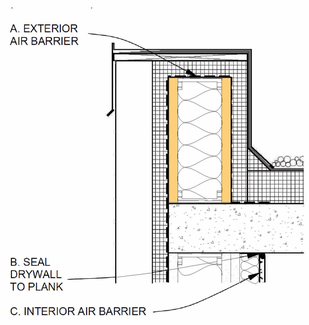
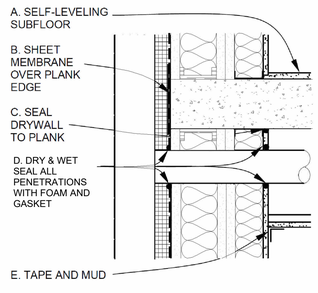
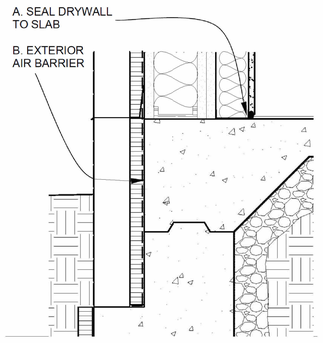


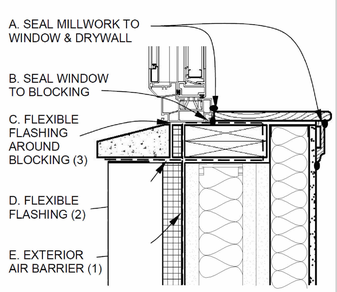
1 EXTERIOR WALL - PARAPET



2 EXTERIOR WALL - MIDDLE

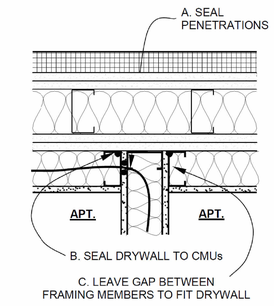


3 EXTERIOR WALL - BOTTOM

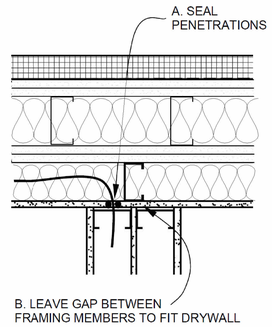


4 WINDOW SILL

EXTERIOR / CORRIDOR

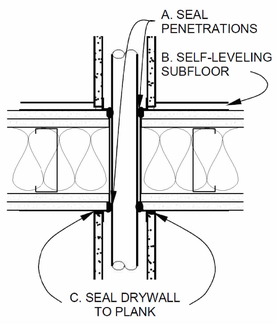


5 DEMISING WALL/INTERIOR PARTITION AT EXTERIOR/CORRIDOR WALL



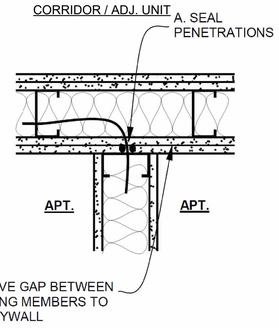
6 ALTERNATE METHOD FOR WALL CAVITY SEPARATION

EXTERIOR / CORRIDOR

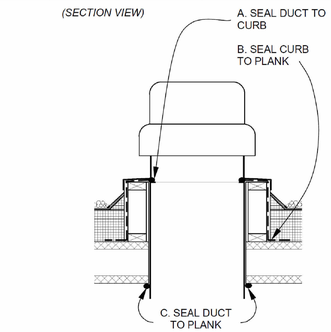


7 INTERIOR WALLS TOP/BOTTOM

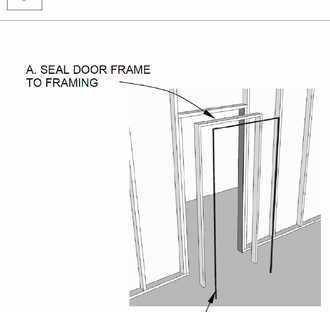
CORRIDOR / ADJ. UNIT



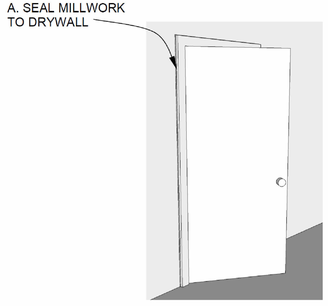
8 INTERIOR PARTITION AT DEMISING/ CORRIDOR WALL



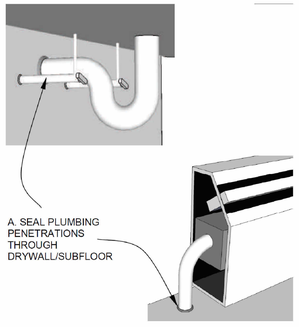
9 ROOF FAN



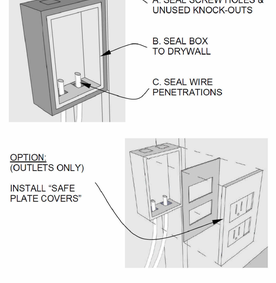
11 CORRIDOR/EXTERIOR DOOR



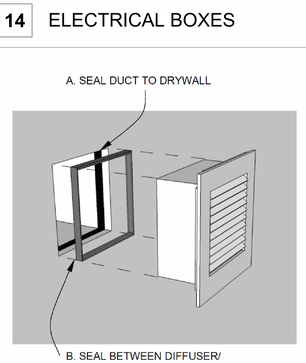
12 MILLWORK (TRIM)



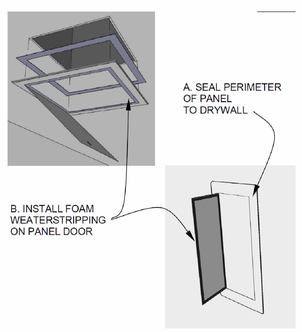
13 PLUMBING PENETRATIONS



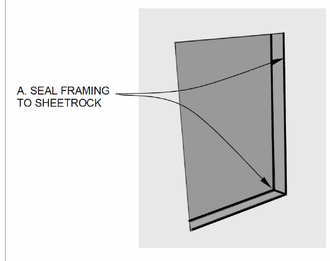
14 ELECTRICAL BOXES



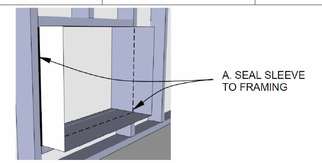
15 DUCTWORK

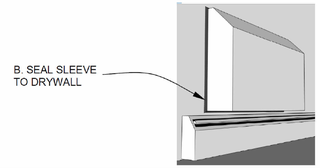


16 UTILITY/ACCESS PANELS

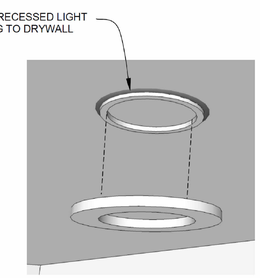


17 RECESSED COMPONENTS

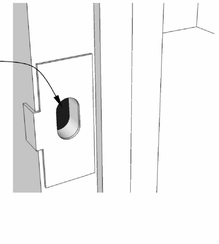




18 PACKAGED HEATING/COOLING EQUIPMENT (PTACs)



19 RECESSED LIGHTING



20 DOOR LATCH HOLE

DOB APPROVAL

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College Point, N.Y. 11356
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718 502 9631
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All City Engineering., P.C.
76 Mott Street - 1st Floor
New York, NY 10013
(212) 680-0181
info@allcityengineering.com

No.	Revision Description	Date

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Project Address:
51-08 Roosevelt Ave, Queens, NY, 11377

Project Name:
Tower

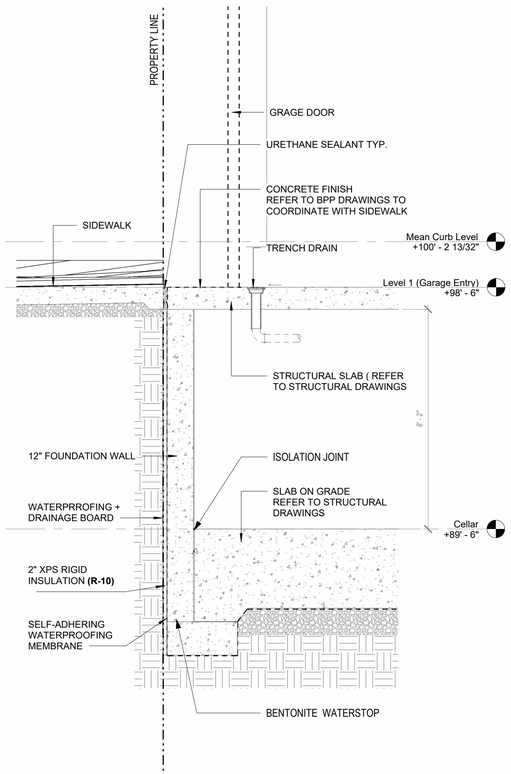
AIR BARRIER ASSEMBLY

Sheet Date:	08/17/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-500

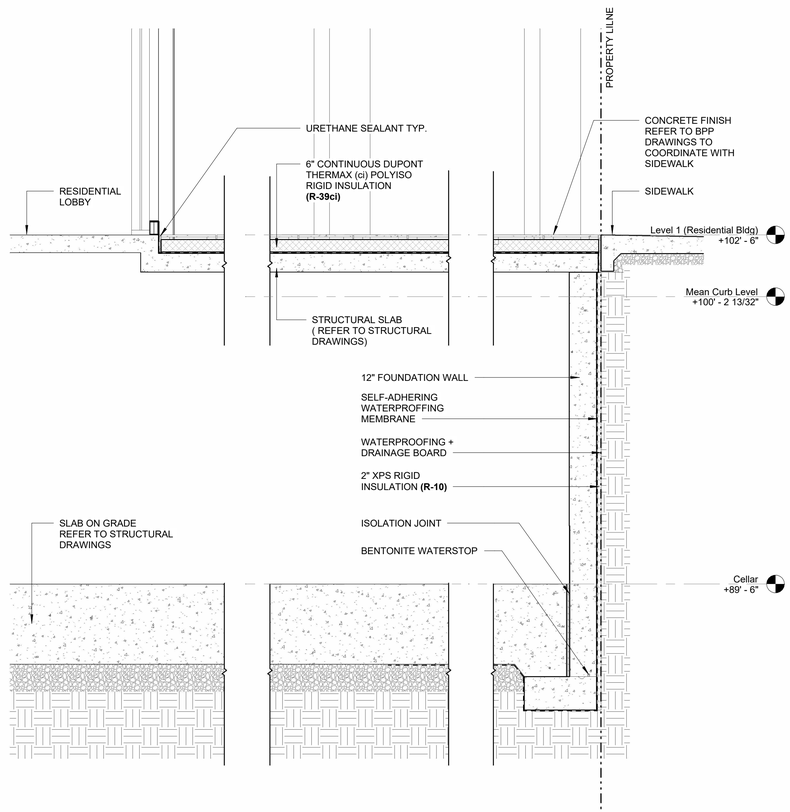
SEAL

12/6/2025 6:46:21 AM



1 FOUNDATION DETAIL AT PARKING GARAGE ENTRNACE_51ST ST

3/8" = 1'-0"



2 FOUNDATION DETAIL AT RESIDENTIAL LOBBY _ ROOSEVELT AVE

3/8" = 1'-0"

DOB APPROVAL

STUDIO C ARCHITECTS
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Email: info@s-c-arch.com

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Project Address:

51-08 Roosevelt Ave, Queens, NY, 11377

Project Name: Tower

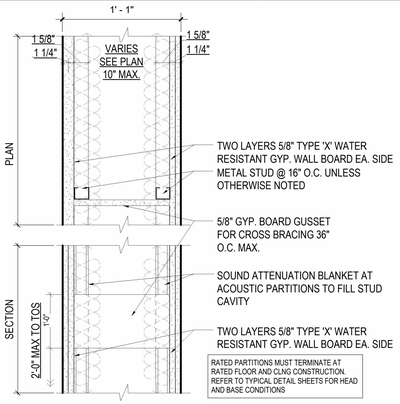
FOUNDATION DETAILS

Sheet Date:	04/15/24
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

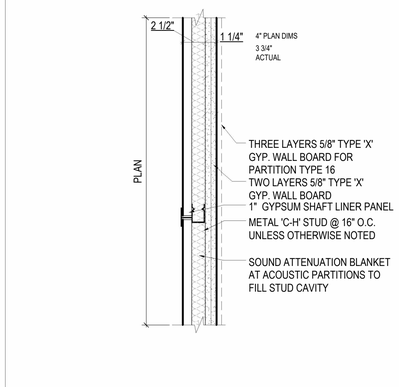
A-501

SEAL

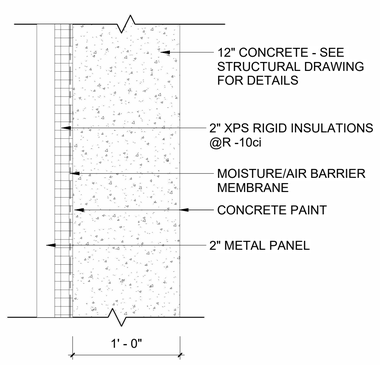
12/6/2025 6:46:28 AM



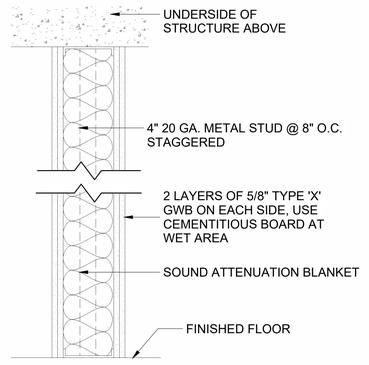
14 2 HOUR RATED CHASE WALL

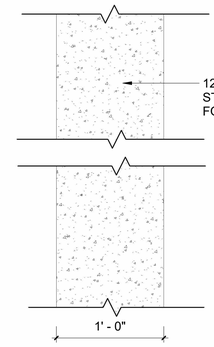


11 2 HOUR SHAFT WALL

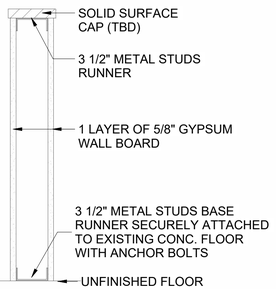


7 EXTERIOR CONCRETE SHEAR WALL

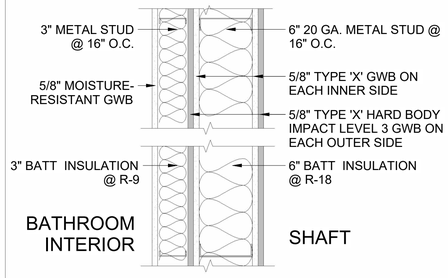




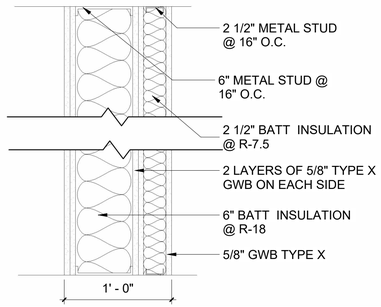
1 CONCRETE SHEAR WALL



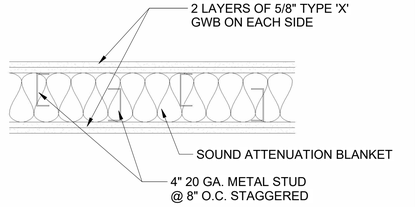
15 HALF WALL



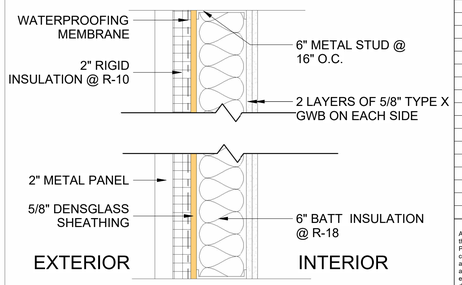
12 SHAFT WALL WITH CHASE



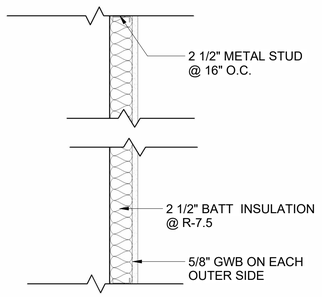
8 2- HR RATED, 12"



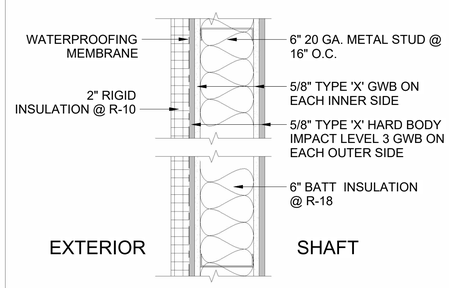
4 2- HR RATED, 8"



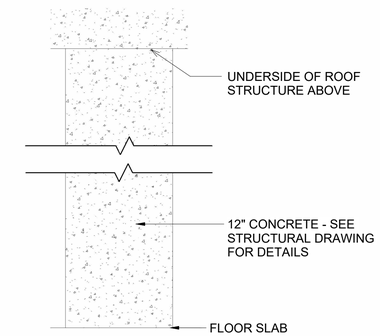
2 STEEL STUD EXTERIOR WALL



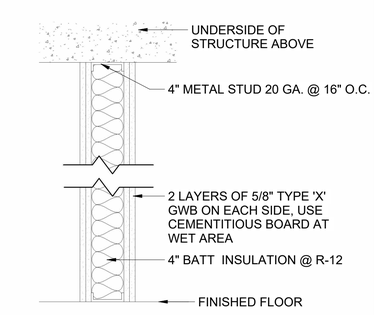
16 STEEL STUD FURRING WALL



13 SHAFT WALL @ PERIMTER



9 CONCRETE PARTY WALL, 1' 2"



5 NON RATED, 6"

DOB APPROVAL

STUDIO C ARCHITECTS
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info@allcityengineering.com

No.	Revision Description	Date

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Project Address:
51-08 Roosevelt Ave,
Queens, NY, 11377

Project Name:
Tower

PARTITION TYPES

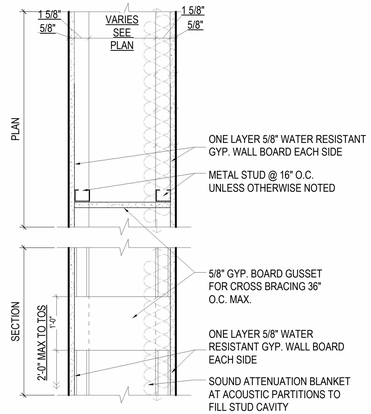
Sheet Date:	08/17/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-502

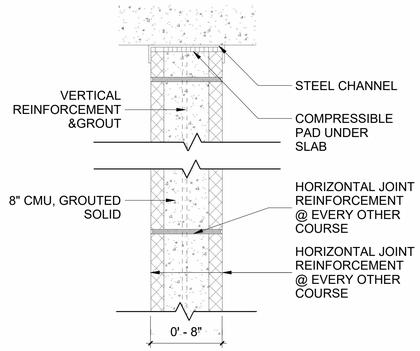
SEAL

Sheet: of 54

12/6/2025 6:46:34 AM



17 NON-RATED CHASE WALL



3.1 2HR RATED - 8" CMU WALL

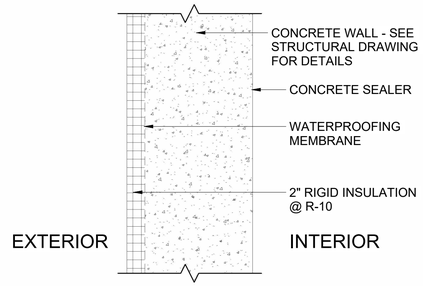
(UL DES. U905)
(STC 50)

3.2 3HR RATED - 8" CMU WALL

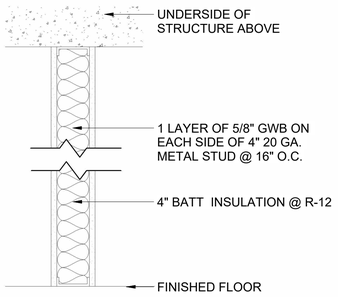
(UL DES. U904)
(STC 50)

NOTES:

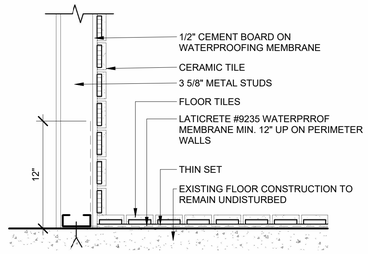
1. SEE STRUCTURAL DRAWINGS FOR REBR SIZE, SPACING, GROUNTING AND CMU HEIGHT LIMITS
2. REFER TO MANUFACTUER'S DATA TO CONFIRM FIRE RATING OF CMU



10 FOUNDATION WALL



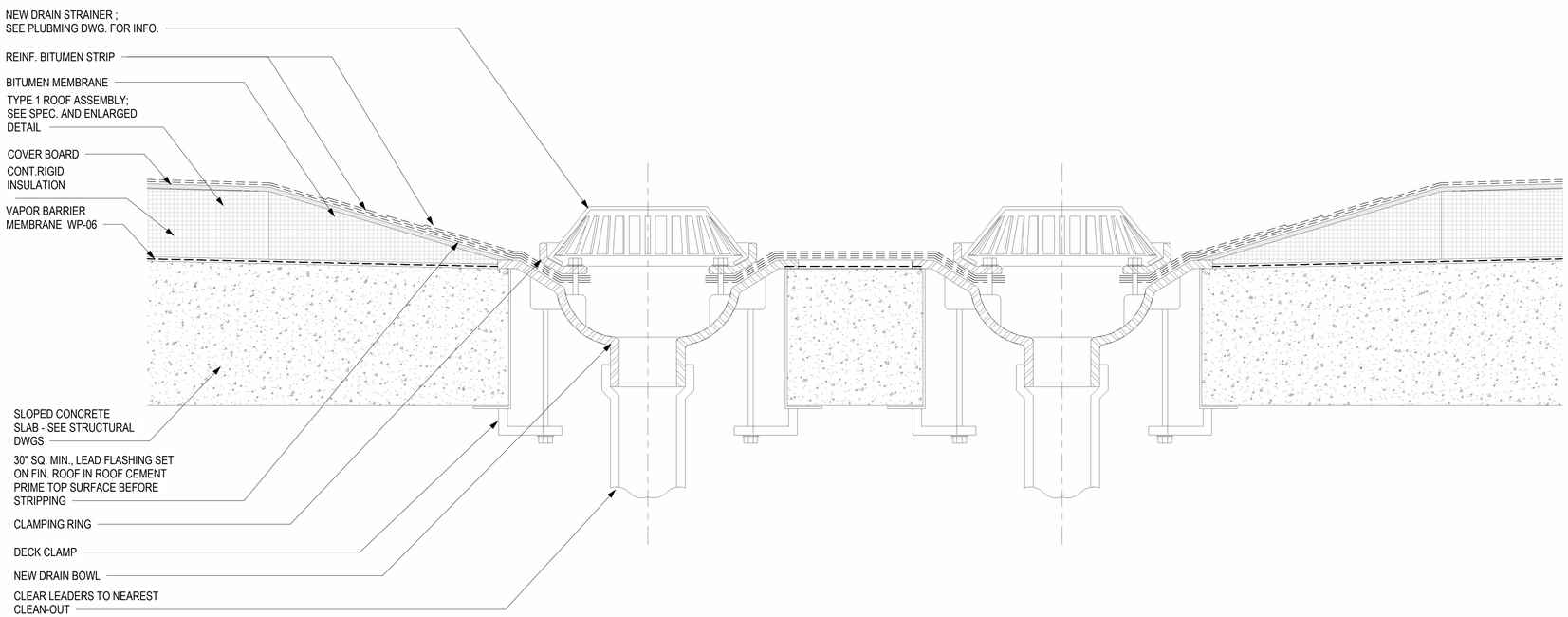
6 NON RATED, 5"



WATERPROOFING DETAIL (TYP.)

NOTES:
1. PLUMBER SHALL COMPLY WITH BUILDING'S PLUMBING REQUIREMENT AND ALL WORK TO BE INSPECTED BY SUPERINTENDENT OR RESIDENT MANAGER AND MUST MEET BUILDING SPECIFICATIONS. NO WALLS WOULD BE CLOSED UNTIL INSPECTION IS COMPLETED BY STAFF. FOR ALL BRANCH LINES PLUMBER WILL USE HARD COOPER TUBING ONLY.

2. A COAT OF LATICRETE HYDRO BAN 9255 HAS TO BE APPLIED ONTO THE CONCRETE FLOOR BELOW THIN SET AND TILES ON A WET AREA E.G. KITCHEN OR BATHROOM WITH AT LEAST 6" ALL AROUND ABOVE THE FLOOR LEVEL. ALL PENETRATIONS AND OPENINGS SHOULD BE WATER PROOFED WITH THE EXCEPTION OF PIPE FITTINGS OR WASTE CONNECTIONS. ALL WATERPROOFING SHOULD BE INSPECTED BY SUPERINTENDENT BEFORE COMPLETION FOR APPROVAL.



2 TYPICAL DETAIL @ ROOF DRAIN - BUILT UP ROOF

3" = 1'-0"

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Project Address:
51-08 Roosevelt Ave, Queens, NY, 11377

Project Name:
Tower

PARTITION TYPES

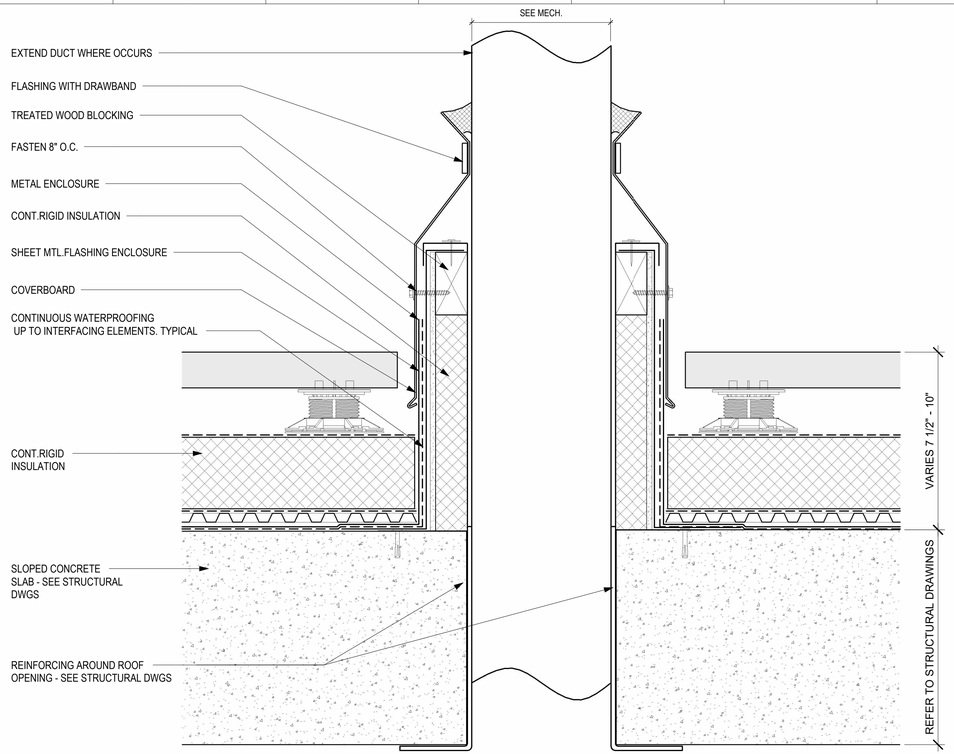
Sheet Date:	08/17/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-503

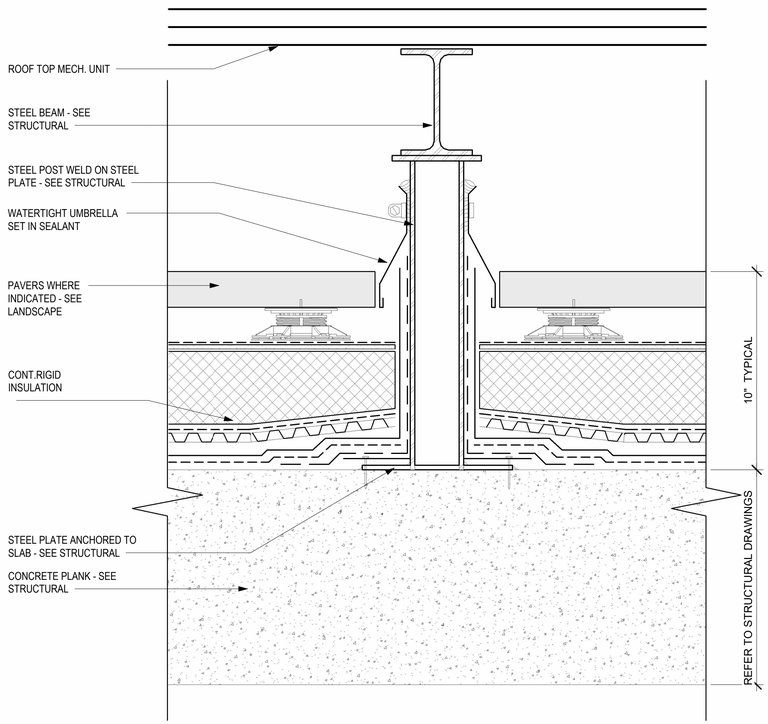
SEAL

Sheet: of 54

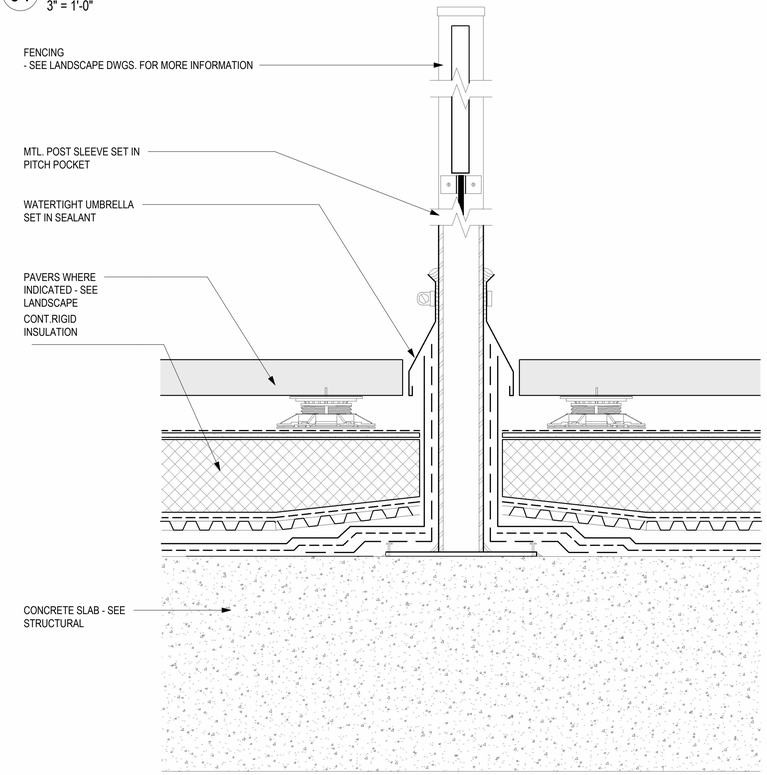
12/6/2025 6:46:40 AM



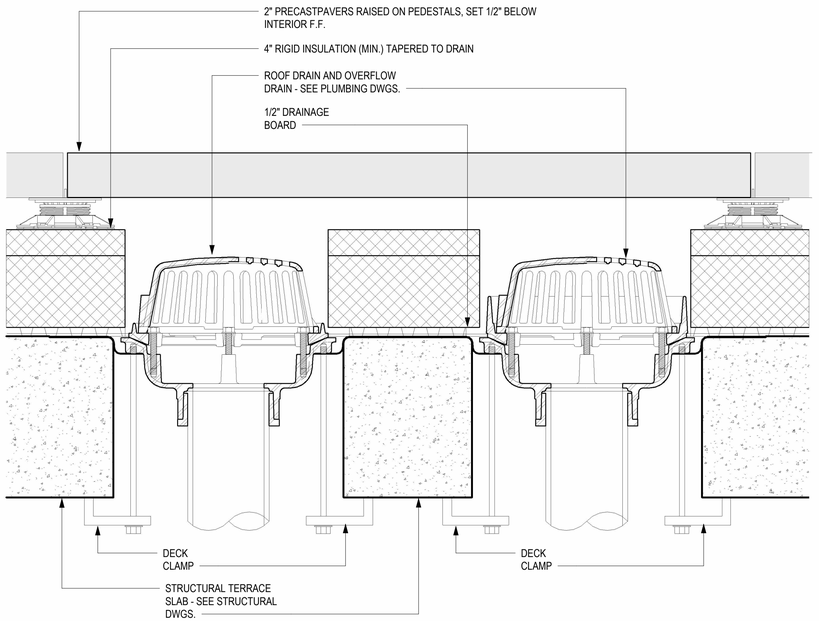
01 TYPICAL DETAIL @ ROOF PENETRATION
3" = 1'-0"



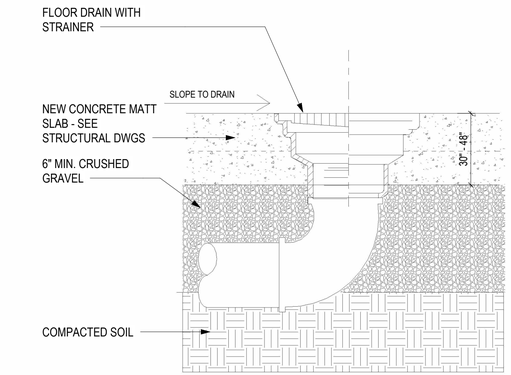
03 TYPICAL DETAIL @ STEEL DUNAGE
3" = 1'-0"



04 DETAIL @ ROOF FENCE POST
3" = 1'-0"



05 TERRACE DRAIN DETAIL
3" = 1'-0"



06 TYPICAL DETAIL @ FLOOR DRAIN - SLAB ON GRADE
3" = 1'-0"

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51-08 Roosevelt Ave,
Queens, NY, 11377

Project Name: Tower

TYPICAL ROOF DETAILS

Sheet Date:	04/15/24
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

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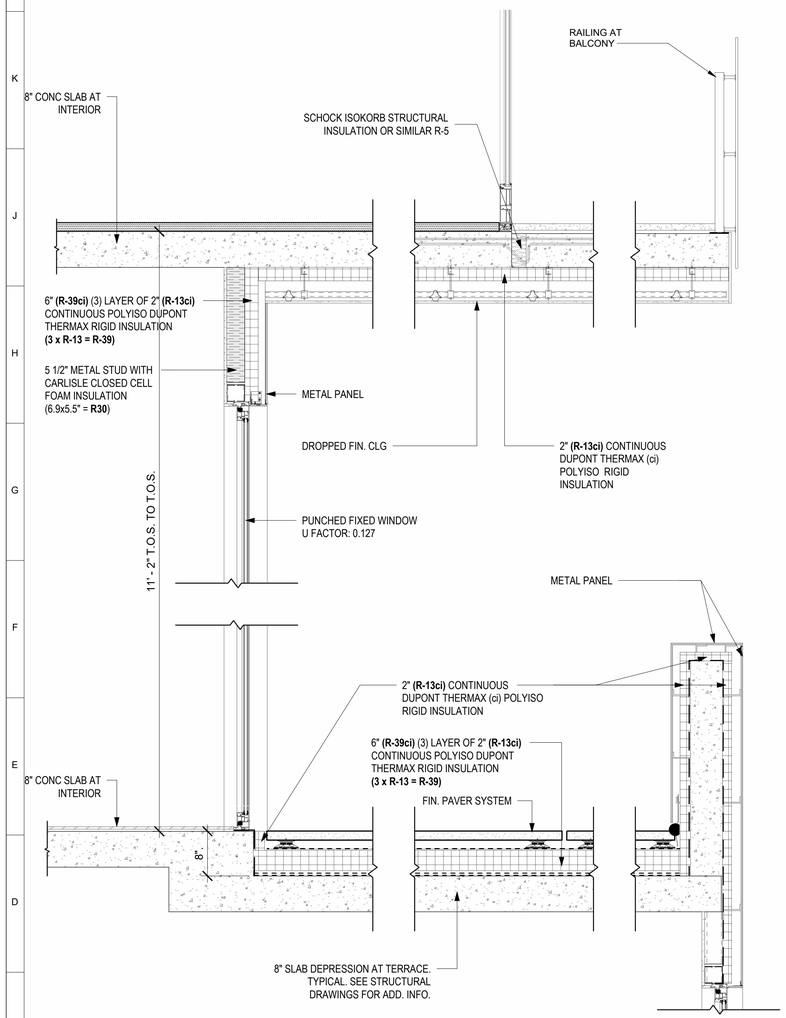
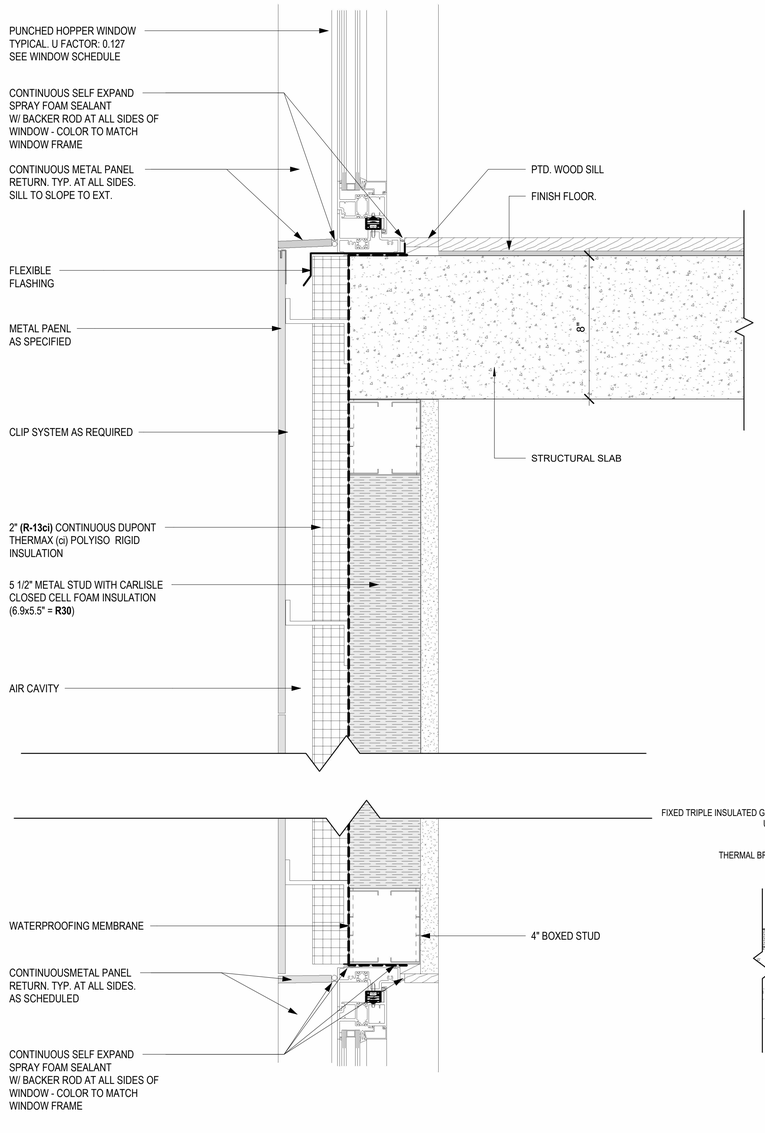
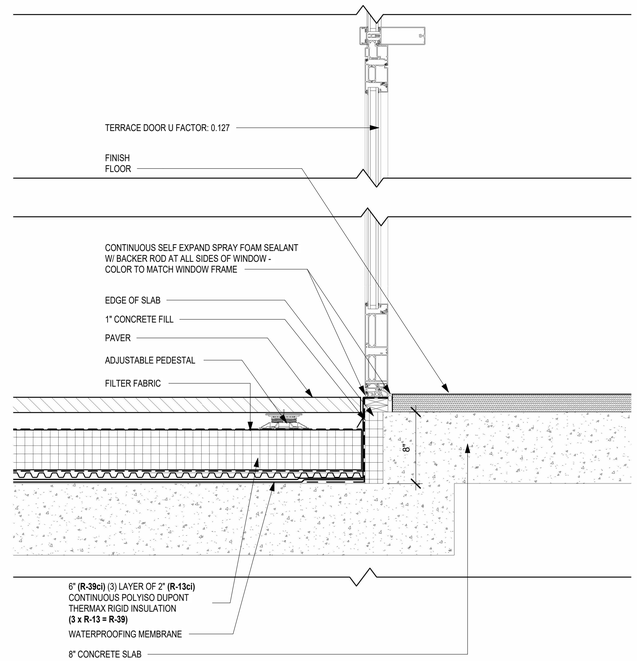


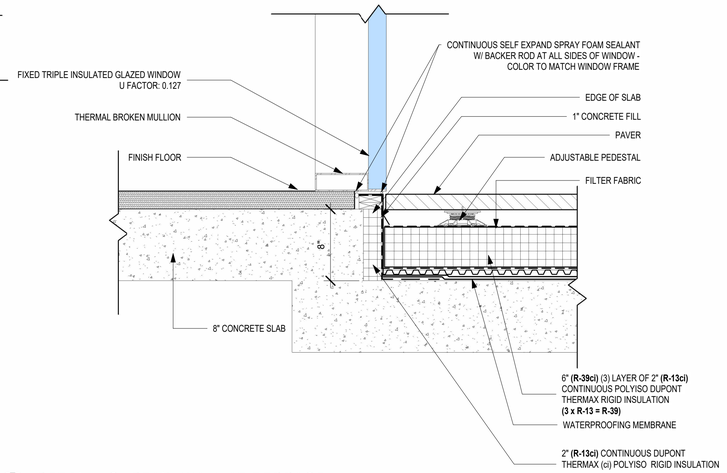
01 WALL SECTION - 5TH FLOOR ROOFED TERRACE CONDITION
3/4" = 1'-0"



02 TYPICAL WINDOW SILL DETAIL
3" = 1'-0"



03 DETAIL _ GLASS DOOR AT TERRACE
1 1/2" = 1'-0"



04 DETAIL _ CURTAIN WALL AT TERRACE
1 1/2" = 1'-0"

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51-08 Roosevelt Ave, Queens, NY, 11377

Project Name:
Tower

ENLARGED SECTION DETAILS

Sheet Date:	04/15/24
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-505

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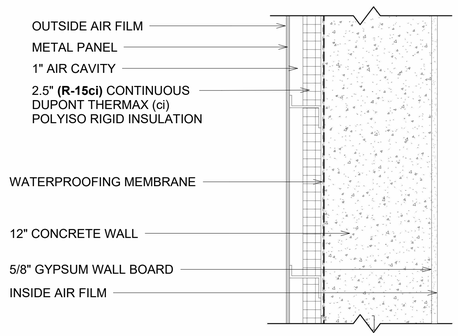
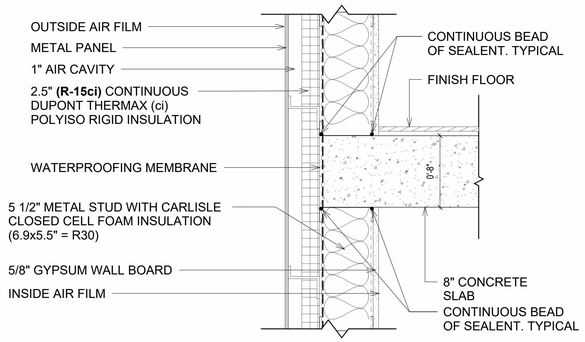


01 TYPICAL METAL PANEL ON CONCRETE WALL

1 1/2" = 1'-0"

WALL CONSTRUCTION TYPE WT-2A - OPAQUE (MASS WALL)		
ELEMENT	R VALUE	UNITS
METAL PANEL	-	h·ft2·°F/BTU
2.5" RIGID INSULATION	15.00	h·ft2·°F/BTU
12" CONCRETE WALL	-	h·ft2·°F/BTU

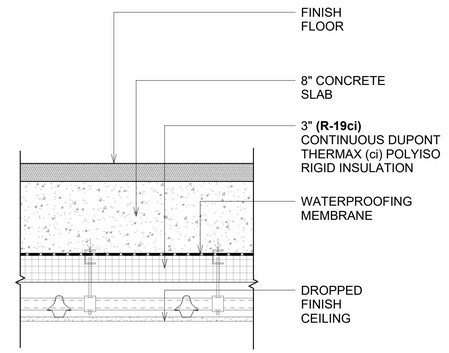


02 TYPICAL METAL PANEL ON STUD WALL

1 1/2" = 1'-0"

WALL CONSTRUCTION TYPE WT-2B - OPAQUE (METAL FRAMED)		
ELEMENT	R VALUE	UNITS
METAL PANEL	-	h·ft2·°F/BTU
2" RIGID INSULATION	13.00	h·ft2·°F/BTU
5 1/2" METAL STUD WITH INSULATION	30.00	h·ft2·°F/BTU
5/8" GYPSUM BOARD	-	h·ft2·°F/BTU

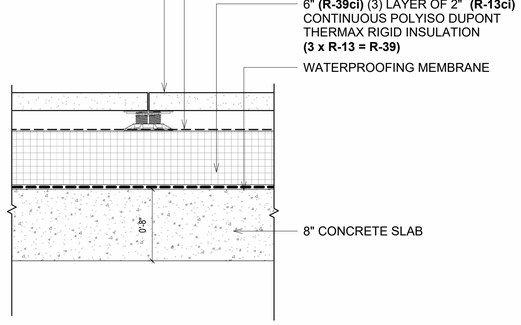
WALL CONSTRUCTION TYPE WT-2Bs - SLAB EDGE		
ELEMENT	R VALUE	UNITS
METAL PANEL	-	h·ft2·°F/BTU
2" RIGID INSULATION	13.00	h·ft2·°F/BTU
12" CONCRETE WALL	-	h·ft2·°F/BTU



03 FLOOR CONSTRUCTION DETAIL _ FL-1

1 1/2" = 1'-0"

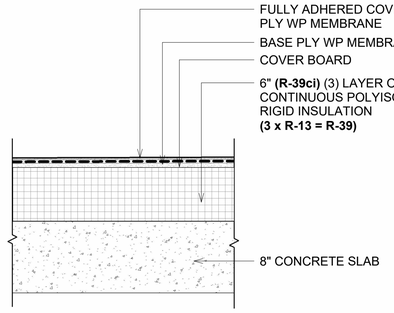
FLOOR CONSTRUCTION - TYPE FL-1 (ROOF OVER 5TH FLOOR UNCONDITIONED TERRACE)		
ELEMENT	R VALUE	UNITS
8" CONCRETE SLAB	-	h·ft2·°F/BTU
3" RIGID INSULATION	19.00	h·ft2·°F/BTU
WATERPROOFING MEMBRANE	-	h·ft2·°F/BTU
DROPPED FINISH CEILING	-	h·ft2·°F/BTU



04 ROOF CONSTRUCTION DETAIL _ RF-1

1 1/2" = 1'-0"

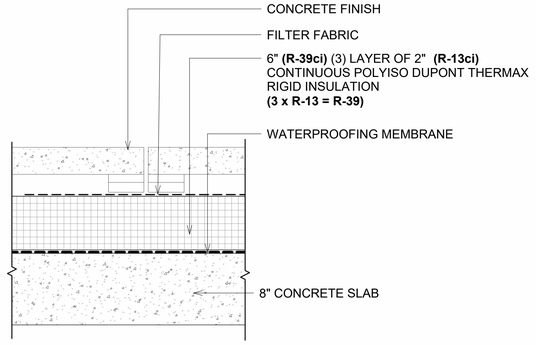
ROOF CONSTRUCTION - TYPE RF-1 (STONE PAVERS OVER ROOF INSULATION & WATERPROOFING		
ELEMENT	R VALUE	UNITS
STONE PAVER	-	h·ft2·°F/BTU
6" RIGID INSULATION	39.00	h·ft2·°F/BTU
DRAINAGE MAT	-	h·ft2·°F/BTU
ROOFING MEMBRANE	-	h·ft2·°F/BTU
8" CONCRETE SLAB	-	h·ft2·°F/BTU



05 ROOF CONSTRUCTION DETAIL _ RF-2

1 1/2" = 1'-0"

ROOF CONSTRUCTION - RF-2 (MEMBRANE OVER PROTECTION BOARD, ROOF INSULATION & WATERPROOFING)		
ELEMENT	R VALUE	UNITS
6" RIGID INSULATION	39.00	h·ft2·°F/BTU
DRAINAGE MAT	-	h·ft2·°F/BTU
ROOFING MEMBRANE	-	h·ft2·°F/BTU
8" CONCRETE	-	h·ft2·°F/BTU



06 ROOF CONSTRUCTION DETAIL _ RF-3

1 1/2" = 1'-0"

ROOF CONSTRUCTION - TYPE RF-3 (CONCRETE PAVERS OVER ROOF INSULATION & WATERPROOFING		
ELEMENT	R VALUE	UNITS
CONCRETE PAVER	-	h·ft2·°F/BTU
6" RIGID INSULATION	39.00	h·ft2·°F/BTU
DRAINAGE MAT	-	h·ft2·°F/BTU
ROOFING MEMBRANE	-	h·ft2·°F/BTU
8" CONCRETE SLAB	-	h·ft2·°F/BTU

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Project Name:
Tower

ENLARGED SECTION DETAILS

Sheet Date:	04/15/24
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

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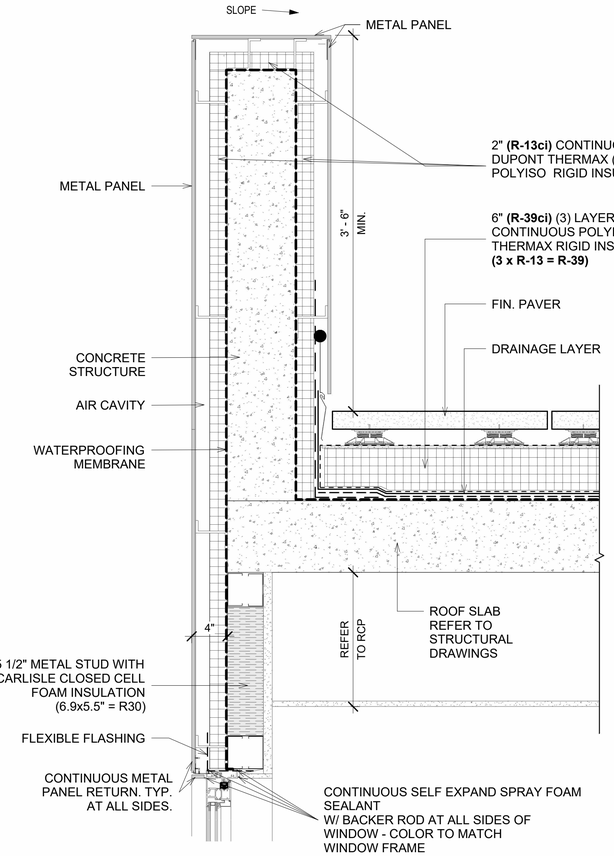
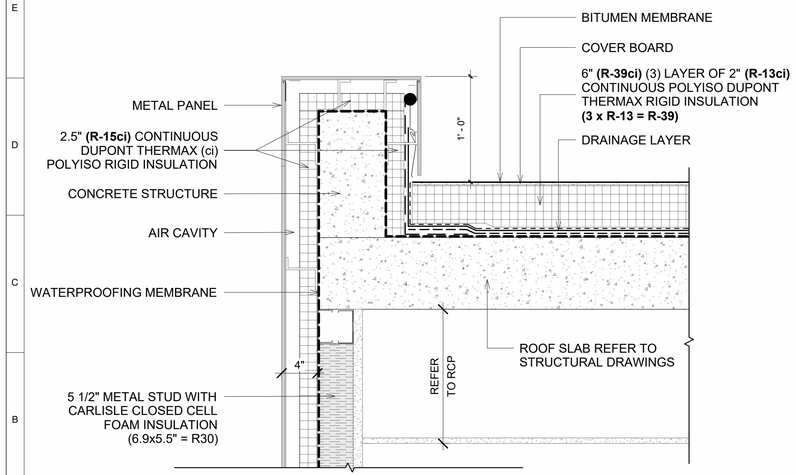
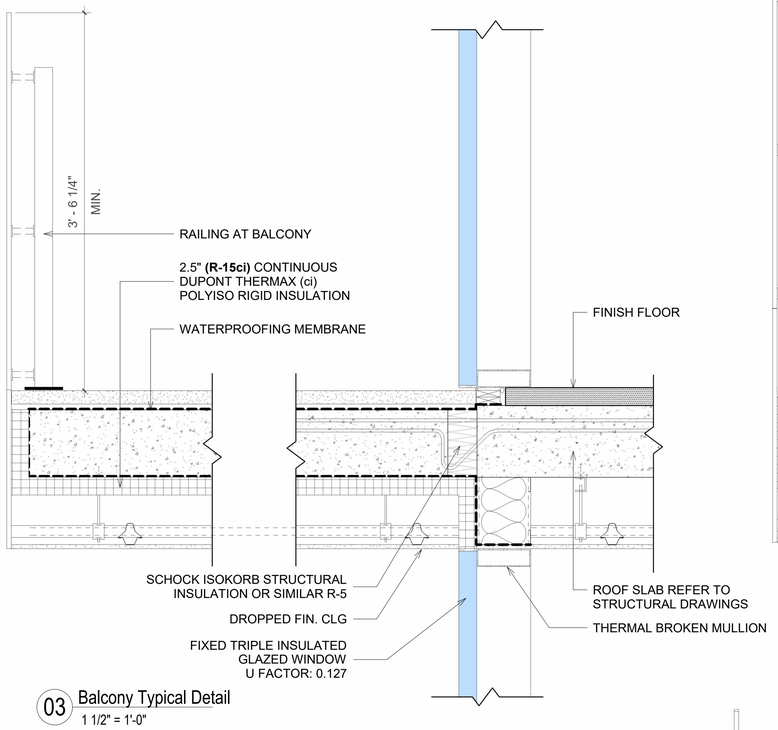


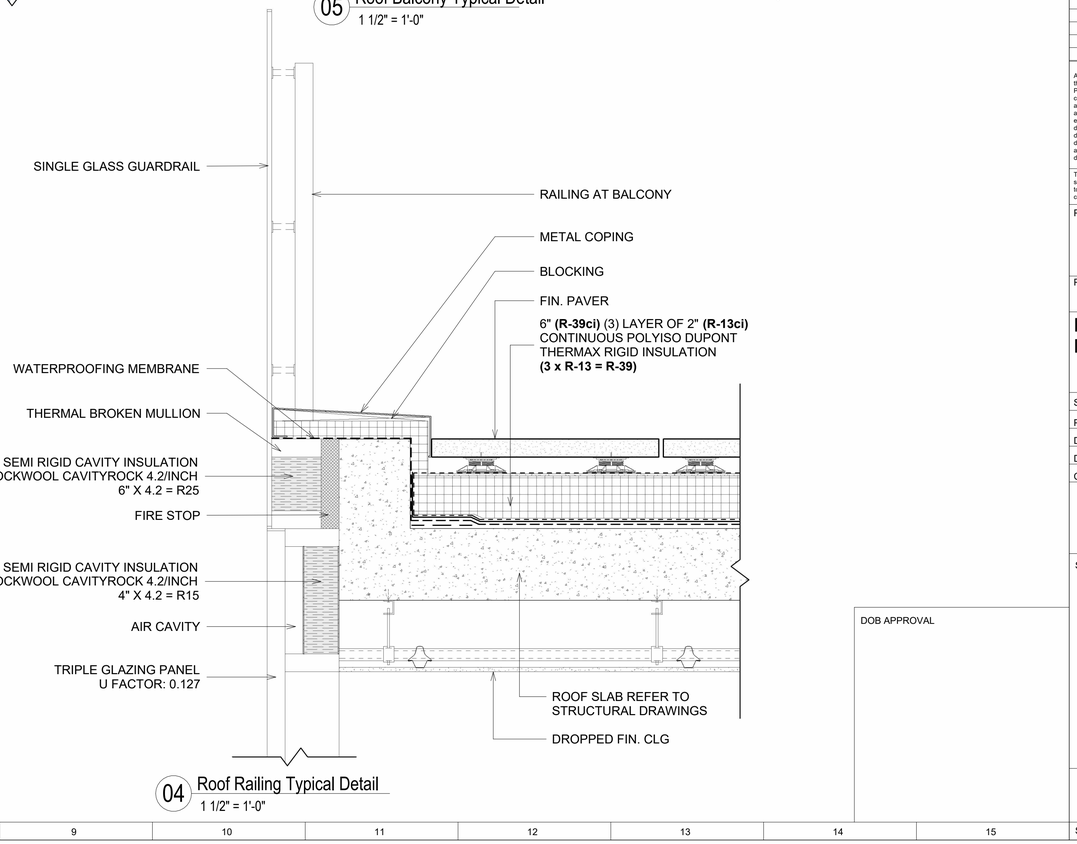
01 TYPICAL PARAPET DETAIL
1 1/2" = 1'-0"



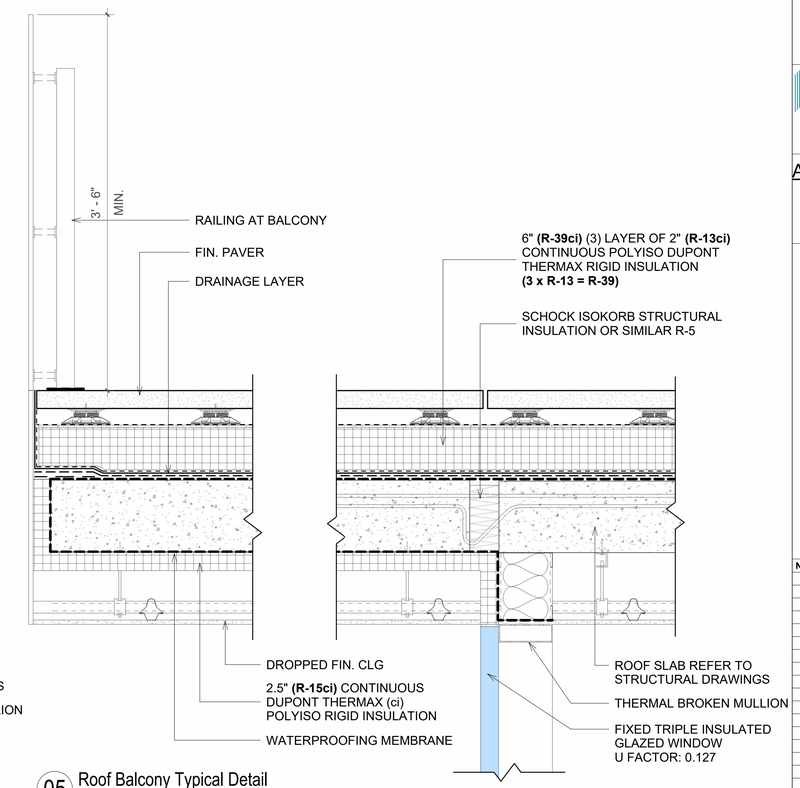
02 PARAPET DETAIL AT BULKHEAD
1 1/2" = 1'-0"



03 Balcony Typical Detail
1 1/2" = 1'-0"



04 Roof Railing Typical Detail
1 1/2" = 1'-0"



05 Roof Balcony Typical Detail
1 1/2" = 1'-0"

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Queens, NY, 11377

Project Name:
Tower

ENLARGED SECTION DETAILS

Sheet Date:	04/15/24
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

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Sheet: of 54

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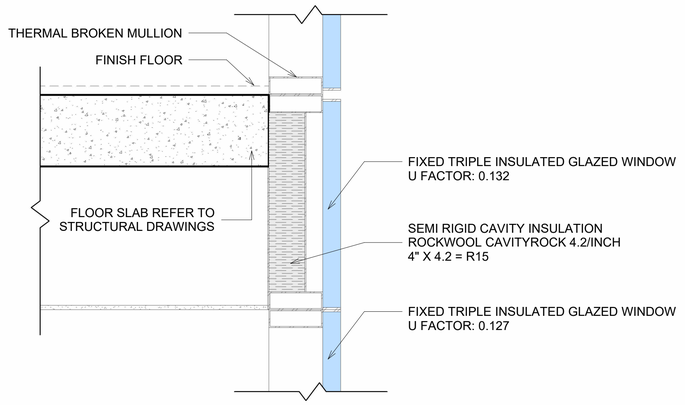
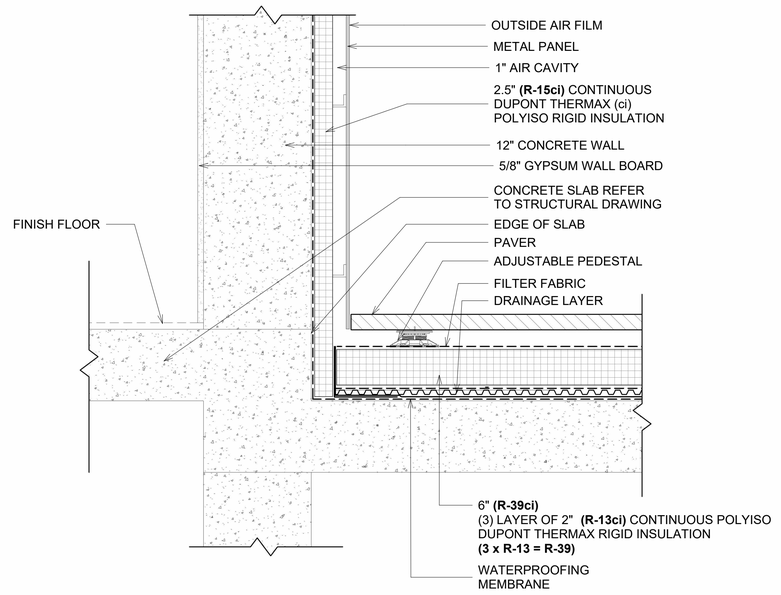


01 CURTAIN WALL SPANDREL
1 1/2" = 1'-0"



02 METAL PANEL ON CONCRETE WALL AT TERRACE
1 1/2" = 1'-0"

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Drawn by: Author
Checked by: Checker

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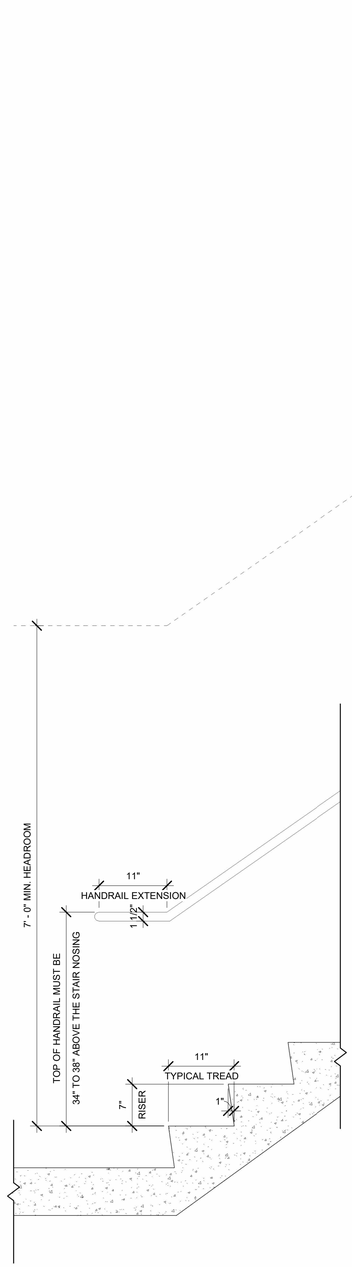
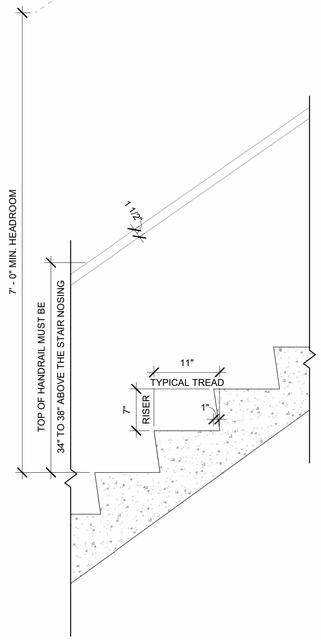
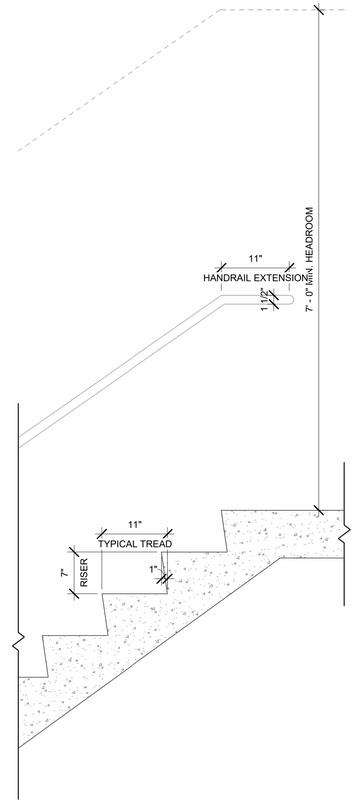


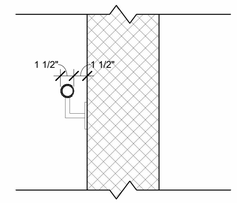
1 STAIR DETAIL AT FLOOR SLAB
1" = 1'-0"



2 STAIR DETAIL AT MID FLIGHT
1" = 1'-0"



3 STAIR DETAIL AT INTERMED. PLATFORM
1" = 1'-0"



4 HANDRAIL DETAIL
1 1/2" = 1'-0"

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15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
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Email: info@s-c-arch.com

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ENGINEERING SERVICES 时代工程师事务所
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718 502 9631
info@tbes.us

All City Engineering., P.C.
76 Mott Street - 1st Floor
New York, NY 10013
(212) 680-0181
info@allcityengineering.com

No.	Revision Description	Date

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Project Address:
51-08 Roosevelt Ave,
Queens, NY, 11377

Project Name:
Tower

STAIR SECTION DETAILS

Sheet Date:	08/17/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-509

SEAL

Sheet: of 54

12/8/2025 6:47:15 AM

INTERIOR DOOR SCHEDULE-

TYPE	USE	WIDTH	HEIGHT	FRAME DATA			DOOR DATA				FIRE RATING	REMARKS
				TYPE	MATERIAL	FINISH	TYPE	MATERIAL	THICKNESS	FINISH		
R-01	APARTMENT ENTRY	3' - 0"	7' - 6"	A	HM	PTD	A	HM	0' - 2 1/4"	PTD	1 1/2 HR	F&S.P.A /Self Closing
R-02	APARTMENT BEDROOM	3' - 0"	7' - 0"	A	WD	PTD	A2	WD	0' - 2"	PTD		
R-03	APARTMENT BATHROOM	3' - 0"	7' - 0"	A	WD	<varies>	A2	WD	0' - 2"	<varies>		
R-07	APARTMENT BEDROOM CLOSET	2' - 6"	7' - 6"	A	WD	PTD	A	WD	0' - 2"	PTD		
T-01	EGRESS	3' - 0"	7' - 0"	A	HM	<varies>	B	HM	0' - 2"	<varies>	1 1/2 HR	Self Closing
T-02	BOH	3' - 0"	7' - 0"	A	HM	<varies>	A	HM	0' - 2"	<varies>	1 1/2 HR	
T-03	OFFICE ENTRY	3' - 0"	7' - 0"	A	HM	<varies>	A	HM	0' - 2"	<varies>	1 1/2 HR	
T-04	BOH NON RATED	3' - 0"	7' - 0"	A	HM	PTD	A	HM	0' - 2"	PTD		
T-05	BOH	6' - 0"	7' - 0"	A	HM	<varies>	A-PAIR	HM	0' - 2"	<varies>	1 1/2 HR	
T-10	RESIDENTIAL VESTIBULE	6' - 10"	7' - 11"	A	HM	PTD	C	MTL/GL	0' - 2"	PTD		
T-11	CELLAR ELEVATOR LOBBY	3' - 0"	8' - 0"	A	MTL	PTD	E	MTL/GL	0' - 2"	PTD		

EXTERIOR DOOR SCHEDULE

TYPE	Size	FRAME DATA			DOOR DATA			U Value/SHGC/Fire Rating	AIR LEAKAGE RATE (CFM/SF)	REMARKS
		TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
D1	<varies>	A	MTL	<varies>	E	MTL/GL	<varies>	<varies>	0.2	
D2	<varies>	A	MTL	<varies>	G	MTL	<varies>	<varies>	0.2	
D3	6'-0" x 8'-0"	A	MTL	PTD	D-PAIR	MTL/GL	PTD	0.55/ 0.30/ NA	0.2	
D4	6'-0" x 8'-0"	A	MTL	PTD	D-PAIR	MTL/GL	PTD	0.55/ 0.30/ NA	0.2	

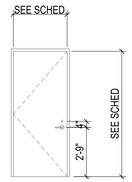
Window Schedule

Type Mark	Width	Height	Frame Material	Description	Manufacturer	Opening type	Model	Air permeability	Heat Transfer Coefficient (U)	Solar Heat Gain Coefficient	Visual Light Transmittance	OITC	I.G. Type	Sill Height
W2a	2' - 0"	2' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	9' - 0"
W2b	2' - 0"	2' - 6"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	41	Type 2	0' - 0"
W2c	2' - 0"	3' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	8' - 0"
W2e-O	2' - 0"	7' - 6"	Thermal Break Aluminum	Operable Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	OUTSWING AWNING	AC85	0.2	0.4000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	<varies>
W2f	2' - 0"	8' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	0' - 6"
W2g	2' - 0"	9' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	<varies>
W2h	2' - 0"	10' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	<varies>
W2kk	2' - 0"	3' - 6"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	8' - 0"
W2ll	3' - 0"	3' - 6"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	8' - 0"
W3a	3' - 0"	2' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	9' - 0"
W3b	3' - 0"	3' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	8' - 0"
W3d	3' - 0"	8' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	41	Type 2	<varies>
W3e	3' - 0"	9' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	<varies>
W3f	3' - 0"	10' - 0"	Thermal Break Aluminum	Fixed Metal Framed I.G.U.	CRYSTAL WINDOW & DOOR SYSTEMS, LTD.	FIXED	AC85	0.06	0.3000 BTU/(h·ft²·°F)	0.36	0.396	45	Type 1	1' - 0"

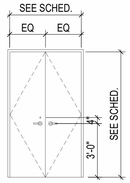
FRAME TYPES

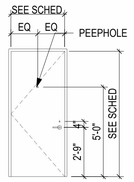
FRAME TYPE A

INTERIOR DOORS

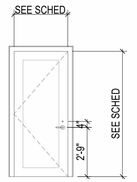


DOOR TYPE A

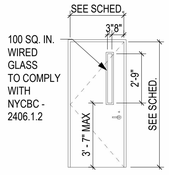




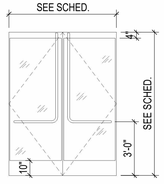
DOOR TYPE A1



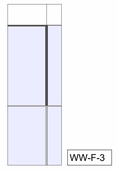
DOOR TYPE A2

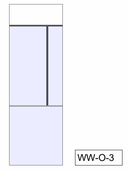


DOOR TYPE B

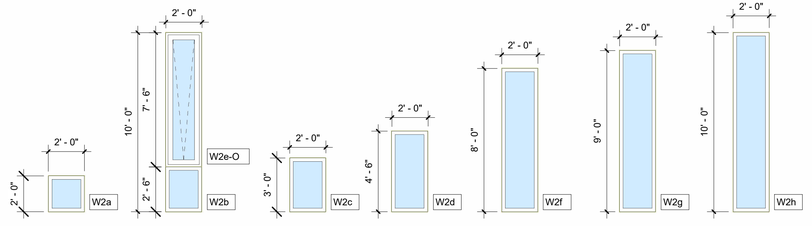


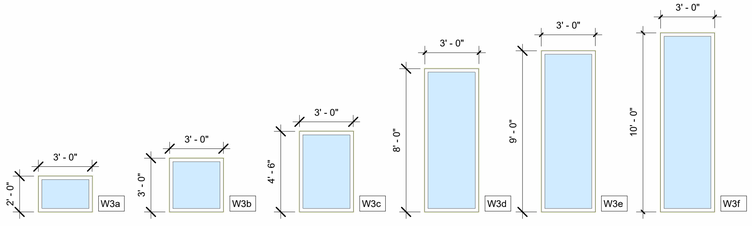
DOOR TYPE C
"ULTRA" NARROW STILE





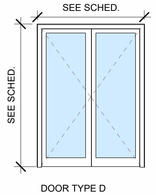
WINDOW TYPES (PUNCH WINDOWS)



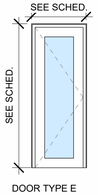


WINDOW TYPES (WINDOW WALL _ RESIIDENTIAL)

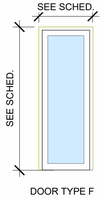
EXTERIOR DOORS



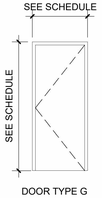
DOOR TYPE D



DOOR TYPE E



DOOR TYPE F



DOOR TYPE G

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No.	Revision Description	Date

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Project Address:
51-08 Roosevelt Ave, Queens, NY, 11377

Project Name: Tower

DOOR & WINDOW SCHEDULE

Sheet Date: 12/22/21
Project number: SUNYSIDE
Date: 10/24/2025
Drawn by: NXT
Checked by: Checker

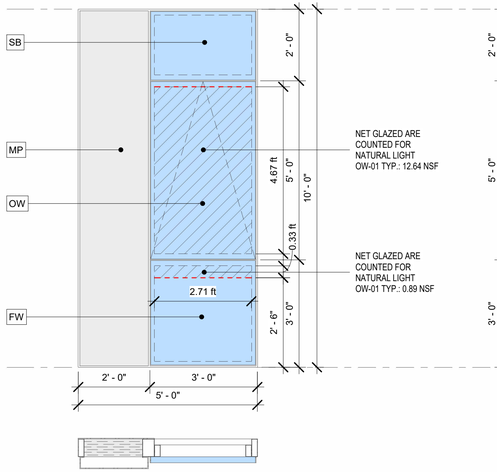
A-600

SEAL

Sheet: of 54

12/6/2025 6:47:23 AM

ELEVATION



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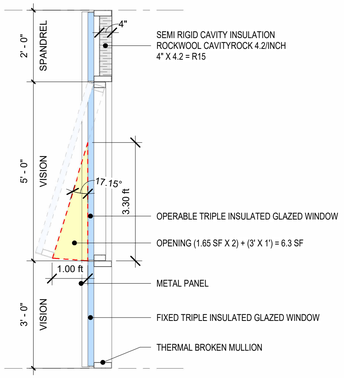
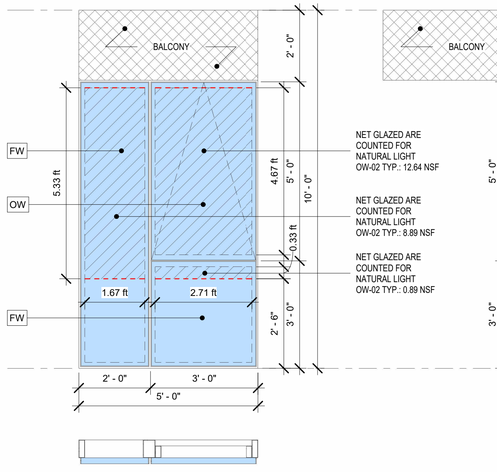


PLAN

1 OW-01A
1/2" = 1'-0"

ELEVATION



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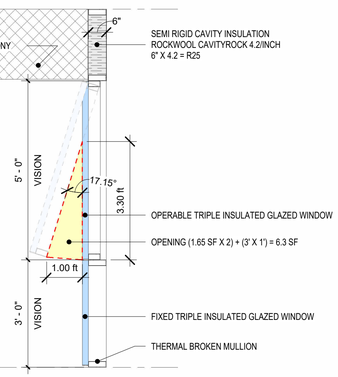
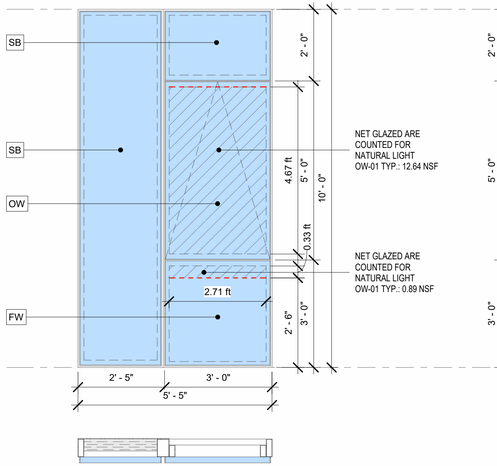


PLAN

2 OW-02A
1/2" = 1'-0"

ELEVATION



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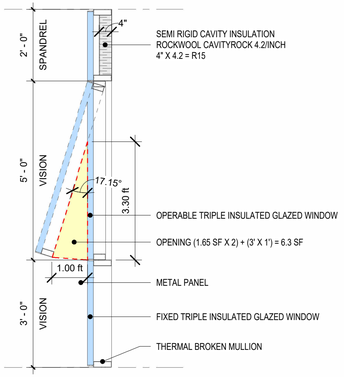
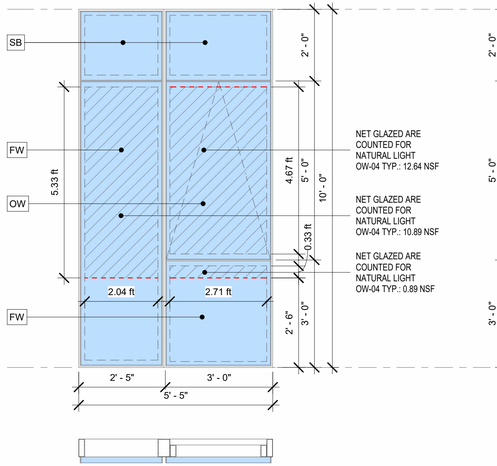


PLAN

3 OW-03A
1/2" = 1'-0"

ELEVATION



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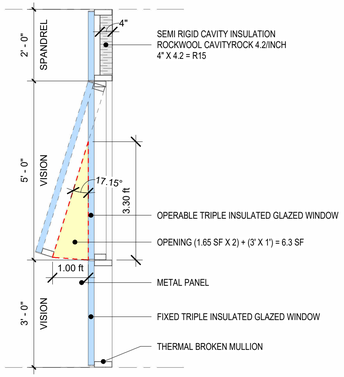

PLAN

4 OW-04A
1/2" = 1'-0"

DOB APPROVAL

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No.	Revision Description	Date

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Project Address:
51-08 Roosevelt Ave,
Queens, NY, 11377

Project Name:
Tower

CURTAIN WALL PANEL (OPERABLE WINDOW)

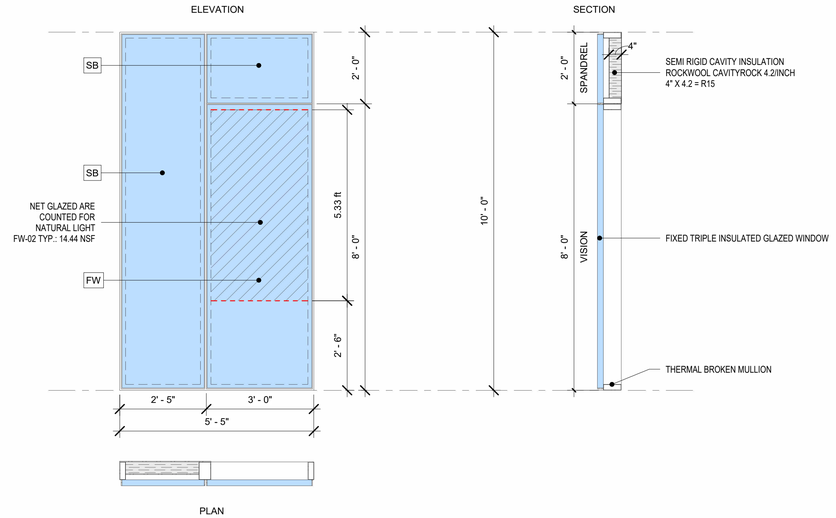
Sheet Date:	12/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	LT
Checked by:	Checker

A-601

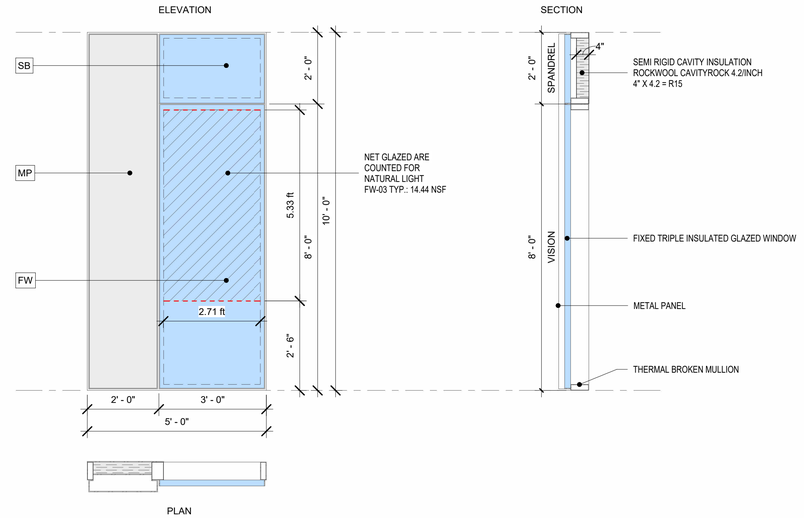
SEAL

Sheet: of 54

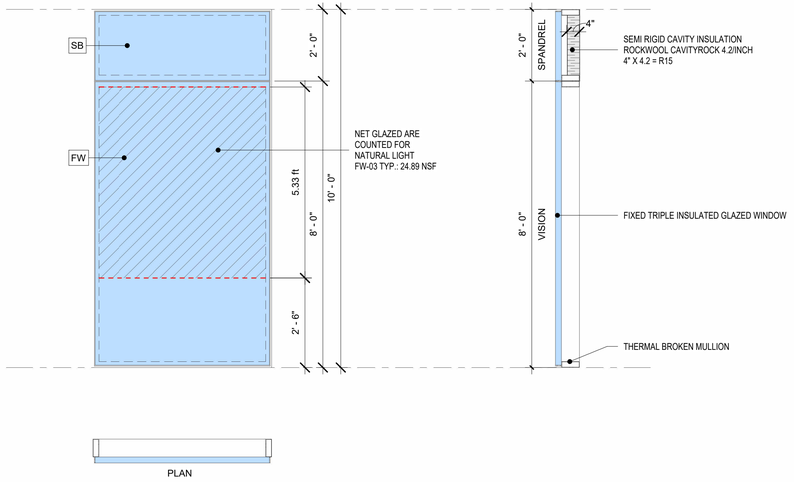
12/6/2025 6:47:29 AM



1 FW-02A
1/2" = 1'-0"



2 FW-03A
1/2" = 1'-0"



3 FW-04A
1/2" = 1'-0"

DOB APPROVAL

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info@allcityengineering.com

No.	Revision Description	Date

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of Studio C Architects, PLLC. and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the express written permission of Studio C Architects, PLLC. Written dimensions on these drawings shall have precendence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

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

Project Address:
51-08 Roosevelt Ave,
Queens, NY, 11377

Project Name:
Tower

CURTAIN WALL PANEL (FIXED WINDOW)

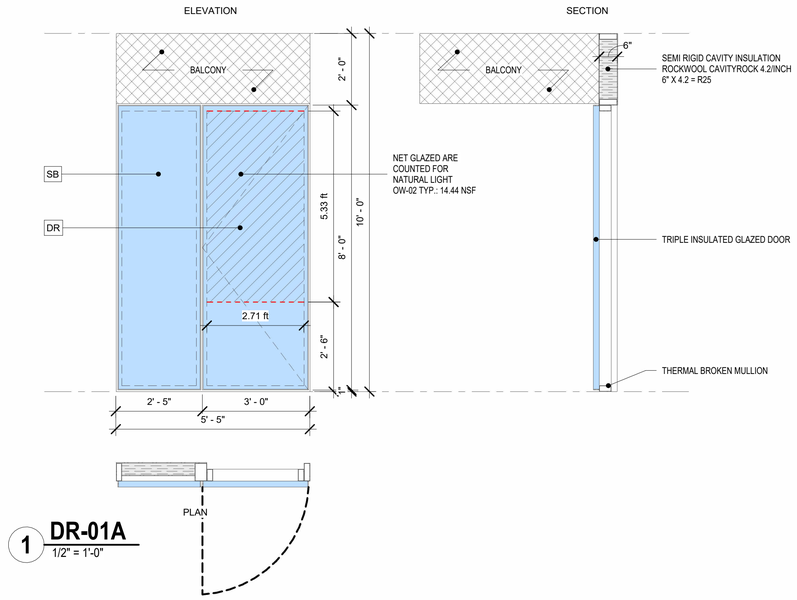
Sheet Date:	12/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	LT
Checked by:	Checker

A-602

SEAL

Sheet: of 54

12/6/2025 6:47:35 AM



1 **DR-01A**
1/2" = 1'-0"

DOB APPROVAL

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Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
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718 502 9631
info@tbes.us

All City Engineering., P.C.
76 Mott Street - 1st Floor
New York, NY 10013
(212) 680-0181
info@allcityengineering.com

No.	Revision Description	Date

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Project Address:
51-08 Roosevelt Ave, Queens, NY, 11377

Project Name: Tower

CURTAIN WALL PANEL (OPERABLE DOOR)

Sheet Date: 12/22/21
Project number: SUNYSIDE
Date: 10/24/2025
Drawn by: LT
Checked by: Checker

A-603

SEAL

12/6/2025 6:47:41 AM