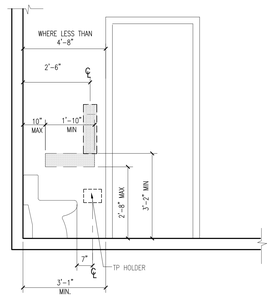
REGISTERED ARCHITECT ISO STEPHEN GOLDSTEIN NEW YORK

DATE: 10/12/2016
PROJECT #: 15412
SCALE: AS NOTED
DWG NO. A-600.00

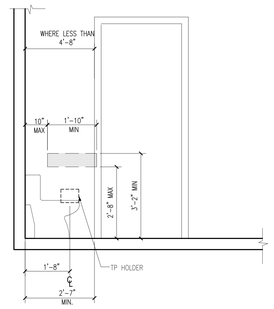
DEPT OF BLDGS 420655954 Job Number
E3404802595 Scan Code



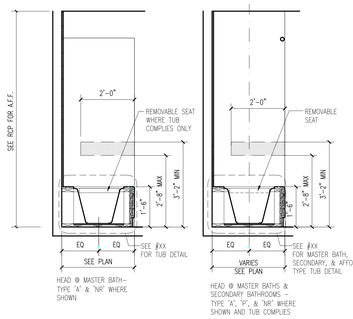
1 TYPE 'A', TYPE 'P', & TYPE "NR" REINFORCED AREAS AND REQUIREMENTS @ WC
$\frac{3}{4}$" = 1'-0" FOR "TYPE A", "TYPE P" & TYPE NR", TYP.



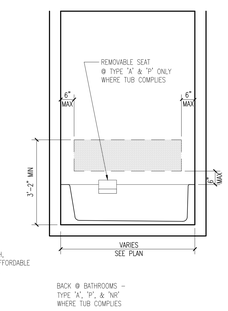
2 TYPE 'A' & TYPE 'P' REINFORCED AREAS AND REQUIREMENTS @ WC
$\frac{3}{4}$" = 1'-0" FOR "TYPE A" & "TYPE P" TYP., U.O.N.



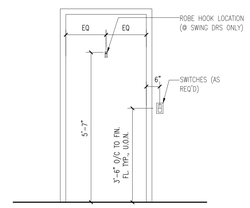
3 TYPE 'NR' REINFORCED AREAS AND REQUIREMENTS @ WC
$\frac{3}{4}$" = 1'-0" FOR "TYPE NR" TYP., U.O.N.



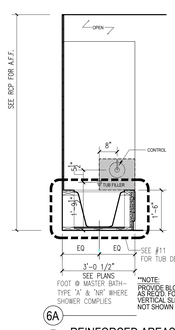
4 REINFORCED AREAS @ TUB HEAD
$\frac{3}{4}$" = 1'-0" FOR "TYPE A", "TYPE P" & "TYPE NR" WHERE SHOWN.



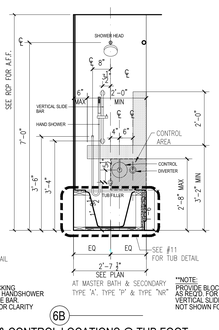
5 REINFORCED AREAS @ TUB BACK
$\frac{3}{4}$" = 1'-0" FOR "TYPE A", "TYPE P" & "TYPE NR" WHERE SHOWN.



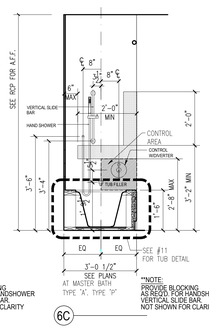
7 ROBE HOOK AND SWITCHES @ DOOR
MASTER BATHROOMS AND BATHROOMS ONLY, TYP



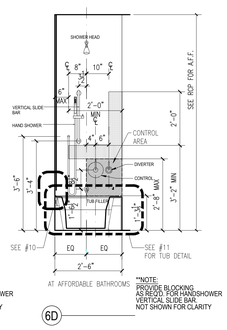
6A



6B

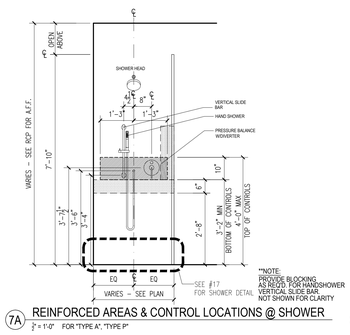


6C

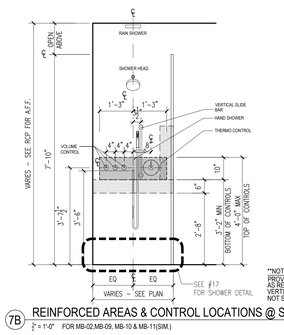


6D

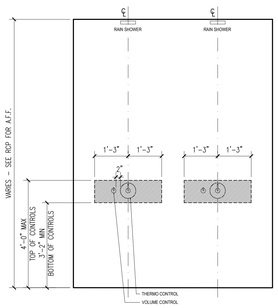
6 REINFORCED AREAS & CONTROL LOCATIONS @ TUB FOOT
$\frac{3}{4}$" = 1'-0" FOR "TYPE A", "TYPE P" & "TYPE NR" WHERE SHOWN.



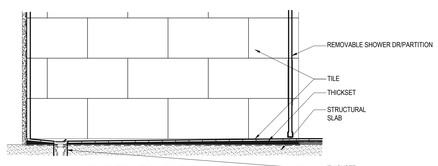
7A REINFORCED AREAS & CONTROL LOCATIONS @ SHOWER
$\frac{3}{4}$" = 1'-0" FOR "TYPE A", "TYPE P"



7B REINFORCED AREAS & CONTROL LOCATIONS @ SHOWER
$\frac{3}{4}$" = 1'-0" FOR MB-02,MB-09, MB-10 & MB-11(SIM.)

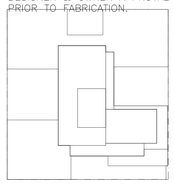


7C REINFORCED AREAS & CONTROL LOCATIONS @ SHOWER
$\frac{3}{4}$" = 1'-0" FOR "MB-11"



8 NO CURB AT SHOWER
$1\frac{1}{2}$" = 1'-0" FOR "TYPE A" WHERE SHOWER COMPLIES & "TYPE P"

NOTES:
1. SUBMIT SHOP DRAWINGS AND MOCK–UPS FOR INTERIOR DESIGNER & OWNER APPROVAL PRIOR TO FABRICATION.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
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PROJECT NAME: **COURT SQUARE**
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

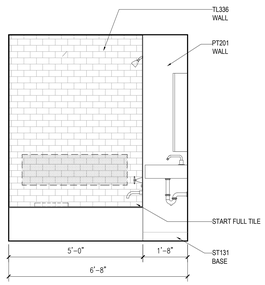
DWG TITLE
BATHROOM DETAILS 2

NB#420655954

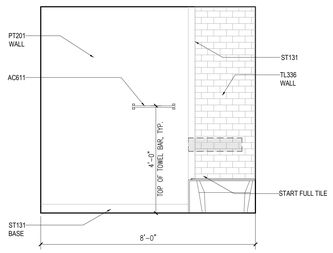
SEAL: REGISTERED ARCHITECT JO STEPHEN HILL CORDOVA NEW YORK

DATE:	10/12/2016
PROJECT #:	1541.2
SCALE:	AS NOTED
DWG NO.	A-601.00

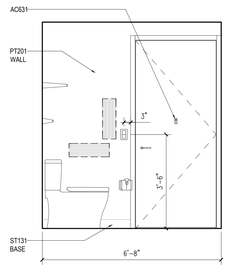
DEPT OF BLDGS 420655954 Job Number
E3420653217 Scan Code



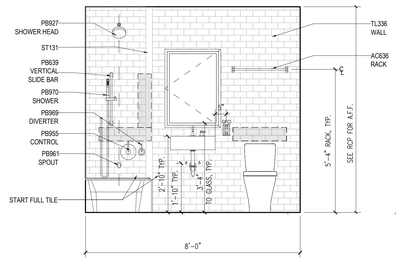
D ELEVATION D



C ELEVATION C



B ELEVATION B

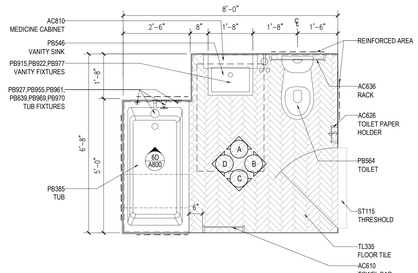


A ELEVATION A

REFER TO A-800 FOR REINFORCED AREAS, CONTROL LOCATIONS, AND ADDITIONAL REQUIREMENTS, TYP.

REFER TO INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION, TYP.

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

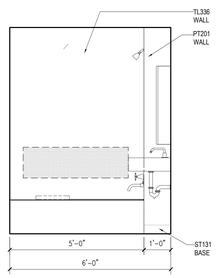


01 PLAN TYPE B-01
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL BATHROOMS, U.O.N.

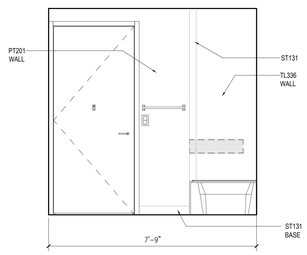
"TYPE P" BATHROOM

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

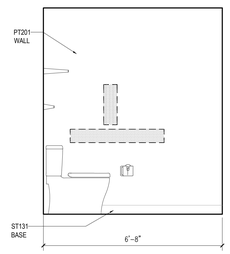
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-5TH	AA		A-103 TO A-106
2-3TH	HH		A-103, A-104



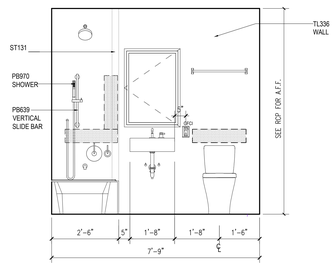
D ELEVATION D



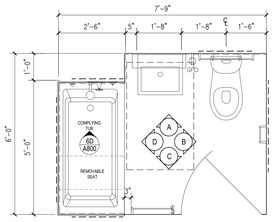
C ELEVATION C



B ELEVATION B



A ELEVATION A

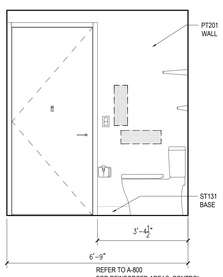


02 PLAN TYPE B-02
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL BATHROOMS, U.O.N.

"TYPE P" BATHROOM

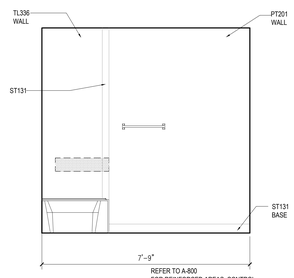
DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-4TH	DD, GG		A-103 TO A-105
5TH	DD		A-106
2-4TH	BB		A-103 TO A-105



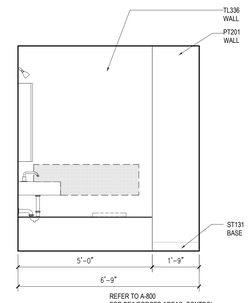
REFER TO A-800 FOR REINFORCED AREAS, CONTROL LOCATIONS, AND ADDITIONAL REQUIREMENTS, TYP.

D ELEVATION D



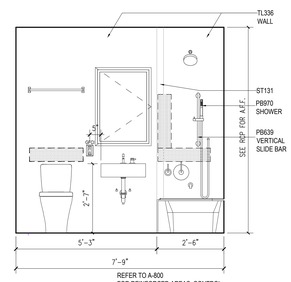
REFER TO A-800 FOR REINFORCED AREAS, CONTROL LOCATIONS, AND ADDITIONAL REQUIREMENTS, TYP.

C ELEVATION C



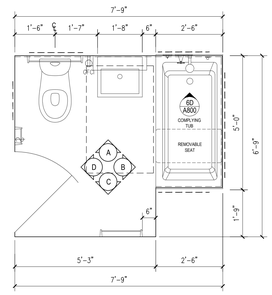
REFER TO A-800 FOR REINFORCED AREAS, CONTROL LOCATIONS, AND ADDITIONAL REQUIREMENTS, TYP.

B ELEVATION B



REFER TO A-800 FOR REINFORCED AREAS, CONTROL LOCATIONS, AND ADDITIONAL REQUIREMENTS, TYP.

A ELEVATION A

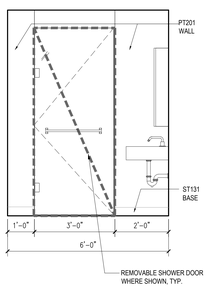


03 PLAN TYPE B-03
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL BATHROOMS, U.O.N.

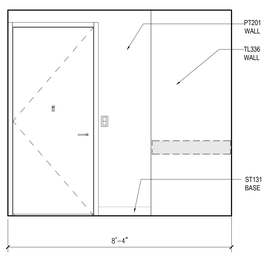
"TYPE P" BATHROOM

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

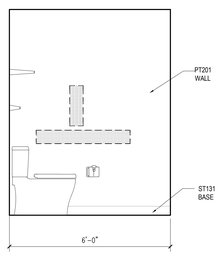
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-4TH	EE		A-103 TO A-105



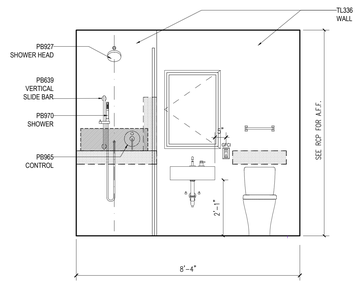
D ELEVATION D



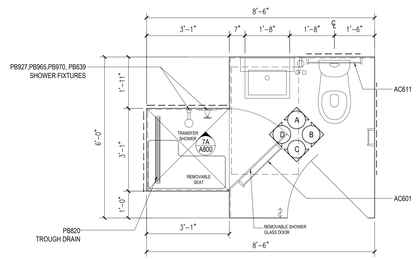
C ELEVATION C



B ELEVATION B



A ELEVATION A



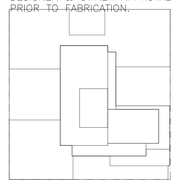
04 PLAN TYPE B-04
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL BATHROOMS, U.O.N.

"TYPE P" BATHROOM

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-3TH	LL		A-103, A-104
4TH	FF		A-105
5TH	GG		A-106

NOTES:
1. SUBMIT SHOP DRAWINGS AND MOCK-UPS FOR INTERIOR DESIGNER & OWNER APPROVAL PRIOR TO FABRICATION.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754

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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

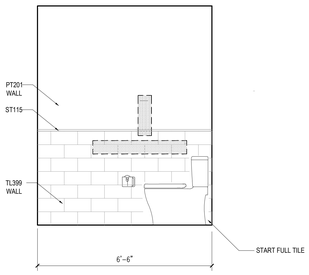
DWG TITLE
BATHROOM PLANS AND ELEVATIONS 1

NB#420655954

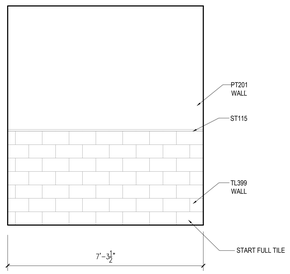
SEAL: REGISTERED ARCHITECT NO. 029036 STEPHEN HILL NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/2"=1'-0"
DWG NO.	A-602.00

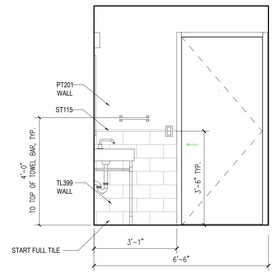
DEPT OF BLDGS 420655954 Job Number
E344752295 Scan Code



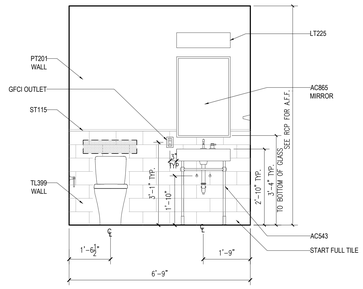
D ELEVATION D



C ELEVATION C



B ELEVATION B

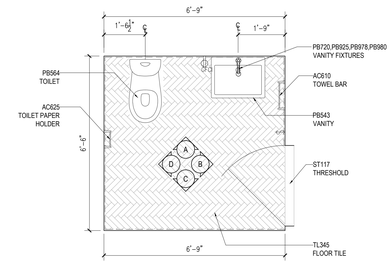


A ELEVATION A

REFER TO A-800 FOR REINFORCED AREAS, CONTROL LOCATIONS, AND ADDITIONAL REQUIREMENTS, TYP.

REFER TO INTERIOR DRAWINGS FOR ADDITIONAL INFORMATION, TYP.

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.



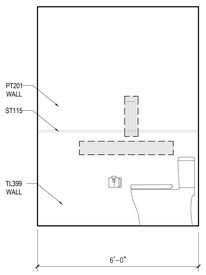
01 PLAN TYPE PR-01

ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL POWDER ROOMS, U.O.N.

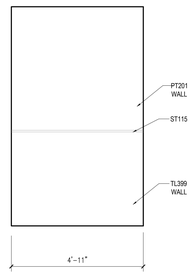
'TYPE NR' POWDER ROOM

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

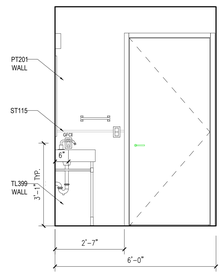
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
6-9TH	P		A-107 TO A-110



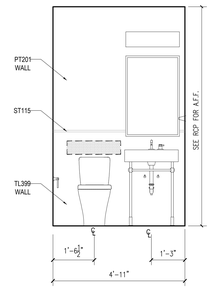
D ELEVATION D



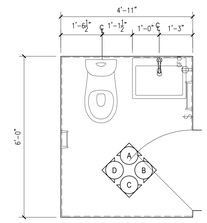
C ELEVATION C



B ELEVATION B



A ELEVATION A



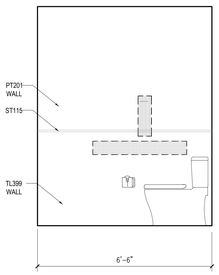
02 PLAN TYPE PR-02

ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL POWDER ROOMS, U.O.N.

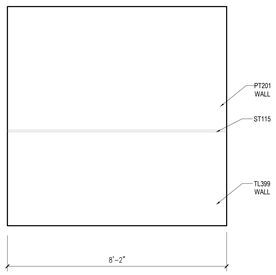
'TYPE NR' POWDER ROOM

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

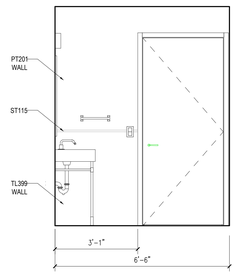
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
6TH	G		A-107



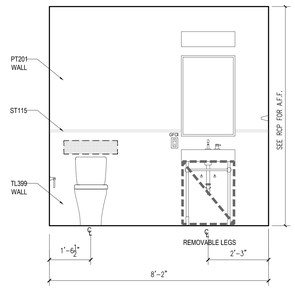
D ELEVATION D



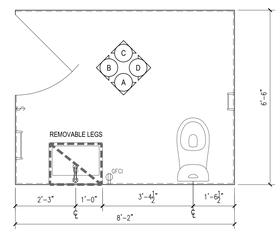
C ELEVATION C



B ELEVATION B



A ELEVATION A



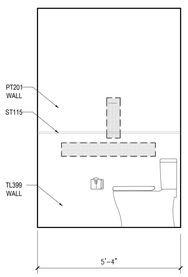
03 PLAN TYPE PR-03

ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL POWDER ROOMS, U.O.N.

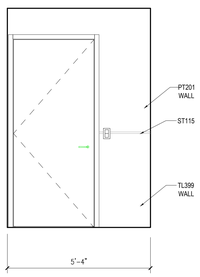
'TYPE P' POWDER ROOM

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

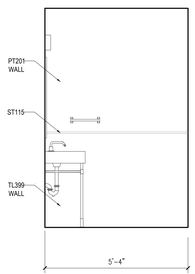
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
6TH	T		A-107



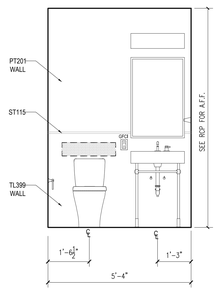
D ELEVATION D



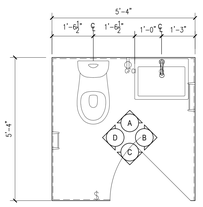
C ELEVATION C



B ELEVATION B



A ELEVATION A



04 PLAN TYPE PR-04

ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL POWDER ROOMS, U.O.N.

'TYPE NR' POWDER ROOM

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
16-25TH	A		A-113, A-114

NOTES:
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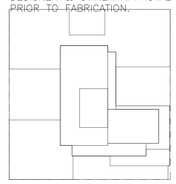

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754

DESIMONE
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New York, NY 10011
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COSENTINI ASSOCIATES
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

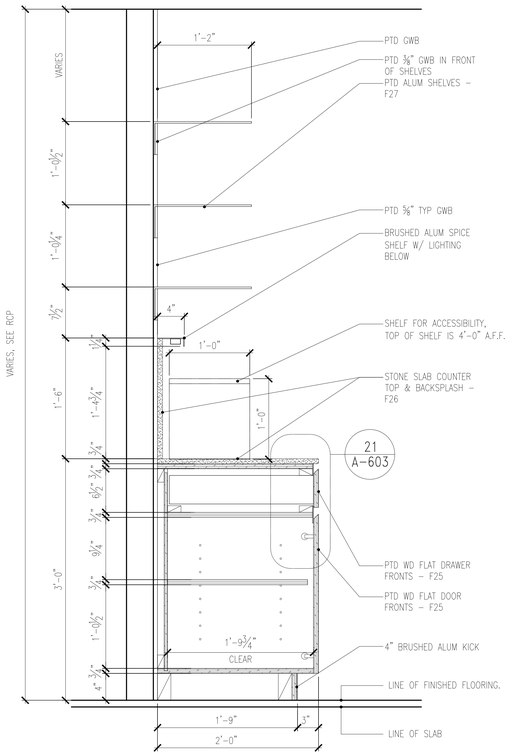
DWG TITLE
BATHROOM PLANS AND ELEVATIONS 2

NB#420655954

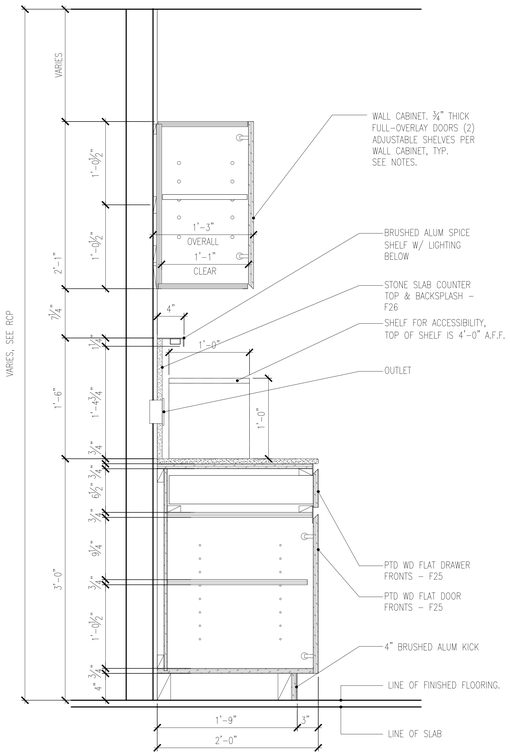
SEAL: REGISTERED ARCHITECT STEPHEN M. HILL 026034 NEW YORK

DATE: 10/12/2016
PROJECT #: 15412
SCALE: 1/2"=1'-0"
DWG NO. A-603.00

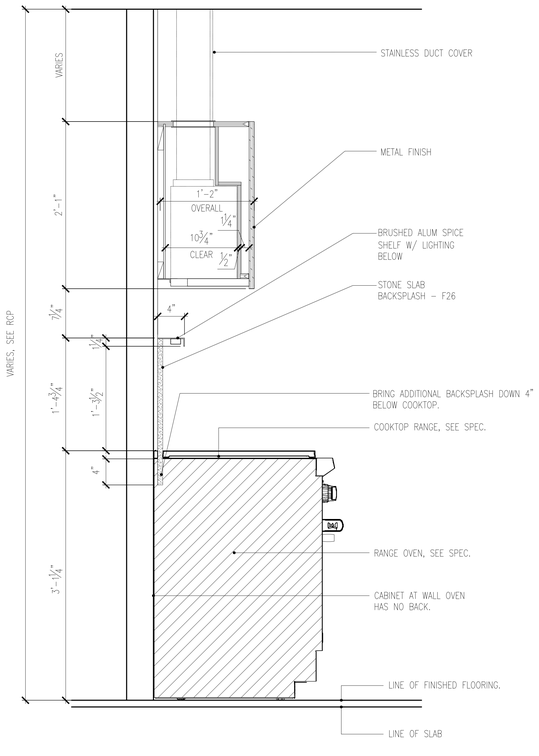
DEPT OF BLDGS 420655954 Job Number
E3546677817 Scan Code



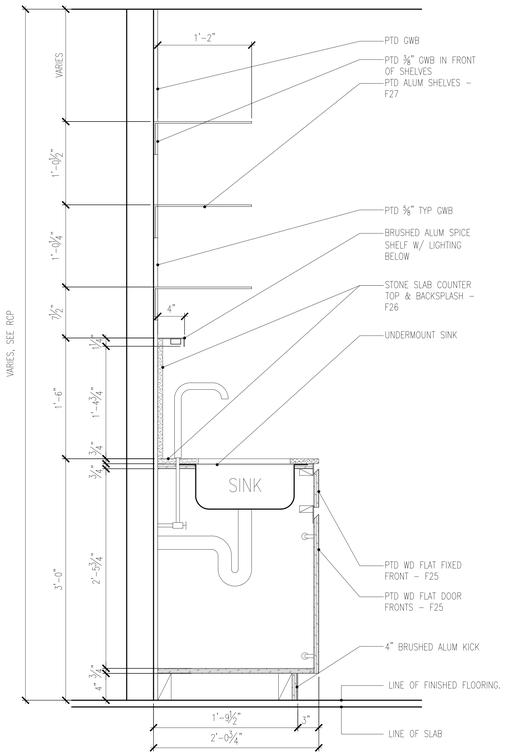
1 KITCHEN CABINETRY SECTION, SHELVING
SCALE: 1-1/2" = 1'-0"



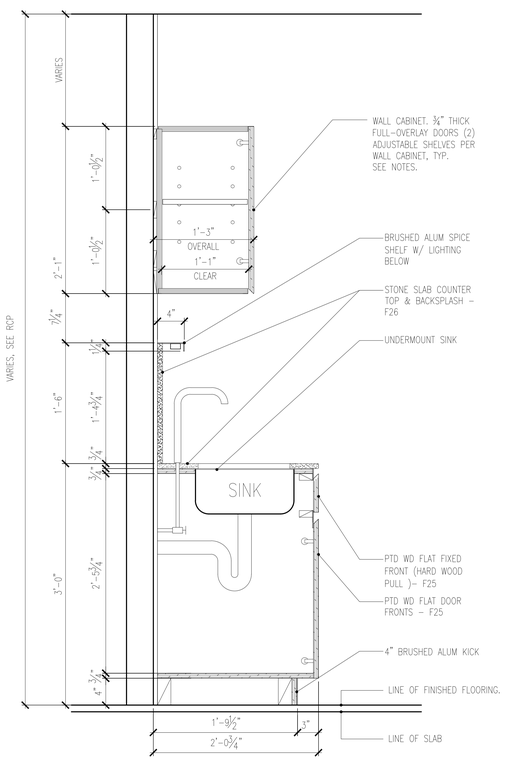
2 KITCHEN CABINETRY SECTION, DOORS
SCALE: 1-1/2" = 1'-0"



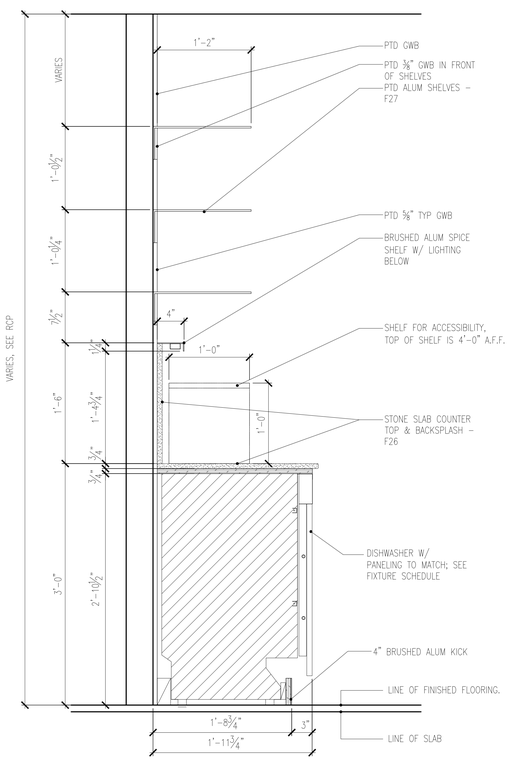
3 KITCHEN CABINETRY SECTION, RANGE/HOOD
SCALE: 1-1/2" = 1'-0"



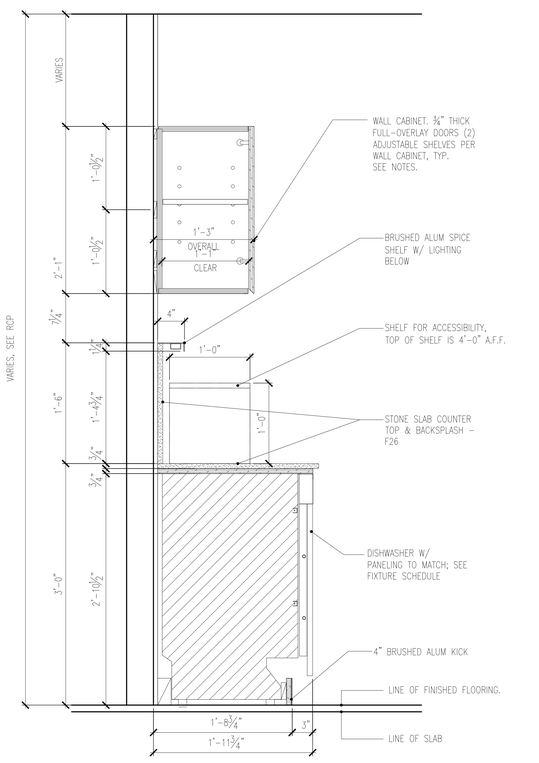
4 KITCHEN CABINETRY SECTION, SINK/SHELVING
SCALE: 1-1/2" = 1'-0"



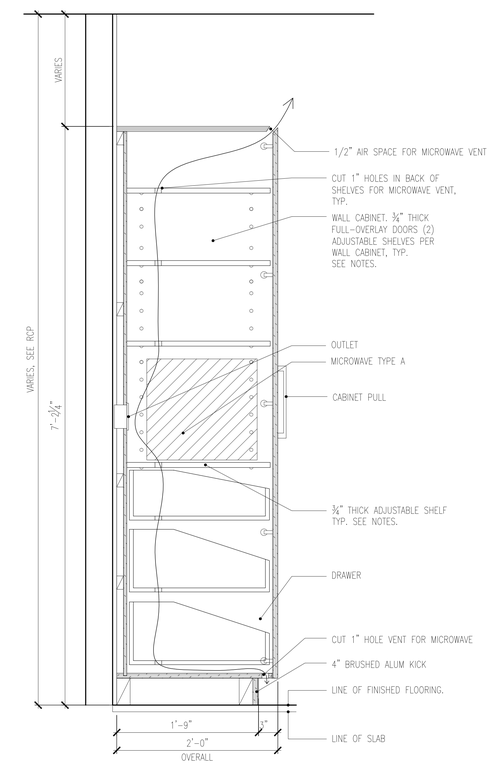
5 KITCHEN CABINETRY SECTION, SINK/DOORS
SCALE: 1-1/2" = 1'-0"



6 CABINETRY SECTION AT DISHWASHER/SHELVES
SCALE: 1-1/2" = 1'-0"

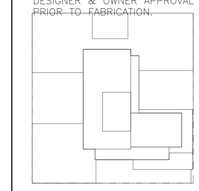


7 CABINETRY SECTION AT DISHWASHER/DOORS
SCALE: 1-1/2" = 1'-0"



8 KITCHEN CABINETRY SECTION, PANTRY
SCALE: 1-1/2" = 1'-0"

NOTES:
1. SUBMIT SHOP DRAWINGS AND MOCK-UPS FOR INTERIOR DESIGNER & OWNER APPROVAL PRIOR TO FABRICATION.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
QUEENS, NEW YORK 11101

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New York, NY 10004
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BISCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
KITCHEN DETAILS 1

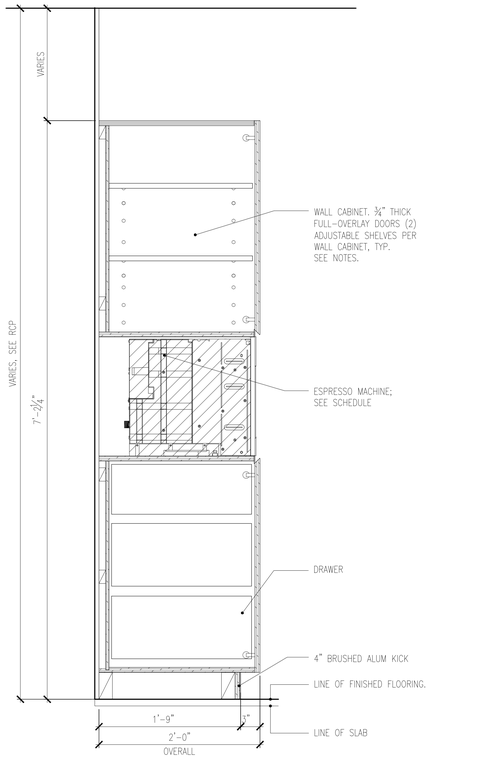
NB#420655954

SEAL: REGISTERED ARCHITECT STEPHEN M. GOLDSTEIN 026094 STATE OF NEW YORK

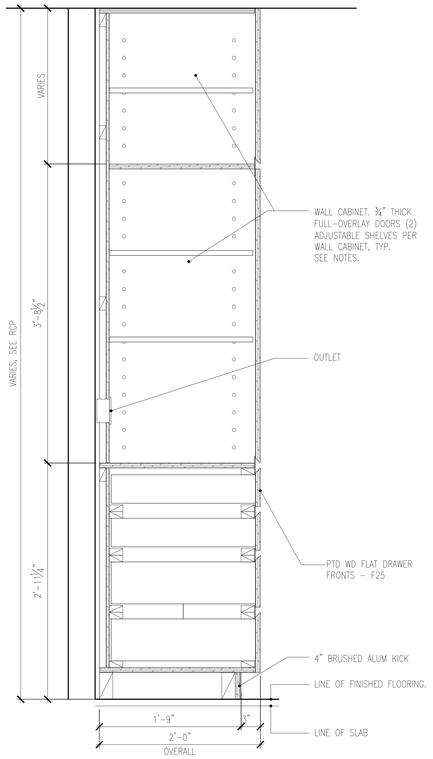
DATE:	10/12/2016
PROJECT #	15A12
SCALE:	1-1/2"=1'-0"
DWG NO.	A-650.00

87 OF 97

DEPT OF BLDGS 420655954 Job Number
B2016062400375 Scan Code



9 KITCHEN CABINETRY SECTION, PANTRY/ESPRESSO
SCALE: 1-1/2" = 1'-0"



10 KITCHEN CABINETRY SECTION, FULL-WALL
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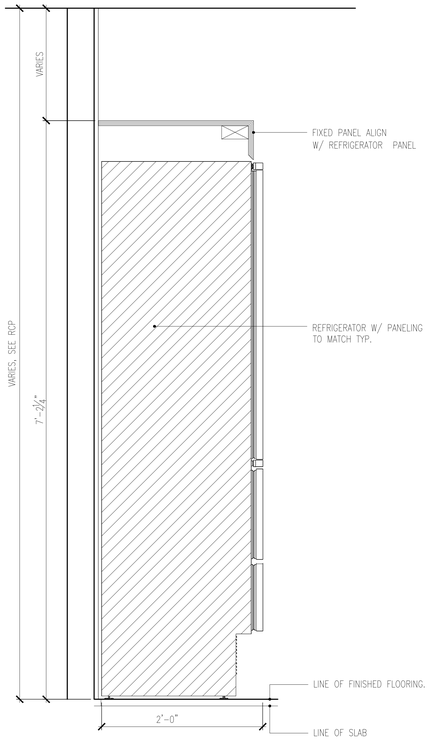

11 KITCHEN CABINETRY SECTION, REFRIGERATOR
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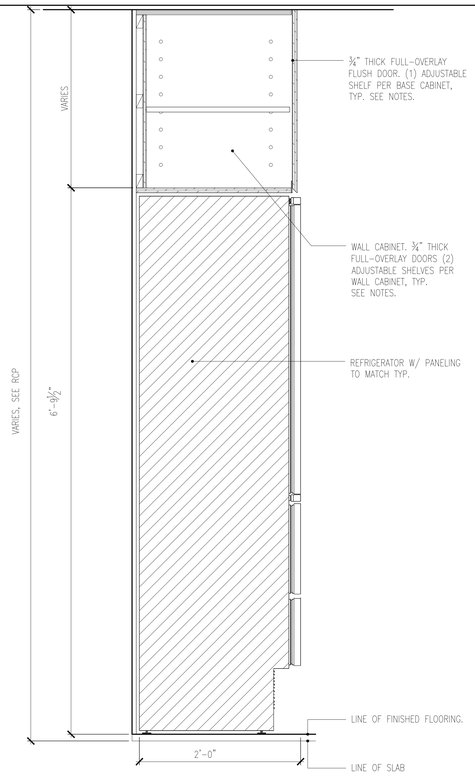
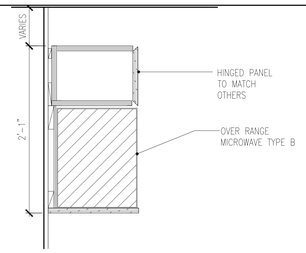
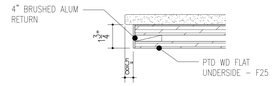


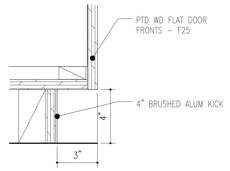
12 KITCHEN CABINETRY SECTION, REFRIGERATOR/DOORS
SCALE: 1-1/2" = 1'-0"



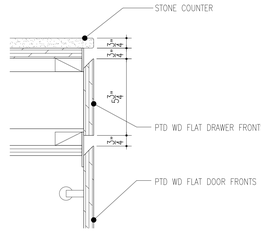
24 SECTION AT MICRO B
SCALE: 1-1/2" = 1'-0"



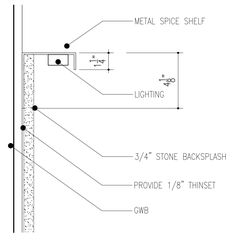
23 ALUM RETURN DETAIL
SCALE: 3"=1'-0"



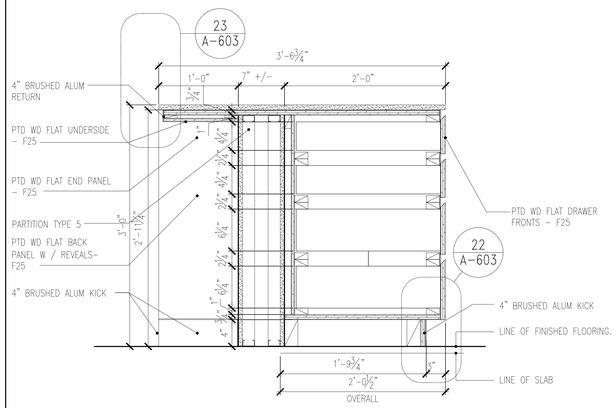
22 TOE KICK DETAIL
SCALE: 3"=1'-0"



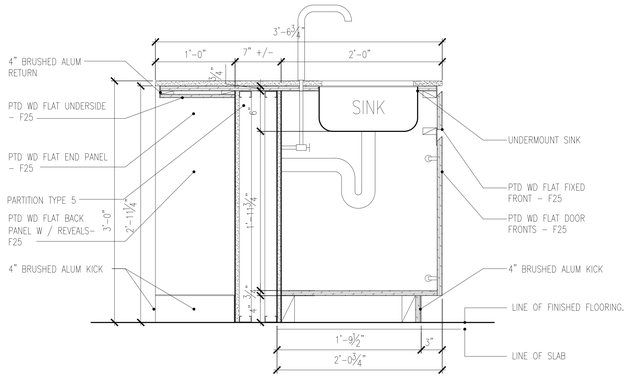
21 COUNTER DETAIL
SCALE: 3"=1'-0"



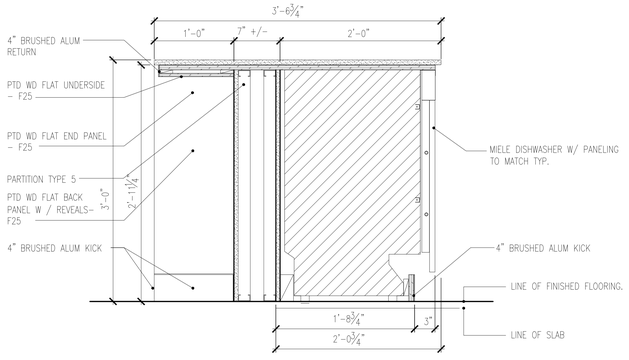
18 METAL SHELF
SCALE: 3"=1'-0"



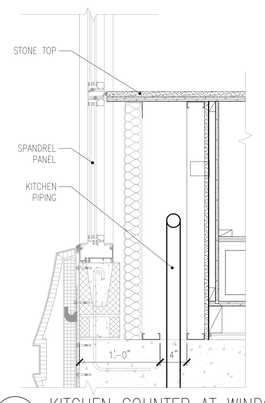
13 KITCHEN ISLAND, DRAWERS
SCALE: 1-1/2" = 1'-0"



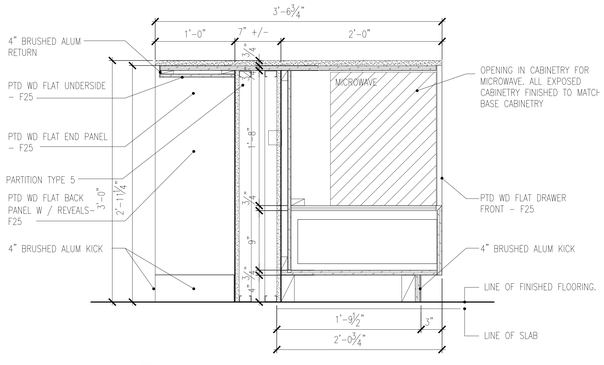
14 KITCHEN ISLAND, SINK
SCALE: 1-1/2" = 1'-0"



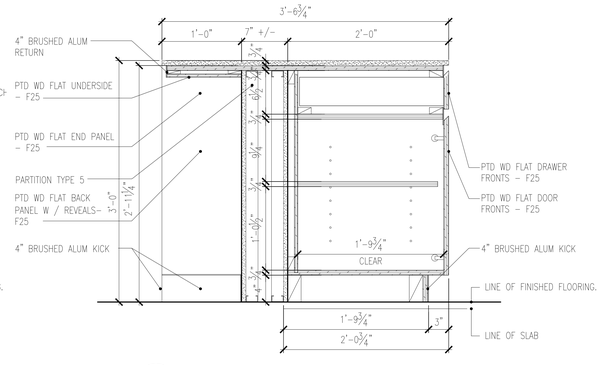
15 KITCHEN ISLAND, DISHWASHER
SCALE: 1-1/2" = 1'-0"



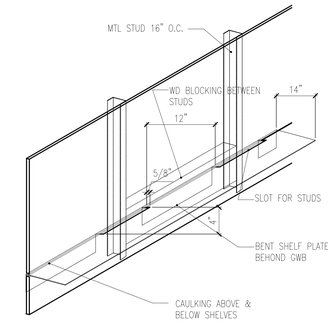
16A KITCHEN COUNTER AT WINDOW
SCALE: 1-1/2" = 1'-0"



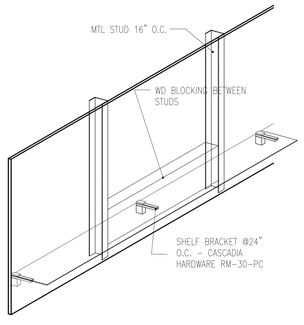
16 KITCHEN ISLAND, MICROWAVE CUBBY
SCALE: 1-1/2" = 1'-0"



17 KITCHEN ISLAND, DOORS
SCALE: 1-1/2" = 1'-0"

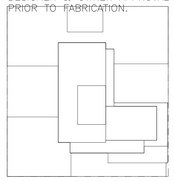


19 KITCHEN SHELVES–BASE SCOPE
SCALE: 1"=1'-0"



20 KITCHEN SHELVES–DEDUCT ALT 1
SCALE: 1"=1'-0"

NOTES:
1. SUBMIT SHOP DRAWINGS AND MOCK-UPS FOR INTERIOR DESIGNER & OWNER APPROVAL PRIOR TO FABRICATION.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
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PROJECT NAME: **COURT SQUARE**
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120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

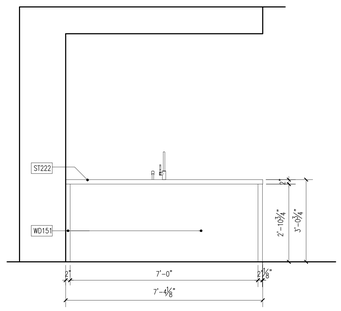
DWG TITLE
KITCHEN DETAILS 2

NB#420655954

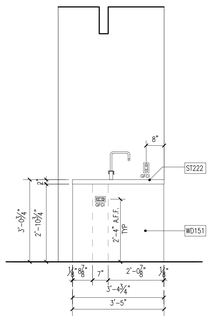
DATE: 10/12/2016
PROJECT #: 1541.0
SCALE: AS NOTED
DWG NO. A-651.00

DEPT OF BUILDINGS 420655954 Job Number

B00420655954 Scan Code



D ELEVATION D
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



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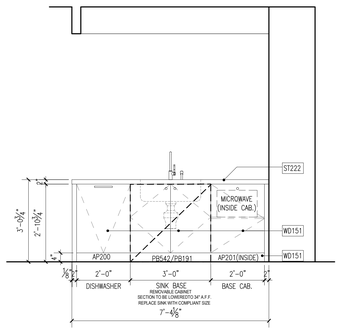
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



B ELEVATION B
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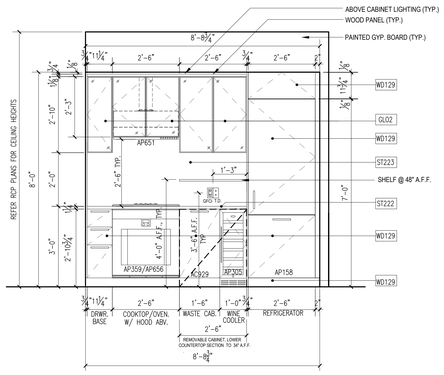
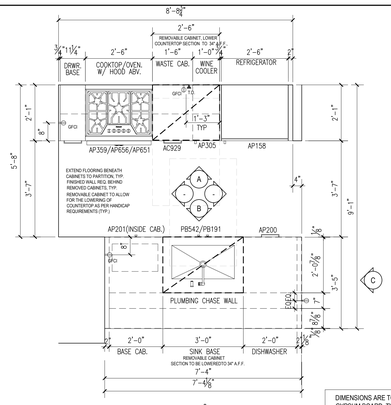


A ELEVATION A
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

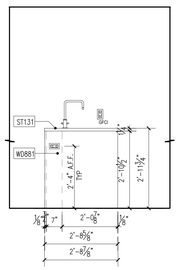


1 PLAN TYPE 01
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

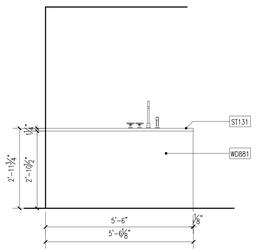
DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
8TH	5		A-109

NOTES:
1. SUBMIT SHOP DRAWINGS AND MOCK-UPS FOR INTERIOR DESIGNER & OWNER APPROVAL PRIOR TO FABRICATION.



D ELEVATION C
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



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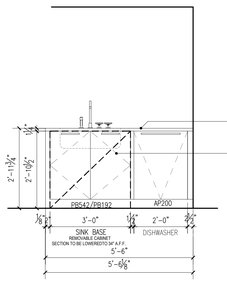
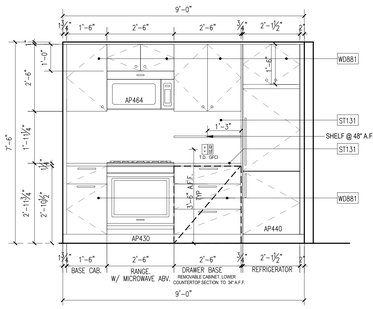
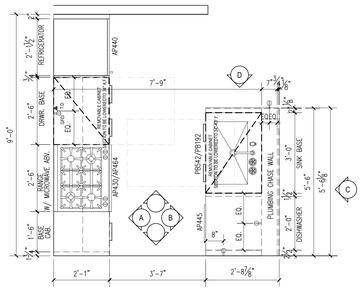
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



B ELEVATION B
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



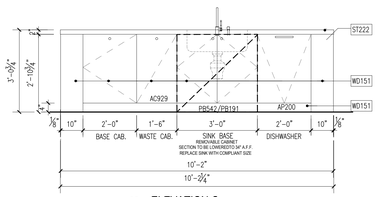
A ELEVATION A
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



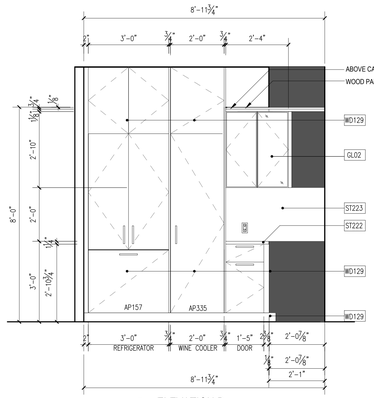
21 PLAN TYPE 21
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

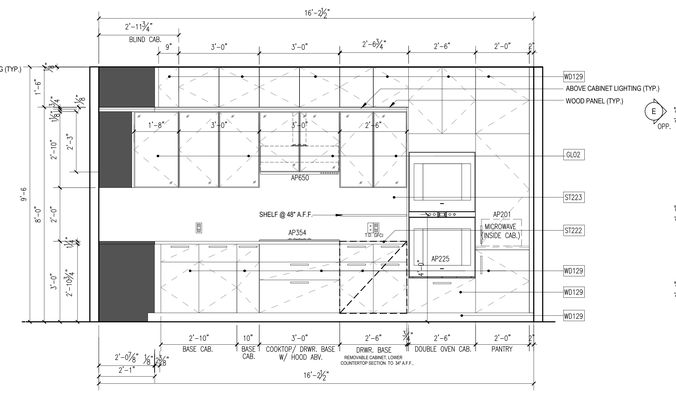
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-3RD	HH		A-103, A-104



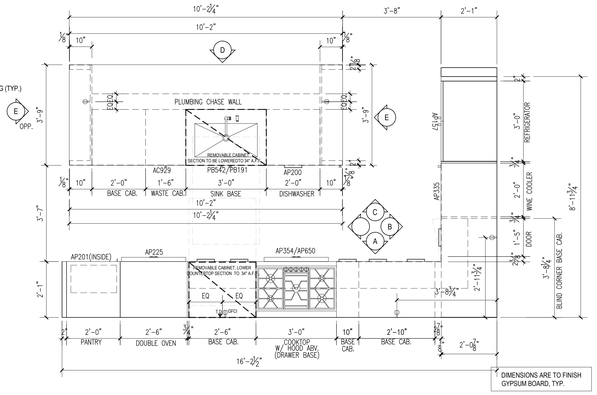
C ELEVATION C
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



B ELEVATION B
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



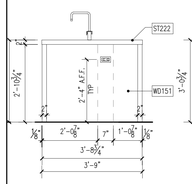
A ELEVATION A
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



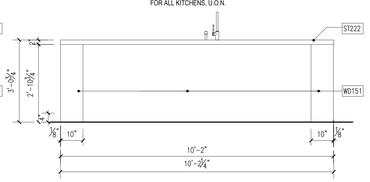
15 PLAN TYPE 15
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

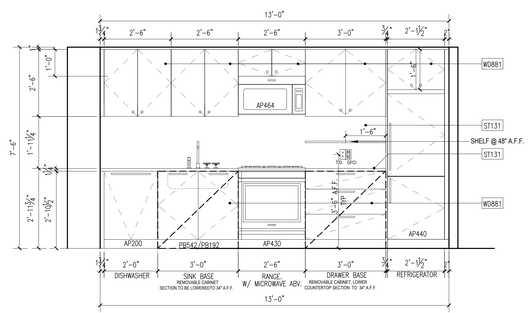
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
27TH	PH1		A-116



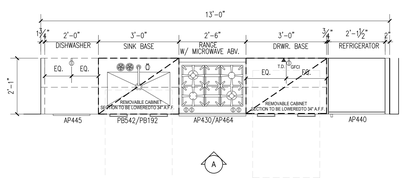
E ELEVATION E
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



D ELEVATION D
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



A ELEVATION A
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



22 PLAN TYPE 22
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-3RD	LL		A-103, A-104
4-5TH	FF		A-105, A-106

Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: 23-15 44 DRIVE
QUEENS, NEW YORK 11101

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New York, NY 10011
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
KITCHEN PLANS AND ELEVATIONS 1

NB#420655954

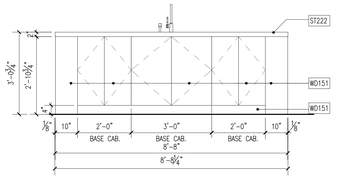
REGISTERED ARCHITECT NO. STEPHEN M. GOBOR NEW YORK

DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/2" = 1'-0"
DWG NO.	A-652.00

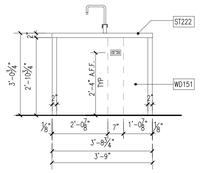
89 OF 97

DEPT OF BLDGS 420655954 Job Number

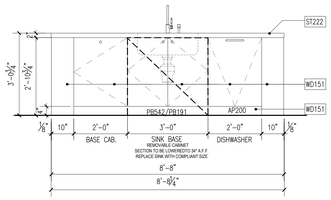
E3594612300528 Scan Code



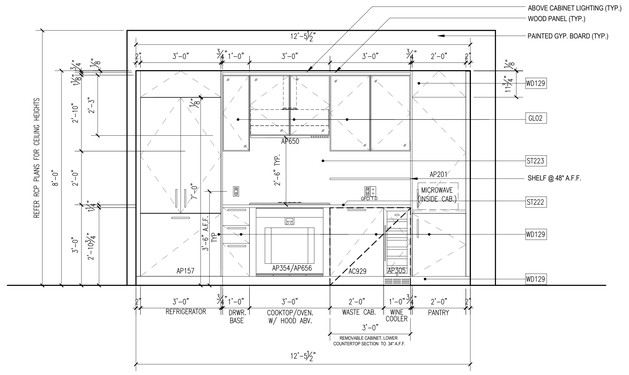
D ELEVATION D
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



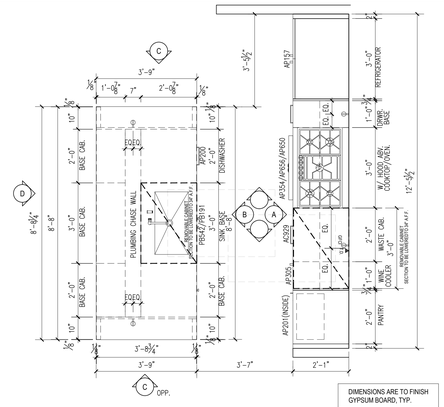
C ELEVATION C
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



B ELEVATION B
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



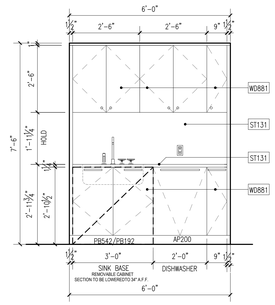
A ELEVATION A
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



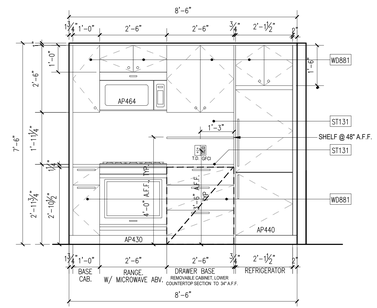
DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

13 PLAN TYPE 13
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

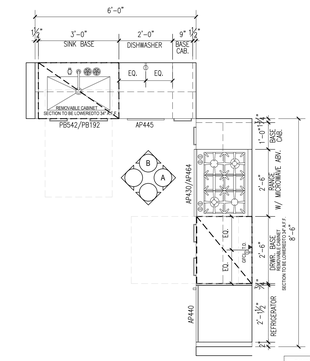
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
8TH	J		A-109



B ELEVATION B
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



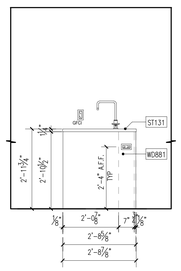
A ELEVATION A
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



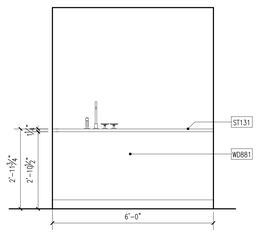
DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

18 PLAN TYPE 18
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

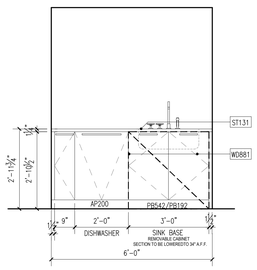
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-4TH	BB		A-103 TO A-105
2-4TH	GG	MIRRORED	A-103 TO A-105
5TH	GG	MIRRORED	A-106



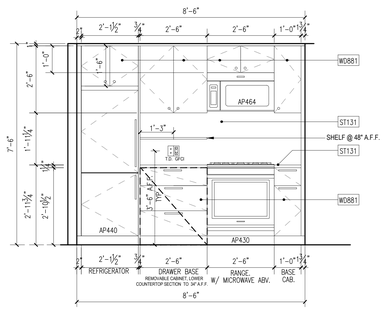
D ELEVATION D
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



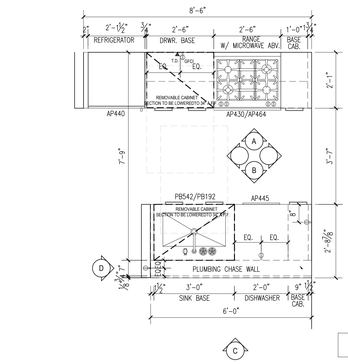
C ELEVATION C
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



B ELEVATION B
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



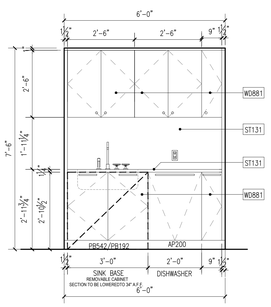
A ELEVATION A
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



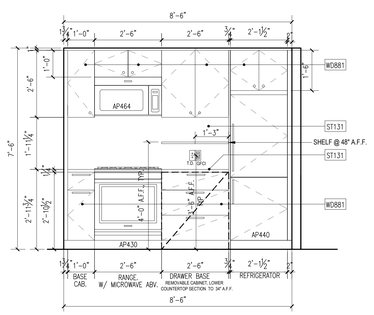
DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

19 PLAN TYPE 19
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

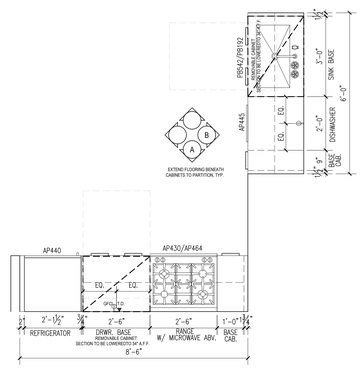
FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-5TH	DD		A-103 TO A-105
2-4TH	EE	MIRRORED	A-106
			A-103 TO A-105



B ELEVATION B
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.



A ELEVATION A
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

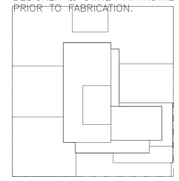


DIMENSIONS ARE TO FINISH GYPSUM BOARD, TYP.

17 PLAN TYPE 17
ALL NOTES, DIMENSION, & INFORMATION TYPICAL FOR ALL KITCHENS, U.O.N.

FLOOR	APARTMENT(S)	REMARKS (CHECK PLANS FOR ORIENTATION)	PLAN
2-5TH	AA		A-103 TO A-106

NOTES:
1. SUBMIT SHOP DRAWINGS AND MOCK-UPS FOR INTERIOR DESIGNER & OWNER APPROVAL PRIOR TO FABRICATION.



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

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DESIMONE
Consulting Engineers
18 West 18th Street, 10th FL,
New York, NY 10011
Tel (212) 532.2211 Fax (212) 481.6108

COSENTINI ASSOCIATES
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New York, NY 10121
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
KITCHEN PLANS AND ELEVATIONS 2

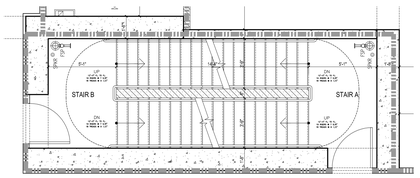
NB#420655954

REGISTERED ARCHITECT NO. 035,034 STEPHEN M. HILL NEW YORK

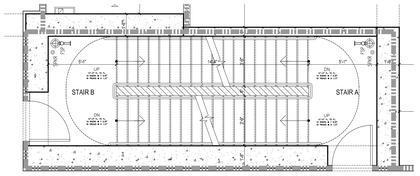
DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/2" = 1'-0"
DWG NO.	A-653.00

DEPT OF BUILDINGS 420655954 Job Number

E340604343 Scan Code



24 63RD THRU 65TH FLOOR PLAN
1/4" = 1'-0"



23 62ND FLOOR PLAN
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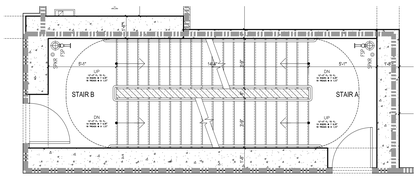

22 61ST FLOOR PLAN
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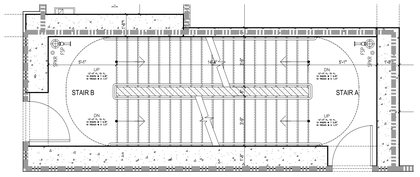
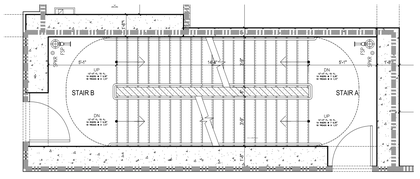


21 47TH THUR 60TH FLOOR PLAN
1/4" = 1'-0"



20 46TH FLOOR PLAN
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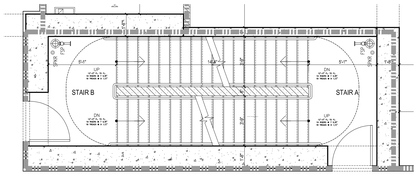

19 45TH FLOOR PLAN
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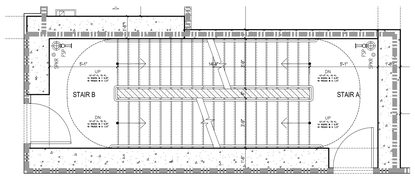

18 39TH THRU 44TH FLOOR PLAN
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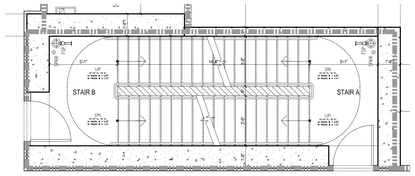
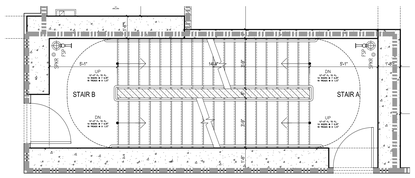
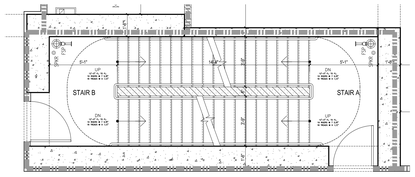


17 38TH FLOOR PLAN
1/4" = 1'-0"



16 37TH FLOOR PLAN
1/4" = 1'-0"



15 36TH FLOOR PLAN
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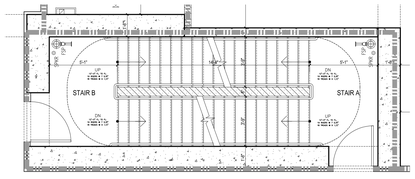

14 35TH FLOOR PLAN
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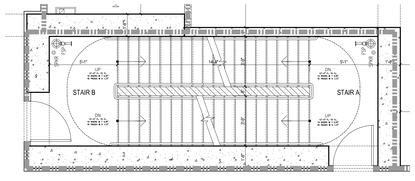

13 24TH THRU 34TH FLOOR PLAN
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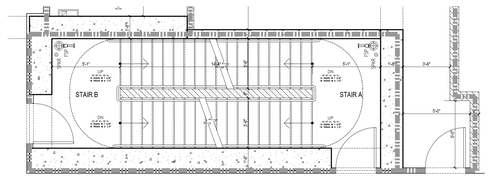

12 23RD FLOOR PLAN
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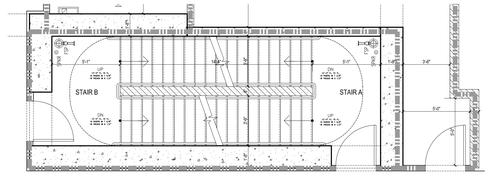

11 22ND FLOOR PLAN
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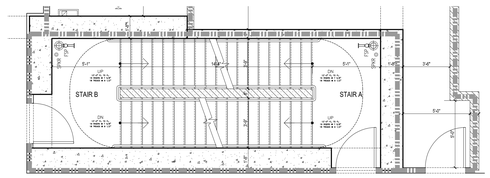

10 9TH THRU 21ST FLOOR PLAN
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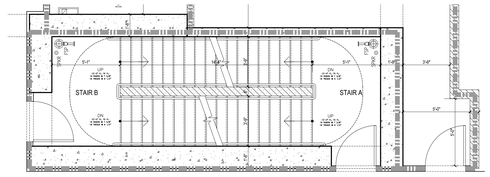
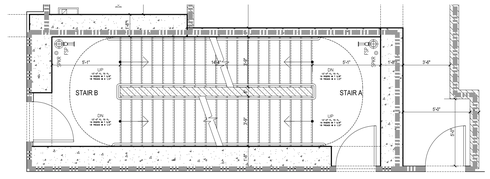
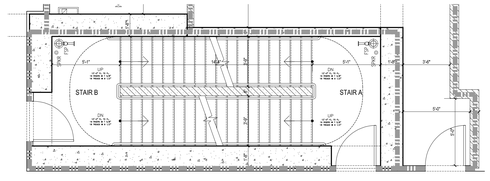


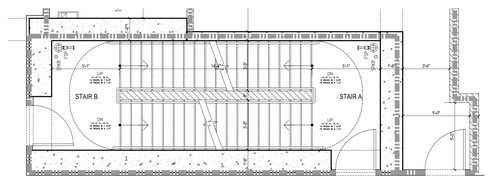
9 8TH FLOOR PLAN
1/4" = 1'-0"



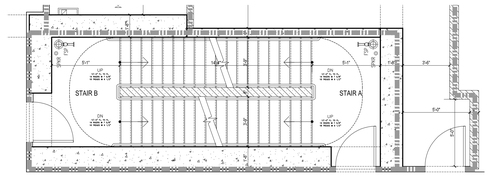
8 7TH FLOOR PLAN
1/4" = 1'-0"



7 6TH FLOOR PLAN
1/4" = 1'-0"



6 5TH FLOOR PLAN
1/4" = 1'-0"



5 4TH FLOOR PLAN
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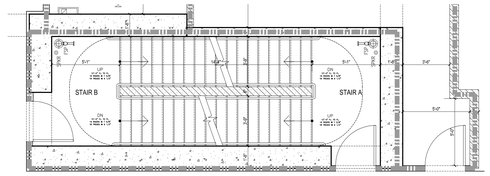
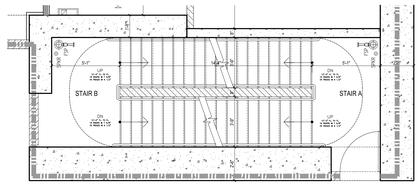
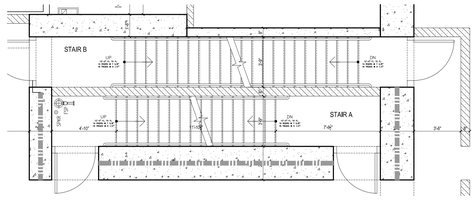


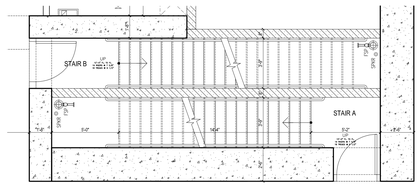
4 3RD FLOOR PLAN
1/4" = 1'-0"



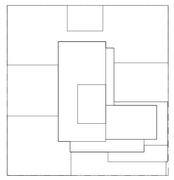
3 2ND FLOOR PLAN
1/4" = 1'-0"



2 1ST FLOOR PLAN
1/4" = 1'-0"



1 CELLAR FLOOR PLAN
1/4" = 1'-0"



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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DESIMONE
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COSENTINI ASSOCIATES
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

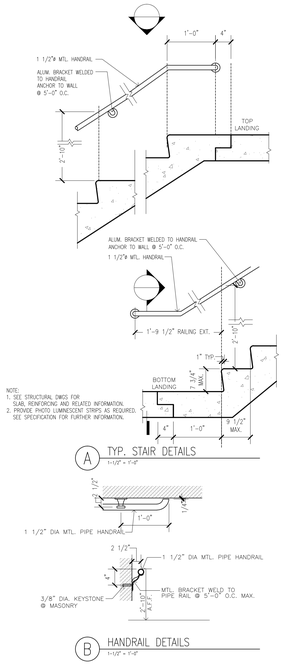
DWG TITLE:
STAIR A & STAIR B PLAN

NB#420655954

SEAL: REGISTERED ARCHITECT ED STEWART HILL 028624 STATE OF NEW YORK

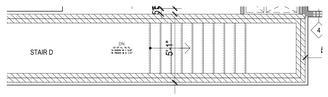
DATE: 10/12/2016
PROJECT #: 15412
SCALE: AS NOTED
DWG NO.: A-700.00

DEPT OF BUILDINGS 420655954 Job Number
E3523780047A3 Scan Code

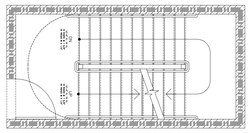


A TYP. STAIR DETAILS
1-1/2" = 1'-0"

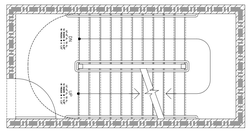
B HANDRAIL DETAILS
1-1/2" = 1'-0"



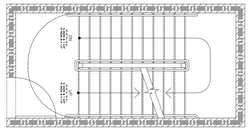
12 7TH FLOOR PLAN (STAIR D)
1/4" = 1'-0"



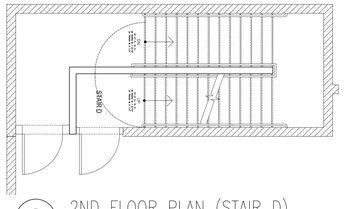
11 6TH FLOOR PLAN (STAIR D)
1/4" = 1'-0"



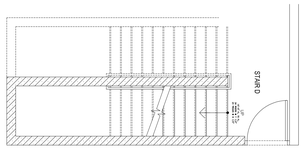
10 4TH THRU 5TH FLOOR PLAN (STAIR D)
1/4" = 1'-0"



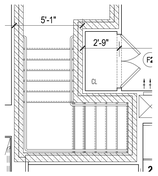
9 3RD FLOOR PLAN (STAIR D)
1/4" = 1'-0"



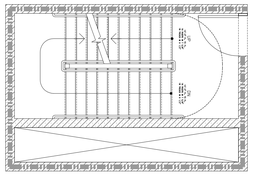
8 2ND FLOOR PLAN (STAIR D)
1/4" = 1'-0"



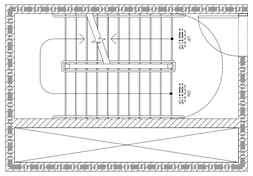
7 CELLAR FLOOR PLAN (STAIR D)
1/4" = 1'-0"



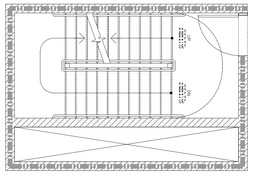
6 7TH FLOOR PLAN (STAIR C)
1/4" = 1'-0"



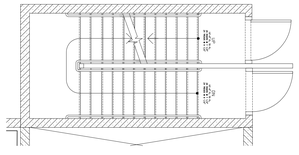
5 6TH FLOOR PLAN (STAIR C)
1/4" = 1'-0"



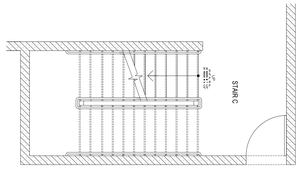
4 4TH THRU 5TH FLOOR PLAN (STAIR C)
1/4" = 1'-0"



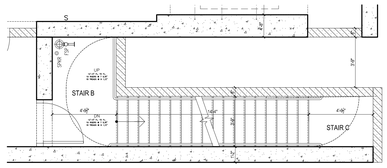
3 3RD FLOOR PLAN (STAIR C)
1/4" = 1'-0"



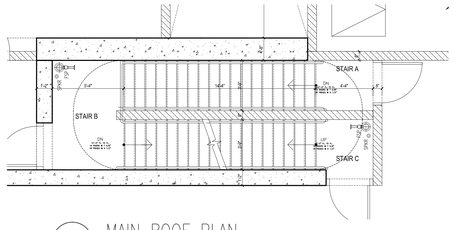
2 2ND FLOOR PLAN (STAIR C)
1/4" = 1'-0"



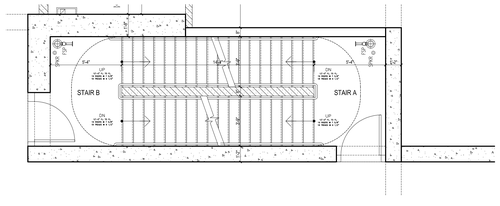
1 CELLAR FLOOR PLAN (STAIR C)
1/4" = 1'-0"



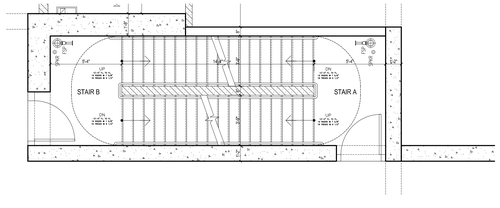
28 EMR PLAN
1/4" = 1'-0"



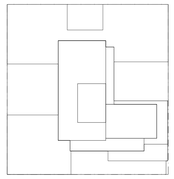
27 MAIN ROOF PLAN
1/4" = 1'-0"



26 67TH FLOOR PLAN
1/4" = 1'-0"



25 66TH FLOOR PLAN
1/4" = 1'-0"



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

ADDRESSES: **23-15 44 DRIVE**
QUEENS, NEW YORK 11101

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New York, NY 10004
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
STAIR A,B,C,D PLAN

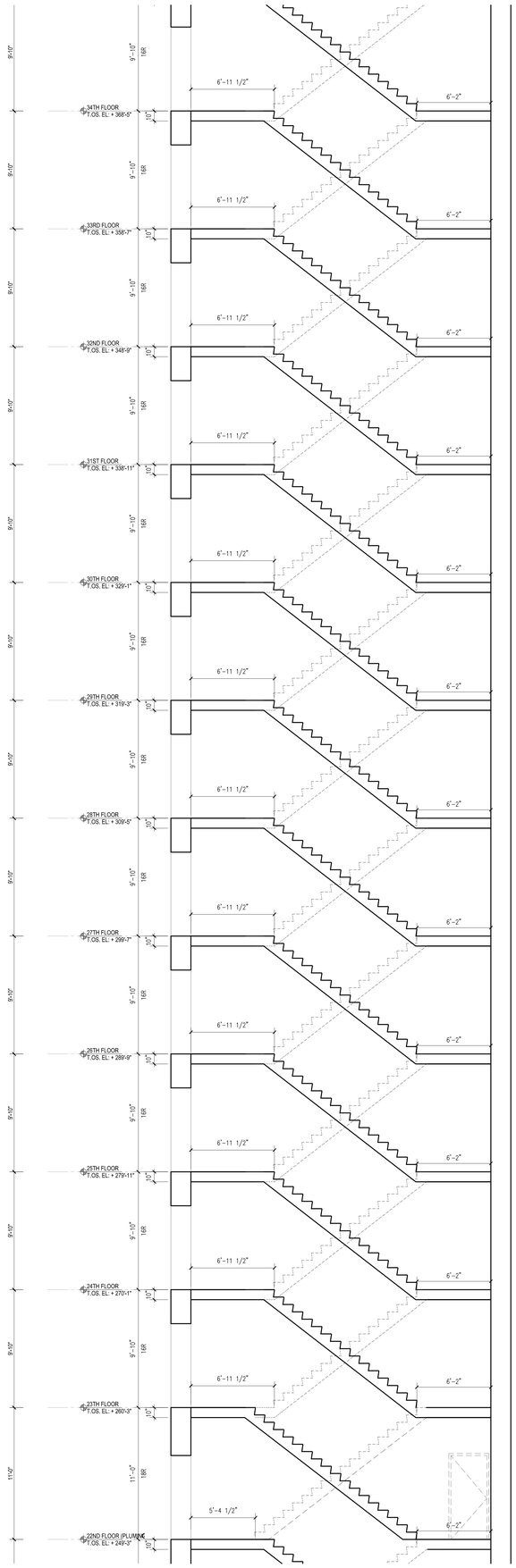
NB#420655954

SEAL: REGISTERED ARCHITECT STEPHEN HILL CORONA STATE OF NEW YORK

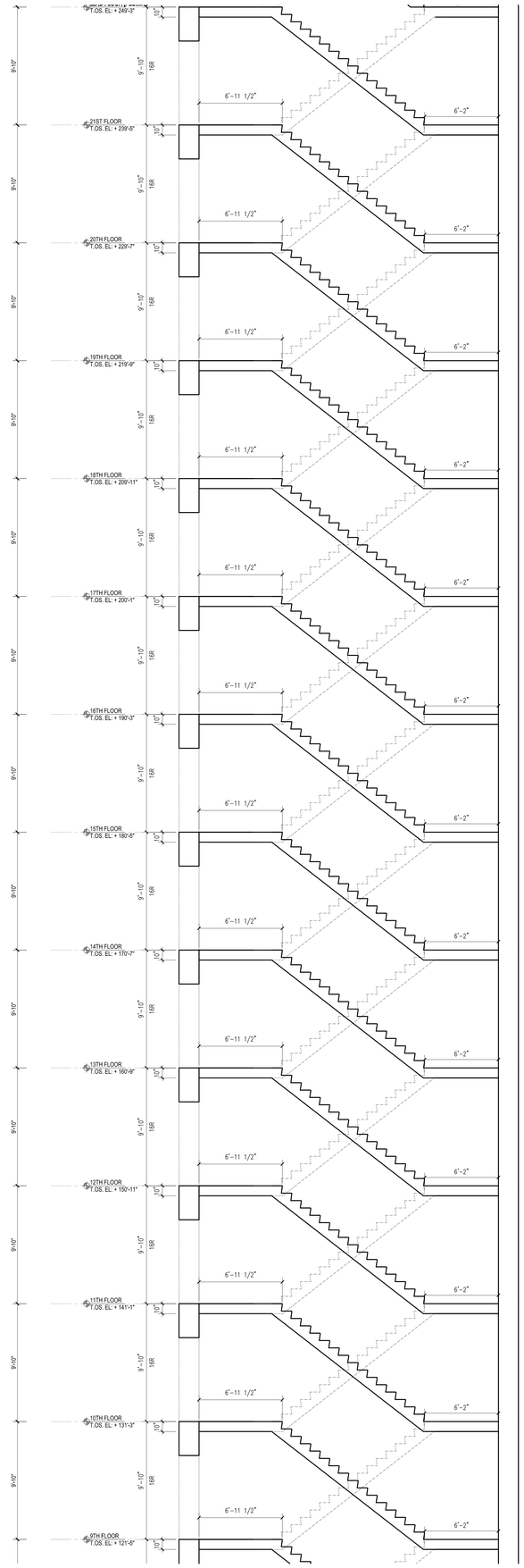
DATE:	10/12/2016
PROJECT #	1541/2
SCALE:	AS NOTED
DWG NO.	A-701.00

DEPT OF BUILDINGS 420655954 Job Number

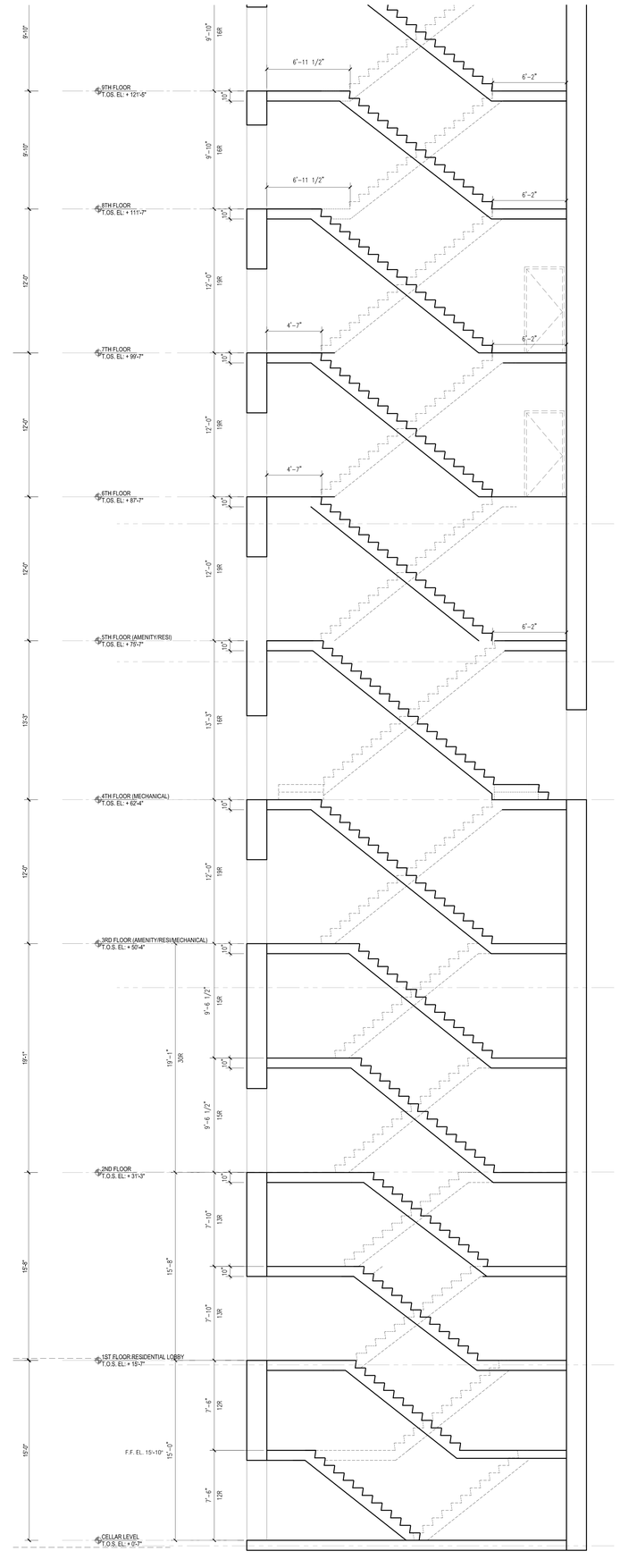
E352097754SI Scan Code



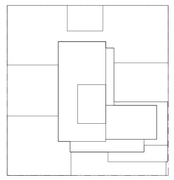
3 STAIR A & B SECTION
1/4" = 1'-0"



2 STAIR A & B SECTION
1/4" = 1'-0"



1 STAIR A & B SECTION
1/4" = 1'-0"



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	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
STAIR SECTION

NB#420655954

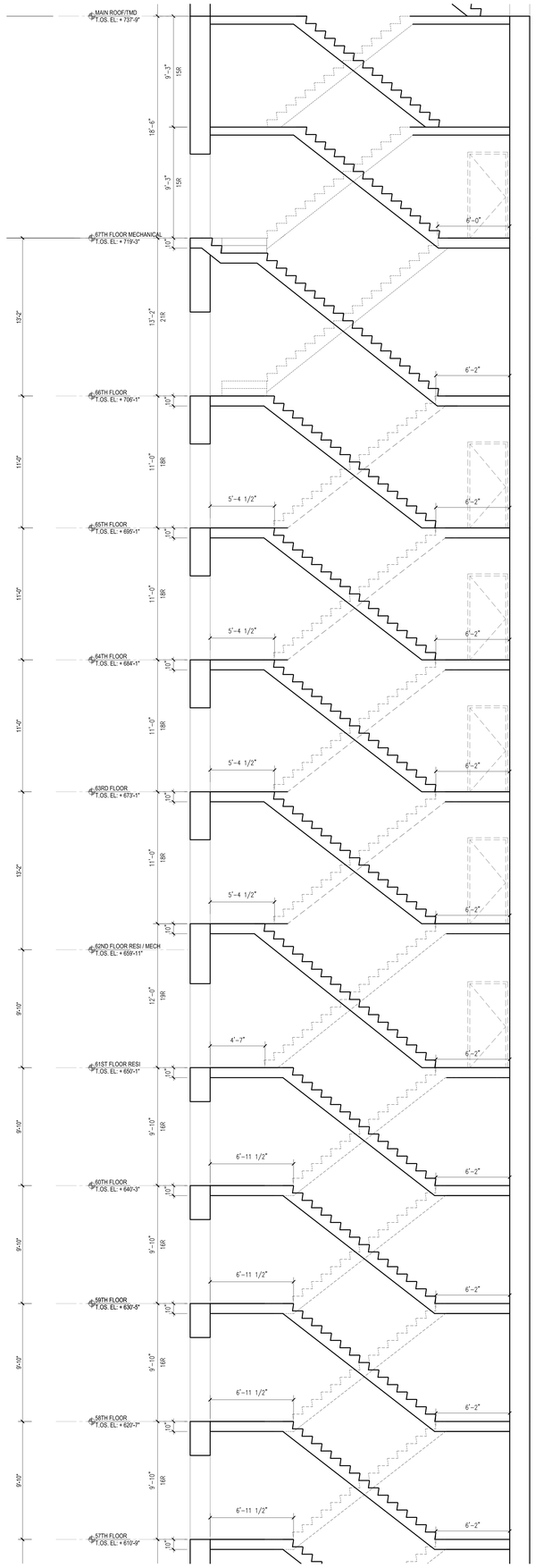
REGISTERED ARCHITECT
GEORGE STEPHEN HILL
No. 028258
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/4" = 1'-0"
DWG NO.	A-703.00

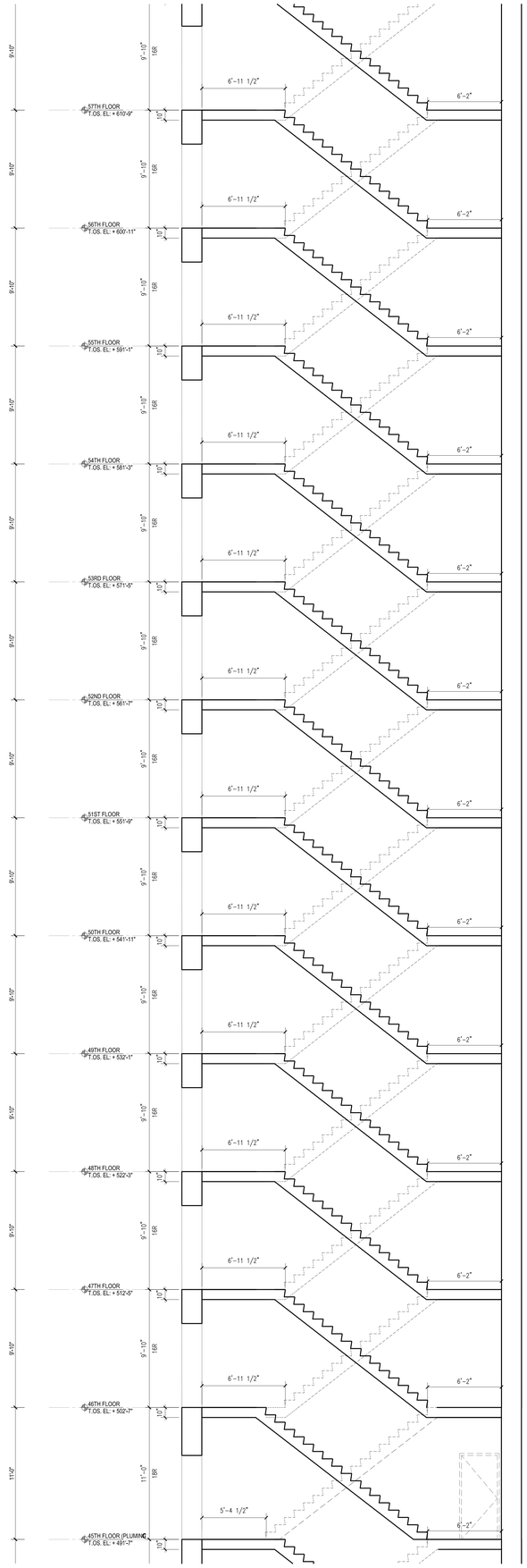
93 OF 97

DEPT OF BUILDINGS 420655954 Job Number

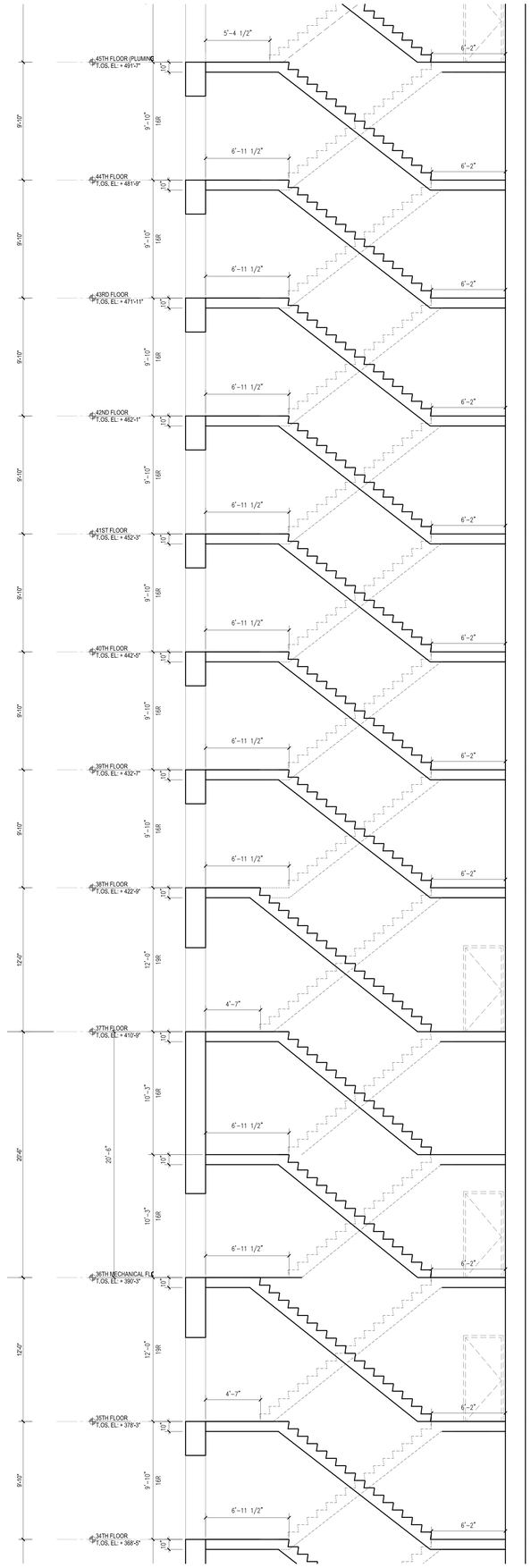
E553203323 Scan Code



3 STAIR A & B SECTION
1/4" = 1'-0"


57TH FLOOR
T.OS. EL: + 610'-9"
56TH FLOOR
T.OS. EL: + 600'-11"
55TH FLOOR
T.OS. EL: + 591'-1"
54TH FLOOR
T.OS. EL: + 581'-3"
53RD FLOOR
T.OS. EL: + 571'-5"
52ND FLOOR
T.OS. EL: + 561'-7"
51ST FLOOR
T.OS. EL: + 551'-9"
50TH FLOOR
T.OS. EL: + 541'-11"
49TH FLOOR
T.OS. EL: + 532'-1"
48TH FLOOR
T.OS. EL: + 522'-3"
47TH FLOOR
T.OS. EL: + 512'-5"
46TH FLOOR
T.OS. EL: + 502'-7"
45TH FLOOR (PLUMBING)
T.OS. EL: + 491'-7"
6'-11 1/2"
6'-2"
5'-4 1/2"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
11'-0"
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
9'-10"
16R
11'-0"
18R
10"

2 STAIR A & B SECTION
1/4" = 1'-0"


45TH FLOOR (PLUMBING)
T.OS. EL: + 491'-7"
44TH FLOOR
T.OS. EL: + 481'-9"
43RD FLOOR
T.OS. EL: + 471'-11"
42ND FLOOR
T.OS. EL: + 462'-1"
41ST FLOOR
T.OS. EL: + 452'-3"
40TH FLOOR
T.OS. EL: + 442'-5"
39TH FLOOR
T.OS. EL: + 432'-7"
38TH FLOOR
T.OS. EL: + 422'-9"
37TH FLOOR
T.OS. EL: + 410'-9"
36TH MECHANICAL FLR
T.OS. EL: + 390'-3"
35TH FLOOR
T.OS. EL: + 378'-3"
34TH FLOOR
T.OS. EL: + 366'-5"
6'-11 1/2"
6'-2"
5'-4 1/2"
4'-7"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
12'-0"
20'-6"
20'-6"
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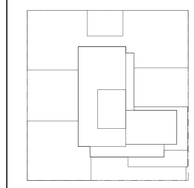
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
10"
10'-3"
16R
10'-3"
16R
12'-0"
19R
12'-0"
19R

1 STAIR A & B SECTION
1/4" = 1'-0"



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

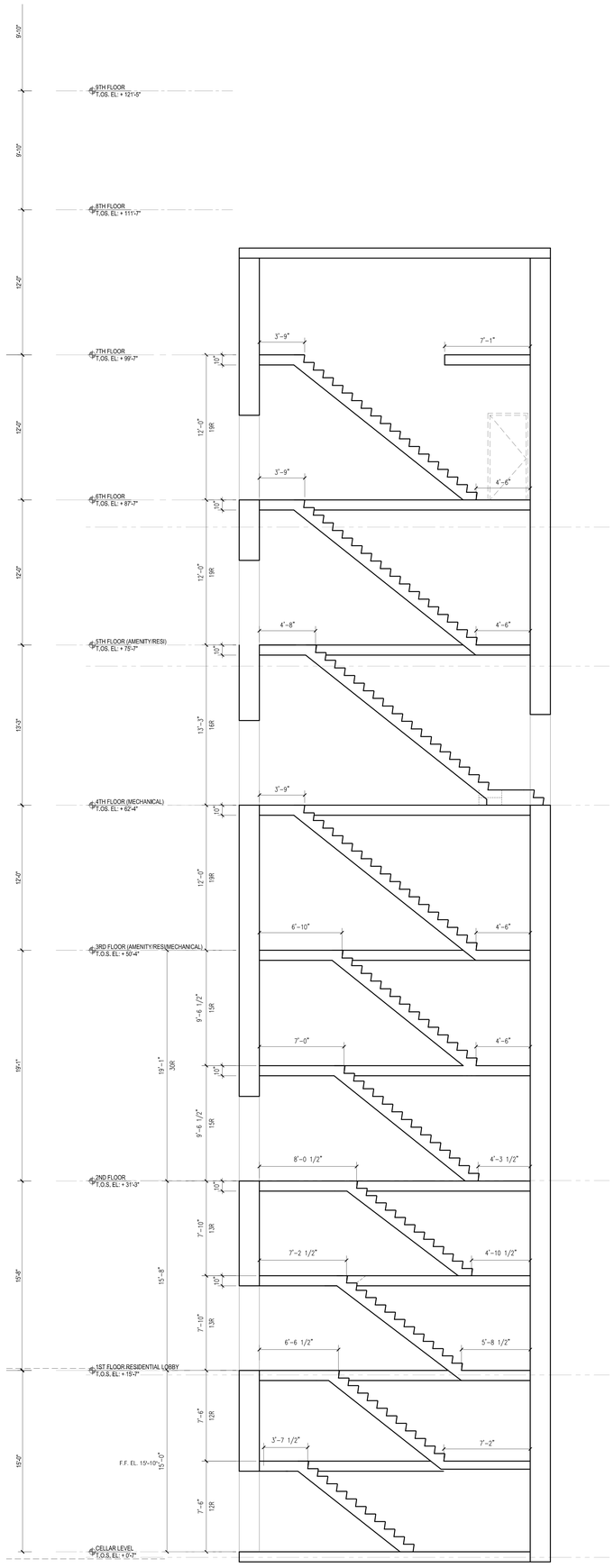
DWG TITLE

STAIR SECTION

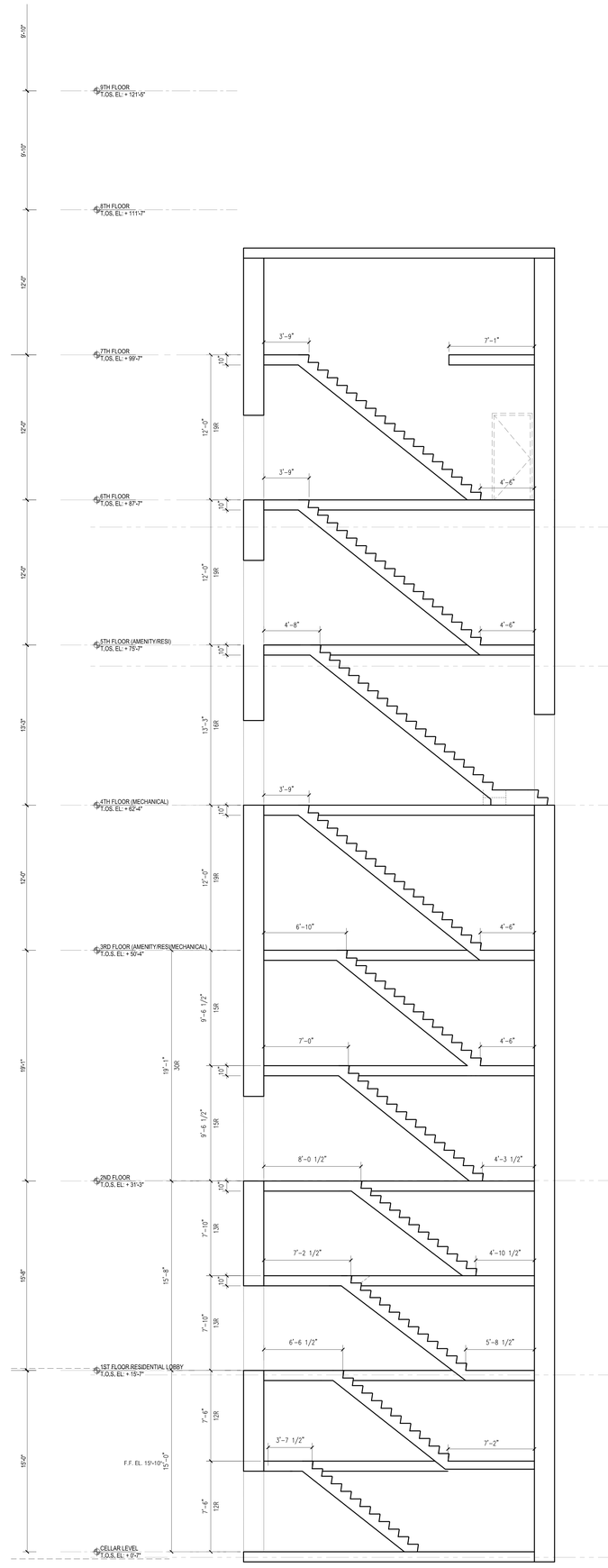
NB#420655954

SEAL: REGISTERED ARCHITECT ISO STEPHEN J. HILL 028024 STATE OF NEW YORK

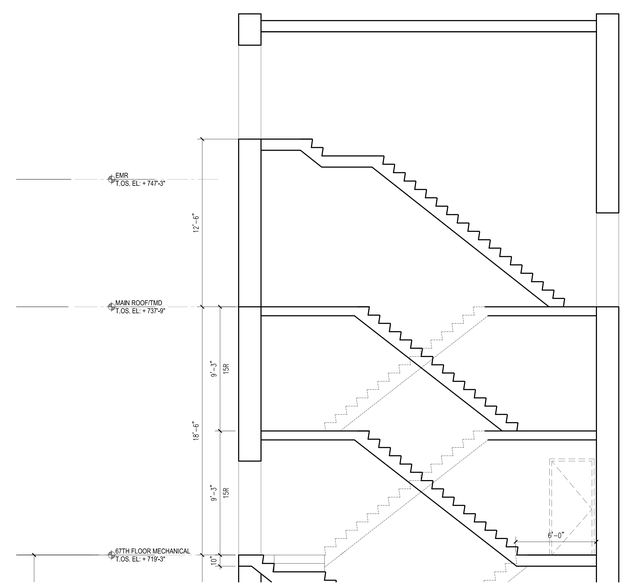
DATE:	10/12/2016
PROJECT #:	15412
SCALE:	1/4" = 1'-0"
DWG NO.:	A-704.00



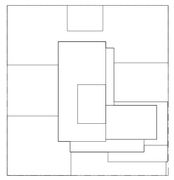
3 STAIR D SECTION
1/4" = 1'-0"



2 STAIR C SECTION
1/4" = 1'-0"



1 STAIR A & B SECTION
1/4" = 1'-0"



Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
STAIR SECTION

NB#420655954

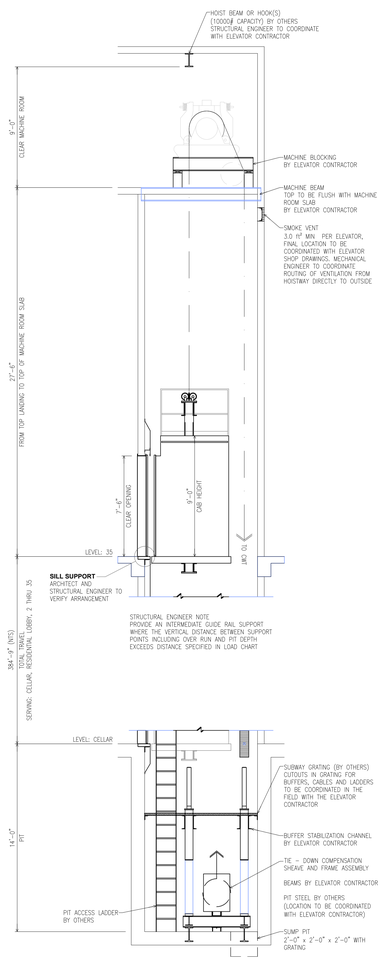
SEAL:
REGISTERED ARCHITECT
LEO STEPHEN HILL
STATE OF NEW YORK

DATE: 10/12/2016
PROJECT #: 15A12
SCALE: 1/4"= 1'-0"

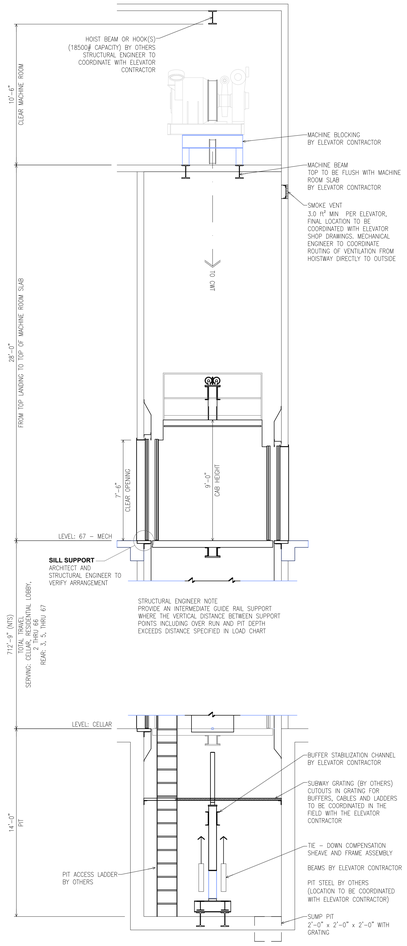
A-705.00
DWG NO.

95 OF 97

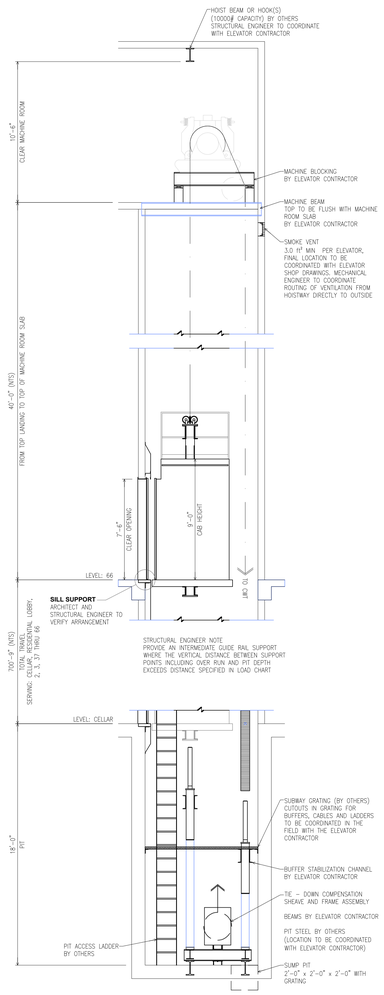
DEPT OF BUILDINGS 420655954 Job Number
E3508847D00 Scan Code



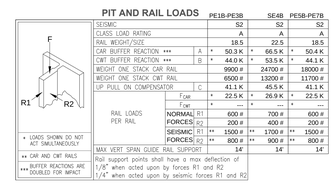
LOW RISE
PASSENGER ELEVATORS
PE1 THRU PE3
CLASS "A" LOADING
2500# @ 1200 FPM



SERVICE ELEVATORS
SE4
CLASS "A" LOADING
4000# @ 1200 FPM



HIGH RISE
PASSENGER ELEVATORS
PE5 THRU PE7
CLASS "A" LOADING
2500# @ 1400 FPM



PIT AND RAIL LOADS

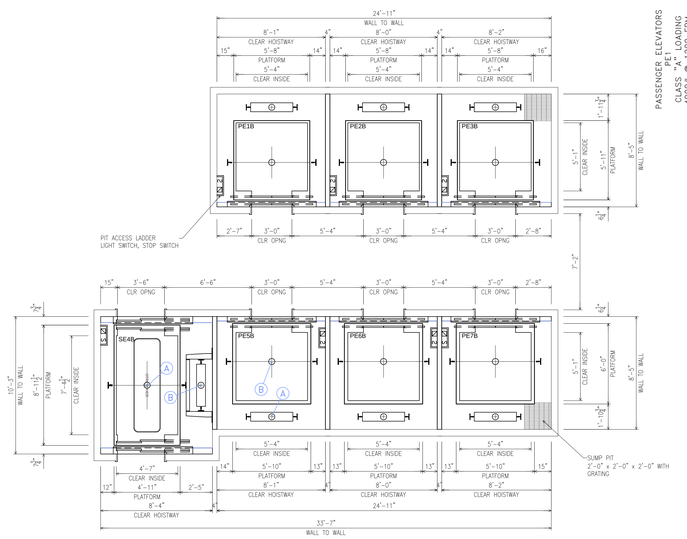
			PE1B-PE3B		SE4B		PE5B-PE7B
SEISMIC			S2		S2		S2
CLASS LOAD RATING			A		A		A
RAIL WEIGHT/SIZE			18.5		22.5		18.5
CAR BUFFER REACTION ***		A	* 50.3 K	*	66.5 K	*	50.4 K
CWT BUFFER REACTION ***		B	* 44.0 K	*	53.5 K	*	44.1 K
WEIGHT ONE STACK CAR RAIL			9900 #		24700 #		18000 #
WEIGHT ONE STACK CWT RAIL			6500 #		13200 #		11700 #
UP PULL ON COMPENSATOR		C	41.1 K		45.5 K		41.1 K
RAIL LOADS PER RAIL	F-per		* 22.5 K	*	26.9 K	*	22.5 K
	F-par		* ---	*	---	*	---
	NORMAL FORCES	R1	600 #		700 #		600 #
		R2	200 #		400 #		200 #
	SEISMIC FORCES	R1	** 1500 #	**	1700 #	**	1500 #
		R2	** 800 #	**	900 #	**	800 #
MAX VERT. SPAN GUIDE RAIL SUPPORT			14'		14'		14'

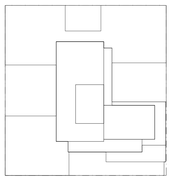
Rail support points shall have a max deflection of 1/8" when acted upon by forces R1 and R2 1/4" when acted upon by seismic forces R1 and R2

* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY

** CAR AND CWT RAILS

*** BUFFER REACTIONS ARE DOUBLED FOR IMPACT





Number:	Date:	Revision:
	10/12/2016	ISSUED FOR DOB
	02/05/2016	DOB FILING SET

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **COURT SQUARE**

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Tel (212) 532.2211 Fax (212) 481.6108

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New York, NY 10121
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

ELEVATOR

NB#420655954

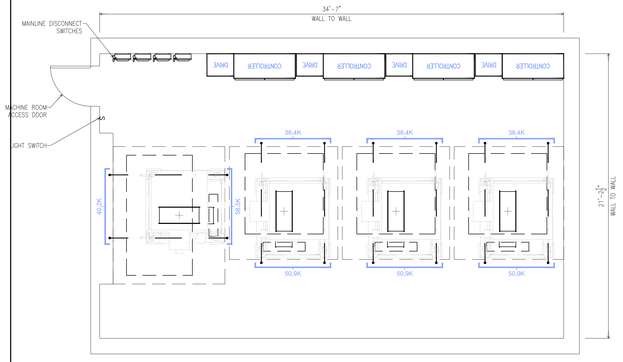
REGISTERED ARCHITECT
GEO STEPHEN HILL
No. 020804
STATE OF NEW YORK

DATE:	10/12/2016
PROJECT #:	15A10
SCALE:	1/4" = 1'-0"
DWG NO.	A-710.00

DEPT OF BLDGS 420655954 Job Number

E3571995137B Scan Code

NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

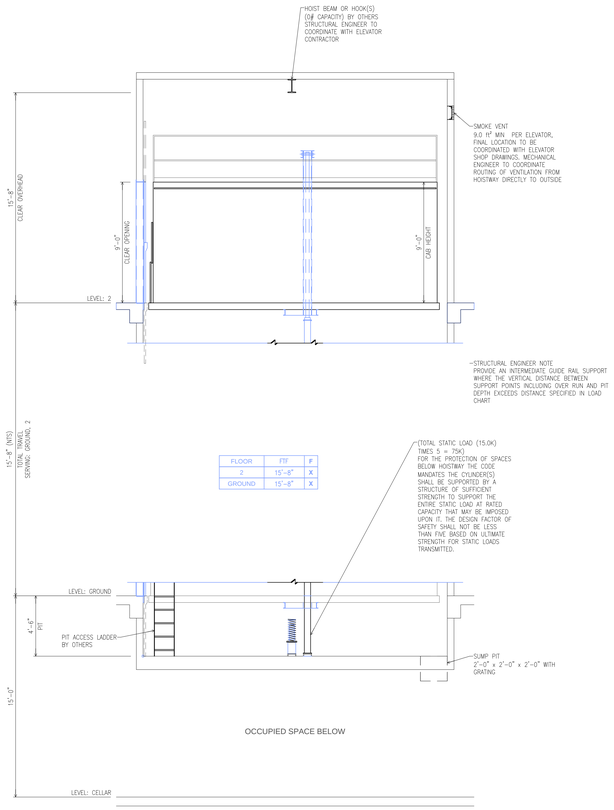


PASSENGER ELEVATORS
PE7, PE6, PE5
CLASS "A" LOADING
2000# @ 1400 FPM

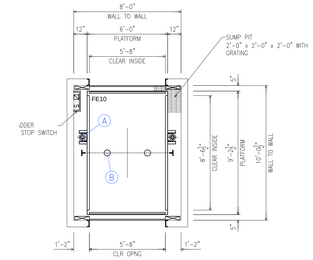
SERVICE ELEVATORS
SE4
CLASS "A" LOADING
4000# @ 1400 FPM

POWER AND VENTILATION / UNIT
POWER BASED ON: 208V 3-PHASE-60 HERTZ

	MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
PE5B-PE7B	80	236	590	34000
SE4B	100	133	334	42000



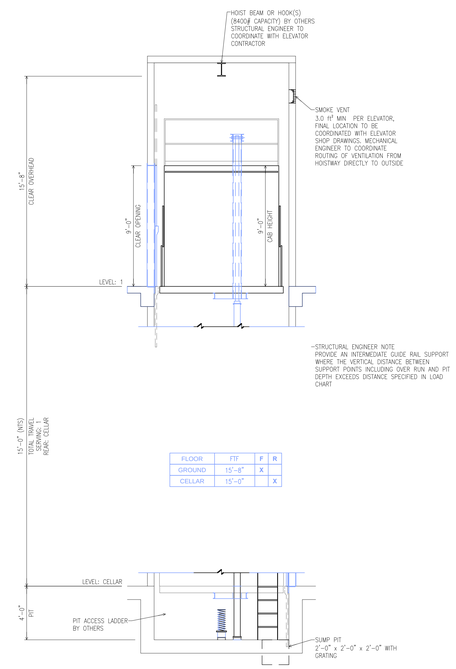
FLOOR	FTF	F
2	15'-8"	X
GROUND	15'-8"	X



PIT AND RAIL LOADS

			FE13
SEISMIC			S2
CLASS LOAD RATING			A
RAIL WEIGHT/SIZE			15
HYDRAULIC CYLINDER	A	*	13.9 K
CAR BUFFER REACTION ***	B	*	15.8 K
WEIGHT ONE STACK CAR RAIL			450 #
RAIL LOADS PER RAIL	NORMAL	R1	800 #
	FORCES	R2	1200 #
	SEISMIC	R1	** 1500 #
	FORCES	R2	** 800 #
MAX VERT SPAN GUIDE RAIL SUPPORT			9'

R1 R2
* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY
** CAR AND CWT RAILS
*** BUFFER REACTIONS ARE DOUBLED FOR IMPACT
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

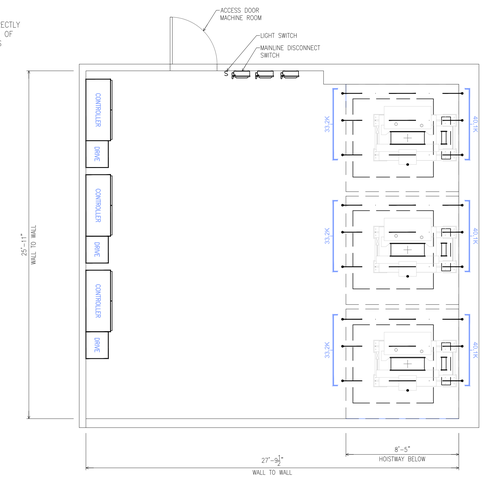


FLOOR	FTF	F	R
GROUND	15'-8"	X	
CELLAR	15'-0"		X

SERVICE ELEVATORS
FE10
CLASS "C1" LOADING
5000# @ 100 FPM

FREIGHT ELEVATORS
FE8, FE9
CLASS "B" LOADING
8000# @ 75 FPM

NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS



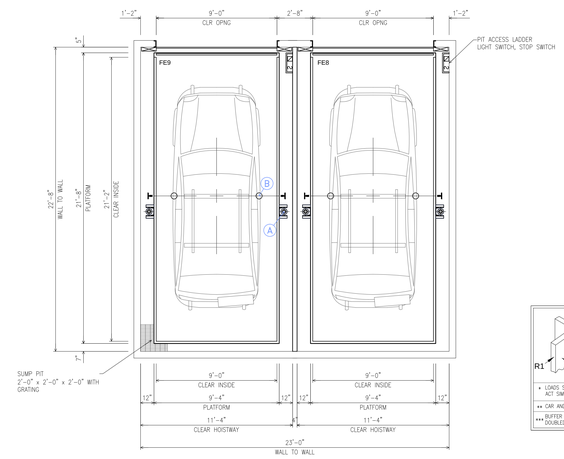
PASSENGER ELEVATORS
PE1B
CLASS "A" LOADING
4000# @ 1200 FPM

PASSENGER ELEVATORS
PE2, PE3, PE4
CLASS "A" LOADING
2500# @ 1200 FPM

POWER AND VENTILATION / UNIT
POWER BASED ON: 208/460V 3-PHASE-60 HERTZ

	MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
PE1B-3B	70	207 / 93	517 / 234	29000

FREIGHT ELEVATORS
FE8, FE9
CLASS "B" LOADING
8000# @ 75 FPM



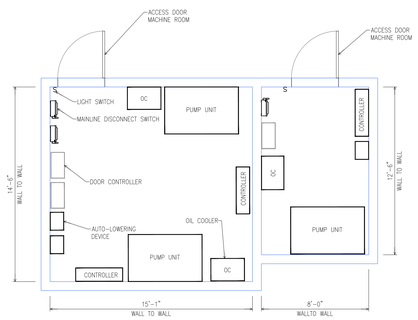
PIT AND RAIL LOADS

SEISMIC			S2
CLASS LOAD RATING			B
RAIL WEIGHT/SIZE			30.0
HYDRAULIC CYLINDER	A		30.0 K each
CAR BUFFER REACTION ***	B		32.5 K each
WEIGHT ONE STACK CAR RAIL			900 #
RAIL LOADS PER RAIL	NORMAL	R1	1000 #
	FORCES	R2	3200 #
	SEISMIC	R1	** 3200 #
	FORCES	R2	** 1600 #
MAX VERT SPAN GUIDE RAIL SUPPORT			5.5'

R1 R2
* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY
** CAR AND CWT RAILS
*** BUFFER REACTIONS ARE DOUBLED FOR IMPACT
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

FREIGHT ELEVATORS
FE8, FE9
CLASS "B" LOADING
8000# @ 75 FPM

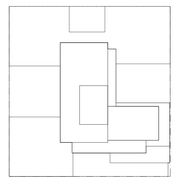
SERVICE ELEVATOR
FE10 LOADING
CLASS "C1" LOADING
5000# @ 100 FPM



PUMP / CONTROL ROOM
REMOTE @ CELLAR

POWER AND VENTILATION / UNIT
POWER BASED ON: 208/460V 3-PHASE-60 HERTZ

	MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
FE11 - FE12	60	180/85	540/250	27,500
FE13	50	175/75	510/220	23,000



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UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROPERTY OWNER LLC
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TEL. (718) 321.8652

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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

ELEVATOR

NB#420655954

REGISTERED ARCHITECT GOLD STEPHEN HILL 026204 NEW YORK

DATE:	10/12/2016
PROJECT #:	15A12
SCALE:	1/4"= 1'-0"
DWG NO.	A-711.00

97 OF 97

DEPT OF BLDGS 420655954 Job Number

ES401668069 Scan Code

GENERAL NOTES FOR UNDERPINNING AND EXCAVATION SHORING:

GENERAL

1. DELINEATION OF DESIGN AND SPECIAL INSPECTION RESPONSIBILITY:

   A. THE CONTRACT DRAWINGS SHOW THE DESIGN OF EXCAVATION SHORING AND DESIGN OF UNDERPINNING FOR THE SITE PERIMETER.

   B. IF THE CONTRACTOR PROPOSES AN ALTERNATIVE DESIGN OR MODIFICATIONS TO THE DESIGN:

i. THE ALTERNATIVE MUST DEMONSTRATE EQUIVALENCE IN TERMS OF LIMITING GROUND MOVEMENT TO THE SYSTEM SHOWN HEREON.

   ii. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL ENGINEER, TO PREPARE ALL SHORING AND UNDERPINNING DESIGN AND SHOP DRAWINGS.

   iii. THE CONTRACTOR SHALL OBTAIN AN APPROVAL FROM THE NYCT AND THE DOB FOR THE ALTERNATIVE DESIGN.

   iv. MINIMUM 4 WEEKS PRIOR TO START OF EXCAVATION, THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHORING AND UNDERPINNING CALCULATIONS AND SHOP DRAWINGS TO THE CONSTRUCTION MANAGER FOR REVIEW.

   C. IF THE CONTRACTOR ELECTS TO USE THE SHORING AND UNDERPINNING DESIGN SHOWN ON THESE DRAWINGS, THEN THE OWNER WILL PROVIDE SPECIAL INSPECTION OF SHORING AND UNDERPINNING. IF THE CONTRACTOR PROPOSES AN ALTERNATIVE DESIGN OR MODIFICATIONS TO THE DESIGN SHOWN,THEN THE CONTRACTOR SHALL ARRANGE FOR THE SPECIAL INSPECTION OF ALL EXCAVATION SHORING AND UNDERPINNING, CONFORMING TO THE FOLLOWING:

   i. THE CONTRACTOR SHALL RETAIN A QUALIFIED LICENSED PROFESSIONAL ENGINEER CERTIFIED BY THE NYC DOB FOR SPECIAL INSPECTIONS OF EXCAVATION SHORING AND UNDERPINNING.

   ii. PRIOR TO THE START OF EXCAVATION, THE CONTRACTOR SHALL PROVIDE THE CONSTRUCTION MANAGER WITH A COPY OF THE NYC DOB FORM TR–1 IDENTIFYING THE ENGINEER WHO WILL BE RESPONSIBLE FOR THE SPECIAL INSPECTIONS.

   D. THE CONTRACTOR SHALL PREPARE AND SUBMIT A SITE LOGISTICS PLAN TO THE NYCT FOR REVIEW AND APPROVAL PRIOR TO START OF WORK. SITE LOGISTICS PLAN SHALL INCLUDE LOCATION OF TOWER CRANE (IF ANY) AND RAMP.

2. ELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM.

3. BASE PLAN AND SECTIONS ARE COMPILED USING:

   A. SURVEY DRAWING PREPARED BY HAYNES LAND SURVEYORS, DATED 10–9–15.

   B. STRUCTURAL DRAWINGS PREPARED BY DESIMONE CONSULTING ENGINEERS, DATED 11–19–15.

   C. SUBWAY DRAWINGS FOR ROUTE NO. 50, DATED 1914 AND ROUTE NO. 107, DATED 1928.

4. PROPOSED FOUNDATIONS ARE SHOWN ON THESE SOE DRAWINGS FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION INFORMATION.

5. FOR SUBSURFACE INFORMATION, REFER TO "SUBSURFACE INVESTIGATION COURT SQUARE 2 – PHASE 2, LONG ISLAND CITY, NEW YORK" PREPARED BY MUESER RUTLEDGE CONSULTING ENGINEERS.

6. THE SOE DRAWINGS DO NOT ADDRESS SAFETY ISSUES RELATED TO THE EXCAVATION AND SHORING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND PROVIDE A SAFETY PLAN CONFORMING TO OSHA STANDARDS.

7. CONTRACTOR SHALL PROVIDE BARRIERS AND FENCING AROUND THE EXCAVATION PER NYC DOB AND DOT REQUIREMENTS.

8. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND CHECK FOR CLEARANCES PRIOR TO THE START OF WORK. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS TO THE CONSTRUCTION DETAILS SHOWN. CONFLICTS BETWEEN ACTUAL CONDITIONS AND DETAILS SHOWN SHALL BE BROUGHT TO THE CONSTRUCTION MANAGER'S ATTENTION FOR RESOLUTION.

9. EXCAVATION SHORING SHOWN IS DESIGNED FOR A UNIFORM VERTICAL CONSTRUCTION SURCHARGE OF 600 PSF AT STREET GRADE, EXCEPT NO SURCHARGE SHALL BE PERMITTED OVER THE TA VENT GRATINGS.

MATERIALS AND TESTING

10. ALL STRUCTURAL STEEL SHALL BE AS FOLLOWS:

   A. ALL WIDE FLANGE SECTIONS, STRUCTURAL TEES, AND ROLLED SECTIONS SHALL BE ASTM A572 OR ASTM A992, GRADE 50.

   B. STEEL PLATES AND WEDGES SHALL BE ASTM A36 OR BETTER.

11. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS, USING E–70 ELECTRODES, AND SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1. ALL WELDS SHALL BE VISUALLY INSPECTED BY THE ENGINEER RESPONSIBLE FOR THE SPECIAL INSPECTION OF EXCAVATION.

12. CONCRETE FOR HEEL BLOCKS, UNDERPINNING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

13. THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO:

   A. REVIEW TIME BETWEEN BATCHING AND PLACEMENT OF CONCRETE IN THE UNDERPINNING PIT; TIME SHALL NOT EXCEED 2 HOURS.

   B. MEASURE TEMPERATURE OF EACH BATCH OF CONCRETE. TEMPERATURE SHALL NOT EXCEED 90 DEGREES.

   C. PERFORM ONE AIR CONTENT TEST FOR EACH BATCH OF CONCRETE.

   D. PERFORM ONE SLUMP TEST FOR EACH BATCH OF CONCRETE.

   E. MAKE A SET OF 5 CYLINDERS EACH DAY CONCRETE IS CAST.

   F. PERFORM COMPRESSION TEST ON 1 CYLINDER AT 7 DAYS AND 1 AT 14 DAYS. IF THE DESIGN STRENGTH IS ACHIEVED AT 14 DAYS, NO FURTHER TESTING IS REQUIRED FOR THAT BATCH OF CYLINDERS, OTHERWISE TEST 2 CYLINDERS AT 28 DAYS. ONE CYLINDER SHALL BE SAVED FOR 56 DAY TESTING IF THE PREVIOUS CYLINDERS FAIL TO MEET DESIGN STRENGTH REQUIREMENT.

   G. PROVIDE TEST RESULTS TO THE CONSTRUCTION MANAGER.

   H. IF THE DESIGN STRENGTH REQUIREMENTS ARE NOT MET, THE CONTRACTOR SHALL PERFORM REMEDIATION AS DIRECTED BY THE CONSTRUCTION MANAGER, AT NO ADDITIONAL COST TO THE OWNER.

14. FLOWABLE FILL SHALL BE A MIXTURE OF SAND, CEMENT, FLYASH, WATER AND ADMIXTURES. MIX SHALL BE DESIGNED BY THE CONTRACTOR TO BE SELF COMPACTING DURING PLACEMENT, SET UP WITHIN SEVERAL HOURS, AND SHALL HAVE COMPRESSIVE STRENGTH AS DESCRIBED BELOW. CONTRACTOR SHALL SUBMIT FOR APPROVAL EACH MIX DESIGN INCLUDING 1, 3, 7, 14, 28 AND 56 DAY COMPRESSIVE STRENGTHS.

   A. FLOWABLE FILL FOR SOLDIER PILES (OPTIONAL) SHALL HAVE ADEQUATE COMPRESSIVE STRENGTH TO PREVENT THE DRILLED HOLE FROM COLLAPSING BUT BE HAND EXCAVATABLE IN THE FUTURE TO ALLOW THE INSTALLATION OF TIMBER LAGGING.

   B. FLOWABLE FILL FOR FILLING OVEREXCAVATIONS BELOW BASE SLAB IS INTENDED TO SUPPORT THE PROPOSED BUILDING BASE SLAB. THIS FLOWABLE FILL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 100 PSI AT 28 DAYS.

15. TIMBER LAGGING SHALL BE ROUGH CUT FULL SIZE, CONSTRUCTION GRADE, WITH A MINIMUM ALLOWABLE BENDING STRESS OF 1350 PSI.

16. DRY PACK SHALL CONSIST OF ONE PART CEMENT TO TWO PARTS SAND BY VOLUME. THE AMOUNT OF WATER SHALL BE JUST SUFFICIENT TO PRODUCE A MIXTURE WHICH WILL HOLD ITS SHAPE WHEN FORMED INTO A BALL BY HAND.

PROCEDURAL

17. PRIOR TO START OF SOLDIER PILE INSTALLATION, LOCATE AND FILL OR REMOVE ALL ABANDONED SIDEWALK VAULTS AND MANHOLES AS FOLLOWS:

   A. LOCATE ALL VAULTS BY MAKING EXPLORATORY HOLES IF NECESSARY. HOLES SHALL BE PLATED OVER AS NECESSARY.

   B. FILL THE ABANDONED VAULTS THROUGH HATCHES AND THE DRILLED HOLES, USING FLOWABLE FILL. FILL SHALL BE PUMPED UNTIL IT COMPLETELY FILLS THE VAULT MAKING FULL BEARING CONTACT WITH THE VAULT ROOF.

   C. TEMPORARILY RESTORE SIDEWALK AS REQUIRED.

18. INSTALL SOLDIER PILES IN PRE–DRILLED CASED HOLE AS FOLLOWS:

   A. DRILL A 20 INCH DIAMETER OPEN END STEEL CASING TO THE TIP ELEVATION SHOWN, REMOVING SOIL FROM WITHIN THE CASING USING AN AUGER. EXTERNAL FLUSH WILL NOT BE PERMITTED. USE OF A DOWN HOLE HAMMER WILL NOT BE PERMITTED EXCEPT IF REQUIRED TO PENETRATE AN OBSTRUCTION THAT CANNOT BE PENETRATED BY THE AUGER. USE OF DOWNHOLE HAMMER MUST BE APPROVED BY THE ENGINEER RESPONSIBLE FOR SPECIAL INSPECTION OF EXCAVATION AND THE NYCT INSPECTOR.

   B. PLACE H–BEAM IN CASED HOLE.

   C. FILL CASING WITH AN EXCAVATABLE FLOWABLE FILL OR SAND.

   D. WITHDRAW THE STEEL CASING.

   E. THE LOCATION OF SOLDIER PILE AT ANY DEPTH ABOVE FINAL EXCAVATION SUBGRADE SHALL BE WITHIN ±3" OF ITS THEORETICAL PLAN LOCATION.

19. MISCELLANEOUS WORK DURING EXCAVATION:

   A. EXISTING REMNANT FOUNDATION WALL SHALL BE DEMOLISHED IN STAGES. DO NOT UNDERMINE ADJACENT STRUCTURE OR SIDEWALK DURING DEMOLITION OF THE EXISTING REMNANT FOUNDATION WALL.

   B. UPON COMPLETION OF EXCAVATION TO BOTTOM OF EXISTING ADJACENT BUILDING FOOTINGS, PROTECT OR RESTORE EXISTING WATERPROOFING.

20. DURING UNDERPINNING:

   A. ONLY PITS HAVING THE SAME NUMERICAL DESIGNATION SHALL BE OPEN AT ANY ONE TIME. PITS OF THE SAME NUMERICAL DESIGNATION SHALL BE LOCATED A MINIMUM OF 20 FEET APART.

   B. PITS OF THE NEXT NUMERICAL DESIGNATION SHALL NOT BE EXCAVATED UNTIL ALL PITS OF THE PREVIOUS NUMERICAL DESIGNATION ARE WEDGED AND DRYPACKED.

   C. SEQUENCE UNDERPINNING WORK SUCH THAT PITS ARE EXCAVATED, CONCRETED AND DRYPACKED DURING THE SAME WORK WEEK. DO NOT LEAVE PITS OPEN OVER WEEK END OR HOLIDAYS.

   D. EXCAVATION BELOW BOTTOM OF EXISTING FOOTING SHALL BE BY SHOVELS. CAREFULLY HAND TRIM FACE OF CUT TO MINIMIZE UNDERMINING ADJACENT PORTIONS OF THE EXISTING FOOTING OR SLAB. PROVIDE TIMBER LAGGING AS SHOWN IN THE PIT SHORING DETAIL AND GENERAL NOTE 24A.

   E. ALL UNDERPINNING SHALL BEAR ON UNDISTURBED, DRY SUBGRADE. THE LAST SIX INCHES SHALL BE CAREFULLY EXCAVATED USING HAND SHOVEL TO MINIMIZE DISTURBANCE TO THE SOIL. THE ENGINEER RESPONSIBLE FOR THE SPECIAL INSPECTION OF UNDERPINNING SHALL INSPECT AND APPROVE THE SUBGRADE PRIOR TO CASTING CONCRETE.

   F. WEDGING/SHIMMING AND DRYPACKING SHALL OCCUR AFTER UNDERPINNING CONCRETE HAS CURED MINIMUM 18 HOURS.

21. EXCAVATION AND BACKFILLING:

   A. DO NOT EXCAVATE MORE THAN 2 FEET BEFORE INSTALLING TIMBER LAGGING. LEAVE 1–1/2" LOUVERS BETWEEN LAGGING BOARDS AND IMMEDIATELY BACKPACK VOIDS BEHIND THE LAGGING. WITHIN FIVE FEET OF THE SIDEWALK GRADE, LINE LOUVERS WITH HAY OR FILTER FABRIC TO ALLOW DRAINAGE OF SURFACE RUNOFF.

   B. IN FRONT OF SOLDIER PILES, DO NOT EXCAVATE MORE THAN TWO FEET BELOW CENTERLINE OF WALER PRIOR TO INSTALLING THE LATERAL BRACING. BEYOND THE WIDTH OF BERM SHOWN, DEEPER EXCAVATION MAY BE PERFORMED LEAVING A STABLE SLOPE (1:1.5).

22. LATERAL BRACING SHALL BE REMOVED AFTER THE FOUNDATIONS ARE CONSTRUCTED AND THE FOUNDATION CONCRETE HAS ACHIEVED COMPRESSIVE STRENGTH, AS SPECIFIED IN THE CONSTRUCTION SEQUENCE.

23. UPON COMPLETION OF FOUNDATION CONSTRUCTION TO STREET GRADE:

   A. ALL SOLDIER PILES SHALL BE CUT AND REMOVED TO 4 FEET BELOW SIDEWALK GRADE.

   B. ALL TIMBER LAGGING AND THE SOLDIER PILE BELOW 4 FEET SHALL REMAIN IN PLACE.

24. INSTRUMENTATION AND MONITORING REQUIREMENTS :

   A. OPTICAL SURVEY :

   i. THE TOP OF EVERY THIRD SOLDIER PILE SHALL BE OPTICALLY MONITORED FOR LATERAL AND VERTICAL MOVEMENT.

   ii. THE STREET CURBS ALONG THE SIDES OF THE EXCAVATION SHALL BE OPTICALLY MONITORED FOR SETTLEMENT. ESTABLISH ONE SETTLEMENT MONITORING POINT ON THE CURB AT ABOUT 25 FEET ON CENTERS.

   iii. ELEVATED R.R. STRUCTURE COLUMNS SHALL BE OPTICALLY MONITORED FOR LATERAL AND VERTICAL MOVEMENT.

   iv. ADJACENT BUILDING SHALL BE MONITORED FOR SETTLEMENT AND LATERAL MOVEMENT.

   v. TAKE BASELINE READINGS OF THE POINTS PRIOR TO INSTALLING SOLDIER PILES.

   vi. DURING EXCAVATION PERFORM OPTICAL MONITORING OF ALL POINTS AT LEAST THREE TIMES EACH WEEK.

   vii. UPON COMPLETION OF EXCAVATION AND UNTIL THE GROUND FLOOR OF THE BUILDING IS CONSTRUCTED, PERFORM READINGS ONCE PER WEEK.

   B. PIEZOMETERS :

   i. PROVIDE A MINIMUM OF TWO PIEZOMETERS TO VERIFY GROUNDWATER DRAWDOWN.

   ii. MONITOR PIEZOMETERS AT LEAST TWICE A WEEK TO CONFIRM WATER IS MAINTAINED AT LEAST 2 FEET BELOW THE ELEVATION OF THE LOWEST EXCAVATION OR AT TOP OF ROCK WHERE ROCK IS ABOVE EXCAVATION BOTTOM.

   C. SUBWAY MONITORING :

   i. PROVIDE SEISMOGRAPHS WITH REMOTE READOUTS, AT LOCATIONS SHOWN, TO MONITOR VIBRATIONS IN THE SUBWAY.

   ii. INSTALLATION OF SEISMOGRAPHS SHALL BE COORDINATED WITH THE NYCT.

   iii. MONITOR VIBRATIONS CONTINUOUSLY DURING PILE INSTALLATION AND ROCK REMOVAL WIHIN 50 FEET OF THE SUBWAY. LIMITS ON VIBRATION WITHIN NYCT STRUCTURES IS SHOWN ON NYCT GENERAL NOTE 10. IF VIBRATION LIMITS ARE EXCEEDED, THEN THE CONTRACTOR SHALL MODIFY PILE INSTALLATION OR ROCK REMOVAL PROCEDURES AS REQUIRED.

   D. ELEVATED R.R. STRUCTURE AND TA VENTS AND STAIRS MOVEMENT CRITERIA:

   i. IF SETTLEMENT REACHES $\frac{1}{8}$", IMMEDIATELY INFORM THE TA INSPECTOR AND INCREASE MONITORING FREQUENCY TO ONCE EACH WORK DAY.

   ii. IF SETTLEMENT REACHES $\frac{1}{4}$", IMMEDIATELY INFORM THE TA INSPECTOR AND STOP WORK.

   E. BUILDING MOVEMENT CRITERIA:

   i. IF THE BUILDING MOVEMENT REACHES $\frac{1}{2}$", IMMEDIATELY INFORM THE ENGINEER.

   ii. IF THE BUILDING MOVEMENT REACHES $\frac{3}{4}$", IMMEDIATELY INFORM THE ENGINEER AND STOP WORK. WORK SHALL RESUME UPON APPROVAL BY THE ENGINEER.

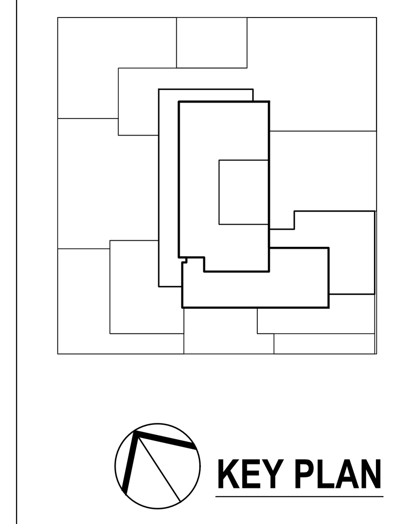
   F. PROVIDE A WRITTEN COPY OF ALL READINGS TO THE ENGINEER WITHIN 24 HOURS OF THE READINGS. ADD PLOTS OF ALL DATA VS TIME.

NOTES:

1. FOR NYCT GENERAL NOTES AND INSURANCE REQUIREMENTS, REFER TO DRAWING SOE–006.

LIST OF REQUIRED NYC DOB SPECIAL INSPECTIONS:

1. EXCAVATION – SHEETING, SHORING AND BRACING.
2. UNDERPINNING
3. SUBGRADE INSPECTION
4. DEEP FOUNDATION ELEMENTS



KEY PLAN

Number:	Date:	Revision:
-	5-20-2016	TA RESUBMITTAL
-	4-8-2016	ISSUED FOR BID
-	4-1-2016	TA RESUBMITTAL
-	2-5-2016	TA SUBMITTAL

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQAURE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **2 COURT SQUARE**

ADDRESSES: 2 COURT SQUARE
QUEENS, NEW YORK 11101

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
SUPPORT OF EXCATION
GENERAL NOTES

SEAL & SIGNATURE:
STATE OF NEW YORK — WALTER E. KAECK — No. 072575-1 — LICENSED PROFESSIONAL ENGINEER

DATE: 02-05-2016
PROJECT #: 12634
SCALE: 3/32"=1'-0"

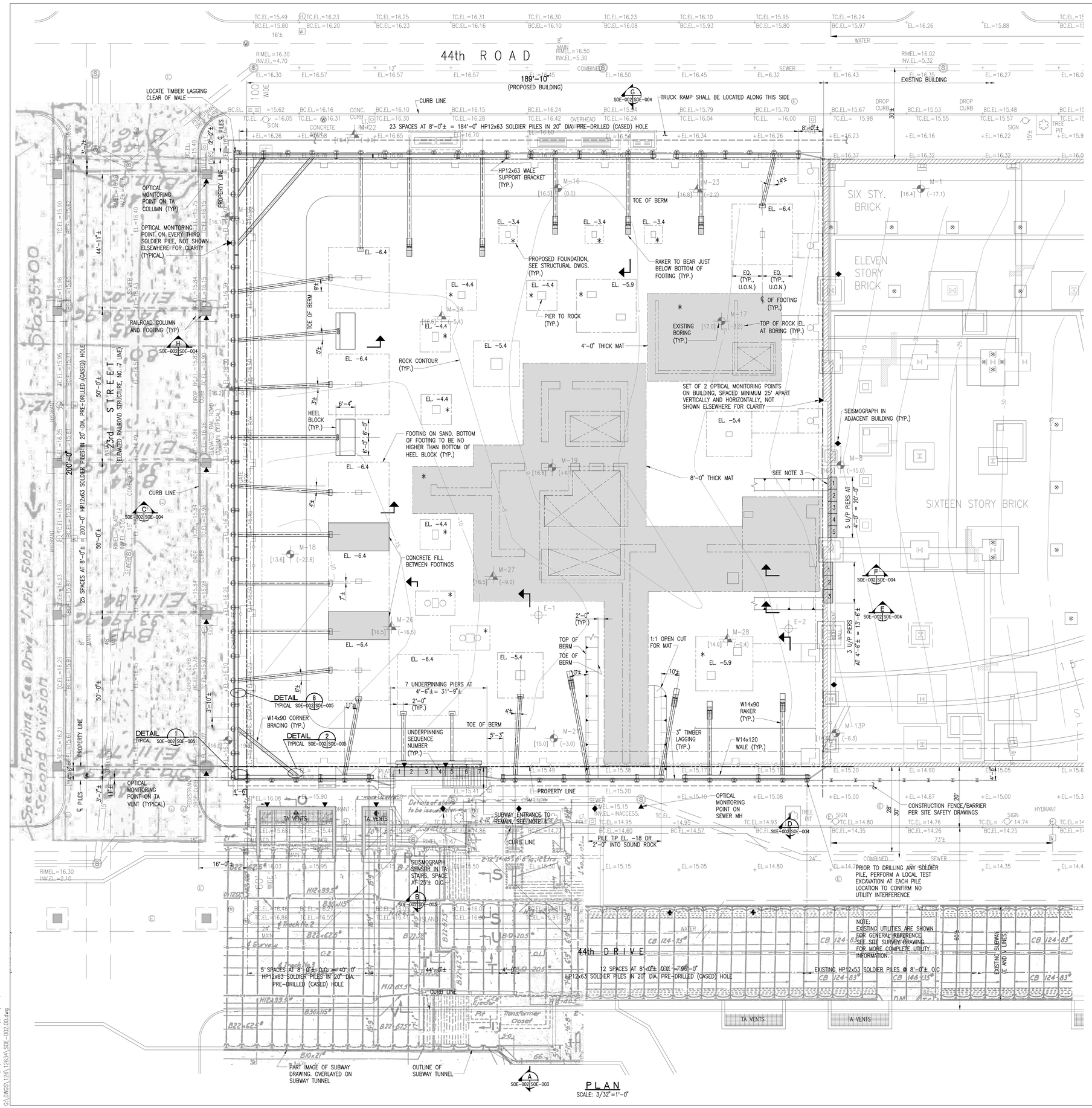
SOE-001.00
DWG NO.
XX OF XX

BUILDING ADDRESS
23–15 44TH DRIVE

MUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA – 225 WEST 34TH STREET, NEW YORK, NY 10122

SOE-001.00.dwg

DEPT OF BUILDINGS 420605904 Job Number
B2016120740 Scan Code



PLAN
SCALE: 3/32"=1'-0"

NOTES:

1. FOR GENERAL NOTES, SEE DRAWING NO. SOE-001.
2. FOR CONSTRUCTION SEQUENCE, SEE DRAWING NO. SOE-003.
3. PRIOR TO UNDERPINNING, CONTRACTOR SHALL PERFORM A LOCAL TEST EXCAVATION OR DRILLING TO CONFIRM TOP OF ROCK ELEVATION AT NORTH EDGE OF PROPOSED MAT. FINAL EXTENT OF UNDERPINNING AND BRACING TO BE ESTABLISHED BASED ON ACTUAL TOP OF ROCK. TIEBACKS MAY BE REQUIRED.
4. SUBWAY ENTRANCE TO REMAIN CLOSED DURING COURSE OF CONSTRUCTION.
5. FOOTING ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR DETAILED INFORMATION.

CONTRACTOR SHALL SUBMIT DEWATERING SYSTEM DESIGN AND SHOP DRAWINGS TO THE NYCT FOR REVIEW AND APPROVAL PRIOR TO START OF DEWATERING.

∗ FOOTINGS AND PIERS NOTED AS THUS SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTING RAKER HEEL BLOCKS OR FOOTINGS USED TO SUPPORT RAKERS. ANY DISTURBED SOIL BEHIND HEEL BLOCKS AND FOOTINGS SHALL BE EXCAVATED AND REPLACED WITH FLOWABLE FILL.

LEGEND:

▼ – OPTICAL MONITORING POINT

◆ – SEISMOGRAPH

BUILDING ADDRESS
23–15 44TH DRIVE

MUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA – 225 WEST 34TH STREET, NEW YORK, NY 10122

KEY PLAN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
SUPPORT OF EXCATION PLAN

SEAL & SIGNATURE:

STATE OF NEW YORK · SOULIER E. MARIE · No. 072975 · LICENSED PROFESSIONAL ENGINEER

DATE:	02-26-2016
PROJECT #:	12634
SCALE:	3/32"=1'-0"
DWG NO.	SOE-002.00

XX OF XX

SOE-002.00.dwg

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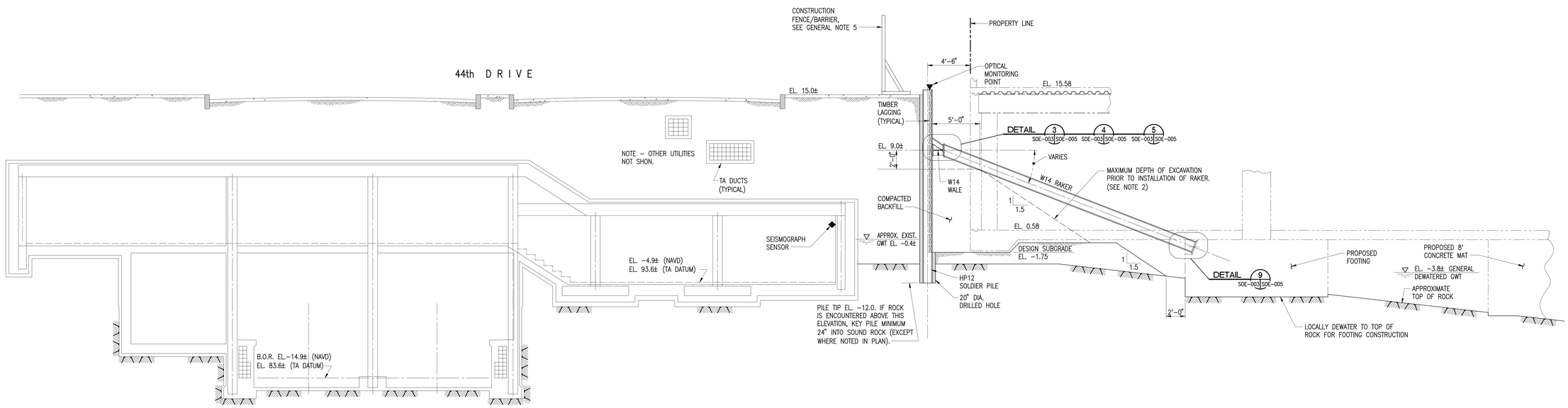
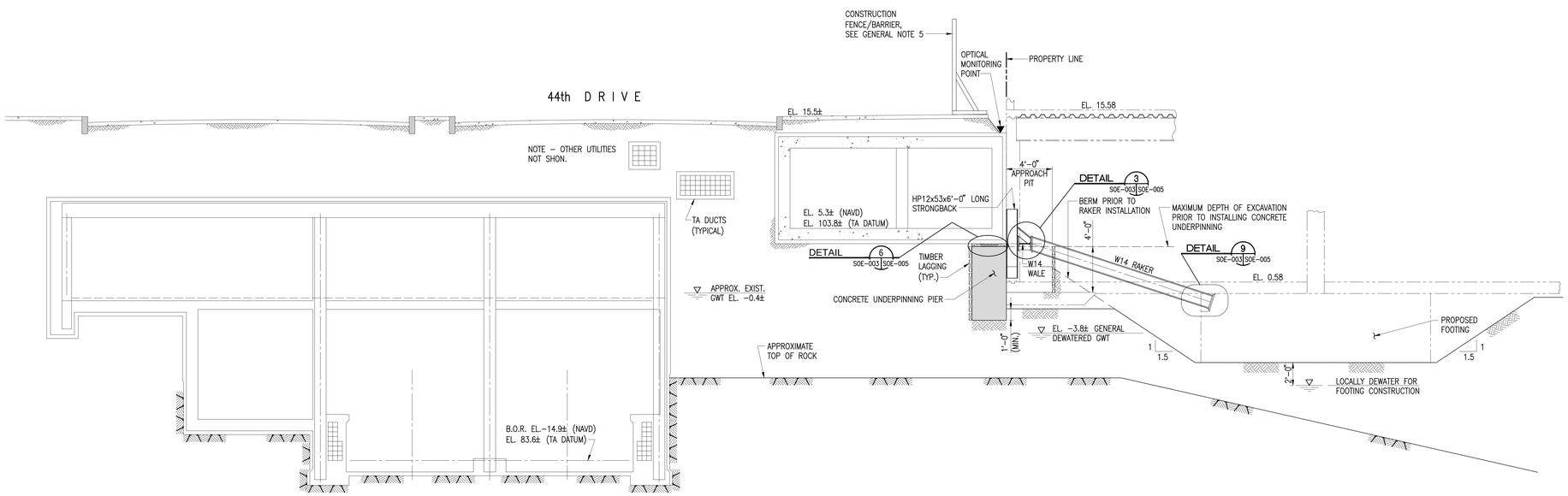


SECTION A
SCALE: 1/4"=1'-0" SOE-002 SOE-003



SECTION B
SCALE: 1/4"=1'-0" SOE-002 SOE-003

CONSTRUCTION SEQUENCE FOR EXCAVATION & SHORING :

1. PERFORM CONDITION SURVEY OF THE SUBWAY, ELEVATED R.R. STRUCTURE AND ADJACENT BUILDINGS, SIDEWALKS AND ROADWAYS. INSTALL VIBRATION MONITORING POINTS AS SHOWN AND APPROVED BY THE TA INSPECTORS. PERFORM MONITORING AS REQUIRED BY GENERAL NOTES.
2. INSTALL CONSTRUCTION FENCING AND BARRICADES AS REQUIRED BY GENERAL NOTES.
3. LOCALLY EXCAVATE TO MAXIMUM 5 FEET DEPTH TO REMOVE ANY OBSTRUCTIONS AND VERIFY UTILITY CLEARANCE FOR SOLDIER PILE INSTALLATION.
4. INSTALL OPTICAL MONITORING POINTS AND PERFORM MONITORING AS REQUIRED BY GENERAL NOTES.
5. INSTALL SOLDIER PILES CONFORMING TO GENERAL NOTES. INSTALL OPTICAL MONITORING POINTS ON THE SOLDIER PILES.
6. INSTALL DEWATERING SYSTEM AND PIEZOMETERS. WHEN EXCAVATION APPROACHES THE GROUND WATER TABLE, PERFORM DEWATERING TO MAINTAIN GROUND WATER LEVEL AT LEAST 2 FEET BELOW THE LOWEST LEVEL OF EXCAVATION OR TOP OF ROCK WHERE ROCK IS ABOVE EXCAVATION BOTTOM.
7. REFER TO SECTION A ON DWG. SOE-003:
   - A. EXCAVATE AND LAG TO THE LEVEL OF UNDERSIDE OF THE WALER.
   - B. INSTALL THE WALER.
   - C. EXCAVATE TO FINAL SUBGRADE, LEAVING A BERM AGAINST THE SOLDIER PILES AS SHOWN.
   - D. EXCAVATE AND CAST BUILDING FOOTINGS AND MAT BEHIND THE PROPOSED HEEL BLOCKS.
   - E. EXCAVATE AND CAST HEEL BLOCKS.
   - F. INSTALL RAKERS.
   - G. REMOVE BERM.
9. CONSTRUCT BUILDING FOOTINGS, FOUNDATION WALLS AND GROUND FLOOR SLAB. LEAVE RAKERS INCLUDING WATERSTOPS BURIED IN THE FOUNDATION WALL AND FLOOR SLABS AS SHOWN IN THE RAKER PENETRATIONS DETAILS. REPAIR RECESS IN THE WALL AND SLAB LATER UPON THE CUTTING AND REMOVAL OF RAKERS.
9. DISCONTINUE DEWATERING.
10. AFTER FOUNDATION WALLS AND SLABS ACHIEVE DESIGN STRENGTH, PLACE COMPACTED BACKFILL BEHIND FOUNDATION WALLS TO THE UNDERSIDE OF THE RAKER LEVEL. DO NOT REMOVE TIMBER LAGGING. REMOVE RAKERS AND WALERS.
11. COMPLETE BACKFILLING TO 4 FEET BELOW SIDEWALK GRADE. DO NOT REMOVE TIMBER LAGGING.
12. CUT AND REMOVE PORTION OF SOLDIER PILES AND TIMBER LAGGING TO 4 FEET BELOW SIDEWALK GRADE. PORTION OF SOLDIER PILES BELOW SHALL REMAIN ABANDONED IN PLACE.
13. COMPLETE BACKFILLING TO GRADE.

NOTES:

1. FOR GENERAL NOTES, SEE DRAWING SOE-001.
2. WHERE BERM INTERFERES WITH RAKER INSTALLATION, LOCALLY EXCAVATE AS NEEDED.

BUILDING ADDRESS
23-15 44TH DRIVE

MUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA – 225 WEST 34TH STREET, NEW YORK, NY 10122

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
SUPPORT OF EXCATION SECTIONS

SEAL & SIGNATURE:

STATE OF NEW YORK · MARK A. ROSS · No. 072975 · LICENSED PROFESSIONAL ENGINEER

DATE: 02-05-2016
PROJECT #: 12634
SCALE: 3/32"=1'-0"

SOE-003.00
DWG NO.
XX OF XX

SOE-003.00.dwg

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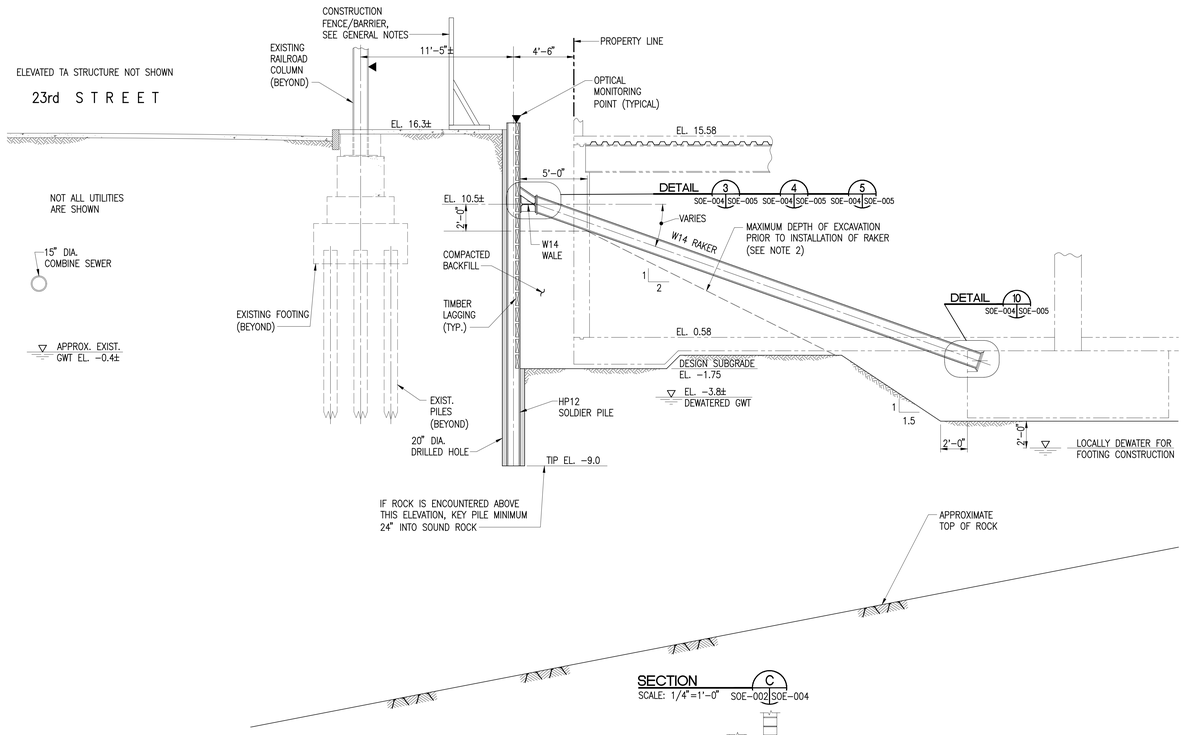
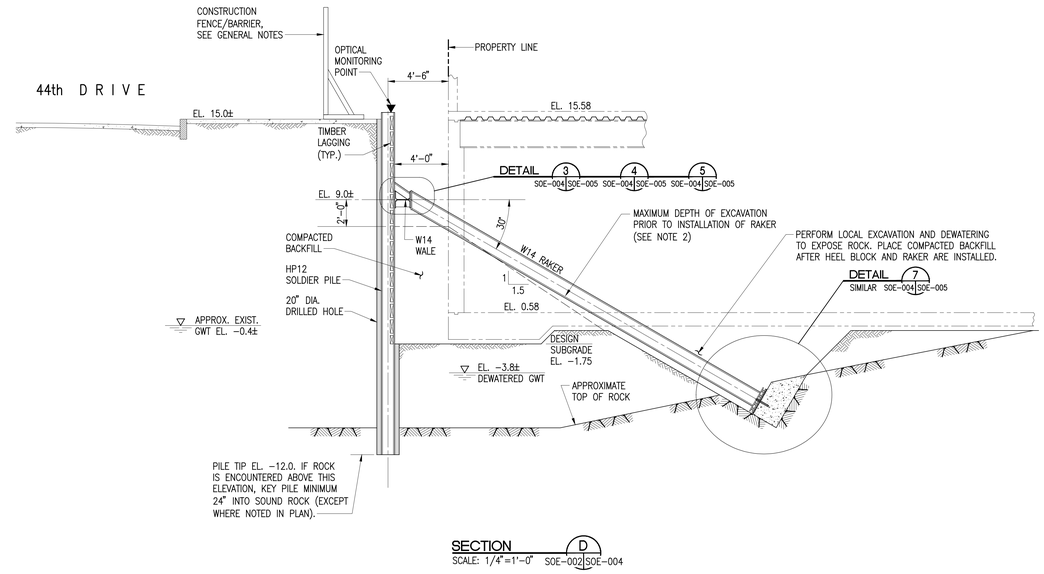


SECTION C
SCALE: 1/4"=1'-0" SOE-002 SOE-004



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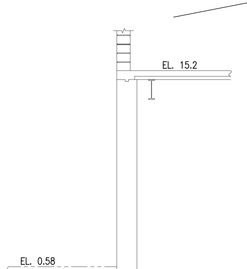

SECTION E
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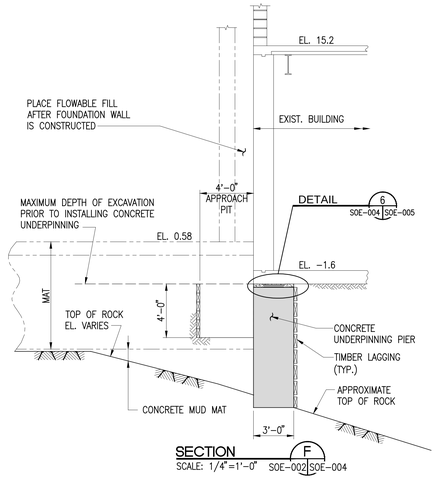

SECTION F
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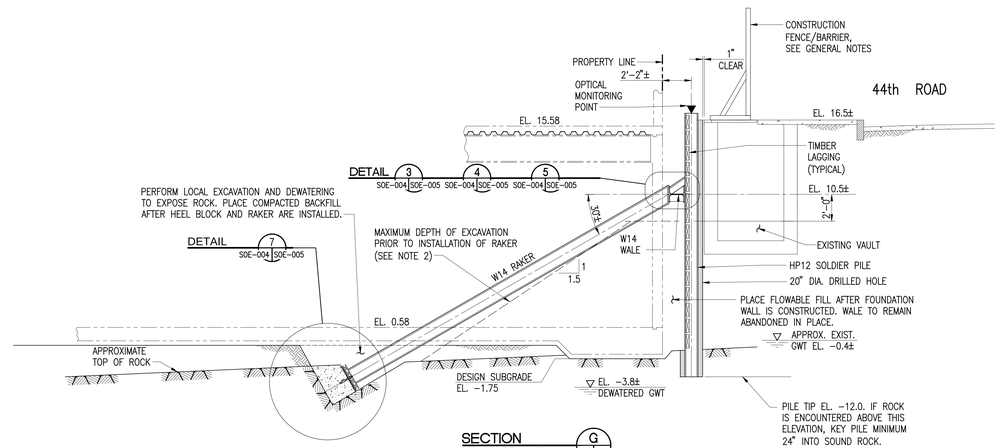

SECTION G
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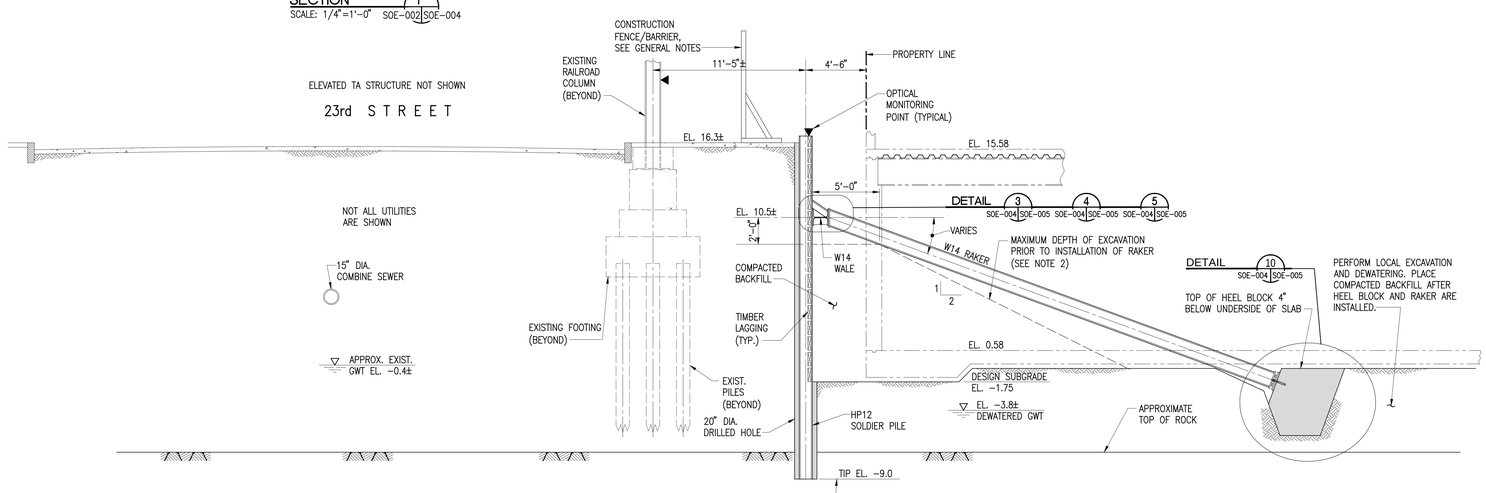


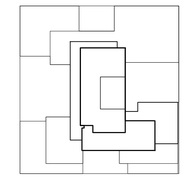
SECTION H
SCALE: 1/4"=1'-0" SOE-002 SOE-004

NOTES:

1. FOR GENERAL NOTES, SEE DRAWING SOE-001.
2. WHERE BERM INTERFERES WITH RAKER INSTALLATION, LOCALLY EXCAVATE AS NEEDED.

BUILDING ADDRESS
23-15 44TH DRIVE

MUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA – 225 WEST 34TH STREET, NEW YORK, NY 10122



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DOB BSCAN:

DOB STAMPS & SIGNATURES:

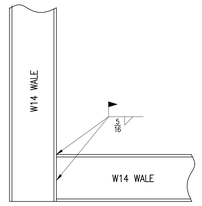
DWG TITLE
SUPPORT OF EXCATION SECTIONS

SEAL & SIGNATURE:

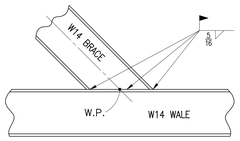
STATE OF NEW YORK · WALTER E. KARL · 072870 · LICENSED PROFESSIONAL ENGINEER

DATE:	02-05-2016
PROJECT #:	12634
SCALE:	3/32"=1'-0"
DWG NO.	**SOE-004.00**
	XX OF XX

SOE-004.00.dwg



DETAIL 1
SCALE: 3/4"=1'-0" SOE-002 SOE-005



DETAIL 2
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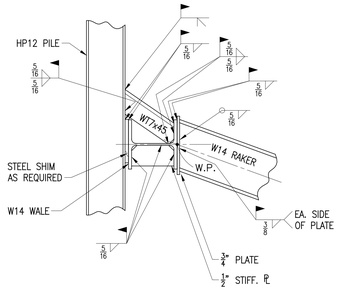

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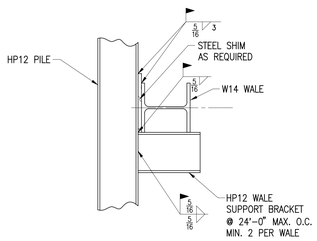

DETAIL 4
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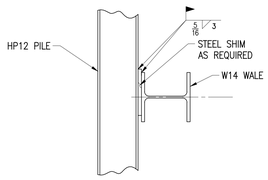

DETAIL 5
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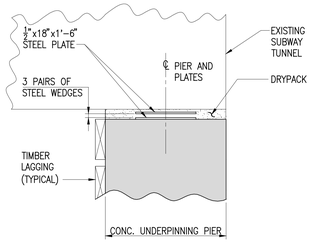
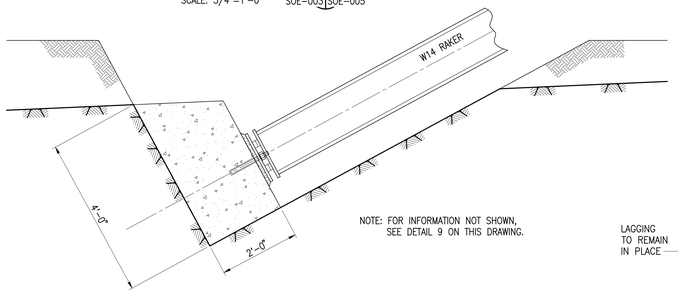


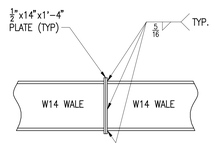
NOTE: MIN. 3" AND MATCH WIDTH OF EXISTING FOOTING.

DETAIL 6
SCALE: 3/4"=1'-0" SOE-003 SOE-005



NOTE: FOR INFORMATION NOT SHOWN, SEE DETAIL 9 ON THIS DRAWING.

DETAIL 7
SCALE: 3/4"=1'-0" SOE-004 SOE-005



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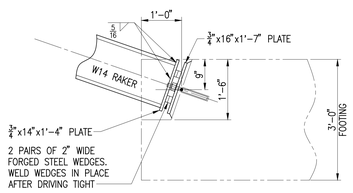
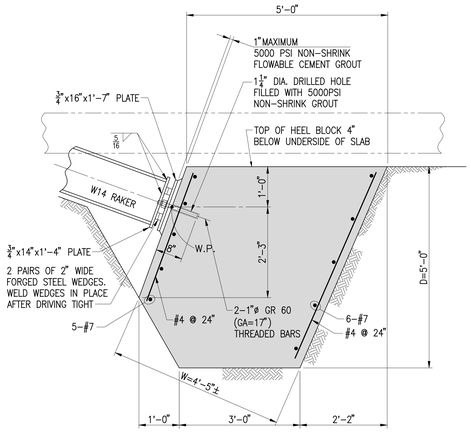


DETAIL 9
SCALE: 3/4"=1'-0" SOE-003 SOE-005 SOE-004



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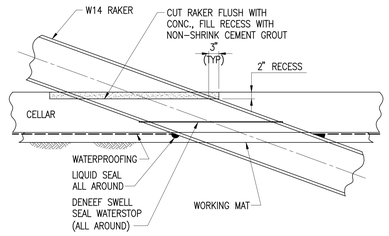
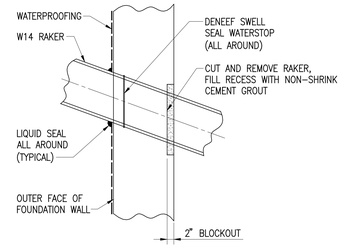


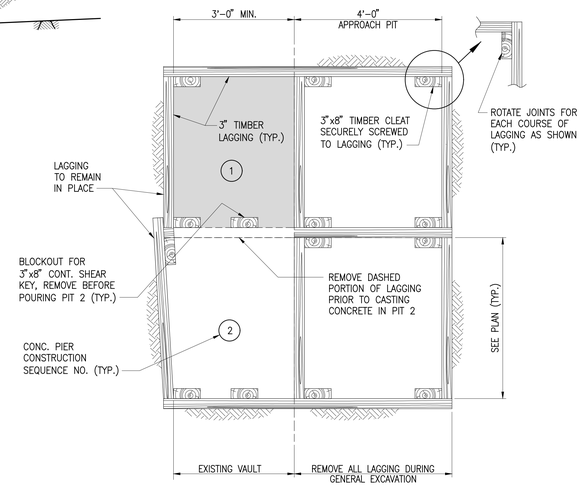
AT BASE SLAB



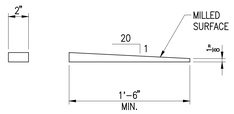
AT WALL

NOTE – FOR ALL WATERPROOFING MATERIALS, SEE CONTRACT SPECIFICATION 07131.

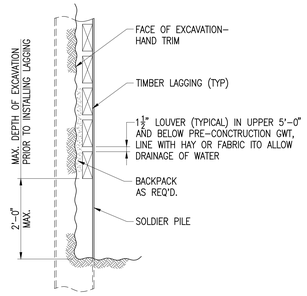
RAKER PENETRATION DETAILS
NO SCALE



TYPICAL UNDERPINNING PIT SHORING DETAIL
SCALE: 3/4"=1'-0"



TYPICAL WEDGE DETAIL
NO SCALE



TYP. LAGGING INSTALLATION DETAIL
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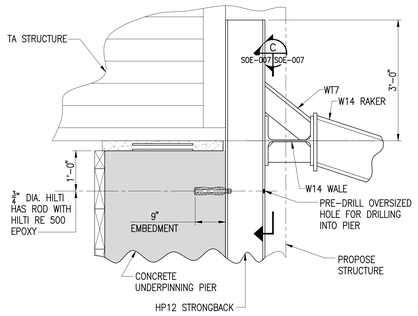
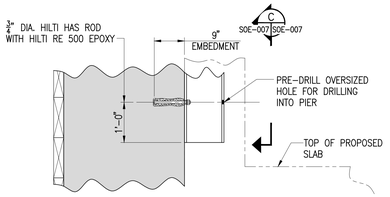
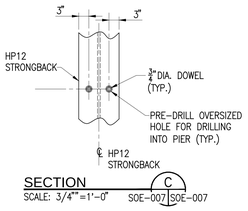




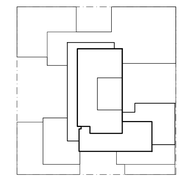


SECTION C
SCALE: 3/4"=1'-0" SOE-007 SOE-007

TYPICAL STRONGBACK DETAILS
SCALE: 3/4"=1'-0"

BUILDING ADDRESS
23–15 44TH DRIVE

MUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA – 225 WEST 34TH STREET, NEW YORK, NY 10122



KEY PLAN

Number:	Date:	Revision:
-	5-20-2016	TA RESUBMITTAL
-	4-8-2016	ISSUED FOR BID
-	4-1-2016	TA RESUBMITTAL
-	2-5-2016	TA SUBMITTAL

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQAURE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321 8652

PROJECT NAME: **2 COURT SQUARE**

ADDRESSES: 2 COURT SQUARE
QUEENS, NEW YORK 11101

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754

DESIMONE
Consulting Engineers
18 West 18th Street, 10th FL,
New York, NY 10011
Tel (212) 532.2211 Fax (212) 481.6108

COSENTINI ASSOCIATES
Two Pennsylvania Plaza, 3rd FL,
New York, NY 10121
Tel (212) 615.3996 Fax (212) 615.3700

VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
SUPPORT OF EXCATION DETAILS

SEAL & SIGNATURE:

STATE OF NEW YORK · WALTER E. KAUSEL · 072374 · LICENSED PROFESSIONAL ENGINEER

DATE	02-26-2016
PROJECT #	12634
SCALE	3/32"=1'-0"
DWG NO.	SOE-005.00
	XX OF XX

SOE-005.00.dwg

NEW YORK CITY TRANSIT GENERAL NOTES:

NOTE: THE APPROPRIATE NOTES ARE TO BE MADE PART OF THE PROJECT'S CONTRACT DRAWINGS.

1. THE NYC TRANSIT (NYCT) RESERVES THE RIGHT TO PLACE INSPECTORS, FLAGMEN OR OTHER PERSONNEL IN THE SUBWAY STRUCTURES DURING CONSTRUCTION OF THE PROJECT LINKED BY A TELEPHONE SYSTEM, IF DEEMED NECESSARY, TO OBSERVE THE EFFECTS OF THE CONSTRUCTION ON THE TRANSIT FACILITIES. NYCT FURTHER RESERVES THE RIGHT TO PLACE SUCH PERSONNEL WHENEVER, IN ITS OPINION, THE PROJECT CONDITIONS WARRANT SUCH PLACEMENT, REGARDLESS OF DISTANCE. THE COST OF SUCH PERSONNEL, TELEPHONE INSTALLATION AND ANY RE-ROUTES, DIVERSIONS OF SERVICE, WORK TRAINS, ETC., MADE NECESSARY BY THE PROJECT, MUST BE BORNE BY THE PROJECT OR THE RESPONSIBLE NEW YORK CITY/STATE AGENCY.

2. ALL ROCK EXCAVATION ADJACENT TO THE TRANSIT STRUCTURE IS TO BE CHANNEL DRILLED TWO FEET BELOW SUBGRADE.

3. IF TOP OF ROCK IS FOUND BELOW SUBWAY STRUCTURE, THE SUBWAY STRUCTURE MUST BE UNDERPINNED IN ACCORDANCE WITH DRAWINGS TO BE SUBMITTED TO NYCT FOR APPROVAL.

4. IF ROCK IS SOFT OR SEAMY, LATERAL SUPPORTS MUST BE PROVIDED BELOW THE SUBWAY STRUCTURE IN ACCORDANCE WITH DRAWINGS TO BE SUBMITTED TO NYCT FOR APPROVAL.

5. BLASTING WILL BE PERMITTED ONLY WITH LIGHT CHARGES SUBJECT TO THE APPROVAL OF NYCT'S ENGINEER AND IN ACCORDANCE WITH THE REGULATIONS OF THE FIRE DEPARTMENT. THE CONTRACTOR SHALL PROVIDE A DETAILED MONITORING PLAN, PROVIDING FOR MEASUREMENTS OF BOTH PARTICLE VELOCITY AND DISPLACEMENTS AT CRITICAL LOCATIONS OF THE NYCT STRUCTURE. THE MONITORING PLAN SHALL INCLUDE THRESHOLD AND UPSET LEVELS OF BOTH PARTICLE VELOCITY AND SETTLEMENT TOGETHER WITH AN ACTION PLAN FOR THEIR IMPLEMENTATION. THE CONTRACTOR SHALL SECURE AN APPROVED SEISMOLOGIST TO INSTALL AND OPERATE SUITABLE VELOCITY GAUGES TO CONTINUOUSLY MONITOR PARTICLE VELOCITY AND AN INDEPENDENT LICENSED SURVEYOR TO MONITOR DISPLACEMENTS. THE PRESENCE OF A QUALIFIED TECHNICIAN FROM MONITORING COMPANY IS NECESSARY TO PROVIDE THE VIBRATION READING UPON REQUEST OF NYCT ENGINEER. THE THRESHOLD MAXIMUM PARTICLE VELOCITY ABOVE AMBIENT CAUSED BY THE BLASTING WILL BE 0.5 INCH PER SECOND. VALUES EXCEEDING THIS LEVEL WILL BE REVIEWED AND EVALUATED BY NYCT'S ENGINEER. IN NO CASE WILL PARTICLE VELOCITIES EXCEED THE UPSET LEVEL OF 2.0 INCHES PER SECOND.

6. BEFORE PLACING CONCRETE, THE SUBGRADE OF THE FOUNDATIONS IN THE VICINITY OF THE SUBWAY STRUCTURE IS TO BE INSPECTED AND APPROVED BY NYCT'S ENGINEER.

7. IF ANY PORTION OF THE SUBWAY STRUCTURE OR FINISH IS DAMAGED, IT SHALL BE REPAIRED OR REPLACED WITH THE SAME MATERIALS IN PLACE, SUBJECT TO THE APPROVAL OF NYCT'S ENGINEER AND AT THE EXPENSE OF THE PROJECT.

8. EXCAVATION EMBANKMENTS ARE TO BE SHORED AND BRACED. DRAWINGS INDICATING A SUGGESTED METHOD OF CONSTRUCTION ARE TO BE SUBMITTED TO NYCT FOR APPROVAL IN CONJUNCTION WITH THE PROJECT'S CONTRACT DRAWINGS. IN CASE OF EXCAVATION UNDERMINING THE SUBWAY STRUCTURE, UNDERPINNING MAY BE REQUIRED. DRAWINGS FOR UNDERPINNING ARE TO BE SUBMITTED TO NYCT FOR APPROVAL.

9. TEMPORARY SHORING MAY BE PLACED IN DIRECT CONTACT WITH NYCT STRUCTURES ONLY IF THE NYCT STRUCTURE IS SHOWN TO BE ABLE TO SUPPORT ALL ANTICIPATED LOADS THAT CAN BE TRANSFERRED THROUGH THE TEMPORARY STRUCTURES WITHOUT DAMAGING THE EXISTING STRUCTURE. AT THE COMPLETION OF THE PROJECT, THESE TEMPORARY SHORING AND BRACING SYSTEMS ARE TO BE REMOVED OR CUT-OFF AS APPROVED BY NYCT.

10. WHEN PILES ARE TO BE DRIVEN OR DRILLED ADJACENT TO THE SUBWAY STRUCTURE, BORING DATA, PILE LAYOUTS, SPECIFICATIONS AND INSTALLATION PROCEDURES ARE TO BE SUBMITTED TO NYCT FOR APPROVAL. VELOCITY METERS ARE TO BE INSTALLED IN THE SUBWAY TUNNEL AT CRITICAL LOCATIONS TO MONITOR INDUCED VIBRATIONS. INDUCED DISPLACEMENTS ALONG THE TUNNEL STRUCTURE AND TRACK INVERT ARE TO BE MONITORED DURING DRIVING OR DRILLING. THE THRESHOLD MAXIMUM PARTICLE VELOCITY ABOVE AMBIENT CAUSED BY THE DRIVING OR DRILLING WILL BE 0.5 INCH PER SECOND. VALUES EXCEEDING THIS LEVEL WILL BE REVIEWED AND EVALUATED BY NYCT'S ENGINEER. IN NO CASE WILL PARTICLE VELOCITIES EXCEED THE UPSET LEVEL OF 2.0 INCHES PER SECOND.

11. NO PILES ARE PERMITTED TO BE INSTALLED BY ANY METHOD WITHIN THREE FEET OF SUBWAY STRUCTURE, MEASURED FROM THE EDGE OF THE PILE OR CASING TO THE WALL. CLOSED-END PILES WILL NOT BE PERMITTED TO BE DRIVEN WITHIN TEN FEET OF THE SUBWAY STRUCTURE.

12. ALL PILES ARE TO BE PLACED WITHIN A PREAUGERED CASED HOLE TO THE INFLUENCE LINE. THE CASING SHALL BE CLEANED WITHOUT DISTURBING THE SOIL OUTSIDE THE CASING AND THE PILE TO BE PLACED WITHIN THE CASING FOR INSTALLATION. THE PILES MAY THEN BE DRIVEN BEYOND THE INFLUENCE LINE WITHIN THE CASING.

13. THE INFLUENCE LINE SHALL START AT THE BOTTOM OF THE SUBWAY STRUCTURE AND EXTEND FROM 1H:1V TO 2H:1V SLOPE DEPENDING ON THE SOIL PROPERTIES AND GROUND WATER TABLE. FOR PILES INSTALLED WITHIN TEN FEET OF THE SUBWAY STRUCTURE, THE CASING SHALL BE EXTENDED UP TO THE BOTTOM OF THE SUBWAY STRUCTURE.

14. ALL PILES ARE TO BE DRIVEN OR DRILLED A MINIMUM OF TEN FEET BELOW THE INTERSECTION OF THE PILE CENTERLINE AND THE INFLUENCE LINE OF THE SUBWAY STRUCTURE.

15. THE USE OF "DOWN-THE-HOLE -HAMMERS" FOR INSTALLATION OF PILES THROUGH OVERBURDEN AND FILL WILL BE PERMITTED ONLY TO REMOVE BOULDERS. IT WILL NOT BE PERMITTED AS A MATTER OF COURSE TO ADVANCE THE HOLE. THEIR USE TO CONSTRUCT ROCK SOCKETS WILL NOT BE ALLOWED WITHIN 5 FEET OF THE NYCT STRUCTURE. THE USE OF MACHINE UTILIZING AIR FOR SOIL REMOVAL WILL NOT BE ALLOWED.

16. VIBRATORY HAMMERS WILL NOT BE PERMITTED WITHIN 75 FEET OF SUBWAY STRUCTURES. HOERAMS WILL NOT BE PERMITTED WITHIN 25 FEET OF SUBWAY STRUCTURES.

17. DYNAMIC COMPACTION METHODS USING DROPPED HEAVY WEIGHTS CANNOT BE CONDUCTED WITHIN 1000 FEET OF ANY NYCT STRUCTURE UNLESS IT IS SHOWN THAT INDUCED SETTLEMENTS AND VIBRATIONS WILL NOT DAMAGE THESE STRUCTURES. A SUITABLE MONITORING PLAN INCLUDING SETTLEMENT AND VIBRATION MEASUREMENTS MUST BE APPROVED BY NYCT'S ENGINEER FOR ALL SUCH OPERATIONS WITHIN THESE DISTANCES.

18. THERE SHALL BE NO MACHINE EXCAVATION WITHIN 3 FEET OF NYCT STRUCTURES, POWER DUCT LINES, OR ANY OTHER FACILITIES UNTIL THEY HAVE BEEN CAREFULLY EXPOSED BY HAND EXCAVATION.

19. ALL DEWATERING OPERATIONS CONDUCTED WITHIN 500 FEET OF THE NYCT STRUCTURE MUST BE PERFORMED IN ACCORDANCE WITH DRAWINGS AND PROCEDURES SUBMITTED TO NYCT FOR APPROVAL. THE DISTANCE FROM THE STRUCTURE TO THE DEWATERING OPERATION CAN BE REDUCED PROVIDED THAT SOIL CONDITIONS AT THE SITE INDICATE THAT THE RADIUS OF INFLUENCE OF THE DEWATERING IS LESS THAN 500 FEET. FOR DEWATERING WITHIN THE RADIUS OF INFLUENCE, THE DEWATERING PROGRAM MUST BE SHOWN TO HAVE NEGLIGIBLE INFLUENCE ON SETTLEMENTS OF THE NYCT STRUCTURE.

20. SUBWAY ENTRANCES (VENTILATORS, ETC.) ARE TO BE UNDERPINNED OR SHORED AND BRACED IF DIRECTED BY NYCT'S ENGINEER.

21. NYCT, AT ITS DISCRETION, RESERVES THE RIGHT TO REQUIRE THE PROJECT TO CLOSE OR MAINTAIN AND PROTECT EXISTING SUBWAY ENTRANCES, VENTILATORS, ETC. ADJACENT TO THE PROJECT DURING CONSTRUCTION. SUCH CONSTRUCTION MAY INCLUDE UNDERPINNING, SHORING, BRACING AND ERECTION OF SUITABLE BARRICADES AND/OR CANOPIES AND SHIELDS. SUCH PROTECTION SHALL BE IN ACCORDANCE WITH DRAWINGS SUBMITTED TO NYCT FOR APPROVAL.

22. IF SHIELDS ARE TO BE INSTALLED TO PROTECT NYCT FACILITIES AND/OR THE PUBLIC, PLANS SHOWING THE LOCATION, TYPE AND METHOD OF ATTACHMENT TO THE TRANSIT STRUCTURE MUST BE SUBMITTED TO NYCT FOR APPROVAL.

23. ALL LUMBER AND PLYWOOD USED FOR PROTECTION OF SUBWAY FACILITIES MUST BE FIRE RETARDANT.

24. SUBWAY EMERGENCY EXITS MUST BE KEPT CLEAR AT ALL TIMES.

25. IN EXCAVATING OVER OR NEAR THE SUBWAY ROOF, SPECIAL CARE SHALL BE EXERCISED SO THAT THE THIN CONCRETE PROTECTION OF THE SUBWAY WATERPROOFING IS NOT DAMAGED.

26. BURNING OF, WELDING TO OR DRILLING THROUGH EXISTING STEEL STRUCTURES WILL NOT BE PERMITTED EXCEPT AS SHOWN ON DRAWINGS APPROVED BY NYCT.

27. HORIZONTAL AND VERTICAL CONTROL SURVEY DATA OF THE EXISTING NYCT STRUCTURE IS TO BE TAKEN BY A LICENSED LAND SURVEYOR TO MONITOR ANY MOVEMENTS THAT OCCUR DURING CONSTRUCTION AND TO SHOW THAT THE INDUCED MOVEMENTS ARE WITHIN ALLOWABLES NOTED BELOW. IF ANY MOVEMENTS EXCEED ALLOWABLES, REMEDIATION AS APPROVED BY NYCT SHALL BE PERFORMED.

STRUCTURE	NOTIFY NYCT ENGINEER	STOP WORK
ELEVATED	1/8 inch	1/4 inch
SUBWAY	1/4 inch	1/2 inch

28. BUS ROUTES AFFECTED BY THE PROJECT WILL OR MAY REQUIRE BUS DIVERSIONS. THESE ARRANGEMENTS SHALL BE MADE THROUGH:

    MS. SARAH WYSS
    ACTING DIRECTOR, OPERATIONS PLANNING
    NEW YORK CITY TRANSIT
    2 BROADWAY, ROOM A17.82
    NEW YORK, NEW YORK 10004
    TELEPHONE NUMBER 646/252-5517

    WHEN IMPACTING ANY BUS STOP, SPECIAL OPERATIONS MUST BE NOTIFIED TWO WEEKS IN ADVANCE.

29. DUCT LINES MUST BE MAINTAINED AND PROTECTED DURING CONSTRUCTION. ANY INTERFERENCE WITH DUCT LINES SHOULD BE REPORTED TO NYCT INSPECTOR. WHEN A DUCT LINE CONTAINING CABLES IS TO BE REMOVED, OR WHEN MASONRY ADJACENT THERETO IS TO BE REMOVED, PENETRATED, OR DRILLED, THE WORK SHALL BE DONE WITH HAND LABOR ENTIRELY, USING HAMMER AND CHISEL. JACKHAMMERS, BULL POINTS OR OTHER POWER EQUIPMENT SHALL NOT BE USED.

30. WHERE MANHOLES ARE ENCOUNTERED:
    a) THEY SHALL BE PROTECTED AND RAISED OR LOWERED AS REQUIRED, TO MATCH THE NEW STREET GRADE.
    b) IF MANHOLE COVERS ARE RAISED OR LOWERED, PROTECT CABLES IN MANHOLE BY WOOD SHEETING OF 2" NOMINAL THICKNESS.
    c) PRIOR TO THE START OF CONSTRUCTION OPERATIONS AFFECTING MANHOLES AND DUCT LINES, SEVEN DAYS NOTICE MUST BE GIVEN TO MR. JOHN MALVASIO, P.E., ASSISTANT CHIEF ENGINEERING OFFICER, MAINTENANCE OF WAY, AT 718/694-1358.

31. CONSTRUCTION WORK DONE NEAR VENT GRATINGS AND HATCHES SHALL BE AS FOLLOWS:
    a) UNLESS APPROVED BY THE NYCT'S ENGINEER, ALL VENT GRATINGS AND HATCHES SHOULD REMAIN OUTSIDE THE CONSTRUCTION SITE, SEPARATED BY A CONSTRUCTION FENCE. PROTECTIVE SHIELDS MUST BE PROVIDED OVER VENT GRATINGS AS REQUIRED BY NYCT'S ENGINEER.
    b) NO BUILDING MATERIAL, VEHICLES OR CONSTRUCTION EQUIPMENT IS TO BE STORED OR RUN OVER VENT, GRATINGS, HATCHES OR EMERGENCY EXITS.
    c) DETAILS OF SIDEWALK RECONSTRUCTION AROUND VENT GRATINGS, HATCHES AND EMERGENCY EXITS ARE TO BE SUBMITTED TO NYCT FOR APPROVAL.

32. TRACTORS, CRANES, EXCAVATORS, ETC. USED IN THE VICINITY OF THE ELEVATED STRUCTURES SHALL BE ISOLATED FROM THE GROUND. SINCE THE ELEVATED STRUCTURE IS USED AS A NEGATIVE RETURN PATH, WITH A CONSEQUENT POTENTIAL BETWEEN IT AND THE GROUND, ANY CONTACT BETWEEN THE STRUCTURE AND GROUNDED EQUIPMENT COULD RESULT IN BURNING OF THE STEEL.

33. TEMPORARY CONSTRUCTION SHEDS, BARRICADES OR PLYWOOD PARTITIONS MUST BE A MINIMUM OF 5'-0" FROM EDGE OF FINISHED PLATFORM.

34. STATION AREAS OR STAIRWAY/CLOSINGS: THE GENERAL REQUIREMENTS FOR STATION AREAS OR STAIRWAY/CLOSINGS ARE AS FOLLOWS:
    a) ONLY ONE STAIRWAY AT EACH STATION WILL BE PERMITTED TO BE CLOSED AT THE SAME TIME. APPROVALS FOR CLOSING ANY STAIRWAY MUST BE OBTAINED FROM THE DIVISION OF STATION OPERATIONS AT LEAST THREE WEEKS IN ADVANCE.
    b) MR. ASHOK PATEL, DIRECTOR, OFFICE OF STATION PROGRAMS; TELEPHONE 718/694-1695 OF THE DIVISION OF STATIONS MUST BE NOTIFIED ONE WEEK PRIOR TO THE ACTUAL CLOSING AND REOPENING OF THE ENTRANCE.
    c) SIGNAGE MUST BE SUPPLIED AND POSTED AT LEAST ONE WEEK IN ADVANCE, ADVISING THE PUBLIC OF THE PROPOSED SUBWAY STAIR CLOSING. HOWEVER, IF IT IS AN ENTIRE ENTRANCE CLOSING, SIGNAGE MUST BE POSTED TWO WEEKS IN ADVANCE.
    d) THE STREET ENTRANCE STAIRWAY SHOULD NOT BE CLOSED UNLESS MANPOWER AND MATERIALS ARE AVAILABLE TO COMMENCE WORK ON DATES PERMITTED.
    e) ONCE THE CLOSING IS EFFECTED, CONSTRUCTION SIGNS MUST BE PLACED AT APPROPRIATE LOCATIONS ON THE BARRICADES AT THE STREET AND MEZZANINE LEVELS, STATING THE CONTRACTOR'S NAME, 24 HOUR EMERGENCY TELEPHONE NUMBER, CONTRACT NUMBER, THE DURATION OF THE CLOSING, DIRECTION TO AN ALTERNATE ENTRANCE/EXIT, AND AN APOLOGY FOR THE INCONVENIENCE TO OUR CUSTOMERS.
    f) EXISTING STATION SIGNAGE MUST BE ADJUSTED TO REFLECT ANY CHANGES IN ACCESS/EGRESS.
    g) BARRICADES ARE TO BE PAINTED AND KEPT GRAFFITI FREE AT ALL TIMES. THE CONTRACTOR MUST MAINTAIN THE BARRICADED AREA CLEAN OF ALL DEBRIS.
    h) ALL MATERIALS ARE TO BE PROPERLY STORED AND SECURED AWAY FROM PASSENGER TRAFFIC.
    i) THE CONTRACTOR MUST REMOVE ALL WASTE MATERIAL AND BARRICADES FROM ALL STATION AREAS WHEN CONSTRUCTION IS COMPLETED.
    j) INSPECTION OF THE AREA UNDER CONSTRUCTION BY AUTHORIZED STATION DEPARTMENT EMPLOYEES SHALL NOT BE INHIBITED.
    k) IF STREETLIGHTS ON THE SIDEWALKS ARE AFFECTED, TEMPORARY LIGHTS SHALL BE PROVIDED.

35. IF NEW CONCRETE CONSTRUCTION IS JOINED TO EXISTING CONCRETE, DOWELS AND KEYWAYS ARE TO BE USED IN ACCORDANCE WITH NYCT STANDARDS.

36. IF THE PROJECT INVOLVES CONSTRUCTION OR ALTERATION OF A SUBWAY FACILITY ON PRIVATE PROPERTY, THE PROPERTY OWNERS WILL BE REQUIRED TO ENTER INTO AN AGREEMENT WITH NYCT PERTAINING TO ALL WORK AFFECTING THE TRANSIT FACILITIES AND CLEARLY DEFINING LIMITS AND RESPONSIBILITY FOR MAINTENANCE AND LIABILITY.

37. WHEREVER A NEW SIDEWALK IS BEING PLACED ADJACENT TO NYCT STRUCTURES THE FOLLOWING WILL BE REQUIRED:
    a) THE TOP OF THE NEW SIDEWALK SHALL BE FLUSH WITH THE SUBWAY VENT GRATINGS, HATCHES AND EMERGENCY EXITS.
    b) THE SLOPE OF THE NEW SIDEWALK SHALL BE SUCH THAT THE DRAINAGE BE AWAY FROM THESE STRUCTURES.
    c) A 1/2" PREMOLDED FILLER SHALL BE INSTALLED BETWEEN THE NEW SIDEWALK AND NYCT STRUCTURE.
    d) WHERE SIDEWALK ELEVATIONS ARE BEING CHANGED DETAILS OF PROPOSED WORK AROUND NYCT STRUCTURES ARE TO BE SUBMITTED FOR APPROVAL.

38. BEFORE ENTERING NYCT PROPERTY, CONTRACTOR OR SUBCONTRACTOR'S PERSONNEL SHALL HAVE ATTENDED NYCT TRACK SAFETY TRAINING AND EXPECT TO FOLLOW NYCT RULES AND REGULATIONS AS PER TRAINING AND ENGINEER INSTRUCTIONS

39. BEFORE THE START OF ANY WORK, THE CONTRACTOR SHALL MAKE AN EXAMINATION, IN THE PRESENCE OF NYCT'S ENGINEER, OF THE INTERIOR AND EXTERIOR OF NYCT SUBWAY OR OTHER STRUCTURE ADJACENT TO THE PROPOSED WORK. THE PERSON OR PERSONS AUTHORIZED BY THE CONTRACTOR TO MAKE THESE EXAMINATIONS SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL TAKE ALL PHOTOGRAPHS AS MAY BE NECESSARY OR ORDERED TO INDICATE THE EXISTING CONDITION OF NYCT STRUCTURE. ONE COPY OF EACH PHOTOGRAPH, EIGHT INCHES BY TEN INCHES IN SIZE, AND THE NEGATIVE IS TO BE SUBMITTED TO MR. JOHN MALVASIO, P.E., ASSISTANT CHIEF ENGINEERING OFFICER, MAINTENANCE-OF-WAY, 130 LIVINGSTON STREET, ROOM 8044D, BROOKLYN, NEW YORK 11201, TELEPHONE 718/694-1358 BEFORE THE START OF CONSTRUCTION.

40. ALL ARCHITECTURAL DETAILS (TOKEN BOOTHS, RAILINGS, DOORS, ETC.) ARE TO CONFORM TO THE LATEST NYCT STANDARDS. THESE STANDARDS ARE AVAILABLE AT NYCT.

41. STANDARD NYCT INSURANCE CLAUSES ARE TO BE MADE PART OF THE PROJECT'S CONTRACT DRAWINGS. PROOF THAT THE NECESSARY INSURANCE IS IN EFFECT WILL BE REQUIRED BEFORE WORK CAN COMMENCE.

42. AT THE CLOSE OF ANY PROJECT INVOLVING CONSTRUCTION OR ALTERATIONS TO TRANSIT FACILITIES, ONE SET OF VELLUMS OR MYLARS, FIVE SETS OF 35MM MICROFILM, AND ELECTRONIC COPIES COMPLYING TO MICROSTATION.DGN FORMAT OF "APPROVED AS-BUILTS" MUST BE PROVIDED TO NYCT FOR ITS RECORDS. FOR DETAILS OF SPECIFIC REQUIREMENTS CONTACT NYCT OUTSIDE PROJECTS.

43. AT LEAST SEVEN WORKING DAYS PRIOR TO THE START OF CONSTRUCTION OPERATIONS, NOTIFICATION MUST BE GIVEN TO MR. JOHN MALVASIO, P.E., ASSISTANT CHIEF ENGINEERING OFFICER, MAINTENANCE-OF-WAY, AT 718/694-1358. THE CONTRACTOR TO PROVIDE TEMPORARY QUARTERS NEAR THE JOB SITE FOR NYCT INSPECTORS CONTAINING A DESK AND TELEPHONE.

MAY 2, 2014

NEW YORK CITY TRANSIT "NOT FOR BENEFIT" INSURANCE REQUIREMENTS:

SECTION A: INSURANCE REQUIREMENTS

THE PERMITTEE AT ITS SOLE COST AND EXPENSE SHALL CARRY AND MAINTAIN POLICIES OF INSURANCE AT ALL TIMES DURING THE PERIOD OF PERFORMANCE UNDER THIS AGREEMENT AS HEREIN SET FORTH BELOW:

1 WORKERS' COMPENSATION: INCLUDING EMPLOYER'S LIABILITY INSURANCE WITH LIMITS OF LIABILITY NOT LESS THAN $2,000,000 WHICH MAY BE MET BY A COMBINATION OF PRIMARY AND EXCESS INSURANCE MEETING THE STATUTORY LIMITS OF NEW YORK STATE.

2. COMMERCIAL GENERAL LIABILITY: (ISO 2001 FORM OR EQUIVALENT) APPROVED BY PERMITTOR IN THE PERMITTEE'S NAME WITH LIMITS OF LIABILITY IN THE AMOUNT OF NOT LESS THAN $3,000,000 FOR EACH OCCURRENCE ON A COMBINED SINGLE LIMIT BASIS FOR INJURIES TO PERSONS (INCLUDING DEATH) AND DAMAGE TO PROPERTY, $3,000,000 GENERAL AGGREGATE AND $3,000,000 IN THE AGGREGATE WITH RESPECT TO PRODUCTS/COMPLETED OPERATIONS. THE LIMITS MAY BE PROVIDED IN THE FORM OF A PRIMARY POLICY OR COMBINATION OF PRIMARY AND UMBRELLA/EXCESS POLICY. WHEN THE MINIMUM CONTRACT AMOUNTS CAN ONLY BE MET WHEN APPLYING THE UMBRELLA/EXCESS POLICY, THE UMBRELLA/EXCESS POLICY MUST FOLLOW FORM OF THE UNDERLYING POLICY AND BE EXTENDED TO "DROP DOWN" TO BECOME PRIMARY IN THE EVENT PRIMARY LIMITS ARE REDUCED OR AGGREGATE LIMITS ARE EXHAUSTED. SUCH INSURANCE SHALL BE PRIMARY AND NON-CONTRIBUTORY TO ANY OTHER VALID AND COLLECTIBLE INSURANCE AND MUST BE EXHAUSTED BEFORE IMPLICATING ANY PERMITTOR/MTA POLICY AVAILABLE.

   SUCH POLICY SHOULD BE WRITTEN ON AN OCCURRENCE FORM, AND SHALL INCLUDE THE FOLLOWING COVERAGES:

   - ADDITIONAL INSURED ENDORSEMENT (I.S.O. FORM CG 20 26 07/04) VERSION OR EQUIVALENT APPROVED BY THE PERMITTOR, SHALL NAME THE INDEMNITEES AS REFERENCED UNDER SECTION B OF THIS AGREEMENT AS ADDITIONAL INSUREDS.
   - CONTRACTUAL LIABILITY ASSUMED BY THE PERMITTEE UNDER THIS AGREEMENT;
   - PERSONAL AND ADVERTISING INJURY;
   - PRODUCTS-COMPLETED OPERATIONS;
   - INDEPENDENT CONTRACTORS;
   - "XCU" (EXPLOSION, COLLAPSE, AND UNDERGROUND HAZARDS) WHERE NECESSARY;
   - CONTRACTUAL LIABILITY EXCLUSION, APPLICABLE TO CONSTRUCTION OR DEMOLITION OPERATIONS TO BE PERFORMED WITHIN 50 FEET OF RAILROAD TRACKS, MUST BE REMOVED, WHERE NECESSARY;

3. BUSINESS AUTOMOBILE LIABILITY: (ISO FORM CA 00 01 10 01 OR EQUIVALENT) APPROVED BY THE PERMITTOR IS REQUIRED IF PERMITTEE'S VEHICLE ENTERS PERMITTOR'S PROPERTY. THE INSURANCE MUST BE IN THE NAME OF THE PERMITTEE OR ITS CONTRACTOR ENTERING THE PERMITTOR PROPERTY WITH LIMITS OF LIABILITY IN THE AMOUNT OF NOT LESS THAN $2,000,000 EACH ACCIDENT FOR CLAIMS FOR BODILY INJURIES (INCLUDING DEATH) TO PERSONS AND FOR DAMAGE TO PROPERTY ARISING OUT OF THE OWNERSHIP, MAINTENANCE OR USE OF ANY OWNED, HIRED OR NON-OWNED MOTOR VEHICLE.

4. RAILROAD PROTECTIVE LIABILITY: (ISO-RIMA OR EQUIVALENT FORM) APPROVED BY PERMITTOR COVERING THE WORK TO BE PERFORMED AT THE DESIGNATED JOB SITE AND AFFORDING PROTECTION FOR DAMAGES ARISING OUT OF BODILY INJURY OR DEATH, PHYSICAL DAMAGE TO OR DESTRUCTION OF PROPERTY, INCLUDING DAMAGE TO THE INSURED'S OWN PROPERTY AND CONFORMING TO THE FOLLOWING:

   - THE POLICY SHALL BE ISSUED TO THE "NAMED INSUREDS" LISTED UNDER SECTION B.
   - THE LIMIT OF LIABILITY SHALL BE NOT LESS THAN $2,000,000 PER OCCURRENCE, SUBJECT TO A $6,000,000 ANNUAL AGGREGATE;
   - POLICY MUST BE ENDORSED TO PROVIDE COVERAGE FOR CLAIMS ARISING FROM INJURY TO EMPLOYEES COVERED BY FEDERAL EMPLOYER'S LIABILITY ACT (FELA).
   - INDICATE THE NAME AND ADDRESS OF THE DESIGNATED CONTRACTOR, PROJECT LOCATION AND DESCRIPTION OF WORK, AND PERMIT NUMBER IF APPLICABLE.
   - EVIDENCE OF RAILROAD PROTECTIVE LIABILITY INSURANCE, MUST BE PROVIDED IN THE FORM OF A POLICY. A DETAILED INSURANCE BINDER (ACORD OR MANUSCRIPT FORM) WILL BE ACCEPTED PENDING ISSUANCE OF THE POLICY, WHICH MUST BE PROVIDED WITHIN 30 DAYS FROM THE EFFECTIVE DATE.

5. ENVIRONMENTAL INSURANCE: IN THE EVENT ENVIRONMENTAL OR POLLUTION EXPOSURES EXIST, THE PERMITTEE SHALL REQUIRE THE ENVIRONMENTAL CONTRACTOR OR SUB-CONTRACTOR TO PROVIDE THE APPLICABLE INSURANCE COVERING SUCH EXPOSURE. THE LIMITS AND TYPES OF INSURANCE PROVIDED MUST BE SATISFACTORY TO THE PERMITTOR AND APPROVED PRIOR TO THE START OF THE WORK.

SECTION B: INDEMNITEES (ADDITIONAL INSUREDS / NAMED INSUREDS)

NEW YORK CITY TRANSIT AUTHORITY ("NYCT"), THE MANHATTAN AND BRONX SURFACE TRANSIT OPERATING AUTHORITY ("MABSTOA"), THE STATEN ISLAND RAPID TRANSIT OPERATING AUTHORITY ("SIRTOA"), THE METROPOLITAN TRANSPORTATION AUTHORITY ("MTA") INCLUDING ITS SUBSIDIARIES AND AFFILIATES, MTA CAPITAL CONSTRUCTION ("MTACC"), MTA BUS COMPANY ("MTA BUS"), AND THE CITY OF NEW YORK ("CITY" AS OWNER) AND THE RESPECTIVE AFFILIATES AND SUBSIDIARIES EXISTING CURRENTLY OR IN THE FUTURE OF AND SUCCESSORS TO EACH INDEMNIFIED PARTIES LISTED HEREIN.

SECTION C: GENERAL INSURANCE REQUIREMENTS

1. INSURANCE COMPANIES: ALL OF THE INSURANCE REQUIRED BY THIS ARTICLE SHALL BE WITH COMPANIES LICENSED OR AUTHORIZED TO DO BUSINESS IN THE STATE OF NEW YORK WITH AN A.M. BEST COMPANY RATING OF NOT LESS THAN A-/VII OR BETTER AND REASONABLY APPROVED BY THE PERMITTOR/MTA.

2. FORMS: ALL FORMS SHALL COMPLY WITH THE INSURANCE SERVICES OFFICE, INC. ("ISO") OR ITS EQUIVALENT APPROVED BY THE INSURANCE DEPARTMENT OF THE STATE OF NEW YORK

3. POLICY DEDUCTIBLE / SELF INSURED RETENTION: INSURANCE MAY CONTAIN A DEDUCTIBLE AND OR SELF-INSURED RETENTION AND SHALL NOT EXCEED $100,000. THE PERMITTEE SHALL BE RESPONSIBLE FOR ALL CLAIM EXPENSES AND LOSS PAYMENTS WITHIN THE DEDUCTIBLE OR SELF-INSURED RETENTION.

4. POLICY TERMS: THESE POLICIES MUST: (I) BE WRITTEN IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARAGRAPHS ABOVE, AS APPLICABLE; (II) BE ENDORSED IN FORM ACCEPTABLE TO INCLUDE A PROVISION THAT SHOULD THE POLICY BE CANCELED, MATERIALLY CHANGED, OR NOT RENEWED, NOTICE SHALL BE DELIVERED IN ACCORDANCE WITH THE INSURANCE POLICY PROVISIONS TO THE PERMITTOR, AND (III) STATE OR BE ENDORSED TO PROVIDE THAT THE COVERAGE AFFORDED UNDER THE PERMITTEE'S POLICIES SHALL APPLY ON A PRIMARY AND NOT ON AN EXCESS OR CONTRIBUTING BASIS WITH ANY POLICIES WHICH MAY BE AVAILABLE TO THE PERMITTOR/MTA, AND ALSO THAT THE PERMITTEE'S POLICIES, PRIMARY AND EXCESS, MUST BE EXHAUSTED BEFORE IMPLICATING ANY PERMITTOR/MTA POLICY AVAILABLE. (IV) IN ADDITION, PERMITTEE'S POLICIES SHALL STATE OR BE ENDORSED TO PROVIDE THAT, IF A SUBCONTRACTOR'S POLICY CONTAINS ANY PROVISION THAT MAY ADVERSELY AFFECT WHETHER PERMITTEE'S POLICIES ARE PRIMARY AND MUST BE EXHAUSTED BEFORE IMPLICATING ANY PERMITTOR/MTA POLICY AVAILABLE, PERMITTEE'S AND SUBCONTRACTOR'S POLICIES SHALL NEVERTHELESS BE PRIMARY AND MUST BE EXHAUSTED BEFORE IMPLICATING ANY PERMITTOR/MTA POLICY AVAILABLE. AT LEAST TWO (2) WEEKS PRIOR TO THE EXPIRATION OF THE POLICIES, THE PERMITTEE SHALL ENDEAVOR TO PROVIDE EVIDENCE OF RENEWAL OR REPLACEMENT POLICIES OF INSURANCE, WITH TERMS AND LIMITS NO LESS FAVORABLE THAN THE EXPIRING POLICIES.

SECTION D: SUBMISSION OF INSURANCE

CERTIFICATES OF INSURANCE MAY BE SUPPLIED AS EVIDENCE OF POLICIES EXCEPT FOR RAILROAD PROTECTIVE LIABILITY. HOWEVER, IF REQUESTED BY THE PERMITTOR, THE PERMITTEE SHALL DELIVER TO THE PERMITTOR WITHIN FORTY-FIVE (45) DAYS A COPY OF SUCH POLICIES, CERTIFIED BY THE INSURANCE CARRIER AS BEING TRUE AND COMPLETE. IF A CERTIFICATE OF INSURANCE IS SUBMITTED, IT MUST: (1) BE PROVIDED ON THE PERMITTOR CERTIFICATE OF INSURANCE; (2) BE SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE INSURANCE CARRIER OR PRODUCER AND NOTARIZED; (3) DISCLOSE ANY DEDUCTIBLE, SELF-INSURED RETENTION, SUB-LIMIT, AGGREGATE LIMIT OR ANY EXCLUSIONS TO THE POLICY THAT MATERIALLY CHANGE THE COVERAGE; (4) INDICATE THE ADDITIONAL INSUREDS AS REQUIRED HEREIN UNDER SECTION B; THE PERMITTEE MUST PROVIDE A COPY OF THE ADDITIONAL INSURED ENDORSEMENT (ISO) FORM CG 20 26 07/04 OR ITS EQUIVALENT AND MUST REFERENCE THE POLICY INFORMATION; (5) INDICATE PROJECT NAME AND LOCATION ON THE CERTIFICATE; AND (6) EXPRESSLY REFERENCE THE INCLUSION OF ALL REQUIRED ENDORSEMENTS.

THE PERMITTEE OR ITS CONTRACTOR/SUBCONTRACTOR PERFORMING THE WORK SHALL FURNISH EVIDENCE OF ALL POLICIES BEFORE ANY WORK IS STARTED TO THE APPROPRIATE DEPARTMENT:

NEW AGREEMENTS:	RENEWAL INSURANCE:
MTA/NYCT MOW ENGINEERING	MTA RISK INSURANCE MANAGEMENT
ATTENTION: MR. JOHN MALVASIO	ATTENTION: RUTH APOSTOL
130 LIVINGSTON STREET	2 BROADWAY – 21ST FLOOR
BROOKLYN, NY 11201	NEW YORK, NY 10004

SECTION E: NO LIMIT OF LIABILITY

THE MINIMUM AMOUNTS OF INSURANCE REQUIRED IN THE DETAIL DESCRIPTION OF POLICIES ABOVE SHALL NOT BE CONSTRUED TO LIMIT THE EXTENT OF THE PERMITTEE'S LIABILITY UNDER THIS AGREEMENT.

SECTION F: RIGHT TO REQUEST ADDITIONAL INSURANCE

PERMITTEE FURTHER AGREES TO PROVIDE, AT PERMITTEE'S SOLE COST AND EXPENSE, SUCH INCREASED OR EXPANDED INSURANCE COVERAGE AS PERMITTOR MAY FROM TIME TO TIME AS DEEM APPROPRIATE.

SECTION G: EVENT OF DEFAULT

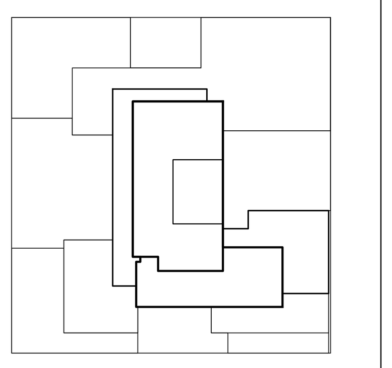
IF, AT ANY TIME DURING THE PERIOD OF THIS AGREEMENT, INSURANCE AS REQUIRED IS NOT IN EFFECT, OR PROOF THEREOF IS NOT PROVIDED TO THE PERMITTOR, THE PERMITTOR SHALL HAVE THE OPTIONS TO: (I) DIRECT THE PERMITTEE TO SUSPEND WORK OR OPERATION WITH NO ADDITIONAL COST OR EXTENSION OF TIME DUE ON ACCOUNT THEREOF; OR (II) TREAT SUCH FAILURE AS AN EVENT OF DEFAULT.

SECTION H: NOTICE OF CLAIM

THE PERMITTEE SHALL IMMEDIATELY FILE WITH NYCT/MTA'S TORT DIVISION (WITH A COPY TO THE PROJECT MANAGER), 130 LIVINGSTON STREET, 11TH FLOOR, BROOKLYN, NEW YORK 11201, A NOTICE OF ANY OCCURRENCE LIKELY TO RESULT IN A CLAIM AGAINST NYCT/MTA AND SHALL ALSO FILE WITH THE TORTS DIVISION DETAILED SWORN PROOF OF INTEREST AND LOSS WITH THE CLAIM. THIS PARAGRAPH SHALL SURVIVE THE EXPIRATION OR EARLIER TERMINATION OF THE CONTRACT.

MTA RIM – 08/15/2013

DEPT OF BLDGS 420655954 Job Number
ES993817887 Scan Code



KEY PLAN

Number:	Date:	Revision:
-	5-20-2016	TA RESUBMITTAL
-	4-8-2016	ISSUED FOR BID
-	4-1-2016	TA RESUBMITTAL
-	2-5-2016	TA SUBMITTAL

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQAURE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **2 COURT SQUARE**

ADDRESSES: 2 COURT SQUARE
QUEENS, NEW YORK 11101

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754

DESIMONE
Consulting Engineers
18 West 18th Street, 10th FL,
New York, NY 10011
Tel (212) 532.2211 Fax (212) 481.6108

COSENTINI ASSOCIATES
Two Pennsylvania Plaza, 3rd FL,
New York, NY 10121
Tel (212) 615.3996 Fax (212) 615.3700

VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
SUPPORT OF EXCATION
N.Y.C. TRANSIT
NOTES

SEAL & SIGNATURE: STATE OF NEW YORK · WALTER E. KAECK · No. 072575-1 · LICENSED PROFESSIONAL ENGINEER

DATE: 02-05-2016
PROJECT #: 12634
SCALE: 3/32"=1'-0"
SOE-006.00
DWG NO.
XX OF XX

BUILDING ADDRESS
23-15 44TH DRIVE

MUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA – 225 WEST 34TH STREET, NEW YORK, NY 10122

SOE-006.00.dwg

DEPT OF BLDGS 420655954 Job Number
ES087950641 Scan Code

GENERAL NOTES:

I - CODES

1. 2014 BUILDING CODE OF THE CITY OF NEW YORK. INCLUDING LATEST AMENDMENTS ("N.Y.C. CODE").
2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - AISC 360-05. AS MODIFIED BY REFERENCE STANDARDS SECTION 3502 OF THE N.Y.C. BUILDING CODE, 13TH EDITION.
3. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318-11 ("ACI") AS MODIFIED BY REFERENCE STANDARDS SECTION 3502 OF THE N.Y.C. BUILDING CODE.

II - MATERIALS

UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS:

1. STRUCTURAL STEEL:
   ALL ROLLED SHAPES: ASTM A572 OR A992, GRADE 50
   ALL PLATES AND CONNECTION MATERIAL: ASTM A36 OR A572 GRADE 50
   ALL TUBULAR SECTIONS: ASTM A500, GRADE C
   ALL PIPE SECTIONS: ASTM A53, GRADE B
   ANCHOR BOLTS, U.O.N.: ASTM F1554
2. METAL DECK:
   FABRICATE FROM ASTM A611 OR ASTM A653 STEEL WITH ASTM A653 G60 GALVANIZING. SIZE AND GRADE AS NOTED ON DRAWINGS.
   U.O.N., FLOOR DECKING SHALL BE COMPOSITE DECK WITH CONFIGURATION THAT PERMITS FULL AISC SHEAR CONNECTOR VALUE.
3. SHEAR CONNECTIONS:
   ¾" DIAMETER x 5" HEADED STUDS, U.O.N.
4. CAST-IN-PLACE CONCRETE:
   FOUNDATIONS: SEE PLAN
   SLABS ON GROUND: SEE PLAN
   FORMED SLABS: SEE PLAN
   SLABS ON METAL DECK: SEE PLAN
   COLUMNS AND WALLS: SEE COLUMN SCHEDULE
5. REINFORCEMENT:
   DEFORMED BARS: ASTM A615, GRADE 60.
   WELDED WIRE FABRIC: ASTM A 1064.
   WELDED DEFORMED WIRE FABRIC: ASTM A467, GRADE 60.
6. WELDING ELECTRODES: E70XX LOW HYDROGEN.
7. BOLTING MATERIALS: ASTM A325 OR F1852 (TWIST-OFF TYPE), OR A490, OR F2280 (TWIST-OFF TYPE), U.O.N.

III - GENERAL

1. NOTES, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWINGS FOR REVIEW.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO PERFORMING WORK.
3. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
4. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR WATER/DAMPROOFING AND FIREPROOFING DETAILS AND REQUIREMENTS.
5. TOP OF CONCRETE SLABS ARE AT FLOOR REFERENCE ELEVATIONS EXCEPT AS NOTED. FOR FLOOR REFERENCE ELEVATIONS SEE COLUMN SCHEDULE.
6. THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTS. SEE CONSTRUCTION MANAGER'S [or CONTRACT if no CM] DOCUMENTS.
7. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S OR ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.
8. SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STREETS, BUILDINGS AND STRUCTURES.
9. ALL EXISTING DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY FIELD MEASUREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
10. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF, DURING DEMOLITION, EXCAVATION OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON DRAWINGS, ENGINEER SHALL BE NOTIFIED.

IV - FOUNDATION NOTES

1. TOWER CORE MAT TO BEAR ON ROCK OF MINIMUM BEARING CAPACITY OF 40 TSF PER GEOTECHNICAL REPORT PREPARED BY MUESER RUTLEDGE DATED 07-25-2015.
2. WALL FOOTINGS SHALL BEAR ON SAND WITH A MINIMUM BEARING CAPACITY OF 3 TSF PER GEOTECHNICAL REPORT PREPARED BY MUESER RUTLEDGE DATED 07-25-2015
3. NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNLESS SUPPORTING SLABS ARE IN PLACE AND SET OR THE WALLS ARE ADEQUATELY BRACED.
4. UNDERPINNING OF EXISTING ADJACENT FOUNDATIONS MAY BE REQUIRED. ALL ENGINEERING, DESIGNS AND MEANS AND METHODS OF CONSTRUCTION RELATED TO UNDERPINNING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. DEWATERING OF THE SITE DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR NOT TO UNDERMINE EXISTING FOUNDATIONS. METHOD OF DEWATERING AND CALCULATIONS FOR THE APPROPRIATE SYSTEM ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. PROVIDE DOWELS IN FOUNDATIONS FOR ALL WALLS, COLUMNS, AND SHEAR WALLS OF SAME NUMBER AND SIZE AS THE VERTICAL REINFORCEMENT ABOVE, U.O.N.
7. PROVIDE WATERSTOPS IN ALL VERTICAL CONSTRUCTION JOINTS IN BASEMENT WALLS.
8. SLABS ON GROUND SHALL BE PLACED ON SELECT FILL COMPACTED TO 95 PERCENT MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).

V - UNDERPINNING NOTES

1. CONTRACTOR SHALL RETAIN THE SERVICE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NEW YORK TO PREPARE SIGNED AND SEALED DESIGN DRAWINGS AND CALCULATIONS FOR ALL REQUIRED UNDERPINNING OF ADJACENT STRUCTURES. THE CONTRACTOR SHALL FILE THE DRAWINGS WITH THE BUILDING DEPARTMENT.
2. SUBMIT COPY OF FILED DRAWINGS TO DESIMONE FOR INFORMATION ONLY. ALL UNDERPINNING WORK SHALL BE SUBJECT TO SPECIAL INSPECTION IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
3. THE FULL SCOPE OF THIS WORK IS TO BE DETERMINED BY THE CONTRACTOR BY THE REVIEW OF ALL AVAILABLE DOCUMENTATION SUCH AS SURVEYS, GEOTECHNICAL REPORTS AND THE LIKE AND BY SITE REVIEW PRIOR TO BIDDING.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF ALL EXISTING ADJACENT BUILDINGS, STRUCTURES, SIDEWALKS, VAULTS AND THE LIKE DURING AND AS A RESULT OF UNDERPINNING OPERATIONS.

VI - CONCRETE NOTES

1. REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS, U.O.N. IN DRAWINGS:

   CONCRETE POURED AGAINST EARTH.................. 3"

   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #5 OR SMALLER.................. 1½"
   #6 OR LARGER.................. 2"

   CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
   COLUMNS (TIES AND MAIN REINFORCING).................. 1½"
   SLABS, WALLS, JOISTS #14 OR #18 BARS.................. 1½"
   #11 OR SMALLER.................. ¾"
   BEAMS (STIRRUPS AND MAIN REINF).................. 1½"

   CLEAR COVER SHALL BE CLEARLY SHOWN ON ALL REBAR DETAIL DRAWINGS.
2. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING CONCRETE. IF NECESSARY, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.
3. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES, BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AS WELL AS THE STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER, AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER IS OBTAINED.
4. LOCATION OF ALL CONSTRUCTION JOINTS NOT SHOWN IN DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO DETAILING OF REINFORCING. ALL CONSTRUCTION JOINTS TO BE CLEARLY SHOWN IN REBAR DETAIL DRAWINGS. ENGINEER MAY REQUIRE ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS.

VI - CONCRETE NOTES (CONTINUED)

5. DIMENSIONS "Ld" AS NOTED ON DRAWINGS SHALL BE AS FOLLOWS:

BEAMS

BAR SIZE	BOTTOM BARS	OTHER BARS
#3	13	17
#4	17	23
#5	22	28
#6	26	34
#7	38	49
#8	43	56
#9	48	63
#10	54	71
#11	60	78

COLUMNS

BAR SIZE	Ld
#3	13
#4	17
#5	22
#6	26
#7	38
#8	43
#9	48
#10	54
#11	60

TABLE ASSUMPTIONS:

1. f 'c = 5 ksi
2. A MINIMUM CLEAR COVER AS SHOWN IN NOTE 1 ABOVE
3. A MINIMUM CLEAR SPACING OF 3" BETWEEN ANY BARS
4. fy = 60 ksi
5. NORMAL WEIGHT CONCRETE
6. FOR WALLS:
   CASE 1 = CLEAR SPACING ≥ 2db AND CLEAR COVER ≥ db
   CASE 2 = OTHER THAN CASE 1

WALLS

BAR SIZE	VERTICAL BARS		HORIZONTAL BARS	
	CASE 1	CASE 2	CASE 1	CASE 2
#3	13	20	17	25
#4	17	26	23	34
#5	22	32	28	42
#6	26	39	34	50
#7	38	56	49	73
#8	43	64	56	83
#9	48	72	63	94
#10	54	81	70	106
#11	60	90	78	117

SLABS / MATS

BAR SIZE	THICKNESS 12" OR LESS	THICKNESS GREATER THEN 12"	
	ALL BARS	BOTTOM BARS	OTHER BARS
#3	13	13	17
#4	17	17	23
#5	22	22	28
#6	26	26	34
#7	56	56	73
#8	64	64	83
#9	72	72	94
#10	81	81	106
#11	90	90	117

FOR:
f'c = 3 ksi Ld = 1.29 x TABLE VALUE
f'c = 4 ksi Ld = 1.12 x TABLE VALUE
f'c = 6 ksi Ld = 0.91 x TABLE VALUE
f'c = 8 ksi Ld = 0.79 x TABLE VALUE
f'c ≥ 10 ksi Ld = 0.71 x TABLE VALUE

6. ALL LAP SPLICES SHALL BE 1.3Ld UNLESS NOTED OTHERWISE ON DRAWINGS.
7. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3.
8. FOR EPOXY-COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.5.
9. COMBINATIONS OF EFFECTS DUE TO CONCRETE STRENGTH, CONCRETE WEIGHT, AND EPOXY BARS ARE CUMULATIVE. Ld SHALL BE MULTIPLIED BY EACH FACTOR TO FIND THE CORRECT VALUE.
10. ACI DOES NOT PERMIT LAP SPLICES OF #14 OR #18 BARS. BARS OF THIS SIZE SHALL BE COUPLED BY ACCEPTABLE MECHANICAL MEANS.
11. DOWEL BAR SUBSTITUTIONS SHALL BE PERMITTED PROVIDED THAT MANUFACTURER'S DATA SUPPORTS FULL TENSION SPLICES.
12. ALL SLEEVES AND PENETRATIONS SHALL BE PROVIDED BY THE SUB-CONTRACTOR REQUIRING THE OPENING.
13. CONCRETE COLUMN LENGTH ADJUSTMENT FOR ELASTIC SHORTENING, SHRINKAGE AND CREEP EFFECTS SHALL BE DISCUSSED WITH THE CONCRETE CONTRACTOR.
14. CONDUIT PLACED IN CONCRETE SLABS MUST BE PLACED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
    a. CONTRACTOR SHALL NOT INSTALL CONDUIT THAT IS NOT SHOWN ON MECHANICAL DRAWINGS.
    b. DO NOT CROSS MORE THAN ONE LAYER OF CONDUIT OVER ANOTHER IN ANY GIVEN AREA.
    c. PLACE CENTROID OF CONDUIT OR CONDUIT GROUP AT THE MID-HEIGHT OF THE SLAB.
    d. CONDUIT OR CONDUIT GROUP CAN NOT EXTEND OUTSIDE THE MIDDLE ⅓ OF THE SLAB.
    e. MAINTAIN A MINIMUM CLEAR SPACING BETWEEN THE CONDUIT OF 3 DIAMETERS. THIS REQUIREMENT APPLIES EXCEPT WHERE CONDUITS ACCUMULATE AT "TURN DOWNS". THE CONDITIONS AT "TURN DOWN" LOCATIONS MUST BE EVALUATED AT EACH LOCATION BY THE STRUCTURAL ENGINEER. "TURN DOWNS" CAN NOT OCCUR AT COLUMN OR BUTTRESS LOCATIONS.
    f. DO NOT PLACE ANY CONDUIT IN THE SLAB WITHIN 36" FROM THE EDGE OF ANY COLUMN OR WALL ABOVE OR BELOW THE SLAB.
    g. SLAB REINFORCEMENT MUST NOT BE MOVED, CUT, OR BENT TO ACCOMMODATE CONDUIT PLACEMENT.
    h. CONDUIT IS NOT TO RUN THROUGH OR WITHIN A COLUMN OR WALL.
    i. ALUMINUM CONDUIT SHALL NOT BE EMBEDDED IN A SLAB UNLESS IT IS EFFECTIVELY COATED.

    IF THE ABOVE REQUIREMENTS ARE ALL MET, CONDUIT LOCATIONS NEED NOT BE REVIEWED BY THE STRUCTURAL ENGINEER. ANY DEVIATIONS MUST BE SUBMITTED ON A SHOP DRAWING FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO CONDUIT PLACEMENT.

    THE FOLLOWING CASES MUST BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER:

    a. LOCATIONS OF ANY CONDUIT LARGER THAN 2" IN OUTSIDE DIAMETER.
    b. LOCATIONS OF ANY BUNDLED CONDUITS.

IX - SURVEYING

1. PRIOR TO REMOVING RESHORES THE UNDERSIDE OF THE SLAB SHALL BE SURVEYED TO DETERMINE THE RELATIVE ELEVATION OF THE SLAB. AT A MINIMUM, SURVEY POINTS ARE TO BE LOCATED NEXT TO COLUMNS AND AT CENTER OF COLUMN STRIPS AND MIDDLE STRIPS. SLAB EDGES AND CANTILEVERS ARE TO BE SURVEYED AT POINTS OF THEORETICAL MAXIMUM AND MINIMUM DEFLECTIONS WITHIN EACH SPAN. SURVEYOR IS TO SUBMIT A GENERAL LAYOUT OF POINTS TO ENGINEER FOR APPROVAL PRIOR TO SURVEYING THE SLABS. ADDITIONAL POINTS MAY BE REQUIRED AT ENGINEER'S DISCRETION. THE C.M. IS TO CONTRACT OUT THE SURVEYING SERVICE TO A SURVEYOR NOT AFFILIATED WITH THE CONCRETE CONTRACTOR. THE COST OF THIS SURVEY IS TO BE INCLUDED IN THE CONSTRUCTION COST.

XI - SPECIAL INSPECTIONS

OWNER WILL ENGAGE AND PAY FOR A SPECIAL INSPECTOR AND AN INDEPENDENT TESTING AGENCY TO PERFORM THE FOLLOWING SPECIAL INSPECTION AND TESTING AS SPECIFIED ON THE APPLICABLE SECTIONS OF THE NEW YORK CITY BUILDING CODE, CHAPTER 17, SECTION 1704. TECHNICAL REPORT STATEMENT OF RESPONSIBILITY TR-1 FORM SHALL BE FILLED WITH THE BUILDING DEPARTMENT FOR APPROVAL OF SPECIAL INSPECTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE PRIOR NOTICE FOR COMPLETION OF INSPECTIONS.

1. CONCRETE:
   ALL CONCRETE WORK SHALL BE SUBJECT TO SPECIAL INSPECTION BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER AS REQUIRED BY SUBCHAPTERS 1704.4 AND 1905.3 AND TABLE 1704.4 OF THE N.Y.C. BUILDING CODE.
   A. THE OWNER SHALL ENGAGE A LICENSED PROFESSIONAL ENGINEER, APPROVED BY THE ENGINEER OF RECORD, TO SUPERVISE THE TESTING OF THE MATERIALS AND THE INSPECTION OF CONCRETE CONSTRUCTION.
   B. THE PRELIMINARY TEST FOR CONTROLLED CONCRETE SHALL BE MADE IN ACCORDANCE WITH SUBCHAPTER 1905.3 OF SECTION 1905 OF THE N.Y.C. BUILDING CODE AND THE APPROVED DESIGN MIXES FILED ON TECHNICAL REPORT TR-3. NO CONCRETE SHALL BE PLACED BEFORE ACCEPTANCE BY ENGINEER.
   C. QUALITY CONTROL AND INSPECTION OF MATERIALS AND OF BATCHING SHALL BE MADE IN ACCORDANCE WITH SUBCHAPTER 1905.3 OF SECTION 1905 OF THE N.Y.C. BUILDING CODE.
   D. ALL FIELD TESTS AND INSPECTIONS SHALL BE PERFORMED AS REQUIRED BY SUBCHAPTER 1905.6 OF SECTION 1905 OF THE N.Y.C. BUILDING CODE. CONCRETE TEST CYLINDER RESULTS SHALL BE FILED ON TECHNICAL REPORT TR-2.
   E. PRIOR TO PERMIT OWNER TO ENGAGE CONCRETE TESTING AGENCY FOR TR-2 AND TR-3 FORMS.
2. SOILS:
   INSPECT SUBGRADE FOR FOUNDATIONS, PIERS AND WALLS PER SECTION 1704.7.1 OF THE N.Y.C. BUILDING CODE.
3. STEEL:
   INSPECT WELDING OPERATIONS, DETAILS AND TENSIONING OF HIGH STRENGTH BOLTS PER SECTIONS 1704.3.1 THROUGH 1704.3.3 AND TABLE 1704.3 OF THE N.Y.C. BUILDING CODE.
4. PILING:
   INSPECT PILE DRIVING AND TESTING OPERATIONS PER SUBCHAPTER 1704.8 OF THE N.Y.C. BUILDING CODE.
5. STRUCTURAL MASONRY:
   INSPECT MASONRY CONSTRUCTION PER SECTION 1704.5 AND TABLES 1704.5.1 AND 1704.5.3 OF THE N.Y.C. BUILDING CODE. TESTING SHALL COMPLY WITH REQUIREMENTS OF ACI 530/ASCE 5/TMS 402.

BUILDING LOADING SCHEDULE (PSF)*

LOCATION	DL	SDL	LL	TOTAL
70TH FLOOR (BMU)	150	25	150	325
69TH FLOOR (EMR)	150	50	150	350
68TH FLOOR (ROOF)	150	25	150	325
67TH FLOOR (MEP)	150	25	150	325
38TH - 66TH FLOOR (RES.)	125	50	40	215
37TH FLOOR	150	25	40	215
36TH FLOOR (MECH.)	150	50	150	350
5TH - 35TH FLOOR (RES.)	125	25	40	190
4TH FLOOR (MECH.)	150	25	100	275
3RD FLOOR (AMMENITIES)	150	25	100	275
3RD FLOOR (MECH.)	150	50	100	300
2ND FLOOR (PARKING)	150	25	60	235
GROUND FLOOR (RETAIL)	150	25	100	275
CELLAR	225	25	150	400

FACADE LOAD = 200 PLF

*DEVELOPED IN ACCORDANCE WITH CHAPTER 16 OF THE 2014 NEW YORK CITY BUILDING CODE.

** FINAL DESIGN LOAD/CONSTRUCTION LOADS.

SEE PLANS FOR ALL OTHER FLOOR LOADINGS NOT LISTED.

WIND LOADS PER ASCE 7-05

WIND LOADS FROM ASCE 7-05 SHOWN FOR COMPARISON PURPOSES ONLY.

BASE SHEARS:
EAST-WEST DIRECTION: 4,730 KIPS
NORTH-SOUTH DIRECTION: 4,570 KIPS

OVERALL MAXIMUM RESULTANT: 4,950 KIPS

OVERTURNING MOMENTS:
EAST-WEST DIRECTION: 1,780,000 KIP-FT
NORTH-SOUTH DIRECTION: 1,710,000 KIP-FT

WIND LOADS PER WIND TUNNEL

STRUCTRUAL DESIGN BASED OF WIND LOADS OBTAINED FROM WIND TUNNEL TESTING. LOADS SHOWN HAVE A 50 YEAR RETURN PERIOD.

BASE SHEARS:
EAST-WEST DIRECTION: 4,420 KIPS
NORTH-SOUTH DIRECTION: 3,840 KIPS

OVERALL MAXIMUM RESULTANT: 4,850 KIPS

OVERTURNING MOMENTS:
EAST-WEST DIRECTION: 1,750,000 KIP-FT
NORTH-SOUTH DIRECTION: 2,130,000 KIP-FT

WIND CONTROLS

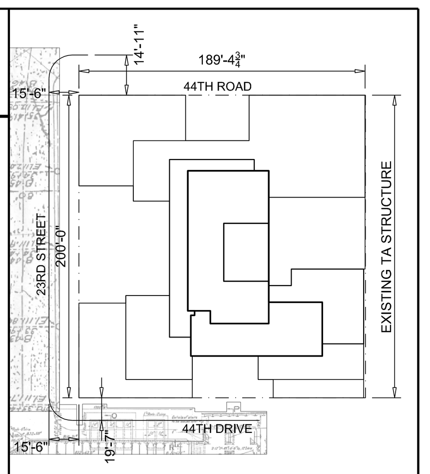
SEISMIC DESIGN CRITERIA

THE DESIGN, DETAILS, AND NOTES HEREIN ARE IN COMPLIANCE WITH CHAPTER 16 OF THE 2014 NYC BUILDING CODE..

RISK CATEGORY: II	[NYBC TABLE 1604.5]
SEISMIC IMPORTANCE FACTOR, I_e = 1.00	[NYBC TABLE 1604.5.2]
Ss = 0.281g	[NYBC 1613.5.1]
S1 = 0.073g	[NYBC 1613.5.1]
SITE CLASS: B	[NYBC TABLE 1613.5.2]
SEISMIC DESIGN CATEGORY: B	[NYBC TABLE 1613.5.6]
BASIC SEISMIC FORCE RESISTING SYSTEM: ORDINARY REINFORCED CONCRETE SHEAR WALLS	
RESPONSE MODIFICATION COEFFICIENT, R = 4.00	[NYBC TABLE 1613.8]
BASE BUILDING HEIGHT, h_n = 983'-9"	
TOTAL EFFECTIVE SEISMIC WEIGHT, W = 227,000 KIPS	
TOTAL DESIGN LATERAL BASE SHEAR, V = 2,270 KIPS	

DRAWING INDEX

SHEET	TITLE	10-12-2016 ISSUED TO DOB
S-000	GENERAL NOTES	
S-001	GENERAL NOTES, LOAD CRITERIA AND DRAWING INDEX	●
S-100	FOUNDATION PLANS, SECTIONS AND DETAILS	
FO-101	CELLAR/ FOUNDATION PLAN	●
FO-102	FOUNDATION SECTION THRU BUILDING	●
FO-103	FOUNDATION SECTION THRU BUILDING	●
FO-104	FOUNDATION SECTIONS & DETAILS	●
FO-110	FOUNDATION TYPICAL DETAILS	●
FO-111	FOUNDATION TYPICAL DETAILS	●
FO-120	MAT FOUNDATION REINFORCEMENT	●
FO-121	MAT FOUNDATION DIMENSION PLAN	●
S-200	SHEAR WALLS COLUMNS AND BRACING SCHEDULES	
S-201	GROUND FLOOR PLAN	●
S-202	2ND FLOOR PLAN	●
S-203	3RD FLOOR PLAN	●
S-204	4TH FLOOR PLAN	●
S-205	5TH FLOOR PLAN	●
S-206	6TH FLOOR PLAN	●
S-207	7TH FLOOR PLAN	●
S-208	8TH TO 19TH FLOORS PLAN	●
S-220	20TH FLOOR PLAN	●
S-221	21ST TO 35TH FLOOR PLAN (MEP)	●
S-236	36TH FLOOR PLAN	●
S-237	37TH FLOORS PLAN	●
S-238	38TH TO 49TH FLOOR PLAN	●
S-250	50TH FLOOR PLAN	●
S-251	51ST FLOOR TO 61ST FLOOR PLAN	●
S-262	62ND FLOOR PLAN	●
S-263	63RD TO 66TH FLOOR PLAN	●
S-267	67TH FLOORS PLAN	●
S-268	68TH FLOOR PLAN	●
S-269	69TH FLOORS PLAN	●
		●
S-300	SUPERSTRUCTURE SECTIONS AND DETAILS - CONCRETE	
S-301	TYPICAL CONCRETE COLUMN DETAILS	●
S-310	TOWER COLUMN SCHEDULE GROUND TO 65TH FL	●
S-315	TYPICAL SHEAR WALL SECTIONS AND DETAILS	●
S-321	SHEAR WALL PART PLAN I	●
S-400	SUPERSTRUCTURE SECTIONS AND DETAILS - CONCRETE	
S-401	TYPICAL SUPERSTRUCTURE CONCRETE DETAILS	●
S-402	TYPICAL SUPERSTRUCTURE CONCRETE DETAILS	●
S-403	TYPICAL SUPERSTRUCTURE CONCRETE DETAILS	●
S-600	SUPERSTRUCTURE MASONRY DETAILS	
S-601	TYPICAL MASONRY DETAILS	●



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	02-12-16	DOB FILING
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
GENERAL NOTES,
LOAD CRITERIA
AND DRAWING INDEX

SEAL & SIGNATURE:
STATE OF NEW YORK
STEPHEN V. DeSIMONE
074933
LICENSED PROFESSIONAL ENGINEER

DATE: 02/03/16
PROJECT #: 15233
SCALE: AS NOTED
DWG NO. **S-001.00**

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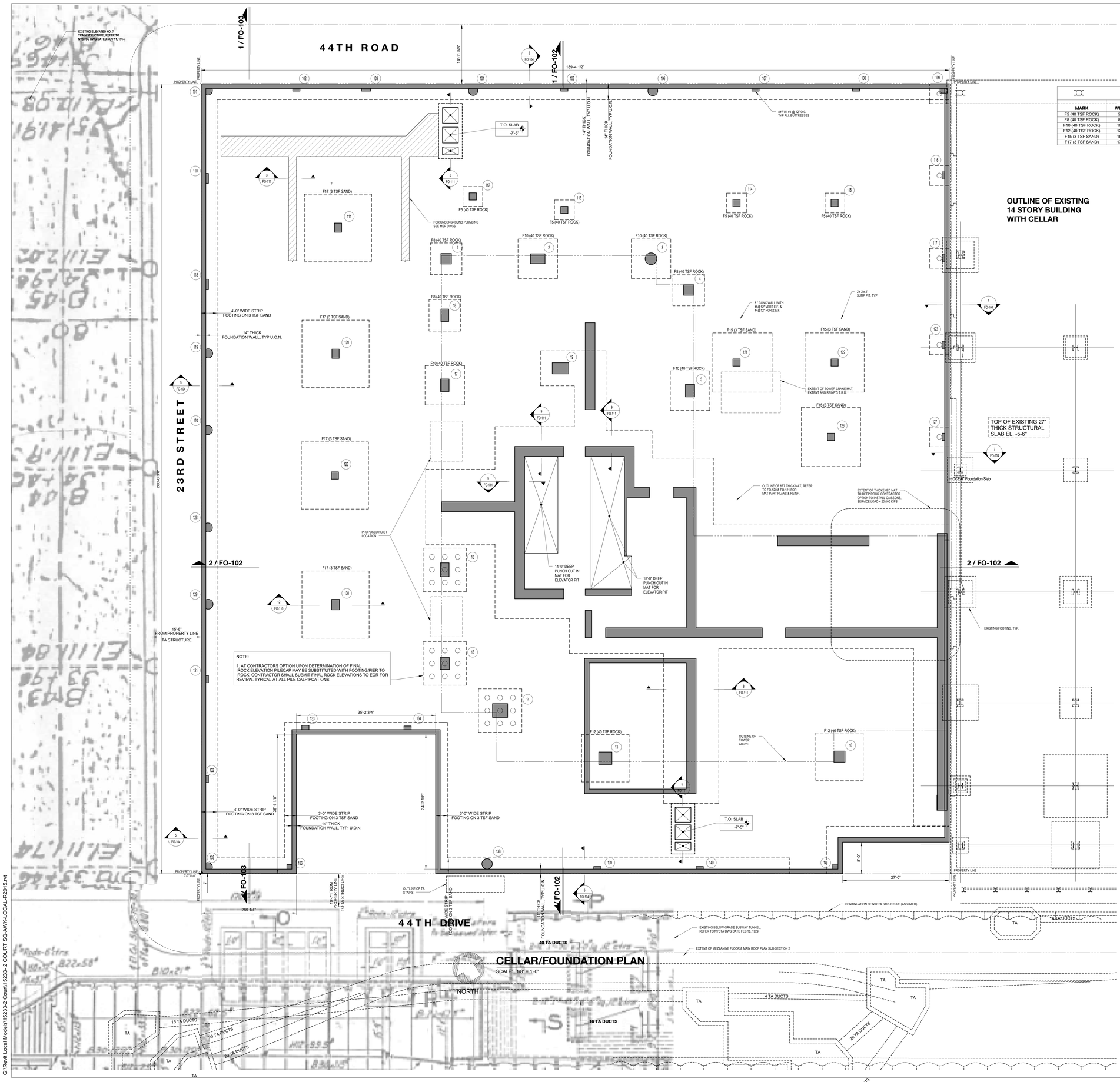


NOTE:

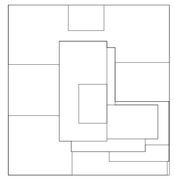
1. AT CONTRACTORS OPTION UPON DETERMINATION OF FINAL ROCK ELEVATION PILECAP MAY BE SUBSTITUTED WITH FOOTING/PIER TO ROCK. CONTRACTOR SHALL SUBMIT FINAL ROCK ELEVATIONS TO EOR FOR REVIEW. TYPICAL AT ALL PILE CALP PCATIONS

CELLAR/FOUNDATION PLAN

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

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	Footing Reinf. Long	Footing Reinf. Short	REMARKS
F5 (40 TSF ROCK)	5'-0"	5'-0"	3'-0"			
F8 (40 TSF ROCK)	8'-0"	8'-0"	4'-0"	10-#10	10-#10	-
F10 (40 TSF ROCK)	10'-0"	10'-0"	5'-0"	10-#10	10-#10	-
F12 (40 TSF ROCK)	12'-0"	12'-0"	6'-0"	10-#10	10-#10	-
F15 (3 TSF SAND)	15'-0"	15'-0"	3'-0"	10-#10	10-#10	-
F17 (3 TSF SAND)	17'-0"	17'-0"	3'-0"	10-#10	10-#10	-



KEY PLAN

TOP OF SLAB ELEVATION U.O.N.:	EL. +0'-7"
SLAB THICKNESS U.O.N.:	12"
SLAB CONCRETE STRENGTH:	fc = 10,000 PSI
SLAB TOP BARS U.O.N.:	#7@12"O.C. EACH WAY
SLAB BASIC BOTTOM BARS U.O.N.:	#7@12"O.C. EACH WAY

LEGEND: (ALL LOADS LISTED BELOW ARE SERVICE/UNFACTORED)

- DENOTES CONCRETE COLUMN/WALL
- DENOTES SLAB OPENING
- DENOTES DRILLED 13 5/8" MINI-CAISSON, 400 TON SERVICE COMPRESSION
- DENOTES TRENCH FOR UNDERGROUND PLUMBING, REF TO ARCH AND MEP DRAWINGS FOR EXTENTS
- DENOTES 400 TON SERVICE TENSION ROCK ANCHOR

WATERPROOFING REFERENCE NOTES:

1. NOTE THAT WATERPROOFING IS BY OTHERS AND IS ONLY SHOWN FOR CONTRACTOR'S REFERENCE.
2. WATERPROOFING SHOWN IN SECTIONS PROVIDED HEREIN ILLUSTRATES THE GENERAL DESIGN INTENT FOR BELOW-GRADE WATER-PROOFING OF THE EXTERIOR PORTIONS OF BUILDING FOUNDATION COMPONENTS. THE CONTRACTOR SHALL COMPLETELY WATERPROOF THE EXTERIOR PORTIONS AND UNDERSIDE SURFACES OF MAT FOUNDATIONS, CAISSON CAPS, PITS WALLS, SLABS AND OTHER ASSOCIATED FOUNDATION COMPONENTS. THE SITE IS LOCATED WITHIN A MAPPED FLOOD ZONE; WATERPROOFING SHALL BE INSTALLED TO RESIST COMPLETE SATURATION OF THE SURROUNDING GROUND SURFACE AND HYDROSTATIC PRESSURE UP TO THE FLOOD ELEVATION PLUS ONE FOOT, OR TO EL 12.
3. THE WATERPROOFING DETAILS AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR AS A FORMAL SUBMITTAL TO THE CONSTRUCTION MANAGER FOR REVIEW BY THE OWNER'S CONSULTANTS. THE WATERPROOFING MATERIALS AND DETAILS SHALL BE IN CONFORMANCE WITH THE MATERIAL MANUFACTURER'S REQUIREMENTS AND THE PROJECT TECHNICAL SPECIFICATIONS FOR FOUNDATION WATERPROOFING AS PREPARED BY THE GEOTECHNICAL ENGINEER.
4. FOR WATERPROOFING OF UNDERSIDE SURFACES, THE CONTRACTOR SHALL PROVIDE A LEAN CONCRETE MUD MAT TO ACT AS A SUBGRADE SURFACE FOR TEMPORARY SUPPORT OF THE WATERPROOFING MEMBRANE, PRIOR TO PLACEMENT OF SLAB/MAT CONCRETE, UNLESS OTHERWISE APPROVED BY THE OWNER'S CONSULTANTS AND THE WATERPROOFING MATERIAL SUPPLIER.
5. CONTRACTOR SHALL PROVIDE A WARRANTY ON BOTH THE WATERPROOFING MATERIALS AND WATERPROOFING INSTALLATION THE WARRANTY DURATIONS SHALL BE IDENTIFIED AT THE TIME OF BIDDING.
6. WATERPROOFING SHOWN ON THESE DRAWINGS FOR INTERIOR SURFACES OF BELOW GRADE FOUNDATION COMPONENTS, PITS AND TANKS SHALL NOT BE CONSIDERED AS PART OF THE FOUNDATION CONTRACT WORK, AND SHALL BE PERFORMED BY OTHERS.

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR TYPICAL FOUNDATIONS AND DETAILS SEE DRAWING FO-110.
4. CONCRETE STRENGTH SHALL BE:
   - FOUNDATION WALLS AND BUTTRESSES: 10,000 PSI U.O.N.
   - SUMP PIT/ ELEVATOR PIT/ PODIUM PIT WALLS 10,000 PSI U.O.N.
   - PILE CAPS, GRADE BEAMS, MATS : 10,000 PSI U.O.N.
   - COLUMNS AND SHEAR WALLS AT CELLAR: SEE COLUMN SCHEDULE
5. DETAILER TO CHECK ALL BAR CLEARANCES.
6. OUTERMOST REINFORCING RUNS EAST-WEST.
7. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL WATERPROOFING AND DAMP-PROOFING REQUIREMENTS.
8. ADJACENT BUILDINGS ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS.
9. REFER TO PROJECT GEO-TECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.
10. SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES TO DRAIN EXTENTS.
11. 'AB' INDICATES ADDITIONAL BOTTOM BARS.
12. 'AT' INDICATES ADDITIONAL TOP BARS.
13. PILE CAPS & FOOTINGS DESIGNED TO BE POURED INTEGRALLY WITH PRESSURE SLAB U.O.N. THUS: (EL -X'-X") WHERE EL -X'-X" REFERS TO TOP OF PILE CAP.
14. UNDER SLAB TRENCHING FOR MEP NOT SHOWN. REFER TO MEP DWGS FOR ADDITIONAL INFORMATION. EXTENTS OF TRENCHING SUBJECT TO CHANGE PENDING FINAL COORDINATION, G.C. TO COORDINATE.
15. REFER TO DWG. S-201 FOR T.O. FNDN. WALL ELEVATION.
16. REFER TO ARCH AND MEP DWGS FOR SIZE AND LOCATION OF SLAB OPENINGS COORD. W/APPROVED MEP SHOP DWGS.

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE: CELLAR/FOUNDATION PLAN

SEAL & SIGNATURE: STATE OF NEW YORK, GERARD V. DWYER, 074937, LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	1/8" = 1'-0"
DWG NO:	FO-101.00

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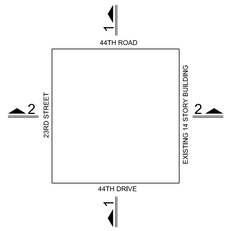

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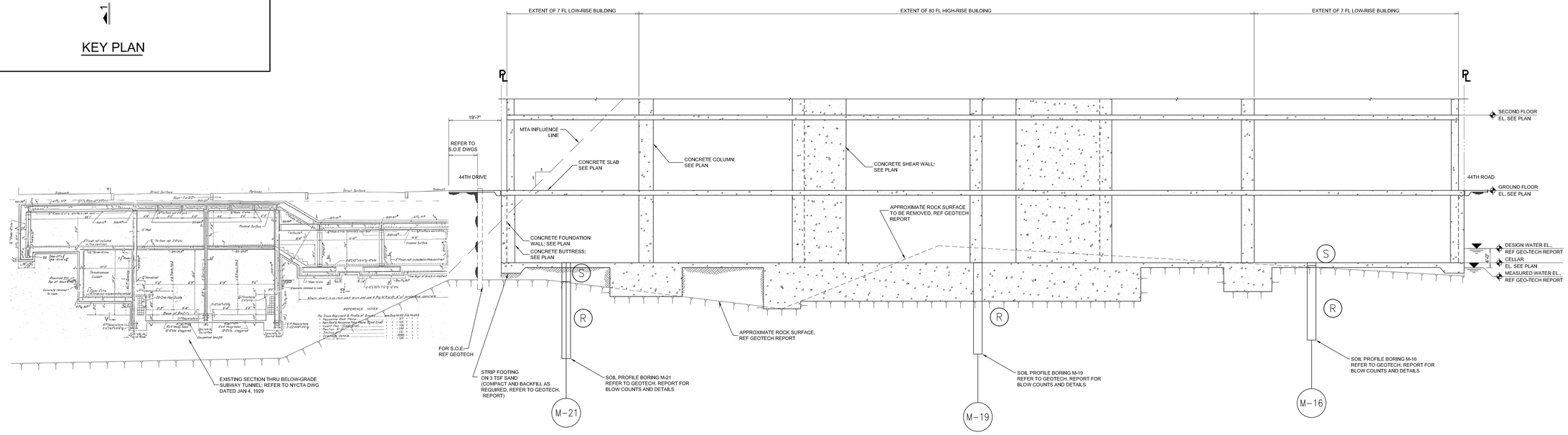
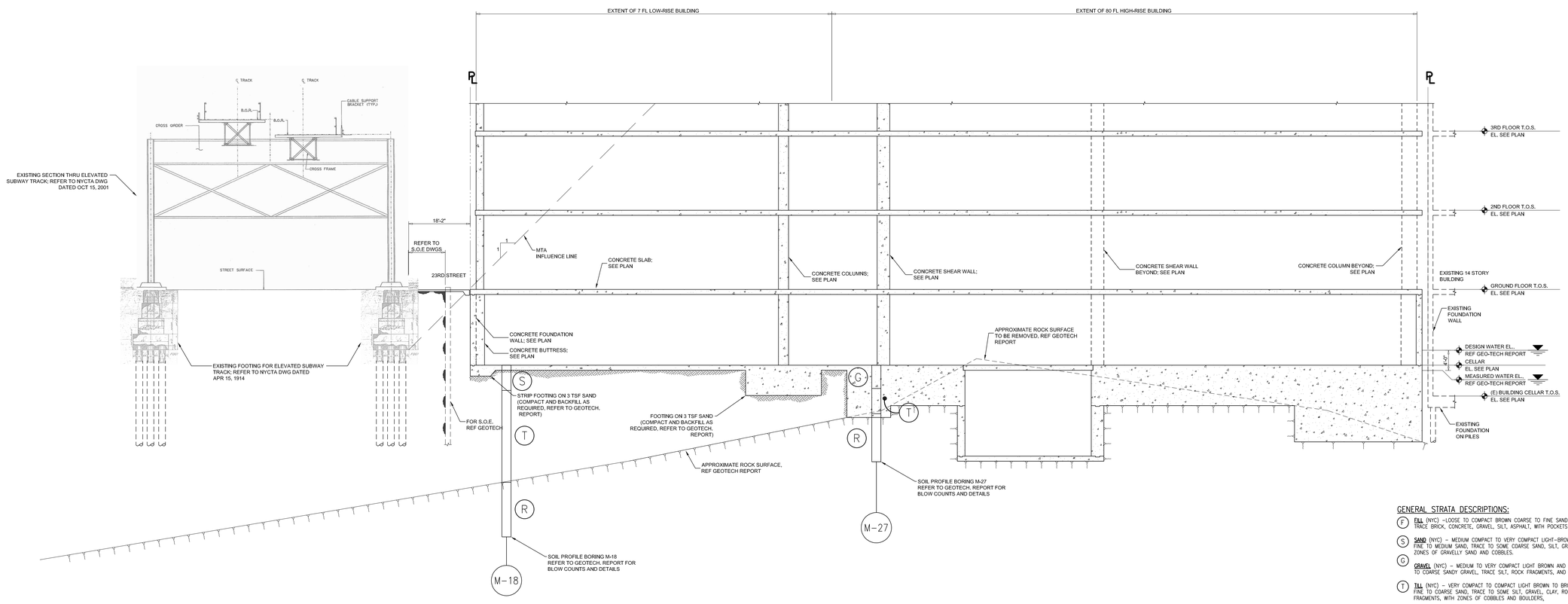


1 NORTH - SOUTH SECTION THRU BUILDING

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

NOTE: FOR DIAGRAMMATIC PURPOSES ONLY



2 EAST-WEST SECTION THRU BUILDING

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

NOTE: FOR DIAGRAMMATIC PURPOSES ONLY

GENERAL STRATA DESCRIPTIONS:

(F) **FILL** (NYC) –LOOSE TO COMPACT BROWN COARSE TO FINE SAND, SOME TO TRACE BRICK, CONCRETE, GRAVEL, SILT, ASPHALT, WITH POCKETS OF SILT.

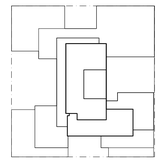
(S) **SAND** (NYC) – MEDIUM COMPACT TO VERY COMPACT LIGHT–BROWN TO BROWN FINE TO MEDIUM SAND, TRACE TO SOME COARSE SAND, SILT, GRAVEL WITH ZONES OF GRAVELLY SAND AND COBBLES.

(G) **GRAVEL** (NYC) – MEDIUM TO VERY COMPACT LIGHT BROWN AND BROWN FINE TO COARSE SANDY GRAVEL, TRACE SILT, ROCK FRAGMENTS, AND COBBLES.

(T) **TILL** (NYC) – VERY COMPACT TO COMPACT LIGHT BROWN TO BROWN–GRAY FINE TO COARSE SAND, TRACE TO SOME SILT, GRAVEL, CLAY, ROCK FRAGMENTS, WITH ZONES OF COBBLES AND BOULDERS,

(DR) **DECOMPOSED ROCK** (NYC) – VERY COMPACT WHITE GREEN SILTY FINE TO COARSE SAND, TRACE ROCK FRAGMENTS; TO GRAY SILTY FINE SAND, SOME GRAVEL, TRACE CLAY.

(R) **ROCK** (NYC) – MEDIUM TO HARD UNWEATHERED TO SLIGHTLY WEATHERED GRAY GNEISS WITH ZONES OF SCHISTOSE GNEISS, GRANITIC GNEISS, GNEISSIC SCHIST, AND GNEISSIC AMPHIBOLITE, WITH OCCASIONAL QUARTZ AND QUARTZ FELDSPAR BANDS.



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DOB BISCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
FOUNDATION SECTION THRU BUILDING

SEAL & SIGNATURE:

STATE OF NEW YORK · STEPHEN V. DESIMONE · 074937 · LICENSED PROFESSIONAL ENGINEER

DATE: 02/03/16
PROJECT #: 15233
AS NOTED
DWG NO. FO-102.00

DEPT OF BLDGS 420555954 Job Number
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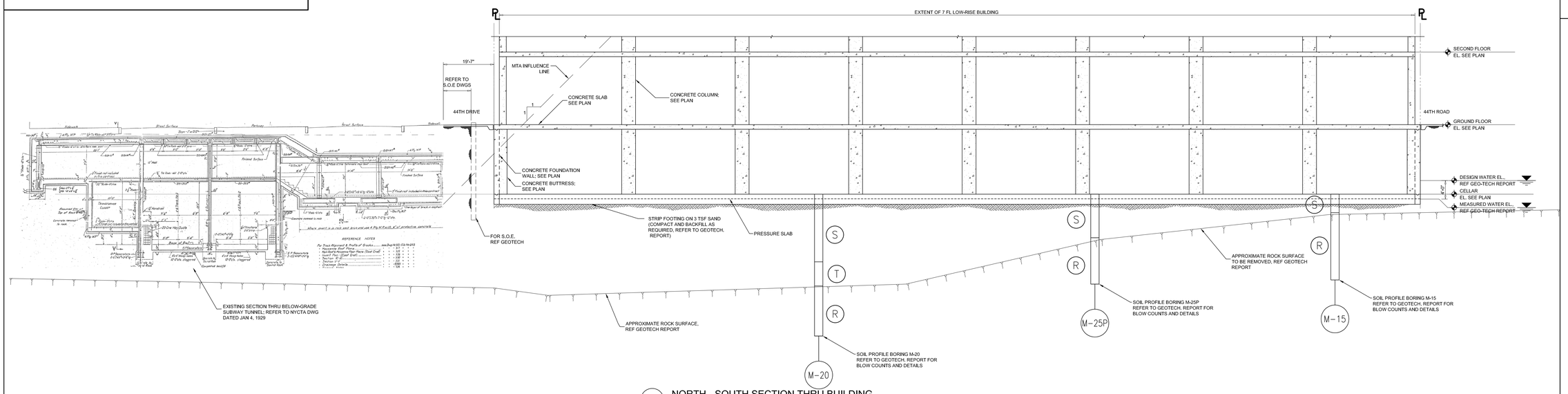

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SCALE: 1/8"=1'-0"

NOTE: FOR DIAGRAMMATIC PURPOSES ONLY

GENERAL STRATA DESCRIPTIONS:

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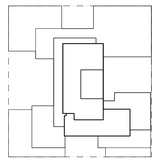

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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
FOUNDATION SECTION THRU BUILDING

SEAL & SIGNATURE:

STATE OF NEW YORK · STEPHEN V. DESIMONE · 075 · 075024 · LICENSED PROFESSIONAL ENGINEER

DATE: 02/03/16
PROJECT #: 15233
AS NOTED
DWG NO. FO-103.00

DeSimone Consulting Engineers - Adm Acct/NY-HYMEDE - Drawing-of:\Projects\15233\15233.00\DWGS\Disc\15233.00-005-FO-103.dwg [Paper 48x36] - Date= October 12, 2016 - 4:39PM
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DEPT OF BLDGS 420659954 Job Number
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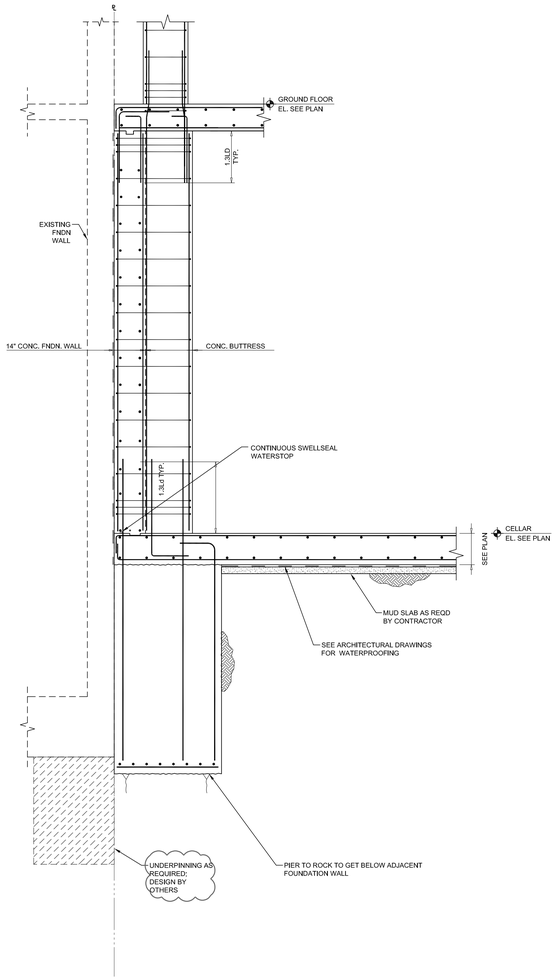
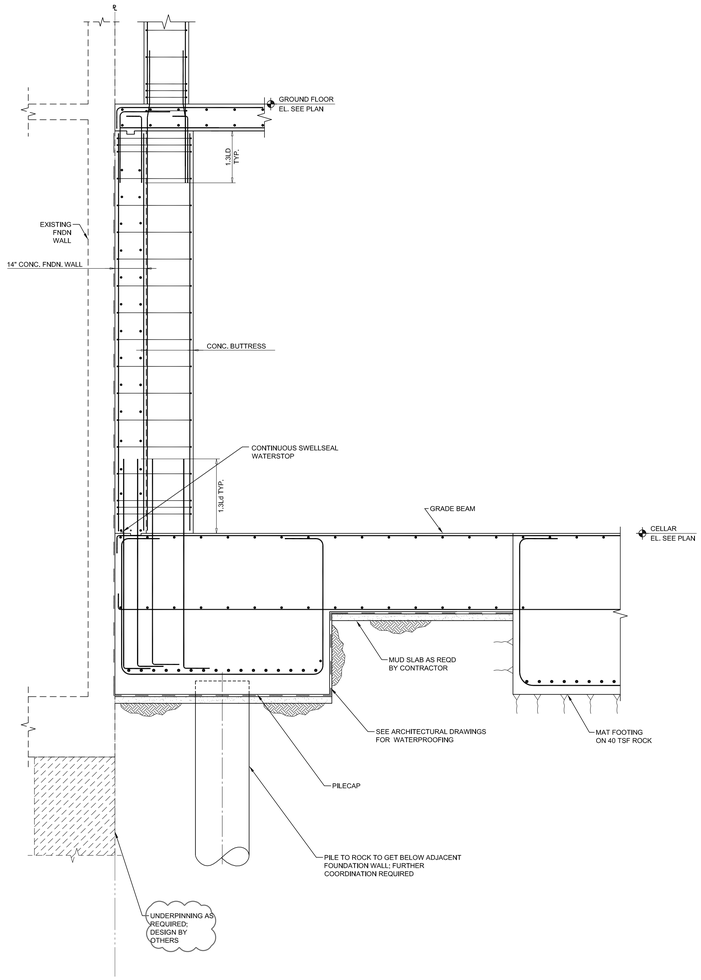


7 SECTION AT FOUNDATION WALL
SCALE: 1/2"=1'-0"



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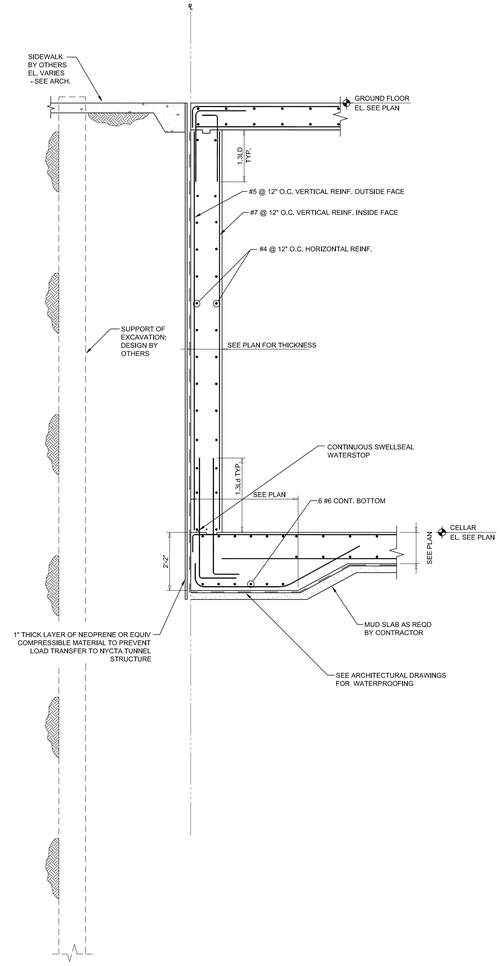
SCALE: 1/2"=1'-0"



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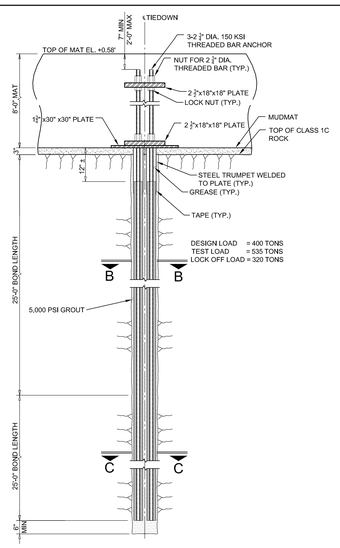
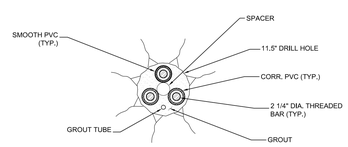
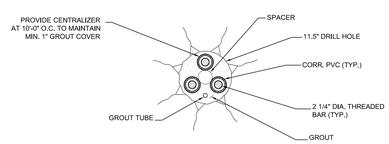
SCALE: 1/2"=1'-0"



12 TIEDOWN DETAIL - AFTER LOCK-OFF AT TOP OF ROCK
SCALE: 1/2"=1'-0"

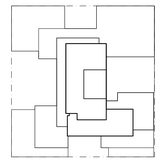


SECTION B-B



SECTION C-C

NOTES:
1. TIE DOWN DESIGNS BY MUESER RUTLEDGE CONSULTING ENGINEERS
2. REFER TO DETAIL FO-101 & 14/FO-110 FOR REINF.



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DOB BSCAN:

DOB STAMPS & SIGNATURES:

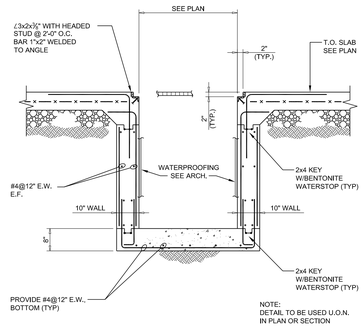
DWG TITLE:
FOUNDATION SECTIONS
AND DETAILS

SEAL & SIGNATURE:

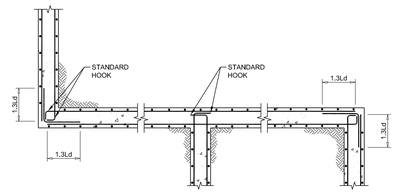
STATE OF NEW YORK
ARTHUR V. CORSANEGO
024933
LICENSED PROFESSIONAL ENGINEER

DATE: 02/03/16
PROJECT #: 15233
AS NOTED
DWG NO. FO-104.00

DEPT OF BLDGS 420650904 Job Number
E360524797 5 Scan Code



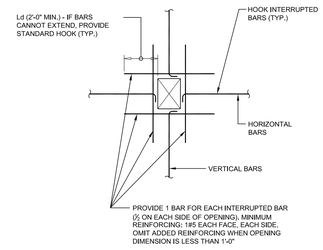
5 SUMP PIT SECTION
SCALE: 1/2"=1'-0"



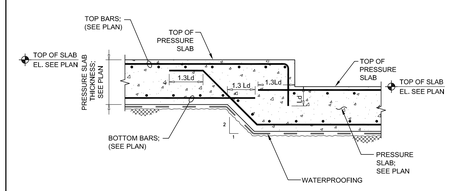
CORNER WALLS INTERSECTING WALLS CORNER WALLS

NOTE:
CORNER BARS TO MATCH SIZE AND SPACING OF HORIZONTAL BARS IN WALLS.

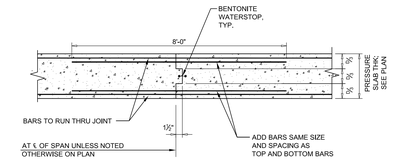
4 FOUNDATION WALL CORNER REINFORCEMENT
SCALE: 1/2"=1'-0"



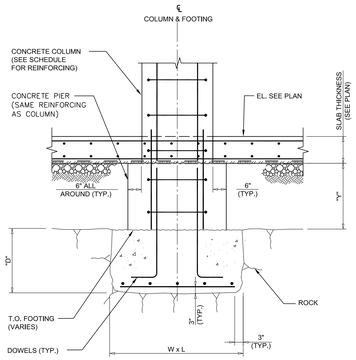
3 FOUNDATION WALL OPENING REINFORCEMENT
SCALE: 1/2"=1'-0"



2 PRESSURE SLAB/ MAT STEP DETAIL
SCALE: 1/2"=1'-0"

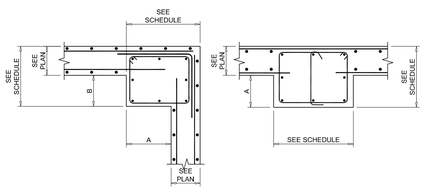


1 PRESSURE SLAB/MAT CONSTRUCTION JOINT
SCALE: 1/2"=1'-0"



NOTE:
FOR FOOTING DIMENSIONS SEE SCHEDULE WHEN "Y" < 2'-6"
USE FOOTING DETAIL WITH ENLARGED "D" DIMENSION

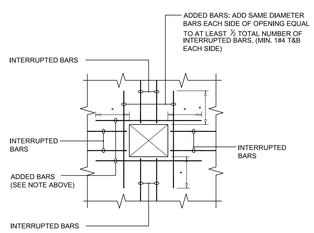
10 TYP. FOOTING WITH PIER TO ROCK DETAIL
SCALE: 1/2"=1'-0"



CORNER INTERIOR

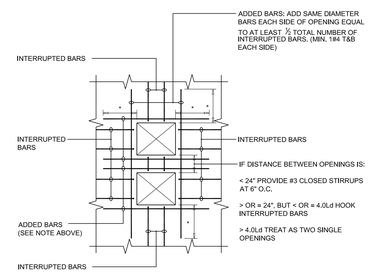
NOTES:
1. COLUMN SIZES ON THIS SCHEDULE, FIRST DIMENSION N-S DIRECTION.
2. CONCRETE STRENGTH FOR BUTTRESSES SHALL MATCH COLUMN CONCRETE P'C. REFER TO COLUMN SCHEDULE
3. ALL COLUMNS ARE TYPE 'R' U.O.N.
4. FLOOR LIVE LOADS ARE REDUCED IN ACCORDANCE WITH SUBCHAPTER 9, ARTICLE 4 OF THE N.Y.C.B.C.

9 TYPICAL BUTTRESS DETAIL
SCALE: 1/2"=1'-0"



✱ = EXTEND 2.0Ld PAST OPENING

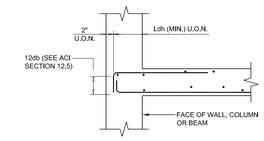
SINGLE OPENING



MULTIPLE OPENINGS

NOTES:
1. HOOK ALL INTERRUPTED BARS.
2. OMIT ADDED BARS IF STANDARD BAR SPACING CAN BE PLACED ON EITHER SIDE OF THE OPENING.
3. WHERE OPENINGS ARE NEAR OR AGAINST EXTERIOR WALLS, OR PITS, OR WHERE ADDED REINFORCEMENT CANNOT BE EXTENDED 2.0Ld, HOOK ADDED BARS.

8 TYP. PRESSURE SLAB / CORE MAT OPENING DETAIL
SCALE: 1/2"=1'-0"



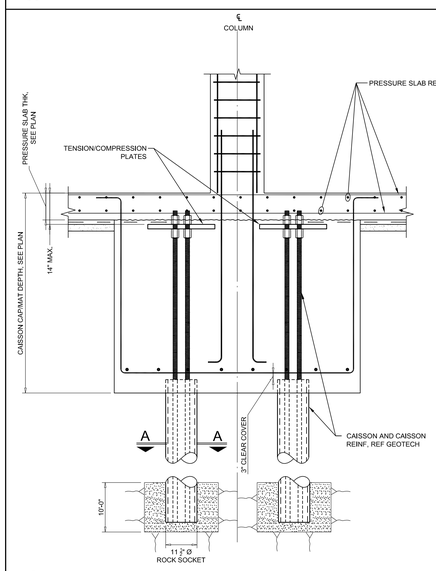
Ldh (IN INCHES)

NOTES:
FOR LIGHT WEIGHT AGGREGATE MULTIPLY TABLE VALUES BY 1.3
FOR EPOXY COATED REBAR MULTIPLY TABLE VALUES BY 1.2
FOR Fy = 75 ksi MULTIPLY TABLE VALUES BY 1.25
COMBINATIONS OF EFFECTS DUE TO CONCRETE DENSITY AND EPOXY COATING ARE CUMULATIVE

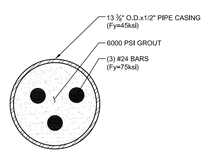
BAR #	f'c 4000 psi	5000 psi	6000 psi	7000 psi	8000 psi	10000 psi	12000 psi
3	7	6	6	6	6	6	6
4	7	6	6	6	6	6	6
5	10	8	7	7	6	6	6
6	11	9	8	8	7	6	6
7	13	11	10	9	9	8	7
8	14	12	11	10	10	8	8
9	17	14	13	12	11	10	9
10	19	16	15	14	13	11	10
11	20	17	16	15	14	12	11

* ASSUMES Fy = 60 ksi

6 DEVLOPMENT LENGTH/HOOK SCHEDULE
SCALE: 1/2"=1'-0"



15 TYPICAL PILE CAP DETAIL
SCALE: 1/2"=1'-0"



SECTION A-A

NOTES:
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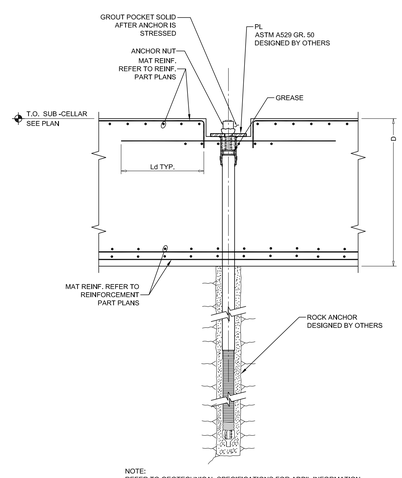
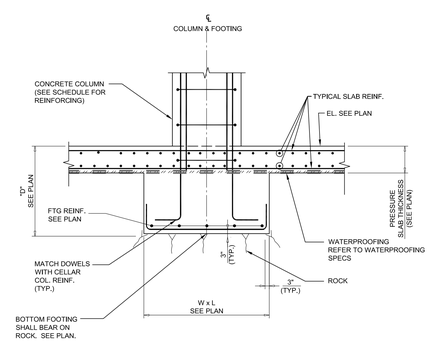


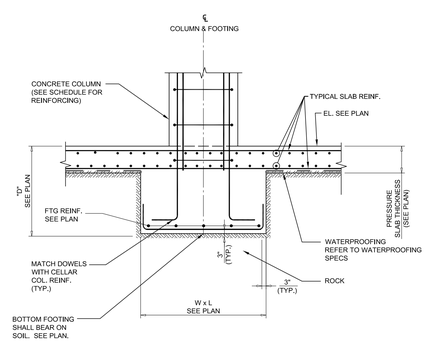
NOTE:
REFER TO GEOTECHNICAL SPECIFICATIONS FOR ADD'L INFORMATION
LOCK-OFF LOAD SHALL BE 100% OF DESIGN LOAD.

14 TYP. ROCK ANCHOR DETAIL: MAT SLAB
SCALE: 1/2"=1'-0"



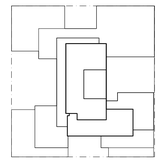
FOOTING ON ROCK

NOTE:
FOR FOOTING DIMENSIONS SEE SCHEDULE.



FOOTING ON SOIL

12 TYP. FOOTING DETAIL AND SCHEDULES
SCALE: 1/2"=1'-0"



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	02-05-16	ISSUED TO NYCTA
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STATE OF NEW YORK · STEPHEN V. DESIMONE · 074933 · LICENSED PROFESSIONAL ENGINEER

DATE: 02/03/16
PROJECT #: 15233
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DEPT OF BLDGS 420659954 Job Number
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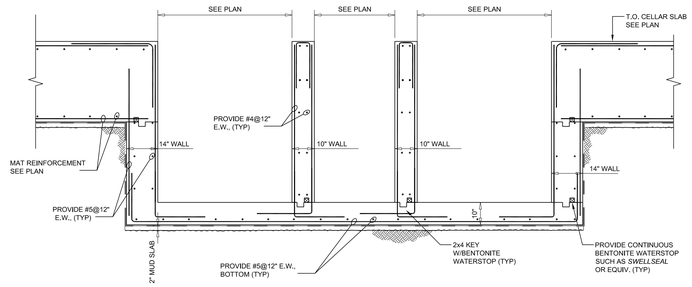
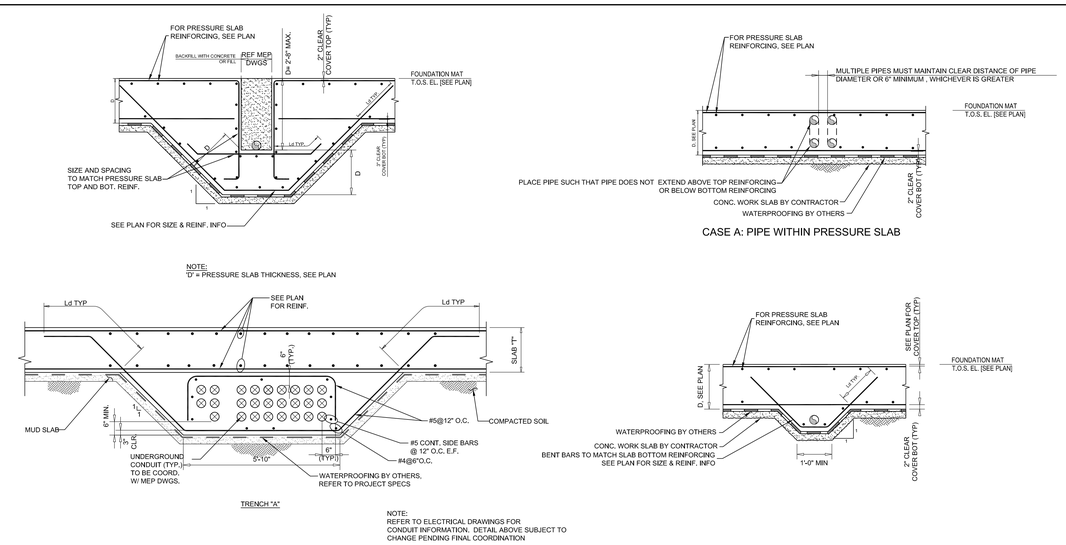


5 SECTION THRU MULTIPLE PITS

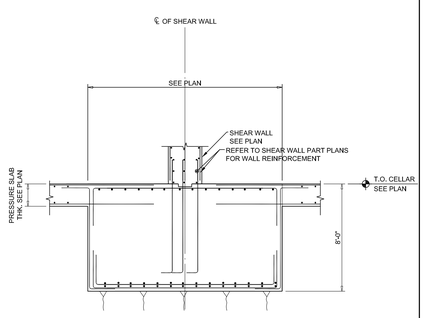
SCALE: 1/2"=1'-0"



CASE B: PIPE EXTENDS BELOW BOTTOM REINFORCEMENT

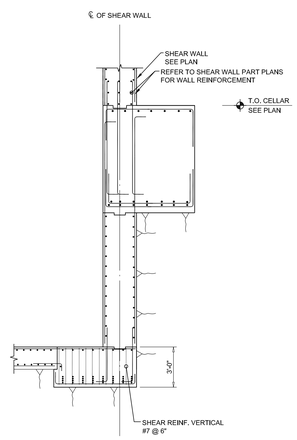
3 PIPE DRAIN THRU PRESSURE SLAB TYPICAL DETAIL

SCALE: 1/2"=1'-0"



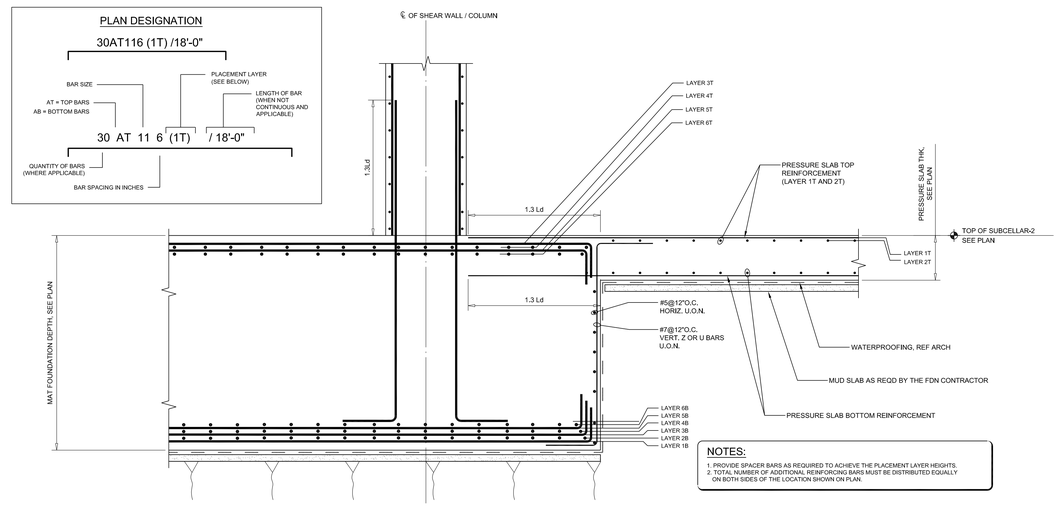
10 TYPICAL MAT FOUNDATION SECTION

SCALE: 1/4"=1'-0"



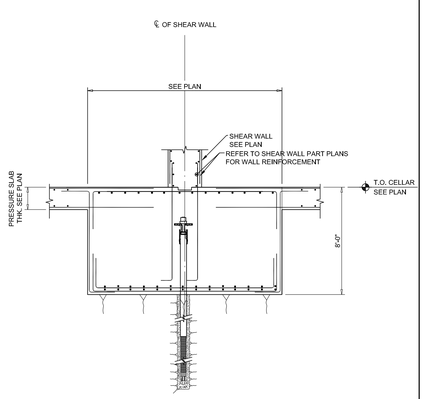
9 SECTION THROUGH ELEVATOR PIT

SCALE: 1/4"=1'-0"



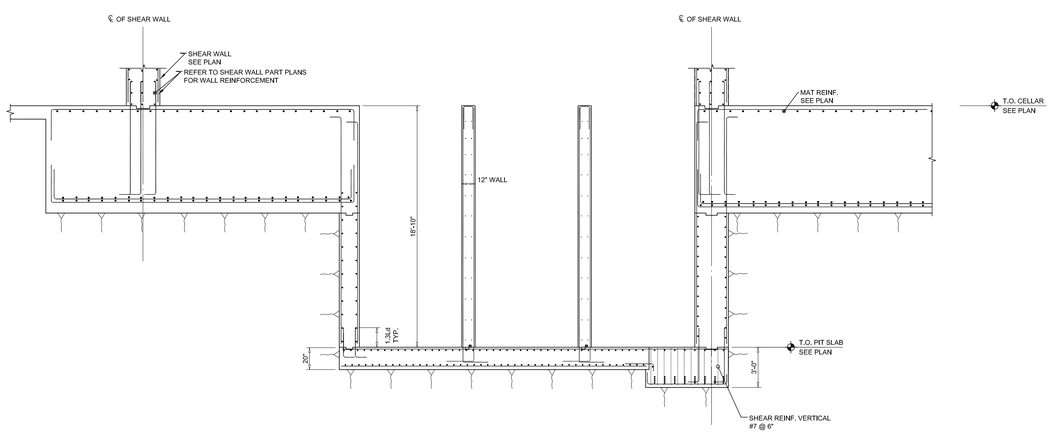
8 TYPICAL MAT REINFORCEMENT SECTION

SCALE: 1/2"=1'-0"



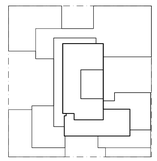
12 SECTION THROUGH CORE MAT WITH TIE DOWN

SCALE: 1/4"=1'-0"



11 SECTION THROUGH ELEVATOR PIT

SCALE: 1/4"=1'-0"



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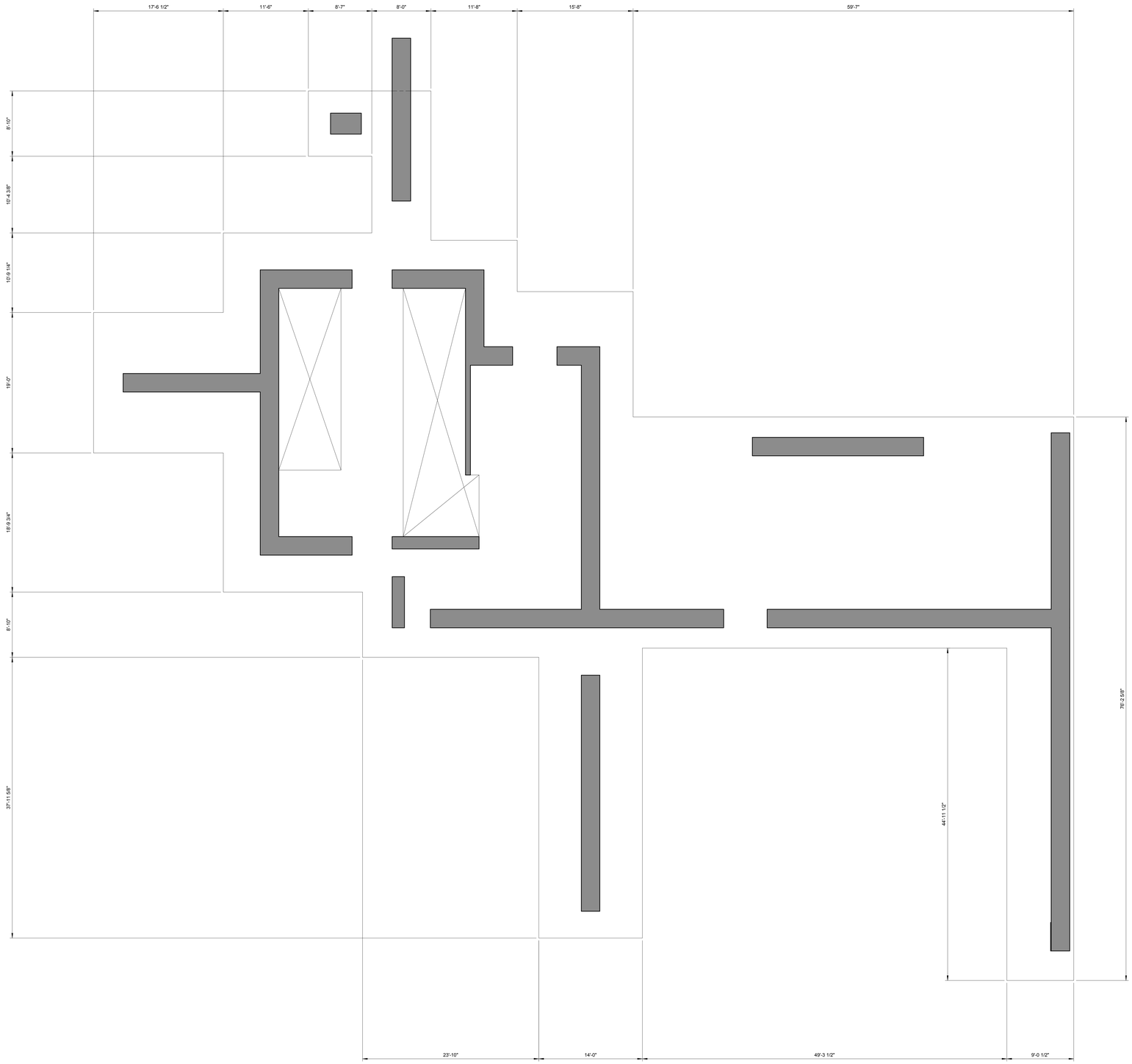
ANTHONY V. DESIMONE
074933
LICENSED PROFESSIONAL ENGINEER

DATE: 02-09-16
PROJECT #: 15233
SCALE: AS NOTED
DWG NO. FO-111.00

DEPT OF BLDGS 420655954 Job Number

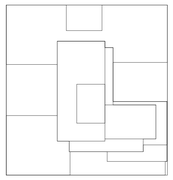
E3D15A5B5B5B Scan Code



NORTH

MAT FOUNDATION DIMENSIONS PLAN

SCALE: 3/16" = 1'-0"



N

KEY PLAN

Number:	Date:	Revision:
	10-12-16	ISSUED TO DOB

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.6652

PROJECT NAME: **2 COURT SQUARE**

ADDRESSES: 2 COURT SQUARE
QUEENS, NEW YORK 11101

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754

DESIMONE
Consulting Engineers
140 Broadway, 25th FL,
New York, NY 10005
Tel (212) 532.2211 Fax (212) 481.6108

COSENTINI ASSOCIATES
Two Pennsylvania Plaza, 3rd FL,
New York, NY 10121
Tel (212) 615.3996 Fax (212) 615.3700

VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
MAT FOUNDATION DIMENSIONS PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — ANTHONY V. DESIMONE — 074933 — LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	3/16" = 1'-0"
DWG NO.	FO-121.00

10/12/2016 5:44:20 PM
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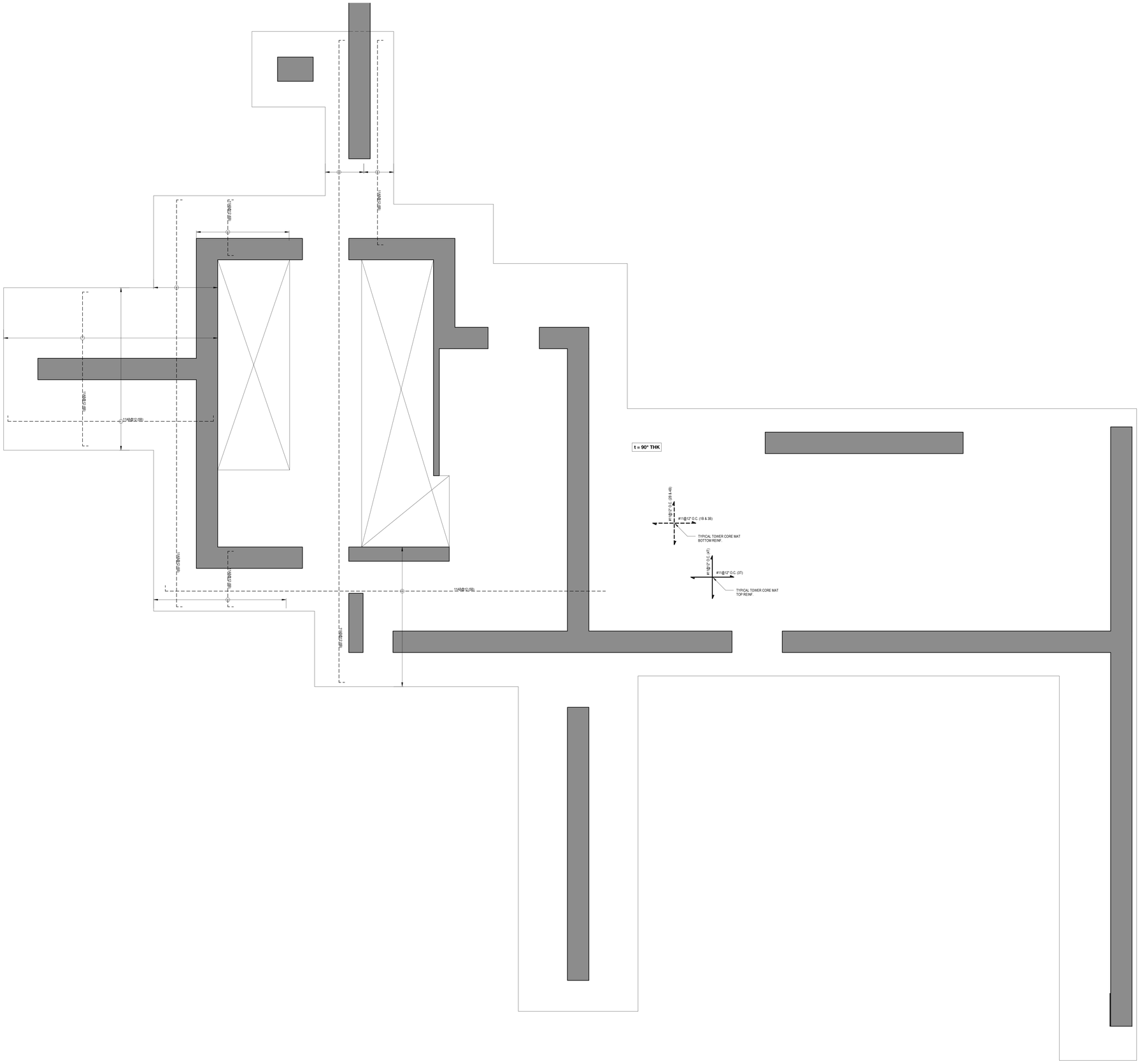
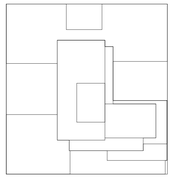


NORTH

MAT FOUNDATION REINF. PART PLAN

SCALE: 1/4" = 1'-0"



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Number:	Date:	Revision:
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2 COURT SQUARE
PROPERTY OWNER LLC
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

MAT FOUNDATION REINF. PART PLAN

NB#420655954

SEAL & SIGNATURE:

STATE OF NEW YORK
JOHN V. DESIMONE
074973
LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	1/4" = 1'-0"
DWG NO:	FO-122.00

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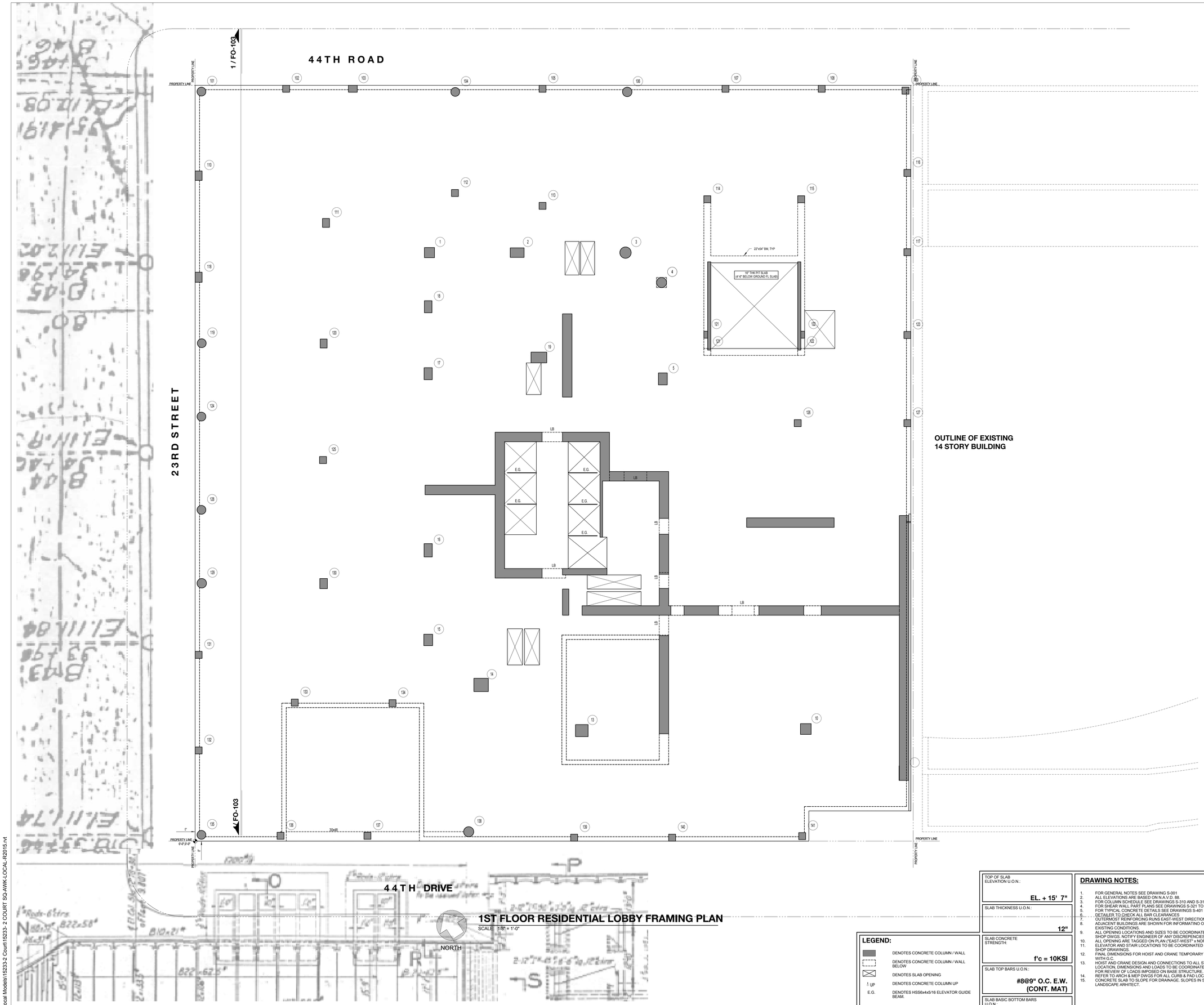
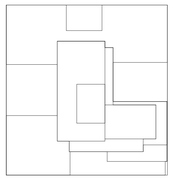


1ST FLOOR RESIDENTIAL LOBBY FRAMING PLAN

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



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	10-12-16	ISSUED TO DOB
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	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
1ST FLOOR RESIDENTIAL LOBBY FRAMING PLAN
NB#420655954

SEAL & SIGNATURE:

STATE OF NEW YORK
LUPHEN V. DeBAUDIN
074933
LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	1/8" = 1'-0"
DWG NO.	S-201.00

2 OF 142

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.: **EL. + 15' 7"**

SLAB THICKNESS U.O.N.: **12"**

SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB TOP BARS U.O.N.: **#8@9" O.C. E.W. (CONT. MAT)**

SLAB BASIC BOTTOM BARS U.O.N.: **#8@9" O.C. E.W.**

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
7. OUTERMOST REINFORCING RUNS EAST-WEST DIRECTION.
8. ADJACENT BUILDINGS ARE SHOWN FOR INFORMATINO ONLY. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS.
9. ALL OPENING LOCATIONS AND SIZES TO BE COORDINATED WITH ARCH & MEP & APPROVED MEP SHOP DWGS. NOTIFY ENGINEER OF ANY DISCREPENCIES.
10. ALL OPENING ARE TAGGED ON PLAN ("EAST-WEST" x NORTH-SOUTH")
11. ELEVATOR AND STAIR LOCATIONS TO BE COORDINATED WITH ARCH & APPROVED ELEVATOR SHOP DRAWINGS.
12. FINAL DIMENSIONS FOR HOIST AND CRANE TEMPORARY SLAB OPENING TO BE COORDINATED WITH G.C.
13. HOIST AND CRANE DESIGN AND CONNECTIONS TO ALL STRUCTURE BY OTHERS. FINAL LOCATION, DIMENSIONS AND LOADS TO BE COORDINATED BY G.C. AND PROVIDED TO ENGINEER FOR REVIEW OF LOADS IMPOSED ON BASE STRUCTURE.
14. REFER TO ARCH & MEP DWGS FOR ALL CURB & PAD LOCATIONS.
15. CONCRETE SLAB TO SLOPE FOR DRAINAGE. SLOPES IN SLAB TO BE COORDINATED W. LANDSCAPE ARHITECT.

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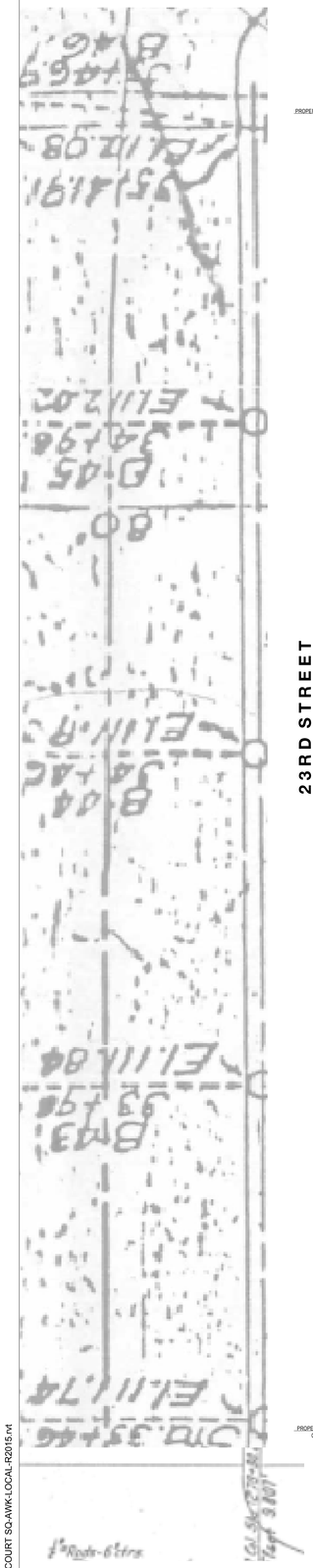

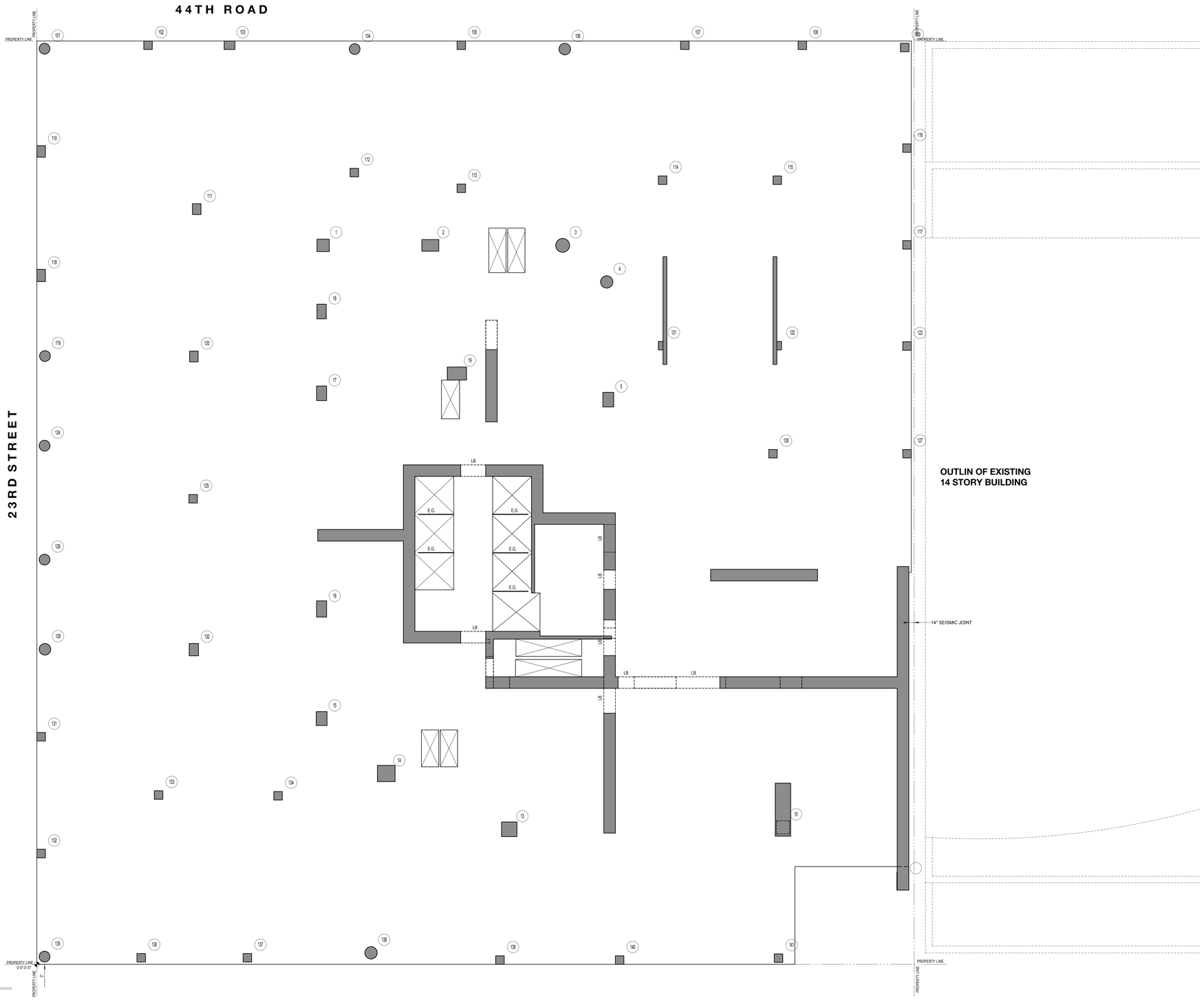

NORTH

2ND FLOOR FRAMING PLAN

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

TOP OF SLAB ELEVATION U.O.N.:	EL. + 31' 3"
SLAB THICKNESS U.O.N.:	12"
SLAB CONCRETE STRENGTH:	f'c = 14KSI
SLAB TOP BARS:	#7@12"O.C. EA. WAY (CONT. MAT)
SLAB BASIC BOTTOM BARS U.O.N.:	#5@12"O.C. E.W.

LEGEND:

- DENOTES CONCRETE COLUMN / WALL.
- DENOTES CONCRETE COLUMN / WALL BELOW.
- DENOTES SLAB OPENING.
- DENOTES 6" CONCRETE PAD. SEE DETAIL 7/S-501. COORDINATION SIZE AND LOCATION W/MEP DWGS.
- UP — DENOTES CONCRETE COLUMN UP.
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.
- LB — DENOTES LINK BEAM- REFER TO SHEAR WALL PART PLANS

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
7. OUTERMOST REINFORCING RUNS EAST-WEST DIRECTION.
8. ADJACENT BUILDINGS ARE SHOWN FOR INFORMATINO ONLY. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS.
9. ALL OPENING LOCATIONS AND SIZES TO BE COORDINATED WITH ARCH & MEP & APPROVED MEP SHOP DWGS. NOTIFY ENGINEER OF ANY DISCREPENCIES.
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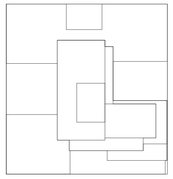

N

KEY PLAN

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	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
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	04-08-16	FOUNDATION BID
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	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROPERTY OWNER LLC
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PROJECT NAME: **2 COURT SQUARE**

ADDRESSES: 2 COURT SQUARE
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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

2ND FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DESIMONE — 074937 — LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	1/8" = 1'-0"
DWG NO:	S-202.00

3

10/12/2016 5:44:22 PM

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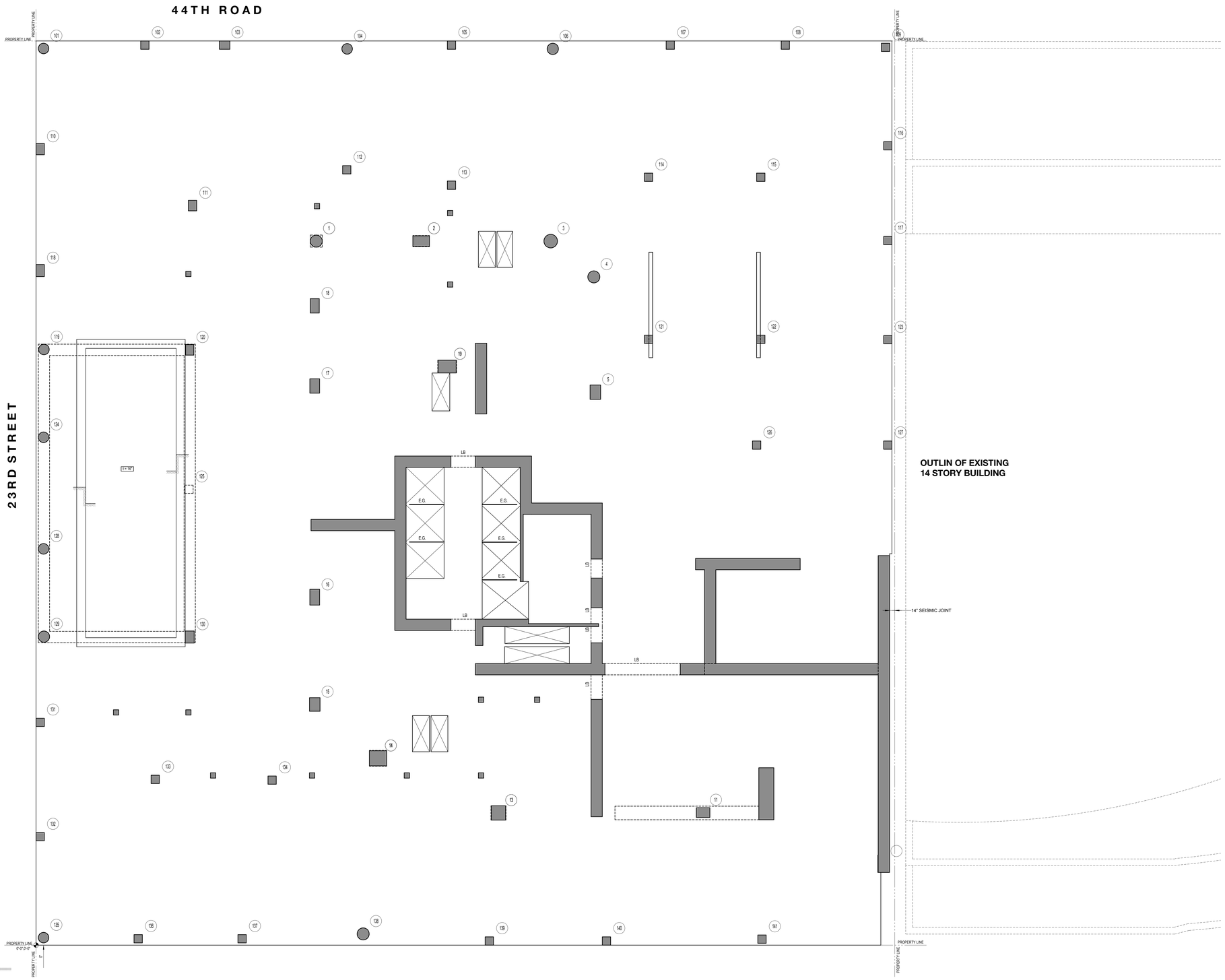

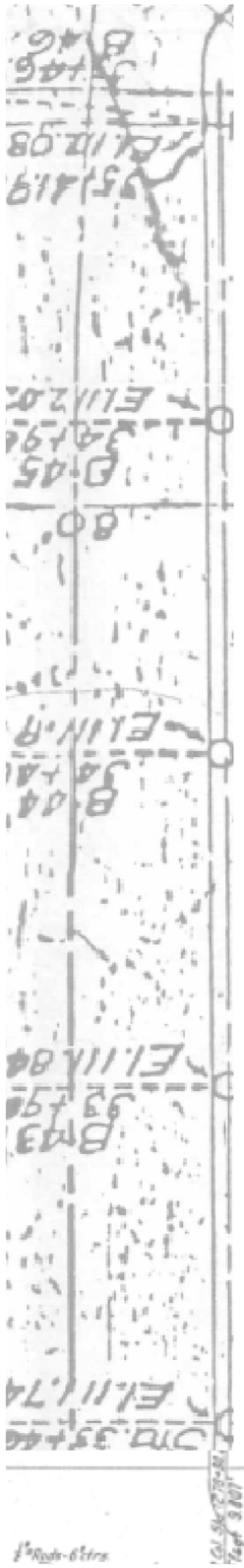

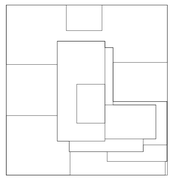

N

KEY PLAN

NORTH

3RD FLOOR (AMENITY/RESI/MECHANICAL) FRAMING PLAN

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

LEGEND:

	DENOTES CONCRETE COLUMN / WALL.
	DENOTES CONCRETE COLUMN / WALL BELOW.
	DENOTES SLAB OPENING.
	DENOTES 6" CONCRETE PAD. SEE DETAIL 7/S-501. COORDINATION SIZE AND LOCATION W/MEP DWGS.
UP	DENOTES CONCRETE COLUMN UP.
E.G.	DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.:	EL. + 50' 4"
SLAB THICKNESS U.O.N.:	12"
SLAB CONCRETE STRENGTH:	f'c = 14KSI
SLAB TOP BARS U.O.N.:	#5@12"O.C. E.W. (CONT. MAT)
SLAB BASIC BOTTOM BARS U.O.N.:	#5@9"O.C. E.W.

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
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	12-18-15	SCHEMATIC DESIGN

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQUARE
PROPERTY OWNER LLC
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PROJECT NAME: **2 COURT SQUARE**

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:
3RD FLOOR (AMENITY/RESI/MECHANICAL) FRAMING PLAN
NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK · STEPHEN V. DESIMONE · 074933 · STATE PROFESSIONAL ENGINEER

DATE: 08/08/2016
PROJECT #: 15233.00
SCALE: 1/8" = 1'-0"
DWG NO.: S-203.00
4

10/12/2016 5:44:23 PM
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DEPT OF BUILDINGS420655954 Job Number

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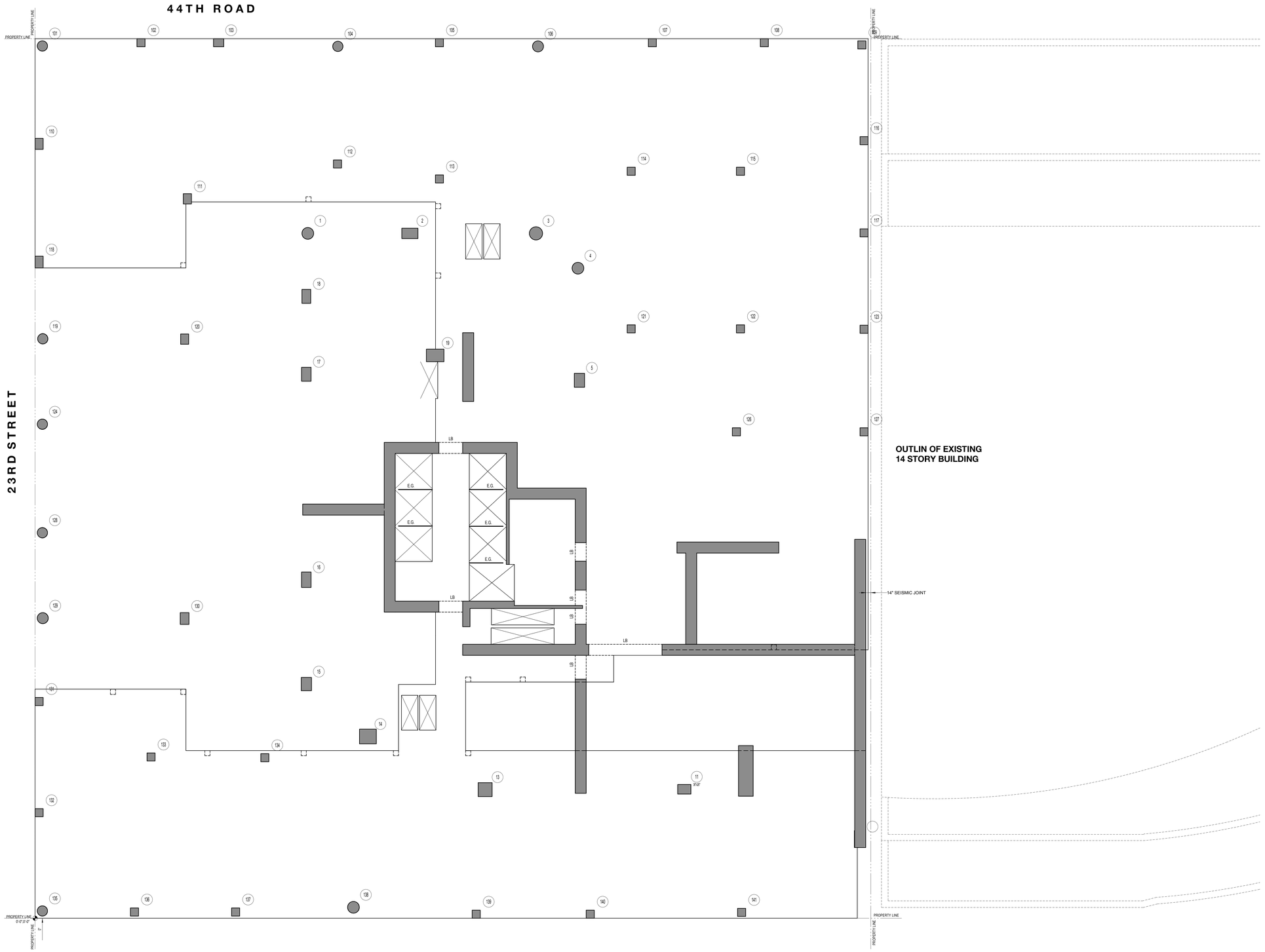

NORTH

4TH FLOOR (MECHANICAL) FRAMING PLAN

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

LEGEND:

	DENOTES CONCRETE COLUMN / WALL
	DENOTES CONCRETE COLUMN / WALL BELOW
	DENOTES SLAB OPENING
! UP	DENOTES CONCRETE COLUMN UP
E.G.	DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.:	EL. +62'-4"
SLAB THICKNESS U.O.N.:	12"
SLAB CONCRETE STRENGTH:	f'c = 10KSI
SLAB MIDDLE STRIP TOP BARS U.O.N.:	SEE PLAN
SLAB BASIC BOTTOM BARS U.O.N.:	#5@12"O.C. E.W.

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
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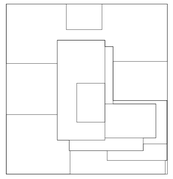

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	05-10-16	ISSUED TO DOB
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	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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TEL. (718) 321.6652

PROJECT NAME: **2 COURT SQUARE**

ADDRESSES: 2 COURT SQUARE
QUEENS, NEW YORK 11101

GHWA
Goldstein, Hill & West Architects, LLP
11 Broadway, Suite 1700
New York, NY 10004
Tel (212) 213-8007 Fax (212) 686-1754

DESIMONE
Consulting Engineers
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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

4TH FLOOR (MECHANICAL) FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — ARTHUR V. DESIMONE — 074933 — LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	1/8" = 1'-0"
DWG NO:	S-204.00

5

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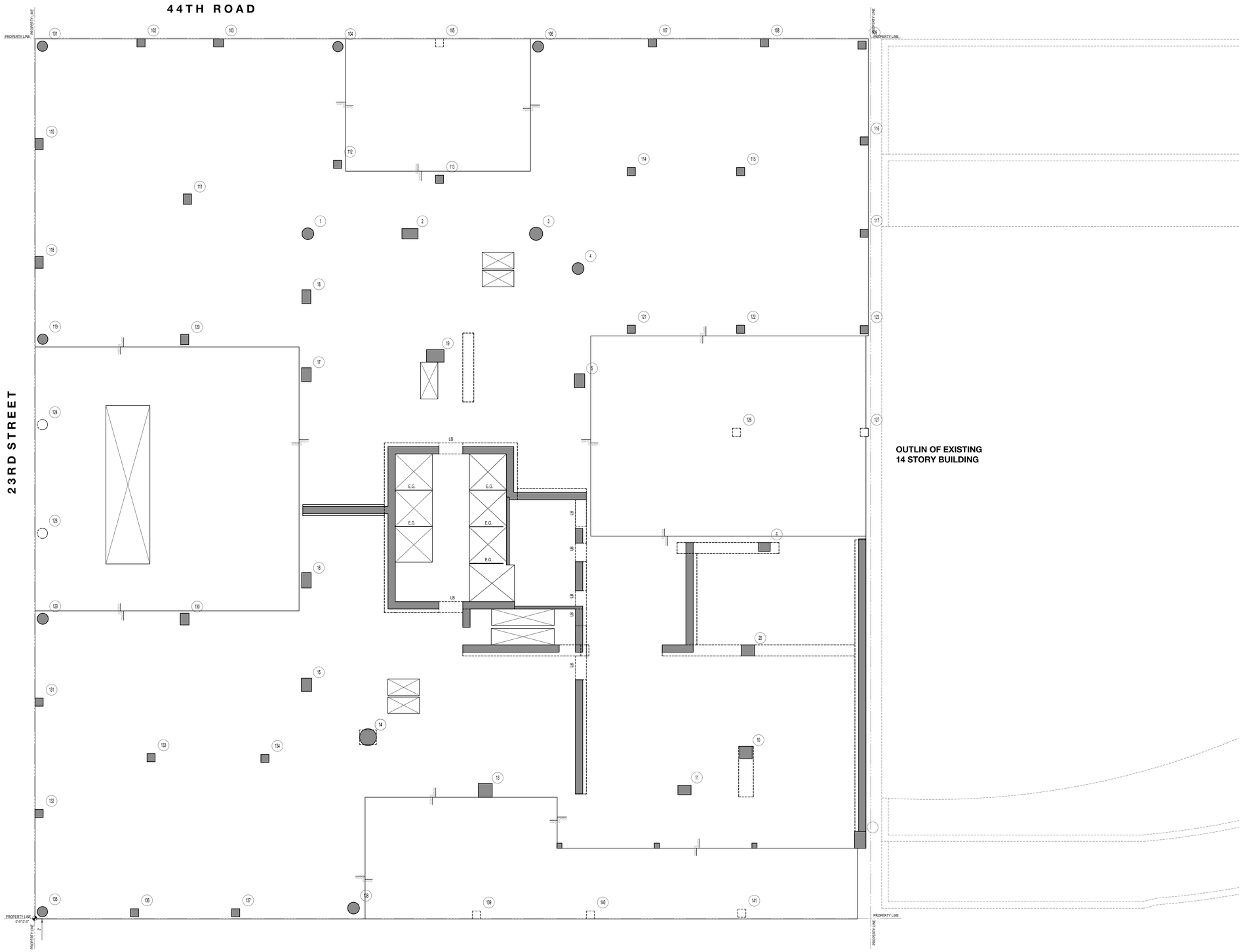
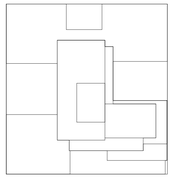
DEPT OF BLDGS 420655954 Job Number
ES175399299 Scan Code





N

KEY PLAN

5TH FLOOR (AMENITY/RESI) FRAMING PLAN

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

NORTH

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.:	EL. +75'-7
SLAB THICKNESS U.O.N.:	12"
SLAB CONCRETE STRENGTH:	f'c = 10KSI
SLAB MIDDLE STRIP TOP BARS U.O.N.:	SEE PLAN
SLAB BASIC BOTTOM BARS U.O.N.:	#5@12"O.C. E.W.

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
7. OUTERMOST REINFORCING RUNS EAST-WEST DIRECTION.
8. ADJACENT BUILDINGS ARE SHOWN FOR INFORMATINO ONLY. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS.
9. ALL OPENING LOCATIONS AND SIZES TO BE COORDINATED WITH ARCH & MEP & APPROVED MEP SHOP DWGS. NOTIFY ENGINEER OF ANY DISCREPENCIES.
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14. REFER TO ARCH & MEP DWGS FOR ALL CURB & PAD LOCATIONS.
15. CONCRETE SLAB TO SLOPE FOR DRAINAGE. SLOPES IN SLAB TO BE COORDINATED W. LANDSCAPE ARHITECT.

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	10-12-16	ISSUED TO DOB
	08-19-16	REVISED FOUNDATION BID
	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
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	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
5TH FLOOR (AMENITY/RESI) FRAMING PLAN

NB#420655954

SEAL & SIGNATURE

STATE OF NEW YORK
LEHMAN V. DASSIOU
074933
LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	1/8" = 1'-0"
DWG NO.	S-205.00
	6

10/12/2016 5:44:24 PM
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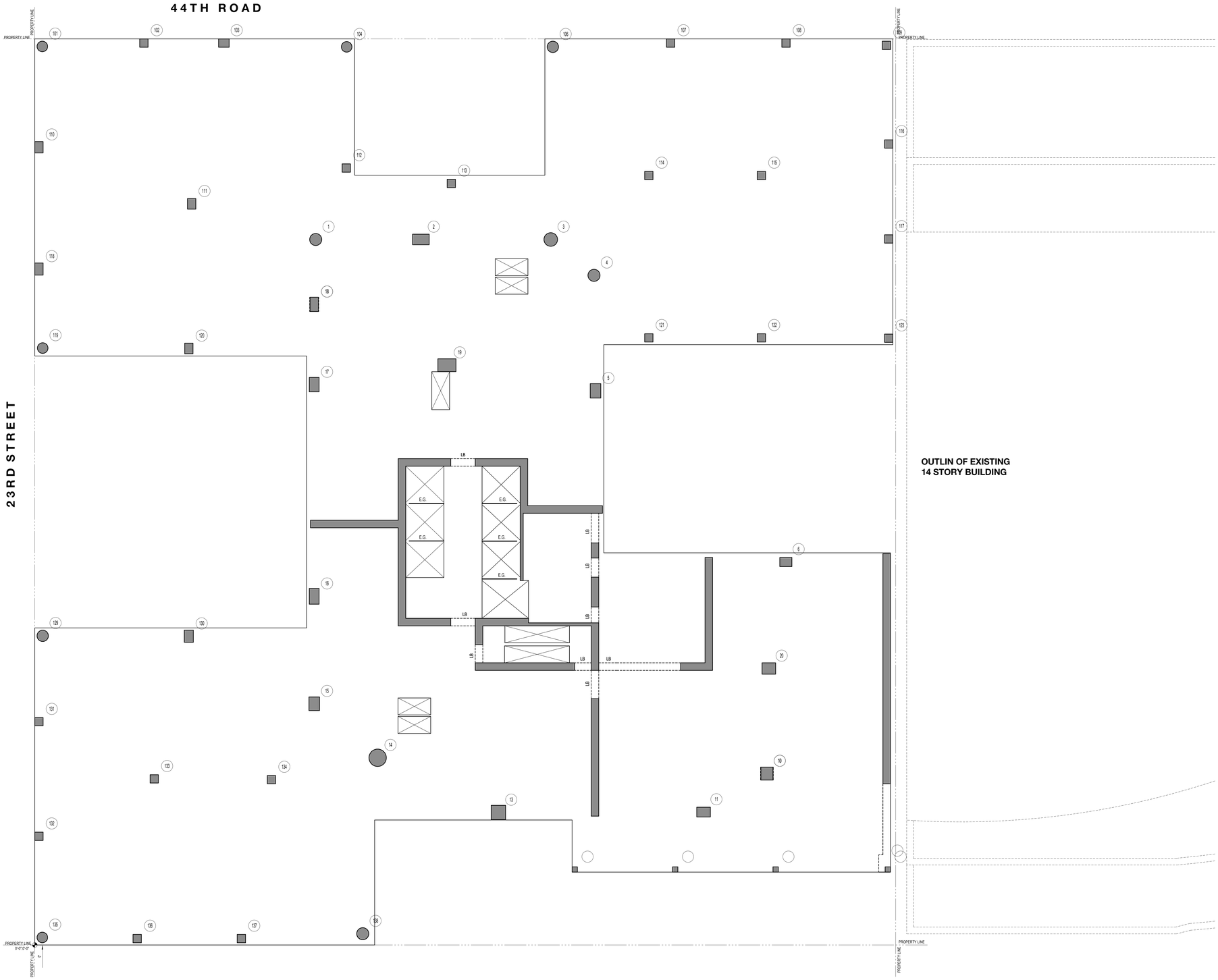

NORTH

6TH FLOOR FRAMING PLAN

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

TOP OF SLAB ELEVATION U.O.N.:	EL. +87'-7"
SLAB THICKNESS U.O.N.:	12"
SLAB CONCRETE STRENGTH:	f'c = 10KSI
SLAB MIDDLE STRIP TOP BARS U.O.N.:	SEE PLAN
SLAB BASIC BOTTOM BARS U.O.N.:	#5@12"O.C. E.W.

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

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5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
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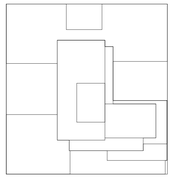

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	05-10-16	ISSUED TO DOB
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	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
6TH FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE

STATE OF NEW YORK
LOPHEN V. DASBURG
074993
LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	1/8" = 1'-0"
DWG NO.	S-206.00
	7

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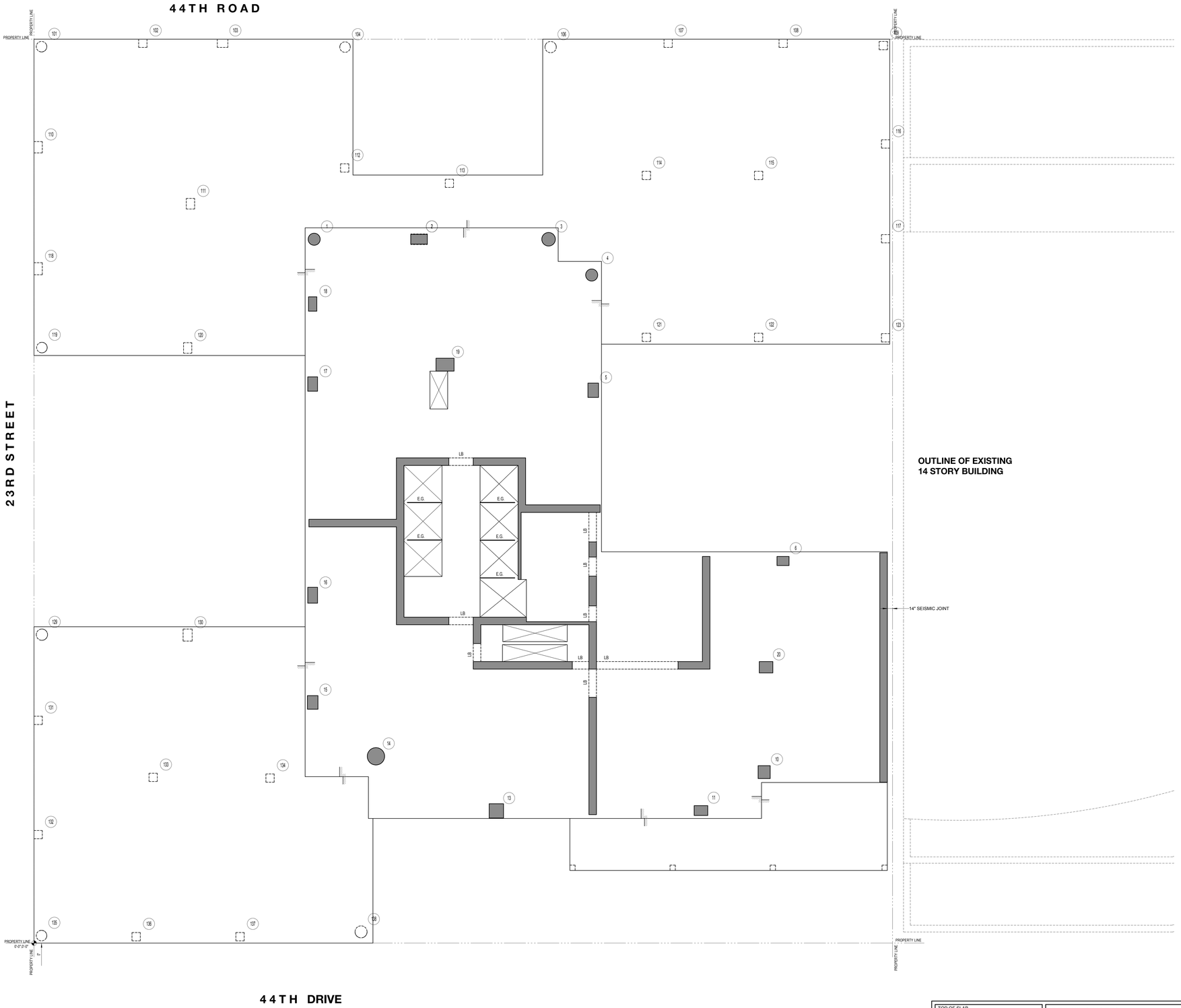

NORTH

7TH FLOOR FRAMING PLAN

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

TOP OF SLAB ELEVATION U.O.N.:	EL. +99'-7"
SLAB THICKNESS U.O.N.:	12"
SLAB CONCRETE STRENGTH:	f'c = 10KSI
SLAB MIDDLE STRIP TOP BARS U.O.N.:	SEE PLAN
SLAB BASIC BOTTOM BARS U.O.N.:	#5@12"O.C. E.W.

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- ↑ UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

DRAWING NOTES:

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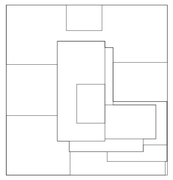

N

KEY PLAN

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	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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PROPERTY OWNER LLC
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

7TH FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEVEN V. DUBOISE — 074937 — STATE PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	1/8" = 1'-0"
DWG NO.:	S-207.00

9

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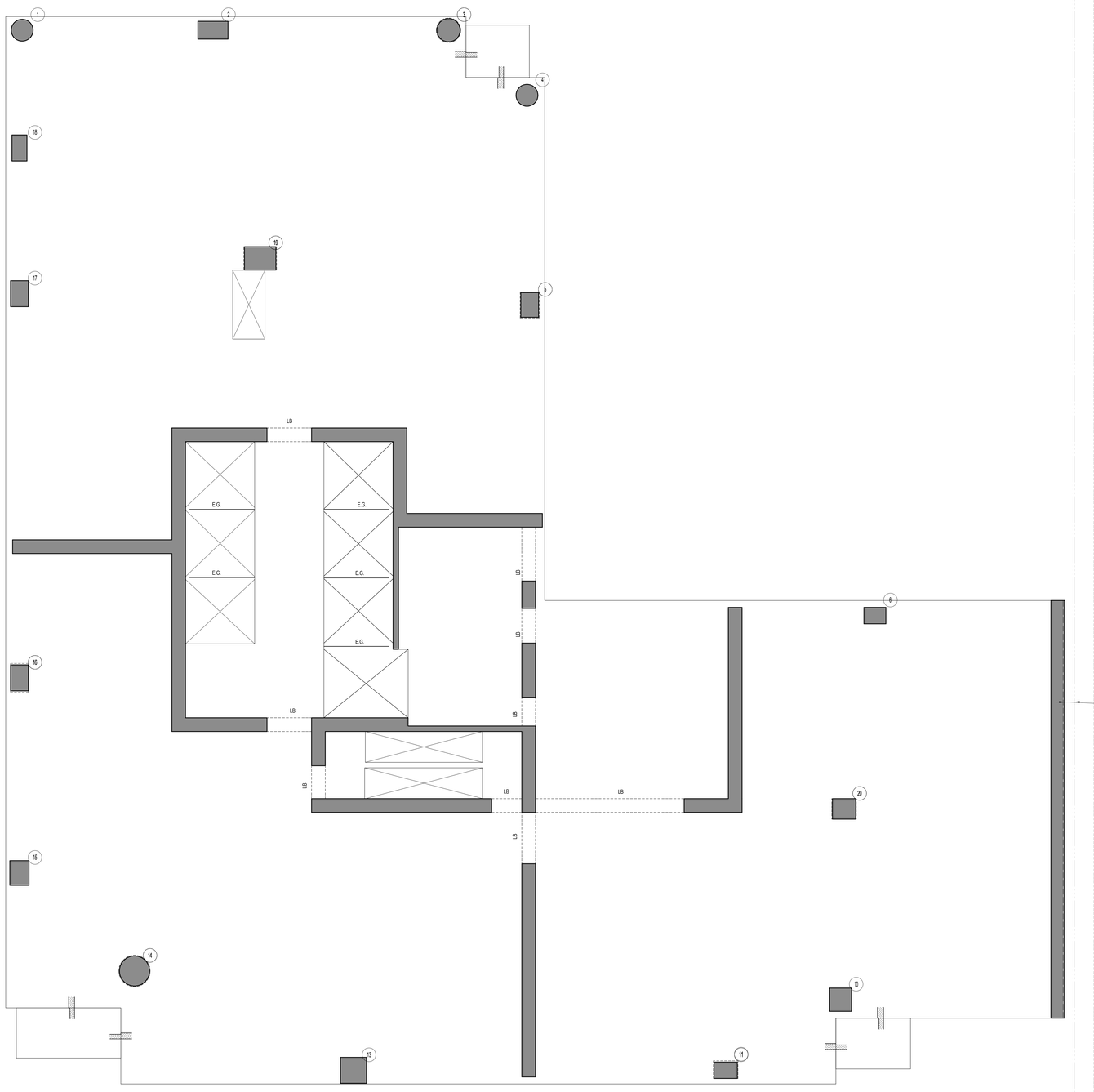

OUTLIN OF EXISTING
14 STORY BUILDING

NORTH

8TH TO 19TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

TYPICAL FLR 8 TO 19TH EL. TABLE

Name	Elevation
8TH FLOOR	111'-7"
9TH FLOOR	121'-5"
10TH FLOOR	131'-3"
11TH FLOOR	141'-1"
12TH FLOOR	150'-11"
13TH FLOOR	160'-9"
14TH FLOOR	170'-7"
15TH FLOOR	180'-5"
16TH FLOOR	190'-3"
17TH FLOOR	200'-1"
18TH FLOOR	209'-11"
19TH FLOOR	219'-9"

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- 1 UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.: **SEE ELEVATION TABLE**

SLAB THICKNESS U.O.N.: **10"**

SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

DRAWING NOTES:

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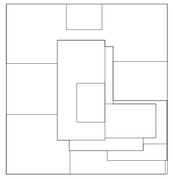

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

8TH TO 19TH FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEVEN V. DESIMONE — 074933 — LICENSED PROFESSIONAL ENGINEER

DATE: 08/08/2016

PROJECT #: 15233.00

SCALE: As indicated

DWG NO. **S-208.00**

10

10/12/2016 5:44:26 PM
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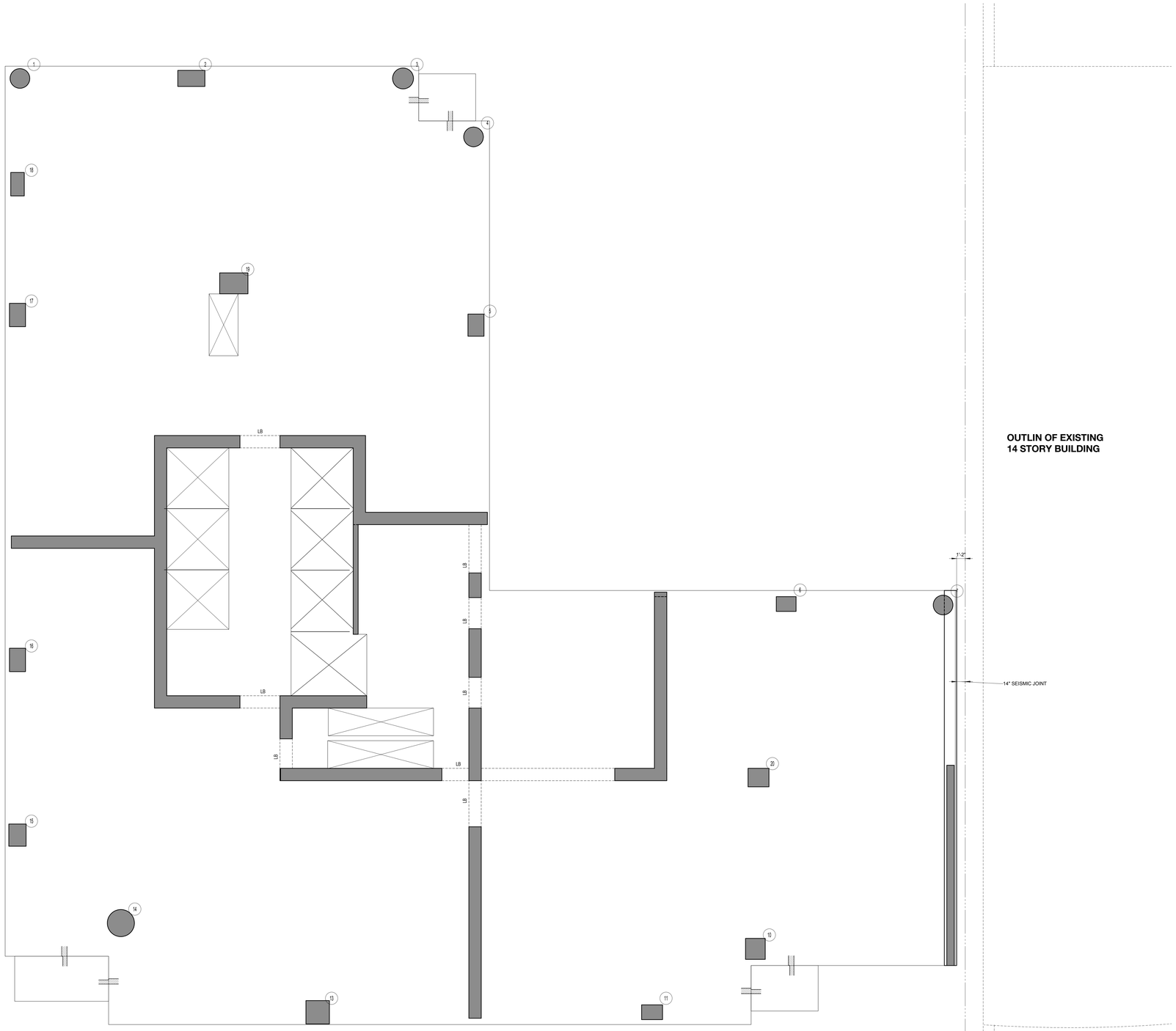

OUTLIN OF EXISTING
14 STORY BUILDING

NORTH

20TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
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SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

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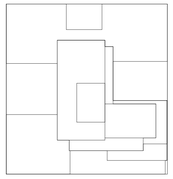

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KEY PLAN

Number:	Date:	Revision:
	10-12-16	ISSUED TO DOB
	08-19-16	REVISED FOUNDATION BID
	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHIING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **2 COURT SQUARE**

ADDRESSES: 2 COURT SQUARE
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11 Broadway, Suite 1700
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Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

20TH FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DUBOISE — 074937 — LICENSED PROFESSIONAL ENGINEER

DATE: 08/08/2016

PROJECT #: 15233.00

SCALE: As indicated

DWG NO.: S-220.00

11

10/12/2016 5:44:26 PM
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DEPT OF BLDGS 420655954 Job Number

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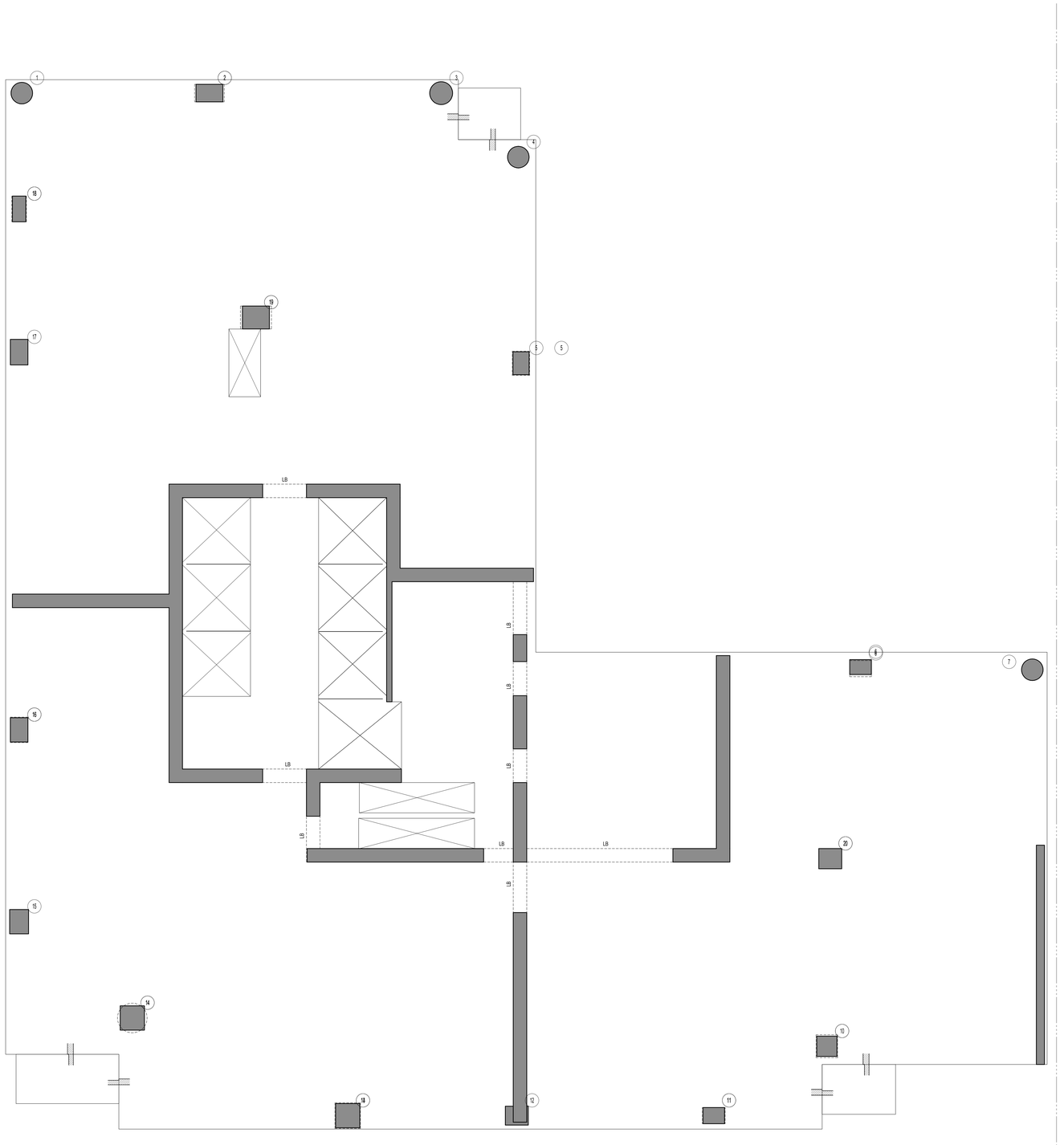

NORTH

21ST TO 35 FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

TYPICAL FLR 21ST TO 35TH EL. TABLE

Name	Elevation
21ST FLOOR	239'-5"
22ND FLOOR	249'-3"
23rd FLOOR	260'-3"
24TH FLOOR	270'-1"
25TH FLOOR	279'-11"
26TH FLOOR	289'-9"
27TH FLOOR	299'-7"
28TH FLOOR	309'-5"
29TH FLOOR	319'-3"
30TH FLOOR	329'-1"
31ST FLOOR	338'-11"
32ND FLOOR	348'-9"
33rd FLOOR	358'-7"
34TH FLOOR	368'-5"
35TH FLOOR	378'-3"

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- ↑ UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.: **SEE ELEVATION TABLE**

SLAB THICKNESS U.O.N.: **10"**

SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
7. OUTERMOST REINFORCING RUNS EAST-WEST DIRECTION.
8. ADJACENT BUILDINGS ARE SHOWN FOR INFORMATINO ONLY. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS.
9. ALL OPENING LOCATIONS AND SIZES TO BE COORDINATED WITH ARCH & MEP & APPROVED MEP SHOP DWGS. NOTIFY ENGINEER OF ANY DISCREPENCIES.
10. ALL OPENING ARE TAGGED ON PLAN ("EAST-WEST" x NORTH-SOUTH")
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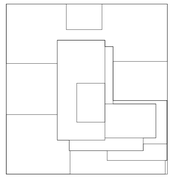

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

21ST TO 35 FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DESIMONE — 074933 — LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	As indicated
DWG NO.	S-221.00

12

10/12/2016 5:44:26 PM
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DEPT OF BLDGS 420655954 Job Number

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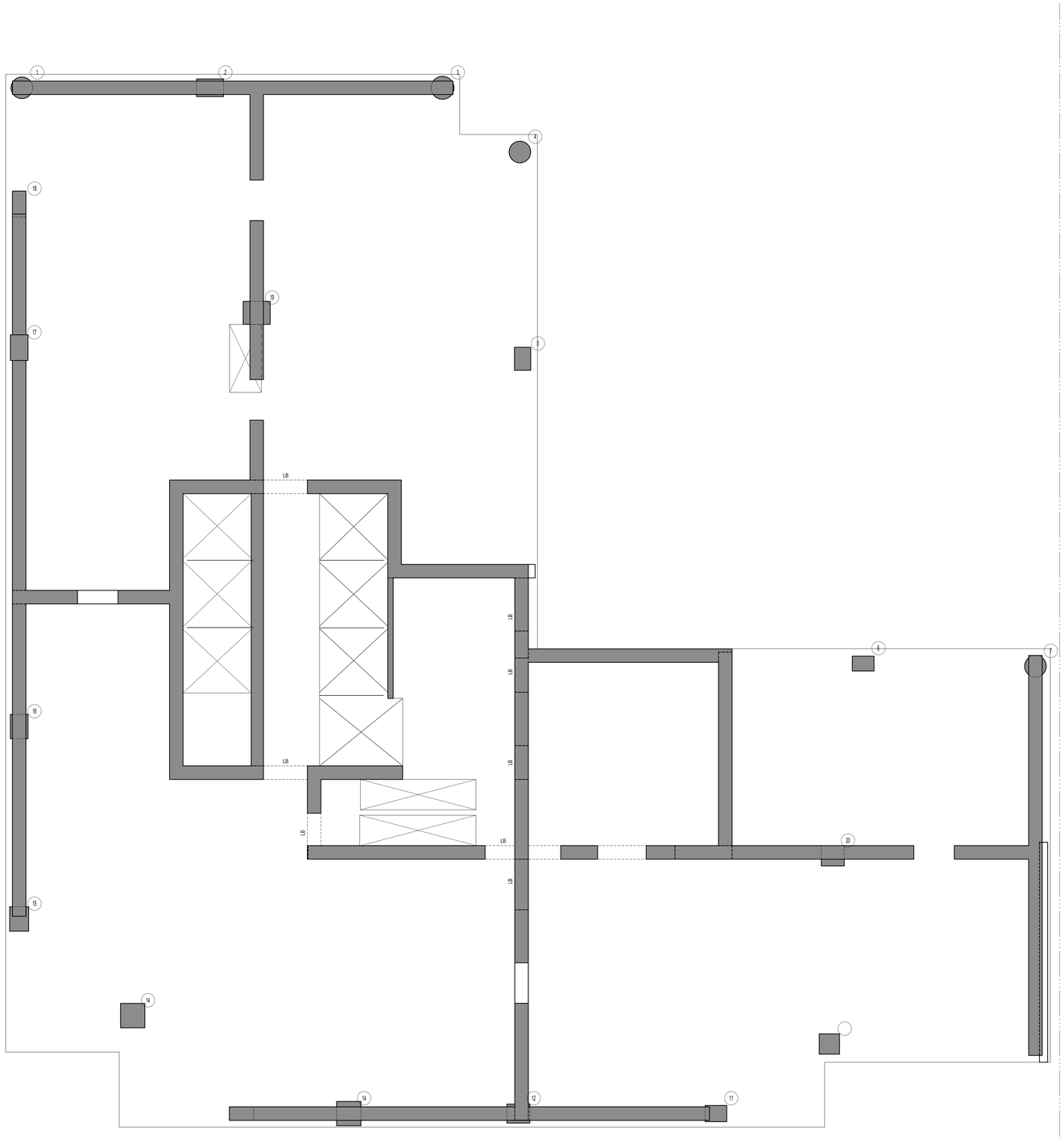

NORTH

36TH MECHANICAL FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- ↑ UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.: **EL. +390'-3"**

SLAB THICKNESS U.O.N.: **12"**

SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
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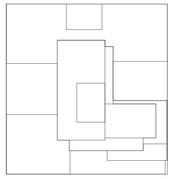

N

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	05-20-16	ISSUED TO NYCTA
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	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE:

36TH MECHANICAL FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DESIMONE — 074933 — LICENSED PROFESSIONAL ENGINEER

DATE: 08/08/2016

PROJECT #: 15233.00

SCALE: As indicated

DWG NO.: S-236.00

13

10/12/2016 5:44:27 PM

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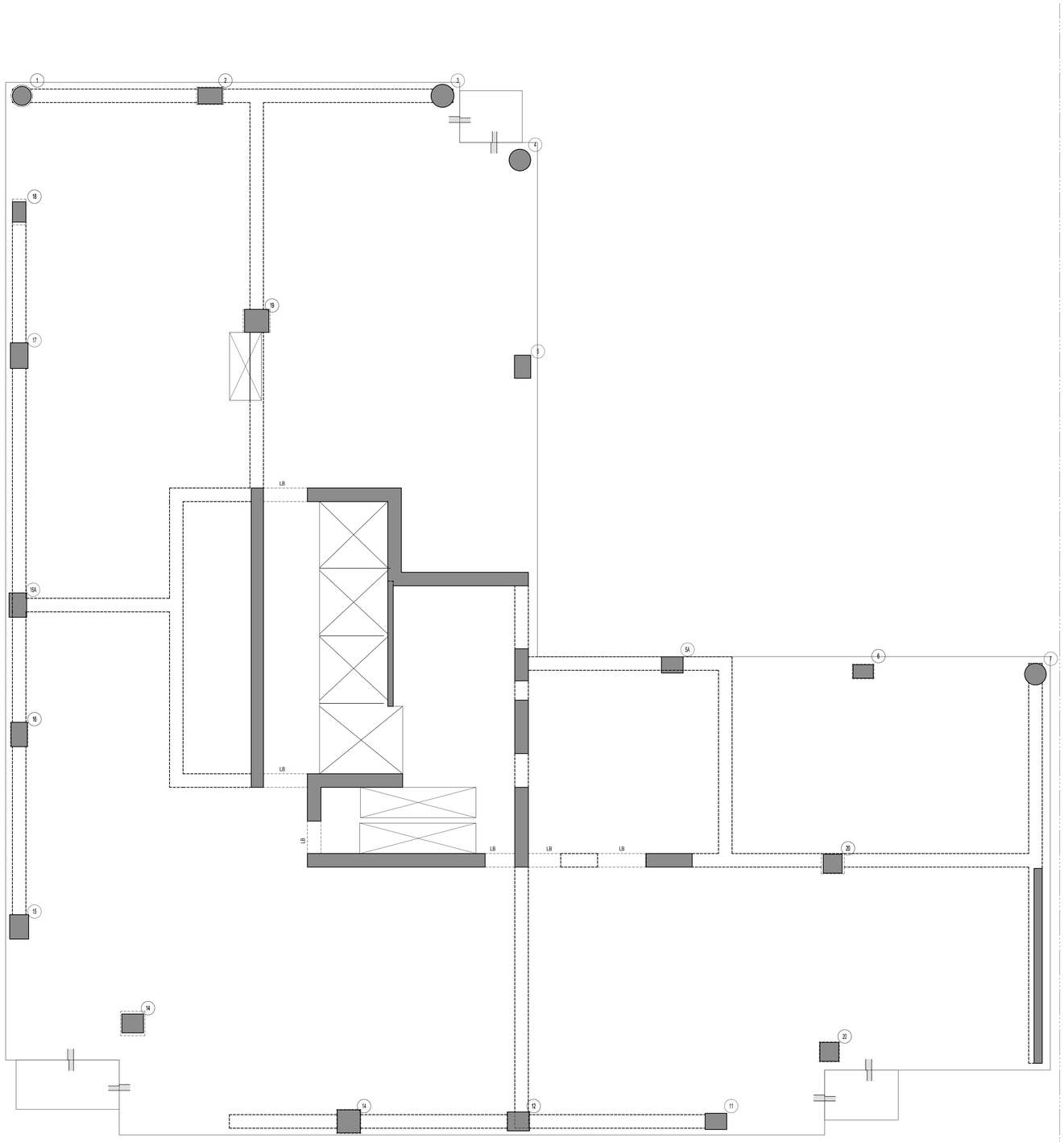

NORTH

37TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.: **EL. + 410'-9"**

SLAB THICKNESS U.O.N.: **10"**

SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

DRAWING NOTES:

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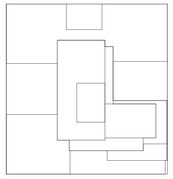

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	04-08-16	FOUNDATION BID
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	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

37TH FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DEVINEY — 074937 — LICENSED PROFESSIONAL ENGINEER

DATE: 08/08/2016

PROJECT #: 15233.00

SCALE: As indicated

DWG NO. S-237.00

14

10/12/2016 5:44:27 PM
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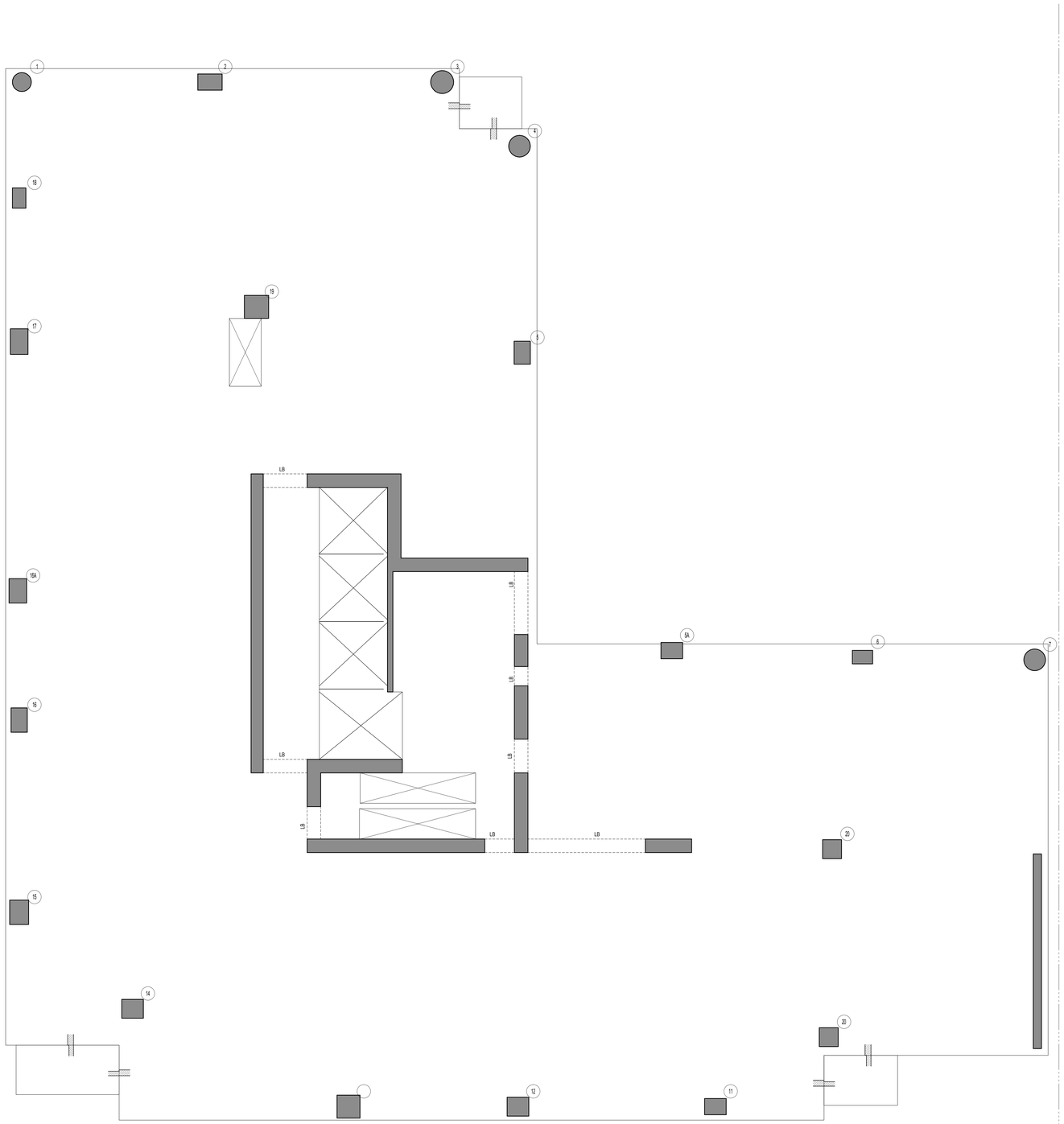

NORTH

38TH TO 49TH FLOOR PLAN

SCALE: 3/16" = 1'-0"

TYPICAL FLR 38TH TO 49TH EL. TABLE

Name	Elevation
38TH FLOOR	422'-9"
39TH FLOOR	432'-7"
40TH FLOOR	442'-5"
41ST FLOOR	452'-3"
42ND FLOOR	462'-1"
43rd FLOOR	471'-11"
44TH FLOOR	481'-9"
45TH FLOOR	491'-7"
46TH FLOOR	502'-7"
47TH FLOOR	512'-5"
48TH FLOOR	522'-3"
49TH FLOOR	532'-1"

TOP OF SLAB ELEVATION U.O.N.:
SEE ELEVATION TABLE

SLAB THICKNESS U.O.N.:
10"

SLAB CONCRETE STRENGTH:
f'c = 10KSI

SLAB MIDDLE STRIP TOP BARS U.O.N.:
SEE PLAN

SLAB BASIC BOTTOM BARS U.O.N.:
#5@12"O.C. E.W.

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

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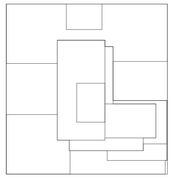
PROPERTY LINE



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	05-10-16	ISSUED TO DOB
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	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
38TH TO 49TH FLOOR PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DEFRANCO — 074937 — STATE PROFESSIONAL ENGINEER

DATE: 08/08/2016
PROJECT #: 15233.00
SCALE: As indicated
DWG NO.: S-238.00

15

PROPERTY LINE 0'-0"0'-0"

PROPERTY LINE

10/12/2016 5:34:28 PM
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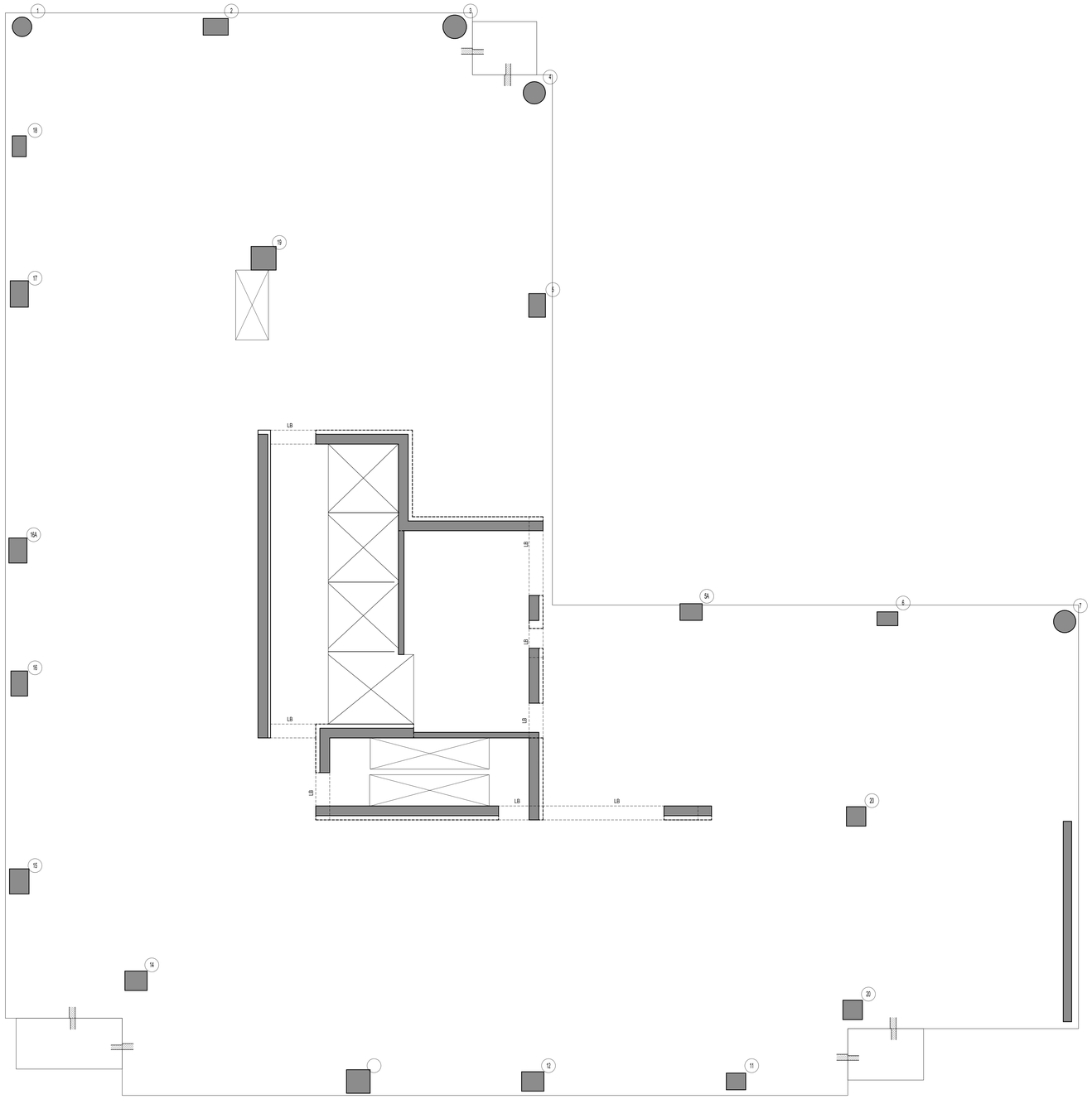


NORTH

50TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

TYPICAL FLR 50TH TO 61ST EL. TABLE

Name	Elevation
50TH FLOOR	541'-11"
51ST FLOOR	551'-9"
52ND FLOOR	561'-7"
53rd FLOOR	571'-5"
54TH FLOOR	581'-3"
55TH FLOOR	591'-1"
56TH FLOOR	600'-11"
57TH FLOOR	610'-9"
58TH FLOOR	620'-7"
59TH FLOOR	630'-5"
60TH FLOOR	640'-3"
61TH FLOOR RESI / MECH	650'-1"

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM

TOP OF SLAB ELEVATION U.O.N.: **EL. + 541'-11"**

SLAB THICKNESS U.O.N.: **10"**

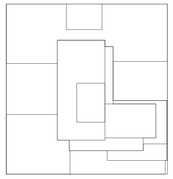
SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
7. OUTERMOST REINFORCING RUNS EAST-WEST DIRECTION.
8. ADJACENT BUILDINGS ARE SHOWN FOR INFORMATINO ONLY. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS.
9. ALL OPENING LOCATIONS AND SIZES TO BE COORDINATED WITH ARCH & MEP & APPROVED MEP SHOP DWGS. NOTIFY ENGINEER OF ANY DISCREPENCIES.
10. ALL OPENING ARE TAGGED ON PLAN ("EAST-WEST" x NORTH-SOUTH")
11. ELEVATOR AND STAIR LOCATIONS TO BE COORDINATED WITH ARCH & APPROVED ELEVATOR SHOP DRAWINGS.
12. FINAL DIMENSIONS FOR HOIST AND CRANE TEMPORARY SLAB OPENING TO BE COORDINATED WITH G.C.
13. HOIST AND CRANE DESIGN AND CONNECTIONS TO ALL STRUCTURE BY OTHERS. FINAL LOCATION, DIMENSIONS AND LOADS TO BE COORDINATED BY G.C. AND PROVIDED TO ENGINEER FOR REVIEW OF LOADS IMPOSED ON BASE STRUCTURE.
14. REFER TO ARCH & MEP DWGS FOR ALL CURB & PAD LOCATIONS.
15. CONCRETE SLAB TO SLOPE FOR DRAINAGE. SLOPES IN SLAB TO BE COORDINATED W. LANDSCAPE ARHITECT.



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KEY PLAN

Number:	Date:	Revision:
	10-12-16	ISSUED TO DOB
	08-19-16	REVISED FOUNDATION BID
	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHIING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **2 COURT SQUARE**

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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

50TH FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DUBOISE — 074937 — LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	As indicated
DWG NO.	S-250.00

16

10/12/2016 5:44:28 PM
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DEPT OF BUILDINGS 420655954 Job Number

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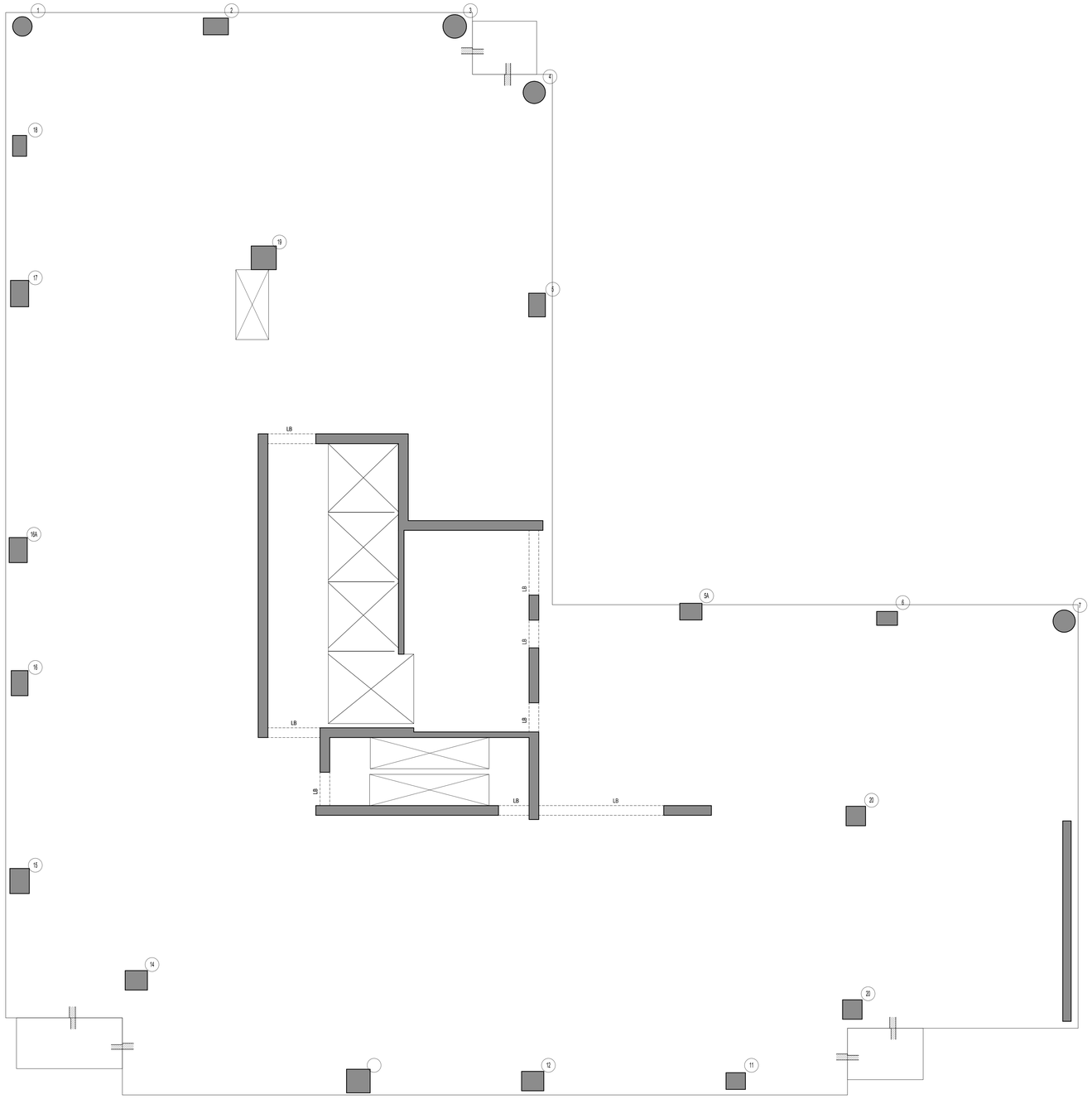

NORTH

51ST TO 61ST FLOOR

SCALE: 3/16" = 1'-0"

TYPICAL FLR 51ST TO 61ST EL. TABLE

Name	Elevation
51ST FLOOR	551'-9"
52ND FLOOR	561'-7"
53rd FLOOR	571'-5"
54TH FLOOR	581'-3"
55TH FLOOR	591'-1"
56TH FLOOR	600'-11"
57TH FLOOR	610'-9"
58TH FLOOR	620'-7"
59TH FLOOR	630'-5"
60TH FLOOR	640'-3"
61TH FLOOR RESI / MECH	650'-1"

TOP OF SLAB ELEVATION U.O.N.:
SEE ELEVATION TABLE

SLAB THICKNESS U.O.N.:
10"

SLAB CONCRETE STRENGTH:
f'c = 10KSI

SLAB MIDDLE STRIP TOP BARS U.O.N.:
SEE PLAN

SLAB BASIC BOTTOM BARS U.O.N.:
#5@12"O.C. E.W.

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

DRAWING NOTES:

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4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
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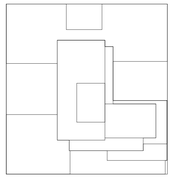

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	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
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	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

51ST TO 61ST FLOOR

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DESIMONE — 074937 — LICENSED PROFESSIONAL ENGINEER

DATE: 08/08/2016

PROJECT #: 15233.00

SCALE: As indicated

DWG NO.: S-251.00

10/12/2016 5:44:29 PM
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DEPT OF BLDGS 420655954 Job Number

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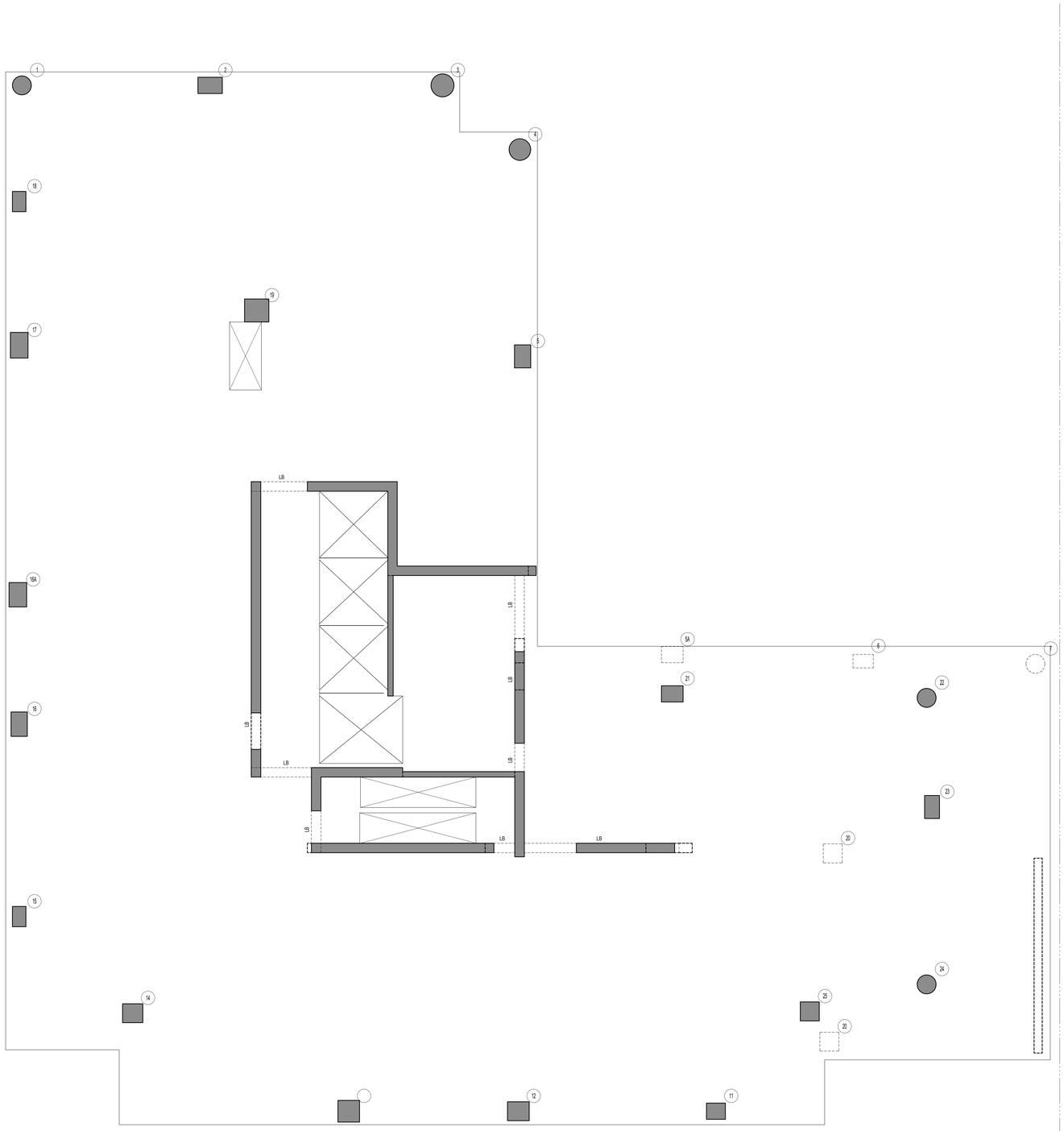

NORTH

62ND FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

TOP OF SLAB ELEVATION U.O.N.:	EL. + 662'-1"
SLAB THICKNESS U.O.N.:	10"
SLAB CONCRETE STRENGTH:	f'c = 10KSI
SLAB MIDDLE STRIP TOP BARS U.O.N.:	SEE PLAN
SLAB BASIC BOTTOM BARS U.O.N.:	#5@12"O.C. E.W.

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- ↑ UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
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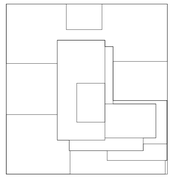

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	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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NEW YORK, NY 11354
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

62ND FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DESIMONE — 074937 — STATE PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	As indicated
DWG NO.	S-262.00

18

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DEPT OF BLDGS 420655954 Job Number

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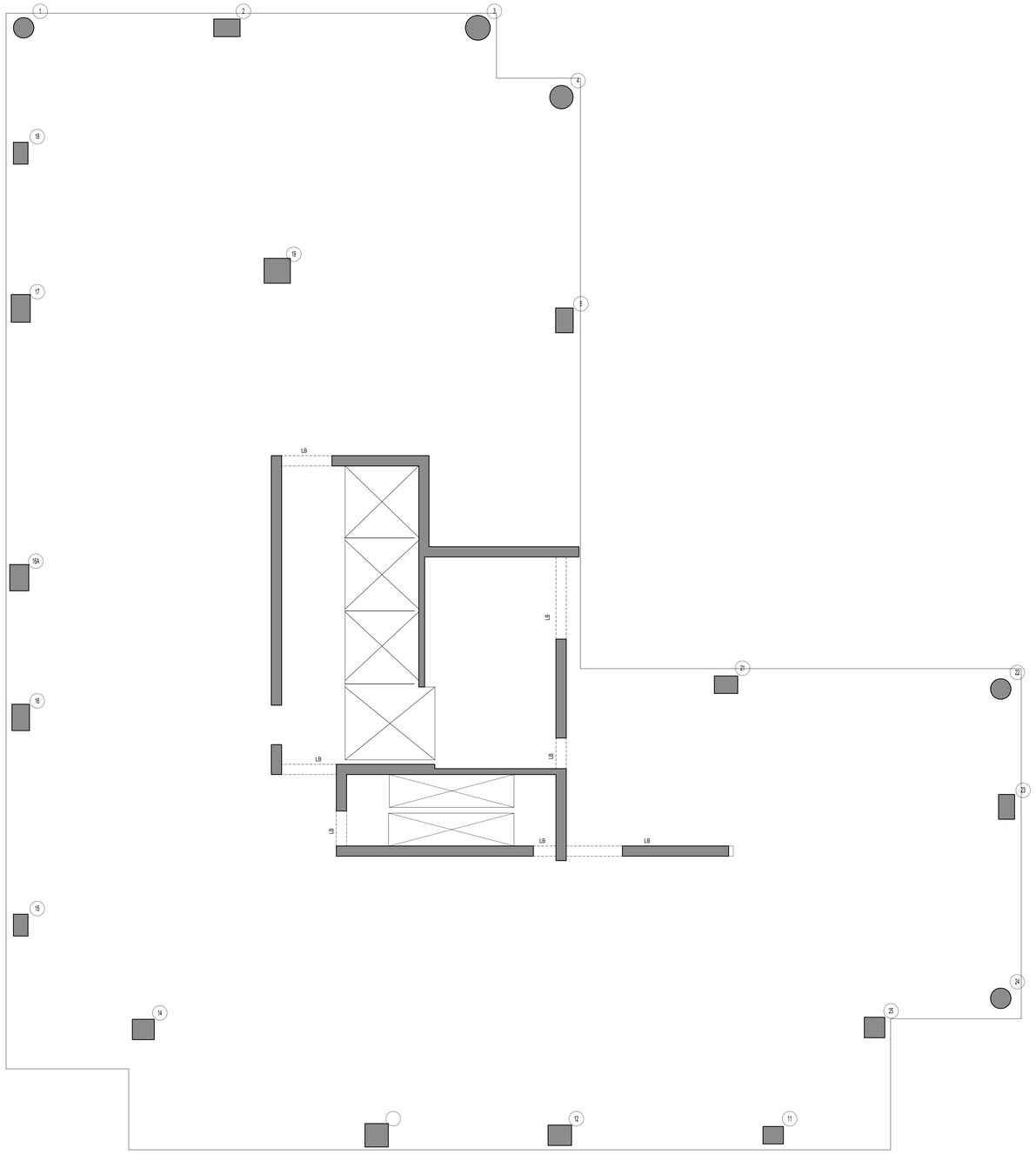

NORTH

63RD TO 66TH FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

TYPICAL FLR 63RD TO 66TH EL. TABLE	
Name	Elevation
63RD FLOOR	673'-1"
64TH FLOOR	684'-1"
65TH FLOOR	695'-1"
66TH FLOOR	706'-1"

TOP OF SLAB ELEVATION U.O.N.: **SEE ELEVATION TABLE**

SLAB THICKNESS U.O.N.: **10"**

SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- ↑ UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

DRAWING NOTES:

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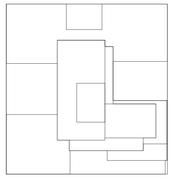

N

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	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

63RD TO 66TH FLOOR FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DEVINE — 074937 — LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	As indicated
DWG NO.	S-263.00

19

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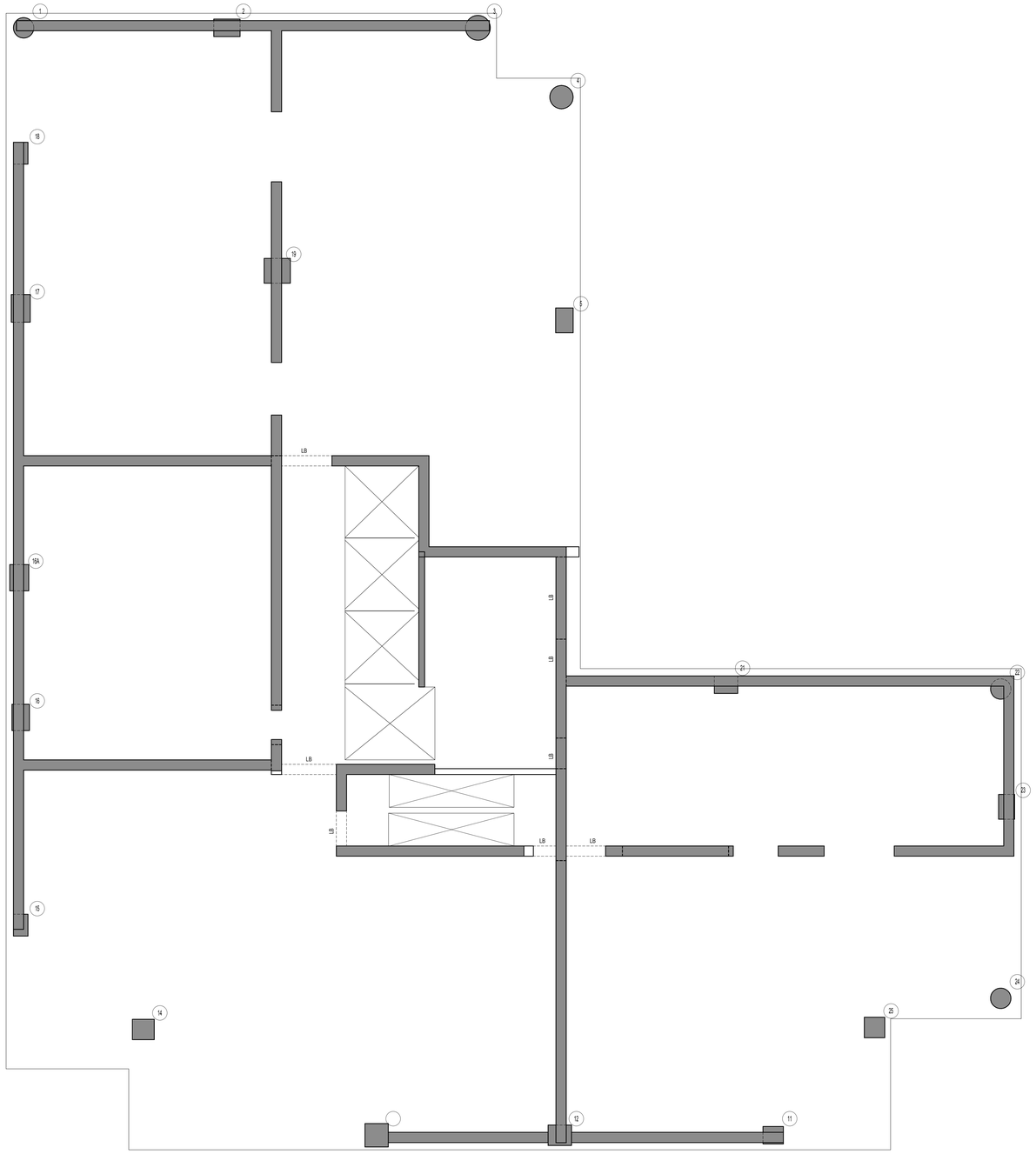

NORTH

67TH FLOOR MECHANICAL FRAMING PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.: **EL. + 719'-3"**

SLAB THICKNESS U.O.N.: **12"**

SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

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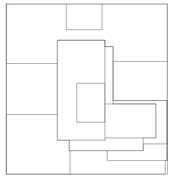

N

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	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
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	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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VAN DEUSEN & ASSOCIATES
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East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
67TH FLOOR MECHANICAL FRAMING PLAN

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — STEPHEN V. DEVINE — 074937 — STATE PROFESSIONAL ENGINEER

DATE: 08/08/2016
PROJECT #: 15233.00
SCALE: As indicated
DWG NO.: S-267.00

20

10/12/2016 5:44:30 PM
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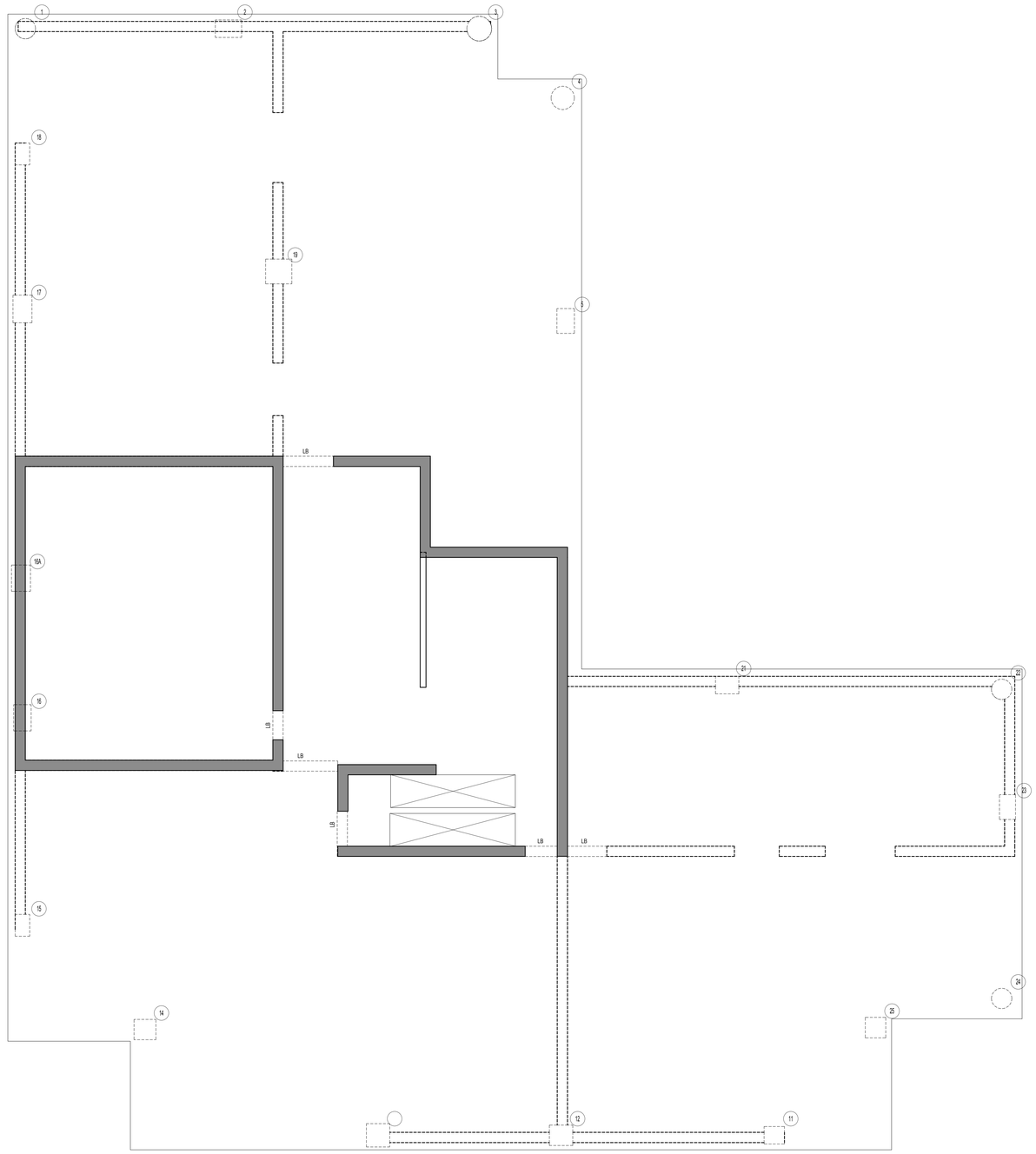


NORTH

68TH FLOOR PLAN (MAIN ROOF/TMD)

SCALE: 3/16" = 1'-0"

LEGEND:

- DENOTES CONCRETE COLUMN / WALL
- DENOTES CONCRETE COLUMN / WALL BELOW
- DENOTES SLAB OPENING
- UP — DENOTES CONCRETE COLUMN UP
- E.G. — DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

TOP OF SLAB ELEVATION U.O.N.: **EL. + 737'-9"**

SLAB THICKNESS U.O.N.: **12"**

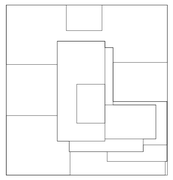
SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001
2. ALL ELEVATIONS ARE BASED ON N.A.V.D. 88.
3. FOR COLUMN SCHEDULE SEE DRAWINGS S-310 AND S-311.
4. FOR SHEAR WALL PART PLANS SEE DRAWINGS S-321 TO S-343
5. FOR TYPICAL CONCRETE DETAILS SEE DRAWINGS S-401 TO S-403
6. DETAILER TO CHECK ALL BAR CLEARANCES
7. OUTERMOST REINFORCING RUNS EAST-WEST DIRECTION.
8. ADJACENT BUILDINGS ARE SHOWN FOR INFORMATINO ONLY. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS.
9. ALL OPENING LOCATIONS AND SIZES TO BE COORDINATED WITH ARCH & MEP & APPROVED MEP SHOP DWGS. NOTIFY ENGINEER OF ANY DISCREPENCIES.
10. ALL OPENING ARE TAGGED ON PLAN ("EAST-WEST" x NORTH-SOUTH")
11. ELEVATOR AND STAIR LOCATIONS TO BE COORDINATED WITH ARCH & APPROVED ELEVATOR SHOP DRAWINGS.
12. FINAL DIMENSIONS FOR HOIST AND CRANE TEMPORARY SLAB OPENING TO BE COORDINATED WITH G.C.
13. HOIST AND CRANE DESIGN AND CONNECTIONS TO ALL STRUCTURE BY OTHERS. FINAL LOCATION, DIMENSIONS AND LOADS TO BE COORDINATED BY G.C. AND PROVIDED TO ENGINEER FOR REVIEW OF LOADS IMPOSED ON BASE STRUCTURE.
14. REFER TO ARCH & MEP DWGS FOR ALL CURB & PAD LOCATIONS.
15. CONCRETE SLAB TO SLOPE FOR DRAINAGE. SLOPES IN SLAB TO BE COORDINATED W. LANDSCAPE ARHITECT.



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KEY PLAN

Number:	Date:	Revision:
	10-12-16	ISSUED TO DOB
	08-19-16	REVISED FOUNDATION BID
	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQUARE
PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **2 COURT SQUARE**

ADDRESSES: 2 COURT SQUARE
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
68TH FLOOR PLAN (MAIN ROOF/TMD)

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK — JOHN V. DeSIMONE — 074933 — LICENSED PROFESSIONAL ENGINEER

DATE: 08/08/2016
PROJECT #: 15233.00
SCALE: As indicated
DWG NO. S-268.00
21

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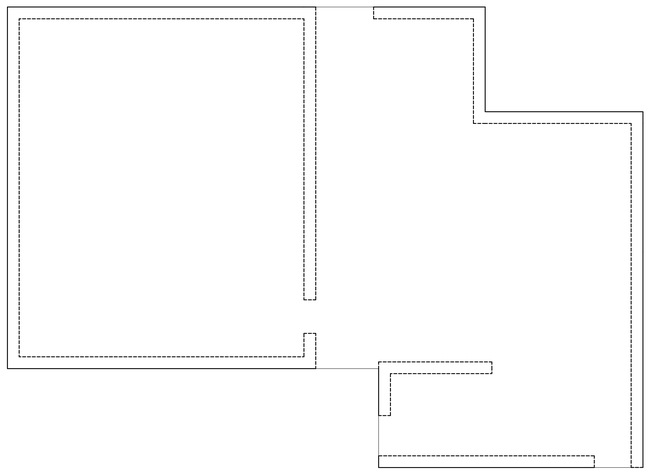

NORTH

69TH FLOOR PLAN (BMU)

SCALE: 3/16" = 1'-0"

LEGEND:

	DENOTES CONCRETE COLUMN / WALL
	DENOTES CONCRETE COLUMN / WALL BELOW
	DENOTES SLAB OPENING
UP	DENOTES CONCRETE COLUMN UP
E.G.	DENOTES HSS6x4x5/16 ELEVATOR GUIDE BEAM.

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SLAB THICKNESS U.O.N.: **12"**

SLAB CONCRETE STRENGTH: **f'c = 10KSI**

SLAB MIDDLE STRIP TOP BARS U.O.N.: **SEE PLAN**

SLAB BASIC BOTTOM BARS U.O.N.: **#5@12"O.C. E.W.**

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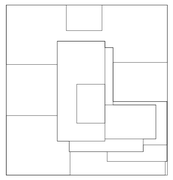

N

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	05-10-16	ISSUED TO DOB
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	02-12-16	DOB FILING
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	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
69TH FLOOR PLAN (BMU)

NB#420655954

SEAL & SIGNATURE: STATE OF NEW YORK · STEPHEN V. DESIMONE · 074933 · LICENSED PROFESSIONAL ENGINEER

DATE: 08/08/2016
PROJECT #: 15233.00
SCALE: As indicated
DWG NO. S-269.00
22

10/12/2016 5:44:31 PM
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DEPT OF BLDGS 420659904 Job Number

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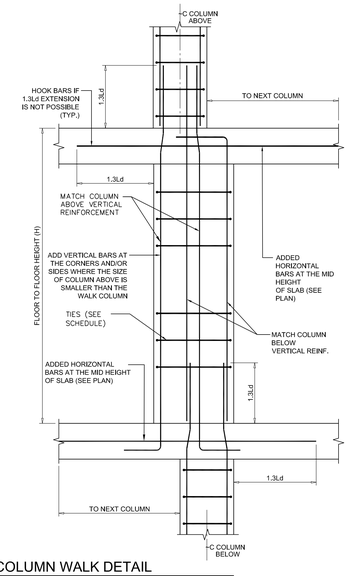
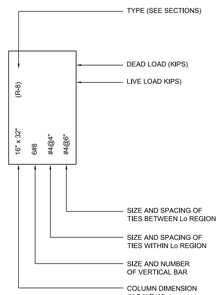


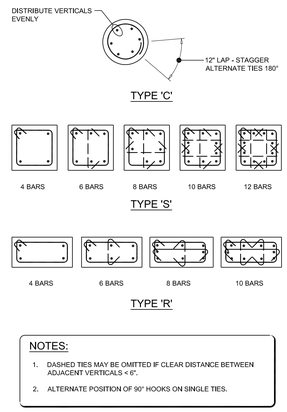
4 TYP. COLUMN WALK DETAIL

SCALE: 1/2" = 1'-0"



3 COLUMN SCHEDULE LEGEND

SCALE: 1/2" = 1'-0"

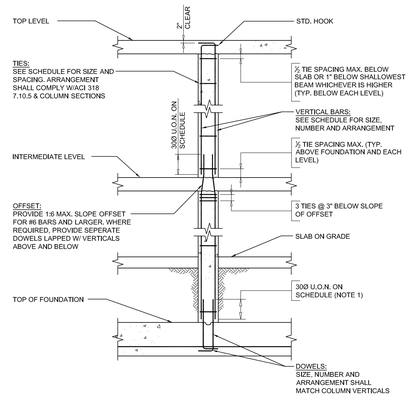


NOTES:

1. DASHED TIES MAY BE OMITTED IF CLEAR DISTANCE BETWEEN ADJACENT VERTICALS < 6".
2. ALTERNATE POSITION OF 90° HOOKS ON SINGLE TIES.

2 TYP. CONCRETE COLUMN SECTIONS

SCALE: 1/2" = 1'-0"

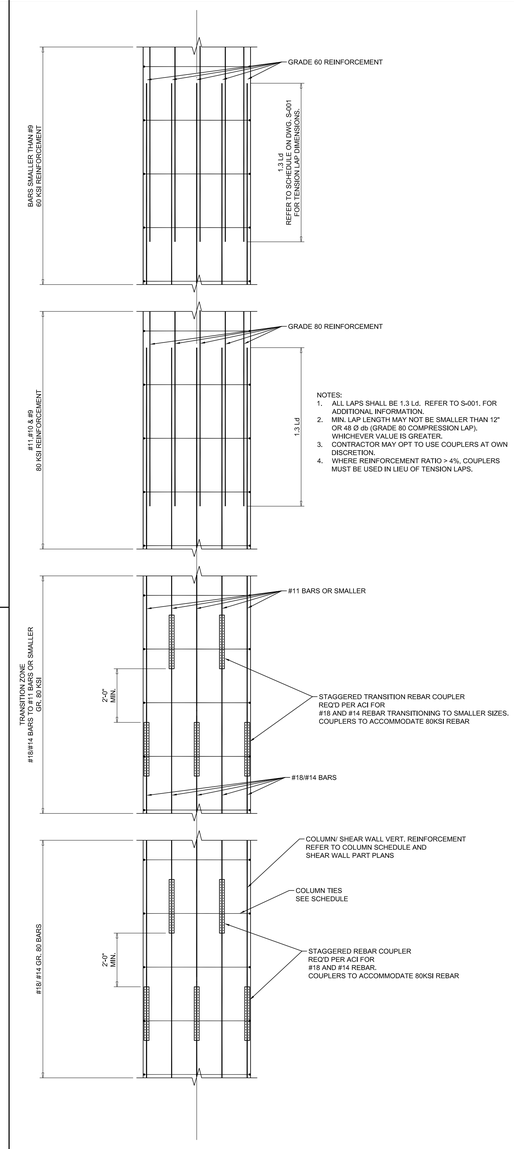


NOTES:

1. LAP SHOWN APPLIES TO COMPRESSION ELEMENTS ONLY. REFER TO DETAIL 7/S-401.00 FOR TENSION LAP REQUIREMENTS.

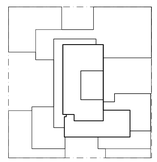
1 TYP. CONCRETE GRAVITY COLUMN

SCALE: 1/2" = 1'-0"



11 COLUMN/WALL REINFORCEMENT LAP DETAIL

SCALE: 1/2" = 1'-0"



KEY PLAN

Number:	Date:	Revision:
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	04-01-16	ISSUED TO NHCTA
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	12-18-15	SCHEMATIC DESIGN

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

TYPICAL CONCRETE COLUMN DETAILS

SEAL & SIGNATURE:

STATE OF NEW YORK · MICHAEL V. DESIMONE · 074933 · LICENSED PROFESSIONAL ENGINEER

DATE:	02/05/16
PROJECT #:	15233
SCALE:	AS NOTED
DWG NO.	S-301.00

15233-00-00-S-01.dwg

DeSimone Consulting Engineers - Alan Khan,PN=JTHMDB2 - Drawing id:"J:\Projects\15233\15233.00\DWGS\Struct\15233-00-00S-S-301.dwg [46-36] - Date= October 12, 2016 - 4:40PM

XREF: 15233-00-00-S-01.dwg
XREF: 15233-00-00-S-01-Title-Block.dwg

DEPT OF BLDGS 420655954 Job Number

ES738740308 Scan Code

f'c = 14 ksi, E'c = 7500 ksi

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EL. SEE PLAN 31	1395 144	2626 289	1853 189	1409 138	2593 289		1550 190	1155 92	2936 382		1907 201		3059 335	3840 423	1348 118	2228 228		2360 239	1888 203	4516 562	2721 359
EL. SEE PLAN 30	1432 147	2696 295	1902 193	1446 141	2660 295		1593 193	1190 94	3015 389		1958 205		3140 342	3943 432	1385 120	2273 231		2413 243	1940 207	4632 573	2798 366
EL. SEE PLAN 29	1470 150	2765 301	1951 197	1483 144	2728 301		1636 196	1224 96	3093 396		2008 209		3221 349	4046 441	1421 122	2318 234		2466 247	1991 211	4748 584	2874 373
EL. SEE PLAN 28	1507 153	2835 307	1999 201	1521 147	2795 307		1679 199	1259 98	3172 403		2058 213		3303 356	4148 450	1458 124	2363 237		2518 251	2042 215	4864 595	2951 380
EL. SEE PLAN 27	1545 156	2905 313	2048 205	1558 150	2863 313		1722 202	1293 100	3250 410		2109 217		3384 363	4251 459	1494 126	2407 240		2571 255	2094 219	4980 606	3028 387
EL. SEE PLAN 26	1583 159	2975 319	2096 209	1595 153	2930 319		1765 205	1328 102	3329 417		2159 221		3465 370	4354 468	1531 128	2452 243		2624 259	2145 223	5096 617	3105 394
EL. SEE PLAN 25	1620 162	3045 325	2145 213	1632 156	2998 325		1808 208	1362 104	3407 424		2209 225		3546 377	4457 477	1567 130	2497 246		2676 263	2196 227	5212 628	3181 401
EL. SEE PLAN 24	1658 165	3114 331	2194 217	1669 159	3065 331		1851 211	1397 106	3486 431		2260 229		3627 384	4560 486	1603 132	2541 249		2729 267	2248 231	5328 639	3258 408
EL. SEE PLAN 23	1695 168	3184 337	2242 221	1706 162	3133 337		1894 214	1431 108	3564 438		2310 233		3708 391	4663 495	1640 134	2586 252		2781 271	2299 235	5444 650	3335 415
EL. SEE PLAN 22	1734 171	3256 343 40x26 17#11 #4@22"	2293 225	1745 165	3202 343		1938 217	1468 110	3645 445		2362 237		3792 398	4769 504	1678 136	2632 255		2836 275	2352 239	5561 661	3413 422
EL. SEE PLAN 21	1772 174	3325 349 40x26 14#11 #4@22"	2341 229	1782 168	3269 349 24x34 12#10 #3@18"		1981 220 32x22 10#10 #3@18"	1502 112	3723 452 30x30 12#11 #4@22"		2412 241 32x24 12#10 #3@18"		3873 405 36x36 18#11 #4@22"	4872 513 36x36 22#11 #4@22"	1715 138	2677 258 26x36 16#9 #3@18"		2888 279	2403 243 20x38 12#9 #3@18"	5677 672 40x34 20#11 #4@22"	3490 429 34x28 12#10 #3@18"
EL. SEE PLAN 20	1809 177 32Ø 12#11 #4@22"	3396 355 44x26 14#11 #4@22"	2390 233 34Ø 20#11 #4@22"	1819 171	3338 355 26x36 12#10 #3@18"		2025 223 32x24 10#10 #3@18"	1537 114 32Ø 20#11 #4@22"	3804 459 32x34 12#11 #4@22"		2460 245 34x24 12#10 #3@18"		3953 411 38x38 18#11 #4@22"	4978 522 44Ø 32#11 #4@22"	1751 140 28x36 24#11 #4@22"	2722 261 26x38 24#11 #4@22"		2941 283 26x38 14#8 #3@18"	2455 247 22x38 12#9 #3@18"	5795 683 46x34 20#11 #4@22"	3565 436 34x30 24#11 #4@22"
EL. SEE PLAN 19	1847 180 32Ø 10#11 #4@22"	3467 361 44x26 24#11 #4@22"	2438 237 34Ø 22#11 #4@22"	1857 174	3406 361 26x36 22#11 #4@22"		2068 226 32x24 14#11 #4@22"		3884 466 32x34 18#11 #4@22"		2508 249 34x24 20#11 #4@22"		4032 417 38x38 24#11 #4@22"	5084 531	1787 142 28x36 18#11 #4@22"	2768 264		2994 287 26x38 16#8 #3@18"	2507 251 22x38 16#11 #4@22"	5913 694 46x34 36#11 #4@22"	3641 443
EL. SEE PLAN 18	1885 183	3538 367	2487 241	1894 177	3475 367		2112 229		3965 473		2556 253		4112 423	5190 540	1824 144	2813 267		3046 291	2559 255	6031 705	3716 450
EL. SEE PLAN 17	1922 186	3609 373	2536 245	1931 180	3544 373		2156 232		4045 480		2604 257		4192 429	5297 549	1860 146	2858 270		3099 295	2611 259	6149 716	3791 457
EL. SEE PLAN 16	1960 189	3680 379	2584 249	1968 183	3613 379		2199 235		4125 487		2652 261		4271 435	5403 558	1897 148	2903 273		3152 299	2663 263	6267 727	3867 464
EL. SEE PLAN 15	1997 192	3750 385	2633 253	2005 186	3681 385		2243 238		4206 494		2700 265		4351 441	5509 567	1933 150	2949 276		3204 303	2716 267	6385 738	3942 471
EL. SEE PLAN 14	2035 195	3821 391	2682 257	2042 189	3750 391		2286 241		4286 501		2748 269		4431 447	5615 576	1970 152	2994 279		3257 307	2768 271	6503 749	4018 478
EL. SEE PLAN 13	2072 198	3892 397	2730 261	2080 192	3819 397		2330 244		4367 508		2795 273		4511 453	5722 585	2006 154	3039 282		3310 311	2820 275	6621 760	4093 485
EL. SEE PLAN 12	2110 201	3963 403	2779 265	2117 195	3887 403		2374 247		4447 515		2843 277		4590 459	5828 594	2043 156	3084 285		3362 315	2872 279	6739 771	4169 492
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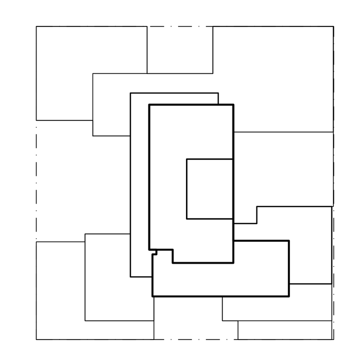
EL. SEE PLAN 10	2185 207	4105 415	2876 273	2191 201	4025 415		2461 253		4608 529		2939 285		4750 471	6040 612	2116 160	3175 291		3468 323	2976 287	6975 793	4320 506
EL. SEE PLAN 9	2222 210	4175 421	2925 277	2228 204	4093 421		2504 256		4689 536		2987 289		4829 477	6147 621	2152 162	3220 294		3520 327	3028 291	7093 804	4395 513
EL. SEE PLAN 8	2260 213 32Ø 10#11 #4@22"	4246 427 44x26 24#11 #4@22"	2973 281 34Ø 22#11 #4@22"	2265 207	4162 427 26x36 22#11 #4@22"		2548 259 32x24 14#11 #4@22"		4769 543 32x34 18#11 #4@22"		3035 293 34x24 20#11 #4@22"		4909 483 38x38 24#11 #4@22"	6253 630 44Ø 32#11 #4@22"	2188 164	3265 297 26x38 24#11 #4@22"		3573 331 26x38 16#8 #3@18"	3080 295 22x38 16#11 #4@22"	7211 815 46x34 36#11 #4@22"	4470 520 34x30 24#11 #4@22"
EL. SEE PLAN 7	2301 216 32Ø 16#11 #4@22"	4321 433 44x26 26#11 #4@22"	3026 285 36Ø 22#11 #4@22"	2305 210	4236 433 28x38 24#11 #4@22"		2594 262 32x24 18#11 #4@22"		4853 550 32x34 22#11 #4@22"		3087 297 36x26 20#11 #4@22"		4993 489 38x38 30#11 #4@22"	6366 639 46Ø 26#11 #4@22"	2228 166	3315 300 26x42 24#11 #4@22"		3629 335 26x38 16#10 #3@18"	3135 299 22x38 20#11 #4@22"	7334 826 48x34 36#11 #4@22"	4549 527 36x30 24#11 #4@22"
EL. SEE PLAN 6	2381 223	4470 445	3135 294	2386 217	4298 437		2648 266		4975 560 32x34 22#11 #4@22"		3215 307		5082 495	6509 650	2313 173	3378 304		3686 339	3225 306 22x38 20#11 #4@22"	7424 833	4641 534
EL. SEE PLAN 5	2461 230	4618 457	3243 303	2467 224 32Ø 10#9 #3@18"	4360 441		2701 270 32x24 18#11 #4@22"		5097 570 34x34 22#11 #4@22"		3344 317 36x26 20#11 #4@22"		5170 501 38x38 30#11 #4@22"	6652 661 46Ø 26#11 #4@22"	2397 180	3440 308		3742 343	3316 313 24x38 20#11 #4@22"	7515 840	4655 534 36x30 24#11 #4@22"
EL. SEE PLAN 4	2544 237	4726 466	3332 310	2542 230 32Ø 10#11 #4@22"	4466 450				6889 738 42x34 32#11 #4@22"				5341 515 38x38 32#11 #4@22"	6804 673 46x40 26#11 #4@22"	2475 186	3517 314		3849 352	3406 320	7607 847	
EL. SEE PLAN 3	2554 237 32Ø 16#11 #4@22"	4742 466 44x26 26#11 #4@22"	3345 310	2552 230	4479 450								5359 515 38x38 34#11 #4@22"	6827 673 46x40 26#11 #4@22"	2488 186	3531 314		3861 352 26x38 16#10 #3@18"	3417 320	7637 848 48x34 36#11 #4@22"	
EL. SEE PLAN 2	2646 244 32x32 16#11 #4@22"	4859 475 44x30 26#11 #4@22"	3446 318	2609 234	4585 458								5546 529 40x38 34#11 #4@22"	6993 685 46x42 26#11 #4@22"	2572 192	3615 320		3974 361 26x38 20#11 #4@22"	3512 327	7739 854 50x34 36#11 #4@22"	
EL. SEE PLAN 1	2735 251	4962 483	3537 325 36Ø 22#11 #4@22"	2665 238	4687 466					7173 756 42x36 32#11 #4@22"			5725 543	7153 697	2652 198	3696 326		4084 370	3604 334 24x38 20#11 #4@22"	7834 860	
EL. SEE PLAN cellar	2828 258 32x32 16#11 #4@22"	5067 491 44x30 26#11 #4@22"	3629 332 36Ø 24#11 #4@22"	2721 242 32x32 10#11 #4@22"	4789 474 28x38 24#11 #4@22"					7196 765 42x36 32#11 #4@22"			5795 546 40x38 34#11 #4@22"	7240 702 46x42 26#11 #4@22"	2726 203 28x36 18#11 #4@22"	3782 332 26x42 24#11 #4@22"		4195 379 26x38 20#11 #4@22"	3697 341 24x38 22#11 #4@22"	7927 866 50x34 36#11 #4@22"	
EL. SEE PLAN																					

NOTE: #8 REBAR AND SMALLER WILL BE GRADE 60, #9 REBAR AND LARGER WILL BE GRADE 80

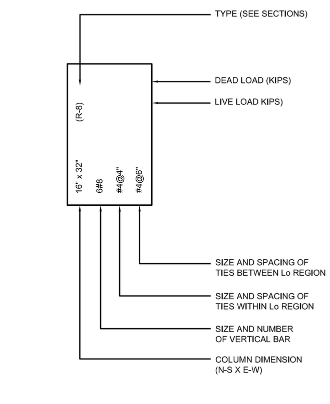
f'c = 12 ksi E'c = 6500 ksi (levels 65–37); f'c = 14 ksi, E'c = 7500 ksi (levels 36–33)

LEVEL \ COLUMN	1	2	3	4	5	5A	6	7	10	10A	11	12	13	14	15	16	16A	17	18	19	20	21	22	23	24	25
EL. SEE PLAN 65	134 27	249 53	167 33	123 22	247 53						174 37	247 53	289 61	331 72	118 24	221 47	260 56	231 48	177 40	428 100		169 36	120 36	164 36	113 36	186 36
EL. SEE PLAN 64	171 31	319 60	213 37	156 25	316 60						222 42	316 60	369 68	423 80	150 27	283 53	333 63	296 54	227 45	548 112		217 41	153 41	210 41	145 41	238 41
EL. SEE PLAN 63	208 34	389 66	259 41	190 28	385 66						271 47	384 66	449 75	516 88	183 30	344 59	406 69	360 60	277 50	668 124		264 45	187 45	256 45	176 45	290 45
EL. SEE PLAN 62	245 37	458 72	306 45	224 31	455 72						322 52	453 72	530 82	608 96	215 33	406 64	478 75	424 66	327 55	788 136		311 49 20x30 8#6 #3@18"	221 49 28Ø 8#6 #3@18"	302 49 20x30 8#6 #3@18"	208 49 24x36 8#7 #3@18"	342 49 24x36 8#7 #3@18"
EL. SEE PLAN 61	283 40	529 78	357 49	264 34	525 78	382 96 20x30 12#9 #3@18"	257 56 30x20 10#10 #3@18"	98 15 28Ø 10#6 #3@18"	560 135 28x28 10#8 #3@18"		380 59	524 78	612 89	713 105	250 36	469 69	553 81	490 71	378 60	910 148	321 85 28x28 10#8 #3@18"					
EL. SEE PLAN 60	318 43	597 84	406 53	301 37	592 84	430 100	298 60	131 18	637 142		429 63	591 84	690 96	814 114	282 39	529 74	623 87	553 76	426 64	1028 160	400 93					
EL. SEE PLAN 59	354 46	665 90	455 57	338 40	660 90	477 104	340 64	163 21	714 149		478 67	658 90	768 103	915 123	314 42	589 79	694 93	616 81	475 68	1147 172	479 101					
EL. SEE PLAN 58	390 49	733 96	503 61	375 43	727 96	525 108	382 68	196 24	792 156		528 71	725 96	847 110	1016 132	347 45	649 84	765 99	678 86	524 72	1265 184	558 109					
EL. SEE PLAN 57	427 52	803 102	554 65	414 46	796 102	575 112	425 72	230 27	871 163		579 75	794 102	927 117	1120 141	380 48	710 89	838 105	743 91	574 76	1385 196	638 117					
EL. SEE PLAN 56	462 55	871 108	602 69	451 49	864 108	622 116	467 76	263 30	948 170		628 79	862 108	1006 124	1221 150	412 51	770 94	909 111	805 96	622 80	1504 208	717 125					
EL. SEE PLAN 55	498 58	939 114	651 73	488 52	931 114	670 120	509 80	295 33	1025 177		677 83	929 114	1084 131	1322 159	445 54	830 99	980 117	868 101	671 84	1623 220	796 133					
EL. SEE PLAN 54	533 61	1007 120	699 77	525 55	999 120	718 124	551 84	328 35 28Ø 10#6 #3@18"	1103 184		727 87	996 120	1162 138 32x32 12#9 #3@18"	1424 168 30x28 12#8 #3@18"	477 57 20x30 12#9 #3@18"	890 104	1051 123	931 106	720 88	1741 232	875 141					
EL. SEE PLAN 53	569 64	1075 126	748 81	562 58	1066 126	766 128	593 88	362 37 32Ø 10#6 #3@18"	1180 191		776 91	1064 126	1242 145 34x34 12#9 #3@18"	1525 177 32x28 12#8 #3@18"	513 60 28x36 12#9 #3@18"	950 109	1121 129	993 111	768 92	1860 244	954 149					
EL. SEE PLAN 52	605 67	1143 132	797 85	600 61	1134 132	814 132	635 92	397 39	1257 198		826 95	1131 132	1322 152	1627 186	550 62	1010 114	1192 135	1056 116	817 96	1978 256	1034 157					
EL. SEE PLAN 51	640 70	1211 138	845 89	637 64	1201 138	862 136	677 96	431 41	1335 205		875 99	1198 138	1402 159	1729 195	586 64	1070 119	1263 141	1118 121	866 100	2097 268	1113 165					
EL. SEE PLAN 50	676 73 28Ø 12#8 #3@18"	1279 144 36x24 8#10 #3@18"	894 93 34Ø 14#9 #3@18"	674 67	1269 144	910 140	718 100	466 43 32Ø 10#6 #3@18"	1412 212		924 103	1266 144 32x28 12#8 #3@18"	1481 166 34x34 12#9 #3@18"	1831 204 32x28 12#8 #3@18"	623 66 28x36 12#9 #3@18"	1130 124 24x36 12#8 #3@18"	1334 147	1181 126	914 104 20x30 12#7 #3@18"	2215 280	1192 173 28x28 10#8 #3@18"					
EL. SEE PLAN 49	711 76 28Ø 14#11 #4@22"	1347 150 36x24 17#11 #4@22"	943 97 34Ø 20#11 #4@22"	711 70	1336 150	957 144	760 104	500 45 32Ø 20#11 #4@22"	1489 219		974 107	1333 150 32x28 12#11 #4@22"	1561 173 34x34 16#11 #4@22"	1933 213 32x28 18#11 #4@22"	659 68 28x36 26#11 #4@22"	1190 129 24x36 12#9 #3@18"	1405 153	1244 131	963 108 20x30 12#11 #4@22"	2334 292	1271 181 28x28 10#11 #4@22"					
EL. SEE PLAN 48	747 79	1414 156	991 101	748 73	1404 156	1005 148	802 108	535 47	1567 226		1023 111	1400 156	1641 180	2035 222	696 70	1250 134	1476 159	1306 136	1012 112	2452 304	1350 189					
EL. SEE PLAN 47	783 82	1482 162	1040 105	785 76	1471 162	1053 152	844 112	569 49	1644 233		1073 115	1467 162	1721 187	2136 231	732 72	1310 139	1547 165	1369 141	1060 116	2571 316	1429 197					
EL. SEE PLAN 46	818 85	1550 168 36x24 17#11 #4@22"	1088 109	823 79	1539 168	1101 156	886 116	604 51	1721 240		1122 119	1535 168	1800 194	2238 240	769 74	1370 144	1618 171	1432 146	1109 120	2689 328	1508 205					
EL. SEE PLAN 45	855 88	1620 174 40x26 17#11 #4@22"	1139 113	861 82	1608 174	1150 160	929 120	640 53	1800 247		1173 123	1604 174	1882 201	2342 249	807 76	1431 149	1690 177	1496 151	1159 124	2809 340	1588 213					
EL. SEE PLAN 44	891 91	1688 180	1187 117	898 85	1675 180	1198 164	971 124	675 55	1878 254		1222 127	1671 180	1962 208	2444 258	843 78	1491 154	1761 183	1559 156	1208 128	2928 352	1667 221					
EL. SEE PLAN 43	927 94	1756 186	1236 121	935 88	1743 186	1246 168	1013 128	709 57	1955 261		1272 131	1738 186	2042 215	2546 267	880 80	1551 159	1832 189	1621 161	1256 132	3046 364	1746 229					
EL. SEE PLAN 42	962 97	1824 192	1285 125	973 91	1810 192	1294 172	1055 132	744 59	2032 268		1321 135	1806 192	2121 222	2648 276	916 82	1611 164	1903 195	1684 166	1305 136	3165 376	1825 237					
EL. SEE PLAN 41	998 100	1892 198	1333 129	1010 94	1878 198	1342 176	1097 136	778 61	2110 275		1370 139 28x24 12#9 #3@18"	1873 198	2201 229	2750 285	953 84	1671 169	1974 201	1747 171	1354 140	3284 388	1904 245					
EL. SEE PLAN 40	1033 103	1960 204	1382 133	1047 97	1945 204	1390 180	1139 140	813 63	2187 282		1421 143 32x24 12#9 #3@18"	1940 204	2281 236	2851 294	989 86	1731 174	2045 207	1809 176	1402 144	3402 400 36x34 16#8 #3@18"	1983 253					
EL. SEE PLAN 39	1069 106	2028 210	1430 137	1084 100	2013 210	1437 184	1180 144	847 65	2264 289		1471 147	2007 210	2361 243	2953 303	1026 88	1791 179	2116 213	1872 181	1451 148	3521 412 40x34 16#8 #3@18"	2062 261					
EL. SEE PLAN 38	1105 109	2096 216	1479 141	1121 103	2080 216	1485 188	1222 148	882 67	2342 296		1522 151	2075 216	2440 250 34x34 16#11 #4@22"	3055 312 32x28 18#11 #4@22"	1062 90	1851 184 24x36 12#9 #3@18"	2187 219	1935 186	1500 152	3639 424	2141 269 28x28 10#11 #4@22"					
EL. SEE PLAN 37	1143 112 28Ø 14#11 #4@22"	2167 222	1531 145	1161 106	2150 222	1536 192 20x30 12#9 #3@18"	1266 152 30x20 10#10 #3@18"	920 69	2422 303 28x28 10#8 #3@18"		1575 155	2145 222 32x28 12#11 #4@22"	2524 257 34x34 18#11 #4@22"	3161 321 32x28 22#11 #4@22"	1102 92	1914 189 26x36 16#9 #3@18"	2261 225 26x36 16#8 #3@18"	2000 191	1551 156 20x30 12#11 #4@22"	3760 436 40x34 16#8 #3@18"	2222 277 28x28 12#11 #4@22"					
EL. SEE PLAN 36	1195 115 32Ø 14#11 #4@22"	2254 228	1594 149	1212 109	2233 228 24x34 12#8 #3@18"		1321 156 32x22 10#10 #3@18"	971 71	2516 310 30x30 12#10 #3@18"		1638 159 32x24 12#9 #3@18"		2626 264 36x36 18#11 #4@22"	3289 330 36x36 22#11 #4@22"	1154 94 28x36 26#11 #4@22"	1990 194		2079 196	1614 160 20x38 12#9 #3@18"	3895 448 40x34 20#11 #4@22"	2309 284 34x28 12#10 #3@18"					
EL. SEE PLAN 35	1245 132 32Ø 14#11 #4@22"	2347 265	1659 173	1260 126	2323 265 24x34 12#10 #3@18"		1379 178	1017 84	2622 354 30x30 12#11 #4@22"		1706 185 32x24 12#10 #3@18"		2734 307	3428 387	1202 110 28x36 24#11 #4@22"	2049 216		2150 223	1683 187	4052 518	2414 331					
EL. SEE PLAN 34	1282 135 32Ø 12#11 #4@22"	2417 271	1707 177	1298 129	2390 271		1421 181	1052 86	2701 361		1756 189		2815 314	3531 396	1239 112	2094 219		2202 227	1734 191	4168 529	2491 338					
EL. SEE PLAN 33	1320 138	2486 277	1756 181	1335 132	2458 277		1464 184	1086 88	2779 368		1806 193		2897 321	3634 405	1275 114	2139 222		2255 231	1786 195	4284 540	2567 345					



KEY PLAN

LEGEND



Number:	Date:	Revision:
	10-12-16	ISSUED TO DOB
	08-19-16	REVISED FOUNDATION BID
	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

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NEW YORK, NY 1154
TEL. (718) 321.8652

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
TOWER COLUMN SCHEDULE
GROUND TO 65TH FLOOR

SEAL & SIGNATURE:
STATE OF NEW YORK · STEPHEN V. DeSIMONE · 074933 · LICENSED PROFESSIONAL ENGINEER

DATE: 10/12/16
PROJECT #: 15233
SCALE: AS NOTED
S-310.00
DWG NO.

15233.00-026-S-310.dwg

TOWER COLUMN SCHEDULE: 65TH FLOOR TO ROOF

f'c = 12 ksi E'c = 6500 ksi

LEVEL \ COLUMN	1	2	3	4	5	5A	6	7	10	10A	11	12	13	14	15	16	16A	17	18	19	20	21	22	23	24	25
68 EL. SEE PLAN	49 / 6 28Ø 12#8 #3@18"	89 / 9 36x24 8#10 #3@18"	61 / 7 34Ø 14#9 #3@18"	46 / 5 32Ø 10#9 #3@18"	88 / 9 24x34 12#8						63 / 7 28x24 12#9 #3@18"	88 / 9 32x28 12#8 #3@18"	103 / 10 32x32 12#9 #3@18"	117 / 12 30x28 12#8 #3@18"	44 / 5 20x30 12#9 #3@18"	79 / 9 24x36 12#8 #3@18"	93 / 10 26x36 16#8 #3@18"	83 / 9 26x38 14#8 #3@18"	63 / 8 20x30 12#7 #3@18"	147 / 15 36x34 16#8 #3@18"		60 / 7 20x30 8#6 #3@18"	45 / 7 28Ø 8#6 #3@18"	59 / 7 20x30 8#6 #3@18"	43 / 7 24x36 8#7 #3@18"	68 / 7 24x36 8#7 #3@18"
67 EL. SEE PLAN	97 / 23	180 / 46	121 / 28	89 / 19	178 / 46						125 / 32	178 / 46	208 / 53	239 / 63	85 / 20	160 / 41	188 / 49	167 / 42	128 / 35	308 / 88		122 / 31	86 / 31	119 / 31	82 / 31	134 / 31
66 EL. SEE PLAN	1	2	3	4	5	5A	6	7	10	10A	11	12	13	14	15	16	16A	17	18	19	20	21	22	23	24	25

1 TOWER COLUMN SCHEDULE: 65TH FLOOR TO ROOF

SCALE: N.T.S

PAVILION COLUMN SCHEDULE

f'c = 14 ksi, E'c = 7500 ksi

LEVEL \ COLUMN	101	102	103	104	105	106	107	108	109	110	111	112	113	114
EL. SEE PLAN / 6	212 / 22 28Ø 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 28Ø 10#7 #3@18"		212 / 22 28Ø 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x28 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"
EL. SEE PLAN / 5	425 / 44	425 / 44	425 / 44	425 / 44		425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44
EL. SEE PLAN / 4	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66 22x22 10#7 #3@18"	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66
EL. SEE PLAN / 3	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88
EL. SEE PLAN / 2	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110
EL. SEE PLAN / 1	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143
EL. SEE PLAN / cellar	1500 / 165 28Ø 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 28Ø 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 28Ø 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x28 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"
EL. SEE PLAN	101	102	103	104	105	106	107	108	109	110	111	112	113	114

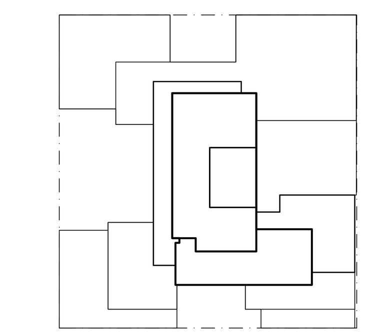
LEVEL \ COLUMN	115	116	117	118	119	120	121	122	123	124	125	126	127	128
EL. SEE PLAN / 6	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 28Ø 10#7 #3@18"	212 / 22 22x28 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"					
EL. SEE PLAN / 5	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44					
EL. SEE PLAN / 4	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66 28Ø 10#7 #3@18"		639 / 66 22x22 10#7 #3@18"	639 / 66 22x22 10#7 #3@18"	639 / 66 28Ø 10#7 #3@18"
EL. SEE PLAN / 3	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88		852 / 88	852 / 88	852 / 88
EL. SEE PLAN / 2	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110 22x22 10#7 #3@18"	1069 / 110	1069 / 110	1069 / 110
EL. SEE PLAN / 1	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143
EL. SEE PLAN / cellar	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 28Ø 10#7 #3@18"	1500 / 165 22x28 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 28Ø 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 28Ø 10#7 #3@18"
EL. SEE PLAN	115	116	117	118	119	120	121	122	123	124	125	126	127	128

LEVEL \ COLUMN	129	130	131	132	133	134	135	136	137	138	139	140	141
EL. SEE PLAN / 6	212 / 22 22x22 10#7 #3@18"	212 / 22 24x32 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 28Ø 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 22x22 10#7 #3@18"	212 / 22 32Ø 10#7 #3@18"			
EL. SEE PLAN / 5	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44	425 / 44			
EL. SEE PLAN / 4	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66	639 / 66 22x22 10#7 #3@18"	639 / 66 22x22 10#7 #3@18"	639 / 66 22x22 10#7 #3@18"
EL. SEE PLAN / 3	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88	852 / 88
EL. SEE PLAN / 2	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110	1069 / 110
EL. SEE PLAN / 1	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143	1285 / 143 22x22 10#7 #3@18"	1285 / 143	1285 / 143	1285 / 143	1285 / 143
EL. SEE PLAN / cellar	1500 / 165 22x22 10#7 #3@18"	1500 / 165 24x32 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 28Ø 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"		1500 / 165 32Ø 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"	1500 / 165 22x22 10#7 #3@18"
EL. SEE PLAN	129	130	131	132	133	134	135	136	137	138	139	140	141

1 PAVILION COLUMN SCHEDULE

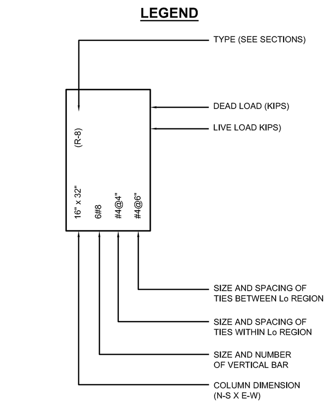
SCALE: N.T.S

DEPT OF BLDGS 420655954 Job Number
ES570727167 Scan Code



KEY PLAN

LEGEND



Number:	Date:	Revision:
	10-12-16	ISSUED TO DOB
	08-19-16	REVISED FOUNDATION BID
	05-20-16	ISSUED TO NYCTA
	05-10-16	ISSUED TO DOB
	04-25-16	PROGRESS SET
	04-08-16	FOUNDATION BID
	04-01-16	ISSUED TO NYCTA
	02-12-16	DOB FILING
	02-05-16	ISSUED TO NYCTA
	12-18-15	SCHEMATIC DESIGN

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQAURE PROPERTY OWNER LLC
134-03 35TH AVE, FLUSHING
NEW YORK, NY 1154
TEL. (718) 321.8652

PROJECT NAME: **2 COURT SQUARE**

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VAN DEUSEN & ASSOCIATES
120 Eagle Rock Ave, Suite 310
East Hanover, NJ. 07936
Tel (973) 994.9220 Fax (973) 994.2539

DOB BSCAN:

DOB STAMPS & SIGNATURES:

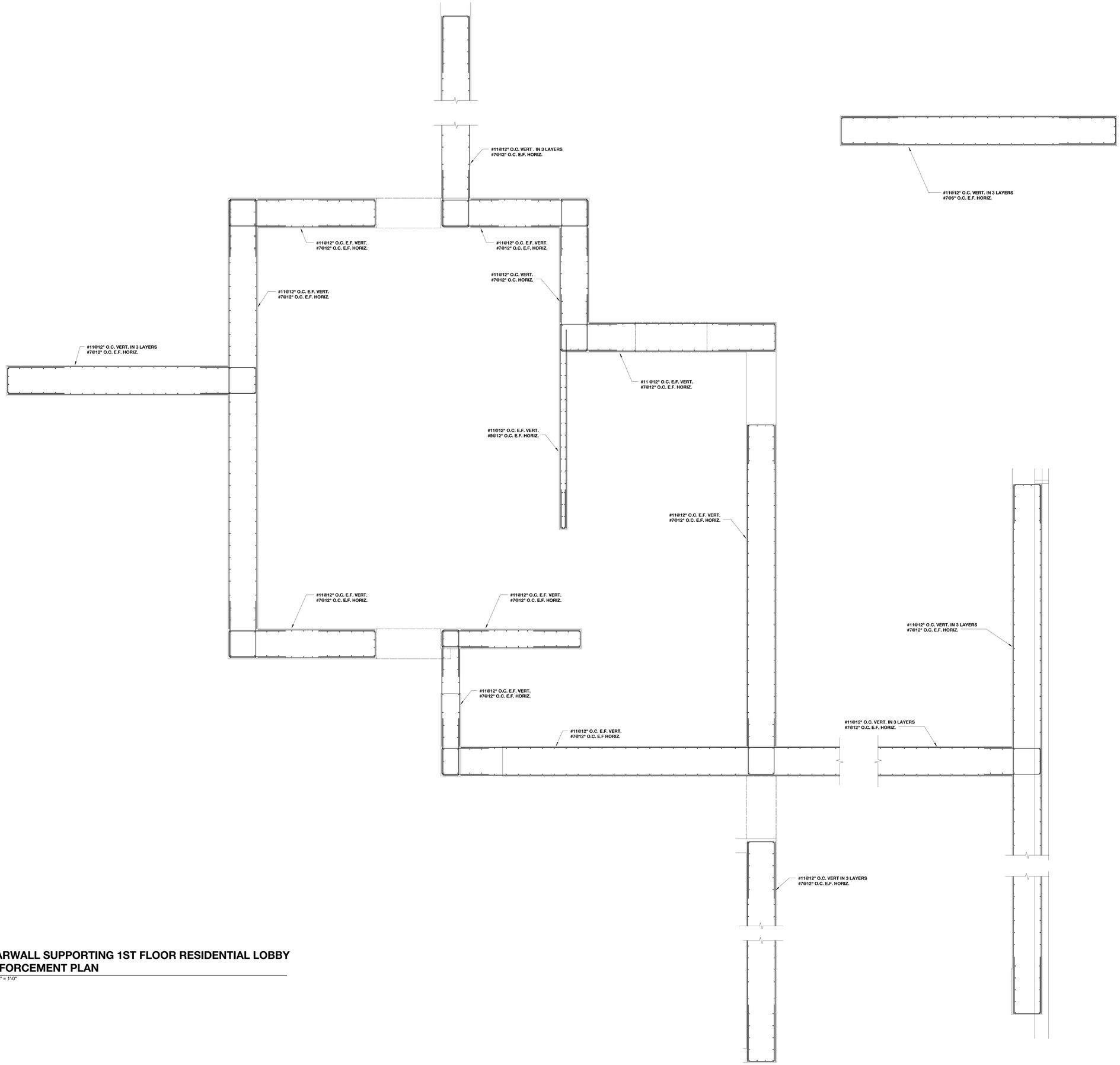
DWG TITLE
PAVILLION & TOWER COLUMN SCHEDULE: 65TH FLOOR TO ROOF

SEAL & SIGNATURE:

DATE: 10/12/16
PROJECT #: 15233
SCALE: AS NOTED
S-311.00
DWG NO.

DEPT OF BLDGS 420655954 Job Number

E3115132356 Scan Code



SHEARWALL SUPPORTING 1ST FLOOR RESIDENTIAL LOBBY REINFORCEMENT PLAN

SCALE: 3/8" = 1'-0"

10/12/2016 5:44:32 PM

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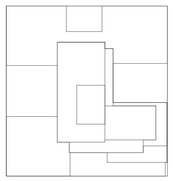

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KEY PLAN

Number:	Date:	Revision:
	10-12-16	ISSUED TO DOB

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
2 COURT SQUARE
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE

SHEAR WALL REINFORCEMENT PLAN

NB#420655954

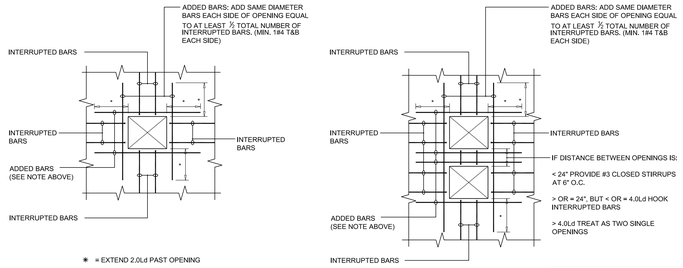
SEAL & SIGNATURE:

STATE OF NEW YORK · STEPHEN V. DESIMONE · 075 · 075024 · LICENSED PROFESSIONAL ENGINEER

DATE:	08/08/2016
PROJECT #:	15233.00
SCALE:	3/8" = 1'-0"

DWG NO.

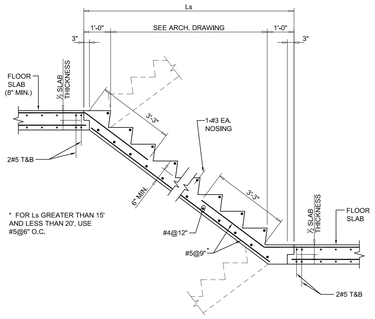
S-321.00



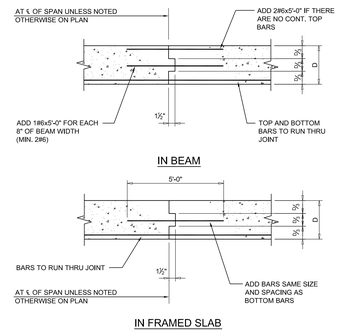
NOTES:

1. HOOK ALL INTERRUPTED BARS.
2. OMIT ADDED BARS IF STANDARD BAR SPACING CAN BE PLACED ON EITHER SIDE OF THE OPENING.
3. WHERE OPENINGS ARE NEAR OR AGAINST EXTERIOR BEAMS OR COLUMNS AND ADDED REINFORCEMENT CANNOT BE EXTENDED 2.0Ld, HOOK ADDED BARS.

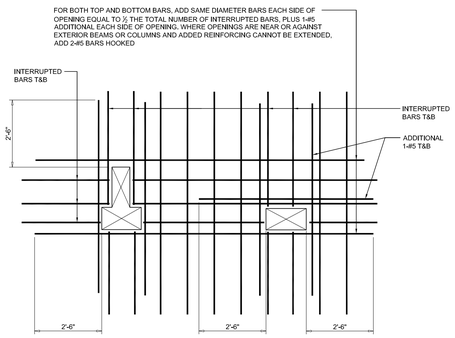
4 TYPICAL REINFORCING AT SLAB OPENING DETAIL
SCALE: 1/2"=1'-0"



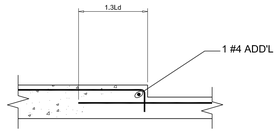
2 TYPICAL STAIR DETAIL
SCALE: 1/2"=1'-0"



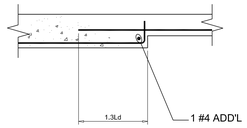
1 TYPICAL CONSTRUCTION JOINT DETAILS
SCALE: 1/2"=1'-0"



8 TYPICAL BATHROOM SLAB OPENING DETAIL
SCALE: 1/2"=1'-0"

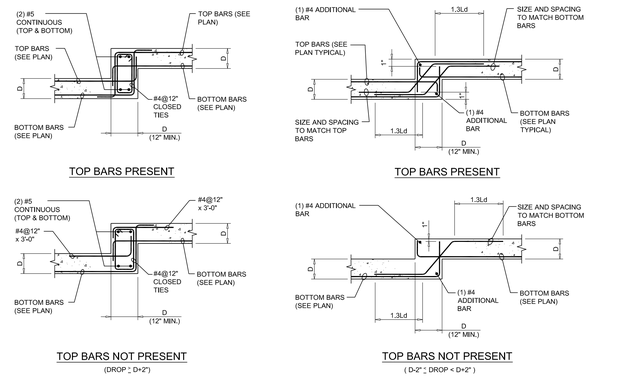


B.O. SLAB REMAINS CONSTANT

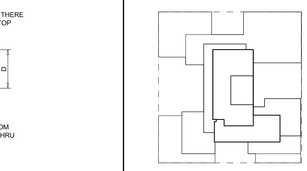


T.O. SLAB REMAINS CONSTANT

7 TYPICAL CHANGE IN SLAB THICKNESS DETAIL
SCALE: ....."=1'-0"

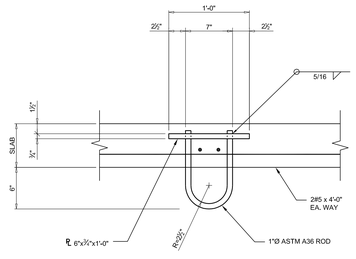


6 TYPICAL SLAB DROP DETAIL
SCALE: 1/2"=1'-0"



KEY PLAN

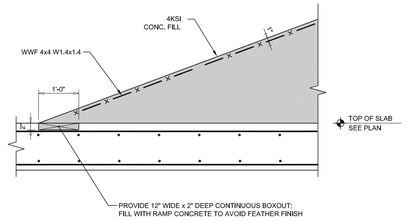
Number:	Date:	Revision:
	10-12-16	ISSUED TO DOB
	05-20-16	ISSUED TO NHCTA
	04-25-16	PROGRESS SET
	04-01-16	ISSUED TO NHCTA
	02-12-16	DOB FILING
	02-06-15	ISSUED TO NHCTA
	12-18-15	SCHEMATIC DESIGN



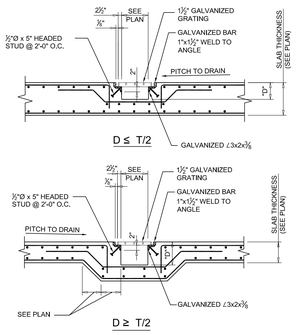
*NOTE:

HOIST HOOK TO BE COATED WITH FIRE PROTECTION BY OTHERS, SEE ARCHITECTURAL SPEC

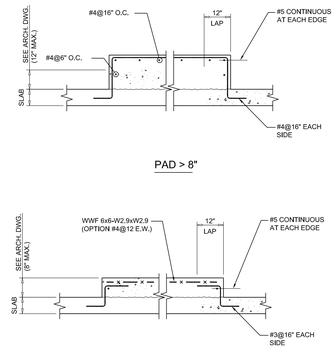
12 TYPICAL CONCRETE CURB DETAIL
SCALE: 1/2"=1'-0"



11 TYPICAL BUILT-UP RAMP DETAIL
SCALE: 3/4"=1'-0"

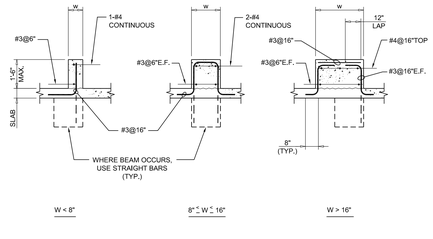


10 TYPICAL TRENCH DRAIN SECTION
SCALE: 1/2"=1'-0"

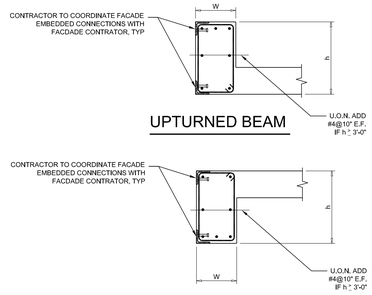


NOTE:
IN LIEU OF CAST IN PLACE REINF., CONTRACTOR MAY DRILL AND USE ADHESIVE TO INSTALL REINF. SUBSEQUENT TO POURING OF STRUCTURAL SLAB. CONTRACTOR SHALL SUBMIT PRODUCT DATA, AND RELEVANT PROCEDURE FOR REVIEW PRIOR TO START OF WORK.

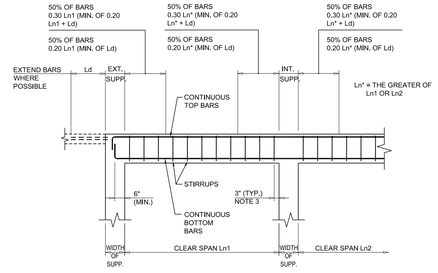
9 TYPICAL HOUSEKEEPING PAD DETAIL
SCALE: 1/2"=1'-0"

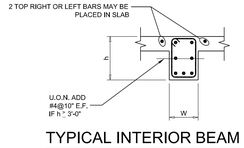


16 TYPICAL CONCRETE CURB DETAIL
SCALE: 1/2"=1'-0"



15 TYPICAL CONCRETE BEAM DETAIL
SCALE: N.T.S.





TYPICAL INTERIOR BEAM

NOTES:

1. Ld = DEVELOPMENT LENGTH - SEE GENERAL NOTES.
2. SEE BEAM SCHEDULE FOR SIZE AND NUMBER OF TOP BARS, BOTTOM BARS AND STIRRUPS.
3. IF STIRRUP SPACING IS LESS THAN 6", PLACE FIRST STIRRUP ½ SPACING FROM FACE OF SUPPORT. IF BEAM IS MORE THAN 6" WIDER THAN COLUMN ON EITHER SIDE, PROVIDE STIRRUPS OVER COLUMN.
4. NOT MORE THAN 50% OF BOTTOM BARS MAY BE TERMINATED 0.125L FROM FACE OF EACH SUPPORT. PROVIDE MINIMUM OF 2 BARS OR 25% CONTINUOUS.
5. LONGITUDINAL BARS MAY ONLY BE PLACED IN MULTIPLE LAYERS IF NOTED IN SCHEDULE. PROVIDE 1" CLEAR BETWEEN LAYERS.
6. ½ OF THE GREATER OF THE TOP LEFT OR TOP RIGHT BARS, BUT A MINIMUM OF2 BARS, MUST BE CONTINUOUS.
7. CONTINUOUS TOP BARS MAY HAVE A CLASS A LAP SPLICE AT MID SPAN OF BEAM. CONTINUOUS BOTTOM BARS MAY HAVE A CLASS A LAP SPLICE AT OR NEAR THE SUPPORT.

(NOT PART OF LATERAL FRAME)

UNITED CONSTRUCTION & DEVELOPMENT GROUP CROP
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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
TYPICAL SUPERSTRUCURE CONCRETE DETAILS

SEAL & SIGNATURE:

STATE OF NEW YORK · JONATHAN V. DESIMONE · 074933 · LICENSED PROFESSIONAL ENGINEER

DATE: 02/03/16
PROJECT #: 15233
SCALE: AS NOTED
DWG NO. S-401.00

DeSimone Consulting Engineers - Asim Khan,PE\n=JTMEB2 - Drawing id\"\Projects\15233\00\SMDS\Struct\15233-00-S08-S-401.dwg [46x36] - Date= October 12, 2016 - 4:48PM
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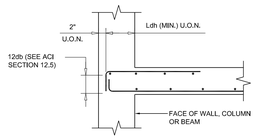
DEPT OF BLDGS 420655954 Job Number
E3782552995 Scan Code



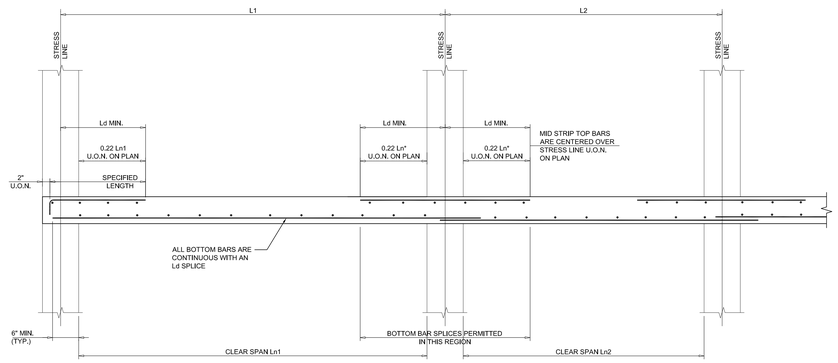
Ldh (IN INCHES)

BAR #	f'c						
	4000 psi	5000 psi	6000 psi	7000 psi	8000 psi	10000 psi	12000 psi
3	7	6	6	6	6	6	6
4	7	6	6	6	6	6	6
5	10	8	7	7	6	6	6
6	11	9	8	8	7	6	6
7	13	11	10	9	9	8	7
8	14	12	11	10	10	8	8
9	17	14	13	12	11	10	9
10	19	16	15	14	13	11	10
11	20	17	16	15	14	12	11

* ASSUMES Fy = 60 ksi

NOTES:
FOR LIGHT WEIGHT AGGREGATE MULTIPLY TABLE VALUES BY 1.3
FOR EPOXY COATED REBAR MULTIPLY TABLE VALUES BY 1.2
FOR Fy = 75 ksi MULTIPLY TABLE VALUES BY 1.25
COMBINATIONS OF EFFECTS DUE TO CONCRETE DENSITY AND EPOXY COATING ARE CUMULATIVE

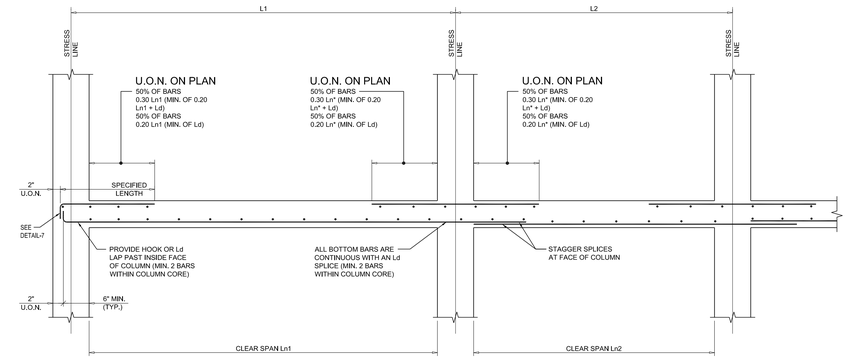
5 HOOK LENGTHS
SCALE: 1/2"=1'-0"



MIDDLE STRIP

Ln* = THE GREATER OF Ln1 OR Ln2

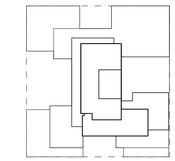
4 TYPICAL CONCRETE FLAT SLAB DETAIL: MIDDLE STRIP
SCALE: 1/2"=1'-0"



COLUMN STRIP

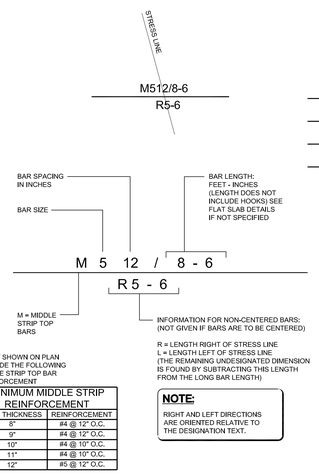
Ln* = THE GREATER OF Ln1 OR Ln2

2 TYPICAL CONCRETE FLAT SLAB DETAIL: COLUMN STRIP
SCALE: 1/2"=1'-0"



KEY PLAN

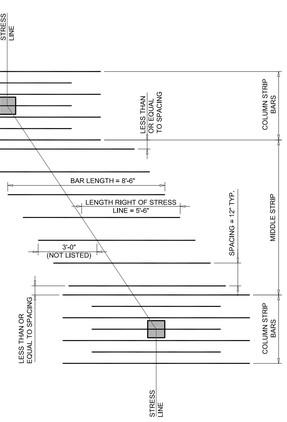
PLAN DESIGNATION



IF NOT SHOWN ON PLAN PROVIDE THE FOLLOWING MIDDLE STRIP TOP BAR REINFORCEMENT

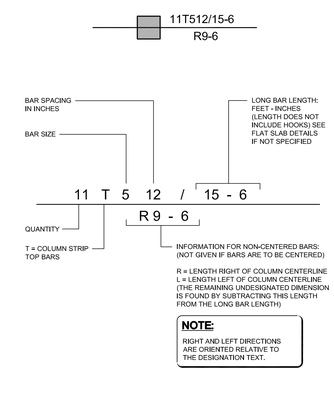
MINIMUM MIDDLE STRIP REINFORCEMENT	
SLAB THICKNESS	REINFORCEMENT
8"	#4 @ 12" O.C.
9"	#4 @ 12" O.C.
10"	#4 @ 10" O.C.
11"	#4 @ 10" O.C.
12"	#5 @ 12" O.C.

MIDDLE STRIP TOP BAR PLACEMENT

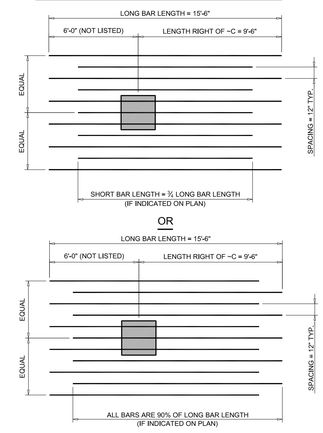


9 MIDDLE STRIP TOP BAR PLACEMENT
SCALE: 1/2"=1'-0"

PLAN DESIGNATION

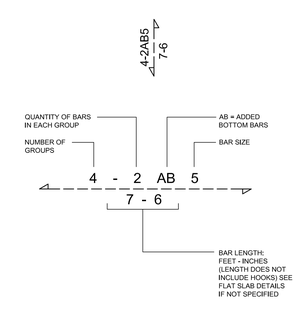


COLUMN STRIP TOP BAR PLACEMENT OPTIONS



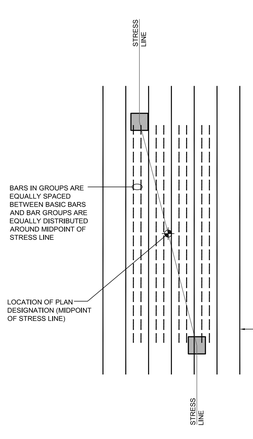
7 COLUMN STRIP TOP BAR PLACEMENT
SCALE: 1/2"=1'-0"

PLAN DESIGNATION

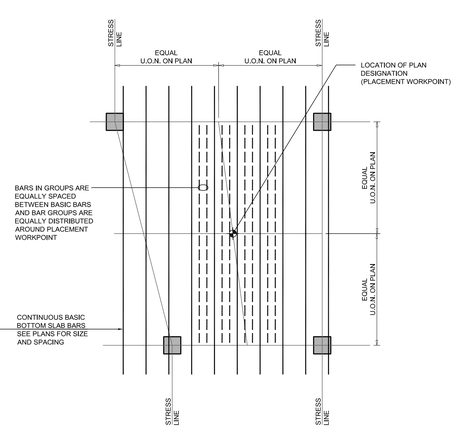


NOTE:
IF NUMBER OF ADDED BAR GROUPS IS NOT SPECIFIED, ADDED BARS SHOULD BE EVENLY DISTRIBUTED ACROSS THE ENTIRE COLUMN OR MIDDLE STRIP WIDTH.

BARS ADDED IN COLUMN STRIP

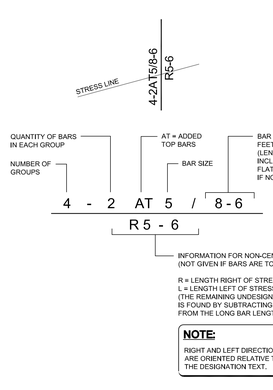


BARS ADDED IN MIDDLE STRIP

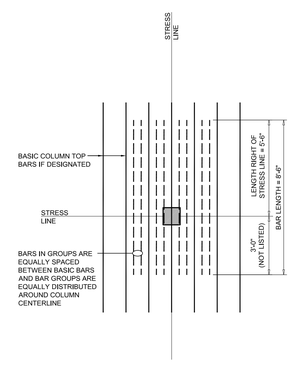


15 ADDED BOTTOM BAR PLACEMENT
SCALE: 1/2"=1'-0"

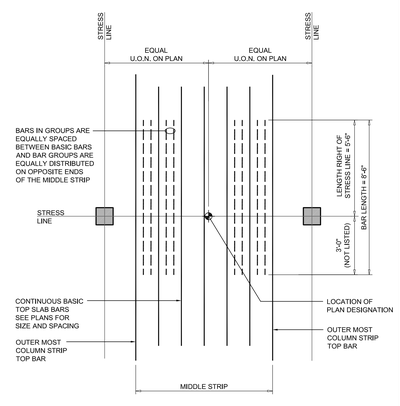
PLAN DESIGNATION



BARS ADDED IN COLUMN STRIP



BARS ADDED IN MIDDLE STRIP



NOTE:
IF NUMBER OF ADDED BAR GROUPS IS NOT SPECIFIED, ADDED BARS SHOULD BE EVENLY DISTRIBUTED ACROSS THE ENTIRE COLUMN OR MIDDLE STRIP WIDTH.

12 ADDED TOP BAR PLACEMENT
SCALE: 1/2"=1'-0"

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DOB BSCAN:

DOB STAMPS & SIGNATURES:

DWG TITLE
TYPICAL SUPERSTRUCTURE CONCRETE DETAILS

SEAL & SIGNATURE:
STATE OF NEW YORK · JEFFREY V. DUNN · 074937 · LICENSED PROFESSIONAL ENGINEER

DATE:	02/03/16
PROJECT #:	15233
	AS NOTED
DWG NO.	S-402.00

DEPT OF BLDGS 420005954 Job Number
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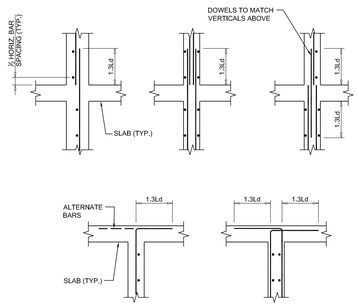
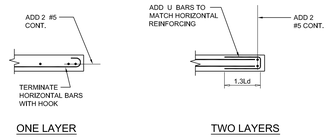
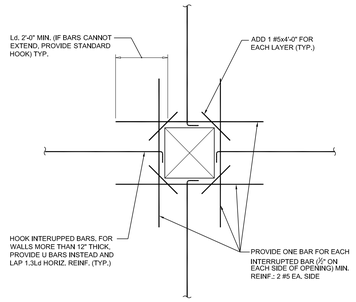


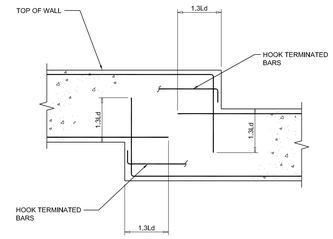
4 TYP. WALL-SLAB INTERSECTION DETAILS
N.T.S



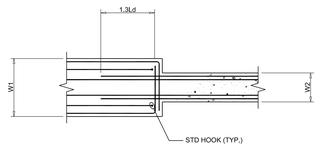
3 TYPICAL WALL END DETAILS
N.T.S.



2 TYP. REINFORCEMENT @ WALL OPENING
N.T.S.

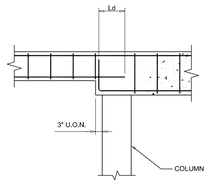


1 TYPICAL REINFORCEMENT DETAILS AT STEPS IN TOP OR BOTTOM OF WALL
N.T.S

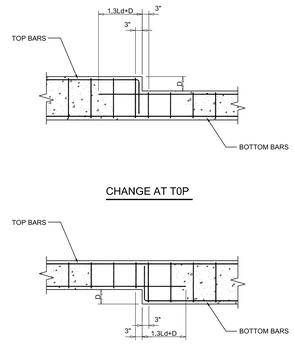


PLAN AT TOP OR BOTTOM BARS

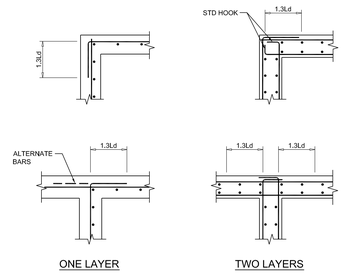
8 TYPICAL DETAIL OF CHANGE OF BEAM WIDTH
N.T.S.



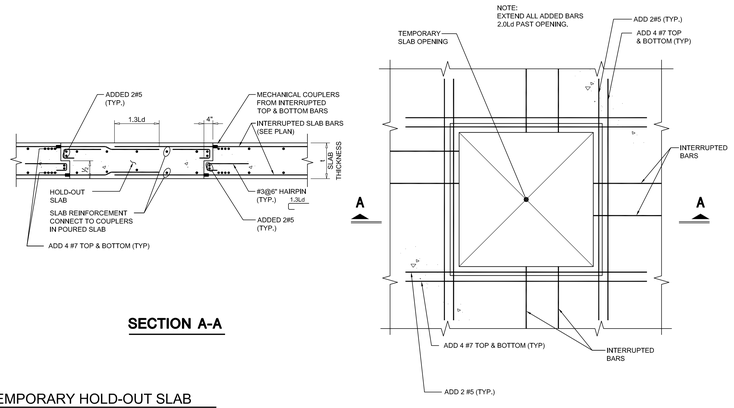
7 TYPICAL DETAIL OF CHANGE IN BEAM DEPTH AT COLUMN
N.T.S.



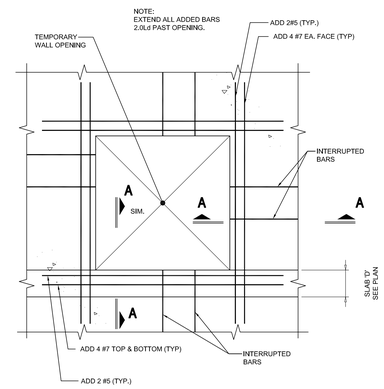
6 TYPICAL DETAIL OF CHANGE IN BEAM DEPTH BETWEEN SUPPORTS
N.T.S



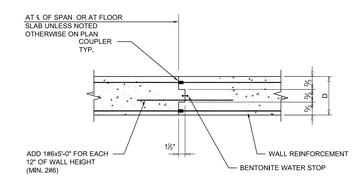
5 TYPICAL WALL INTERSECTION DETAILS
N.T.S

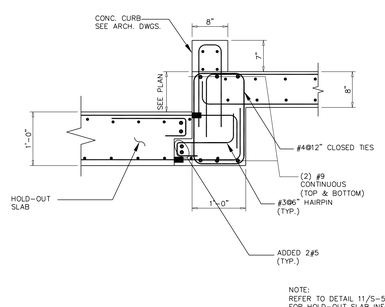


10 TYPICAL DETAIL AT TEMPORARY HOLD-OUT SLAB
N.T.S.



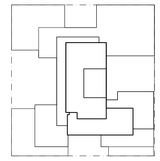
9 TYPICAL DETAIL AT TEMPORARY HOLD-OUT WALL
N.T.S.





NOTE:
REFER TO DETAIL 11/S-503 FOR HOLD-OUT SLAB INFORMATION NOT SHOWN.

11 INFILL SLAB DETAIL @ SLAB DROP
SCALE: 1"=1'-0"



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DOB BSCAN:

DOB STAMPS & SIGNATURES:

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SEAL & SIGNATURE:

STATE OF NEW YORK · ANTHONY V. DESIMONE · 074937 · LICENSED PROFESSIONAL ENGINEER

DATE: 02/03/16
PROJECT #: 15233
SCALE: AS NOTED
DWG NO. S-403.00

DeSimone Consulting Engineers - Adm Knox_NY - J:\WORK - Drawing set \Projects\15233\00\DWGS\Struct\15233-00-S-403.dwg [40x30] - Date = October 12, 2016 - 4:50PM
PLOT BY: AVDeSimone

DEPT OF BLDGS 420655954 Job Number
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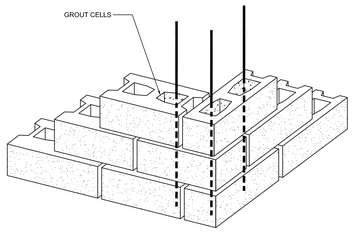
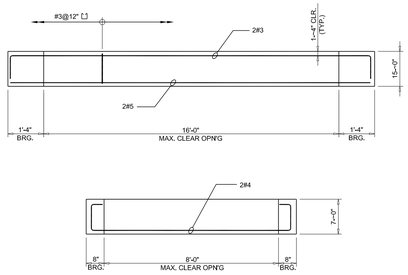


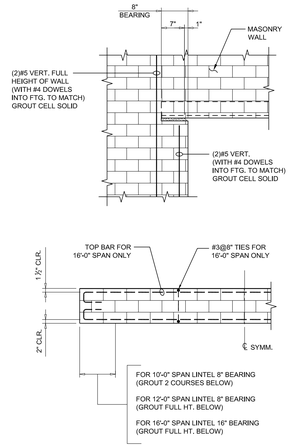
4 TYPICAL CORNER DETAIL



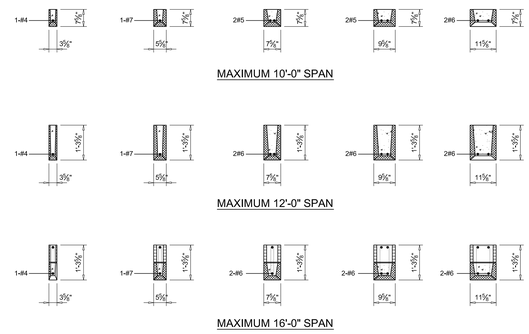
NOTES:

1. LINTELS ARE 7⅝" WIDE.
2. CONCRETE: 4ksi NORMAL WT. REINFORCING: ASTM A615 GRADE 60.
3. LINTELS ARE DESIGN TO CARRY BRICK OR LIGHTER WALL CONSTRUCTION ONLY.
4. LINTELS ARE NOT DESIGN TO CARRY ANY FLOOR OR ROOF LOAD.
5. LINTELS ARE DESIGNED TO CARRY RUNNING BOND CONSTRUCTIONONLY.

3 TYPICAL PRECAST CONCRETE LINTELS FOR NON-BEARING MASONRY PARTITIONS



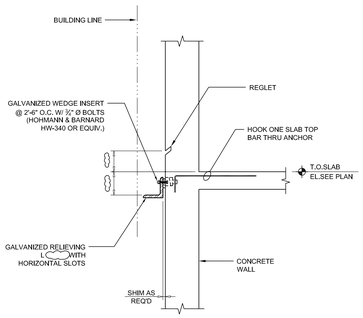
2 CMU LINTEL BEARING DETAIL



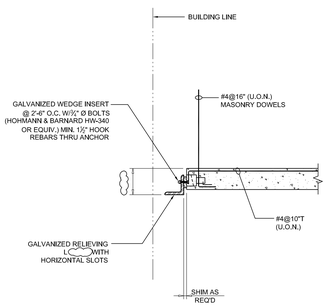
NOTES:

1. LINTELS ARE DESIGNED TO CARRY CONCRETE BLOCK OR LIGHTER WALL CONSTRUCTION ONLY.
2. LINTELS ARE NOT DESIGN TO CARRY ANY FLOOR OR ROOF LOAD.
3. LINTELS ARE DESIGNED TO CARRY RUNNING BOND CONSTRUCTION ONLY.

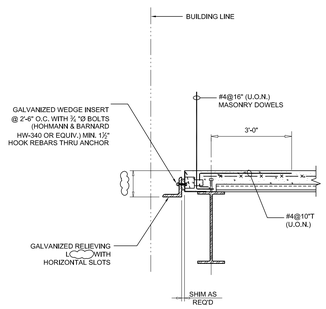
1 CMU LINTEL DETAILS



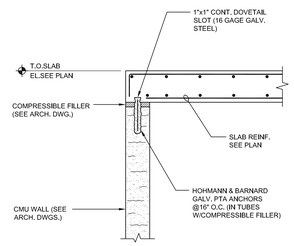
9 TYPICAL RELIEVING ANGLE AT EXTERIOR CONCRETE WALL



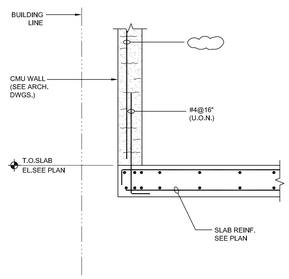
8 TYPICAL RELIEVING ANGLE AT EDGE OF SLAB DETAIL



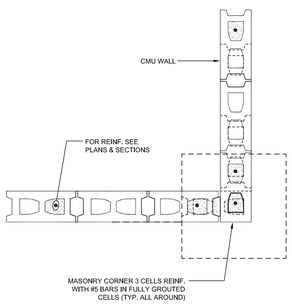
7 TYPICAL RELIEVING ANGLE AT EDGE OF SLAB DETAIL



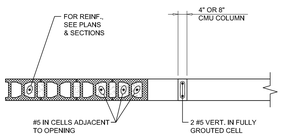
6 TYPICAL TOP ATTACHMENT DETAIL FOR EXTERIOR CMU WALLS



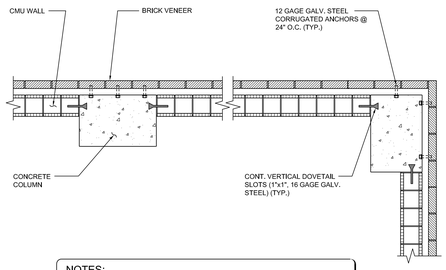
5 TYPICAL DOWELS DETAIL FOR EXTERIOR WALL



12 TYPICAL DETAIL AT WALL CORNER



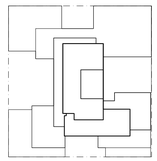
11 TYPICAL MASONRY WALL REINFORCING DETAIL



NOTES:

1. PROVIDE VERTICAL SLOTS IN EXTERIOR COLUMN FACES AT 24" O.C. (MIN. 2 FOR FACES OVER 18" WIDE).
2. PROVIDE VERTICAL SLOTS AT EACH COLUMN FACE IN CONTACT WITH CMU.
3. IN WALLS, BEAMS AND ANY CONCRETE FACE OVER 18" IN DEPTH, PROVIDE VERTICAL SLOTS AT 24" O.C.

10 TYPICAL MASONRY ANCHOR DETAILS AT CONCRETE COLUMNS, BEAMS AND WALL



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DOB BSCAN#:

DOB STAMPS & SIGNATURES:

DWG TITLE:
TYPICAL
MASONRY DETAILS

SEAL & SIGNATURE:

STATE OF NEW YORK · ESTHER V. DESIMONE · 074924 · LICENSED PROFESSIONAL ENGINEER

DATE: 02/03/16
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