



REQUIRED VAN ACCESSIBLE PARKING SPACES = 1
PROVIDED VAN ACCESSIBLE PARKING SPACES = 1 ... COMPLIES

- **EACH DWELLING UNIT:** ONE METER PER UNIT
- **COMMON AREAS:** ONE METER COVERING ALL COMMON AREAS, INCLUDING BACK OF HOUSE (BOH), LOBBIES, CORRIDORS, STAIRS, RESTROOMS, ETC.
- **RETAIL SPACE:** ONE METER FOR **RETAIL 1A**
- **BUSINESS OFFICES:** EACH OFFICE SPACE WILL HAVE ITS OWN METER:
 - a. **AMBULATORY DIAGNOSTIC 2A**
 - b. **BUSINESS OFFICE 3A**
 - c. **BUSINESS OFFICE 3B**
 - d. **BUSINESS OFFICE 3C**
 - e. **BUSINESS OFFICE 3D**
 - f. **AMBULATORY DIAGNOSTIC 4A**
 - g. **AMBULATORY DIAGNOSTIC 4B**
 - h. **AMBULATORY DIAGNOSTIC 4C**
 - i. **AMBULATORY DIAGNOSTIC 4D**
- **PARKING GARAGE:** ONE METER FOR **PARKING GARAGE**
- **EXTERIOR:** ONE METER FOR EXTERIOR LIGHTING OF BUILDING A

FLOOR DRAIN

ENCLOSURE OF VERTICAL EXITS, EXIT 2 HOUR
PASSAGEWAYS, HOISTWAYS AND SHAFTS

SEAL

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APPLICABILITY:	<ul style="list-style-type: none"> THE BUILDING MUST COMPLY WITH SECTIONS 403.2 THROUGH 403.8 FOR HIGH-RISE BUILDINGS
2.	CONSTRUCTION: <ul style="list-style-type: none"> THE BUILDING WILL COMPLY WITH TYPE IB OR IIA CONSTRUCTION STANDARDS (SINCE IT IS UNDER 420 FEET IN HEIGHT). COLUMNS SUPPORTING FLOORS MUST MEET TYPE IA FIRE-RESISTANCE RATING STANDARDS.
3.	STRUCTURAL INTEGRITY OF EXIT STAIRWAYS AND ELEVATOR HOISTWAYS ENCLOSURES: <ul style="list-style-type: none"> ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND ELEVATOR HOISTWAYS MUST MEET IMPACT RESISTANCE STANDARDS (ASTM C 1629). CONCRETE OR MASONRY WALLS MEET THESE REQUIREMENTS, OR OTHER ASSEMBLIES MEETING THE REQUIRED IMPACT CLASSIFICATIONS ARE PERMITTED.
4.	SPRAYED FIRE-RESISTANT MATERIALS (SFRM): <ul style="list-style-type: none"> THE MINIMUM BOND STRENGTH FOR SFRM INSTALLED THROUGHOUT THE BUILDING MUST MEET 430 PSF (FOR BUILDINGS UP TO 420 FEET IN HEIGHT).
5.	AUTOMATIC SPRINKLER SYSTEM: <ul style="list-style-type: none"> THE BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1.
6.	EMERGENCY SYSTEMS: <p>THE BUILDING MUST COMPLY WITH THE FOLLOWING EMERGENCY SYSTEMS:</p> <ul style="list-style-type: none"> SMOKE DETECTION, FIRE ALARMS, STANDPIPE SYSTEMS, EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS, AND FIRE COMMAND CENTER. STANDBY AND EMERGENCY POWER SYSTEMS TO SUPPORT CRITICAL SYSTEMS (E.G., ELEVATORS, FIRE PUMPS, FIRE COMMAND CENTER).
7.	MEANS OF EGRESS AND EVACUATION: <ul style="list-style-type: none"> INTERIOR EXIT STAIRWAYS MUST BE SEPARATED BY A MINIMUM OF 30 FEET, EXCEPT IN R-2 OCCUPANCIES, WHERE A MINIMUM SEPARATION OF 15 FEET IS REQUIRED. STAIRWAY DOORS MUST BE OPENABLE FROM THE STAIR SIDE, WITH PROVISIONS FOR AUTOMATIC OPENING DURING FIRE EMERGENCIES. SMOKEPROOF ENCLOSURES ARE NOT REQUIRED FOR GROUP R-2 OCCUPANCIES UNLESS PROVIDED PER SECTION 917.1.
8.	ELEVATORS: <ul style="list-style-type: none"> THE BUILDING MUST HAVE AT LEAST ONE FIRE SERVICE ACCESS ELEVATOR FOR FLOORS ABOVE 120 FEET, AS PER SECTION 3007.
9.	OUTDOOR AIR INTAKES: <ul style="list-style-type: none"> OUTDOOR AIR INTAKES SERVING SPACES ABOVE THE SECOND STORY MUST COMPLY WITH SECTION 401.5 OF THE NYC MECHANICAL CODE.



PROPOSED CURB CUT LENGTH = 30'
STREET FRONTAGE = 70'-4"
 $30' / 70'-4" = 43\% < 60\% \dots \text{OK}$

BC 3007 – FIRE SERVICE ACCESS ELEVATOR (FASE) **N**
SEE NOTE ON SHEET G-005

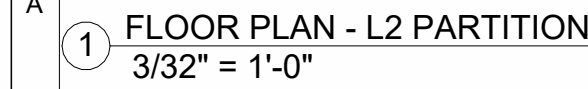
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Sheet Date:	07/22/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-101

SE

Sheet: of 54

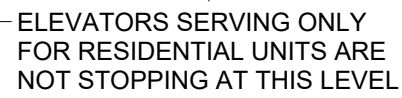


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EXCEPT AS PROVIDED BY SECTIONS 403.6.1 AND 403.6.2, AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED IN HIGH-RISE BUILDINGS AT THE FOLLOWING LOCATIONS:

- THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY SMOKE PARTITIONS. IN ADDITION TO THE REQUIREMENTS IN SECTION 710 FOR SMOKE PARTITIONS, DOORS PROTECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL ALSO COMPLY WITH SECTION 710.5.2.3 AND PENETRATIONS OF THE ELEVATOR LOBBY ENCLOSURE BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 710.8. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND OTHER PROVISIONS WITHIN THIS CODE. ACCESS TO AN EXIT ON ANY STORY THROUGH AN ELEVATOR LOBBY SHALL BE PERMITTED PROVIDED THAT ACCESS TO AT LEAST ONE OTHER REQUIRED EXIT DOES NOT REQUIRE PASSING THROUGH THE ELEVATOR LOBBY.

1. **ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE STREET FLOOR.** PROVIDED THE ENTIRE STREET FLOOR IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
2. ELEVATORS NOT REQUIRED TO BE LOCATED IN A SHAFT IN ACCORDANCE WITH SECTION 712 ARE NOT REQUIRED TO HAVE ENCLOSED ELEVATOR LOBBIES.
3. ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE ZERO-CLEARANCE DOORS ARE PROVIDED AT THE HOISTWAY OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOORS SHALL BE TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.
4. ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED ON FLOORS WITH LESS THAN 2,500 SQUARE FEET (232 M2), PROVIDED THAT THE COMMISSIONER ACCEPTS AN ALTERNATIVE DESIGN OR CONSTRUCTION METHOD THAT ACCOMPLISHES THE PURPOSES OF THIS SECTION, OR PROVIDED THAT THE COMMISSIONER DETERMINES THAT COMPLIANCE WITH THIS SECTION IS IMPRACTICABLE IN WHOLE OR IN PART, WHEREBY THE COMMISSIONER MAY AUTHORIZE AN EXEMPTION FROM THE REQUIREMENTS OF THIS SECTION.
5. **ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED ON GROUP R-2 OCCUPIED FLOORS.**
6. ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE ELEVATOR HOISTWAY IS PRESSURIZED IN ACCORDANCE WITH SECTION 3006.1.2.
7. ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE ELEVATOR SERVES ONLY OPEN PARKING GARAGES IN ACCORDANCE WITH SECTION 406.5.



NOTE: ALL swing doors open onto corridor are smoke and draft controlled doors complying with Section 716.5.3.1 with the UL 1784 test conducted without the artificial bottom seal.

1 FLOOR PLAN
3/32" = 1'-0"

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

Project Name: Tower

SOUTH ELEVATION

Sheet Date: 08/04/21

Project number: SUNYSIDE

Date: 10/24/2025

Drawn by: _____ Author _____

Checked by: _____ Checker _____

A-202

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51-08 Roosevelt Ave,
Queens, NY, 11377

Project Name: Tower

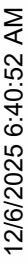
SOUTH ELEVATION -
TOWER

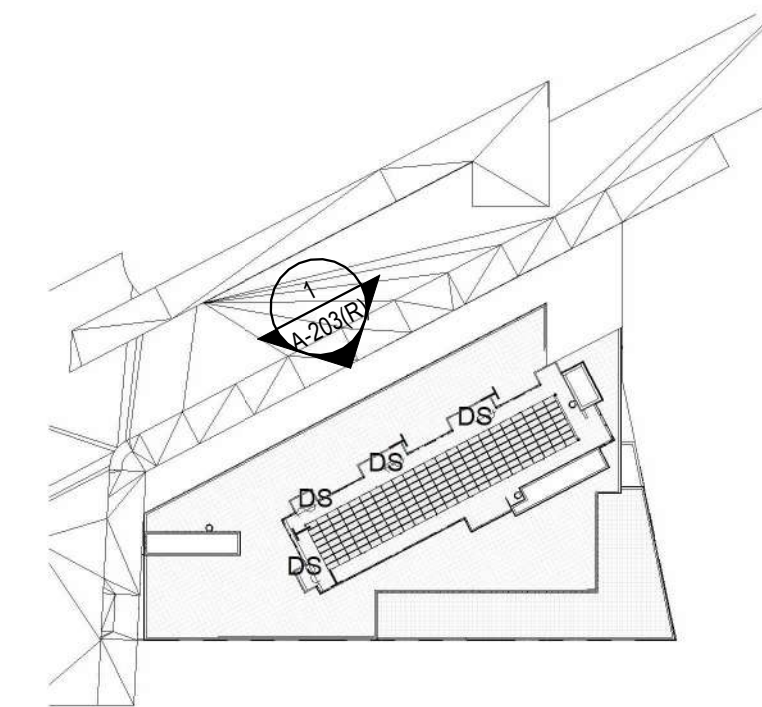
Sheet Date:	08/04/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-202(R)


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

Project Name:	Tower
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NORTH ELEVATION -
TOWER

Sheet Date:	08/04/21
Project number:	SUNYSIDE
Date:	10/24/2025
Drawn by:	Author
Checked by:	Checker

A-203(R)

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51ST STREET
(NARROW STREET)

Level 1 (Residential Bldg)
+102' - 6"
Mean Curb Level
+100' - 2 13/32"

Level 1 (Retail)
+100' - 0"

Level 1 (Office Entry)
+99' - 6"

Level 1 (Garage Entry)
+98' - 6"

Cellar
+89' - 6"

1 NORTH ELEVATION_RESIDENTIAL
3/32" = 1'-0"

[illegible]

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

Project Name:	Tower
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BUILDING SECTIONS

Sheet Date:	03/25/24
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Project number:	SUNYSIDE
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Date:	10/24/2025
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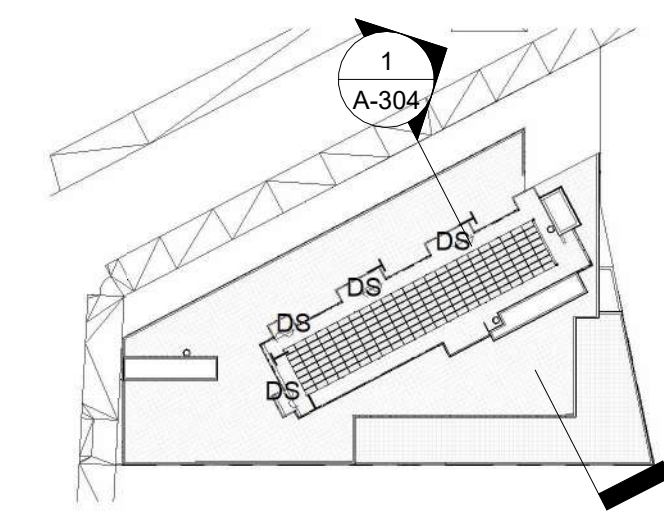
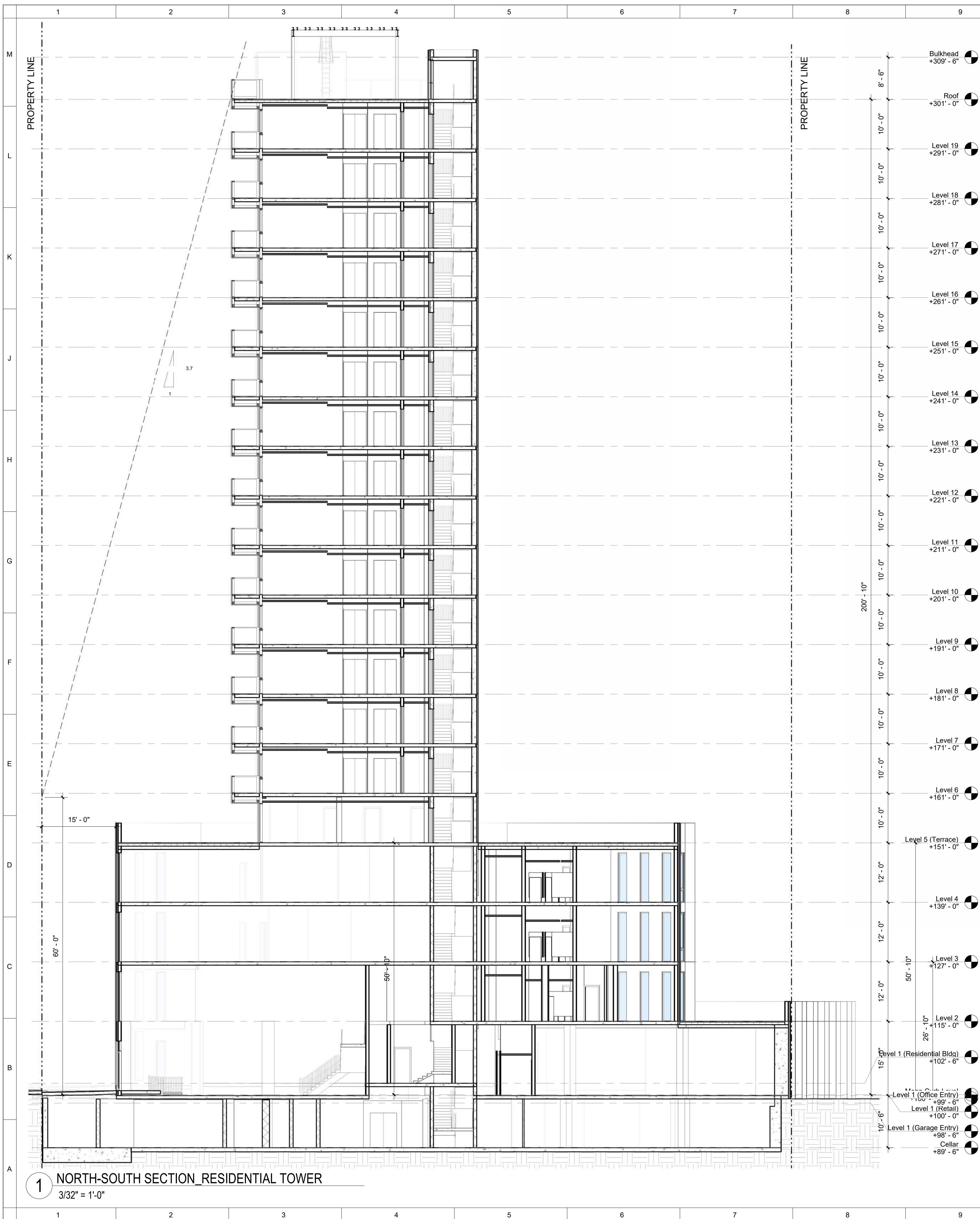
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Project Address:
51-08 Roosevelt Ave,
Queens, NY, 11377

Project Name:	Tower
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BUILDING SECTIONS

Sheet Date: 07/26/21

Project number:	SUNYSIDE
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Date: 10/24/2025

Drawn by:	Author
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Checked by:	Checker
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A-304

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