BC TABLE 1004.1.3 OCCUPANT LOAD

ROOM/SPACE	OCCUPANCY GROUP	FLOOR AREA / OLF			CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD PER FL.	# FLOOR	PROPOSED OCCUPANT LOAD TOTAL
		FLOOR AREA	NSF GSF	OLF				
PARKING GARAGE	S-2	16,726.37	GSF	200	83.63	84	1	84
BICYCLE ROOM STORAGE	S-2	747.35	GSF	300	2.49	3	1	3
STORAGE A	S-2	290.17	GSF	300	0.97	1	1	1
WATER ROOM	S-2	726.06	GSF	300	2.42	3	1	3
FIRE PUMP ROOM	S-2	187.63	GSF	300	0.63	1	1	1
FILTRATION ROOM	S-2	370.30	GSF	300	1.23	2	1	2
GAS RM	S-2	131.36	GSF	300	0.44	1	1	1
ELEC. ROOM	S-2	1,154.07	GSF	300	3.85	4	1	4
TRASH COMPACTOR ROOM	S-2	675.14	GSF	300	2.25	3	1	3
RESIDENTIAL ELEVATOR VESTIBULE	R-2	182.39	NSF	50	3.65	4	1	4
MECHANICAL ROOM	S-2	303.92	GSF	300	1.01	2	1	2
OFFICE ELEVATOR VESTIBULE	B	331.80	GSF	100	3.32	4	1	4
STORAGE B	S-2	131.83	GSF	300	0.44	1	1	1
CELLAR						113		113
GRAND TOTAL						113		113

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS 1006

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE

1. THE DESIGN OCCUPANT LOAD OR
2. THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANCY LOAD	COMMON PATH OF EGRESS TRAVEL DISTANCE		
		WITHOUT SPRINKLER OCCUPANT LOAD		WITH SPRINKLER
		OL ≤ 30	OL ≥ 30	
M	74	76	75	75
R-2	20[g]	NP	NP	125
B	74	100	75	100
S	29	100	75[e]	100[a]

a. Building equippped throught with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See section 903 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.2.
e. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet (30 480mm).
g. Rooms, areas, or spaces that are accessory to a Group R-2 occupancy may have a maximum occupant load of 49.

BC 1006.2.1 NUMBER OF EXITS & EXIT ACCESS DOORWAYS

ROOM/SPACE	OCCUPANCY	PROPOSED OCCUPANCY	MIN. EXITS	PROPOSED EXITS	COMPLIANCE
OFFICE ELEVATOR VESTIBULE	B	4	1	1	YES
RESIDENTIAL ELEVATOR VESTIBULE	R-2	4	1	1	YES
PARKING GARAGE	S-2	84	2	3	YES
BICYCLE ROOM STORAGE	S-2	3	1	1	YES
STORAGE A	S-2	1	1	1	YES
WATER ROOM	S-2	3	1	1	YES
FIRE PUMP ROOM	S-2	1	1	1	YES
FILTRATION ROOM	S-2	2	1	1	YES
GAS RM	S-2	1	1	1	YES
ELEC. ROOM	S-2	4	1	3	YES
TRASH COMPACTOR ROOM	S-2	3	1	1	YES
MECHANICAL ROOM	S-2	2	1	1	YES
STORAGE B	S-2	1	1	1	YES

BC 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE

REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE

NO COMMON PATH PROVIDED

BC 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

STORY	OCCUPANT LOAD PER STORY	PROPOSED OCCUPANT LOAD PER FLOOR	MIN. NUMBER OF EXITS PER STORY	NUMBER OF EXITS PROPOSED	COMPLIANCE
CELLAR	1-500	113	2	3	YES

EXIT SEPARATION DISTANCE 1007

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
BC 1007. 1.1 IN A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MIN. REQUIRED DISTANCE BETWEEN TWO EXITS SHOULD BE ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

OVERALL DIAGNONAL DIMENSION OF THE BUILDING = 260.32'
MIN. REQUIRED DISTANCE BETWEEN TWO EXITS = 1/3 X (260.32') = 86.77'

CELLAR:
EXIT SEPARATION DISTANCE
SEPERATION 1 = 155'-2" > 86.77', THEREFORE OK, COMPLIES
SEPERATION 2 = 166'-7" > 86.77', THEREFORE OK, COMPLIES

EXIT ACCESS TRAVEL DISTANCE BC 1017

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
M	150	200[b]
R-2	150	200[b]
B	200	300[c]
S-2	200	250[c]

BC 1017 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
S-2	PATH A	116' - 7"	200' - 0"	YES
S-2	PATH B	131' - 4"	200' - 0"	YES

LEGEND

UNIT TAG
UNIT NAME — UNIT TYPE
37 BR_H
1000 SF
UNIT AREA

OCCUPANCY LOAD CALCULATION USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

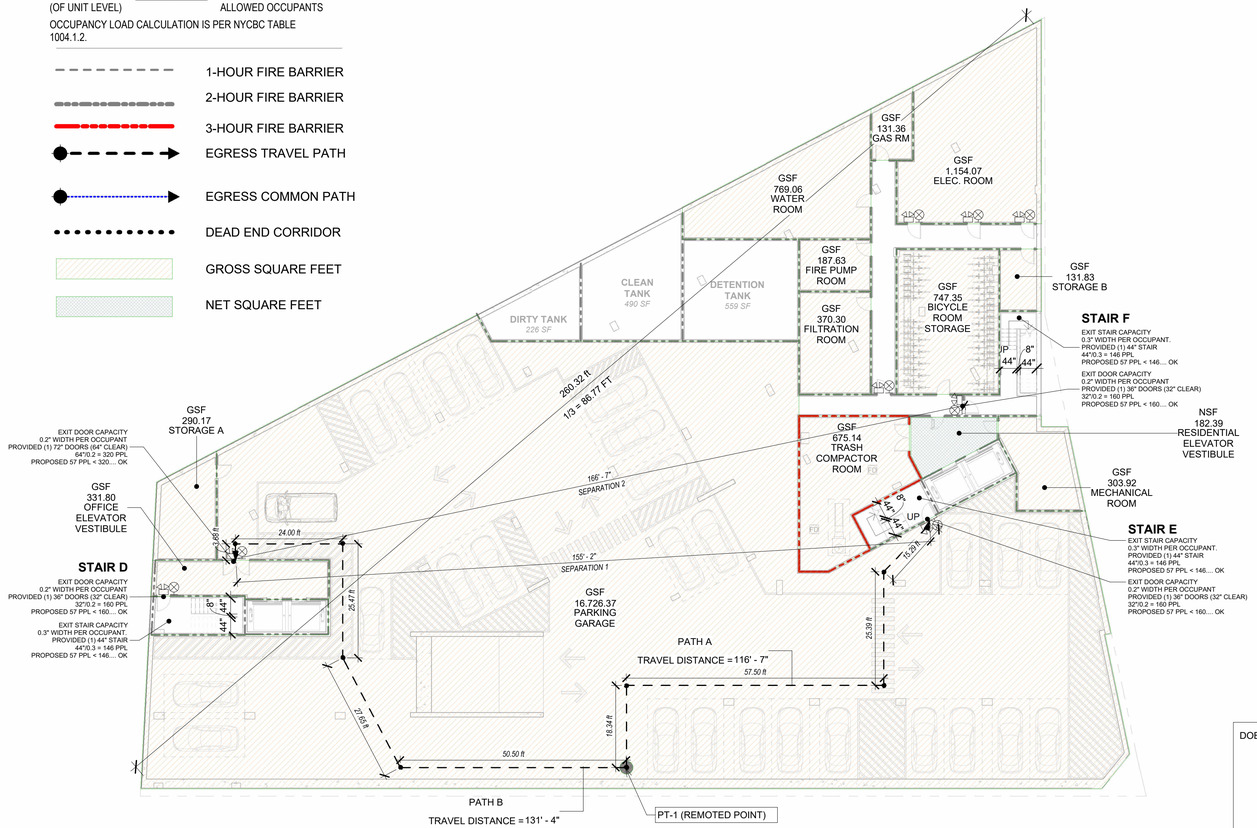
ROOM OCCUPANCY TAG
ZONING USE GROUP — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — NUMBER OF MAXIMUM ALLOWED OCCUPANTS
2 | J-2
150 SF | 23
OCCUPANCY LOAD CALCULATION IS PER NYCBC TABLE 1004.1.2.

1-HOUR FIRE BARRIER
2-HOUR FIRE BARRIER
3-HOUR FIRE BARRIER
EGRESS TRAVEL PATH
EGRESS COMMON PATH
DEAD END CORRIDOR
GROSS SQUARE FEET
NET SQUARE FEET

LEGEND FOR EGRESS

EXIT SIGN W/EMERGENCY LIGHT BAT. PAK W/2 LAMPS

EMERGENCY LIGHT BATTERY PAK W/2 LAMPS MAX DIST EVERY 25FT



1 **LIFE SAFETY PLAN - CELLAR**
1/16" = 1'-0"

N

DOB APPROVAL

STUDIO C ARCHITECTS
255-17 Northern Blvd., Suite B2,
Little Neck, N.Y. 11363
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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:
51-18 Roosevelt Ave, Queens, NY, 11377

Project Name:
Tower

LIFE SAFETY PLAN - CELLAR

Sheet Date:	07/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-001

SEAL

Sheet: of

12/11/2025 5:26:05 AM

BC TABLE 1004.1.3 OCCUPANT LOAD

ROOM/SPACE	OCCUPANCY GROUP	FLOOR AREA / OLF			CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD PER FL.	# FLOOR	PROPOSED OCCUPANT LOAD TOTAL
		FLOOR AREA	NSF GSF	OLF				
RETAIL 1A	M	14,848.17	GSF	30	494.94	499	1	499
OFFICE LOBBY	B	509.32	GSF	100	5.09	6	1	6
PARKING GARAGE ENTRANCE	S-2	3,235.35	GSF	300	10.78	11	1	11
RESIDENTIAL & ELEVATOR LOBBY	R-2	678.09	GSF	50	13.56	14	1	14
L1						530		530
GRAND TOTAL						530		530

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS 1006

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE

1. THE DESIGN OCCUPANT LOAD OR
2. THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANCY LOAD	COMMON PATH OF EGRESS TRAVEL DISTANCE		
		WITHOUT SPRINKLER OCCUPANT LOAD		WITH SPRINKLER
		OL ≤ 30	OL ≥ 30	
M	74	76	75	75
R-2	20 [g]	NP	NP	125
B	74	100	75	100
S	29	100	75[e]	100[a]

a. Building equippped throught with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See section 903 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.2.
e. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet (30 480mm).
g. Rooms, areas, or spaces that are accessory to a Group R-2 occupancy may have a maximum occupant load of 49.

BC 1006.2.1 NUMBER OF EXITS & EXIT ACCESS DOORWAYS

ROOM/SPACE	OCCUPANCY	PROPOSED OCCUPANCY	MIN. EXITS	PROPOSED EXITS	COMPLIANCE
OFFICE LOBBY	B	6	1	1	YES
RETAIL 1A	M	499	2	3	YES
RESIDENTIAL & ELEVATOR LOBBY	R-2	14	1	1	YES
PARKING GARAGE ENTRANCE	S-2	11	1	1	YES

BC 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE

REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
COMMON PATH	74' - 4"	75' - 0"	YES

BC 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

STORY	OCCUPANT LOAD PER STORY	PROPOSED OCCUPANT LOAD PER FLOOR	MIN. NUMBER OF EXITS PER STORY	NUMBER OF EXITS PROPOSED	COMPLIANCE
L1	501-1000	530	3	7	YES

EXIT SEPARATION DISTANCE 1007

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
BC 1007. 1.1 IN A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MIN. REQUIRED DISTANCE BETWEEN TWO EXITS SHOULD BE ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

OVERALL DIAGNONAL DIMENSION OF THE BUILDING = 233.27'
MIN. REQUIRED DISTANCE BETWEEN TWO EXITS = 1/3 X (77.75') = 77.75'

LEVEL 1:
EXIT SEPARATION DISTANCE
SEPARATION 1 = 90.50' > 77.75', THEREFORE OK, COMPLIES

EXIT ACCESS TRAVEL DISTANCE BC 1017

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
M	150	200[b]
R-2	150	200[b]
B	200	300[c]
S-2	200	250[c]

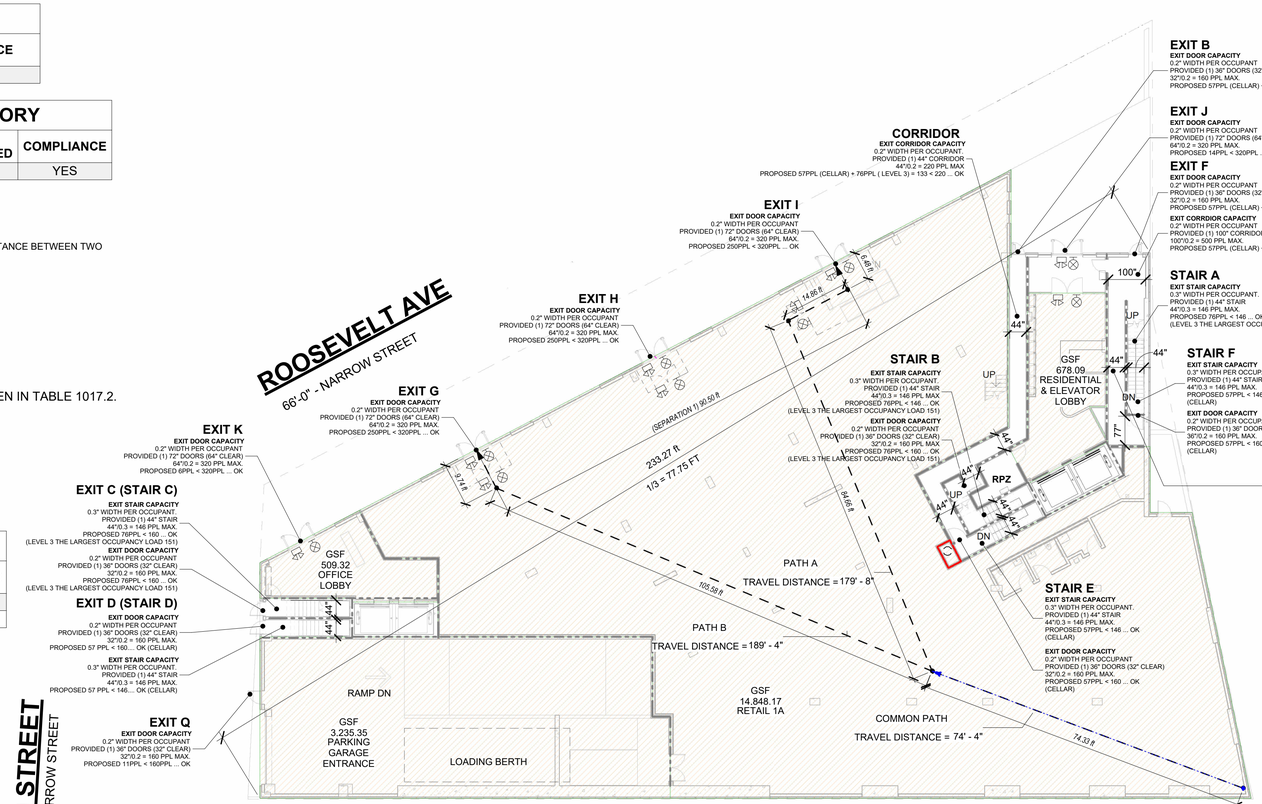
BC 1017 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
M	PATH A	179' - 8"	200' - 0"	YES
M	PATH B	189' - 4"	200' - 0"	YES

PLUMBING FIXTURE CALCULATION_1ST FLOOR

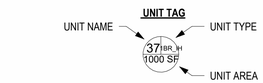
TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
MERCHANTILE
- 1 WC PER 500 PPL
- 1 LAV. PER 750 PPL
- 1 SERVICE SINK

PROPOSED OCCUPANT LOAD OF RETAIL = 499
- 1 WC REQUIRED ... 2 WC PROVIDED ... COMPLIES
- 1 LAV REQUIRED... 2 LAV. PROVIDED...COMPLIES
- 1 SERVICE SINK REQUIRED...1 SERVICE SINK PROVIDED .... COMPLIES



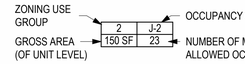
01 **LIFE SAFETY PLAN - L1**
1/16" = 1'-0"

LEGEND



OCCUPANCY LOAD CALCULATION USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

ROOM OCCUPANCY TAG



OCCUPANCY LOAD CALCULATION IS PER NYCBC TABLE 1004.1.2.

- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- EGRESS TRAVEL PATH
- EGRESS COMMON PATH
- DEAD END CORRIDOR
- GROSS SQUARE FEET
- NET SQUARE FEET

LEGEND FOR EGRESS

- EXIT SIGN W/EMERGENCY LIGHT BAT. PAK W/2 LAMPS
- EMERGENCY LIGHT BATTERY PAK W/2 LAMPS MAX DIST EVERY 25FT

DOB APPROVAL

STUDIO C ARCHITECTS
255-17 Northern Blvd., Suite B2,
Little Neck, N.Y. 11363
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 known are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

Project Address:
51-18 Roosevelt Ave, Queens, NY, 11377

Project Name: Tower

LIFE SAFETY PLAN - L1

Sheet Date: 07/22/21
Project number: SUNYSIDE
Date: 10/24/2025
Drawn by: Author
Checked by: Checker

A-002

SEAL

Sheet: of

12/11/2025 5:26:12 AM

BC TABLE 1004.1.3 OCCUPANT LOAD

ROOM/SPACE	OCCUPANCY GROUP	FLOOR AREA / OLF			CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD PER FL.	# FLOOR	PROPOSED OCCUPANT LOAD TOTAL
		FLOOR AREA	NSF GSF	OLF				
ABULATORY DIAGNOSTIC B	B	4,005.31	GSF	100	40.05	41	1	41
TERRACE (MEP USE ONLY)	B	3,543.19	GSF	300	11.81	12	1	12
MEZZ. (RETAIL)	M	2,612.95	GSF	60	43.55	44	1	44
ABULATORY DIAGNOSTIC A	B	1,874.25	GSF	100	18.74	19	1	19
L2						116		116
GRAND TOTAL						116		116

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS 1006

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE

1. THE DESIGN OCCUPANT LOAD OR
2. THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANCY LOAD	COMMON PATH OF EGRESS TRAVEL DISTANCE		
		WITHOUT SPRINKLER		WITH SPRINKLER
		OCCUPANT LOAD		
		OL ≤ 30	OL ≥ 30	
M	74	76	75	75
R-2	20 [g]	NP	NP	125
B	74	100	75	100
S	29	100	75[e]	100[a]

a. Building equippped throught with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See section 903 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.2.
e. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet (30 480mm).
g. Rooms, areas, or spaces that are accessory to a Group R-2 occupancy may have a maximum occupant load of 49.

BC 1006.2.1 NUMBER OF EXITS & EXIT ACCESS DOORWAYS

ROOM/SPACE	OCCUPANCY	PROPOSED OCCUPANCY	MIN. EXITS	PROPOSED EXITS	COMPLIANCE
ABULATORY DIAGNOSTIC B	B	41	1	2	YES
TERRACE (MEP USE ONLY)	B	12	1	2	YES
ABULATORY DIAGNOSTIC A	B	19	1	2	YES
MEZZ. (RETAIL)	M	44	1	2	YES

BC 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE

REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
COMMON PATH	23' - 8"	100' - 0"	YES

BC 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

STORY	OCCUPANT LOAD PER STORY	PROPOSED OCCUPANT LOAD PER FLOOR	MIN. NUMBER OF EXITS PER STORY	NUMBER OF EXITS PROPOSED	COMPLIANCE
L2	1-500	116	2	3	YES

EXIT SEPARATION DISTANCE 1007

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
BC 1007. 1.1 IN A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MIN. REQUIRED DISTANCE BETWEEN TWO EXITS SHOULD BE ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

OVERALL DIAGNONAL DIMENSION OF THE BUILDING = 233.27'
MIN. REQUIRED DISTANCE BETWEEN TWO EXITS = 1/3 X (233.27') = 77.76'

L2:
EXIT SEPARATION DISTANCE
SEPARATION 1 = 132'-4" > 77.76', THEREFORE OK, COMPLIES
SEPARATION 2 = 136'-0" > 77.79', THEREFORE OK, COMPLIES

EXIT ACCESS TRAVEL DISTANCE BC 1017

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
M	150	200[b]
R-2	150	200[b]
B	200	300[c]
S-2	200	250[c]

b. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. SEE SECTION 903 FOR OCCUPANCIES WHERE SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH SECTION 903.3.1.2.
c. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

BC 1017 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
B	PATH A	117' - 9"	300' - 0"	YES
B	PATH B	129' - 6"	300' - 0"	YES

PLUMBING FIXTURE CALCULATION_2ND FLOOR

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
BUSINESS (B) - BUILDING B
- 3 WC PER 46-70 PPL FOR EACH SEX
- 2 LAV PER 26-50 PPL FOR EACH SEX
- 1 DRINKING FOUNTAIN PER 100 PERSONS
- 1 SERVICE SINK

PROPOSED OCCUPANT LOAD OF OFFICE = **116** (58 FOR EACH SEX)
- 3 WC REQUIRED FOR FEMALE... 3 WC PROVIDED ... COMPLIES
- 3 WC REQUIRED FOR MALE ... 2 WC AND 1 URINAL PROVIDED ... COMPLIES
- 2 LAV REQUIRED FOR FEMALE... 2 LAV. PROVIDED...COMPLIES
- 2 LAV REQUIRED FOR MALE... 2 LAV. PROVIDED...COMPLIES
- 1 DRINKING FOUNTAIN REQUIRED... 1 DRINKING FOUNTAIN PROVIDED ... COMPLIES
- 1 SERVICE SINK REQUIRED...1 SERVICE SINK PROVIDED .... COMPLIES

LEGEND

UNIT TAG
UNIT NAME — UNIT TYPE
37 BR_H
1000 SF
UNIT AREA

OCCUPANCY LOAD CALCULATION USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

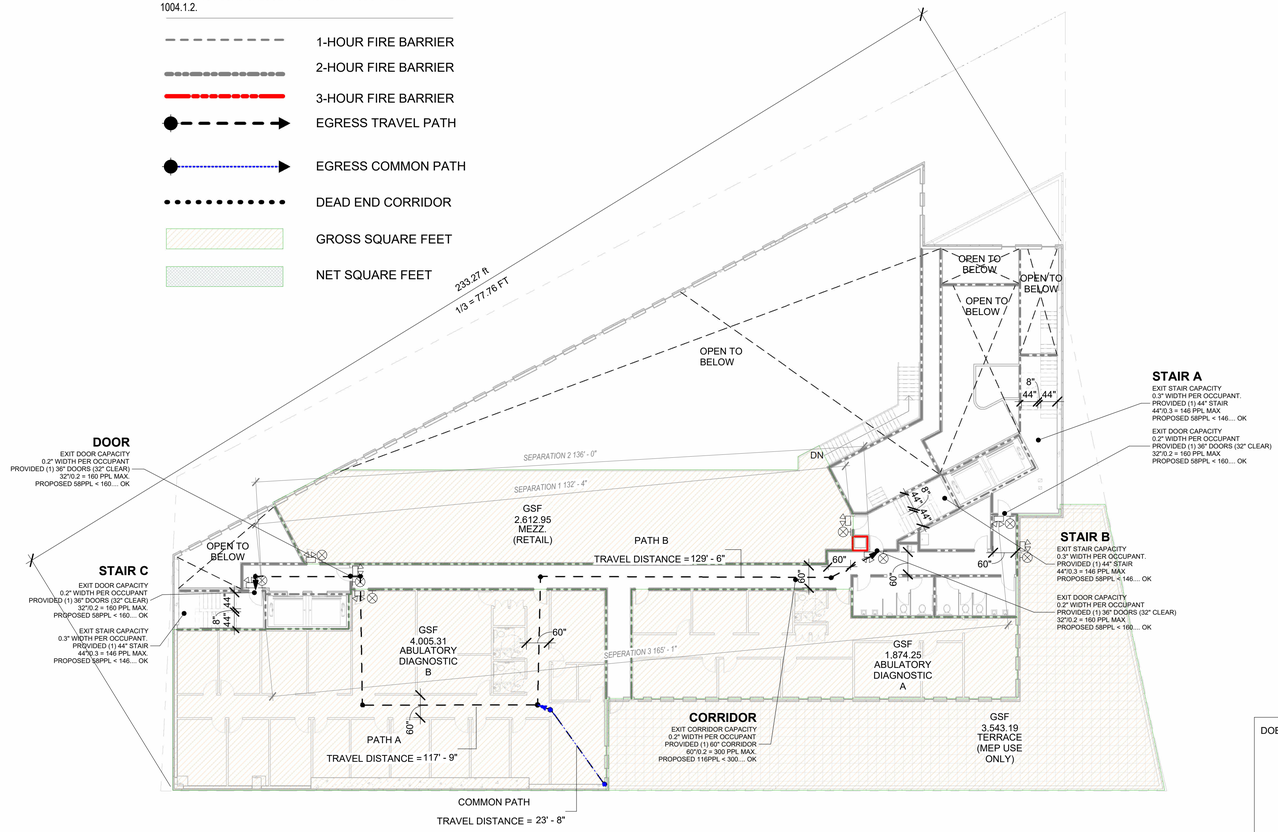
ROOM OCCUPANCY TAG
ZONING USE GROUP — OCCUPANCY GROUP
GROSS AREA (OF UNIT LEVEL) — NUMBER OF MAXIMUM ALLOWED OCCUPANTS
2 | J-2
150 SF | 23

OCCUPANCY LOAD CALCULATION IS PER NYCBC TABLE 1004.1.2.

- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- EGRESS TRAVEL PATH
- EGRESS COMMON PATH
- DEAD END CORRIDOR
- GROSS SQUARE FEET
- NET SQUARE FEET

LEGEND FOR EGRESS

- EXIT SIGN W/EMERGENCY LIGHT BAT. PAK W/2 LAMPS
- EMERGENCY LIGHT BATTERY PAK W/2 LAMPS MAX DIST EVERY 25FT



1 **LIFE SAFETY PLAN - L2**
1/16" = 1'-0"

N

DOB APPROVAL

STUDIO C ARCHITECTS
255-17 Northern Blvd., Suite B2,
Little Neck, N.Y. 11363
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 conection 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:
51-18 Roosevelt Ave, Queens, NY, 11377

Project Name: Tower

LIFE SAFETY PLAN - L2

Sheet Date:	07/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-003

SEAL

Sheet: of

12/11/2025 5:26:18 AM

BC TABLE 1004.1.3 OCCUPANT LOAD

ROOM/SPACE	OCCUPANCY GROUP	FLOOR AREA / OLF			CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD PER FL.	# FLOOR	PROPOSED OCCUPANT LOAD TOTAL
		FLOOR AREA	NSF GSF	OLF				
BUSINESS OFFICE 3D	B	4,004.80	GSF	100	40.05	41	1	41
BUSINESS OFFICE 3C	B	2,160.70	GSF	100	21.61	22	1	22
BUSINESS OFFICE 3B	B	6,240.04	GSF	100	62.40	63	1	63
BUSINESS OFFICE 3A	B	2,443.65	GSF	100	24.44	25	1	25
L3						151		151
GRAND TOTAL						151		151

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS 1006

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE

1. THE DESIGN OCCUPANT LOAD OR
2. THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANCY LOAD	COMMON PATH OF EGRESS TRAVEL DISTANCE		
		WITHOUT SPRINKLER		WITH SPRINKLER
		OCCUPANT LOAD		
		OL ≤ 30	OL ≥ 30	
M	74	76	75	75
R-2	20[g]	NP	NP	125
B	74	100	75	100
S	29	100	75[e]	100[a]

a. Building equippped throught with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See section 903 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.2.
e. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet (30 480mm).
g. Rooms, areas, or spaces that are accessory to a Group R-2 occupancy may have a maximum occupant load of 49.

BC 1006.2.1 NUMBER OF EXITS & EXIT ACCESS DOORWAYS

ROOM/SPACE	OCCUPANCY	PROPOSED OCCUPANCY	MIN. EXITS	PROPOSED EXITS	COMPLIANCE
BUSINESS OFFICE 3D	B	41	1	2	YES
BUSINESS OFFICE 3C	B	22	1	2	YES
BUSINESS OFFICE 3B	B	63	1	2	YES
BUSINESS OFFICE 3A	B	25	1	2	YES

BC 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE

REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
COMMON PATH	54' - 2"	100' - 0"	YES

BC 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

STORY	OCCUPANT LOAD PER STORY	PROPOSED OCCUPANT LOAD PER FLOOR	MIN. NUMBER OF EXITS PER STORY	NUMBER OF EXITS PROPOSED	COMPLIANCE
L3	1-500	151	2	3	YES

EXIT SEPARATION DISTANCE 1007

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
BC 1007. 1.1 IN A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MIN. REQUIRED DISTANCE BETWEEN TWO EXITS SHOULD BE ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

OVERALL DIAGNONAL DIMENSION OF THE BUILDING = 233.27'
MIN. REQUIRED DISTANCE BETWEEN TWO EXITS = 1/3 X (233.27') = 77.76'

L3:
EXIT SEPARATION DISTANCE
SEPARATION 1 = 136'-1" > 77.76', THEREFORE OK, COMPLIES
SEPARATION 2 = 165'-1" > 77.79', THEREFORE OK, COMPLIES

EXIT ACCESS TRAVEL DISTANCE BC 1017

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
M	150	200[b]
R-2	150	200[b]
B	200	300[c]
S-2	200	250[c]

b. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. SEE SECTION 903 FOR OCCUPANCIES WHERE SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH SECTION 903.3.1.2.
c. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

BC 1017 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
B	PATH A	107' - 8"	300' - 0"	YES
B	PATH B	207' - 10"	300' - 0"	YES

PLUMBING FIXTURE CALCULATION_3RD FLOOR

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

BUSINESS (B)
- 4 WC PER 71-100 PPL FOR EACH SEX
- 4 LAV PER 76-115 PPL FOR EACH SEX
- 1 DRINKING FOUNTAIN PER 100 PPL
- 1 SERVICE SINK

PROPOSED OCCUPANT LOAD OF OFFICE = **151** (76 FOR EACH SEX)
- 4 WC REQUIRED FOR FEMALE... 4 WC PROVIDED ... COMPLIES
- 4 WC REQUIRED FOR MALE .... 2 WC AND 2 URINAL PROVIDED ... COMPLIES
- 4 LAV REQUIRED FOR FEMALE... 4 LAV. PROVIDED...COMPLIES
- 4 LAV REQUIRED FOR MALE... 4 LAV. PROVIDED...COMPLIES
- 1 DRINKING FOUNTAIN REQUIRED... 1 DRINKING FOUNTAIN PROVIDED ... COMPLIES
- 1 SERVICE SINK REQUIRED...1 SERVICE SINK PROVIDED .... COMPLIES

LEGEND

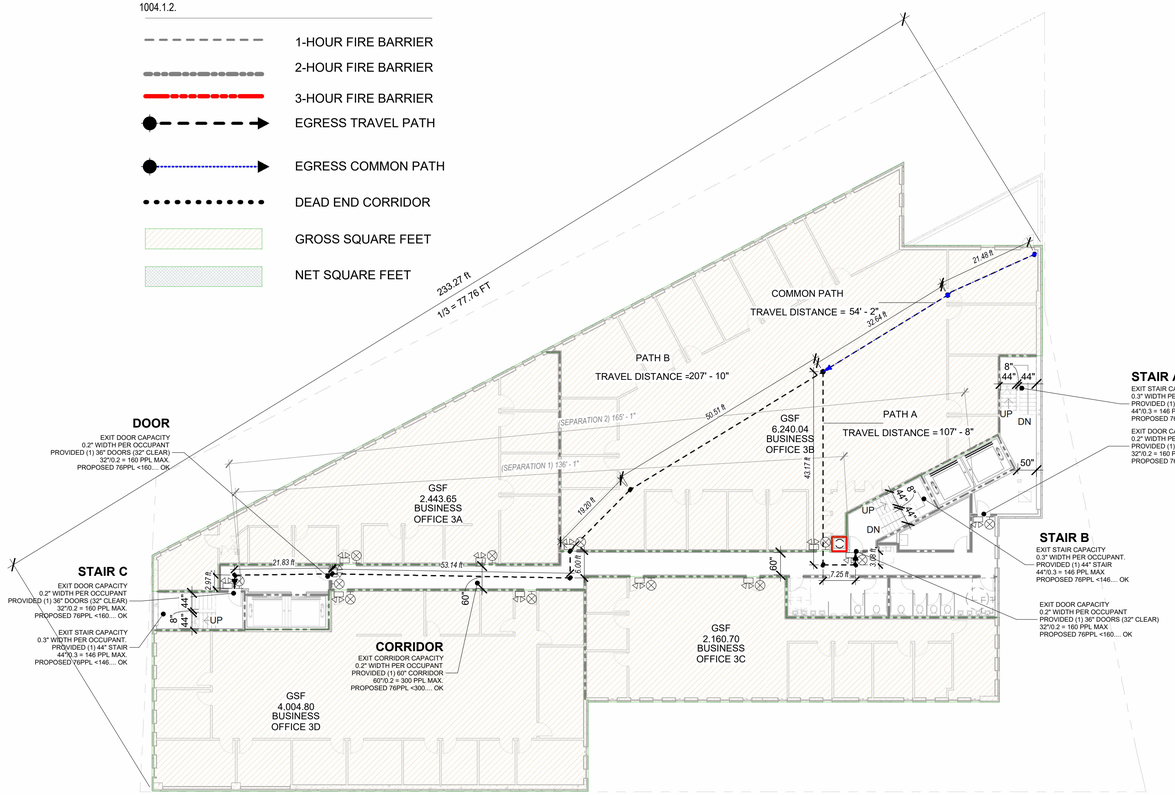
OCCUPANCY LOAD CALCULATION USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

OCCUPANCY LOAD CALCULATION IS PER NYCBC TABLE 1004.1.2.

- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- 3-HOUR FIRE BARRIER
- EGRESS TRAVEL PATH
- EGRESS COMMON PATH
- DEAD END CORRIDOR
- GROSS SQUARE FEET
- NET SQUARE FEET

LEGEND FOR EGRESS

- EXIT SIGN W/EMERGENCY LIGHT BAT. PAK W/2 LAMPS
- EMERGENCY LIGHT BATTERY PAK W/2 LAMPS MAX DIST EVERY 25FT



1 LIFE SAFETY PLAN - L3

1/16" = 1'-0"

DOB APPROVAL

STUDIO C ARCHITECTS
255-17 Northern Blvd., Suite B2,
Little Neck, N.Y. 11363
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 conection 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:
51-18 Roosevelt Ave,
Queens, NY, 11377

Project Name: Tower

LIFE SAFETY PLAN - L3

Sheet Date:	07/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-004

SEAL

Sheet: of

12/11/2025 5:26:25 AM

BC TABLE 1004.1.3 OCCUPANT LOAD

ROOM/SPACE	OCCUPANCY GROUP	FLOOR AREA / OLF			CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD PER FL.	# FLOOR	PROPOSED OCCUPANT LOAD TOTAL
		FLOOR AREA	NSF GSF	OLF				
ABULATORY DIAGNOSTIC A	B	2,161.14	GSF	100	21.61	22	1	22
ABULATORY DIAGNOSTIC B	B	4,001.78	GSF	100	40.02	41	1	41
ABULATORY DIAGNOSTIC C	B	2,443.76	GSF	100	24.44	25	1	25
ABULATORY DIAGNOSTIC D	B	5,989.08	GSF	100	59.89	60	1	60
L4						148		148
GRAND TOTAL						148		148

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS 1006

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE

1. THE DESIGN OCCUPANT LOAD OR
2. THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANCY LOAD	COMMON PATH OF EGRESS TRAVEL DISTANCE		
		WITHOUT SPRINKLER OCCUPANT LOAD		WITH SPRINKLER
		OL ≤ 30	OL ≥ 30	
M	74	76	75	75
R-2	20[g]	NP	NP	125
B	74	100	75	100
S	29	100	75[a]	100[a]

a. Building equippped throught with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See section 903 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.2.
e. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet (30 480mm).
g. Rooms, areas, or spaces that are accessory to a Group R-2 occupancy may have a maximum occupant load of 49.

BC 1006.2.1 NUMBER OF EXITS & EXIT ACCESS DOORWAYS

ROOM/SPACE	OCCUPANCY	PROPOSED OCCUPANCY	MIN. EXITS	PROPOSED EXITS	COMPLIANCE
ABULATORY DIAGNOSTIC A	B	22	1	2	YES
ABULATORY DIAGNOSTIC B	B	41	1	2	YES
ABULATORY DIAGNOSTIC C	B	25	1	2	YES
ABULATORY DIAGNOSTIC D	B	60	1	2	YES

BC 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE

REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
COMMON PATH	55' - 3"	100' - 0"	YES

BC 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

STORY	OCCUPANT LOAD PER STORY	PROPOSED OCCUPANT LOAD PER FLOOR	MIN. NUMBER OF EXITS PER STORY	NUMBER OF EXITS PROPOSED	COMPLIANCE
L4	1-500	148	2	3	YES

EXIT SEPARATION DISTANCE 1007

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
BC 1007. 1.1 IN A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MIN. REQUIRED DISTANCE BETWEEN TWO EXITS SHOULD BE ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

OVERALL DIAGNONAL DIMENSION OF THE BUILDING = 233.27
MIN. REQUIRED DISTANCE BETWEEN TWO EXITS = 1/3 X (233.27) = 77.76'

LEVEL 4:
EXIT SEPARATION DISTANCE
SEPARATION 1 = 136'-1" > 77.76', THEREFORE OK, COMPLIES
SEPARATION 2 = 165'-1" > 77.76', THEREFORE OK, COMPLIES

EXIT ACCESS TRAVEL DISTANCE BC 1017

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
M	150	200[b]
R-2	150	200[b]
B	200	300[c]
S-2	200	250[c]

b. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. SEE SECTION 903 FOR OCCUPANCIES WHERE SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH SECTION 903.3.1.2.
c. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

BC 1017 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
B	PATH A	232' - 7"	300' - 0"	YES
B	PATH B	153' - 7"	300' - 0"	YES

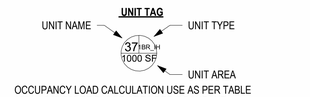
PLUMBING FIXTURE CALCULATION_4TH FLOOR

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

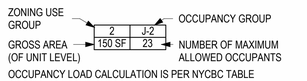
BUSINESS (B) - BUILDING B
- 4 WC PER 71-100 PPL FOR EACH SEX
- 3 LAV PER 51-75 PPL FOR EACH SEX
- 1 DRINKING FOUNTAIN PER 100 PPL
- 1 SERVICE SINK

PROPOSED OCCUPANT LOAD OF OFFICE = **148** (74 FOR EACH SEX)
- 4 WC REQUIRED FOR FEMALE... 4 WC PROVIDED ... COMPLIES
- 3 WC REQUIRED FOR MALE ... 2 WC AND 2 URINAL PROVIDED ... COMPLIES
- 3 LAV REQUIRED FOR FEMALE... 4 LAV. PROVIDED...COMPLIES
- 3 LAV REQUIRED FOR MALE... 4 LAV.. PROVIDED...COMPLIES
- 1 DRINKING FOUNTAIN REQUIRED... 1 DRINKING FOUNTAIN PROVIDED ... COMPLIES
- 1 SERVICE SINK REQUIRED...1 SERVICE SINK PROVIDED .... COMPLIES

LEGEND



OCCUPANCY LOAD CALCULATION USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.



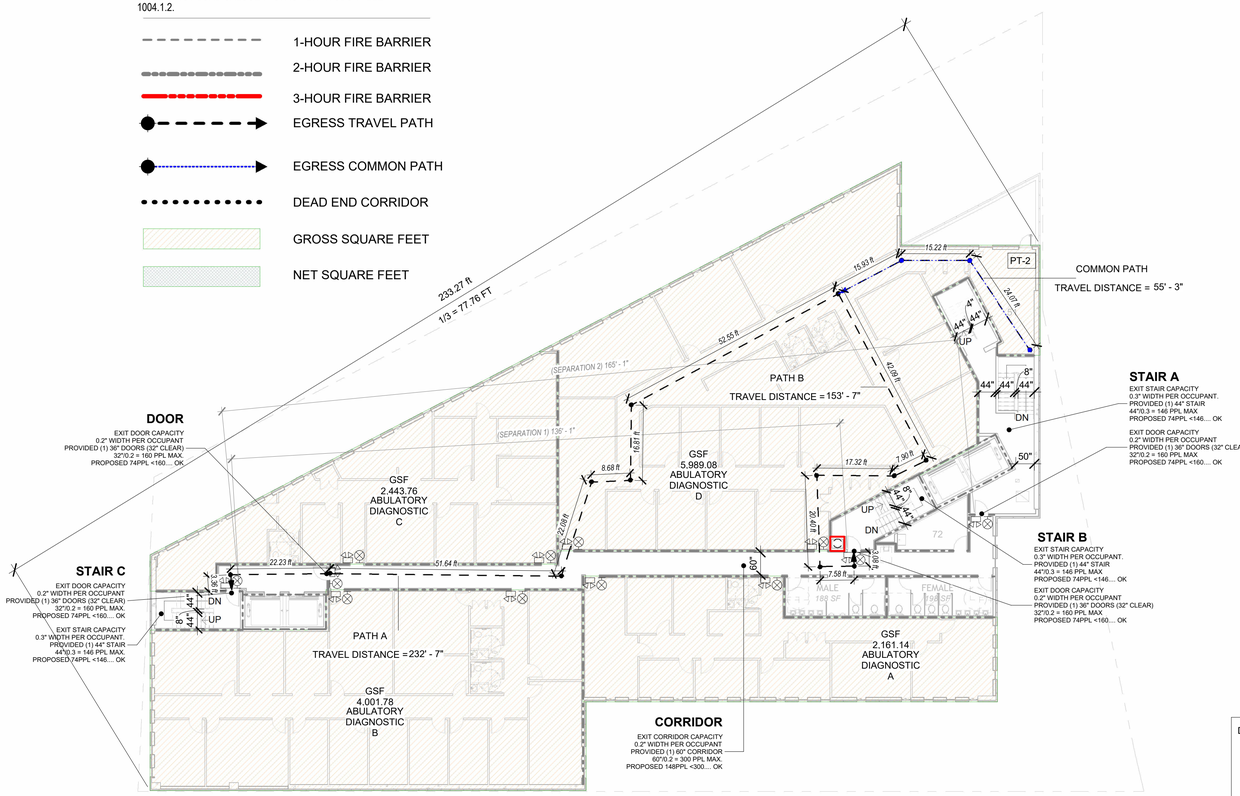
OCCUPANCY LOAD CALCULATION IS PER NYCBC TABLE 1004.1.2.

1-HOUR FIRE BARRIER
2-HOUR FIRE BARRIER
3-HOUR FIRE BARRIER
EGRESS TRAVEL PATH
EGRESS COMMON PATH
DEAD END CORRIDOR
GROSS SQUARE FEET
NET SQUARE FEET

LEGEND FOR EGRESS

EXIT SIGN W/EMERGENCY LIGHT BAT. PAK W/2 LAMPS

EMERGENCY LIGHT BATTERY PAK W/2 LAMPS MAX DIST EVERY 25FT



1 LIFE SAFETY PLAN - L4
1/16" = 1'-0"

N

DOB APPROVAL

STUDIO C ARCHITECTS
255-17 Northern Blvd., Suite B2,
Little Neck, N.Y. 11363
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 conection 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:
51-18 Roosevelt Ave, Queens, NY, 11377

Project Name: Tower

LIFE SAFETY PLAN - L4

Sheet Date:	07/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-005

SEAL

Sheet: of

12/11/2025 5:26:32 AM

BC TABLE 1004.1.3 OCCUPANT LOAD

ROOM/SPACE	OCCUPANCY GROUP	FLOOR AREA / OLF			CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD PER FL.	# FLOOR	PROPOSED OCCUPANT LOAD TOTAL
		FLOOR AREA	NSF GSF	OLF				
RESIDENTIAL ROOF TERRACE	R-2	12,199.66	GSF	200	61.00	61	1	61
ELEVATOR CONTROL RM	R-2	161.78	GSF	300	0.54	1	1	1
OUTDOOR RESIDENTIAL RECREATION AREA	R-2	2,121.72	GSF	200	10.61	11	1	11
INDOOR RESIDENTIAL RECREATION SPACE	R-2	2,296.31	NSF	50	45.93	46	1	46
L5						119		119
GRAND TOTAL						119		119

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS 1006

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE

1. THE DESIGN OCCUPANT LOAD OR
2. THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANCY LOAD	COMMON PATH OF EGRESS TRAVEL DISTANCE		
		WITHOUT SPRINKLER OCCUPANT LOAD		WITH SPRINKLER
		OL ≤ 30	OL ≥ 30	
M	74	76	75	75
R-2	20[g]	NP	NP	125
B	74	100	75	100
S	29	100	75[e]	100[a]

a. Building equippped throught with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See section 903 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.2.
e. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet (30 480mm).
g. Rooms, areas, or spaces that are accessory to a Group R-2 occupancy may have a maximum occupant load of 49.

BC 1006.2.1 NUMBER OF EXITS & EXIT ACCESS DOORWAYS

ROOM/SPACE	OCCUPANCY	PROPOSED OCCUPANCY	MIN. EXITS	PROPOSED EXITS	COMPLIANCE
RESIDENTIAL ROOF TERRACE	R-2	61	2	2	YES
ELEVATOR CONTROL RM	R-2	1	1	2	YES
OUTDOOR RESIDENTIAL RECREATION AREA	R-2	11	1	2	YES
INDOOR RESIDENTIAL RECREATION SPACE	R-2	46	1	2	YES

BC 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE

REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE

NO COMMON PATH PROVIDED

BC 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

STORY	OCCUPANT LOAD PER STORY	PROPOSED OCCUPANT LOAD PER FLOOR	MIN. NUMBER OF EXITS PER STORY	NUMBER OF EXITS PROPOSED	COMPLIANCE
L5	1-500	119	2	3	YES

EXIT SEPARATION DISTANCE 1007

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
BC 1007. 1.1 IN A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MIN. REQUIRED DISTANCE BETWEEN TWO EXITS SHOULD BE ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

OVERALL DIAGNONAL DIMENSION OF THE BUILDING = 242.08
MIN. REQUIRED DISTANCE BETWEEN TWO EXITS = 1/3 X (242.08) = 80.70'

LEVEL 5:
EXIT SEPARATION DISTANCE
SEPARATION 1 = 137'-8" > 80.70', THEREFORE OK, COMPLIES
SEPARATION 2 = 169'-3" > 80.70', THEREFORE OK, COMPLIES

EXIT ACCESS TRAVEL DISTANCE BC 1017

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

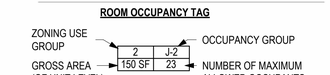
OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
M	150	200[b]
R-2	150	200[b]
B	200	300[c]
S-2	200	250[c]

BC 1017 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
R-2	PATH A	121' - 1"	200' - 0"	YES
R-2	PATH B	109' - 0"	200' - 0"	YES
R-2	PATH C	143' - 11"	200' - 0"	YES

LEGEND

OCCUPANCY LOAD CALCULATION USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.



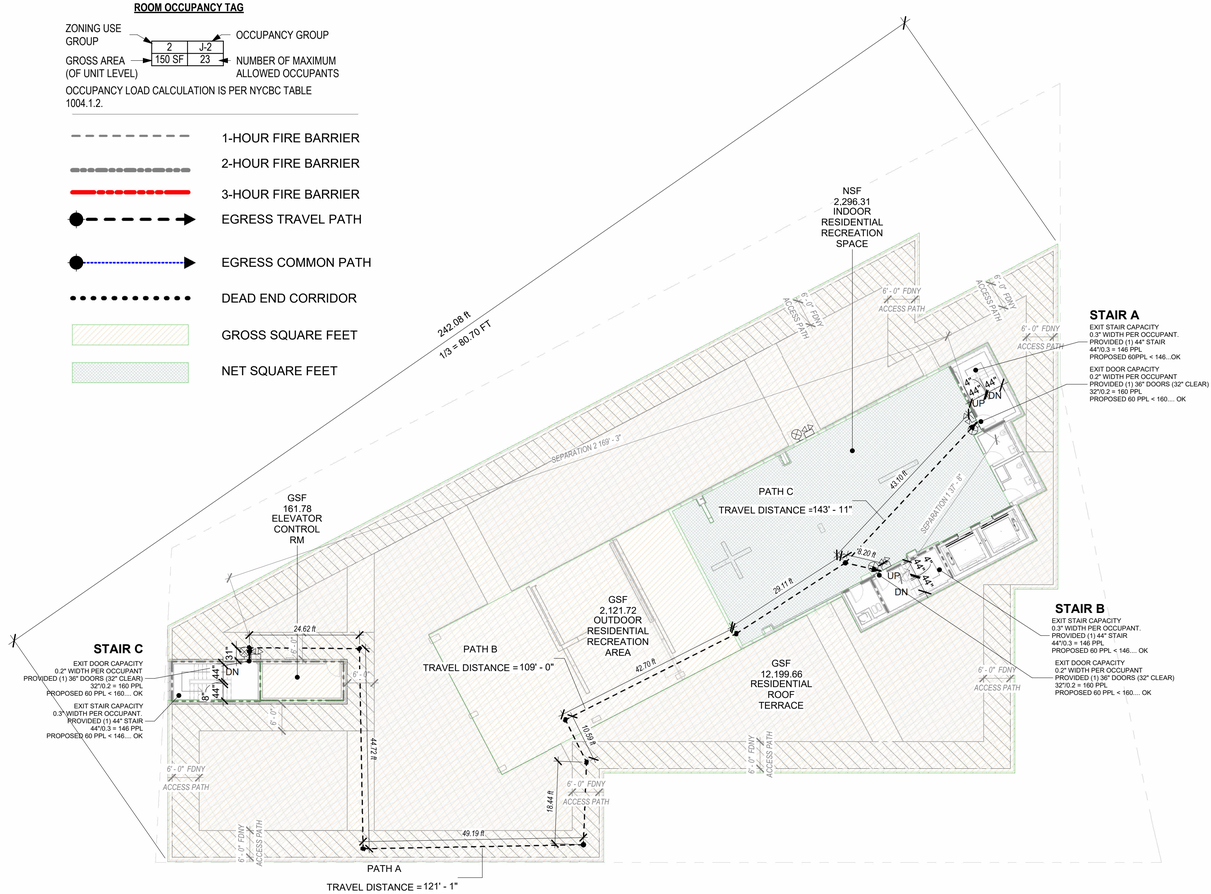
OCCUPANCY LOAD CALCULATION IS PER NYCBC TABLE 1004.1.2.

1-HOUR FIRE BARRIER
2-HOUR FIRE BARRIER
3-HOUR FIRE BARRIER
EGRESS TRAVEL PATH
EGRESS COMMON PATH
DEAD END CORRIDOR
GROSS SQUARE FEET
NET SQUARE FEET

LEGEND FOR EGRESS

EXIT SIGN W/EMERGENCY LIGHT BAT. PAK W/2 LAMPS

EMERGENCY LIGHT BATTERY PAK W/2 LAMPS MAX DIST EVERY 25FT



01 LIFE SAFETY PLAN - L5

1/16" = 1'-0"

N

DOB APPROVAL

STUDIO C ARCHITECTS
255-17 Northern Blvd., Suite B2,
Little Neck, N.Y. 11363
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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:
51-18 Roosevelt Ave, Queens, NY, 11377

Project Name:
Tower

LIFE SAFETY PLAN - L5

Sheet Date:	07/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-006

SEAL

Sheet: of

12/11/2025 5:26:39 AM

BC TABLE 1004.1.3 OCCUPANT LOAD

ROOM/SPACE	OCCUPANCY GROUP	FLOOR AREA / OLF			CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD PER FL.	# FLOOR	PROPOSED OCCUPANT LOAD TOTAL
		FLOOR AREA	NSF GSF	OLF				
APT 6A	R-2	891.23	GSF	200	4.46	5	14	70
APT 6B	R-2	604.98	GSF	200	3.02	4	14	56
APT 6C	R-2	604.98	GSF	200	3.02	4	14	56
APT 6D	R-2	607.39	GSF	200	3.04	4	14	56
APT 6E	R-2	607.39	GSF	200	3.04	4	14	56
APT 6F	R-2	604.88	GSF	200	3.02	4	14	56
L6 TO L19 TYP						25		350
GRAND TOTAL						25		350

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS 1006

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE

1. THE DESIGN OCCUPANT LOAD OR
2. THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANCY LOAD	COMMON PATH OF EGRESS TRAVEL DISTANCE		
		WITHOUT SPRINKLER OCCUPANT LOAD		WITH SPRINKLER
		OL ≤ 30	OL ≥ 30	
M	74	76	75	75
R-2	20 [g]	NP	NP	125
B	74	100	75	100
S	29	100	75[e]	100[a]

a. Building equippped throught with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See section 903 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.2.
e. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet (30 480mm).
g. Rooms, areas, or spaces that are accessory to a Group R-2 occupancy may have a maximum occupant load of 49.

BC 1006.2.1 NUMBER OF EXITS & EXIT ACCESS DOORWAYS

ROOM/SPACE	OCCUPANCY	PROPOSED OCCUPANCY	MIN. EXITS	PROPOSED EXITS	COMPLIANCE
APT 6A	R-2	5	1	1	YES
APT 6B	R-2	4	1	1	YES
APT 6C	R-2	4	1	1	YES
APT 6D	R-2	4	1	1	YES
APT 6E	R-2	4	1	1	YES
APT 6F	R-2	4	1	1	YES

BC 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE

REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
COMMON PATH	116' - 10"	125' - 0"	YES

BC 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

STORY	OCCUPANT LOAD PER STORY	PROPOSED OCCUPANT LOAD PER FLOOR	MIN. NUMBER OF EXITS PER STORY	NUMBER OF EXITS PROPOSED	COMPLIANCE
L6 TO L19 TYP	1-500	25	2	2	YES

EXIT SEPARATION DISTANCE 1007

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
BC 1007. 1.1 IN A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MIN. REQUIRED DISTANCE BETWEEN TWO EXITS SHOULD BE ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

EXCEPTIONS:
3. GROUP R-2 OCCUPANCIES. IN GROUP R-2 OCCUPANCIES, WHERE STAIRS ARE ENCLOSED IN WALLS HAVING AT LEAST A 2-HOUR FIRE RESISTANCE RATING AND CONSTRUCTED OF MASONRY OR MASONRY EQUIVALENT IN ACCORDANCE WITH DEPARTMENT RULES:

3.1.THE EXIT DOORS TO SUCH STAIRS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 15 FEET.

DISTANCE APART PROPOSED 41'-11" > 15'-0" THEREFORE OK, COMPLIES

EXIT ACCESS TRAVEL DISTANCE BC 1017

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
M	150	200[b]
R-2	150	200[b]
B	200	300[c]
S-2	200	250[c]

BC 1017 EXIT ACCESS TRAVEL DISTANCE

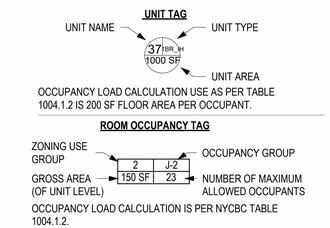
OCCUPANCY	REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
R-2	PATH A	119' - 6"	200' - 0"	YES
R-2	PATH B	169' - 6"	200' - 0"	YES

PLUMBING FIXTURE CALCULATION_TYP. FLOOR (6TH-19TH FLOOR)

TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
APARTMENT HOUSE (R-2)

- 1 WC REQUIRED PER DWELLING UNIT...1 PROVIDED PER DWELLING UNIT ... COMPLIES
- 1 LAV PER DWELLING UNIT...1 PROVIDED PER DWELLING UNIT ... COMPLIES
- 1 BATHTUB/SHOWER PER DWELLING UNIT ...1 BATHTUB PROVIDED PER DWELLING UNIT ... COMPLIES
- 1 KITCHEN SINK PER DWELLING UNIT ... 1 PROVIDED PER DWELLING UNIT ... COMPLIES
- 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS ...1 PROVIDED AT EACH DWELLING UNIT ... COMPLIES

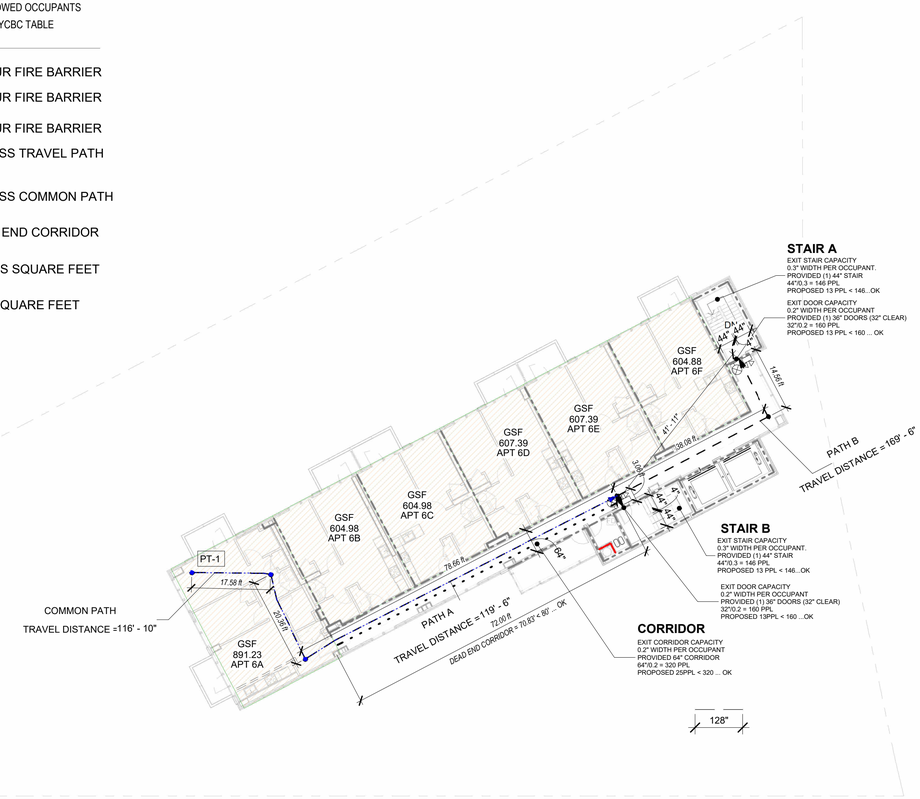
LEGEND



LEGEND FOR EGRESS

EXIT SIGN W/EMERGENCY LIGHT BAT. PAK W/2 LAMPS

EMERGENCY LIGHT BATTERY PAK W/2 LAMPS MAX DIST EVERY 25FT



2 LIFE SAFETY PLAN - L6 TO L19 TYPICAL
1/16" = 1'-0"

DOB APPROVAL

STUDIO C ARCHITECTS
255-17 Northern Blvd., Suite B2,
Little Neck, N.Y. 11363
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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:
51-18 Roosevelt Ave, Queens, NY, 11377

Project Name:
Tower

LIFE SAFETY PLAN - L6 TO L19 TYPICAL

Sheet Date:	07/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-007

SEAL

Sheet: of

12/11/2025 5:26:45 AM

BC TABLE 1004.1.3 OCCUPANT LOAD

ROOM/SPACE	OCCUPANCY GROUP	FLOOR AREA / OLF			CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD PER FL.	# FLOOR	PROPOSED OCCUPANT LOAD TOTAL
		FLOOR AREA	NSF GSF	OLF				
ROOF TERRACE (MEP USE ONLY)	R-2	5,266.49	GSF	300	17.55	18	1	18
ELEVATOR MACHINE ROOM	S-1	191.33	GSF	300	0.64	1	1	1
ROOF						19		19
GRAND TOTAL						19		19

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS 1006

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE.
TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE

1. THE DESIGN OCCUPANT LOAD OR
2. THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANCY LOAD	COMMON PATH OF EGRESS TRAVEL DISTANCE		
		WITHOUT SPRINKLER OCCUPANT LOAD		WITH SPRINKLER
		OL ≤ 30	OL ≥ 30	
M	74	76	75	75
R-2	20[g]	NP	NP	125
B	74	100	75	100
S	29	100	75[e]	100[a]

a. Building equipped throught with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See section 903 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.2.
e. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet (30 480mm).
g. Rooms, areas, or spaces that are accessory to a Group R-2 occupancy may have a maximum occupant load of 49.

BC 1006.2.1 NUMBER OF EXITS & EXIT ACCESS DOORWAYS

ROOM/SPACE	OCCUPANCY	PROPOSED OCCUPANCY	MIN. EXITS	PROPOSED EXITS	COMPLIANCE
ROOF TERRACE (MEP USE ONLY)	R-2	18	1	2	YES
ELEVATOR MACHINE ROOM	S-1	1	1	1	YES

BC 1006.2.1 COMMON PATH OF EGRESS TRAVEL DISTANCE

REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE

NO COMMON PATH PROVIDED

BC 1006.3.1 NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

STORY	OCCUPANT LOAD PER STORY	PROPOSED OCCUPANT LOAD PER FLOOR	MIN. NUMBER OF EXITS PER STORY	NUMBER OF EXITS PROPOSED	COMPLIANCE
ROOF	1-500	19	2	2	YES

EXIT SEPARATION DISTANCE 1007

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
BC 1007. 1.1 IN A BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MIN. REQUIRED DISTANCE BETWEEN TWO EXITS SHOULD BE ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

EXCEPTIONS:
3. GROUP R-2 OCCUPANCIES. IN GROUP R-2 OCCUPANCIES, WHERE STAIRS ARE ENCLOSED IN WALLS HAVING AT LEAST A 2-HOUR FIRE RESISTANCE RATING AND CONSTRUCTED OF MASONRY OR MASONRY EQUIVALENT IN ACCORDANCE WITH DEPARTMENT RULES:

3.1.THE EXIT DOORS TO SUCH STAIRS SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN 15 FEET.

DISTANCE APART PROPOSED 143'-1" > 15'-0" THEREFORE OK, COMPLIES

EXIT ACCESS TRAVEL DISTANCE BC 1017

1017.2 LIMITATIONS. EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2.

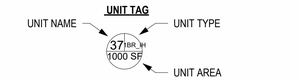
TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER	WITH SPRINKLER
M	150	200[b]
R-2	150	200[b]
B	200	300[c]
S-2	200	250[c]

BC 1017 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	REMOTE POINT 1	PROPOSED TRAVEL DISTANCE	MAX. ALLOWED TRAVEL DISTANCE	COMPLIANCE
R-2	PATH A	133' - 1"	200' - 0"	YES
R-2	PATH B	98' - 11"	200' - 0"	YES

LEGEND



OCCUPANCY LOAD CALCULATION USE AS PER TABLE 1004.1.2 IS 200 SF FLOOR AREA PER OCCUPANT.

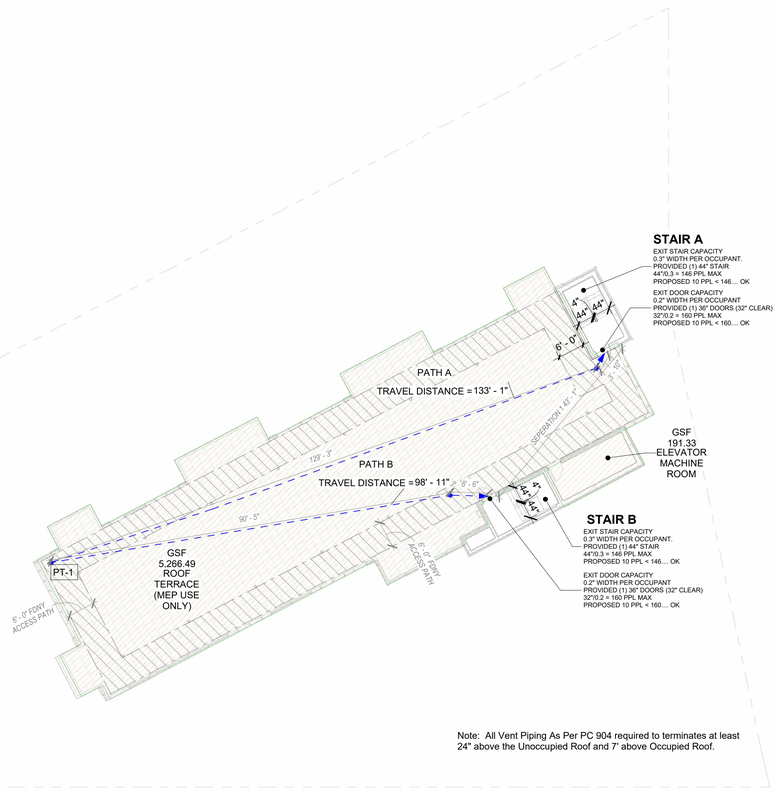
OCCUPANCY LOAD CALCULATION IS PER NYCBC TABLE 1004.1.2.

1-HOUR FIRE BARRIER
2-HOUR FIRE BARRIER
3-HOUR FIRE BARRIER
EGRESS TRAVEL PATH
EGRESS COMMON PATH
DEAD END CORRIDOR
GROSS SQUARE FEET
NET SQUARE FEET

LEGEND FOR EGRESS

EXIT SIGN W/EMERGENCY LIGHT BAT. PAK W/2 LAMPS

EMERGENCY LIGHT BATTERY PAK W/2 LAMPS MAX DIST EVERY 25FT



Note: All Vent Piping As Per PC 904 required to terminates at least 24" above the Unoccupied Roof and 7' above Occupied Roof.

01 LIFE SAFETY PLAN - ROOF
1/16" = 1'-0"

N

DOB APPROVAL

STUDIO C ARCHITECTS
255-17 Northern Blvd., Suite B2,
Little Neck, N.Y. 11363
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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:
51-18 Roosevelt Ave,
Queens, NY, 11377

Project Name:
Tower

LIFE SAFETY PLAN - ROOF

Sheet Date:	07/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-008

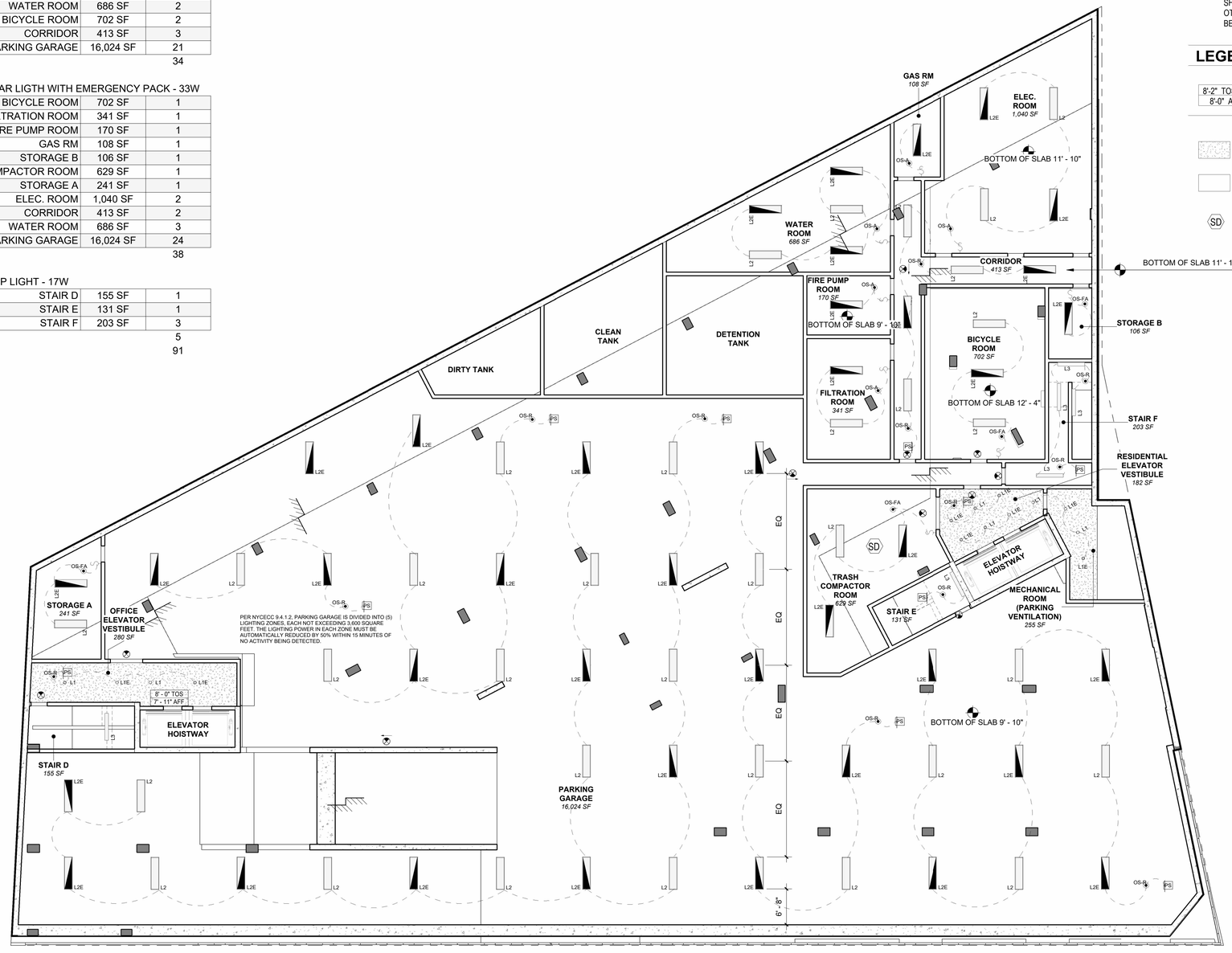
SEAL

Sheet: of

12/11/2025 5:26:52 AM

LIGHTS TYPE

LOCATION	ROOM (SF)	LIGTH QTY
L1 - RECESSED DOWLIGHT - 8W		
MECHANICAL ROOM (PARKING VENTILATION)	255 SF	1
OFFICE ELEVATOR VESTIBULE	280 SF	2
RESIDENTIAL ELEVATOR VESTIBULE	182 SF	3
		6
L1E - RECESSED DOWLIGHT WITH EMERGENCY PACK - 8W		
MECHANICAL ROOM (PARKING VENTILATION)	255 SF	2
OFFICE ELEVATOR VESTIBULE	280 SF	2
RESIDENTIAL ELEVATOR VESTIBULE	182 SF	4
		8
L2 - CEILING MOUNTED LINEAR LIGTH - 33 W		
FILTRATION ROOM	341 SF	1
STORAGE A	241 SF	1
ELEC. ROOM	1,040 SF	2
TRASH COMPACTOR ROOM	629 SF	2
WATER ROOM	686 SF	2
BICYCLE ROOM	702 SF	2
CORRIDOR	413 SF	3
PARKING GARAGE	16,024 SF	21
		34
L2E - CEILING MOUNTED LINEAR LIGTH WITH EMERGENCY PACK - 33W		
BICYCLE ROOM	702 SF	1
FILTRATION ROOM	341 SF	1
FIRE PUMP ROOM	170 SF	1
GAS RM	108 SF	1
STORAGE B	106 SF	1
TRASH COMPACTOR ROOM	629 SF	1
STORAGE A	241 SF	1
ELEC. ROOM	1,040 SF	2
CORRIDOR	413 SF	2
WATER ROOM	686 SF	3
PARKING GARAGE	16,024 SF	24
		38
L3 - SURFACE MOUNTED STRIP LIGHT - 17W		
STAIR D	155 SF	1
STAIR E	131 SF	1
STAIR F	203 SF	3
		5
		91



01 REFLECTED CEILING PLAN - CELLAR
3/32" = 1'-0"

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
3. REFER TO ELECTRICAL LIGHTING DRAWINGS AND SCHEDULE FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
4. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
5. REFER TO E-SERIES, M-SERIES, AND FP-SERIES DRAWINGS FOR BACK OF HOUSE LIGHTING, EMERGENCY LIGHTING, MECHANICAL AND SPRINKLERS.
6. COORDINATE LINEAR OR ARCHITECTURAL GRILL DIFFUSER SUPPLY / RETURN GRILL LOCATIONS W/ MECH. DRAWINGS
7. SPRINKLER HEADS TO BE CENTERED @ ALL CORRIDORS & ALIGNED WITH ADJACENT FIXTURES UNLESS OTHERWISE NOTED
8. ALL RETAIL, OFFCE AND COMMUNITY HALL SPACES SHALL BE UNFINISHED RAW CONCRETE UNLESS OTHERWISE NOTED - ALL CEILING FINISHES SHALL BE BY TENNANT.

LEGEND

CEILING TAG

8'-2" TOS — CEILING HEIGHT TOP OF SLAB
8'-0" AFF — CEILING HEIGHT ABOVE FINISH FLOOR

CEILING LEGEND

DROPPED GWB CEILING HEIGHT AS INDICATED

CONCRETE CEILING "USG COVER COAT BRAND COMPOUND" SKIM KADEX COAT AND PAINTED

SD — SMOKE / CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

L1 — 6" RECESSED DOWN LIGHT -

L1E — 6" RECESSED DOWN LIGHT WITH EMERGENCY PACK

L2 — CEILING MOUNTED LINEAR LIGHT

L2E — CEILING MOUNTED LIGHT WITH EMERGENCY PACK

L3 — SURFACE MOUNTED STRIP LIGHT

R1 — 6" RECESSED OUTDOOR DOWN LIGHT

R1E — 6" RECESSED OUTDOOR DOWN LIGHT WITH EMERGENCY PACK

R2 — 8" LED OUTDOOR WALL LIGHT

ES&L — EXIT SIGN & LIGHT LED, 120 VOLT, 5 WATT, EDGE LIT BY ATLITE MARATHON SERIES WITH 8" LETTERS.

WIRE

PS — TO PANEL SWITCH

OS-A — AUTOMATIC-OFF OCCUPANYC SENSOR (AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY)

OS-FA — FULL AUTOMATIC-ON OCCUPANYC SENSOR
- AUTOMATICALLY TURNS ON LIGHTS TO FULL BRIGHTNESS
- AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY

OS-R — REDUCED POWER OCCUPANYC SENSOR
- AUTOMATICALLY REDUCES LIGHTING POWER BY 50% AFTER 15 MINUTES OF UNOCCUPANCY
- FULL AUTOMATIC-ON

DS — DAYLIGHT RESPONSIVE CONTROL
- REDUCES LIGHTING POWER IN RESPONSE TO DAYLIGHT
- CONTINUOUS DIMMING OR STEPPED DIMMING AT:-
  1. 50%-70% OF DESIGN LIGHTING POWER
  2. 20%-40% OF DESIGN LIGHTING POWER
  3. COMPLETE SHUTOFF

TS — TIME-SWITCH CONTROL (PROGRAMED)
- HAVE A MINIMUM 7-DAY CLOCK
- ALLOW TO PROGRAM 7-DIFFERENT DAY TYPES/WEEK
- HAVE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE
- HAVE PROGRAM BACKUP IN CASE OF POWER INTERRUPTION
- INCLUDE A MANUALLY-CONTROLLED OVERRIDE SWITCH THAT,WHEN INTIATED, PERMITS THE CONTROLLED LIGHTING TO REMAIN ON FOR A MAXIMUM OF 2 HOURS

D — DIMMER SWITCH / BI-LEVEL CONTROL (MANUAL)
- CONTINUOUS DIMMING CONTROL IN ADDITION TO FULL ON AND FULL OFF

LOCAL LIGHT SWITCH (MANUAL)
- MANUAL LIGHT CONTROL TO ALLOW FULL ON AND FULL OFF

DAYLIGHT ZONE
- LATERALLY TO 8' FROM THE PERIMETER WALL (1-TIMES THE HEIGHT FROM THE FLOOR TO THE TOP OF THE WINDOWS)
- LONGITUDINALLY FROM THE EDGE OF THE FENESTRATION TO THE NEAREST FULL-HEIGHT WALL, OR UP TO 2', WHICHEVER IS LESS

N

DOB APPROVAL

STUDIO C ARCHITECTS
15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 conection 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

REFLECTING CEILING PLAN - CELLAR

Sheet Date:	03/03/22
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-150

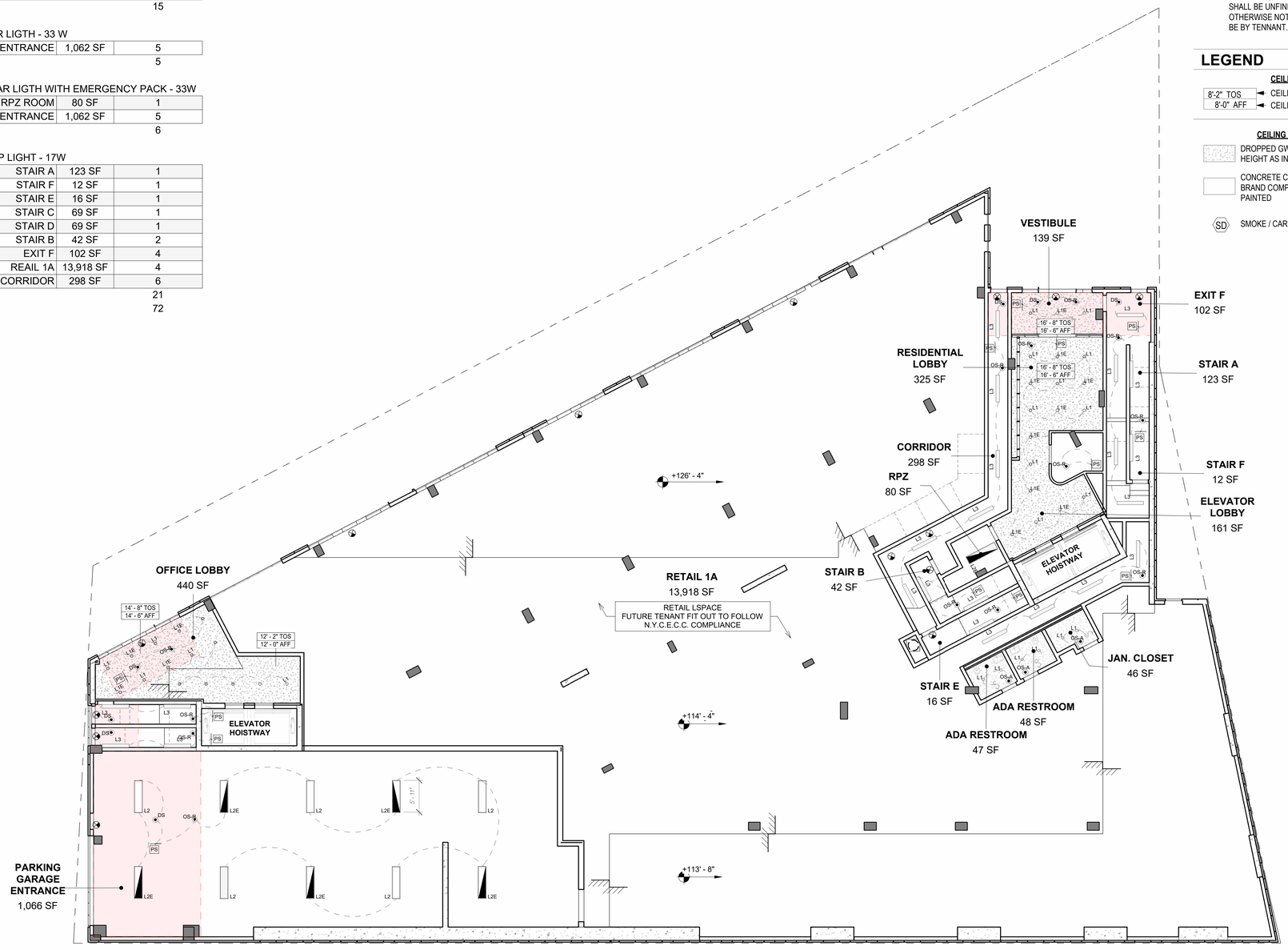
SEAL

12/11/2025 5:27:01 AM

Sheet: of 54

LIGHTS TYPE

LOCATION	ROOM (SF)	LIGTH QTY
L1 - RECESSED DOWLIGHT - 8W		
JAN. CLOSET	46 SF	2
ADA RESTROOM	48 SF	2
ADA RESTROOM	47 SF	2
ELEVATOR LOBBY	161 SF	2
VESTIBULE	139 SF	2
RESIDENTIAL LOBBY	325 SF	6
OFFICE LOBBY	440 SF	9
		25
L1E - RECESSED DOWLIGHT WITH EMERGENCY PACK - 8W		
VESTIBULE	139 SF	1
ELEVATOR LOBBY	161 SF	3
RESIDENTIAL LOBBY	325 SF	5
OFFICE LOBBY	440 SF	6
		15
L2 - CEILING MOUNTED LINEAR LIGTH - 33 W		
PARKING GARAGE ENTRANCE	1,062 SF	5
		5
L2E - CEILING MOUNTED LINEAR LIGTH WITH EMERGENCY PACK - 33W		
RPZ ROOM	80 SF	1
PARKING GARAGE ENTRANCE	1,062 SF	5
		6
L3 - SURFACE MOUNTED STRIP LIGHT - 17W		
STAIR A	123 SF	1
STAIR F	12 SF	1
STAIR E	16 SF	1
STAIR C	69 SF	1
STAIR D	69 SF	1
STAIR B	42 SF	2
EXIT F	102 SF	4
REAIL 1A	13,918 SF	4
CORRIDOR	298 SF	6
		21
		72



01 REFLECTED CEILING PLAN - L1
3/32" = 1'-0"

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
3. REFER TO ELECTRICAL LIGHTING DRAWINGS AND SCHEDULE FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
4. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
5. REFER TO E-SERIES, M-SERIES, AND FP-SERIES DRAWINGS FOR BACK OF HOUSE LIGHTING, EMERGENCY LIGHTING, MECHANICAL AND SPRINKLERS.
6. COORDINATE LINEAR OR ARCHITECTURAL GRILL DIFFUSER SUPPLY / RETURN GRILL LOCATIONS W/ MECH. DRAWINGS
7. SPRINKLER HEADS TO BE CENTERED @ ALL CORRIDORS & ALIGNED WITH ADJACENT FIXTURES UNLESS OTHERWISE NOTED
8. ALL RETAIL, OFFCE AND COMMUNITY HALL SPACES SHALL BE UNFINISHED RAW CONCRETE UNLESS OTHERWISE NOTED - ALL CEILING FINISHES SHALL BE BY TENNANT.

LEGEND

CEILING TAG

- 8'-2" TOS / 8'-0" AFF — CEILING HEIGHT TOP OF SLAB / CEILING HEIGHT ABOVE FINISH FLOOR

CEILING LEGEND

- DROPPED GWB CEILING HEIGHT AS INDICATED
- CONCRETE CEILING "USG COVER COAT BRAND COMPOUND" SKIM KADEX COAT AND PAINTED
- SD — SMOKE / CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

- L1 — 6" RECESSED DOWN LIGHT -
- L1E — 6" RECESSED DOWN LIGHT WITH EMERGENCY PACK
- L2 — CEILING MOUNTED LINEAR LIGHT
- L2E — CEILING MOUNTED LIGHT WITH EMERGENCY PACK
- L3 — SURFACE MOUNTED STRIP LIGHT
- R1 — 6" RECESSED OUTDOOR DOWN LIGHT
- R1E — 6" RECESSED OUTDOOR DOWN LIGHT WITH EMERGENCY PACK
- R2 — 8" LED OUTDOOR WALL LIGHT
- ES&L — EXIT SIGN & LIGHT LED, 120 VOLT, 5 WATT, EDGE LIT BY ATLITE MARATHON SERIES WITH 8" LETTERS.
- WIRE
- PS — TO PANEL SWITCH
- OS-A — AUTOMATIC-OFF OCCUPANYC SENSOR (AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY)
- OS-FA — FULL AUTOMATIC-ON OCCUPANYC SENSOR
  - AUTOMATICALLY TURNS ON LIGHTS TO FULL BRIGHTNESS
  - AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY
- OS-R — REDUCED POWER OCCUPANYC SENSOR
  - AUTOMATICALLY REDUCES LIGHTING POWER BY 50% AFTER 15 MINUTES OF UNOCCUPANCY
  - FULL AUTOMATIC-ON
- DS — DAYLIGHT RESPONSIVE CONTROL
  - REDUCES LIGHTING POWER IN RESPONSE TO DAYLIGHT
  - CONTINUOUS DIMMING OR STEPPED DIMMING AT:
    1. 50%-70% OF DESIGN LIGHTING POWER
    2. 20%-40% OF DESIGN LIGHTING POWER
    3. COMPLETE SHUTOFF
- TS — TIME-SWITCH CONTROL (PROGRAMED)
  - HAVE A MINIMUM 7-DAY CLOCK
  - ALLOW TO PROGRAM 7-DIFFERENT DAY TYPES/WEEK
  - HAVE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE
  - HAVE PROGRAM BACKUP IN CASE OF POWER INTERRUPTION
  - INCLUDE A MANUALLY-CONTROLLED OVERRIDE SWITCH THAT,WHEN INTIATED, PERMITS THE CONTROLLED LIGHTING TO REMAIN ON FOR A MAXIMUM OF 2 HOURS
- D — DIMMER SWITCH / BI-LEVEL CONTROL (MANUAL)
  - CONTINUOUS DIMMING CONTROL IN ADDITION TO FULL ON AND FULL OFF
- LOCAL LIGHT SWITCH (MANUAL)
  - MANUAL LIGHT CONTROL TO ALLOW FULL ON AND FULL OFF
- DAYLIGHT ZONE
  - LATERALLY TO 8' FROM THE PERIMETER WALL (1-TIMES THE HEIGHT FROM THE FLOOR TO THE TOP OF THE WINDOWS)
  - LONGITUDINALLY FROM THE EDGE OF THE FENESTRATION TO THE NEAREST FULL-HEIGHT WALL, OR UP TO 2', WHICHEVER IS LESS

N

DOB APPROVAL

STUDIO C ARCHITECTS
15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 conection 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

REFLECTING CEILING PLAN - L1

Sheet Date:	03/03/22
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

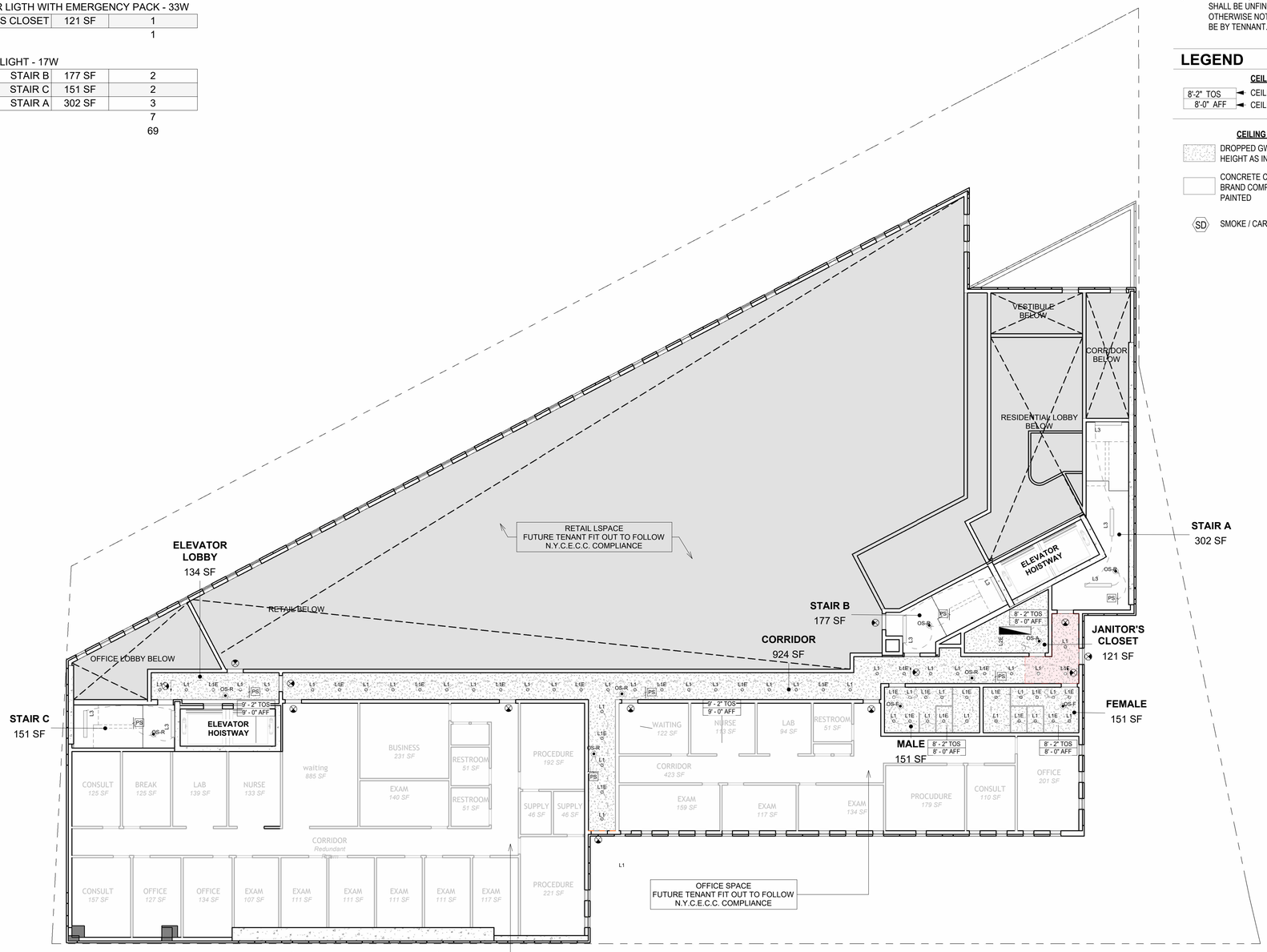
A-151

SEAL

Sheet: of 54

12/11/2025 5:27:10 AM

LIGHTS TYPE		
LOCATION	ROOM (SF)	LIGTH QTY
L1 - RECESSED DOWLIGHT - 8W		
ELEVATOR LOBBY	134 SF	4
MALE RESTROOM	151 SF	5
FEMALE RESTROOM	151 SF	6
CORRIDOR	924 SF	23
		38
L1E - RECESSED DOWLIGHT WITH EMERGENCY PACK - 8W		
ELEVATOR LOBBY	134 SF	1
FEMALE RESTROOM	151 SF	5
MALE RESTROOM	151 SF	5
CORRIDOR	924 SF	12
		23
L2E - CEILING MOUNTED LINEAR LIGTH WITH EMERGENCY PACK - 33W		
JANITOR'S CLOSET	121 SF	1
		1
L3 - SURFACE MOUNTED STRIP LIGHT - 17W		
STAIR B	177 SF	2
STAIR C	151 SF	2
STAIR A	302 SF	3
		7
		69



01 REFLECTED CEILING PLAN - L2

3/32" = 1'-0"

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
3. REFER TO ELECTRICAL LIGHTING DRAWINGS AND SCHEDULE FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
4. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
5. REFER TO E-SERIES, M-SERIES, AND FP-SERIES DRAWINGS FOR BACK OF HOUSE LIGHTING, EMERGENCY LIGHTING, MECHANICAL AND SPRINKLERS.
6. COORDINATE LINEAR OR ARCHITECTURAL GRILL DIFFUSER SUPPLY / RETURN GRILL LOCATIONS W/ MECH. DRAWINGS
7. SPRINKLER HEADS TO BE CENTERED @ ALL CORRIDORS & ALIGNED WITH ADJACENT FIXTURES UNLESS OTHERWISE NOTED
8. ALL RETAIL, OFFCE AND COMMUNITY HALL SPACES SHALL BE UNFINISHED RAW CONCRETE UNLESS OTHERWISE NOTED - ALL CEILING FINISHES SHALL BE BY TENNANT.

LEGEND

CEILING TAG

- 8'-2" TOS / 8'-0" AFF — CEILING HEIGHT TOP OF SLAB / CEILING HEIGHT ABOVE FINISH FLOOR

CEILING LEGEND

- DROPPED GWB CEILING HEIGHT AS INDICATED
- CONCRETE CEILING "USG COVER COAT BRAND COMPOUND" SKIM KADEX COAT AND PAINTED
- SD — SMOKE / CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

- L1 — 6" RECESSED DOWN LIGHT -
- L1E — 6" RECESSED DOWN LIGHT WITH EMERGENCY PACK
- L2 — CEILING MOUNTED LINEAR LIGHT
- L2E — CEILING MOUNTED LIGHT WITH EMERGENCY PACK
- L3 — SURFACE MOUNTED STRIP LIGHT
- R1 — 6" RECESSED OUTDOOR DOWN LIGHT
- R1E — 6" RECESSED OUTDOOR DOWN LIGHT WITH EMERGENCY PACK
- R2 — 8" LED OUTDOOR WALL LIGHT
- ES&L — EXIT SIGN & LIGHT LED, 120 VOLT, 5 WATT, EDGE LIT BY ATLITE MARATHON SERIES WITH 8" LETTERS.
- WIRE
- PS — TO PANEL SWITCH
- OS-A — AUTOMATIC-OFF OCCUPANYC SENSOR (AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY)
- OS-FA — FULL AUTOMATIC-ON OCCUPANYC SENSOR
  - AUTOMATICALLY TURNS ON LIGHTS TO FULL BRIGHTNESS
  - AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY
- OS-R — REDUCED POWER OCCUPANYC SENSOR
  - AUTOMATICALLY REDUCES LIGHTING POWER BY 50% AFTER 15 MINUTES OF UNOCCUPANCY
  - FULL AUTOMATIC-ON
- DS — DAYLIGHT RESPONSIVE CONTROL
  - REDUCES LIGHTING POWER IN RESPONSE TO DAYLIGHT
  - CONTINUOUS DIMMING OR STEPPED DIMMING AT:
    1. 50%-70% OF DESIGN LIGHTING POWER
    2. 20%-40% OF DESIGN LIGHTING POWER
    3. COMPLETE SHUTOFF
- TS — TIME-SWITCH CONTROL (PROGRAMED)
  - HAVE A MINIMUM 7-DAY CLOCK
  - ALLOW TO PROGRAM 7-DIFFERENT DAY TYPES/WEEK
  - HAVE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE
  - HAVE PROGRAM BACKUP IN CASE OF POWER INTERRUPTION
  - INCLUDE A MANUALLY-CONTROLLED OVERRIDE SWITCH THAT,WHEN INTIATED, PERMITS THE CONTROLLED LIGHTING TO REMAIN ON FOR A MAXIMUM OF 2 HOURS
- D — DIMMER SWITCH / BI-LEVEL CONTROL (MANUAL)
  - CONTINUOUS DIMMING CONTROL IN ADDITION TO FULL ON AND FULL OFF
- LOCAL LIGHT SWITCH (MANUAL)
  - MANUAL LIGHT CONTROL TO ALLOW FULL ON AND FULL OFF
- DAYLIGHT ZONE
  - LATERALLY TO 8' FROM THE PERIMETER WALL (1-TIMES THE HEIGHT FROM THE FLOOR TO THE TOP OF THE WINDOWS)
  - LONGITUDINALLY FROM THE EDGE OF THE FENESTRATION TO THE NEAREST FULL-HEIGHT WALL, OR UP TO 2', WHICHEVER IS LESS

N

DOB APPROVAL

STUDIO C ARCHITECTS
15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of Studio C Architects, P.L.L.C. and were created, evolved, and developed for use on, and in conection 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, P.L.L.C. 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

REFLECTING CEILING PLAN - L2

Sheet Date:	03/03/22
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

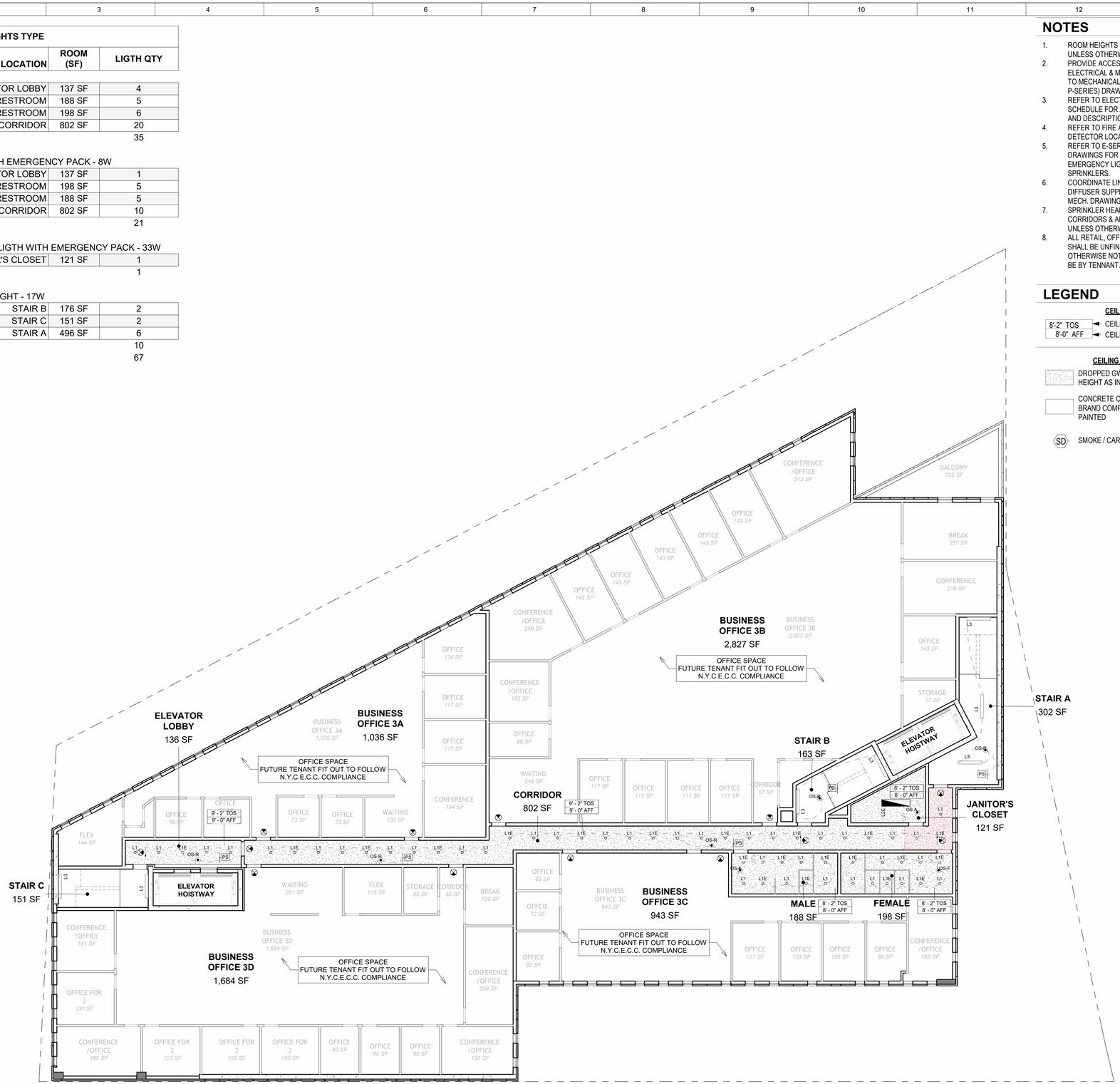
A-152

SEAL

Sheet: of 54

12/11/2025 5:27:19 AM

LIGHTS TYPE		
LOCATION	ROOM (SF)	LIGTH QTY
L1 - RECESSED DOWLIGHT - 8W		
ELEVATOR LOBBY	137 SF	4
MALE RESTROOM	188 SF	5
FEMALE RESTROOM	198 SF	6
CORRIDOR	802 SF	20
		35
L1E - RECESSED DOWLIGHT WITH EMERGENCY PACK - 8W		
ELEVATOR LOBBY	137 SF	1
FEMALE RESTROOM	198 SF	5
MALE RESTROOM	188 SF	5
CORRIDOR	802 SF	10
		21
L2E - CEILING MOUNTED LINEAR LIGTH WITH EMERGENCY PACK - 33W		
JANITOR'S CLOSET	121 SF	1
		1
L3 - SURFACE MOUNTED STRIP LIGHT - 17W		
STAIR B	176 SF	2
STAIR C	151 SF	2
STAIR A	496 SF	6
		10
		67



01 REFLECTED CEILING PLAN - L3

3/32" = 1'-0"

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
3. REFER TO ELECTRICAL LIGHTING DRAWINGS AND SCHEDULE FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
4. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
5. REFER TO E-SERIES, M-SERIES, AND FP-SERIES DRAWINGS FOR BACK OF HOUSE LIGHTING, EMERGENCY LIGHTING, MECHANICAL AND SPRINKLERS.
6. COORDINATE LINEAR OR ARCHITECTURAL GRILL DIFFUSER SUPPLY / RETURN GRILL LOCATIONS W/ MECH. DRAWINGS
7. SPRINKLER HEADS TO BE CENTERED @ ALL CORRIDORS & ALIGNED WITH ADJACENT FIXTURES UNLESS OTHERWISE NOTED
8. ALL RETAIL, OFFCE AND COMMUNITY HALL SPACES SHALL BE UNFINISHED RAW CONCRETE UNLESS OTHERWISE NOTED - ALL CEILING FINISHES SHALL BE BY TENNANT.

LEGEND

CEILING TAG

8'-2" TOS / 8'-0" AFF — CEILING HEIGHT TOP OF SLAB / CEILING HEIGHT ABOVE FINISH FLOOR

CEILING LEGEND

DROPPED GWB CEILING HEIGHT AS INDICATED

CONCRETE CEILING "USG COVER COAT BRAND COMPOUND" SKIM KADEX COAT AND PAINTED

SD — SMOKE / CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

L1 — 6" RECESSED DOWN LIGHT -

L1E — 6" RECESSED DOWN LIGHT WITH EMERGENCY PACK

L2 — CEILING MOUNTED LINEAR LIGHT

L2E — CEILING MOUNTED LIGHT WITH EMERGENCY PACK

L3 — SURFACE MOUNTED STRIP LIGHT

R1 — 6" RECESSED OUTDOOR DOWN LIGHT

R1E — 6" RECESSED OUTDOOR DOWN LIGHT WITH EMERGENCY PACK

R2 — 8" LED OUTDOOR WALL LIGHT

ES&L — EXIT SIGN & LIGHT LED, 120 VOLT, 5 WATT, EDGE LIT BY ATLITE MARATHON SERIES WITH 8" LETTERS.

WIRE

PS — TO PANEL SWITCH

OS-A — AUTOMATIC-OFF OCCUPANYC SENSOR (AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY)

OS-FA — FULL AUTOMATIC-ON OCCUPANYC SENSOR
- AUTOMATICALLY TURNS ON LIGHTS TO FULL BRIGHTNESS
- AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY

OS-R — REDUCED POWER OCCUPANYC SENSOR
- AUTOMATICALLY REDUCES LIGHTING POWER BY 50% AFTER 15 MINUTES OF UNOCCUPANCY
- FULL AUTOMATIC-ON

DS — DAYLIGHT RESPONSIVE CONTROL
- REDUCES LIGHTING POWER IN RESPONSE TO DAYLIGHT
- CONTINUOUS DIMMING OR STEPPED DIMMING AT:
  1. 50%-70% OF DESIGN LIGHTING POWER
  2. 20%-40% OF DESIGN LIGHTING POWER
  3. COMPLETE SHUTOFF

TS — TIME-SWITCH CONTROL (PROGRAMED)
- HAVE A MINIMUM 7-DAY CLOCK
- ALLOW TO PROGRAM 7-DIFFERENT DAY TYPES/WEEK
- HAVE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE
- HAVE PROGRAM BACKUP IN CASE OF POWER INTERRUPTION
- INCLUDE A MANUALLY-CONTROLLED OVERRIDE SWITCH THAT,WHEN INTIATED, PERMITS THE CONTROLLED LIGHTING TO REMAIN ON FOR A MAXIMUM OF 2 HOURS

D — DIMMER SWITCH / BI-LEVEL CONTROL (MANUAL)
- CONTINUOUS DIMMING CONTROL IN ADDITION TO FULL ON AND FULL OFF

LOCAL LIGHT SWITCH (MANUAL)
- MANUAL LIGHT CONTROL TO ALLOW FULL ON AND FULL OFF

DAYLIGHT ZONE
- LATERALLY TO 8' FROM THE PERIMETER WALL (1-TIMES THE HEIGHT FROM THE FLOOR TO THE TOP OF THE WINDOWS) LONGITUDINALLY FROM THE EDGE OF THE FENESTRATION TO THE NEAREST FULL-HEIGHT WALL, OR UP TO 2', WHICHEVER IS LESS

N

SEAL

DOB APPROVAL

STUDIO C ARCHITECTS
15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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

REFLECTING CEILING PLAN - L3

Sheet Date:	03/03/22
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

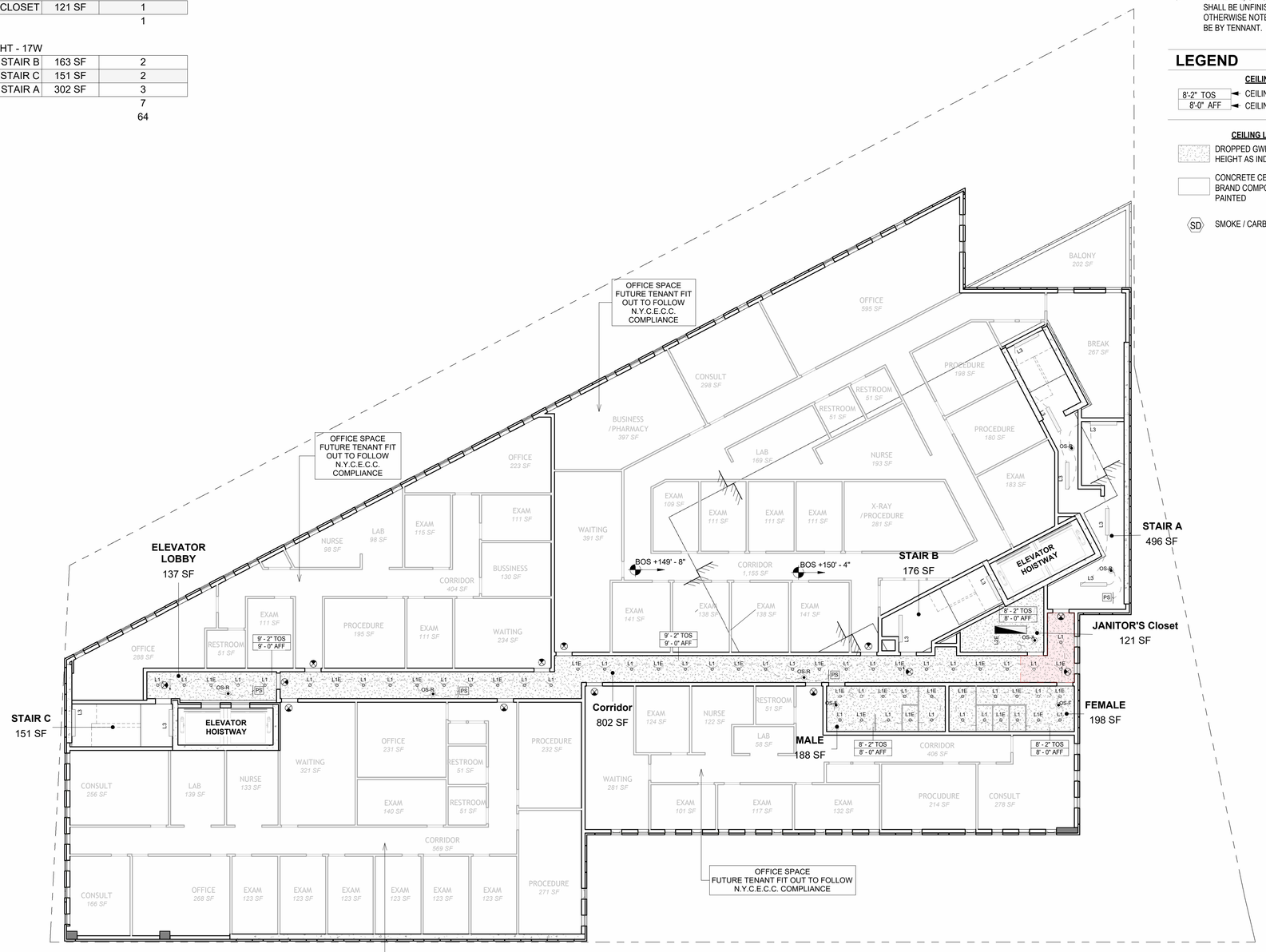
A-153

Sheet: of 54

12/11/2025 5:27:29 AM

LIGHTS TYPE

LOCATION	ROOM (SF)	LIGTH QTY
L1 - RECESSED DOWLIGHT - 8W		
ELEVATOR LOBBY	136 SF	4
MALE RESTROOM	188 SF	5
FEMALE RESTROOM	198 SF	6
CORRIDOR	802 SF	20
		35
L1E - RECESSED DOWLIGHT WITH EMERGENCY PACK - 8W		
ELEVATOR LOBBY	136 SF	1
FEMALE RESTROOM	198 SF	5
MALE RESTROOM	188 SF	5
CORRIDOR	802 SF	10
		21
L2E - CEILING MOUNTED LINEAR LIGTH WITH EMERGENCY PACK - 33W		
JANITOR'S CLOSET	121 SF	1
		1
L3 - SURFACE MOUNTED STRIP LIGHT - 17W		
STAIR B	163 SF	2
STAIR C	151 SF	2
STAIR A	302 SF	3
		7
		64



01 REFLECTING CEILING PLAN - L4

3/32" = 1'-0"

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
3. REFER TO ELECTRICAL LIGHTING DRAWINGS AND SCHEDULE FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
4. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
5. REFER TO E-SERIES, M-SERIES, AND FP-SERIES DRAWINGS FOR BACK OF HOUSE LIGHTING, EMERGENCY LIGHTING, MECHANICAL AND SPRINKLERS.
6. COORDINATE LINEAR OR ARCHITECTURAL GRILL DIFFUSER SUPPLY / RETURN GRILL LOCATIONS W/ MECH. DRAWINGS
7. SPRINKLER HEADS TO BE CENTERED @ ALL CORRIDORS & ALIGNED WITH ADJACENT FIXTURES UNLESS OTHERWISE NOTED
8. ALL RETAIL, OFFCE AND COMMUNITY HALL SPACES SHALL BE UNFINISHED RAW CONCRETE UNLESS OTHERWISE NOTED - ALL CEILING FINISHES SHALL BE BY TENNANT.

LEGEND

CEILING TAG

8'-2" TOS / 8'-0" AFF — CEILING HEIGHT TOP OF SLAB / CEILING HEIGHT ABOVE FINISH FLOOR

CEILING LEGEND

DROPPED GWB CEILING HEIGHT AS INDICATED

CONCRETE CEILING "USG COVER COAT BRAND COMPOUND" SKIM KADEX COAT AND PAINTED

SD — SMOKE / CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

L1 — 6" RECESSED DOWN LIGHT -

L1E — 6" RECESSED DOWN LIGHT WITH EMERGENCY PACK

L2 — CEILING MOUNTED LINEAR LIGHT

L2E — CEILING MOUNTED LIGHT WITH EMERGENCY PACK

L3 — SURFACE MOUNTED STRIP LIGHT

R1 — 6" RECESSED OUTDOOR DOWN LIGHT

R1E — 6" RECESSED OUTDOOR DOWN LIGHT WITH EMERGENCY PACK

R2 — 8" LED OUTDOOR WALL LIGHT

ES&L — EXIT SIGN & LIGHT LED, 120 VOLT, 5 WATT, EDGE LIT BY ATLITE MARATHON SERIES WITH 8" LETTERS.

WIRE

PS — TO PANEL SWITCH

OS-A — AUTOMATIC-OFF OCCUPANYC SENSOR (AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY)

OS-FA — FULL AUTOMATIC-ON OCCUPANYC SENSOR
- AUTOMATICALLY TURNS ON LIGHTS TO FULL BRIGHTNESS
- AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY

OS-R — REDUCED POWER OCCUPANYC SENSOR
- AUTOMATICALLY REDUCES LIGHTING POWER BY 50% AFTER 15 MINUTES OF UNOCCUPANCY
- FULL AUTOMATIC-ON

DS — DAYLIGHT RESPONSIVE CONTROL
- REDUCES LIGHTING POWER IN RESPONSE TO DAYLIGHT
- CONTINUOUS DIMMING OR STEPPED DIMMING AT:
  1. 50%-70% OF DESIGN LIGHTING POWER
  2. 20%-40% OF DESIGN LIGHTING POWER
  3. COMPLETE SHUTOFF

TS — TIME-SWITCH CONTROL (PROGRAMED)
- HAVE A MINIMUM 7-DAY CLOCK
- ALLOW TO PROGRAM 7-DIFFERENT DAY TYPES/WEEK
- HAVE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE
- HAVE PROGRAM BACKUP IN CASE OF POWER INTERRUPTION
- INCLUDE A MANUALLY-CONTROLLED OVERRIDE SWITCH THAT,WHEN INTIATED, PERMITS THE CONTROLLED LIGHTING TO REMAIN ON FOR A MAXIMUM OF 2 HOURS

D — DIMMER SWITCH / BI-LEVEL CONTROL (MANUAL)
- CONTINUOUS DIMMING CONTROL IN ADDITION TO FULL ON AND FULL OFF

LOCAL LIGHT SWITCH (MANUAL)
- MANUAL LIGHT CONTROL TO ALLOW FULL ON AND FULL OFF

DAYLIGHT ZONE
- LATERALLY TO 8' FROM THE PERIMETER WALL (1-TIMES THE HEIGHT FROM THE FLOOR TO THE TOP OF THE WINDOWS)
- LONGITUDINALLY FROM THE EDGE OF THE FENESTRATION TO THE NEAREST FULL-HEIGHT WALL, OR UP TO 2', WHICHEVER IS LESS

N

DOB APPROVAL

STUDIO C ARCHITECTS
15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 conection 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

REFLECTING CEILING PLAN - L4

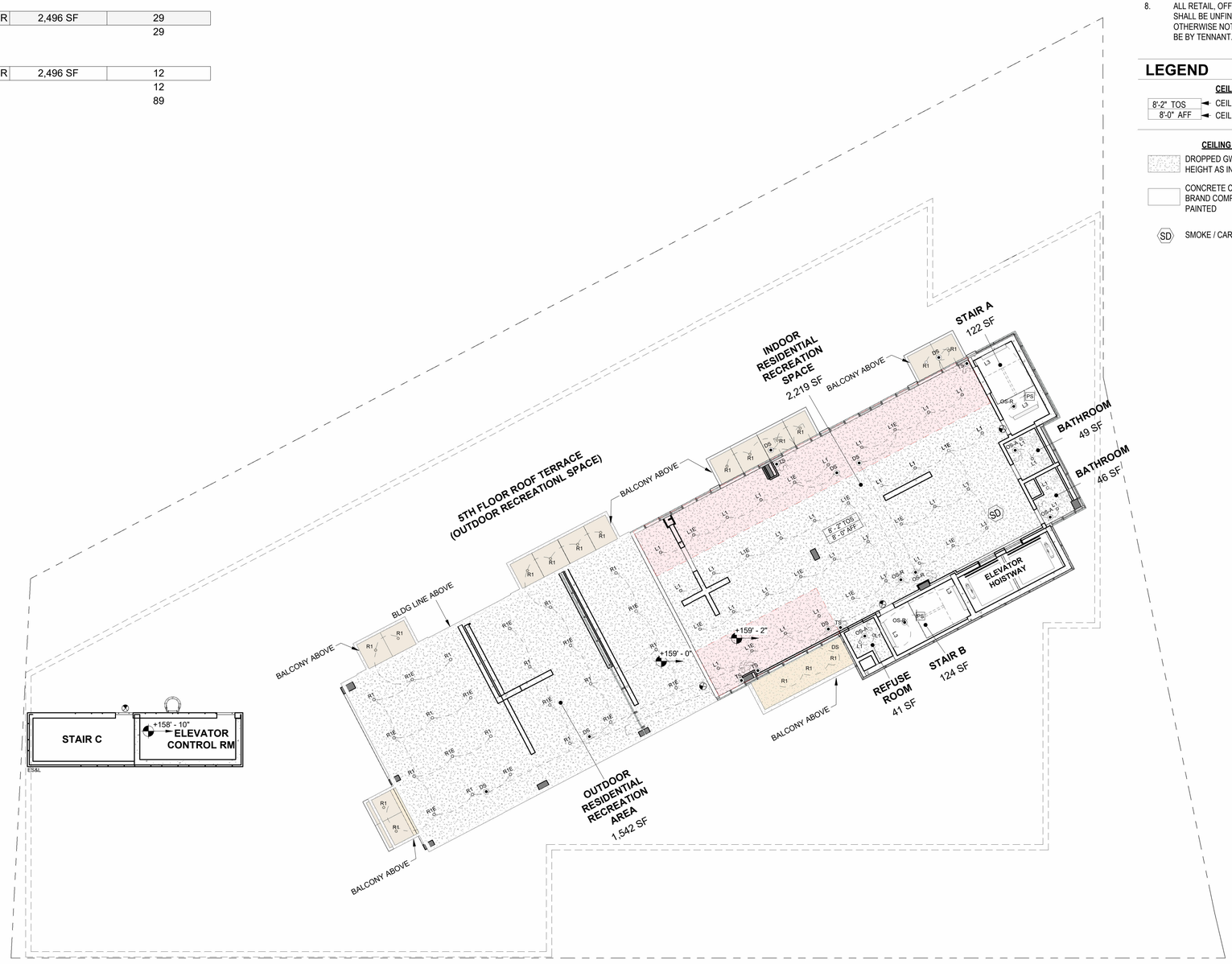
Sheet Date:	03/03/22
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-154

SEAL

12/11/2025 5:27:38 AM

LIGHTS TYPE		
LOCATION	**ROOM (SF)**	**LIGTH QTY**
L1 - RECESSED DOWLIGHT - 8W		
REFUSE ROOM	41 SF	2
BATHROOM	95 SF	4
INDOOR RESIDENTIAL RECREATION SPACE	2,219 SF	26
		32
L1E - RECESSED DOWLIGHT WITH EMERGENCY PACK - 8W		
INDOOR RESIDENTIAL RECREATION SPACE	2,219 SF	12
		12
L3 - SURFACE MOUNTED STRIP LIGHT - 17W		
STAIR B	124 SF	2
STAIR A	122 SF	2
		4
R1 - RECESSED DOWLIGHT - 8W		
OUTDOOR	2,496 SF	29
		29
R1E - RECESSED DOWLIGHT - 8W		
OUTDOOR	2,496 SF	12
		12
		89



01 REFLECTED CEILING PLAN_5TH FLOOR
3/32" = 1'-0"

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
3. REFER TO ELECTRICAL LIGHTING DRAWINGS AND SCHEDULE FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
4. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
5. REFER TO E-SERIES, M-SERIES, AND FP-SERIES DRAWINGS FOR BACK OF HOUSE LIGHTING, EMERGENCY LIGHTING, MECHANICAL AND SPRINKLERS.
6. COORDINATE LINEAR OR ARCHITECTURAL GRILL DIFFUSER SUPPLY / RETURN GRILL LOCATIONS W/ MECH. DRAWINGS
7. SPRINKLER HEADS TO BE CENTERED @ ALL CORRIDORS & ALIGNED WITH ADJACENT FIXTURES UNLESS OTHERWISE NOTED
8. ALL RETAIL, OFFCE AND COMMUNITY HALL SPACES SHALL BE UNFINISHED RAW CONCRETE UNLESS OTHERWISE NOTED - ALL CEILING FINISHES SHALL BE BY TENNANT.

LEGEND

CEILING TAG

8'-2" TOS / 8'-0" AFF — CEILING HEIGHT TOP OF SLAB / CEILING HEIGHT ABOVE FINISH FLOOR

CEILING LEGEND

- DROPPED GWB CEILING HEIGHT AS INDICATED
- CONCRETE CEILING "USG COVER COAT BRAND COMPOUND" SKIM KADEX COAT AND PAINTED
- SD — SMOKE / CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

- L1 — 6" RECESSED DOWN LIGHT -
- L1E — 6" RECESSED DOWN LIGHT WITH EMERGENCY PACK
- L2 — CEILING MOUNTED LINEAR LIGHT
- L2E — CEILING MOUNTED LIGHT WITH EMERGENCY PACK
- L3 — SURFACE MOUNTED STRIP LIGHT
- R1 — 6" RECESSED OUTDOOR DOWN LIGHT
- R1E — 6" RECESSED OUTDOOR DOWN LIGHT WITH EMERGENCY PACK
- R2 — 8" LED OUTDOOR WALL LIGHT
- ES&L — EXIT SIGN & LIGHT LED, 120 VOLT, 5 WATT, EDGE LIT BY ATLITE MARATHON SERIES WITH 8" LETTERS.
- WIRE
- PS — TO PANEL SWITCH
- OS-A — AUTOMATIC-OFF OCCUPANYC SENSOR (AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY)
- OS-FA — FULL AUTOMATIC-ON OCCUPANYC SENSOR
  - AUTOMATICALLY TURNS ON LIGHTS TO FULL BRIGHTNESS
  - AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY
- OS-R — REDUCED POWER OCCUPANYC SENSOR
  - AUTOMATICALLY REDUCES LIGHTING POWER BY 50% AFTER 15 MINUTES OF UNOCCUPANCY
  - FULL AUTOMATIC-ON
- DS — DAYLIGHT RESPONSIVE CONTROL
  - REDUCES LIGHTING POWER IN RESPONSE TO DAYLIGHT
  - CONTINUOUS DIMMING OR STEPPED DIMMING AT:
    1. 50%-70% OF DESIGN LIGHTING POWER
    2. 20%-40% OF DESIGN LIGHTING POWER
    3. COMPLETE SHUTOFF
- TS — TIME-SWITCH CONTROL (PROGRAMED)
  - HAVE A MINIMUM 7-DAY CLOCK
  - ALLOW TO PROGRAM 7-DIFFERENT DAY TYPES/WEEK
  - HAVE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE
  - HAVE PROGRAM BACKUP IN CASE OF POWER INTERRUPTION
  - INCLUDE A MANUALLY-CONTROLLED OVERRIDE SWITCH THAT,WHEN INTIATED, PERMITS THE CONTROLLED LIGHTING TO REMAIN ON FOR A MAXIMUM OF 2 HOURS
- D — DIMMER SWITCH / BI-LEVEL CONTROL (MANUAL)
  - CONTINUOUS DIMMING CONTROL IN ADDITION TO FULL ON AND FULL OFF
- LOCAL LIGHT SWITCH (MANUAL)
  - MANUAL LIGHT CONTROL TO ALLOW FULL ON AND FULL OFF
- DAYLIGHT ZONE
  - LATERALLY TO 8' FROM THE PERIMETER WALL (1-TIMES THE HEIGHT FROM THE FLOOR TO THE TOP OF THE WINDOWS) LONGITUDINALLY FROM THE EDGE OF THE FENESTRATION TO THE NEAREST FULL-HEIGHT WALL, OR UP TO 2', WHICHEVER IS LESS

N

DOB APPROVAL

STUDIO C ARCHITECTS
15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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

REFLECTING CEILING PLAN - L5

Sheet Date:	03/03/22
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-155

SEAL

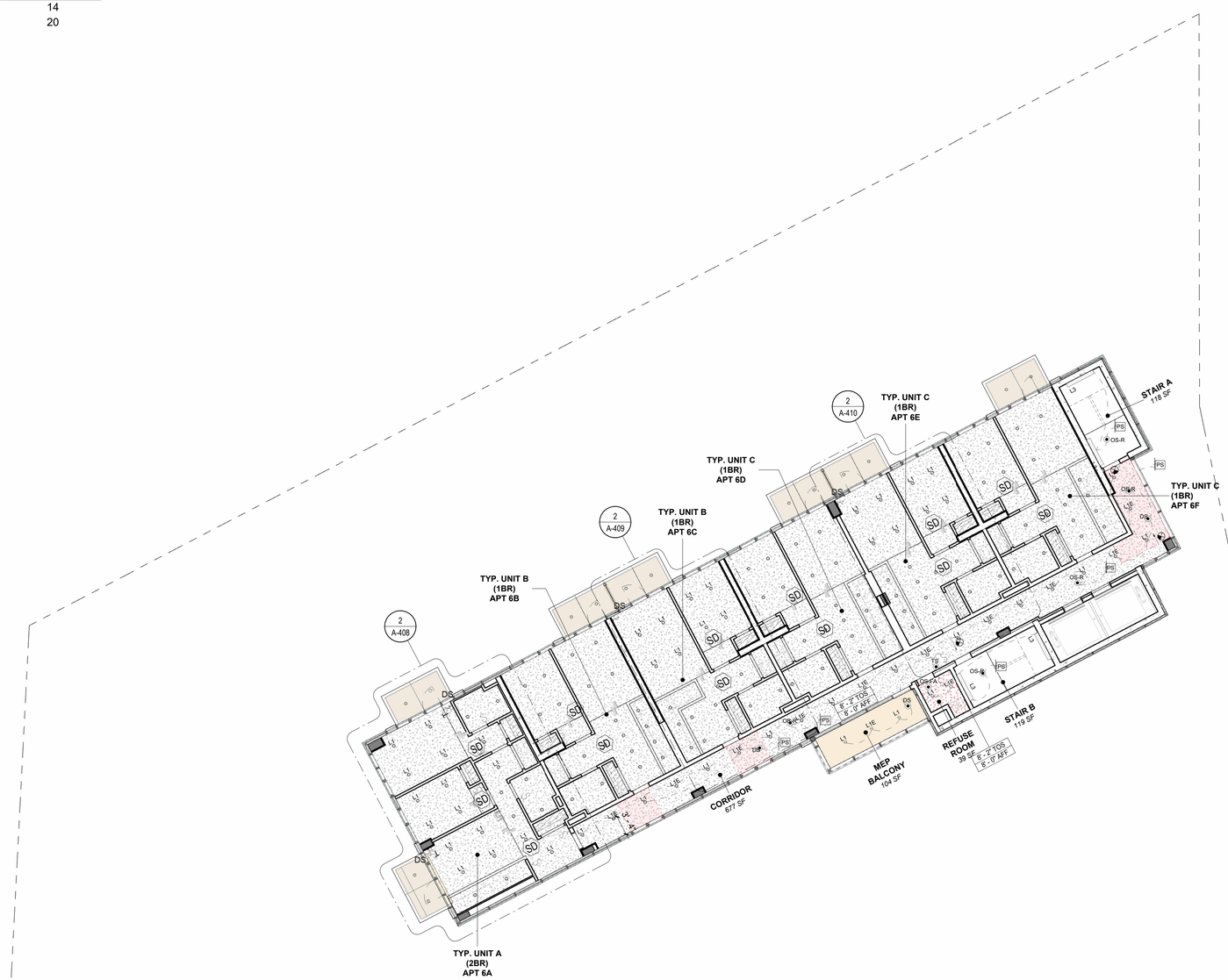
Sheet: of 54

12/11/2025 5:27:47 AM

LIGHTS TYPE		
LOCATION	ROOM (SF)	LIGTH QTY
L1 - RECESSED DOWLIGHT - 8W		
REFUSE ROOM	39 SF	1
		1
L1E - RECESSED DOWLIGHT WITH EMERGENCY PACK - 8W		
REFUSE ROOM	39 SF	1
		1
L3 - SURFACE MOUNTED STRIP LIGHT - 17W		
STAIR B	119 SF	2
STAIR A	118 SF	2
		4
R1 - RECESSED DOWLIGHT - 8W		
BALCONY	446 SF	14
		14
		20

TOTAL SQUARE FEET CALCULATION

REFUSE ROOM 39SF X 14 FL = 546SF
CORRDIRO 672SF X 14 = 9,408SF
STAIR A 118SF X 14 FL = 1,652SF
STAIR B 119SF X 14 FL = 1,666SF
BALCONY 446SF X 14 FL = 6,244SF



01 REFLECTED CEILING PLAN _6TH - 19TH FLOOR (TYP.)
3/32" = 1'-0"

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
3. REFER TO ELECTRICAL LIGHTING DRAWINGS AND SCHEDULE FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
4. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
5. REFER TO E-SERIES, M-SERIES, AND FP-SERIES DRAWINGS FOR BACK OF HOUSE LIGHTING, EMERGENCY LIGHTING, MECHANICAL AND SPRINKLERS.
6. COORDINATE LINEAR OR ARCHITECTURAL GRILL DIFFUSER SUPPLY / RETURN GRILL LOCATIONS W/ MECH. DRAWINGS
7. SPRINKLER HEADS TO BE CENTERED @ ALL CORRIDORS & ALIGNED WITH ADJACENT FIXTURES UNLESS OTHERWISE NOTED
8. ALL RETAIL, OFFCE AND COMMUNITY HALL SPACES SHALL BE UNFINISHED RAW CONCRETE UNLESS OTHERWISE NOTED - ALL CEILING FINISHES SHALL BE BY TENNANT.

LEGEND

CEILING TAG

8'-2" TOS
8'-0" AFF
- CEILING HEIGHT TOP OF SLAB
- CEILING HEIGHT ABOVE FINISH FLOOR

CEILING LEGEND

- DROPPED GWB CEILING HEIGHT AS INDICATED
- CONCRETE CEILING "USG COVER COAT BRAND COMPOUND" SKIM KADEX COAT AND PAINTED
- SD — SMOKE / CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

- L1 — 6" RECESSED DOWN LIGHT -
- L1E — 6" RECESSED DOWN LIGHT WITH EMERGENCY PACK
- L2 — CEILING MOUNTED LINEAR LIGHT
- L2E — CEILING MOUNTED LIGHT WITH EMERGENCY PACK
- L3 — SURFACE MOUNTED STRIP LIGHT
- R1 — 6" RECESSED OUTDOOR DOWN LIGHT
- R1E — 6" RECESSED OUTDOOR DOWN LIGHT WITH EMERGENCY PACK
- R2 — 8" LED OUTDOOR WALL LIGHT
- ES&L — EXIT SIGN & LIGHT LED, 120 VOLT, 5 WATT, EDGE LIT BY ATLITE MARATHON SERIES WITH 8" LETTERS.
- WIRE
- PS — TO PANEL SWITCH
- OS-A — AUTOMATIC-OFF OCCUPANYC SENSOR (AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY)
- OS-FA — FULL AUTOMATIC-ON OCCUPANYC SENSOR
  - AUTOMATICALLY TURNS ON LIGHTS TO FULL BRIGHTNESS
  - AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY
- OS-R — REDUCED POWER OCCUPANYC SENSOR
  - AUTOMATICALLY REDUCES LIGHTING POWER BY 50% AFTER 15 MINUTES OF UNOCCUPANCY
  - FULL AUTOMATIC-ON
- DS — DAYLIGHT RESPONSIVE CONTROL
  - REDUCES LIGHTING POWER IN RESPONSE TO DAYLIGHT
  - CONTINUOUS DIMMING OR STEPPED DIMMING AT:
    1. 50%-70% OF DESIGN LIGHTING POWER
    2. 20%-40% OF DESIGN LIGHTING POWER
    3. COMPLETE SHUTOFF
- TS — TIME-SWITCH CONTROL (PROGRAMED)
  - HAVE A MINIMUM 7-DAY CLOCK
  - ALLOW TO PROGRAM 7-DIFFERENT DAY TYPES/WEEK
  - HAVE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE
  - HAVE PROGRAM BACKUP IN CASE OF POWER INTERRUPTION
  - INCLUDE A MANUALLY-CONTROLLED OVERRIDE SWITCH THAT,WHEN INTIATED, PERMITS THE CONTROLLED LIGHTING TO REMAIN ON FOR A MAXIMUM OF 2 HOURS
- D — DIMMER SWITCH / BI-LEVEL CONTROL (MANUAL)
  - CONTINUOUS DIMMING CONTROL IN ADDITION TO FULL ON AND FULL OFF
- LOCAL LIGHT SWITCH (MANUAL)
  - MANUAL LIGHT CONTROL TO ALLOW FULL ON AND FULL OFF
- DAYLIGHT ZONE
  - LATERALLY TO 8' FROM THE PERIMETER WALL (1-TIMES THE HEIGHT FROM THE FLOOR TO THE TOP OF THE WINDOWS)
  - LONGITUDINALLY FROM THE EDGE OF THE FENESTRATION TO THE NEAREST FULL-HEIGHT WALL, OR UP TO 2', WHICHEVER IS LESS

N

SEAL

DOB APPROVAL

STUDIO C ARCHITECTS
15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 conection 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

REFLECTING CEILING PLAN - L6 TO L19 TYPICAL

Sheet Date:	03/03/22
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

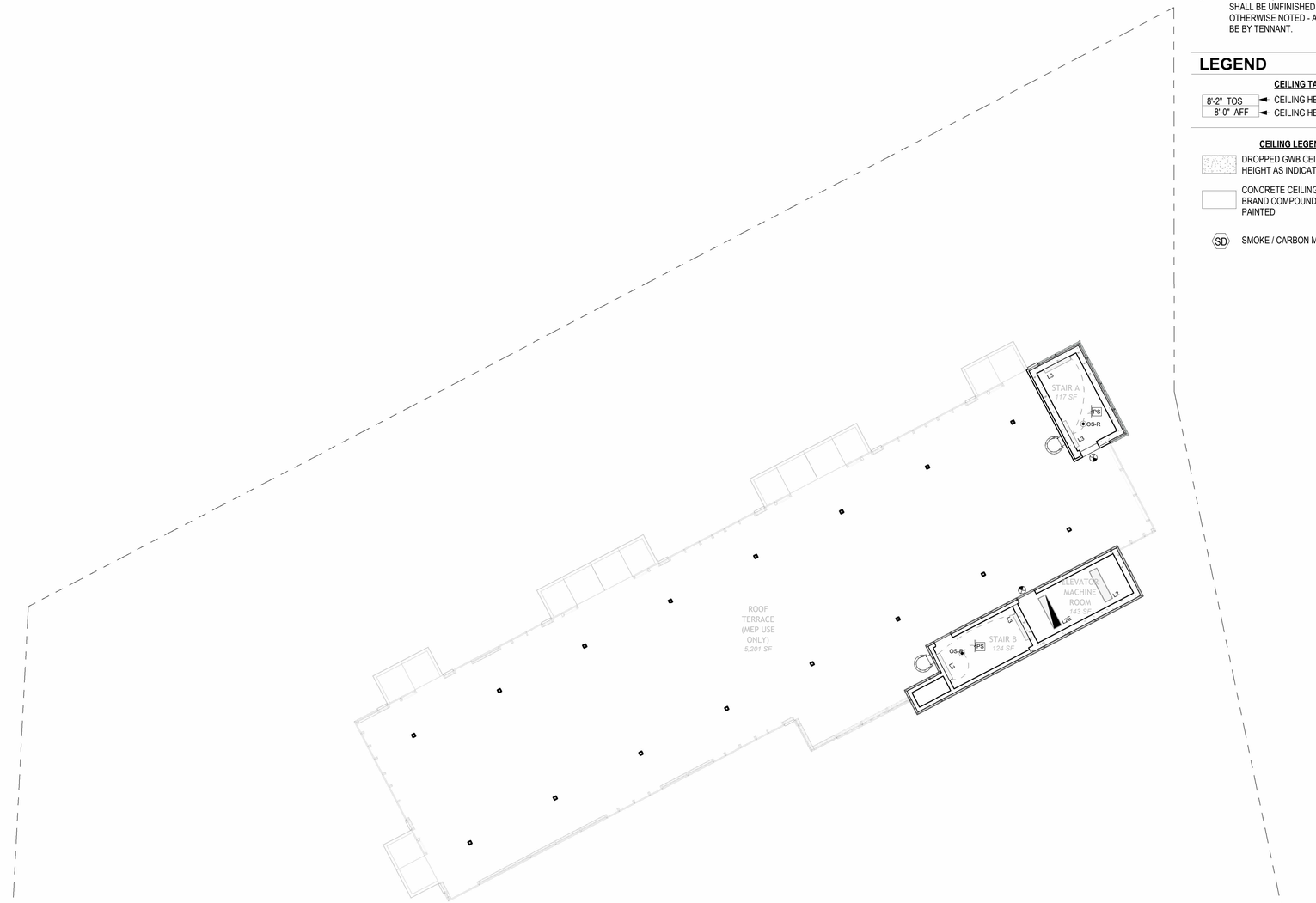
A-156

Sheet: of 54

12/11/2025 5:27:56 AM

LIGHTS TYPE

LOCATION	ROOM (SF)	LIGTH QTY
L2 - CEILING MOUNTED LINEAR LIGTH - 33 W		
ELEVATOR MACHINE ROOM	143 SF	1
		1
L2E - CEILING MOUNTED LINEAR LIGTH WITH EMERGENCY PACK - 33W		
ELEVATOR MACHINE ROOM	143 SF	1
		1
L3 - SURFACE MOUNTED STRIP LIGHT - 17W		
STAIR B	124 SF	2
STAIR A	117 SF	2
		4
		6



01 REFLECTED CEILING PLAN _ ROOF
3/32" = 1'-0"

NOTES

1. ROOM HEIGHTS SHOWN ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
2. PROVIDE ACCESS DOORS FOR PLUMBING, ELECTRICAL & MECHANICAL AS REQUIRED; REFER TO MECHANICAL AND PLUMBING (M-SERIES AND P-SERIES) DRAWINGS FOR LOCATIONS.
3. REFER TO ELECTRICAL LIGHTING DRAWINGS AND SCHEDULE FOR ALL FIXTURE TYPES, LOCATIONS AND DESCRIPTIONS.
4. REFER TO FIRE ALARM DRAWINGS FOR SMOKE DETECTOR LOCATIONS.
5. REFER TO E-SERIES, M-SERIES, AND FP-SERIES DRAWINGS FOR BACK OF HOUSE LIGHTING, EMERGENCY LIGHTING, MECHANICAL AND SPRINKLERS.
6. COORDINATE LINEAR OR ARCHITECTURAL GRILL DIFFUSER SUPPLY / RETURN GRILL LOCATIONS W/ MECH. DRAWINGS
7. SPRINKLER HEADS TO BE CENTERED @ ALL CORRIDORS & ALIGNED WITH ADJACENT FIXTURES UNLESS OTHERWISE NOTED
8. ALL RETAIL, OFFCE AND COMMUNITY HALL SPACES SHALL BE UNFINISHED RAW CONCRETE UNLESS OTHERWISE NOTED - ALL CEILING FINISHES SHALL BE BY TENNANT.

LEGEND

CEILING TAG

- 8'-2" TOS — CEILING HEIGHT TOP OF SLAB
- 8'-0" AFF — CEILING HEIGHT ABOVE FINISH FLOOR

CEILING LEGEND

- DROPPED GWB CEILING HEIGHT AS INDICATED
- CONCRETE CEILING "USG COVER COAT BRAND COMPOUND" SKIM KADEX COAT AND PAINTED
- SD — SMOKE / CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

- L1 — 6" RECESSED DOWN LIGHT -
- L1E — 6" RECESSED DOWN LIGHT WITH EMERGENCY PACK
- L2 — CEILING MOUNTED LINEAR LIGHT
- L2E — CEILING MOUNTED LIGHT WITH EMERGENCY PACK
- L3 — SURFACE MOUNTED STRIP LIGHT
- R1 — 6" RECESSED OUTDOOR DOWN LIGHT
- R1E — 6" RECESSED OUTDOOR DOWN LIGHT WITH EMERGENCY PACK
- R2 — 8" LED OUTDOOR WALL LIGHT
- ES&L — EXIT SIGN & LIGHT LED, 120 VOLT, 5 WATT, EDGE LIT BY ATLITE MARATHON SERIES WITH 8" LETTERS.
- WIRE
- PS — TO PANEL SWITCH
- OS-A — AUTOMATIC-OFF OCCUPANYC SENSOR (AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY)
- OS-FA — FULL AUTOMATIC-ON OCCUPANYC SENSOR
  - AUTOMATICALLY TURNS ON LIGHTS TO FULL BRIGHTNESS
  - AUTOMATICALLY TURNS OFF LIGHTS WITHIN 15 MINUTES OF UNOCCUPANCY
- OS-R — REDUCED POWER OCCUPANYC SENSOR
  - AUTOMATICALLY REDUCES LIGHTING POWER BY 50% AFTER 15 MINUTES OF UNOCCUPANCY
  - FULL AUTOMATIC-ON
- DS — DAYLIGHT RESPONSIVE CONTROL
  - REDUCES LIGHTING POWER IN RESPONSE TO DAYLIGHT
  - CONTINUOUS DIMMING OR STEPPED DIMMING AT:
    1. 50%-70% OF DESIGN LIGHTING POWER
    2. 20%-40% OF DESIGN LIGHTING POWER
    3. COMPLETE SHUTOFF
- TS — TIME-SWITCH CONTROL (PROGRAMED)
  - HAVE A MINIMUM 7-DAY CLOCK
  - ALLOW TO PROGRAM 7-DIFFERENT DAY TYPES/WEEK
  - HAVE AN AUTOMATIC HOLIDAY SHUTOFF FEATURE
  - HAVE PROGRAM BACKUP IN CASE OF POWER INTERRUPTION
  - INCLUDE A MANUALLY-CONTROLLED OVERRIDE SWITCH THAT, WHEN INTIATED, PERMITS THE CONTROLLED LIGHTING TO REMAIN ON FOR A MAXIMUM OF 2 HOURS
- D — DIMMER SWITCH / BI-LEVEL CONTROL (MANUAL)
  - CONTINUOUS DIMMING CONTROL IN ADDITION TO FULL ON AND FULL OFF
- LOCAL LIGHT SWITCH (MANUAL)
  - MANUAL LIGHT CONTROL TO ALLOW FULL ON AND FULL OFF
- DAYLIGHT ZONE
  - LATERALLY TO 8' FROM THE PERIMETER WALL (1-TIMES THE HEIGHT FROM THE FLOOR TO THE TOP OF THE WINDOWS)
  - LONGITUDINALLY FROM THE EDGE OF THE FENESTRATION TO THE NEAREST FULL-HEIGHT WALL, OR UP TO 2', WHICHEVER IS LESS

N

DOB APPROVAL

STUDIO C ARCHITECTS
15-25 132 Street, 2nd Fl.
College Point, N.Y. 11356
T: 1.718.886.8567
Email: info@s-c-arch.com

Times Buildings PC
ENGINEERING SERVICES 时代工程师事务所
8534 Grand Ave, 2nd Fl. Elmhurst, NY 11373
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

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 conection 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

REFLECTING CEILING PLAN - ROOF

Sheet Date:	03/03/22
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-157

SEAL

12/11/2025 5:28:04 AM