



35-18 LINDEN PLACE, 2FL
FLUSHING, NEW YORK
(646) 838-4880
INFO@FANGPC.COM

CONSULTANTS

PROJECT ADDRESS:
HOROVER EXT. TO EX (1)-FAMILY AND
CONVERT TO (2)- FAMILY DWELLINGS
57-27 161 STREET FLUSHING, NY 11365

CELLAR & FIRST FLOOR PLAN



REVISIONS	DATE

These drawings are an instrument of
service and the property of the architect.
Infringements will be prosecuted.

OFFICIAL STAMP
M. Alex
Melanie Alexander
APPROVED
Date: 08/13/2020
Under Directive 2 of 1975

JOB NUMBER

421943892

SHEET NO.

A-001.00

04 OF 14

PROJECT NO. 2003

DATE 05.22.2020

WALL LEGEND

--- DROP ARCH OR CONDITION ABOVE

NEW FOUNDATION WALL - 12" WIDE CONC. FOUNDATION
WALL WITH 3-5/8" METAL STUDS 20GA. W. R-13 BATT
INSULATION AND 5/8" TYPE GPY. BD. AND 30" WIDE BY
1'-0" DEEP CONC. FOOTING

1 R-4 RIGID INSUL.
R-19 BATT INSUL.

4" BRICK VENEER EXTERIOR, 1" AIR GAP, R-4 RIGID
INSULATION, TYVEK VAPOR BARRIER W/ 5/8"
PLYWOOD SHEATHING AND 2"x6" WOOD STUDS @ 16"
O.C., R-19 BATT INSULATION, & (1) LAYER OF 5/8" TYPE
X GYP. BD. ON THE INTERIOR SIDE

2 UL U314

NEW 1 HR.-RATED INTERIOR PARTITION WITH 2"x4"
WOOD STUDS @ 16" O.C. AND (1) LAYER OF 5/8" TYPE
X GYPSUM BOARD ON BOTH SIDES

3

NEW NON-RATED INTERIOR PARTITION WITH 2"x4"
WOOD STUD @ 16" O.C. WITH ONE LAYER OF 1/2"
GYPSUM BOARD ON EACH SIDE

SYMBOLS LEGEND

SYMBOL	SYMBOL DESCRIPTION
W	WATER METER
E	ELECTRIC METER
G	GAS METER
ELEC. PANEL	ELEC. PANEL
50 CFM	MECHANICAL EXHAUST VENT 50 CFM FOR ALL BATHROOMS
SC	NEW YORK CITY APPROVED TYPE SMOKE ALARM & CARBON MONOXIDE DETECTOR HARD WIRED
T	PROGRAMMABLE THERMOSTAT
CONDITION ABOVE	CONDITION ABOVE
STEEL - SEE STRUCTURAL DRAWINGS FOR SIZING / DETAILS	STEEL - SEE STRUCTURAL DRAWINGS FOR SIZING / DETAILS
FD AD RD	FD = FLOOR DRAIN, AD = OUTSIDE AREA DRAIN, RD = ROOF DRAIN
HANDICAP ACCESSIBLE/ADAPTABLE DWELLING UNIT TO COMPLY WITH ANSI 117.1.1L 5887	HANDICAP ACCESSIBLE/ADAPTABLE DWELLING UNIT TO COMPLY WITH ANSI 117.1.1L 5887
SECTION NUMBER DESIGNATION	SECTION NUMBER DESIGNATION
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SMOKE DETECTOR NOTES

DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTING DEVICES RECEIVING THEIR
PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL BE NO SWITCHES IN THE
CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.

ALL SMOKE DETECTING DEVICES REQUIRED TO BE PROVIDED AND INSTALLED SHALL EITHER
BE ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE
COMMISSIONER, APPROVED BY THE BOARD OF STANDARDS AND APPEALS OR BE LISTED BY
A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT MAINTAINS PERIODIC
INSPECTIONS OR PRODUCTION OF LISTED EQUIPMENT AND WHOSE LISTING STATES THAT
THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.

NO DEVICE SHALL BE DEEMED TO BE IN COMPLIANCE UNLESS IT IS OF EITHER THE
IONIZATION CHAMBER OR PHOTO-ELECTRIC TYPE. SUCH DEVICES SHALL BE IN COMPLIANCE
WITH THE REQUIREMENTS OF REFERENCE STANDARD RS 17-1.

WINDOW NOTES

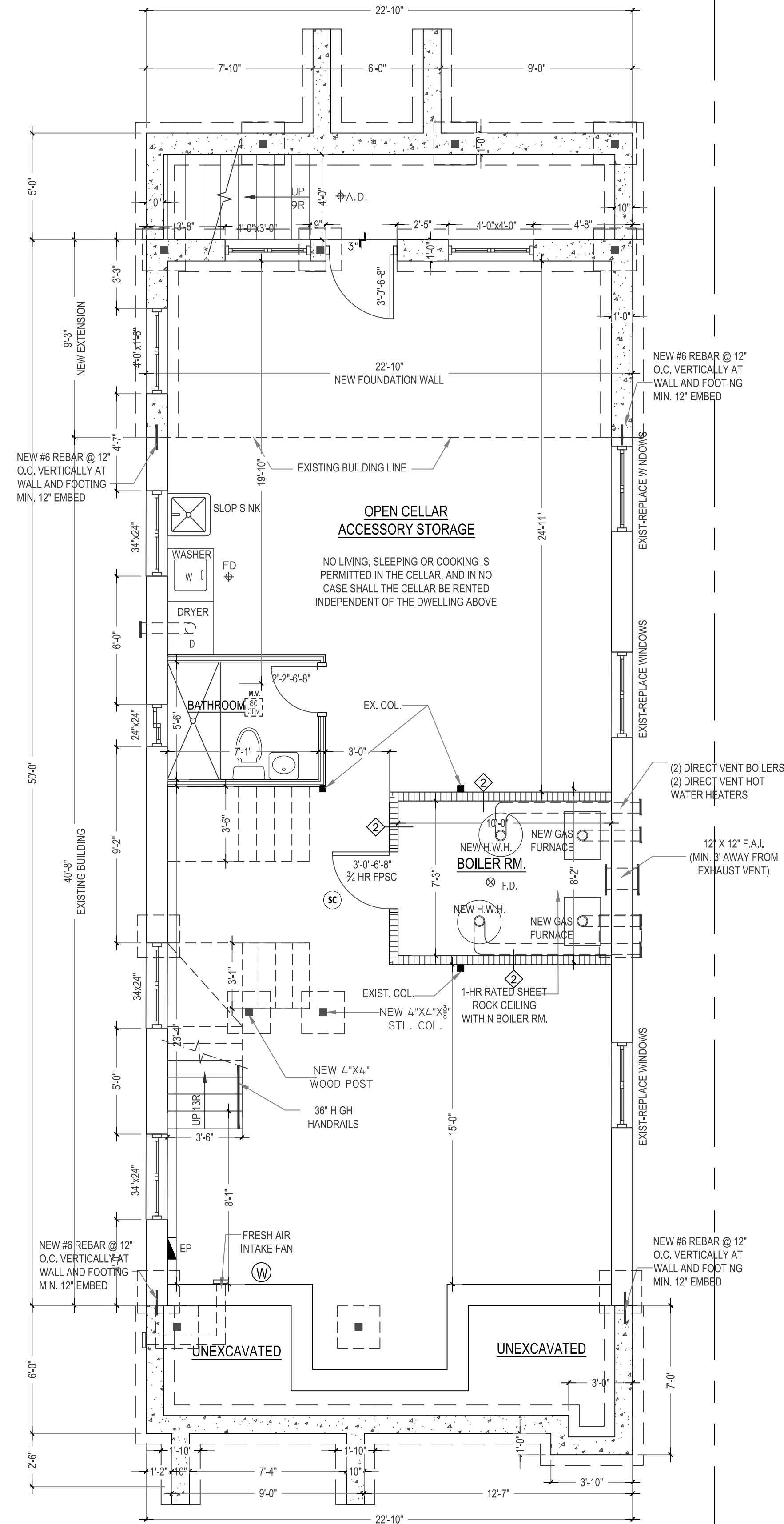
ALL WINDOWS SHALL BE DOUBLE-GLAZED, ANDERSEN 400 SERIES OR EQUIVALENT IN
QUALITY TO BE SELECTED BY OWNER. WINDOW SIZE INDICATED ON THE PLANS, (UNLESS
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CONTRACTOR SHALL VERIFY SIZE & FIT OF ALL WINDOWS PRIOR TO ORDERING AND FRAMING
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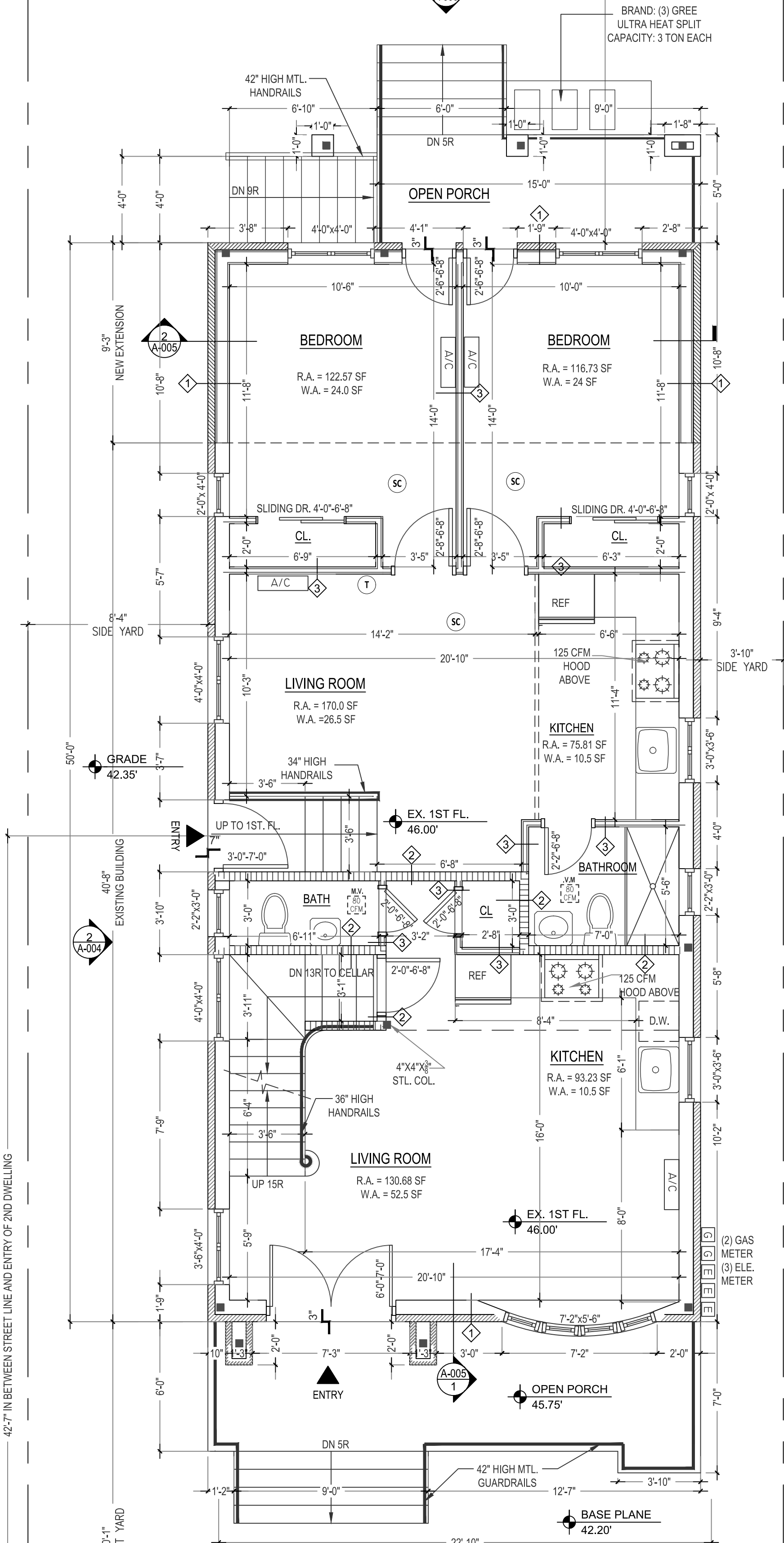
HOT WATER HEATER SCHEDULE					
MANUF.	MODEL	GALLON CAPACITY	GAS INPUT BTU/HR	PROPOSED EFFICIENCY	MIN. REQUIRED EFFICIENCY
AO SMITH	GDV-75	75	55,000	0.57	0.54
AO SMITH	GDV-50	50	50,000	0.58	0.54

BOILER SCHEDULE					
MANUF.	MODEL	FUEL TYPE	GAS INPUT BTU/HR	PROPOSED EFFICIENCY	MIN. REQUIRED EFFICIENCY
WILLIAMSON	GWC-105	GAS	105,000	91.20% AFUE	82.00% AFUE
WILLIAMSON	GWC-70	GAS	70,000	91.90% AFUE	82.00% AFUE

NOTES: AS PER N.Y.C.B.C. RS 14-15, MIN. BACK & SIDES = 6"; MIN. CLEAR FRONT = 18" CLEAR



PROPOSED CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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DRAWING TITLE:
SECOND FLOOR & ROOF PLAN



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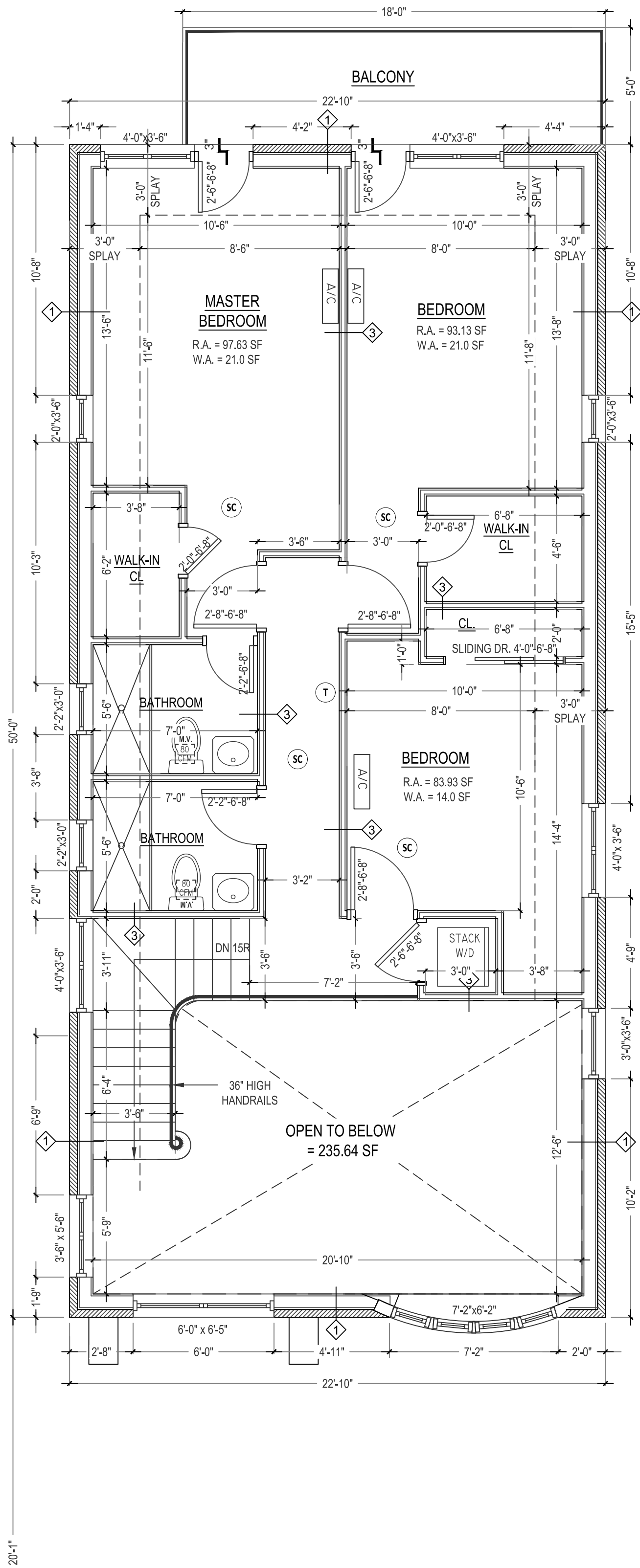
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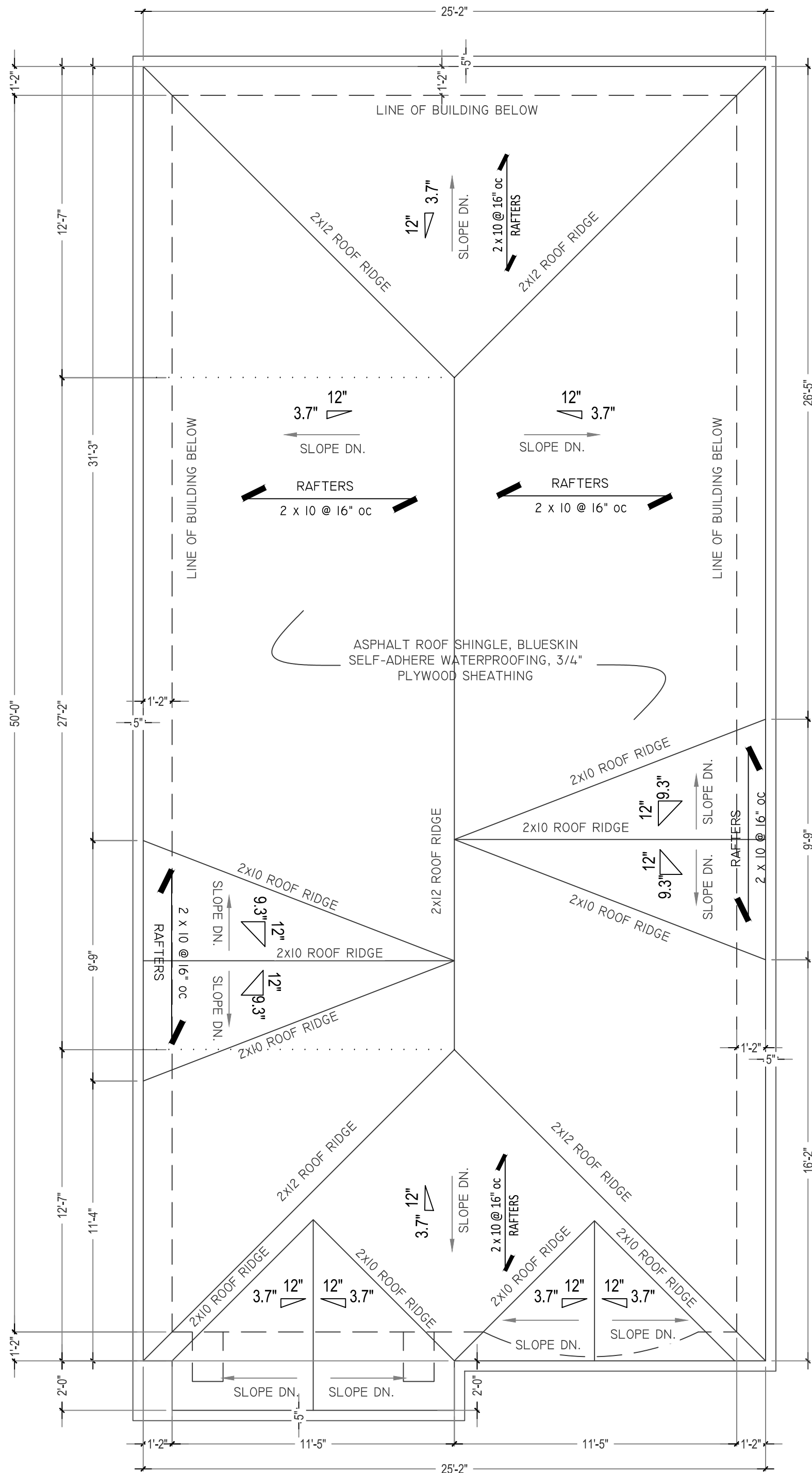
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PROJECT NO. 2003

DATE 05.22.2020



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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R-19 BATT INSUL.

2 **UL U314**

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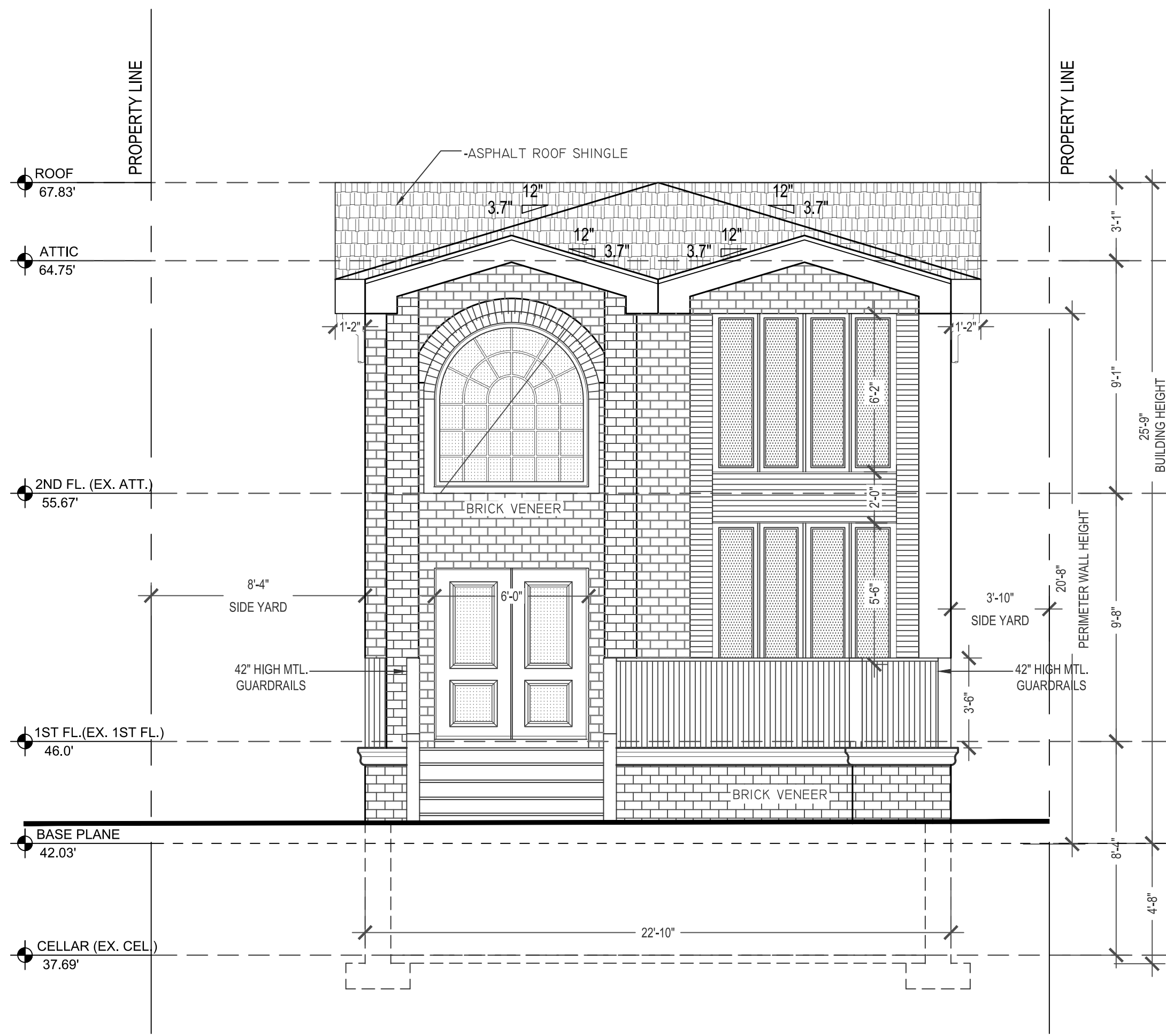
HOT WATER HEATER SCHEDULE

MANUF.	MODEL	GALLON CAPACITY	GAS INPUT BTU/HR	PROPOSED EFFICIENCY	MIN. REQUIRED EFFICIENCY	VENT TYPE
AO SMITH	GDV-75	75	55,000	0.57	0.54	DIRECT VENT
AO SMITH	GDV-50	50	50,000	0.58	0.54	DIRECT VENT

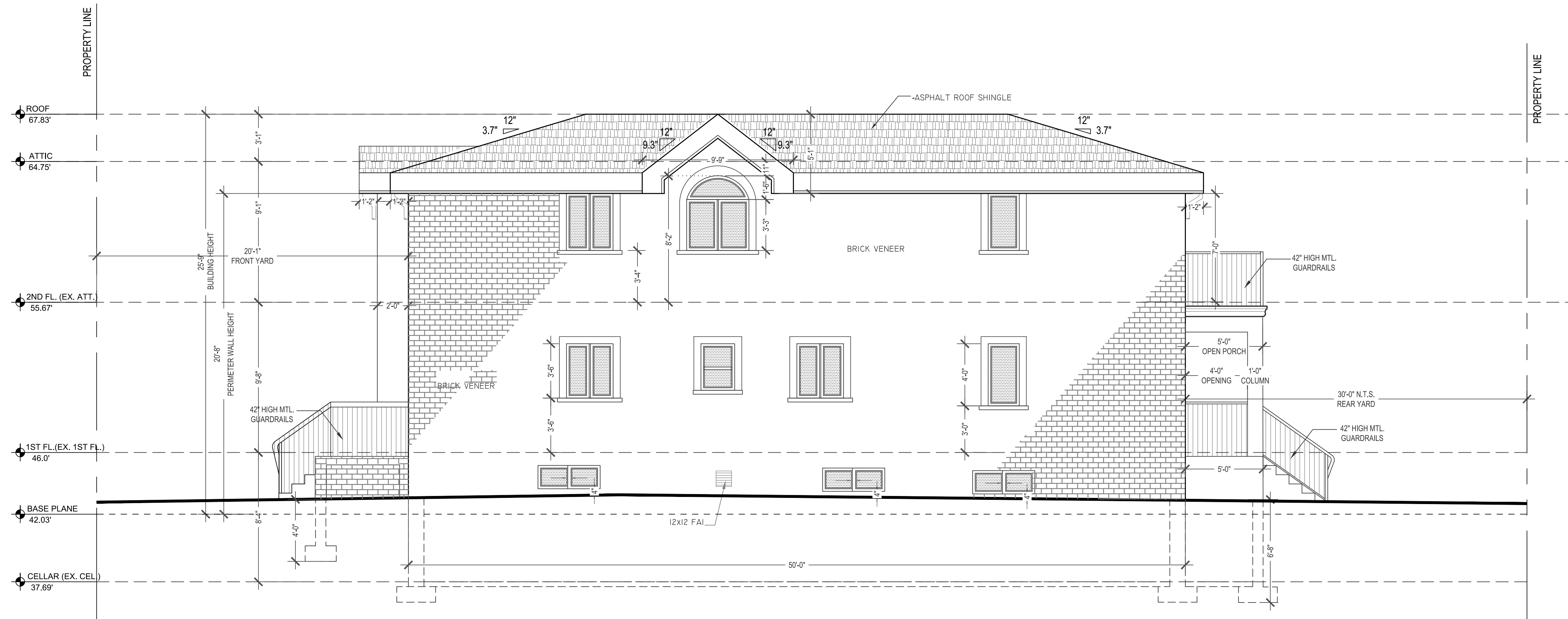
BOILER SCHEDULE

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1 PROPOSED FRONT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



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BUILDING ELEVATIONS



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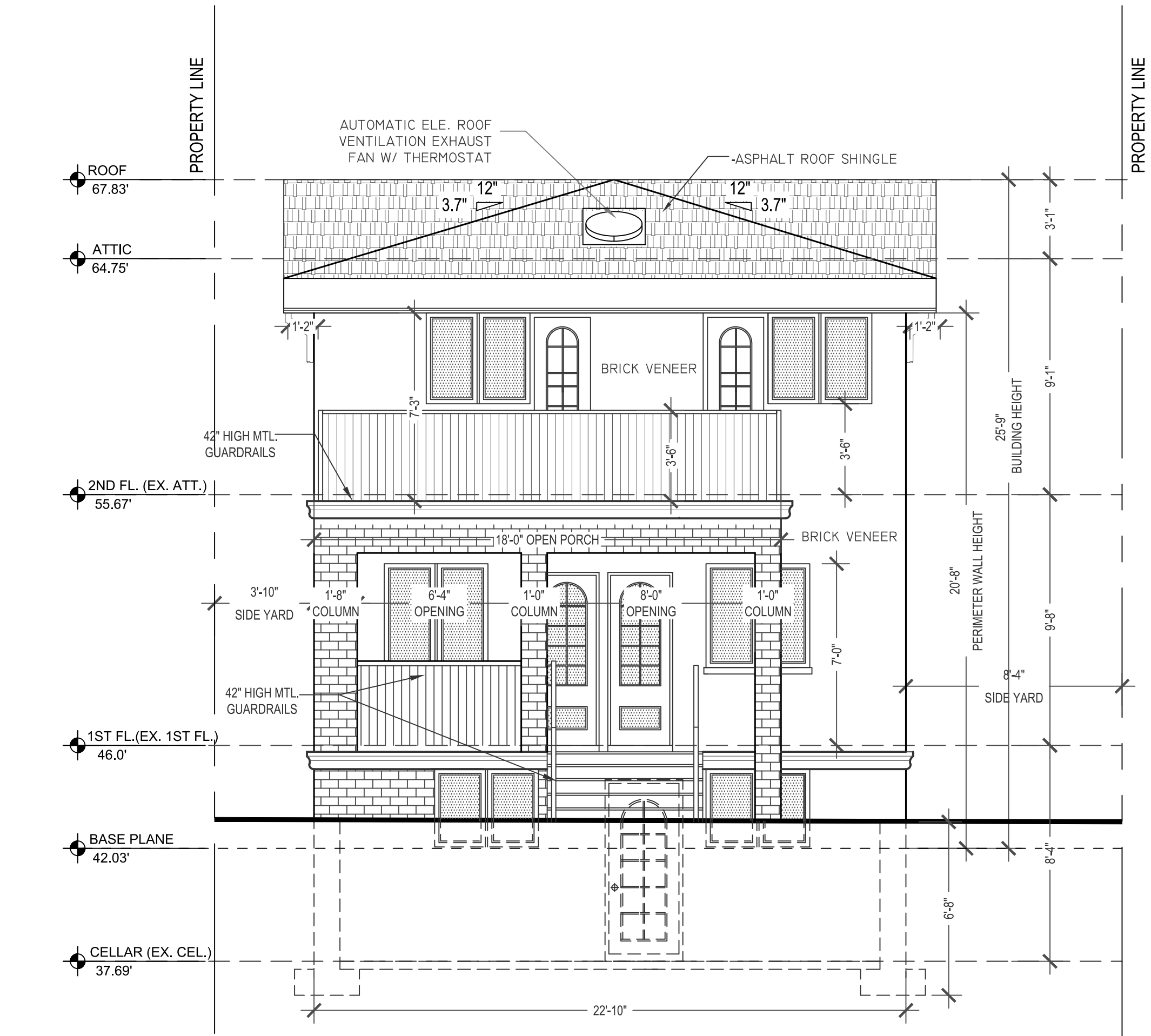
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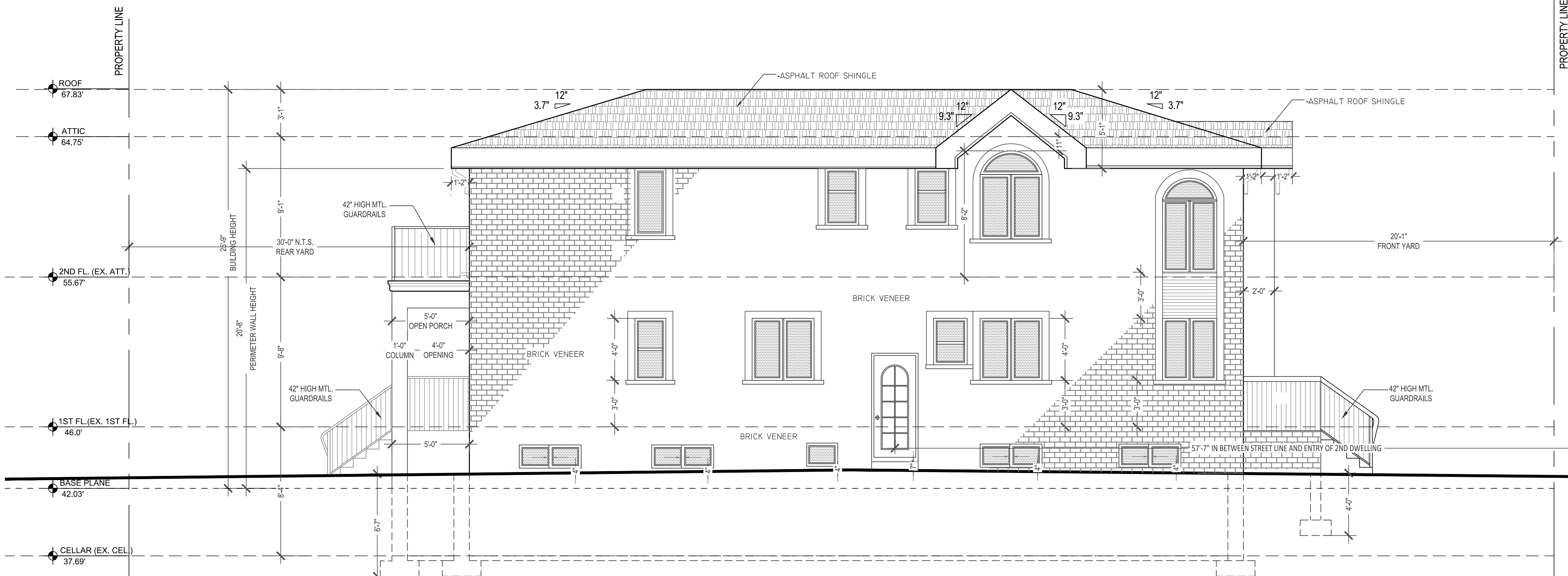
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1 PROPOSED REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

NOTES & OPEN PORCH CALCULATION:
AS PER CODE, LESS THAN 50% OF THE PERIMETER OF THE PORCH SHALL BE ENCLOSED. OTHERWISE, SUCH AREA WILL BE COUNTED AS FLOOR AREA.
TOTAL PERIMETER OF OPENING = 6'-4" + 8'-0" (EAST SIDE) + 4'-0" (NORTH SIDE) + 4'-0" (SOUTH SIDE) = 22'-4"
TOTAL PERIMETER OF PROPOSED PORCH = 18'-0" (EAST SIDE) + 5'-4" (NORTH SIDE) + 5'-0" (SOUTH SIDE) = 28'-0"
22'-4" / 28'-0" X 100% = 79.76 % > 50% ...OK!
ALL PROP'D RAILING @PORCH IS 42" HGT. AND MORE THAN 50% OPEN. THEREFOR, IT IS OK TO BE COUNTED AS OPEN AREA.



2 PROPOSED SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"